

LEGEND

- BOUNDARY SECTION LINE
- EASEMENT RIGHT-OF-WAY LINE
- CENTERLINE EXISTING PROPERTY LINE
- EASEMENT LABEL
- EXISTING STREET MONUMENT
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF COMMON AREA/PUBLIC UTILITY AND DRAINAGE EASEMENT
- FEMA FLOOD WAY AE
- FEMA ZONE A
- FEMA ZONE X

VICINITY MAP

- NOTES**
- ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
 - PARCELS A, B, AND C TO BE OWNED AND MAINTAINED BY THE HOA.
 - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
 - SUBJECT TO DEVELOPMENT AGREEMENT RECORDED AS ENTRY NO. 13654446 IN BOOK 116A PG. 720**

CONSENT TO RECORD

On this day of April, 2024, the owner entered into a Construction Deed of Trust ("Deed of Trust") with **MTN WEST REIT, LLC**, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on **5/15/21** Entry No. **1365** in Book **116A** at Page(s) **721**, in the official records of the Davis County Recorder's Office.

MTN WEST REIT, LLC is fully aware that **owner** is in the process of recording a Plat creating a project known as **OPUS GREEN PHASE 2** and **owner** hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 3rd day of January, 2024

Mountain West REIT, LLC, a Delaware limited liability company
 By: *[Signature]*
 Print Name: Rocky Derrick
 Title: Sole Director

Notary Acknowledgment

STATE OF UTAH)
) ss
 COUNTY OF SALT LAKE)

On this 3rd day of January, in the year 2024, before me, **Ashley H. Palmer**, a notary public, personally appeared **Rocky Derrick** of **Mountain West REIT, LLC**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the **Construction Deed** and was signed by him/her on behalf of said **MTN WEST REIT, LLC** and acknowledged that he/she/they executed the same.

Commission Number: **724870**
 My Commission Expires: **Nov 21, 2026**

[Signature]
 Print Name: Ashley H. Palmer
 A Notary Public Commissioned in Utah

PUBLIC UTILITY APPROVAL

CENTURY LINE: *[Signature]* DATE: 1/2/2024
 COMCAST: *[Signature]* DATE: 1/2/2024
 ROCKY MTN. POWER: *[Signature]* DATE: 1/2/2024
 OTHER: _____ DATE: _____

MILLCREEK ENGINEERING

APPROVED THIS 2/29/24 DAY OF February, A.D. 2024

[Signature]
 DATE: 2/29/24

PREPARED FOR

MILLCREEK OG, LLC
 4186 S MAIN ST MILLCREEK, UT
 84106
 (801) 599-1839
 CONTACT: MICAH W. PETERS

PREPARED BY

FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 SOUTH HIGH TECH DRIVE SUITE 200
 MIDVALE, UT 84047 PH: (801) 352-0075
 www.focusutah.com

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 FORTH 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.

QUESTAR GAS COMPANY

APPROVED THIS 3rd DAY OF January, A.D. 2024

BY: *[Signature]*

TITLE: **PRE-LIN REPT III**

CHECKED FOR ZONING COMPLIANCE

ZONE: _____ LOT AREA: _____
 LOT WIDTH: _____ FRONT YARD: _____
 SIDE YARD: _____ REAR YARD: _____

DATE: _____ SIGNATURE: _____

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 15th DAY OF December, A.D. 2023.

[Signature]
 S. L. VALLEY HEALTH DEPT.

SALT LAKE COUNTY ADDRESSING DEPT.

DATE: 1/2/24 SIGNATURE: *[Signature]*

UNIFIED FIRE AUTHORITY

DATE: 1/3/24 SIGNATURE: *[Signature]*

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 4th DAY OF February, A.D. 2023.

[Signature]
 MILLCREEK ATTORNEY

RECORD OF SURVEY

RSC NO.: S2019-09-0691

DATE: 1/15/23 SIGNATURE: *[Signature]*
 COUNTY SURVEYOR REVIEWER

MILLCREEK PLANNING ZONING DEPARTMENT

APPROVED THIS 12th DAY OF February, A.D. 2023.

BY: *[Signature]*
 MILLCREEK COMMUNITY DEVELOPMENT DIRECTOR

MILLCREEK MAYOR

PRESENTED TO THE MILLCREEK MAYOR THIS 4th DAY OF March, A.D. 2024. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
 MAYOR

MILLCREEK PLANNING COMMISSION

PRESENTED TO THE MILLCREEK PLANNING COMMISSION THIS 29th DAY OF Feb, A.D. 2024. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
 ATTEST: MILLCREEK PLANNING COMMISSION

SALT LAKE COUNTY RECORDER

RECORDED # 14213249

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
MICAH PETERS

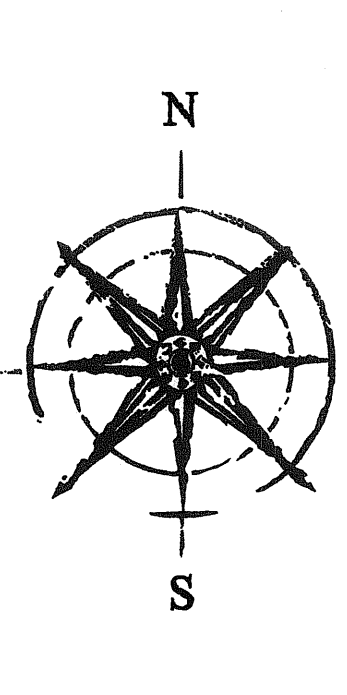
DATE: 3/17/24 TIME: 3:16 PM BOOK: 20240 PAGE: 053

\$ 132.00 FEE

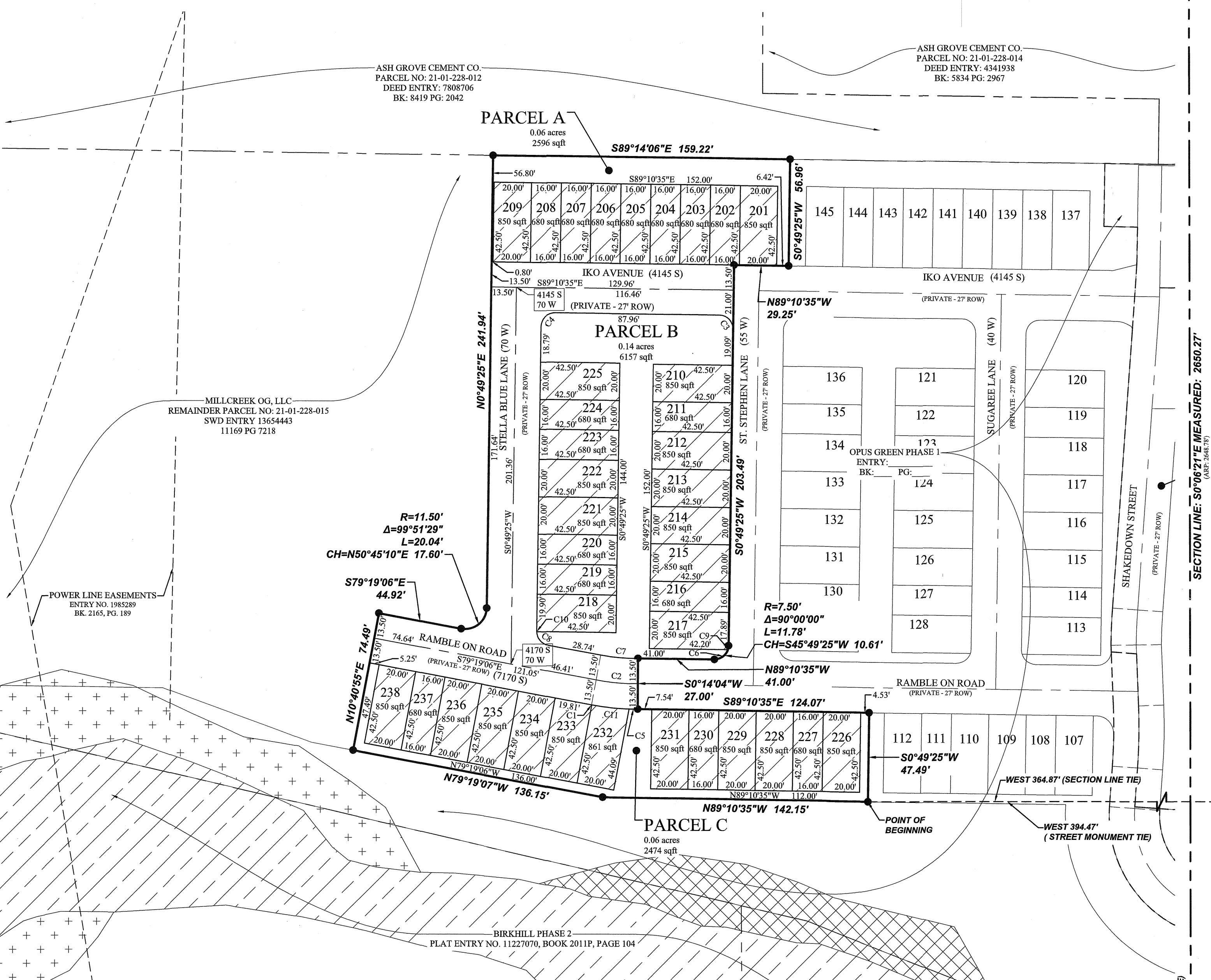
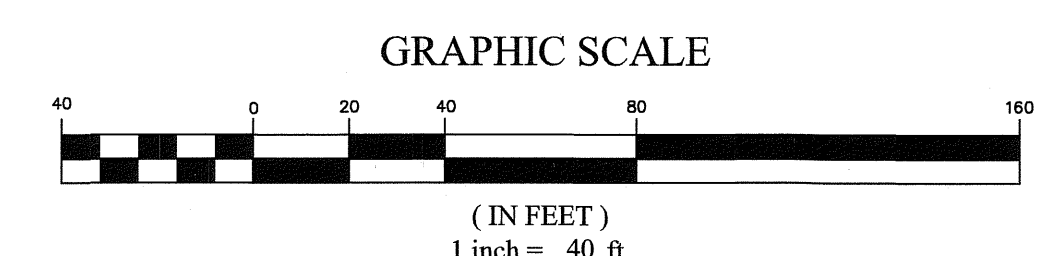
[Signature]
 DEPUTY SALT LAKE COUNTY RECORDER

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	131.00	0°04'55"	0.19	N79°25'59"W	0.19
C2	117.50	10°57'25"	22.47	S84°52'26"E	22.44
C3	7.50	90°00'00"	11.78	N44°10'35"W	10.61
C4	7.50	90°00'00"	11.78	S45°49'25"W	10.61
C5	131.00	2°02'06"	4.65	S89°16'24"E	4.65
C6	7.50	73°41'19"	9.65	N53°58'46"E	8.99
C7	104.00	11°01'42"	20.02	S84°54'51"E	19.99
C8	7.50	79°21'28"	10.39	S39°38'22"E	9.38
C9	7.50	16°18'41"	2.14	N08°58'46"E	2.13
C10	7.50	0°47'03"	0.10	S00°25'54"W	0.10
C11	131.00	8°47'01"	20.08	N83°51'54"W	20.06



OPUS GREEN
PLANNED UNIT DEVELOPMENT
PHASE 2
 LOCATED IN THE NE1/4 OF SECTION 1, T2S, R1W,
 SALT LAKE BASE & MERIDIAN
 MILLCREEK, SALT LAKE COUNTY, UTAH



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify 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, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as OPUS GREEN P.U.D. PHASE 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

[Signature]
 Evan J. Wood
 Professional Land Surveyor
 Certificate No. 183395

12/15/2023

BOUNDARY DESCRIPTION

A parcel of land described in that Warranty Deed, recorded at Entry #13654443, in book 11169, on page 7218 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast quarter of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at a point located N0°15'54"E 949.98 feet along the monument line of Main Street and West 394.47 feet from the street monument found in the intersection of Main Street and Fireclay Avenue, said point also being located along the section line N0°06'21"W 2044.77 feet and West 364.87 feet from the East 1/4 Corner of Section 1, T2S, R1W, SLB&M; thence N89°10'35"W 142.15 feet; thence N79°19'07"W 136.15 feet; thence N10°40'55"E 74.49 feet; thence S79°19'06"E 44.92 feet; thence along the arc of a curve to the left with a radius of 11.50 feet a distance of 20.04 feet through a central angle of 99°51'29" Chord: N50°45'10"E 17.60 feet; thence N00°49'25"E 241.94 feet to the Southerly line of that Real Property described in Deed Entry No. 7808706, Book 8419 Page 2042-2043 recorded in the Office of the Salt Lake Recorder; thence along said deed S89°14'06"E 159.22 feet; thence S00°49'25"W 56.96 feet; thence N89°10'35"W 29.25 feet; thence S00°49'25"W 203.49 feet; thence along the arc of a curve to the right with a radius of 7.50 feet a distance of 11.78 feet through a central angle of 90°00'00" Chord: S45°49'25"W 10.61 feet; thence N89°10'35"W 41.00 feet; thence S00°14'04"W 27.00 feet; thence S89°10'35"E 124.07 feet; thence S00°49'25"W 47.49 feet to the point of beginning.

Contains: 1.22 acres +/-
 38 lots
 3 parcels

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

OPUS GREEN P.U.D. PHASE 2

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE OPUS GREEN HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF December, A.D. 2023

[Signature]
 Michael W. Peters, Manager - Millcreek OG LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 S.S.
 COUNTY OF Salt Lake

ON the 15th day of December, A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, **MICHAEL W. PETERS**, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE **MANAGER** OF **MILLCREEK OG** L.L.C. A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 3/2/2024

[Signature]
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 710252

[Signature]
 PRINTED FULL NAME OF NOTARY

OPUS GREEN

PLANNED UNIT DEVELOPMENT
PHASE 2
 LOCATED IN THE NE1/4 OF SECTION 1, T2S, R1W,
 SALT LAKE BASE & MERIDIAN
 MILLCREEK, SALT LAKE COUNTY, UTAH

PRESENTED TO THE MILLCREEK MAYOR THIS 4th DAY OF March, A.D. 2024. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
 ATTEST: MILLCREEK PLANNING COMMISSION

PRESENTED TO THE MILLCREEK PLANNING COMMISSION THIS 29th DAY OF Feb, A.D. 2024. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
 ATTEST: MILLCREEK PLANNING COMMISSION

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