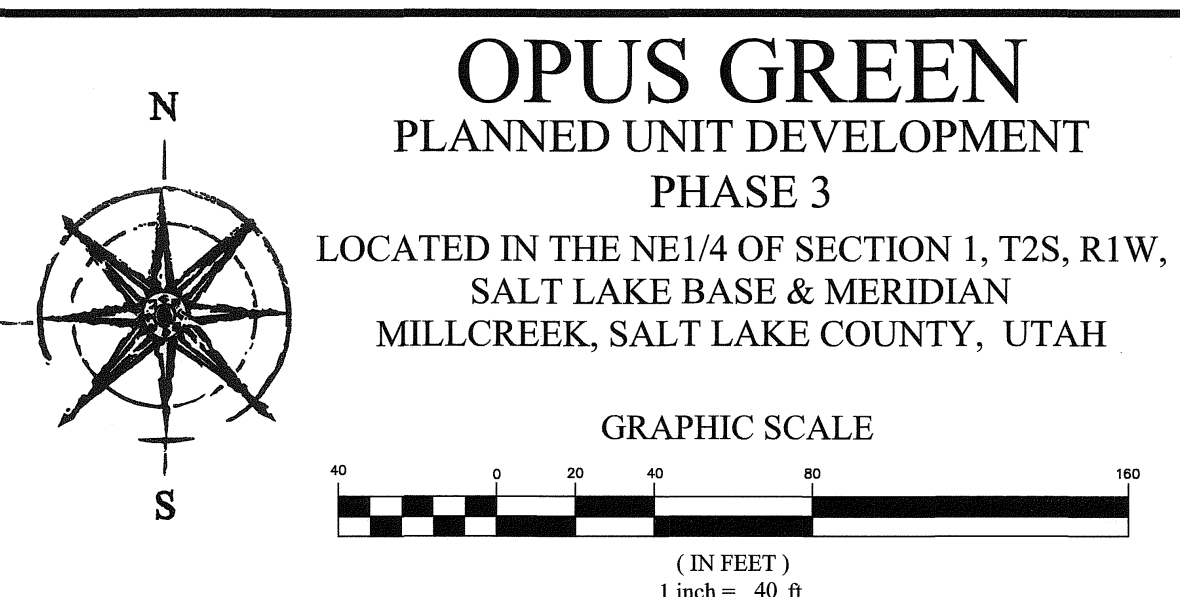


**LEGEND**

- 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



# OPUS GREEN

## PLANNED UNIT DEVELOPMENT

### PHASE 3

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

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	114.00	9°24'25"	18.72	S74°36'54"E	18.70
C2	63.00	19°15'33"	21.18	S79°32'38"E	21.08
C3	49.50	12°13'16"	10.56	S83°03'57"E	10.54
C4	7.50	70°44'07"	9.26	S34°32'38"E	8.68
C5	100.50	9°24'25"	16.50	S74°36'54"E	16.48
C6	11.50	96°07'42"	19.29	N52°37'03"E	17.11
C7	7.50	90°00'00"	11.78	N44°10'35"W	10.61
C8	7.50	90°00'00"	11.78	S45°49'25"W	10.61
C9	49.50	7°02'37"	6.09	N73°26'00"W	6.08
C10	127.50	0°18'18"	0.68	N70°03'50"W	0.68
C11	127.50	9°06'06"	20.25	N74°46'03"W	20.23
C12	11.50	3°43'46"	0.75	N02°41'18"E	0.75

**Line Table**

LINE	DIRECTION	LENGTH
L1	N89°10'35"W	10.93
L2	N79°19'06"W	8.56

**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.**

- 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 ARE 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. 13654448 IN BOOK 1161 PG. 7140**

**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 recorded by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on 01/15/24, Entry No. 13654448 in Book 1161 at Page 7140, in the official records of the Davis County Recorder's Office.

MTN WEST REIT, LLC is fully aware that OPUS GREEN PH 3, and MTN WEST REIT, LLC hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 3 day of April, 2024

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

**Notary Acknowledgment**

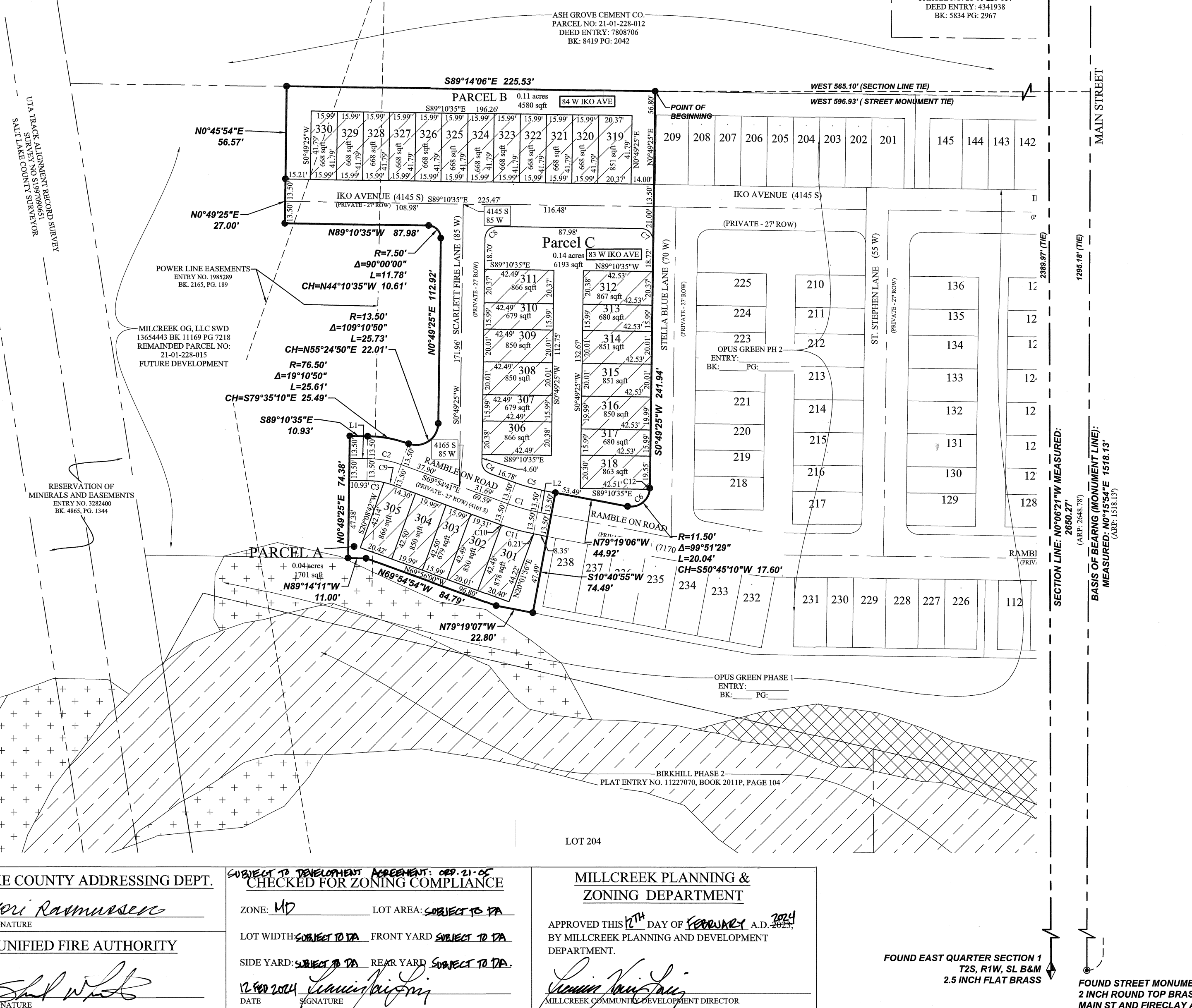
STATE OF UTAH )  
COUNTY OF SALT LAKE )

On this 3 day of January, in the year 2024, before me, Ashley H Palmer, a Notary Public, personally appeared Rocky Derrick, Sole Director of Mountain West REIT, LLC, whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the Construction Deed of Trust, 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 May 21, 2026  
Ashley H Palmer  
Print Name: Ashley H Palmer  
A Notary Public Commissioned in Utah

**ADDRESS TABLE**

UNIT	ADDRESS
301	87 W Ramble On Rd # F-301
302	87 W Ramble On Rd # F-302
303	87 W Ramble On Rd # F-303
304	87 W Ramble On Rd # F-304
305	87 W Ramble On Rd # F-305
306	4147 S Scarlett Fire Ln # L-306
307	4147 S Scarlett Fire Ln # L-307
308	4147 S Scarlett Fire Ln # L-308
309	4147 S Scarlett Fire Ln # L-309
310	4147 S Scarlett Fire Ln # L-310
311	4147 S Scarlett Fire Ln # L-311
312	4168 S Stella Blue Ln # M-312
313	4168 S Stella Blue Ln # M-313
314	4168 S Stella Blue Ln # M-314
315	4168 S Stella Blue Ln # M-315
316	4168 S Stella Blue Ln # M-316
317	4168 S Stella Blue Ln # M-317
318	4168 S Stella Blue Ln # M-318
319	86 W Iko Ave # U-319
320	86 W Iko Ave # U-320
321	86 W Iko Ave # U-321
322	86 W Iko Ave # U-322
323	86 W Iko Ave # U-323
324	86 W Iko Ave # U-324
325	86 W Iko Ave # U-325
326	86 W Iko Ave # U-326
327	86 W Iko Ave # U-327
328	86 W Iko Ave # U-328
329	86 W Iko Ave # U-329
330	86 W Iko Ave # U-330
Parcel A	89 W Ramble On Rd
Parcel B	84 W Iko Ave
Parcel C	83 W Iko Ave



**PUBLIC UTILITY APPROVAL**

CENTURY LINE: Paul Bieging DATE: 1/2/2024

COMCAST: Matt Cream DATE: 1/2/2024

DOMINION ENERGY: Dustin Ruff DATE: 1/2/2024

ROCKY MTN. POWER: [Signature] DATE: 1/2/2024

OTHER: \_\_\_\_\_ DATE: \_\_\_\_\_

**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 ACKNOWLEDGEMENT 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 800-366-6532.

**MILLCREEK ENGINEERING**

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

BY: [Signature]

TITLE: PRE-CON RES III

DATE: 2/29/24

1 OF 1 02/08/2023

PREPARED FOR

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

**QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH**

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

BY: [Signature]

TITLE: PRE-CON RES III

DATE: 2/29/24

1 OF 1 02/08/2023

PREPARED FOR

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

**SALT LAKE COUNTY ADDRESSING DEPT.**

ZONE: MD LOT AREA: SUBJECT TO DA

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

**UNIFIED FIRE AUTHORITY**

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

**MILLCREEK PLANNING & ZONING DEPARTMENT**

APPROVED THIS 17 DAY OF February, A.D. 2024

BY: [Signature]

DATE: 2/29/24 SIGNATURE: [Signature]

**MILLCREEK MAYOR**

PRESENTED TO THE MILLCREEK MAYOR THIS 17 DAY OF February, A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

DATE: 2/29/24 SIGNATURE: [Signature]

**MILLCREEK PLANNING COMMISSION**

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

DATE: 2/29/24 SIGNATURE: [Signature]

**FOCUS ENGINEERING AND SURVEYING, LLC**

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

**SALT LAKE COUNTY HEALTH DEPARTMENT**

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

DATE: 12/15/23 SIGNATURE: [Signature]

**APPROVAL AS TO FORM**

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

DATE: 12/15/23 SIGNATURE: [Signature]

**RECORD OF SURVEY**

RSC NO.: S2019-09-0691

DATE: 12/15/23 SIGNATURE: [Signature]

**MILLCREEK MAYOR**

PRESENTED TO THE MILLCREEK MAYOR THIS 17 DAY OF February, A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

DATE: 2/29/24 SIGNATURE: [Signature]

**MILLCREEK PLANNING COMMISSION**

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

DATE: 2/29/24 SIGNATURE: [Signature]

**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 3, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

PROFESSIONAL LAND SURVEYOR  
183395  
EVAN J. WOOD  
STATE OF UTAH

DATE: 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 1295.18 feet along the monument line of Main Street and West 596.93 feet from the street monument found in the intersection of Main Street and Firecreek Avenue, said point also being located along the section line N0°06'21"W 2389.97 feet and West 565.10 feet from the East 1/4 Corner of Section 1, T2S, R1W, SLB&M; thence S00°49'25"W 241.94 feet; thence along the arc of a curve to the right with a radius of 11.50 feet a distance of 20.04 feet through a central angle of 99°51'29" Chord: S50°45'10"W 17.60 feet; thence N79°19'06"W 44.92 feet; thence S10°40'55"W 74.49 feet; thence N79°19'07"W 22.80 feet; thence N69°54'54"W 84.79 feet; thence N89°14'11"W 11.00 feet; thence N00°49'25"E 74.38 feet; thence S89°10'35"E 10.93 feet; thence along the arc of a curve to the right with a radius of 7.50 feet a distance of 25.61 feet through a central angle of 19°10'50" Chord: S79°35'10"E 25.49 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 13.50 feet a distance of 25.73 feet through a central angle of 109°10'50" Chord: N55°24'50"E 22.01 feet; thence N00°49'25"E 112.92 feet; thence along the arc of a curve to the left with a radius of 7.50 feet a distance of 11.78 feet through a central angle of 90°00'00" Chord: N44°10'35"W 10.61 feet; thence N89°10'35"W 87.98 feet; thence N00°49'25"E 27.00 feet; thence N00°45'54"E 56.57 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 Southerly line S89°14'06"E 225.53 feet to the point of beginning.

Contains: 1.12 acres +/-  
30 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 3**

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 15 DAY OF December, A.D. 2023

[Signature] - Manager - Millcreek OG LLC

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF Salt Lake )

ON THE 10 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, Micah 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: Alexus Dredge  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 710252 SIGNATURE: Alexus Dredge  
PRINTED FULL NAME OF NOTARY

**OPUS GREEN PLANNED UNIT DEVELOPMENT PHASE 3**

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

**SALT LAKE COUNTY RECORDER**

RECORDED # 14213249

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

DATE: 3/7/24 TIME: 3:16 PM BOOK: 2024P PAGE: 054

\$ 116.00 FEE

[Signature] DEPUTY SALT LAKE COUNTY RECORDER