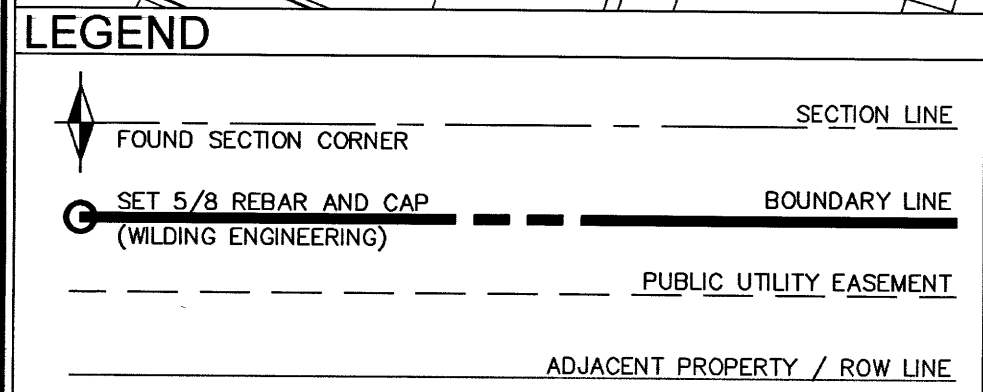
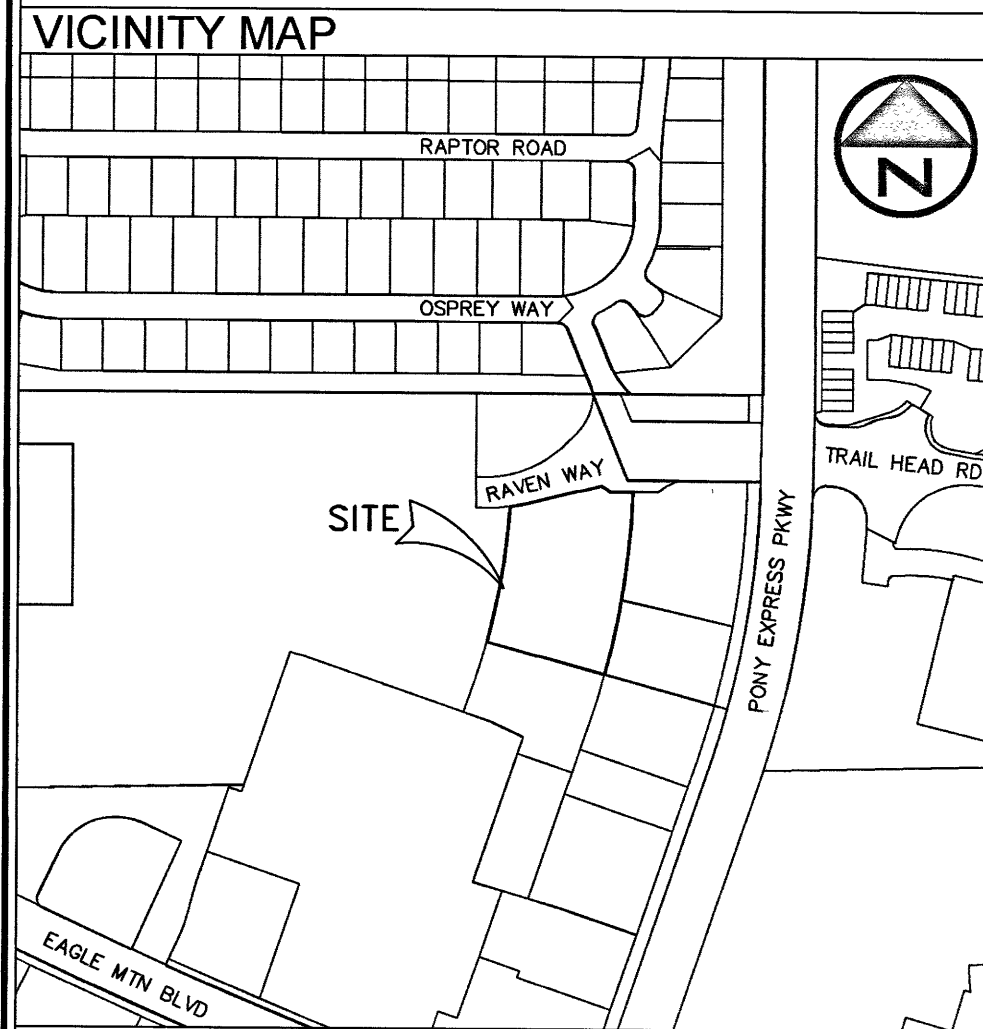


THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED

AMENDING & VACATING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2

LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

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.



DIRECT COMMUNICATIONS
DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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.
Maurice Ruff 8/24/2023
DATE

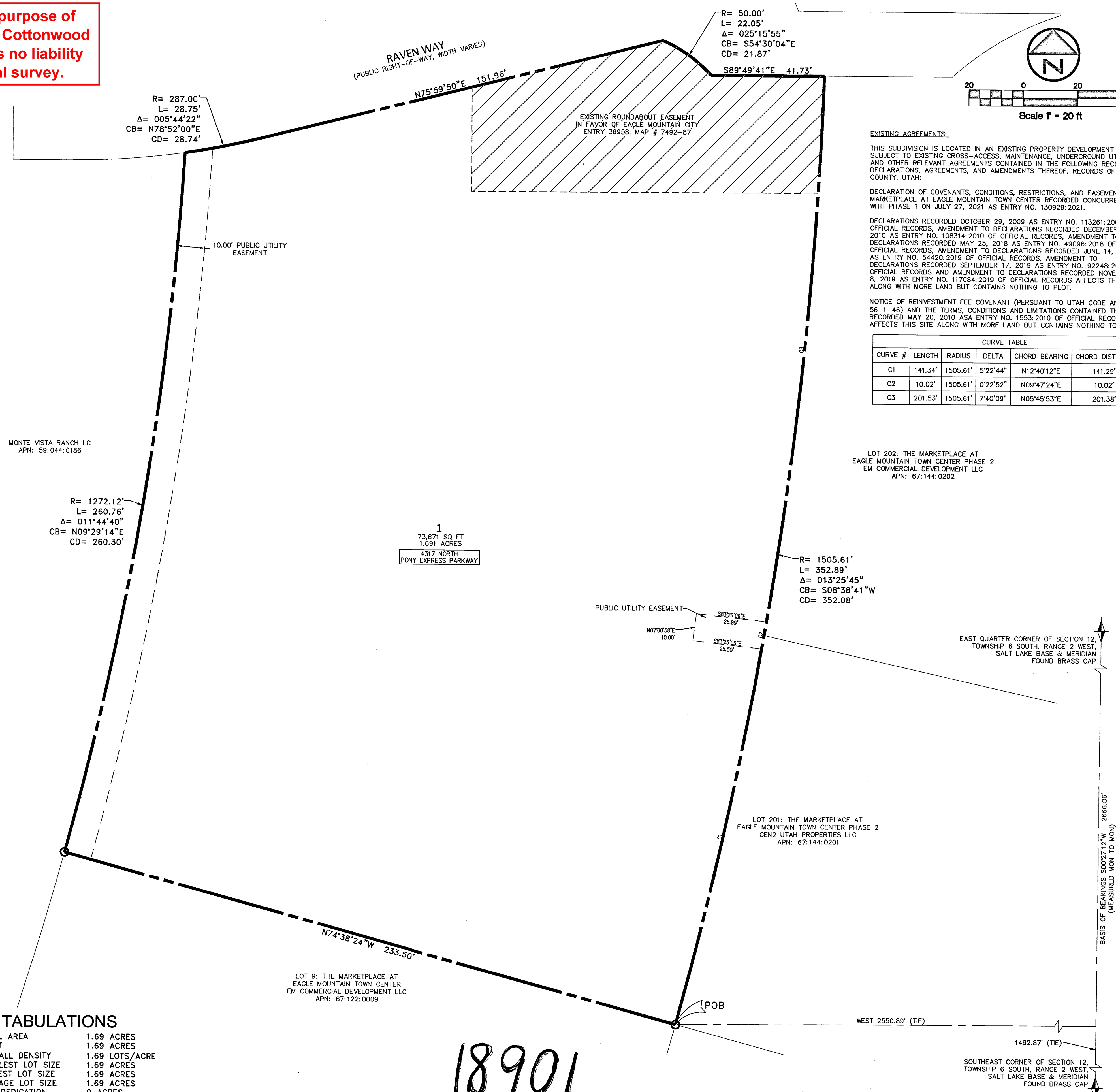
DOMINION ENERGY
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION 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 AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS 10 DAY OF August, 2023.
BY: *[Signature]*
TITLE: *pre-construction rep II*

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 10-9a-603 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 EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW
[Signature] 8/21/2023
DATE
ROCKY MOUNTAIN POWER

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

TABULATIONS

TOTAL AREA	1.69 ACRES
1 LOT	1.69 ACRES
OVERALL DENSITY	1.69 LOTS/ACRE
SMALLEST LOT SIZE	1.69 ACRES
LARGEST LOT SIZE	1.69 ACRES
AVERAGE LOT SIZE	1.69 ACRES
ROW DEDICATION	0 ACRES



EXISTING AGREEMENTS:
THIS SUBDIVISION IS LOCATED IN AN EXISTING PROPERTY DEVELOPMENT SUBJECT TO EXISTING CROSS-ACCESS, MAINTENANCE, UNDERGROUND UTILITIES, AND OTHER RELEVANT AGREEMENTS CONTAINED IN THE FOLLOWING RECORDED DECLARATIONS, AGREEMENTS, AND AMENDMENTS THEREOF, RECORDS OF UTAH COUNTY, UTAH:
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER RECORDED CONCURRENT WITH PHASE 1 ON JULY 27, 2021 AS ENTRY NO. 130929:2021.
DECLARATIONS RECORDED OCTOBER 29, 2009 AS ENTRY NO. 113261:2009 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED DECEMBER 13, 2010 AS ENTRY NO. 108314:2010 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED MAY 25, 2018 AS ENTRY NO. 49096:2018 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED JUNE 14, 2019 AS ENTRY NO. 54420:2019 OF OFFICIAL RECORDS, AMENDMENT TO DECLARATIONS RECORDED SEPTEMBER 17, 2019 AS ENTRY NO. 92248:2019 OF OFFICIAL RECORDS AND AMENDMENT TO DECLARATIONS RECORDED NOVEMBER 8, 2019 AS ENTRY NO. 117084:2019 OF OFFICIAL RECORDS AFFECTS THIS SITE ALONG WITH MORE LAND BUT CONTAINS NOTHING TO PLOT.
NOTICE OF REINVESTMENT FEE COVENANT (PERSUANT TO UTAH CODE ANN. 56-1-46) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED MAY 20, 2010 AS ENTRY NO. 1553:2010 OF OFFICIAL RECORDS AFFECTS THIS SITE ALONG WITH MORE LAND BUT CONTAINS NOTHING TO PLOT.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	141.34'	1505.61'	5°22'44"	N12°40'12"E	141.29'
C2	10.02'	1505.61'	0°22'52"	N09°47'24"E	10.02'
C3	201.53'	1505.61'	7°40'09"	N05°45'53"E	201.38'

LOT 202: THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 EM COMMERCIAL DEVELOPMENT LLC APN: 67:144:0202

LOT 201: THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 GEN2 UTAH PROPERTIES LLC APN: 67:144:0201

LOT 9: THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER EM COMMERCIAL DEVELOPMENT LLC APN: 67:122:0009

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED AMENDING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.
August 1, 2023 DATE
[Signature] SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 02°27'12" EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 12, SAID TRACT BEING ALL OF LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 02°27'12" EAST ALONG THE SECTION LINE A DISTANCE OF 1,462.87 FEET AND WEST 2,550.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 203, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18306, AND RUNNING THENCE NORTH 74°38'24" WEST ALONG THE SOUTH LINE OF SAID LOT 203 A DISTANCE OF 233.50 FEET TO THE POINT OF A 1,272.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 203; THENCE ALONG SAID CURVE A DISTANCE OF 260.76 FEET THROUGH A CENTRAL ANGLE OF 11°44'40" (CHORD BEARS NORTH 09°29'14" EAST 260.30 FEET) TO THE NORTHWEST CORNER OF LOT 204 OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT THE FOLLOWING FOUR (4) COURSES, (1) ALONG A 287.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 28.75 FEET THROUGH A CENTRAL ANGLE OF 05°44'22" (CHORD BEARS NORTH 78°52'00" EAST 28.74 FEET), (2) NORTH 75°59'50" EAST 151.96 FEET TO THE POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (3) ALONG SAID CURVE A DISTANCE OF 22.05 FEET THROUGH A CENTRAL ANGLE OF 25°15'55" (CHORD BEARS SOUTH 54°30'04" EAST 21.87 FEET), (4) SOUTH 89°49'41" EAST 41.73 FEET TO THE POINT OF A 1,505.61 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 204; THENCE ALONG SAID CURVE A DISTANCE OF 352.89 FEET THROUGH A CENTRAL ANGLE OF 13°25'45" (CHORD BEARS SOUTH 08°38'41" WEST 352.08 FEET) TO THE POINT OF BEGINNING.
CONTAINS 73,671 SQUARE FEET OR 1.691 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 02°27'12" WEST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.

PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 203 AND 204 AS PLATTED IN THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 (ON FILE WITH THE UTAH COUNTY RECORDER AS MAP # 18306) INTO ONE SINGULAR LOT.
- THE EXISTING PUBLIC UTILITY EASEMENT ALONG THE NORTH LINE OF LOT 203 AS SHOWN ON THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 PLAT IS HEREBY VACATED WITH THE RECORDED OF THIS PLAT.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

[Signature] Jim Balderson
AUTHORIZED SIGNATURE(S) 8/19/2023
Eagle Mountain Medical Partners, LLC
AUTHORIZED SIGNATURE(S)

LLC ACKNOWLEDGEMENT

STATE OF UTAH } S.S
COUNTY OF UTAH }
ON THIS 17 DAY OF August, A.D. 2023, PERSONALLY APPEARED BEFORE ME *[Signature]* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF *[Signature]* UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.
ENT 584411-2023 MAP# 18301
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 6 11:48 AM FEE \$2.00 BY TH
RECORDED FOR EAGLE MOUNTAIN CITY

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
NOTARY PUBLIC FULL NAME: *[Signature]*
COMMISSION NUMBER: 7202056
MY COMMISSION EXPIRES: 02/28/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 21 DAY OF August.
APPROVED BY MAYOR *[Signature]* APPROVED BY CITY ATTORNEY *[Signature]*
APPROVED BY CITY ENGINEER *[Signature]* APPROVED BY CITY RECORDER *[Signature]*
(SEE SEAL BELOW) (SEE SEAL BELOW)

THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2 AMENDED AMENDING & VACATING LOTS 203 AND 204, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER PHASE 2

LOCATED IN THE SOUTH HALF OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S SEAL: KAGAN M. DIXON, No. 9061091, 08/01/2023, STATE OF UTAH

NOTARY PUBLIC SEAL: LORENA D OSBORN, Notary Public State of Utah, My Commission Expires on September 28, 2025, Comm. Number: 720555

CITY ENGINEER SEAL: CHRISTOPHER TOOD, No. 285052, TRUSTY 8-21-23, STATE OF UTAH

CLERK-RECORDER SEAL: EAGLE MOUNTAIN CITY, UTAH

18901

SEC 12 T6S, R2W, S188M, T6S-038 B1M, Lots 203 & 204, Marketplace at Eagle Mountain Town Center Ph 2