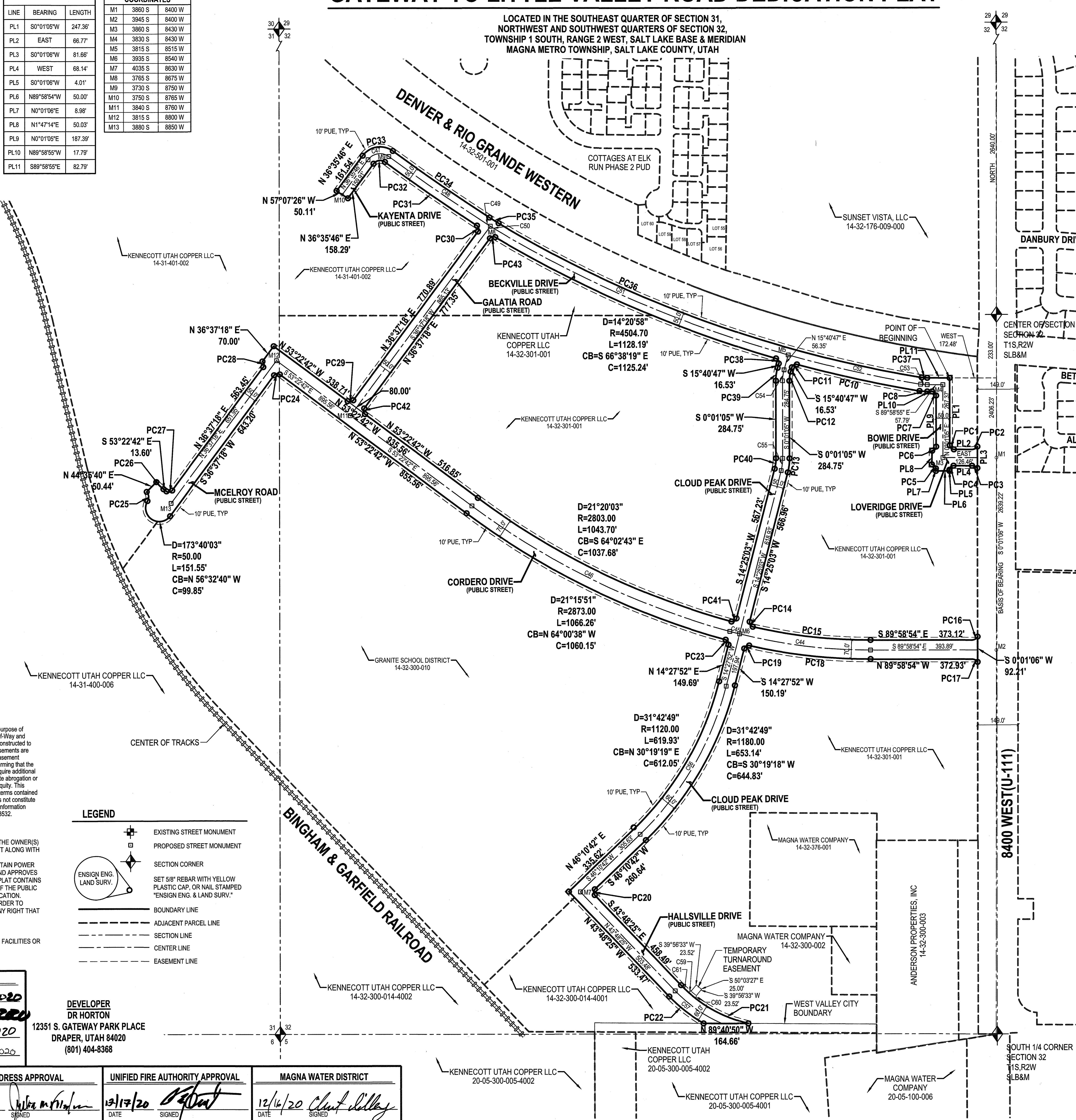
GATEWAY TO LITTLE VALLEY ROAD DEDICATION PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	23.57'	90°01'05"	S44°59'27"E	21.22'
PC2	23.50'	23.38'	56°59'39"	N61°30'11"E	22.42'
PC3	23.50'	23.69'	57°45'54"	N61°07'03"W	22.70'
PC4	15.00'	23.56'	89°58'54"	S45°00'33"W	21.21'
PC5	15.00'	23.57'	90°01'06"	N44°59'27"W	21.22'
PC6	15.00'	23.56'	89°58'55"	N45°00'33"E	21.21'
PC7	15.00'	23.56'	90°00'00"	N44°58'55"W	21.21'
PC8	175.00'	28.33'	9°16'32"	N85°20'39"W	28.30'
PC10	4504.70'	462.20'	5°52'44"	S77°46'01"E	462.00'
PC11	15.00'	23.43'	89°29'35"	N60°25'34"E	21.12'
PC12	125.00'	34.17'	15°39'42"	S7°50'56"W	34.06'
PC13	205.00'	51.52'	14°23'58"	S7°13'04"W	51.38'
PC14	15.00'	23.95'	91°28'37"	S31°19'16"E	21.48'
PC15	1940.00'	437.54'	12°55'21"	S83°31'14"E	436.62'
PC16	23.50'	25.48'	62°07'40"	N58°57'15"E	24.25'
PC17	27.50'	23.83'	49°38'56"	N65°09'26"W	23.09'
PC18	2010.00'	450.96'	12°51'18"	S83°33'16"E	450.02'
PC19	15.00'	23.15'	88°24'31"	S58°40'08"W	20.92'
PC20	15.00'	23.56'	89°59'07"	S1°11'08"W	21.21'
PC21	500.00'	288.61'	33°04'19"	S60°20'35"E	284.62'
PC22	560.00'	160.38'	16°24'34"	N52°00'42"W	159.83'
PC23	15.00'	23.33'	89°06'26"	N30°05'20"W	21.05'
PC24	15.00'	23.56'	90°00'00"	S81°37'18"W	21.21'
PC25	30.00'	36.28'	69°17'16"	N4°21'16"W	34.11'
PC26	125.00'	37.00'	16°57'39"	S44°53'52"E	36.87'
PC27	15.00'	23.56'	90°00'00"	N81°37'18"E	21.21'
PC28	15.00'	23.56'	90°00'00"	N8°22'42"W	21.21'
PC29	15.00'	23.56'	90°00'00"	N81°37'18"E	21.21'
PC30	15.00'	24.46'	93°24'57"	N10°05'10"W	21.84'
PC31	7978.48'	411.88'	2°57'28"	N55°18'55"W	411.83'
PC32	30.00'	46.90'	89°34'03"	S81°22'48"W	42.27'
PC33	80.00'	125.06'	89°34'03"	S81°22'48"W	112.71'
PC34	7928.48'	432.12'	3°07'22"	S55°23'52"E	432.07'
PC35	975.00'	39.32'	2°18'38"	S58°06'51"E	39.32'
PC36	4454.70'	1666.69'	21°26'12"	S69°59'16"E	1656.98'
PC37	125.00'	20.24'	9°16'32"	S85°20'39"E	20.21'
PC38	15.00'	23.43'	89°29'35"	S29°04'01"E	21.12'
PC39	175.00'	47.84'	15°39'42"	S7°50'56"W	47.69'
PC40	155.00'	39.08'	14°26'48"	N7°14'29"E	38.98'
PC41	15.00'	23.79'	90°52'12"	S59°51'09"W	21.37'
PC42	15.00'	23.56'	90°00'00"	N8°22'42"W	21.21'
PC43	15.00'	21.97'	83°54'52"	N78°34'44"E	20.06'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S0°01'05"W	247.36'
PL2	EAST	66.77'
PL3	S0°01'06"W	81.66'
PL4	WEST	68.14'
PL5	S0°01'06"W	4.01'
PL6	N89°58'54"W	50.00'
PL7	N0°01'06"E	8.98'
PL8	N1°47'14"E	50.03'
PL9	N0°01'05"E	187.39'
PL10	N89°58'55"W	17.79'
PL11	S89°58'55"E	82.79'

INTERSECTION COORDINATES		
M1	3860 S	8400 W
M2	3945 S	8400 W
M3	3860 S	8430 W
M4	3830 S	8430 W
M5	3815 S	8515 W
M6	3935 S	8540 W
M7	4035 S	8630 W
M8	3765 S	8675 W
M9	3730 S	8750 W
M10	3750 S	8765 W
M11	3840 S	8760 W
M12	3815 S	8800 W
M13	3880 S	8850 W



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 **GATEWAY TO LITTLE VALLEY 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 being all of an entire tract described in that Special Warranty Deed, recorded as Entry No. 13131579, in Book 10864, at Page 244, in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 31, the Northwest Quarter and Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

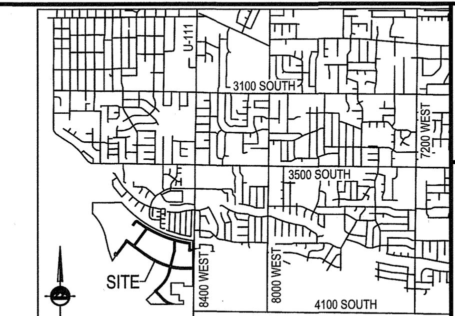
Beginning at a point being South 00°01'06" West 233.00 feet along the section line and West 172.48 feet from the Center Section of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°01'05" West 247.36 feet; thence Southeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°58'55" East and the chord bears South 44°59'27" East 21.22 feet with a central angle of 90°01'05"); thence East 66.77 feet; thence Northeasterly 23.38 feet along the arc of a 23.50 foot radius curve to the left (center bears North and the chord bears North 61°30'11" East 22.42 feet with a central angle of 56°59'39") to the Westerly Right-of-Way Line of 8400 West Street (SR-111); thence South 00°01'06" West 81.66 feet along the Westerly Right-of-Way Line of said 8400 West Street; thence Northwesterly 23.69 feet along the arc of a 23.50 foot radius curve to the left (center bears South 57°45'54" West and the chord bears North 61°07'03" West 22.70 feet with a central angle of 57°45'54"); thence West 68.14 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South and the chord bears South 45°00'33" West 21.21 feet with a central angle of 89°58'54"); thence South 00°01'06" West 4.01 feet; thence North 89°58'54" West 50.00 feet; thence North 00°01'06" East 8.98 feet; thence Northwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the left (center bears North 89°58'54" West and the chord bears North 44°59'27" West 21.22 feet with a central angle of 90°01'06"); thence North 01°47'14" East 50.03 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North and the chord bears North 45°00'33" East 21.21 feet with a central angle of 89°58'55"); thence North 00°01'05" East 187.39 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 89°58'55" West and the chord bears North 44°58'55" West 21.21 feet with a central angle of 90°00'00"); thence North 89°58'55" West 17.79 feet; thence Northwesterly 28.33 feet along the arc of a 175.00 foot radius curve to the right (center bears North 00°01'05" East and the chord bears North 85°20'39" West 28.30 feet with a central angle of 09°16'32"); thence Northwesterly 462.20 feet along the arc of a 4,504.70 foot radius curve to the right (center bears North 09°17'37" East and the chord bears North 77°46'01" West 462.00 feet with a central angle of 05°52'44"); thence Southwesterly 23.43 feet along the arc of a 15.00 foot radius curve to the left (center bears South 15°10'21" West and the chord bears South 60°25'34" West 21.12 feet with a central angle of 89°29'35"); thence South 15°40'47" West 16.53 feet; thence Southwesterly 34.17 feet along the arc of a 125.00 foot radius curve to the left (center bears South 74°19'13" East and the chord bears South 07°50'56" West 34.06 feet with a central angle of 15°39'42"); thence South 00°01'05" West 284.75 feet; thence Southwesterly 51.52 feet along the arc of a 205.00 foot radius curve to the right (center bears North 89°58'55" West and the chord bears South 07°13'04" West 51.38 feet with a central angle of 14°23'58"); thence South 14°25'03" West 566.96 feet; thence Southeasterly 23.95 feet along the arc of a 15.00 foot radius curve to the left (center bears South 75°34'57" East and the chord bears South 31°19'16" East 21.48 feet with a central angle of 91°28'37"); thence Southeasterly 437.54 feet along the arc of a 1,940.00 foot radius curve to the left (center bears North 12°56'26" East and the chord bears South 83°31'14" East 436.62 feet with a central angle of 12°55'21"); thence South 89°58'54" East 373.12 feet; thence Northeasterly 25.48 feet along the arc of a 23.50 foot radius curve to the left (center bears North 00°01'06" East and the chord bears North 58°57'15" East 24.25 feet with a central angle of 62°07'40") to the Westerly Right-of-Way Line of 8400 West Street; thence South 00°01'06" West 92.21 feet along the Westerly Right-of-Way Line of said 8400 West Street; thence Northwesterly 23.83 feet along the arc of a 27.50 foot radius curve to the left (center bears South 49°40'02" West and the chord bears North 65°09'26" West 23.09 feet with a central angle of 49°38'56"); thence North 89°58'54" West 372.93 feet; thence Northwesterly 450.96 feet along the arc of a 2,010.00 foot radius curve to the right (center bears North 00°01'06" East and the chord bears North 83°33'16" West 450.02 feet with a central angle of 12°51'18"); thence Southwesterly 23.15 feet along the arc of a 15.00 foot radius curve to the left (center bears South 12°52'23" West and the chord bears South 58°40'08" West 20.92 feet with a central angle of 88°24'31"); thence South 14°27'52" West 150.19 feet; thence Southwesterly 653.14 feet along the arc of a 1,180.00 foot radius curve to the right (center bears North 75°32'07" West and the chord bears South 30°19'18" West 644.83 feet with a central angle of 31°42'49"); thence South 46°10'42" West 260.64 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 43°49'18" East and the chord bears South 01°11'08" West 21.21 feet with a central angle of 89°59'07"); thence South 43°48'25" East 458.49 feet; thence Southeasterly 288.61 feet along the arc of a 500.00 foot radius curve to the left (center bears North 46°11'35" East and the chord bears South 60°20'35" East 284.62 feet with a central angle of 33°04'19") to 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; thence North 89°40'50" West 164.66 feet along said West Valley City Boundary Line; thence Northwesterly 160.38 feet along the arc of a 560.00 foot radius curve to the right (center bears North 29°47'01" East and the chord bears North 52°00'42" West 159.83 feet with a central angle of 16°24'34"); thence North 43°48'25" West 533.47 feet; thence North 46°10'42" East 335.62 feet; thence Northeasterly 619.93 feet along the arc of a 1,120.00 foot radius curve to the left (center bears North 43°49'16" West and the chord bears North 30°19'19" East 612.05 feet with a central angle of 31°42'49"); thence North 14°27'52" East 149.69 feet; thence Northwesterly 23.33 feet along the arc of a 15.00 foot radius curve to the left (center bears North 75°33'31" West and the chord bears North 30°05'20" West 21.05 feet with a central angle of 89°06'26"); thence Northwesterly 1,066.26 feet along the arc of a 2,873.00 foot radius curve to the right (center bears North 15°21'27" East and the chord bears North 64°00'38" West 1,060.15 feet with a central angle of 21°15'51"); thence North 53°22'42" West 855.56 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 36°37'18" West and the chord bears South 81°37'18" West 21.21 feet with a central angle of 90°00'00"); thence South 36°37'18" West 643.20 feet; thence Northwesterly 151.55 feet along the arc of a 50.00 foot radius curve to the right (center bears North 53°22'42" West and the chord bears North 56°32'40" West 99.85 feet with a central angle of 173°40'03"); thence Northwesterly 36.28 feet along the arc of a 30.00 foot radius curve to the left (center bears North 59°42'38" West and the chord bears North 04°21'16" West 34.11 feet with a central angle of 69°17'16"); thence North 44°35'40" East 50.44 feet; thence Southeasterly 37.00 feet along the arc of a 125.00 foot radius curve to the left (center bears North 53°34'57" East and the chord bears South 44°53'52" East 36.87 feet with a central angle of 16°57'39"); thence South 53°22'42" East 13.60 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 36°37'18" East and the chord bears North 81°37'18" East 21.21 feet with a central angle of 90°00'00"); thence North 36°37'18" East 563.45 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 53°22'42" West and the chord bears North 08°22'42" West 21.21 feet with a central angle of 90°00'00"); thence North 36°37'18" East 70.00 feet; thence South 53°22'42" East 935.56 feet; thence Southeasterly 1,043.70 feet along the arc of a 2,803.00 foot radius curve to the left (center bears North 36°37'18" East and the chord bears South 64°02'43" East 1,037.68 feet with a central angle of 21°20'03"); thence Northeasterly 23.79 feet along the arc of a 15.00 foot radius curve to the left (center bears North 15°17'15" East and the chord bears North 59°51'09" East 21.37 feet with a central angle of 90°52'12"); thence North 14°25'03" East 567.23 feet; thence Northeasterly 39.08 feet along the arc of a 155.00 foot radius curve to the left (center bears North 75°32'07" West and the chord bears North 07°14'29" East 38.98 feet with a central angle of 14°26'48"); thence North 00°01'05" East 284.75 feet; thence Northeasterly 47.84 feet along the arc of a 175.00 foot radius curve to the right (center bears South 89°58'55" East and the chord bears North 07°50'56" East 47.69 feet with a central angle of 15°39'42"); thence North 15°40'47" East 16.53 feet; thence Northwesterly 23.43 feet along the arc of a 15.00 foot radius curve to the left (center bears North 74°19'13" West and the chord bears North 29°04'01" West 21.12 feet with a central angle of 89°29'35"); thence Northwesterly 1,128.19 feet along the arc of a 4,504.70 foot radius curve to the right (center bears North 16°11'12" East and the chord bears North 66°38'19" West 1,125.24 feet with a central angle of 14°20'58"); thence Southwesterly 21.97 feet along the arc of a 15.00 foot radius curve to the left (center bears South 30°32'10" West and the chord bears South 78°34'44" West 20.06 feet with a central angle of 83°54'52"); thence South 36°37'18" West 777.35 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 53°22'42" East and the chord bears South 08°22'42" East 21.21 feet with a central angle of 90°00'00"); thence North 53°22'42" West 80.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 36°37'18" East and the chord bears North 81°37'18" East 21.21 feet with a central angle of 90°00'00"); thence North 36°37'18" East 770.89 feet; thence Northwesterly 24.46 feet along the arc of a 15.00 foot radius curve to the left (center bears North 53°22'42" West and the chord bears North 10°05'10" West 21.84 feet with a central angle of 93°24'57"); thence Northwesterly 411.88 feet along the arc of a 7,978.48 foot radius curve to the right (center bears North 33°12'21" East and the chord bears North 55°18'55" West 411.83 feet with a central angle of 02°57'28"); thence Southwesterly 46.90 feet along the arc of a 30.00 foot radius curve to the left (center bears South 36°09'49" West and the chord bears South 81°22'48" West 42.27 feet with a central angle of 89°34'03"); thence South 36°35'46" West 158.29 feet; thence North 57°07'26" West 50.11 feet; thence North 36°35'46" East 161.54 feet; thence Northeasterly 125.06 feet along the arc of a 80.00 foot radius curve to the right (center bears South 53°24'14" East and the chord bears North 81°22'48" East 112.71 feet with a central angle of 89°34'03"); thence Southeasterly 432.12 feet along the arc of a 7,928.48 foot radius curve to the left (center bears North 36°09'49" East and the chord bears South 55°23'52" East 432.07 feet with a central angle of 03°07'22"); thence Southeasterly 39.32 feet along the arc of a 975.00 foot radius curve to the left (center bears North 33°02'28" East and the chord bears South 58°06'51" East 39.32 feet with a central angle of 02°18'38"); thence Southeasterly 1,666.69 feet along the arc of a 4,454.70 foot radius curve to the left (center bears North 30°43'50" East and the chord bears South 69°59'16" East 1,656.98 feet with a central angle of 21°26'12"); thence Southeasterly 20.24 feet along the arc of a 125.00 foot radius curve to the left (center bears North 09°17'37" East and the chord bears South 85°20'39" East 20.21 feet with a central angle of 09°16'32"); thence South 89°58'55" East 82.79 feet to the point of beginning.

Contains 591,807 Square Feet or 13.586 Acres

DEC. 15, 2020
DATE

PATRICK M. HARRIS
P.L.S. 286882

PROFESSIONAL LAND SURVEYOR 12-15-20 No. 286882 PATRICK M. HARRIS STATE OF UTAH



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C44	1976.50'	487.11'	14°07'14"	S82°55'17"E	485.88'
C45	1976.50'	36.98'	1°04'19"	S75°19'31"E	36.98'
C46	2839.50'	1061.09'	21°24'39"	S64°05'01"E	1054.93'
C47	55.00'	85.98'	89°34'03"	S81°22'48"W	77.49'
C48	7953.48'	433.48'	3°07'22"	S55°23'52"E	433.43'
C49	1000.00'	19.58'	1°07'19"	S57°31'12"E	19.58'
C50	1000.00'	20.75'	1°11'19"	S58°40'31"E	20.75'
C51	4479.70'	1176.76'	15°03'03"	S66°47'42"E	1173.38'
C52	4479.70'	499.28'	6°23'09"	S77°30'48"E	499.03'
C53	150.00'	24.28'	9°16'32"	S85°20'39"E	24.26'
C54	150.00'	41.00'	15°39'42"	S7°50'56"W	40.87'
C55	180.00'	45.39'	14°26'48"	N7°14'29"E	45.27'
C56	1150.00'	636.53'	31°42'49"	N30°19'18"E	628.44'
C57	530.00'	210.83'	22°47'30"	S55°12'11"E	209.44'
C59	27.50'	17.49'	36°26'07"	N58°09'37"E	17.19'
C60	27.50'	17.49'	36°26'07"	S21°43'30"W	17.19'
C61	500.00'	36.67'	4°12'06"	S45°54'28"E	36.66'

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 constructed 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.

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 PU&DE 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.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

EASEMENT APPROVAL

Paul Biering 12-17-2020
CENTURYLINK DATE
[signature] 12-17-2020
ROCKY MOUNTAIN POWER DATE
[signature] 12-17-2020
DOMINION GAS UTAH DATE
[signature] 12-17-2020
COMCAST DATE

DEVELOPER
DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 404-8368

#31003

CORPORATE ACKNOWLEDGMENT

STATE OF ________ }S.S.
County of ________

On the ______ day 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 UTAH }S.S.
County of Salt Lake

On the ____ day of ______________ A.D., 20____, personally appeared before me, ____________ and ______________, who being by me duly sworn, did say that they, the said ______________ and ______________ are the ______________ and ______________, respectively, of the Board of Education of Granite School District, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said ______________ and ______________, duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
MY COMMISSION EXPIRES:________________.
MY COMMISSION NUMBER:________________.
RESIDING IN______________ COUNTY, STATE OF UTAH.

OWNER'S DEDICATION

Known 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

GATEWAY TO LITTLE VALLEY 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 15 day of December A.D., 20 20.

ForeStar Real Estate Group, Inc.
By: Daniel Bartok
Its: CEO

Board of Education of Granite School District
By: [signature]
Its:

SALT LAKE COUNTY ENGINEERING	ADDRESS APPROVAL	UNIFIED FIRE AUTHORITY APPROVAL	MAGNA WATER DISTRICT
12/28/2020 [signature] DATE SIGNED	1/13/2021 [signature] DATE SIGNED	12/17/20 [signature] DATE SIGNED	12/16/20 [signature] DATE SIGNED

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

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8106
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 6/17/20

SURVEY RECORDING DATA
DATE: APRIL 2, 2018
DRAWING No. S2018-04-0297
Kent Sellenberg 01-08-21

CHECKED FOR ZONING COMPLIANCE
ZONE: PUD LOT AREA: Varies
LOT WIDTH: Varies FRONT YARD: Varies
SIDE YARD: Varies REAR YARD: Varies
1/13/2021 [signature]
DATE SIGNATURE

PLANNING COMMISSION
APPROVED THIS 23 DAY OF December, 20 20, BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.
[signature]
CHAIR, MAGNA METRO TOWNSHIP PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 22 DAY OF December, 20 20.
[signature]
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.
[signature] 01.13.2021
PLAN REVIEW SECTION MANAGER DATE

APPROVAL AS TO FORM
APPROVED THIS 23rd DAY OF Dec, 20 20.
[signature]
MAGNA METRO TOWNSHIP ATTORNEY

MAGNA METRO TOWNSHIP MAYOR APPROVAL
PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS 23 DAY OF Dec, A.D.,20 20, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Dan W. Peay
MAGNA METRO TOWNSHIP MAYOR

GATEWAY TO LITTLE VALLEY ROAD DEDICATION PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED # 13535252

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : Forestar Real Estate Group Inc
DATE: 01/15/2021 TIME: 2:02 PM BOOK: 2021P PAGE: 020
no fee [signature] Deputy
FEES DEPUTY SALT LAKE COUNTY RECORDER

See plat no fee