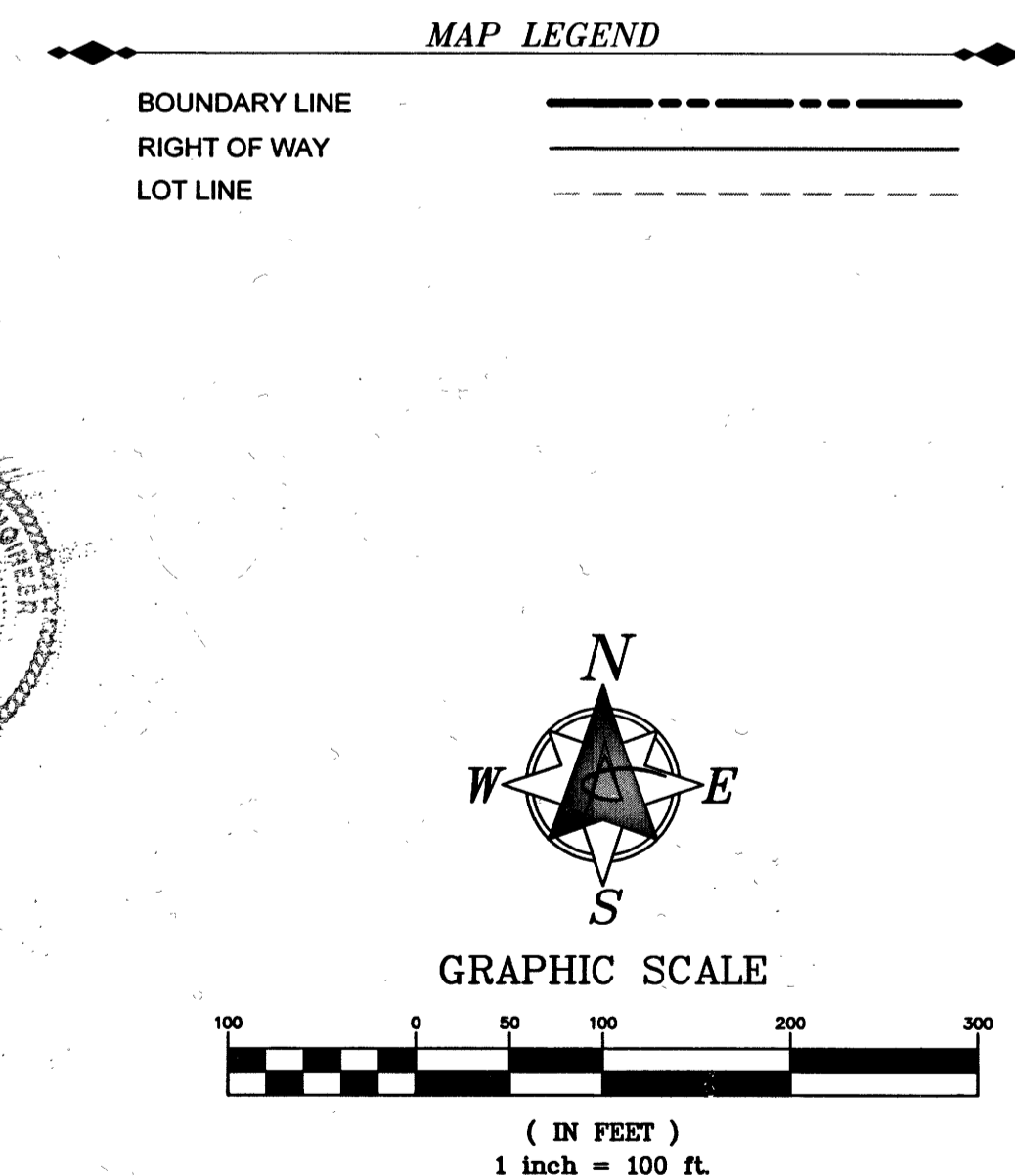
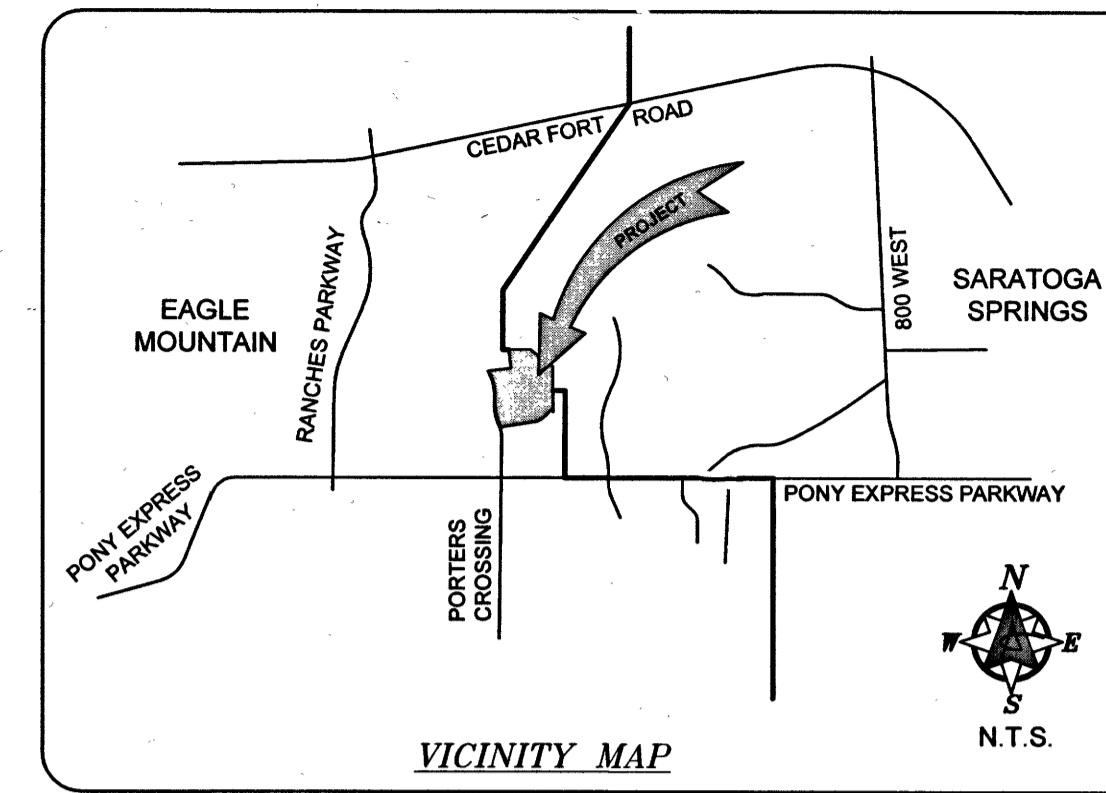
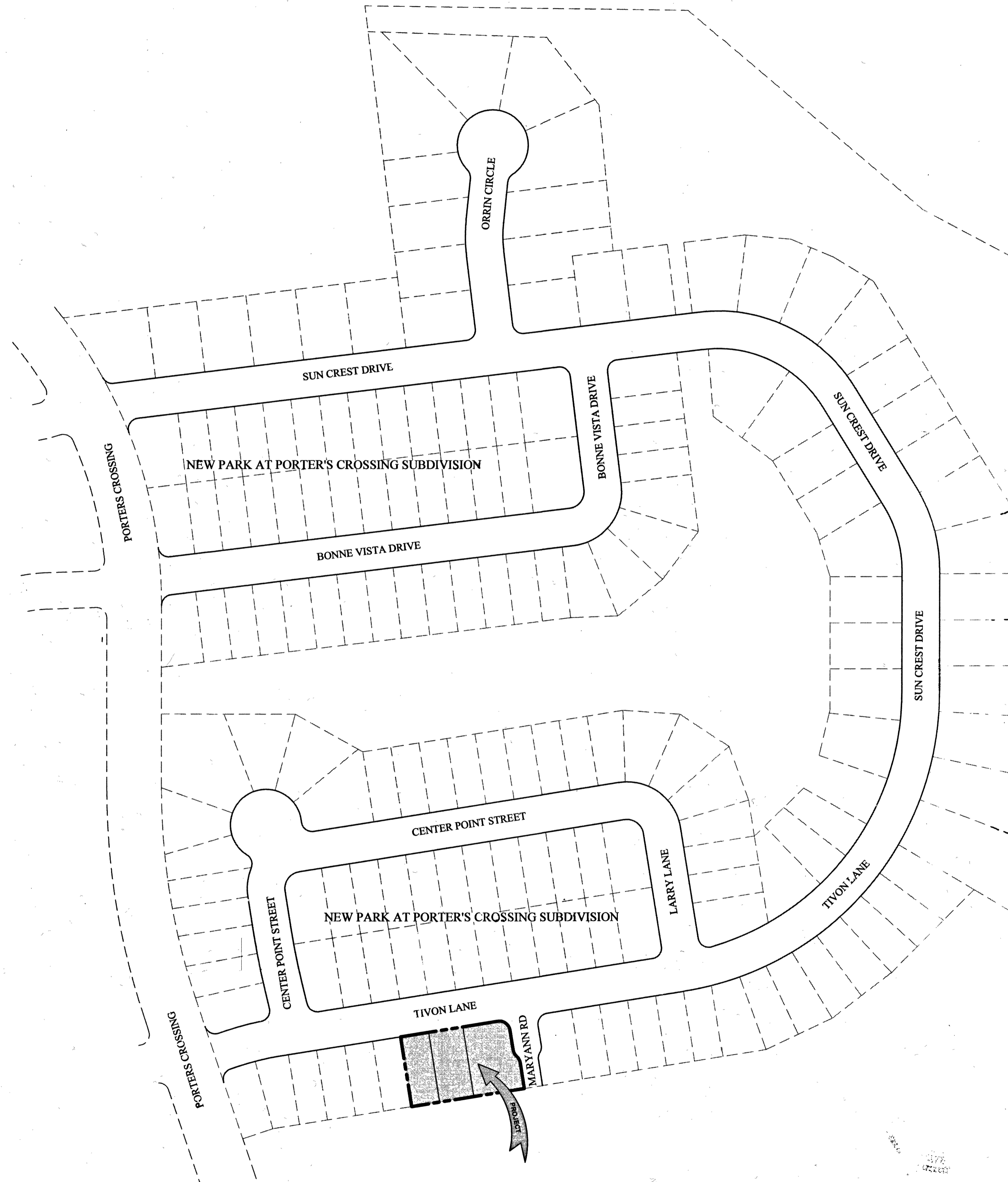


NEW PARK AT PORTER'S CROSSING AMENDED SUBDIVISION, PLAT 2

AMENDING AND VACATING A PORTION OF NEW PARK AT PORTER'S CROSSING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

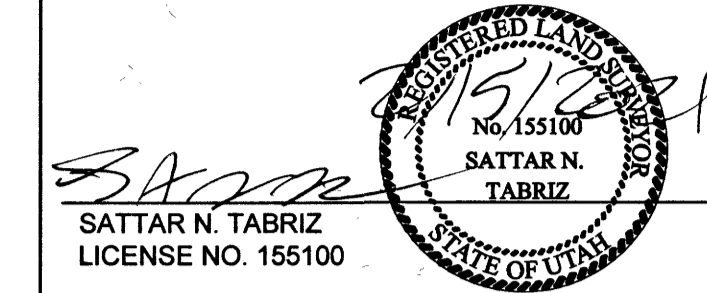


SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, TO BE HEREAFTER KNOWN AS:

NEW PARK AT PORTER'S CROSSING, AMENDED SUBDIVISION, PLAT 2

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.



LEGAL DESCRIPTION

ALL OF LOTS 48, 49 AND 50 OF THE NEW PARK AT PORTER'S CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF; AND OF RECORD AS ENTRY NO. 133960.2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 50, NEW PARK AT PORTER'S CROSSING SUBDIVISION, SAID POINT BEING N 0°11'38" E 1122.19 FEET AND S 89°48'22" E 191.02 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N 9°02'43" W 99.24 FEET; THENCE N 80°57'17" E 138.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.56 FEET WITH A CHORD OF S 54°02'43" E 21.21 FEET; THENCE S 9°02'43" E 28.23 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 10.48 FEET WITH A CHORD OF S 29°01'03" E 10.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 10.48 FEET WITH A CHORD OF S 29°01'03" E 10.25 FEET; THENCE S 9°02'43" E 36.75 FEET; THENCE S 80°57'17" W 160.70 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER BE KNOWN AS:

NEW PARK AT PORTER'S CROSSING AMENDED SUBDIVISION, PLAT 2

DOES HEREBY DEDICATE FOR 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 9th DAY OF February, 2021 A.D.

ENT 1026072021 Map 4 17704
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 JUN 03 12:46 PM FEE 100.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S NAME: BACH HOMES, LLC

SIGNATURE: [Signature] DATE: 2/9/21
PRINT NAME: Greg Rindlsbacher TITLE: Manager
on behalf of Bach Homes, LLC

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THIS 7 DAY OF FEBRUARY, 2021, PERSONALLY APPEARED BEFORE ME
GREG RINDLSBACHER WHO BEING BY ME DULY SWORN DID SAY THAT
HE/SHE IS THE MANAGER OF BACH HOMES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NIC ABBOTT [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN UTAH COUNTY, SALT LAKE

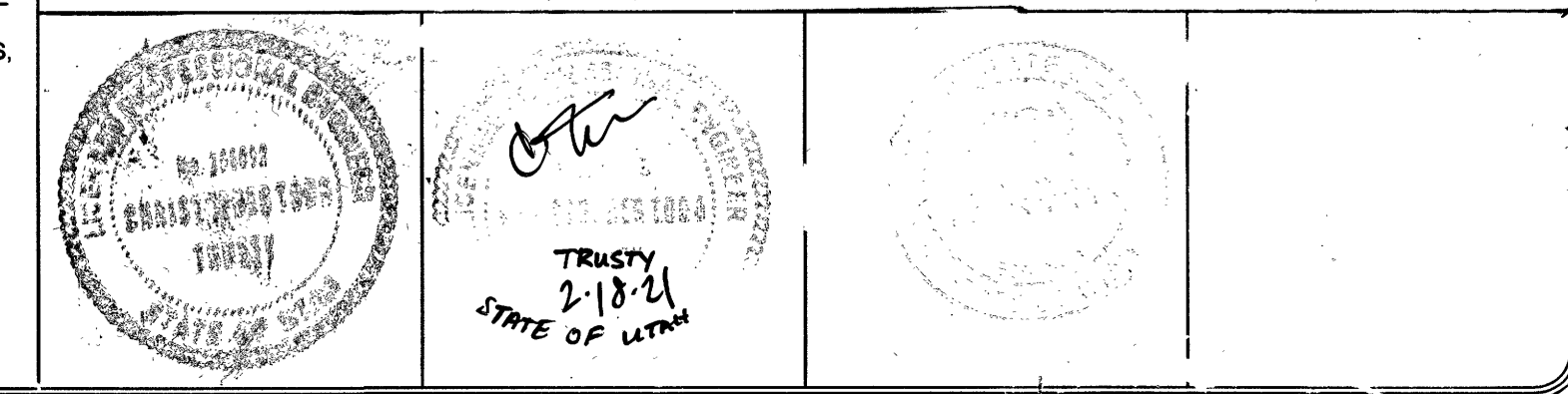
ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS AMENDED 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 7 DAY OF MARCH, 2021
APPROVED BY MAYOR: [Signature] APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature] ATTEST BY CITY RECORDER: [Signature]
(SEE SEAL BELOW) (SEE SEAL BELOW)

NEW PARK AT PORTER'S CROSSING AMENDED SUBDIVISION, PLAT 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



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 COMMUNICATION CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

[Signature] 2-9-21
DATE

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 RIGHT OF WAY DEPARTMENT AT 1-801-366-8532.

APPROVED THIS 11 DAY OF FEBRUARY, 2021
DOMINION ENERGY:
[Signature] Pre-Con 2-11-2021
BY: TITLE: DATE

ROCKY MOUNTAIN POWER NOTES:
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 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:
2.1 A RECORDED EASEMENT OR RIGHT OF WAY
2.2 THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3 TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4 ANY OTHER PROVISION OF LAW.

[Signature] 2-9-21
ROCKY MOUNTAIN POWER: DATE

17704 lot 2

U:\Pony Express Law\1 Deer\april\New Park at Porters Crossing\survey\CAD\Amended Plat1.DWG Feb 08, 2021 - 3:59pm

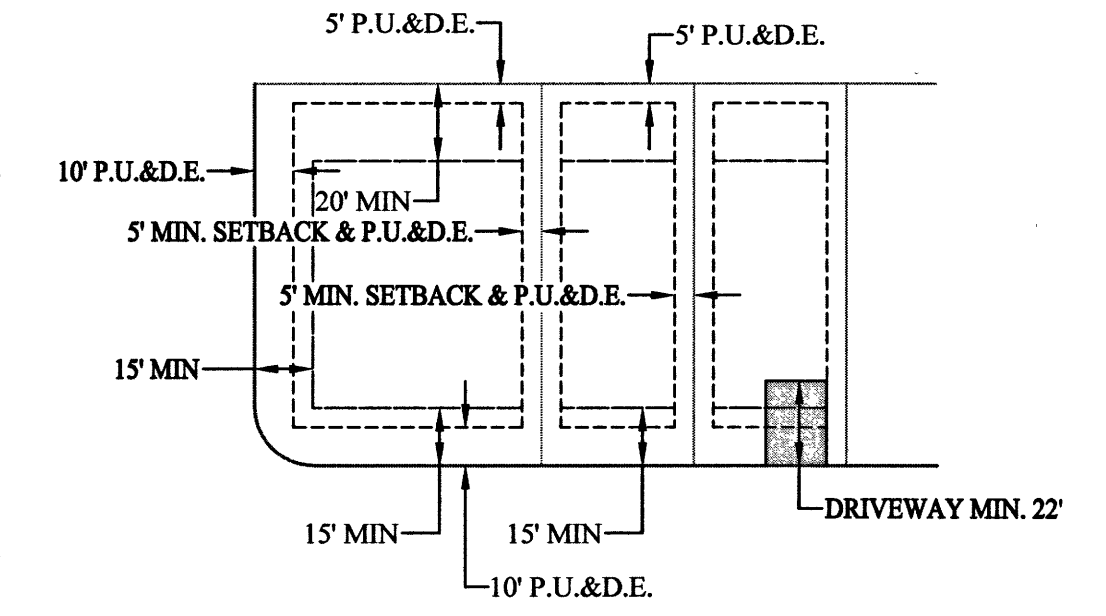
Sec 21 T5S, R1W, S21B1M, T0089 G-T



NEW PARK AT PORTER'S CROSSING AMENDED SUBDIVISION, PLAT 2

AMENDING AND VACATING A PORTION OF NEW PARK AT PORTER'S CROSSING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

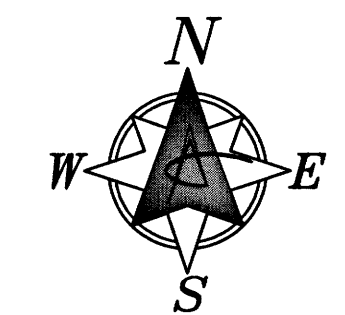
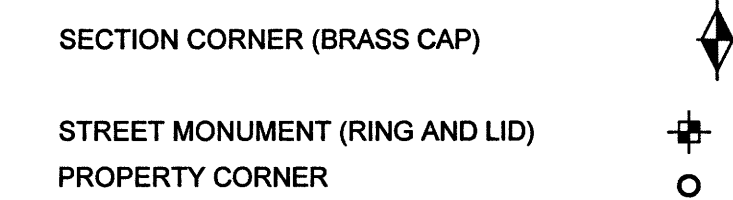
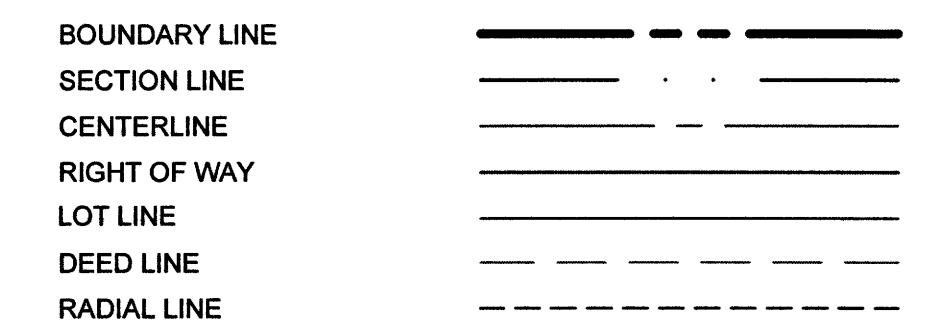


SMALL LOTS (LOTS 34-106 AND 116-169)
SETBACK AND P.U.E. DETAILS
FROM ORIGINAL NEW PARK AT PORTER'S CROSSING SUBDIVISION PLAT

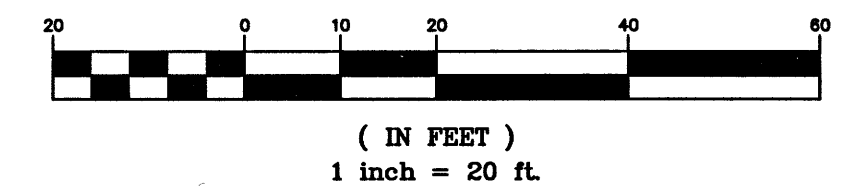
NOTE:

- P.U.&D.E. INDICATES A PUBLIC UTILITY AND DRAINAGE EASEMENT.

MAP LEGEND

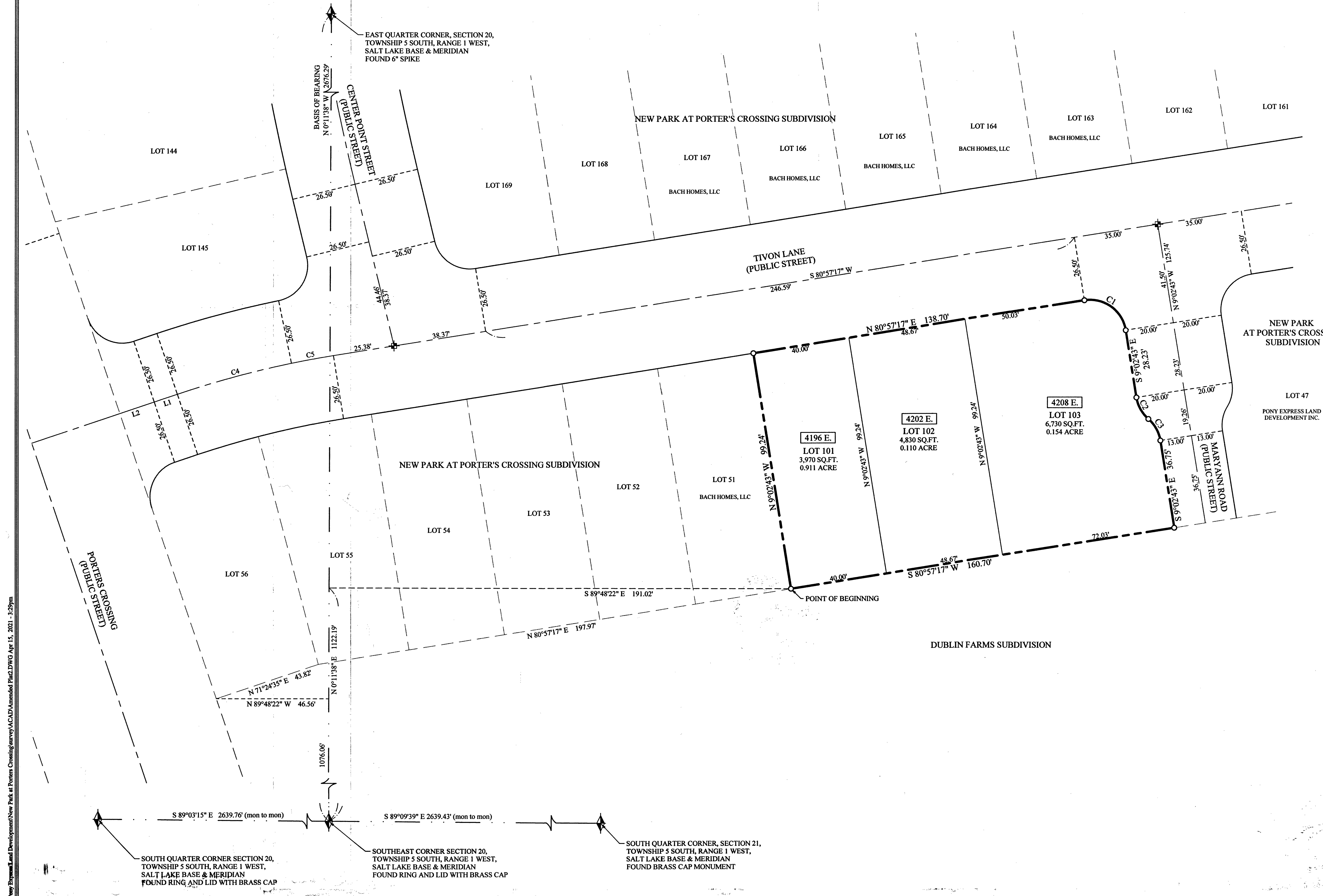


GRAPHIC SCALE



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	23.56	15.00	90°00'00"	S54°02'43"E	21.21
C2	10.46	15.00	39°56'40"	S29°01'03"E	10.25
C3	10.46	15.00	39°56'40"	S29°01'03"E	10.25
C4	48.86	400.00	7°00'45"	S74°55'10"W	48.93
C5	17.66	400.00	2°31'45"	S79°41'25"W	17.65

Line Table		
Line #	Length	Direction
L1	10.09	S71°24'48"W
L2	14.99	S71°24'48"W



17704

2012

ENT 102607:2021 Map # 17704
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 JUN 03 12:45 PM FEE 106.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

C:\pwy\pwy\land\Development\New Park at Porters Crossing\amended\ACAD\Amended Plat2.DWG, Apr 15, 2021, 3:29pm

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, Utah 84101
www.wardeng.com

SHEET
2 OF 2