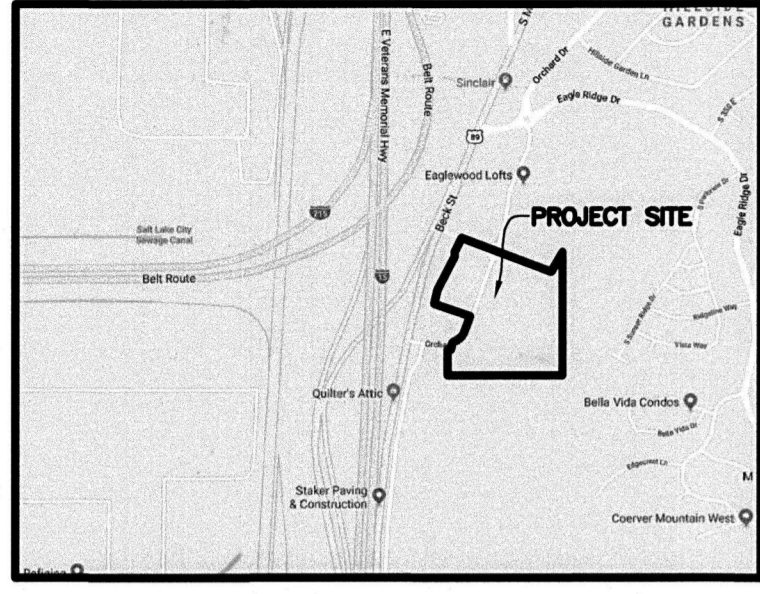


VILLAGE STATION AT EAGLEWOOD

AMENDING ALL OF LOT 2 AND A PORTION OF LOT 3, EAGLEWOOD VILLAGE SUBDIVISION (AMENDED), VACATING, AMENDING AND RE-SUBDIVIDING LOTS 1, 2, 3, 4 AND 5, EAGLEWOOD VILLAGE SUBDIVISION AND ALSO BEING PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
JULY, 2021

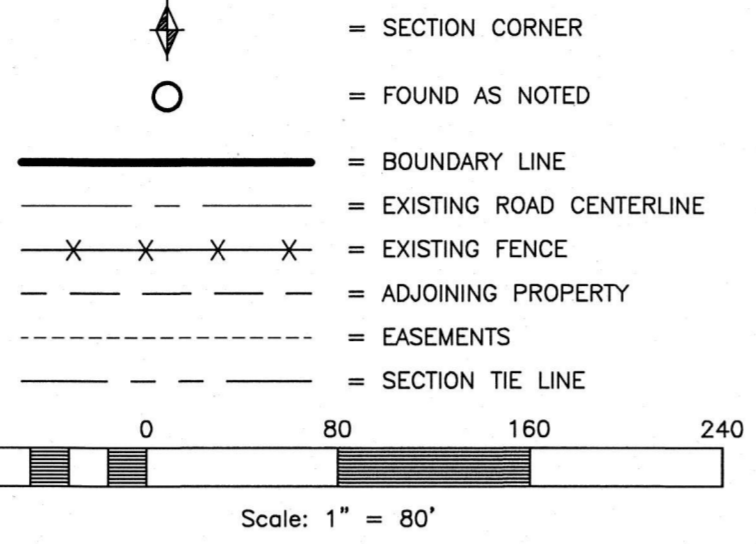


VICINITY MAP
NOT TO SCALE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	118.00'	122.26'	116.88'	67.25'	N48°44'17"E	59°21'43"
C2	910.74'	94.89'	94.84'	47.49'	S71°56'02"E	5°58'10"
C3	20.00'	14.25'	13.95'	7.44'	S48°21'12"E	40°49'14"
C4	41.22'	30.38'	30.29'	15.28'	S09°28'18"E	43°03'26"
C5	165.50'	192.28'	181.65'	108.65'	N52°20'29"E	86°34'06"
C6	74.50'	23.70'	23.60'	11.95'	N60°46'34"E	18°13'39"
C7	68.00'	11.84'	11.83'	5.94'	N64°54'01"E	9°58'49"
C8	74.50'	18.23'	18.18'	9.16'	N66°55'09"E	14°01'00"
C9	72.50'	31.52'	31.08'	15.91'	N33°07'18"E	24°45'15"
C10	4.50'	3.06'	3.00'	1.59'	N38°31'40"E	38°56'33"
C11	150.00'	169.51'	160.64'	95.10'	N51°25'55"E	64°44'58"

LEGEND



COORDINATE TABLE

DC #	NORTHING	EASTING
1	3463719.70	1526836.18
2	3462786.71	1526834.17
3	3462788.32	1525962.32
4	3462982.26	1525962.73
5	3462982.19	1525989.16
6	3463042.28	1526002.93
7	3463118.93	1526091.15
8	3463240.98	1526133.97
9	3463333.11	1525864.25
10	3463440.33	1525889.61
11	3463589.18	1526017.95
12	3463722.16	1526018.05
13	3463829.11	1526073.94
14	3463569.65	1526749.04

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°53'31"E	26.43'
L2	N12°37'11"E	61.66'
L3	N00°06'29"W	33.00'
L4	N19°03'24"E	17.50'
L5	N22°41'22"W	13.52'
L6	N25°52'45"W	21.15'
L7	N67°20'28"W	26.74'
L8	N35°18'08"W	21.12'
L10	N89°15'22"W	65.32'
L11	N19°03'24"E	38.03'
L12	N76°26'28"W	29.09'
L13	N19°03'24"E	50.17'
L14	N05°39'23"W	32.91'
L15	N29°51'56"E	75.73'
L16	N65°07'31"E	8.58'

NARRATIVE

THE BOUNDARY WAS RETRACED FROM THE RECORDED EAGLEWOOD VILLAGE SUBDIVISION (AMENDED) PLAT BY FOUND MONUMENTS AS SHOWN ON PLAT. ALL PROPERTY CORNERS NOT FOUND WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°09'22"E. THE NAD 83 BEARING FOR THIS LINE IS S01°03'7"E.

LEGAL DESCRIPTION

LOT 2 AND 3, EAGLEWOOD VILLAGE SUBDIVISION (AMENDED), VACATING, AMENDING AND RE-SUBDIVIDING LOTS 1, 2, 3, 4 AND 5, EAGLEWOOD VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JULY 1, 2014 AS ENTRY NO. 2811244 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE S00°09'22"E 933.00 FEET; THENCE S89°53'31"W 871.86 FEET; THENCE N00°09'22"W 192.95 FEET; THENCE N89°53'31"E 26.43 FEET; THENCE N12°37'11"E 61.66 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 118.00 FEET, AN ARC LENGTH OF 122.26 FEET, A DELTA ANGLE OF 59°21'43", A CHORD BEARING OF N48°44'17"E, AND A CHORD LENGTH OF 116.88 FEET; THENCE N19°03'24"E 129.35 FEET; THENCE N12°37'11"W 285.02 FEET; THENCE N12°37'11"E 110.00 FEET; THENCE N27°09'02"E 280.35 FEET; THENCE N00°06'29"W 33.00 FEET; THENCE N27°18'44"E 120.67 FEET; THENCE S69°15'22"E 723.24 FEET; THENCE N29°51'56"E 173.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 774,317 SQUARE FEET OR 17.776 ACRES MORE OR LESS.

NOTES

- ALL EASEMENTS SHOWN ARE TYPICAL 10 FOOT PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- THE PLAT COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 DATUM. RECORD BEARINGS, DISTANCES AND COORDINATE VALUES ARE SHOWN IN BRACKETS []. ALL OTHER DIMENSIONS AND COORDINATE VALUES ARE UNASSURED.
- APPROVAL OF THIS DEVELOPMENT PLAT BY THE CITY OF NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
- GEOTECH:
 - BUILDING PERMIT APPLICATION IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH BUILDING PERMIT APPLICATION: "A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED."
 - THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL INVESTIGATION REPORT: EAGLEWOOD VILLAGE APARTMENTS" PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC) DATED AUGUST 1, 2019 WITH VARIOUS UPDATES THROUGH AUGUST 26, 2020 AND SUPPLEMENTED WITH ROCKFALL HAZARD ASSESSMENT ON OCTOBER 2020 AND UPDATED APRIL 14, 2021. THE REPORT MUST ADDRESS THE RECOMMENDATIONS CONTAINED THEREIN.
 - ROCKFALL HAZARD: PARCEL A CONTAINS SIGNIFICANT ROCK FALL HAZARD, AS SUCH A ROCK FALL HAZARD FENCE SHALL BE INSTALLED ON PARCEL A, AS APPROVED BY THE CITY ENGINEER AND CITY GEOTECH CONSULTANT. NO CONSTRUCTION WITHIN THE ROCK FALL RUNOUT ZONE SHALL BE PERMITTED UNTIL SUCH TIME THAT COMPLETION OF THE ROCK FALL HAZARD FENCE HAS BEEN COMPLETED. NO HABITABLE STRUCTURE SHALL BE CONSTRUCTED WITHIN THE RUNOUT ZONE.
- CRITICAL SLOPE EASEMENT DESCRIPTION
 - AREA OF APPLICATION THE CRITICAL SLOPE EASEMENT AND RESTRICTIONS SET FORTH HEREIN BELOW SHALL APPLY TO PARCEL A, OPEN SPACE, THE SLOPE OF WHICH IS IN EXCESS OF THIRTY PERCENT (30%) AND HAS BEEN IDENTIFIED AS A POTENTIAL ROCK FALL HAZARD AREA.
 - NO UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT NO EASEMENTS HAVE BEEN RESERVED UNTO NORTH SALT LAKE CITY AND ANY PUBLIC UTILITY COMPANY OR PRIVATE UTILITY, WITHIN THE CRITICAL SLOPE EASEMENT AREAS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ANY UTILITY SERVICES AND UTILITY LINES WHICH SERVE THE SUBDIVISION, OTHER THAN THOSE EASEMENTS CURRENTLY SHOWN HEREON.
 - RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT EXCEPT AS SET FORTH HEREIN, THE CRITICAL SLOPE EASEMENT SHALL BE USED AND OCCUPIED IN ACCORDANCE WITH ANY RECORDED AGREEMENT BETWEEN THE INDIVIDUAL LOT OWNERS AND THE OWNER OF PARCEL A IN ACCORDANCE WITH THE RESTRICTIONS SET FORTH HEREIN BELOW. SUCH USE WILL BE RESTRICTED TO FOOT TRAFFIC ONLY. NO PAVING, OUTBUILDING, SHED OR TEMPORARY BUILDING OF ANY KIND SHALL BE ERECTED, CONSTRUCTED, PERMITTED OR UNDER, OR WITHIN THE CRITICAL SLOPE EASEMENT. FURTHERMORE, EXCEPT AS PROVIDED HEREIN, THE OWNER OF THE PARCEL A SHALL NOT EXCAVATE, GRADE, FILL, LITTER, DUMP OR DISTURB THE VEGETATION (EXCEPT AS IS REASONABLY NECESSARY WHEN PLANTING ADDITIONAL PLANTS, SHRUBS, OR TREES) NOR STORE MATERIALS UPON, OVER, OR ACROSS THE CRITICAL SLOPE EASEMENT. THE OWNER OF PARCEL A MAY PLANT ADDITIONAL PLANTS, SHRUBS, AND TREES UPON THE CRITICAL SLOPE EASEMENT AREAS INCLUDING LIMITED EXCAVATION AND IRRIGATION THAT IS REASONABLY NECESSARY TO PLANT ANY SUCH PLANTS, SHRUBS, AND TREES. EXCAVATION WILL BE LIMITED TO HAND DIGGING AND THE USE OF A SMALL TRENCHER FOR IRRIGATION PURPOSES. NATIVE VEGETATION SHALL NOT BE DISTURBED ON SLOPES WITHIN THE CRITICAL SLOPE AREA.
 - DEVELOPER THE FOREGOING NOTWITHSTANDING, SAID RESTRICTIONS UPON EXCAVATION, GRADING, AND FILLING SHALL NOT APPLY TO GRADING AND FILLING PERFORMED BY THE DEVELOPER IN ACCORDANCE WITH AN APPROVED DEVELOPMENT GRADING PLAN AND RECOMMENDED ROCK FALL HAZARD MITIGATION CONTAINED WITHIN THE "ROCKFALL HAZARD MITIGATION-VILLAGE STATION AT EAGLEWOOD" DATED OCTOBER 2020 AND PREPARED BY CMT ENGINEERING LABORATORIES FOR THE MACCAFERRI RMC050 ICAT ROCKFALL BARRIER SUBMITTAL.
 - MAINTENANCE THE OWNER OF PARCEL A SHALL BE RESPONSIBLE FOR MAINTAINING THE CRITICAL SLOPE EASEMENT AND ROCKFALL HAZARD FENCE IN ACCORD WITH THE MAINTENANCE MANUAL CONTAINED WITHIN THE "ROCKFALL HAZARD MITIGATION-VILLAGE STATION AT EAGLEWOOD" DATED OCTOBER 2020 AND PREPARED BY CMT ENGINEERING LABORATORIES FOR THE MACCAFERRI RMC050 ICAT ROCKFALL BARRIER SUBMITTAL.
 - EASEMENT DEEMED CREATED ALL OF PARCEL A CONTAINS A CRITICAL SLOPE EASEMENT THAT SHALL BE CONSTRUED TO GRANT AND RESERVE SUCH CRITICAL SLOPE EASEMENT AS PROVIDED HEREIN EVEN THOUGH NO SPECIFIC REFERENCE TO SUCH EASEMENTS APPEARS IN ANY SUCH CONVEYANCE.
- PRIVATE ROADWAYS AND INDIVIDUAL LOTS ARE SUBJECT TO A CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT. (RECORDED BOOK/PAGE)
- PRIVATE ROADWAY EAST OF EAGLEGATE ROUNDABOUT IS PRIVATELY OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. (RECORDED BOOK/PAGE)
- ALL STORM WATER FACILITIES, ALONG WITH STORM DRAIN MAINS AND INLET BOXES AND STORM DRAIN MANHOLES LOCATED WITHIN THE LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
- ORCHARD DRIVE ON-STREET PARKING MAINTENANCE: THE OWNERS OF LOTS WITHIN THIS DEVELOPMENT OR ANY SUBSEQUENT OWNERS ASSOCIATION, AS MAY BE ESTABLISHED, SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND STRIPING OF ALL PARKING CONTAINED WITHIN THE RIGHT OF WAY OF ORCHARD DR.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF VILLAGE STATION AT EAGLEWOOD IN NORTH SALT LAKE, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH SALT LAKE, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 13th DAY OF July, 2021

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT VILLAGE STATION AT EAGLEWOOD, AND DO HEREBY DEDICATE TO AND DO HEREBY DEDICATE TO NORTH SALT LAKE CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO CITY" AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT", THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 19th DAY OF July, 2021

[Signatures]
VILLAGE STATION NSL LLC
ALTBANK - BEN HOLDER

ALTBANK ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF Utah)
ON THIS THE 21 DAY OF July, 2021 PERSONALLY APPEARED BEFORE ME *Stacy Bench*, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE *Vice President* OF ALTBANK, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
Michael Ballantyne
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/26/23
RESIDING IN Pleasant Grove, UT COUNTY, UT

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF Davis)
ON THIS 19th DAY OF July, 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, *NATHAN PEGLEY*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *MANAGER* OF VILLAGE STATION NSL LLC, 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: July 31, 2022
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
MY COMMISSION NO. 701507 *Jared McCarthy*
PRINTED FULL NAME OF NOTARY

PROJECT INFORMATION	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	12-23-2020
Project Name:	VILLAGE STATION AT EAGLEWOOD
Number:	6440-17
Scale:	1"=80'
Revision:	
Checked:	

DAVIS COUNTY RECORDER
ENTRY NO. 3412173 FEE PAID \$42.00 FILED FOR RECORD AND RECORDED, 8-25-2021 AT 11:29 IN BOOK 7830 OF THE OFFICIAL RECORDS, PAGE 1097 RECORDED FOR:

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-3088 www.reeve-assocs.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Richard Waughan
DAVIS COUNTY RECORDER
DEPUTY.

RECOMMENDED FOR APPROVAL
THIS 3rd DAY OF August, 2021
Paul Allen
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS 13th DAY OF August, 2021
[Signature]
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
THIS 25th DAY OF May, 2021
[Signature]
CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,
THIS 1st DAY OF June 2021
CITY RECORDER ATTEST: *[Signature]*
MAYOR: *[Signature]*

DEVELOPER:
BRIGHTON HOMES
45 E CENTER ST STE 103, NORTH SALT LAKE, UT 84054
(801) 397-9755