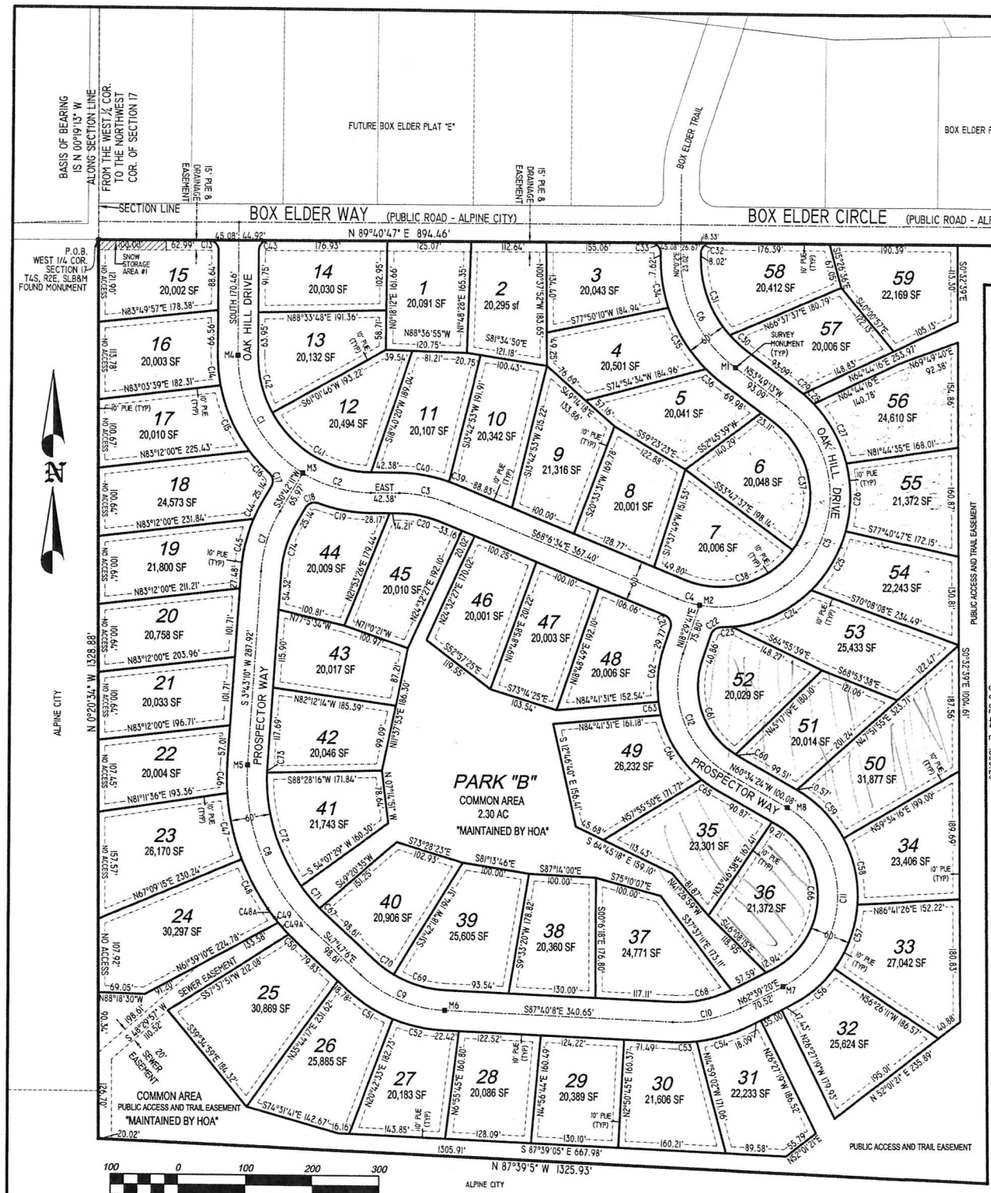


SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 163947. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

JAN 8, 2016 — DATE
SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°40'47" EAST 894.46 FEET; THENCE EAST ALONG THE SOUTHERLY BOUNDARY OF BOX ELDER PLAT "F" SUBDIVISION A DISTANCE OF 1289.85 FEET; THENCE NORTH ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 7.21 FEET; THENCE NORTH 89°40'47" EAST 454.29 FEET; THENCE SOUTH 0°46'04" EAST ALONG QUARTER SECTION LINE A DISTANCE OF 120.70 FEET TO THE MONUMENTED CENTER OF SECTION 17; THENCE NORTH 87°42'08" WEST ALONG QUARTER SECTION LINE A DISTANCE OF 1321.16 FEET; THENCE SOUTH 00°32'44" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1330.28 FEET; THENCE NORTH 87°39'05" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1325.93 FEET; THENCE NORTH 00°20'34" WEST ALONG THE SECTION LINE A DISTANCE OF 1328.88 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43.900 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, COMMON AREAS, DRAINAGE EASEMENTS & THE IRRIGATION EASEMENTS TO ALL LOT OWNERS AND THEIR SUCCESSORS & ASSIGNS IN PERPETUITY.

PATTERSON CONSTRUCTION, INC. BY: JAMES K. PATTERSON, PRESIDENT — 1-8-2016 DATE

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE 18 DAY OF January, A.D. 20 16 PERSONALLY APPEARED BEFORE ME JAMES K. PATTERSON, SIGNER OF THE FOREGOING DEDICATION AS A PRESIDENT OF PATTERSON CONSTRUCTION, INC WHO DULY ACKNOWLEDGES TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER 668491
MY COMMISSION EXPIRES 07-17-2017
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH) Kent P. Smith
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE Board of Commissioners OF Utah County, Utah APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 7th DAY OF January, A.D. 20 14

COMMISSION CHAIRMAN
APPROVED — ENGINEER (SEE SEAL BELOW)
ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

APPROVAL BY OWNERS AND OPERATORS OF UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES

THE UNDERSIGNED OWNERS OR OPERATORS OF THE UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES LOCATED ON THIS PLAT HEREBY APPROVE THE BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; HEREBY APPROVE THE LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; AND HEREBY APPROVE THE CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORDS, AND UTILITY FACILITIES WITHIN THE SUBDIVISION, AS SHOWN IN THIS PLAT.

NAME: Tonia Walker — ROCKY MOUNTAIN POWER
NAME: Chad Nuckolls — CENTURYLINK
NAME: Don Newman — QUESTAR

APPROVAL BY THE CULINARY WATER AUTHORITY

THE UNDERSIGNED CULINARY WATER AUTHORITY HEREBY APPROVES THIS PLAT FOR CULINARY WATER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT

Richard Allen
NAME

APPROVAL BY THE SANITARY SEWER AUTHORITY

THE UNDERSIGNED SANITARY SEWER AUTHORITY HEREBY APPROVES THIS PLAT FOR SANITARY SEWER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT

Richard Allen
NAME

ENT 55452:2016 Bk 5497 Pg 1
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Jan 21 11:33 am FEE 91.00 BY

BOX ELDER SOUTH PLAT "A"

RESIDENTIAL SUBDIVISION
UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET

SURVEYOR'S SEAL — NO. 163947 DAVID V. THOMAS 1-8-16 STATE OF UTAH
NOTARY PUBLIC SEAL — KENT P SMITH NOTARY PUBLIC-STATE OF UTAH COMMISSION# 668491 COMM. EXP 07-17-2017
ENGINEER SEAL — COUNTY ENGINEER STATE OF UTAH
CLERK-RECORDER SEAL — STATE OF UTAH COUNTY CLERK AUDITOR UTAH COUNTY

14927

SEC. 17, T4S, R2E, SLB&M
TW020

LEGEND

☐ M# SURVEY MONUMENT

URBAN WILDLAND INTERFACE AREA

9.6.2 COMMON AREAS AND SNOW STORAGE EASEMENTS ARE USED FOR SNOW STORAGE.
9.6.3 DRIVEWAYS SHALL BE A MINIMUM OF 12 FEET IN WIDTH WITH TURNAROUNDS REQUIRED EVERY 400 FEET.
9.6.5 ALL HOMES TO HAVE AUTOMATIC FIRE SPRINKLER PROTECTION.
9.6.7 VEGETATION CLEARANCE REVIEW IS REQUIRED BY THE UTAH COUNTY FIRE MARSHAL. A SITE PLAN FOR EACH HOME IS TO BE SUBMITTED TO THE FIRE MARSHAL WHO WILL DETERMINE THE REQUIRED VEGETATIVE CLEARANCES.

FAULT TRENCH

"WHERE TRENCH STUDIES ARE REQUIRED, THE TRENCHES SHALL BE DUG AT LEAST 30 FEET BEYOND THE EXTERIOR OF THE PROPOSED STRUCTURE OR USE OR, IF THE FAULT IS FOUND, TO THE FAULT ITSELF, WHICHEVER IS CLOSER. APPROVAL BY A QUALIFIED GEOLOGIST OF THE LOCATION AND DEPTH OF ANY SUCH TRENCH IS REQUIRED BEFORE DIGGING IS COMMENCED, AND TRENCHES, WHEN COMPLETED AND LOGGED, SHALL BE REVIEWED BY THE GEOLOGIST BEFORE BACKFILLING."

P.U.E NOTE

ALL 10' PUE'S AS SHOWN ON THIS PLAT SERVE AS BOTH A PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT AROUND THE PERIMETER OF EACH LOT.

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar 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 acknowledgement 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 Questar's Right-of-Way department at 801-324-5532.

Approved this 5th day of January 2016
QUESTAR GAS COMPANY
By Don Newman
Title Pro Const Specialist

CURVE TABLE

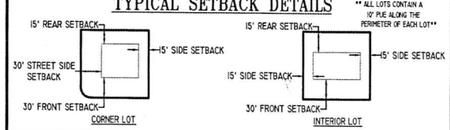
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	206.99	200.00	59°17'49"	197.87	S29°38'55"E
C2	107.17	200.00	30°42'11"	105.90	S74°38'55"E
C3	76.41	200.00	21°53'26"	75.95	S79°03'16"E
C4	34.63	165.00	12°01'35"	34.57	S74°07'21"E
C5	442.58	165.00	153°41'04"	321.34	N23°01'19"E
C6	187.87	200.00	53°49'14"	181.04	N26°54'35"W
C7	94.19	200.00	26°59'00"	93.32	S17°12'40"W
C8	269.68	500.00	51°30'16"	260.69	S22°01'58"E
C9	159.22	200.00	39°53'02"	156.43	S67°43'37"E
C10	103.59	200.00	29°40'32"	102.43	N77°29'36"E
C11	322.61	150.00	123°13'45"	263.93	N01°02'28"E
C12	207.00	150.00	79°04'05"	190.96	N21°02'22"W
C13	23.65	15.00	90°19'13"	21.27	S4.5°9'36"E
C14	44.63	230.00	11°07'07"	44.56	S5°53'34"E
C15	106.33	230.00	26°29'14"	105.38	S24°21'45"E
C16	44.59	230.00	11°06'26"	44.52	S43°09'35"E
C17	20.79	15.00	79°24'58"	19.17	S9°00'19"E
C18	20.79	15.00	79°24'58"	19.17	N70°24'40"E
C19	82.76	230.00	20°07'09"	80.35	S79°56'26"E
C20	64.95	170.00	21°53'26"	64.56	S79°53'17"E
C21	22.67	15.00	86°36'14"	20.58	S24°48'26"E
C22	18.48	15.00	70°35'54"	17.34	N53°47'37"E
C23	16.60	195.00	04°52'36"	16.59	N86°39'16"E
C24	132.47	195.00	38°55'23"	129.94	N64°45'17"E
C25	102.83	195.00	30°12'53"	101.65	N30°11'09"E
C26	101.31	195.00	29°46'52"	100.00	N00°13'17"E
C27	101.13	195.00	29°42'52"	100.00	N29°29'35"W
C28	21.62	195.00	6°21'11"	21.61	N47°31'36"W
C29	10.61	195.00	3°07'01"	10.61	N52°15'42"W
C30	35.64	170.00	12°00'38"	35.57	N47°48'53"W
C31	124.05	170.00	41°48'36"	121.32	N20°54'16"W
C32	23.56	15.00	89°59'58"	21.21	N45°00'01"E
C33	23.65	15.00	90°19'15"	21.27	S45°09'36"E
C34	75.00	230.00	18°41'00"	74.67	S09°20'28"E
C35	107.31	230.00	26°43'57"	106.34	S32°02'56"E
C36	33.74	230.00	08°24'17"	33.71	S49°37'04"E
C37	216.61	135.00	89°48'32"	190.60	S08°54'56"E
C38	178.94	135.00	75°54'06"	166.05	S73°56'23"W
C39	12.16	230.00	3°01'42"	12.16	N69°31'25"W
C40	75.72	230.00	18°51'44"	75.38	N80°34'08"W
C41	179.70	170.00	60°53'50"	171.45	N59°41'05"W
C42	87.34	170.00	29°26'10"	86.38	N14°43'05"W
C43	23.48	15.00	89°40'07"	21.15	N44°50'23"E
C44	30.16	230.00	7°30'43"	30.13	S26°56'49"W
C45	78.16	230.00	19°28'17"	77.79	S13°27'19"W
C46	44.28	330.00	7°41'17"	44.25	S09°07'28"E
C47	100.62	330.00	17°28'15"	100.23	S12°42'12"E
C48	82.88	330.00	14°23'22"	82.66	S28°38'00"E
C48A	20.03	330.00	3°28'14"	20.03	S37°54'01"E
C49	5.46	330.00	0°56'53"	5.46	S39°46'48"E
C49A	23.29	330.00	4°01'40"	23.19	S42°16'05"E
C50	20.18	330.00	3°50'11"	20.17	S46°02'00"E
C51	81.90	230.00	20°24'06"	81.47	S57°59'09"E
C52	78.21	230.00	19°28'56"	77.83	S77°55'40"E
C53	36.52	230.00	09°05'54"	36.48	N87°43'29"E
C54	82.60	230.00	20°34'39"	82.15	N72°58'10"E
C55	83.71	180.00	26°38'41"	82.95	N49°20'00"E
C57	101.33	180.00	32°15'19"	100.00	N19°53'00"E
C58	101.33	180.00	32°15'19"	100.00	N12°22'19"W
C59	100.76	180.00	32°06'26"	99.45	N44°32'12"W
C60	5.85	120.00	2°47'42"	5.85	N59°10'33"W
C61	159.75	120.00	76°16'23"	148.21	N19°38'31"W
C62	82.35	180.00	26°12'51"	81.64	S09°23'15"W
C63	20.11	180.00	6°24'00"	20.10	S10°55'11"E
C64	115.47	180.00	36°45'15"	113.50	S32°29'49"E
C65	30.47	180.00	9°41'58"	30.44	S55°43'25"E
C66	258.09	120.00	123°13'45"	211.15	S61°02'28"W
C67	12.08	270.00	2°33'48"	12.08	N46°50'12"W
C68	88.05	170.00	29°40'32"	87.07	S77°29'36"W
C69	81.77	170.00	27°33'34"	80.99	N73°53'21"W
C70	36.57	170.00	12°19'28"	36.50	N53°56'50"W
C71	42.84	270.00	9°05'24"	42.79	N40°40'36"W
C72	178.44	270.00	37°51'55"	175.21	N17°11'56"W
C73	9.36	270.00	1°59'09"	9.36	N02°43'36"E
C74	80.06	170.00	26°59'00"	79.32	N17°12'40"E

TABULATIONS

TOTAL PROPERTY AREA	= 43.900 AC	
AREA DEDICATED FOR PUBLIC ROADS	= 5.336 AC	= 12.2%
COMMON AREA	= 8.79 AC	= 20.0%
REMAINDER AREA IN LOTS	= 29.775 AC	= 67.8%
NUMBER OF BUILDING LOTS	= 59	
AVERAGE LOT AREA	= 0.505 OR 21,983 SF	

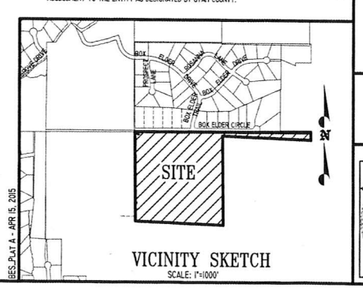
TYPICAL SETBACK DETAILS

** ALL LOTS CONTAIN A 10' PUE ALONG THE PERIMETER OF EACH LOT **



ADDRESS TABLE

LOT#	ADDRESS	LOT#	ADDRESS	LOT#	ADDRESS	LOT#	ADDRESS
1	OAK HILL DRIVE	15	OAK HILL DRIVE	31	OAK HILL DRIVE	46	OAK HILL DRIVE
2	OAK HILL DRIVE	(OR)	BOX ELDER WAY	32	BOX ELDER WAY	47	OAK HILL DRIVE
3	OAK HILL DRIVE	17	OAK HILL DRIVE	33	OAK HILL DRIVE	48	OAK HILL DRIVE
(OR)	BOX ELDER WAY	18	PROSPECTOR WAY	34	PROSPECTOR WAY	(OR)	PROSPECTOR WAY
4	OAK HILL DRIVE	19	PROSPECTOR WAY	35	PROSPECTOR WAY	49	PROSPECTOR WAY
5	OAK HILL DRIVE	20	PROSPECTOR WAY	36	PROSPECTOR WAY	50	PROSPECTOR WAY
6	OAK HILL DRIVE	21	PROSPECTOR WAY	37	PROSPECTOR WAY	51	PROSPECTOR WAY
7	OAK HILL DRIVE	22	PROSPECTOR WAY	38	PROSPECTOR WAY	52	PROSPECTOR WAY
8	OAK HILL DRIVE	23	PROSPECTOR WAY	39	PROSPECTOR WAY	53	OAK HILL DRIVE
9	OAK HILL DRIVE	24	PROSPECTOR WAY	40	PROSPECTOR WAY	54	OAK HILL DRIVE
10	OAK HILL DRIVE	25	PROSPECTOR WAY	41	PROSPECTOR WAY	55	OAK HILL DRIVE
11	OAK HILL DRIVE	26	PROSPECTOR WAY	42	PROSPECTOR WAY	56	OAK HILL DRIVE
12	OAK HILL DRIVE	27	PROSPECTOR WAY	43	PROSPECTOR WAY	57	OAK HILL DRIVE
13	OAK HILL DRIVE	28	PROSPECTOR WAY	44	PROSPECTOR WAY	58	OAK HILL DRIVE
14	OAK HILL DRIVE	29	PROSPECTOR WAY	(OR)	OAK HILL DRIVE	(OR)	BOX ELDER CIRCLE
(OR)	BOX ELDER WAY	30	PROSPECTOR WAY	45	OAK HILL DRIVE	59	BOX ELDER CIRCLE



VICINITY SKETCH
SCALE: 1"=1000'

BES_PLAT A - APR 15, 2015