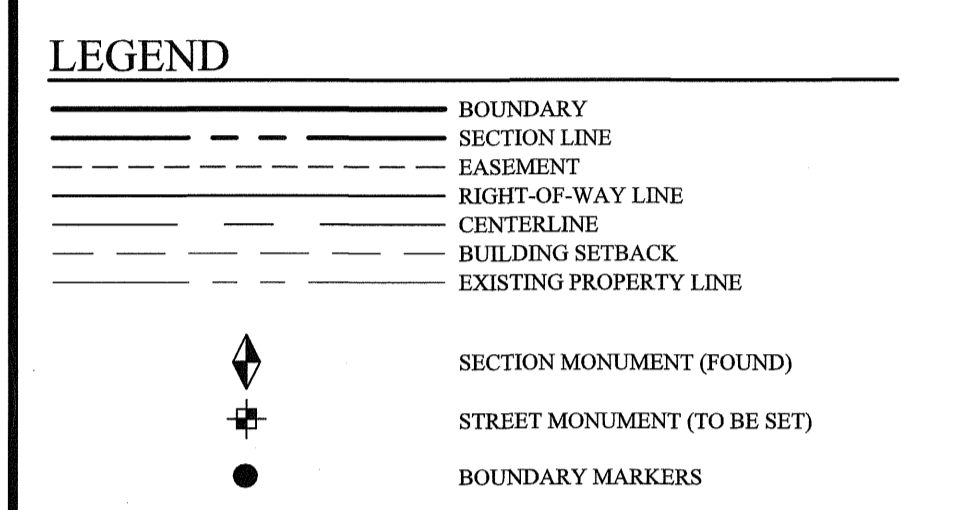
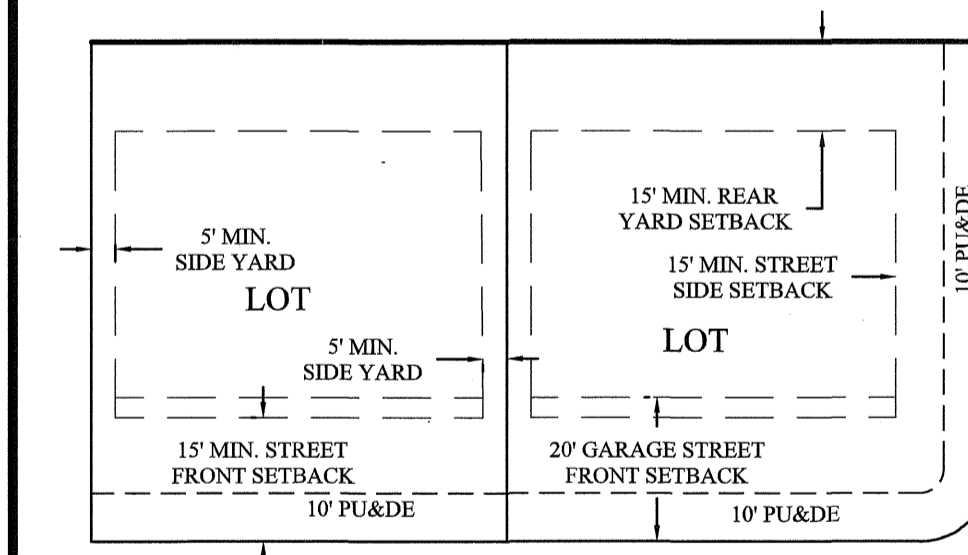


VICINITY MAP
N.T.S.



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	58.50	18°26'42"	18.83	S09°13'21"E	18.75
C2	111.00	0°57'05"	1.84	S17°58'10"E	1.84
C3	111.00	17°44'10"	34.36	S08°37'32"E	34.22
C4	25.00	90°00'00"	39.27	S44°45'27"E	35.36
C5	25.00	89°55'45"	39.24	S45°12'26"W	35.33
C6	73.00	11°57'42"	15.24	S05°44'18"E	15.21
C7	91.50	12°19'00"	19.67	N06°09'30"W	19.63
C8	91.50	12°19'00"	19.67	N06°09'30"W	19.63
C9	69.00	16°08'52"	19.45	N81°55'34"W	19.38
C10	69.00	73°44'29"	88.81	N36°58'53"W	82.80
C11	91.50	12°19'00"	19.67	N06°09'30"W	19.63
C12	75.00	15°42'58"	20.57	S07°51'29"E	20.51
C13	92.00	15°57'31"	25.62	S07°44'12"E	25.54
C14	111.00	17°44'10"	34.36	S08°37'32"E	34.22



TYPICAL RM-6 BUILDING SETBACKS
N.T.S.

- NOTES:**
- #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. NAILS OR RIVETS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - SETBACKS ARE SET BY CITY ORDINANCE AND ARE SUBJECT TO CHANGE. PLEASE SEE RIVERTON CITY CODE FOR CURRENT SET BACK INFORMATION.
 - STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS HEREBY OWNED AND MAINTAINED BY THE HOMESTEAD, INC., A UTAH NONPROFIT CORPORATION. THERE IS NO CITY MAINTENANCE OF ROADWAYS, SIDEWALKS, DRAINAGE SYSTEMS, WATER MAINLINES OR OTHER UTILITIES ON THESE PRIVATE STREETS. RIVERTON CITY WILL BE RESPONSIBLE FOR MAINTENANCE OF WATER METERS AT EACH LOT.
 - ALL PRIVATE ROADS SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND RIVERTON UTILITY EASEMENT.
 - STORM WATER FROM THE HOMESTEAD PHASE 2 SUBDIVISION WILL BE CONVEYED THROUGH PRIVATE STREETS TO THE EXISTING PRIVATE DETENTION POND LOCATED IN PARCEL C OF THE ADJACENT THE HOMESTEAD SUBDIVISION.

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

PREPARED FOR
DAVID WEEKLEY HOMES
392 E 6400 S, SUITE 200
MURRAY, UTAH 84107
(801) 810-2567
CONTACT: AZIZ SIDDIQUI

COUNTY HEALTH DEPARTMENT
APPROVED THIS 15 DAY OF October A.D. 2024

JORDAN BASIN IMPROVEMENT DISTRICT
APPROVED THIS 19 DAY OF October A.D. 2024

RIVERTON CITY PLANNING
APPROVED THIS 31 DAY OF October A.D. 2024

RIVERTON CITY ENGINEER
APPROVED THIS 27 DAY OF November A.D. 2024

APPROVAL AS TO FORM
APPROVAL AS TO FORM THIS 27 DAY OF November A.D. 2024

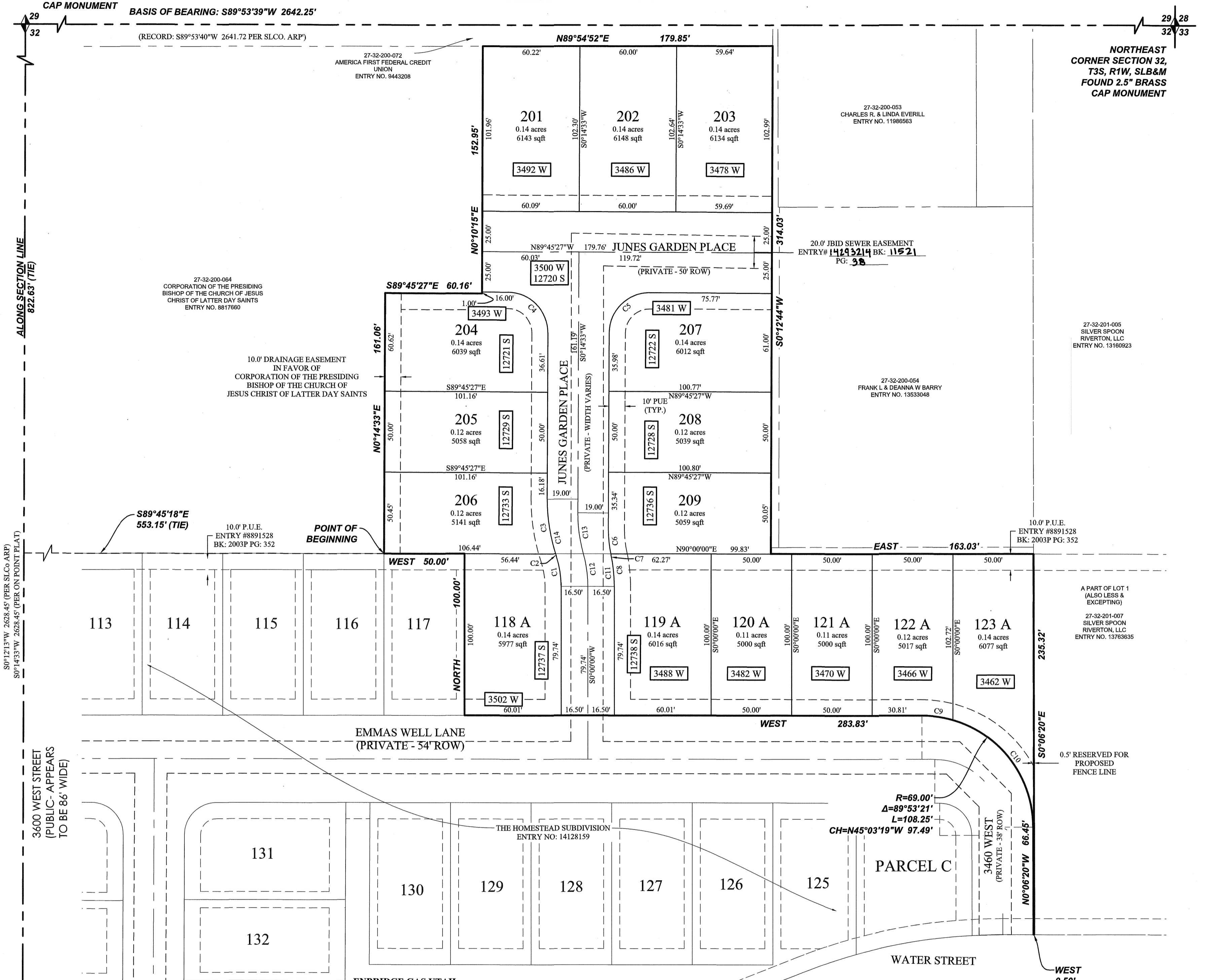
RIVERTON CITY COUNCIL
PRESENTED TO THE RIVERTON CITY COUNCIL THIS 12 DAY OF Nov. A.D. 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

THE HOMESTEAD PHASE 2 SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, T3S, R1W,
SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH
INCLUDES VACATING AND AMENDING LOTS 118-124 OF THE
HOMESTEAD SUBDIVISION

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.



ENBRIDGE GAS UTAH:
Questar Gas Company dba Enbridge Gas Utah, hereby approves this plat for the purposes 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). Enbridge Gas Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Enbridge Gas 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 contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this 17 DAY OF October A.D. 2024
By: [Signature]
Title: Sr. Commissioner

GEOTECHNICAL REPORT
A GEOTECHNICAL REPORT HAS BEEN PREPARED BY INTERMOUNTAIN GEOTECHNICAL SERVICES, INC., KNOWN AS PROJECT 005-061-21 FOR ON POINT SUBDIVISION. THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF IGES, INC.

EASEMENT APPROVAL
[Signature] 10-8-24
CENTURY LINK
[Signature] 10-8-24
EVANCO
[Signature] 10-8-24
ROCKY MOUNTAIN POWER
COMCAST

RECORD OF SURVEY
R.O.S. #: S2022-08-0568
11/7/2024
COUNTY SURVEYOR REVIEWER

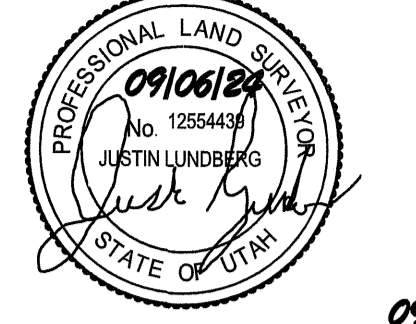
THE HOMESTEAD PHASE 2 SUBDIVISION
FINAL PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, T3S, R1W,
SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH
VACATING AND AMENDING LOTS 118-124 OF THE HOMESTEAD SUBDIVISION
SALT LAKE COUNTY RECORDER

RECORDED # 14310854
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
CND-ON POINT LLC
DATE: 11/7/2024 TIME: 1:30pm BOOK: 2024P PAGE: 245
FEE \$ 82.00
Amy K. [Signature] DEPUTY SALT LAKE COUNTY RECORDER

27-32-201-019 thru -025 27-32-200-077 27-32-21 # 82.00

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 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, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat.



Justin Lundberg
Professional Land Surveyor
License No. 12554439
Date 09/06/24

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Riverton City, Salt Lake County, Utah, being more particularly described as follows:
Beginning at a point located on the Northerly line of the HOMESTEAD SUBDIVISION, on file in the Salt Lake County Recorder's Office as Entry No. 14128159, recorded on July 12, 2023, said point also located S0°14'42"W 822.63 feet along the Section line and S89°45'18"E 553.15 feet from the North Quarter Corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence N00°14'33"E 161.06 feet; thence S89°45'27"E 60.16 feet; thence N00°10'15"E 152.95 feet to Warranty Deed Entry No. 9443208, on file in the Salt Lake County Recorder's Office; thence along said deed N89°54'52"E 179.85 feet to Quit Claim Deed Entry No. 8817660, on file in the Salt Lake County Recorder's Office; thence along said Deed S00°12'44"W 314.03 feet returning to the Northerly line of said plat; thence continue along said plat the following three (3) courses: (1) East 163.03 feet; (2) thence S00°06'20"E 235.32 feet; thence West 0.50 feet to the Easterly Right of Way of 3460 West, established by said plat; thence continue along said Right of Way the following three (3) courses: (1) N00°06'20"W 66.45 feet; (2) thence Northwesterly along the arc of curve to the left having a radius of 69.00 feet (radius bears: S89°53'21"W) a distance of 108.25 feet through a central angle of 89°53'21" Chord: N45°03'19"W 97.49 feet; (3) thence West 283.83 feet to the Easterly Lot line of Lot 117, of the previously said plat; thence along said line the following two (2) courses: (1) North 100.00 feet; (2) thence West 50.00 feet to the point of beginning.
Containing 102,512 square feet or 2.35 acres +/-
15 Lots

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, TO HEREAFTER BE KNOWN AS:
THE HOMESTEAD PHASE 2 SUBDIVISION
FINAL PLAT
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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 16 DAY OF October A.D. 2024
[Signatures]
CND-ON POINT, LLC WEEKLEY HOMES, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 16 DAY OF October A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Walter Watson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE VP OF Strategic Development OF CND-ON POINT, 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: March 3, 2027
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
Crystal Sutton
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 16 DAY OF October A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Walter Watson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE VP OF Strategic Development OF WEEKLEY HOMES, L.L.C., A DELAWARE 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: March 3, 2027
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
Crystal Sutton
PRINTED FULL NAME OF NOTARY