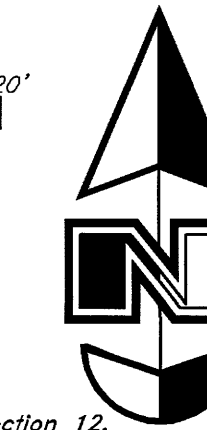


The Marketplace at Eagle Mountain Town Center

A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah
 May 2021

Scale: 1" = 60'



Surveyor's Certificate
 I, Ken Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as The Marketplace at Eagle Mountain Town Center.

Boundary Description
 A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the Westerly Line of Sweetwater Road as it exists at 50.00 foot half-width located 1333.00 feet North 0°27'04" East along the Section Line; and 2351.47 feet South 88°43'29" West along the Sixteenth Section Line from the Southeast Corner of said Section 12; and running thence South 18°36'36" West 729.56 feet along said Westerly Line of Sweetwater Road to the Northern Line of Eagle Mountain Boulevard as it exists at 48.50 foot half-width; thence Northwesterly along the arc of a 9953.50 foot radius curve to the right a distance of 857.57 feet (Center bears North 18°57'04" East, Central Angle equals 4°56'11" and Long Chord bears North 68°34'50" West 857.30 feet) along said Northern Line of Eagle Mountain Boulevard; thence North 24°25'06" East 54.16 feet to a point of curvature; thence Northwesterly along the arc of a 379.50 foot radius curve to the left a distance of 76.97 feet (Central Angle equals 11°37'13" and Long Chord bears North 18°56'36" East 76.84 feet); thence Northwesterly along the arc of a 420.50 foot radius curve to the right a distance of 45.10 feet (Central Angle equals 6°08'42" and Long Chord bears North 15°52'15" East 45.08 feet to a point of tangency; thence North 18°56'36" East 186.10 feet; thence South 71°03'24" East 25.75 feet; thence North 18°56'36" East 281.83 feet; thence South 71°03'24" East 350.57 feet; thence North 18°56'36" East 62.44 feet to a point of curvature; thence Northwesterly along the arc of a 1272.12 foot radius curve to the left a distance of 79.57 feet (Central Angle equals 3°35'01" and Long Chord bears North 17°09'05" East 79.56 feet); thence South 74°38'24" East 477.88 feet to the Westerly Line of Sweetwater Road; thence along said Westerly Line the following two courses: Southwesterly along the arc of a 1750.00 foot radius curve to the right a distance of 109.46 feet (Center bears North 74°38'25" West, Central Angle equals 3°35'01"; and Long Chord bears South 17°09'05" West 109.44 feet to a point of tangency; and South 18°56'36" West 13.61 feet to the point of beginning.

Contains 638,376 sq. ft. or 14,655 acres
 9 Lots

Date: 10 May 2021
 Ken B. Hawkes
 Utah PLS No. 8707113

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 9 lots, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this 12 day of May, A.D. 2021.

EM Commercial Development, LLC
 Diamante Vista, LLC
 by: [Signature]
 by: [Signature]
 by: William Gaskill
 Its: Manager

Acknowledgment

State of Utah County of Utah
 On the 12th day of May, 2021, personally appeared before me, the undersigned Notary Public, William Gaskill, who being by me duly sworn did say that he is the Manager of EM Commercial Development, LLC a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Residing at: 1754 E. Cedar Trails Way, Eagle Mountain, UT 84005
 Commission Expires: 7/22/2023
 Christine Giordano
 Print Name A Notary Public

Acceptance by Legislative Body

The City Council of Eagle Mountain City, County of Utah, Approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 25 day of May, 2021.

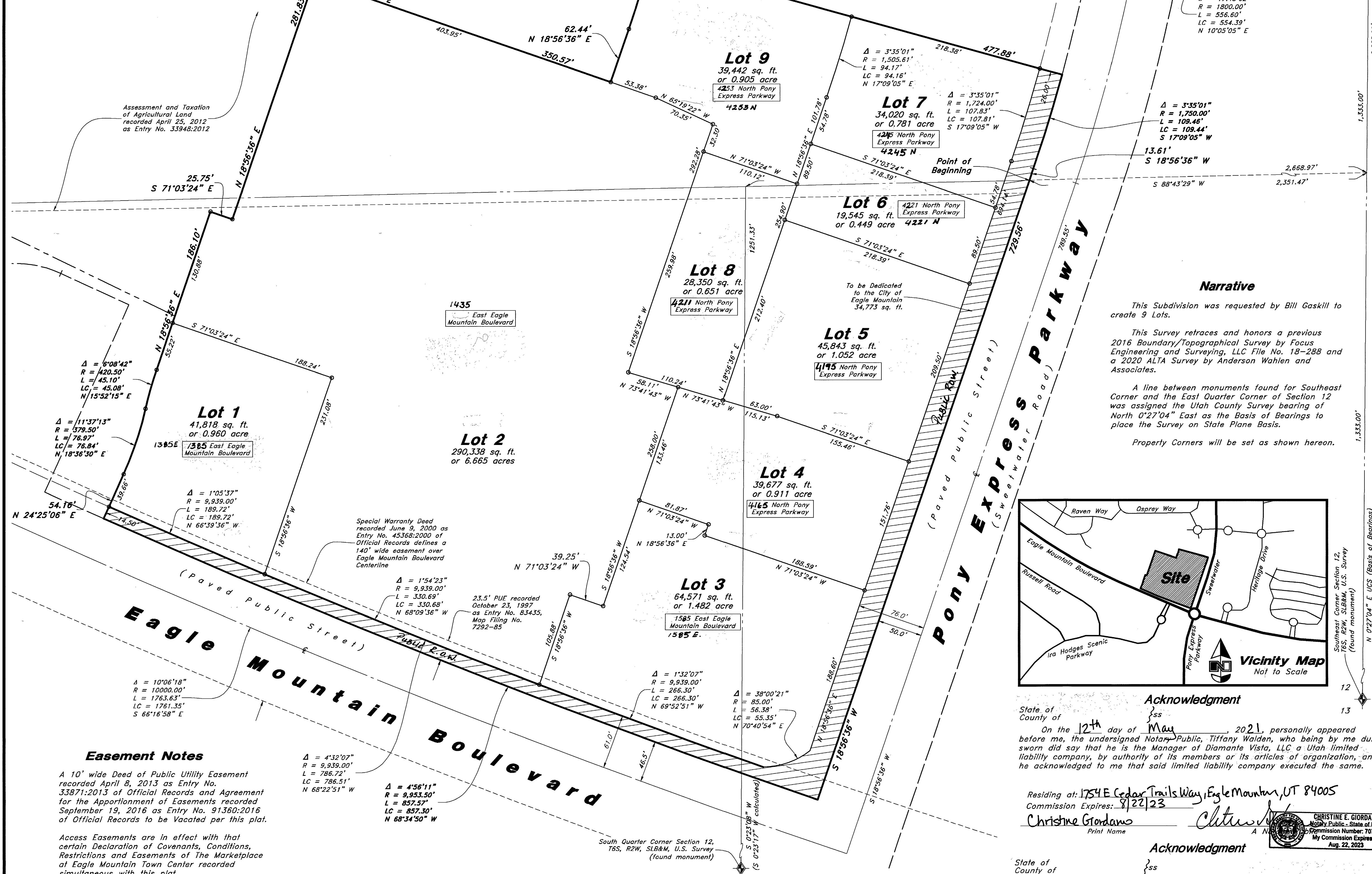
Approved by Mayor
 Approved by City Attorney
 Approved by City Engineer
 Attest by City Recorder
 (See Seal Below)

The Marketplace at Eagle Mountain Town Center
 A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

SURVEYORS SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEER SEAL 	CLERK-RECORDER SEAL
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Calculations Table

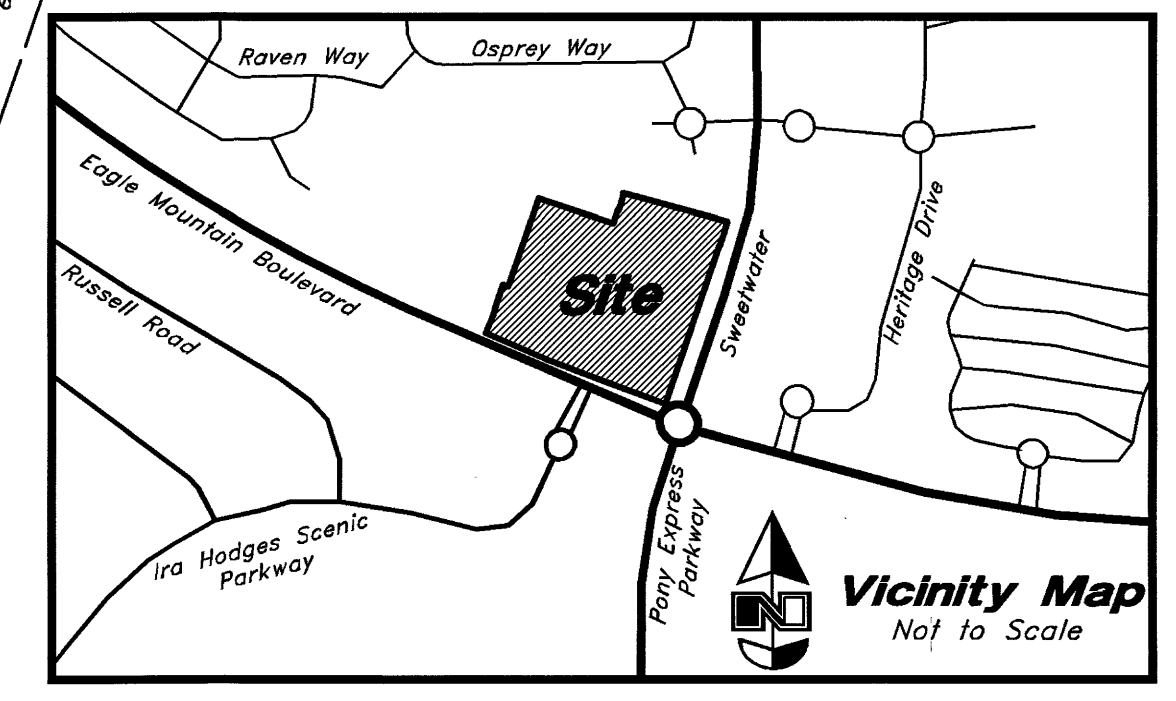
Total Acreage	= 14.655 acres
Total Acreage in Lots after dedication	= 13,870 acres
Average Lot size	= 67,067 sq. ft. or 1.540 acres
Largest Lot size	= 6,665 acres
Smallest Lot size	= 0.449 acre
Total Number of Lots	= 9 Lots
Total Acreage in Right-of-Way	= 0.798 acres



Easement Notes
 A 10' wide Deed of Public Utility Easement recorded April 8, 2013 as Entry No. 33871-2013 of Official Records and Agreement for the Apportionment of Easements recorded September 19, 2016 as Entry No. 91360-2016 of Official Records to be Vacated per this plat.

Legend
 Property Line
 Easement Line
 Adjoiner Line
 Section Corner
 Centerline Monument
 Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

AWA
 ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - AWengineering.net



Acknowledgment
 State of Utah County of Utah
 On the 12th day of May, 2021, personally appeared before me, the undersigned Notary Public, Tiffany Walden, who being by me duly sworn did say that he is the Manager of Diamante Vista, LLC a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Residing at: 1754 E. Cedar Trails Way, Eagle Mountain, UT 84005
 Commission Expires: 7/22/23
 Christine Giordano
 Print Name A Notary Public

Acknowledgment
 State of Utah County of Utah
 On the 31st day of May, 2021, personally appeared before me, the undersigned Notary Public, Jerry L. & Constance F. Ridley, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.

Residing at: 310 Red Rock Trail, Kimberly, ID 83341
 Commission Expires: 9/21/23
 Kara Cosnell
 Print Name A Notary Public

17808

See 12, T6S, R2W SLB4 GT TUA28