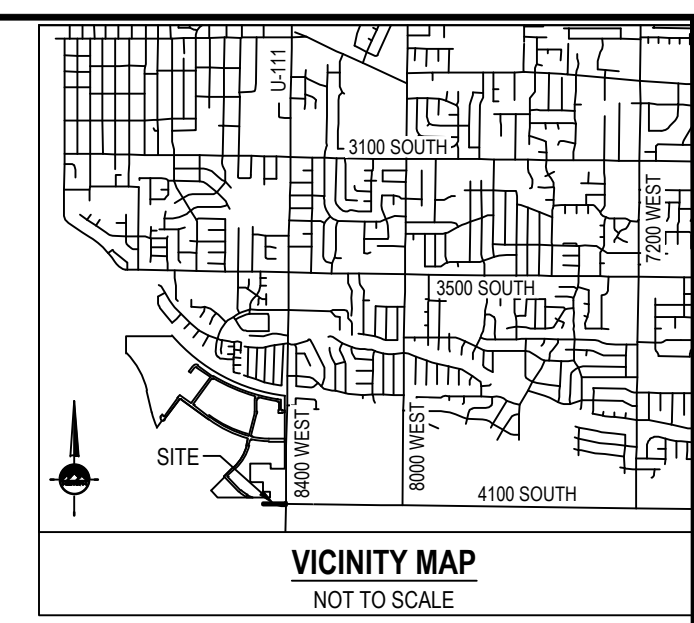


4100 SOUTH STREET MAGNA TOWNSHIP ROAD DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE
NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



SURVEYOR'S CERTIFICATE

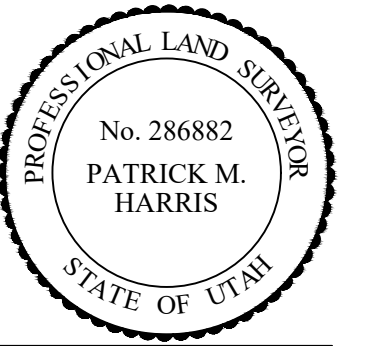
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **4100 SOUTH STREET MAGNA TOWNSHIP ROAD DEDICATION PLAT**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 32 Township 1 South, Range 2 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
 thence South 81°19'53" West 316.84 feet along said West Valley City Boundary Line;
 thence North 89°40'50" West 130.79 feet to said West Valley City Boundary Line;
 thence North 00°01'06" East 82.50 feet along said West Valley City Boundary Line;
 thence South 89°40'50" East 339.45 feet;
 thence North 54°40'50" East 43.07 feet;
 thence South 00°35'41" West 58.48 feet;
 thence East 70.00 feet to the point of beginning.

Contains 26,997 Square Feet or 0.620 Acres



DATE: _____ PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

4100 SOUTH STREET MAGNA TOWNSHIP ROAD DEDICATION PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the Magna Metro Township harmless against any easements or other encumbrance on a dedicated street which will interfere with the Magna Metro Township's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

DR HORTON, INC.
By: _____ Its: _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____, U.S.S.
County of _____, A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____ a _____ Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, STATE OF _____

CORPORATE ACKNOWLEDGMENT

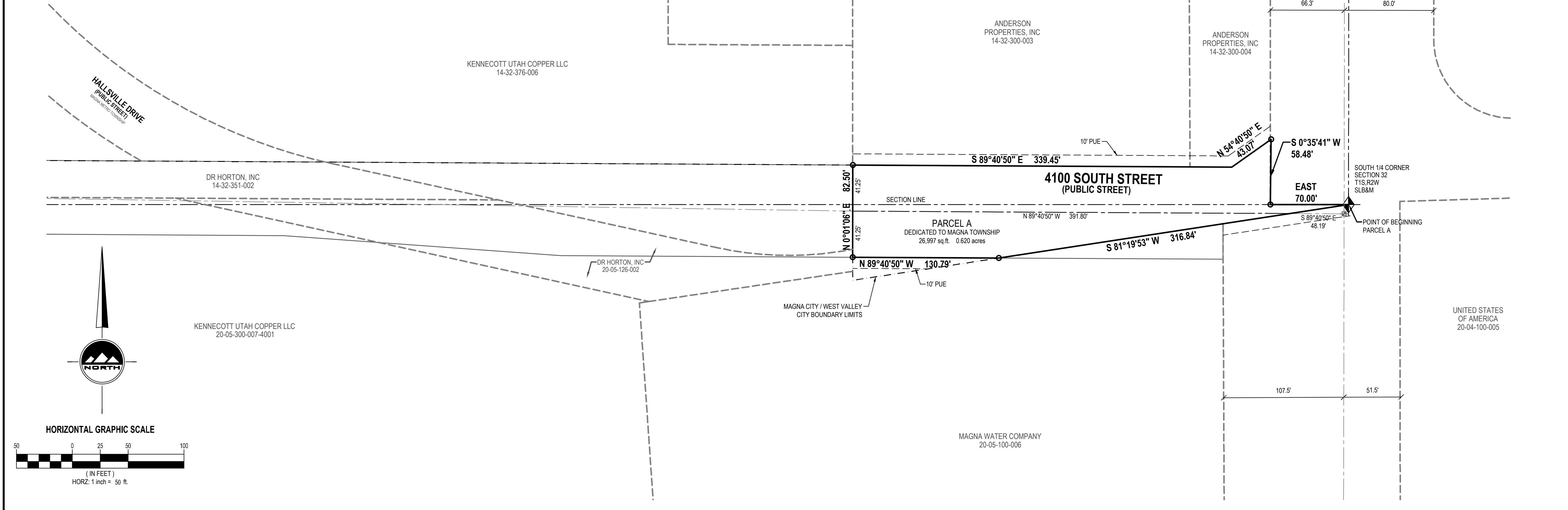
STATE OF _____, U.S.S.
County of _____, A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____ a _____ Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, STATE OF _____

4100 SOUTH STREET MAGNA TOWNSHIP ROAD DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER



ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note: Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

DEVELOPER
DR HORTON, INC.
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020
801.404.8368

SALT LAKE COUNTY ENGINEERING DATE _____ SIGNED _____	ADDRESS APPROVAL DATE _____ SIGNED _____	UNIFIED FIRE AUTHORITY APPROVAL DATE _____ SIGNED _____	MAGNA WATER DISTRICT DATE _____ SIGNED _____
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EASEMENT APPROVAL

CENTURYLINK	DATE _____
ROCKY MOUNTAIN POWER	DATE _____
DOMINION GAS UTAH	DATE _____
COMCAST	DATE _____

ENSIGN SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

SHEET 1 OF 1
PROJECT NUMBER: 8106
MANAGER: ROE
DRAWN BY: S.J.
CHECKED BY: PMH
DATE: 10/25/21

RECORD OF SURVEY
ROS NO.: S2018-04-0297
COUNTY SURVEYOR REVIEWER: _____ DATE: _____

CHECKED FOR ZONING COMPLIANCE
ZONE: _____ LOT AREA: _____
LOT WIDTH: _____ FRONT YARD: _____
SIDE YARD: _____ REAR YARD: _____
DATE: _____ SIGNATURE: _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ 20____ BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.
CHAIR, MAGNA METRO TOWNSHIP PLANNING COMMISSION: _____

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____ 20____
SALT LAKE COUNTY HEALTH DEPARTMENT: _____

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
PLAN REVIEW SECTION MANAGER: _____ DATE: _____

APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____ 20____
MAGNA METRO TOWNSHIP ATTORNEY: _____

MAGNA METRO TOWNSHIP MAYOR APPROVAL
PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAGNA METRO TOWNSHIP MAYOR: _____