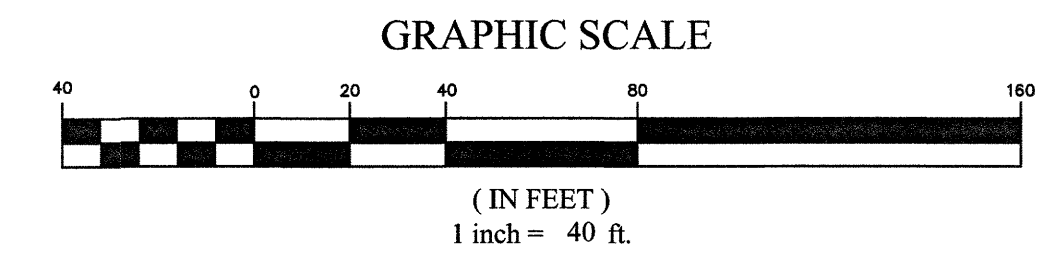
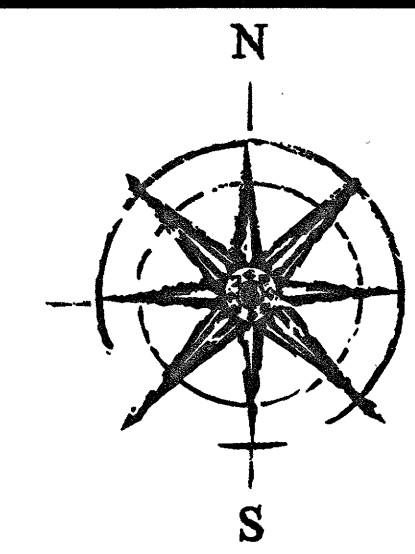


VICINITY MAP  
N.T.S.



**SURVEYOR'S CERTIFICATE**  
 KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn  
 Professional Land Surveyor  
 Certificate No. 10516507

08/26/2020  
 Date

**BOUNDARY DESCRIPTION**  
 All of Lot 1, PARKWAY CROSSROADS PLAT A FIRST AMENDMENT, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located in the NW1/4 of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain City, more particularly described as follows:  
 Beginning at a point located N89°02'40"W along the Section line 162.38 feet and South 106.50 feet from the North 1/4 Corner of Section 29, T5S, R1W, SLB&M; thence S34°00'01"W 62.50 feet; thence N56°52'00"W 33.05 feet; thence S34°00'01"W 374.70 feet; thence N56°29'03"W 16.89 feet; thence N55°50'54"W 155.19 feet; thence N56°00'06"W 13.37 feet; thence N13°53'30"W 24.80 feet; thence N13°53'30"W 24.80 feet; thence N56°00'06"W 13.37 feet; thence N55°03'47"E 71.88 feet; thence N33°59'54"E 117.84 feet; thence along the arc of a curve to the left having a central angle of 42°07'43" Chord: N55°03'47"E 71.88 feet; thence along the arc of a curve to the left having a radius of 100.00 feet (radius bears: N13°52'22"W) a distance of 73.53 feet through a central angle of 42°07'43" Chord: N55°03'47"E 71.88 feet; thence along the arc of a curve to the left having a radius of 102.13 feet a distance of 59.10 feet through a central angle of 33°09'23" Chord: N17°25'15"E 58.28 feet; thence N00°50'36"E 50.15 feet; thence S89°09'24"E 252.88 feet; thence S55°59'59"E 43.42 feet to the point of beginning.  
 Contains: 1.69 acres +/-

- NOTES**
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
  - PROPERTY OWNERS ASSOCIATION: PARKWAY CROSSROADS 3688 E. CAMPUS DRIVE, STE. 100 EAGLE MOUNTAIN, UT. 84005

ENT 19039512020 Map # 17405  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2020 Dec 01 1:14 pm FEE 106.00 BY HA  
 RECORDED FOR EAGLE MOUNTAIN CITY

**OWNER'S CERTIFICATION AND CONSENT TO RECORD**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS:

**PARKWAY CROSSROADS  
 CONDOMINIUM PLAT**

**UTILITY DEDICATION**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 1<sup>st</sup> DAY OF September A.D. 2020.

OWNER(S):  
 PRINTED NAME OF OWNER: THE PLACE AT PARKWAY, LLC  
 AUTHORIZED SIGNATURE(S): [Signature] Manager  
[Signature] Not Hazard

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF Utah

ON THE 1 DAY OF September A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Scot Hazard, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Owner/Manager of the Place at Parkway, 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: 9-24-2021  
 MY COMMISSION No. 697043

[Signature]  
 NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY  
Johna R. Rose  
 PRINTED FULL NAME OF NOTARY

**DOMINION ENERGY UTAH:**  
 Questar Gas Company dba Dominion Energy 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). 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. The 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 Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

**ROCKY MOUNTAIN POWER**  
 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 PUE 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  
 (1) A recorded easement or right-of-way  
 (2) The law applicable to prescriptive rights  
 (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or  
 (4) Any other provision of law

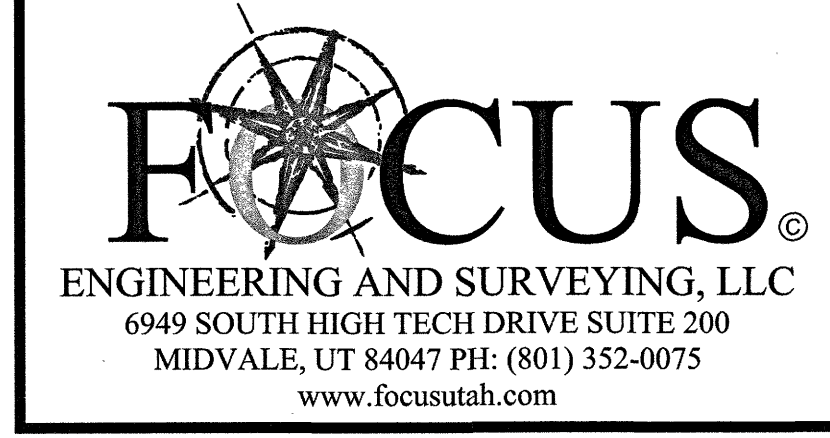
[Signature] 8/28/20  
 ROCKY MOUNTAIN POWER DATE

**DIRECT COMMUNICATIONS**  
 Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

[Signature] 8/31/2020  
 DIRECT COMMUNICATIONS DATE

PAGE: 1 OF 2 DATE: 08/05/2020

OWNER/DEVELOPER  
 HHH INVESTMENT GROUP L.C.  
 3688 E CAMPUS DR #100, UTAH 84005  
 (801) 789-8000  
 CONTACT: SCOT HAZARD  
 SCOT@THERANCHES.COM



17405 SHEET 1 of 2

**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 30 DAY OF September, 2020

[Signature] APPROVED BY MAYOR  
[Signature] APPROVED BY CITY ATTORNEY

[Signature] APPROVED BY CITY ENGINEER (SEE SEAL BELOW)  
[Signature] ATTEST BY CITY RECORDER (SEE SEAL BELOW)

**PARKWAY CROSSROADS  
 CONDOMINIUM PLAT**  
 (AMENDING LOT 1 PARKWAY CROSSROADS PLAT A FIRST AMENDMENT)

LOCATED IN THE NW 1/4 OF SECTION 29, T5S, R1W, SALT LAKE BASE & MERIDIAN  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

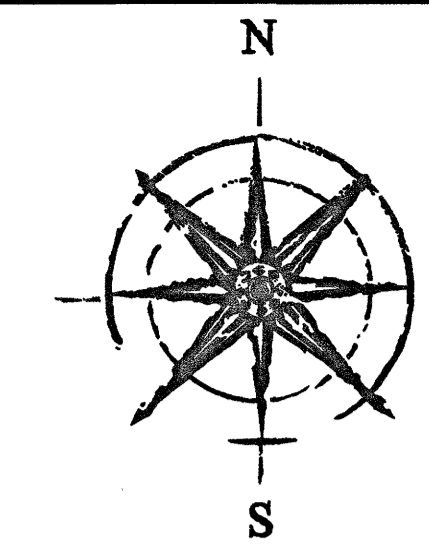
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

SEC 29-S-1W T4 E28 JT CLOT 1, PARKWAY CROSSROADS A AMD  
 2018-18-487 Parkway Crossroads Design 18-487 (VWS) Sheets C2.0 - FINAL PLAT CONDO. W/



**LEGEND**

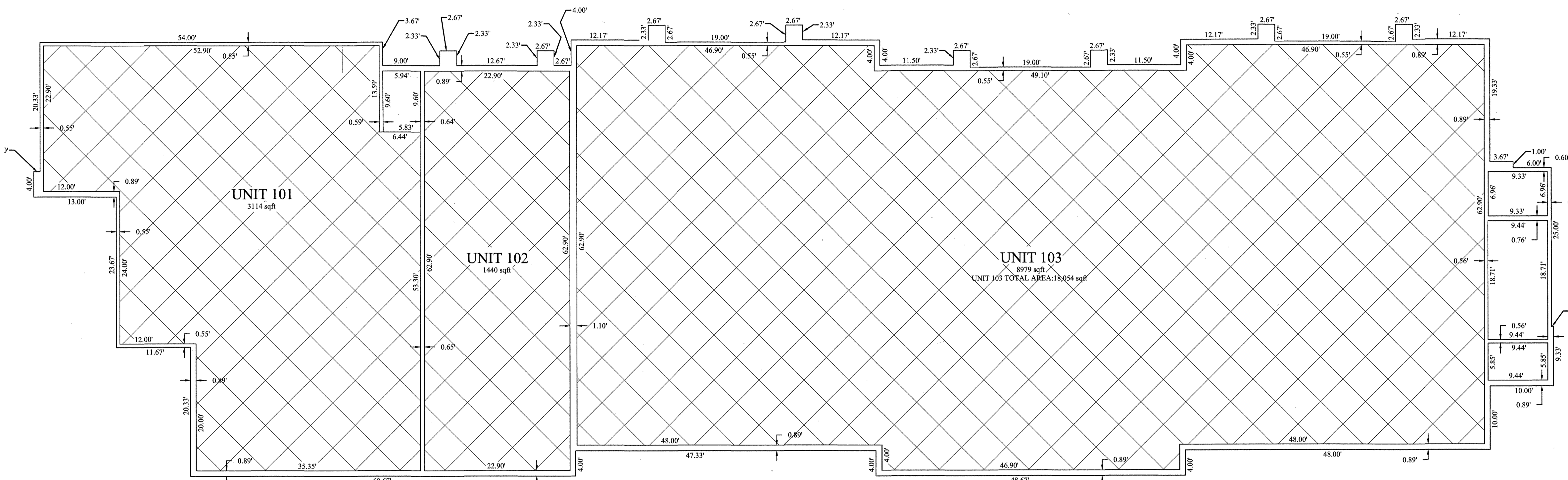
- BOUNDARY
- SECTION LINE
- - - EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- ⊙ SECTION MONUMENT (FOUND)
- ⊙ BOUNDARY MARKERS
- ▨ PRIVATE OWNERSHIP
- COMMON AREA & P.U.E.



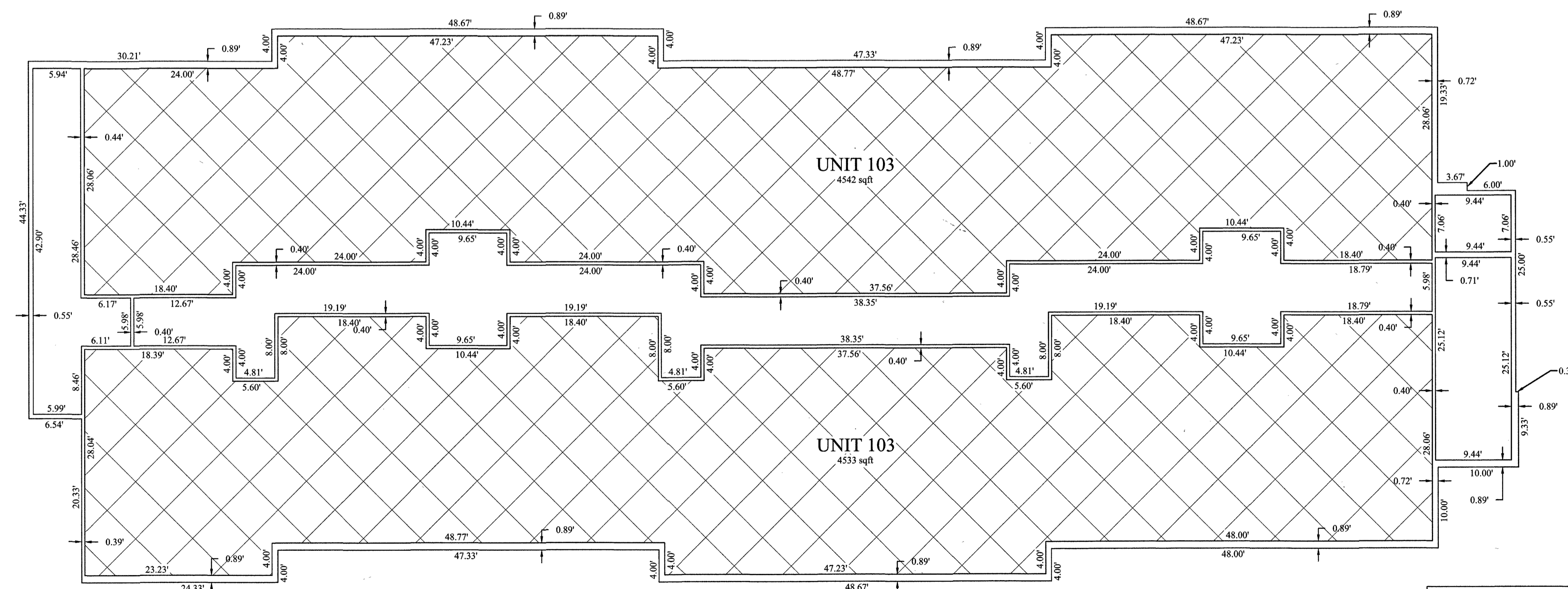
GRAPHIC SCALE



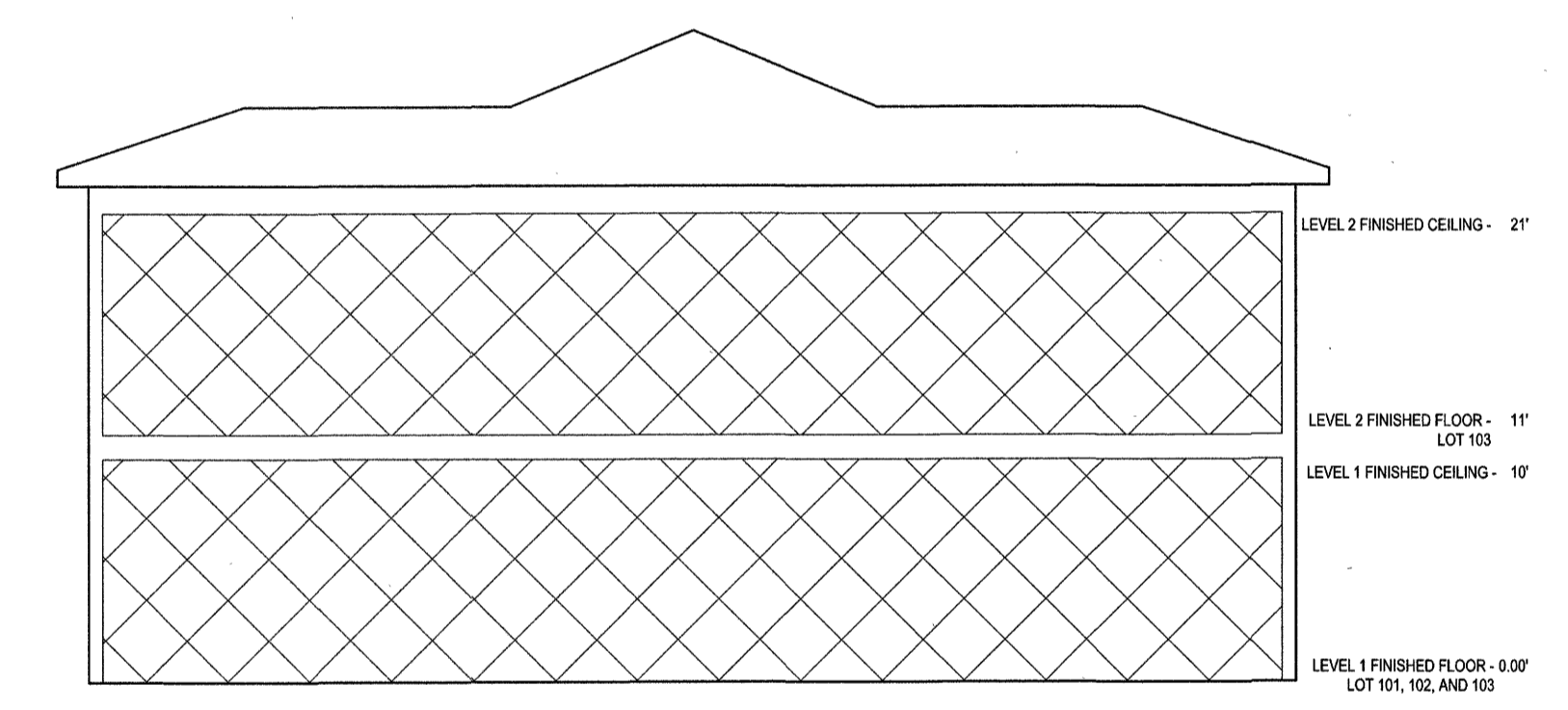
(IN FEET)  
1 inch = 10 ft.



FLOOR 1



FLOOR 2



NOT TO SCALE  
ELEVATION VIEW

ENT 19032512020 Map # 17405  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Dec 01 11:14 am FEE 106.00 BY MA  
RECORDED FOR EAGLE MOUNTAIN CITY

17405 SHEET 2 of 2

**PARKWAY CROSSROADS  
CONDOMINIUM PLAT**

(AMENDING LOT 1 PARKWAY CROSSROADS PLAT A FIRST AMENDMENT)  
LOCATED IN THE NW 1/4 OF SECTION 29, T5S, R1W,  
SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

OWNER/DEVELOPER  
HHH INVESTMENT GROUP L.C.  
3688 E CAMPUS DR #100, UTAH 84005  
(801) 789-8000  
CONTACT: SCOT HAZARD  
SCOT@THERANCHES.COM

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

Z:\2018\18-497 Parkway Crossroads\Design\18-497.dwg Sheets\C2.1 - FINAL PLAT CONDO.dwg