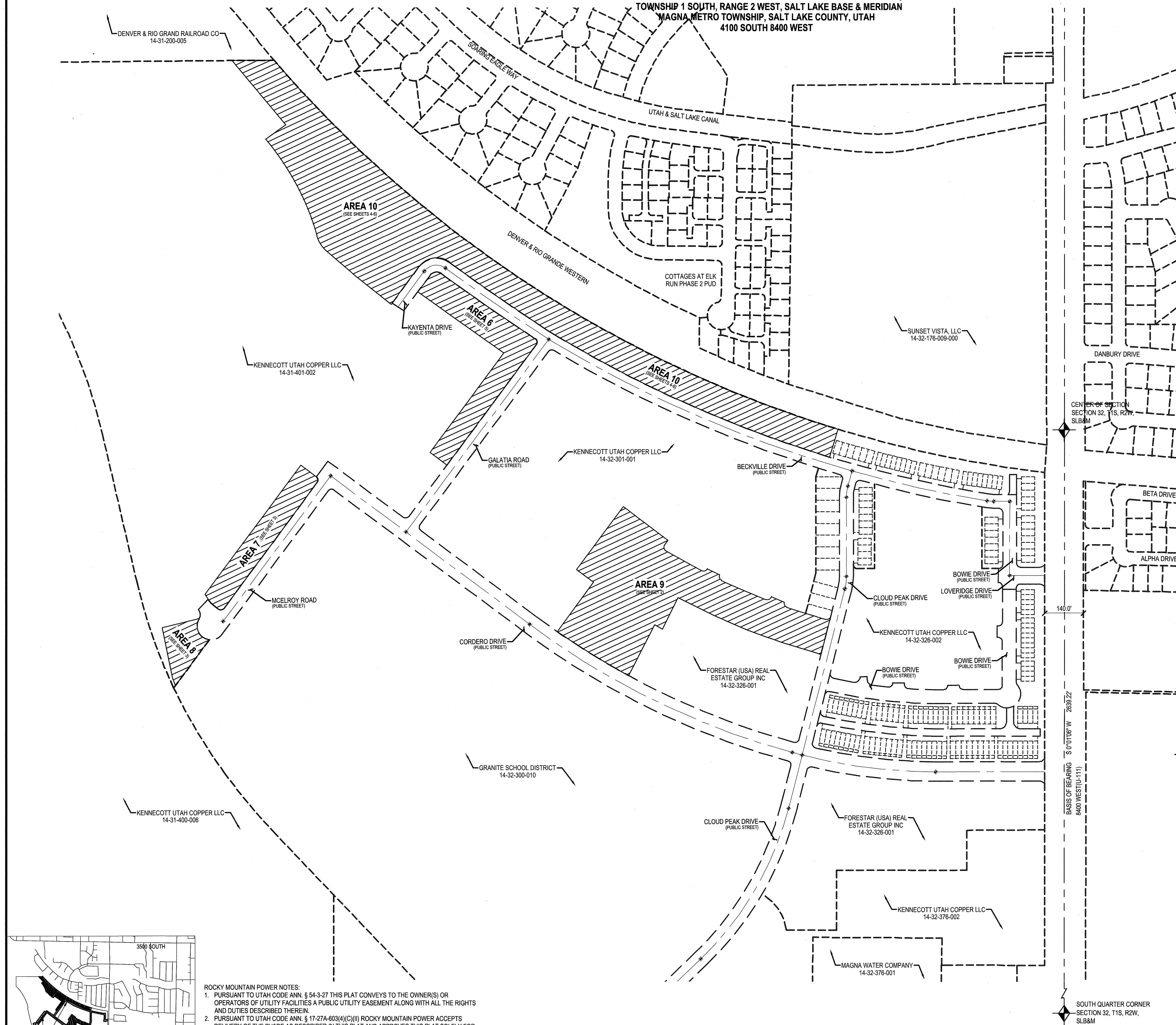


# GATEWAY TO LITTLE VALLEY PHASE 1B PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,  
AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH  
4100 SOUTH 8400 WEST



### SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **26882**. In accordance with Title 56, Chapter 22, of the Professional Engineers and Land Surveyors Act, I further certify that by authority of the Owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-22-17 and have verified all measurements. That the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and that this plat of GATEWAY TO LITTLE VALLEY PHASE 1B PLAT in Magna Metro Township, Salt Lake 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 of the Salt Lake County Recorder's Office. I further certify that the requirements of all applicable statutes and ordinance concerning zoning requirements regarding lot measurements have been complied with.

### BOUNDARY DESCRIPTIONS

**Area 6**  
A parcel of land situated in the Southwest and Northwest Quarters of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point being South 00°01'01" West 127.70 feet along the section line and West 2,230.51 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 53°22'42" West 75.30 feet;  
thence North 38°32'17" East 446.02 feet;  
thence North 54°37'07" West 381.14 feet;  
thence North 38°35'46" East 73.16 feet;  
thence Northwesterly 46.50 feet along the arc of a 30.00 foot radius curve to the right (center bears South 53°24'14" East and the chord bears North 61°22'48" East 42.72 feet with a central angle of 69°34'27");  
thence Southeasterly 41.86 feet along the arc of a 7.878 foot radius curve to the left (center bears North 38°00'49" East and the chord bears South 65°10'50" East 41.83 feet with a central angle of 62°37'28");  
thence Southeasterly 24.46 feet along the arc of a 15.00 foot radius curve to the right (center bears South 53°12'21" West and the chord bears South 10°02'10" East 21.84 feet with a central angle of 69°24'57");  
thence South 38°37'18" West 539.91 feet to the point of beginning.  
Contains 81,012 Square Feet or 1.860 Acres

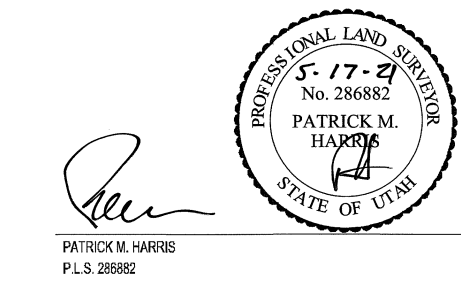
**Area 7**  
A parcel of land situated in the Southeast Quarter of Section 31, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point being South 00°01'01" West 191.29 feet along the section line and West 2,669.79 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 38°37'18" West 563.45 feet;  
thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 53°22'42" East and the chord bears South 81°37'18" West 21.21 feet with a central angle of 9°30'00");  
thence North 53°22'42" West 13.50 feet;  
thence Northwesterly 58.94 feet along the arc of a 125.00 foot radius curve to the right (center bears North 38°37'18" West and the chord bears South 38°52'12" West 58.40 feet with a central angle of 27°10'00");  
thence North 38°37'18" East 579.81 feet;  
thence South 38°37'18" West 539.91 feet to the point of beginning.  
Contains 50,202 Square Feet or 1.152 Acres

**Area 8**  
A parcel of land situated in the Southeast Quarter of Section 31, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point being South 00°01'01" West 787.19 feet along the section line and West 3,089.05 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence South 38°37'18" West 205.18 feet;  
thence North 21°58'28" West 29.83 feet;  
thence North 11°38'14" West 184.82 feet;  
thence North 19°58'28" East 138.87 feet;  
thence Southeasterly 3.00 feet along the arc of a 30.00 foot radius curve to the right (center bears North 62°38'28" West and the chord bears South 27°29'22" West 3.00 feet with a central angle of 65°43'59");  
thence Southeasterly 99.19 feet along the arc of a 50.00 foot radius curve to the left (center bears South 69°42'27" East and the chord bears South 26°30'21" East 83.71 feet with a central angle of 113°40'04") to the point of beginning.  
Contains 21,633 Square Feet or 0.497 Acres

**Area 9**  
A parcel of land situated in the Southeast Quarter of Section 31, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point being South 00°01'01" West 191.29 feet along the section line and West 2,669.79 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 38°37'18" West 563.45 feet;  
thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 53°22'42" East and the chord bears South 81°37'18" West 21.21 feet with a central angle of 9°30'00");  
thence North 53°22'42" West 13.50 feet;  
thence Northwesterly 58.94 feet along the arc of a 125.00 foot radius curve to the right (center bears North 38°37'18" West and the chord bears South 38°52'12" West 58.40 feet with a central angle of 27°10'00");  
thence North 38°37'18" East 579.81 feet;  
thence South 38°37'18" West 539.91 feet to the point of beginning.  
Contains 50,202 Square Feet or 1.152 Acres

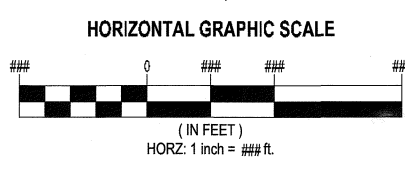
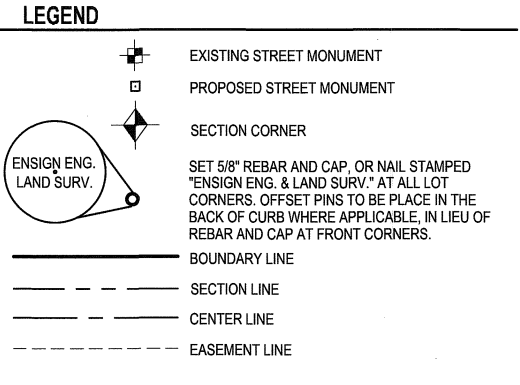
**Area 10**  
A parcel of land situated in the Northwest and Southwest Quarters of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point being South 00°01'01" West 127.70 feet along the section line and West 2,230.51 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 53°22'42" West 147.00 feet;  
thence North 68°25'52" West 133.15 feet;  
thence North 67°01'47" West 132.32 feet;  
thence North 63°45'56" West 143.54 feet;  
thence South 28°21'59" West 125.98 feet;  
thence Northwesterly 32.94 feet along the arc of a 2,599.00 foot radius curve to the right (center bears North 27°50'48" East and the chord bears North 61°47'28" West 32.84 feet with a central angle of 0°43'28");  
thence South 27°12'09" West 205.07 feet;  
thence Northwesterly 302.20 feet along the arc of a 2,803.00 foot radius curve to the right (center bears North 27°50'48" East and the chord bears North 61°47'28" West 302.55 feet with a central angle of 0°38'58");  
thence North 38°10'08" East 220.02 feet;  
thence North 53°22'42" West 75.30 feet;  
thence South 38°37'18" East 202.50 feet;  
thence South 38°37'18" West 204.88 feet;  
thence Southeasterly 20.36 feet along the arc of a 15.00 foot radius curve to the left (center bears South 53°22'42" East and the chord bears North 11°16'20" East 22.26 feet with a central angle of 69°24'57");  
thence Southeasterly 145.41 feet along the arc of a 2,345.00 foot radius curve to the left (center bears North 32°49'03" East and the chord bears South 69°59'01" East 147.36 feet with a central angle of 63°30'00");  
thence Northwesterly 23.84 feet along the arc of a 15.00 foot radius curve to the left (center bears North 27°12'59" East and the chord bears North 71°41'35" East 21.41 feet with a central angle of 91°12'23");  
thence South 63°43'52" East 50.00 feet;  
thence Southeasterly 23.80 feet along the arc of a 15.00 foot radius curve to the left (center bears South 63°49'48" East and the chord bears South 19°17'28" East 21.38 feet with a central angle of 69°24'57");  
thence Northwesterly 174.07 feet along the arc of a 2,345.00 foot radius curve to the left (center bears North 27°12'59" East and the chord bears South 69°59'01" East 174.23 feet with a central angle of 69°24'57");  
thence Northwesterly 148.22 feet along the arc of a 2,345.00 foot radius curve to the left (center bears North 19°01'07" East and the chord bears South 72°49'04" East 146.19 feet with a central angle of 63°30'00");  
thence Northwesterly 23.83 feet along the arc of a 15.00 foot radius curve to the left (center bears North 19°01'07" East and the chord bears South 72°49'04" East 21.40 feet with a central angle of 91°10'43");  
thence South 14°25'03" West 141.37 feet to the point of beginning.  
Contains 226,175 Square Feet or 5.192 Acres

**Area 10**  
A parcel of land situated in the Northwest Quarter of Section 31, and the Southwest and Northwest Quarters of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point being South 00°01'01" West 88.10 feet along the section line and West 848.80 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence Northwesterly 1,077.63 feet along the arc of a 4,454.70 foot radius curve to the right (center bears North 18°52'12" East and the chord bears North 68°11'59" West 1,075.01 feet with a central angle of 13°19'17");  
thence Northwesterly 39.30 feet along the arc of a 676.00 foot radius curve to the right (center bears North 30°43'50" East and the chord bears North 58°06'51" West 39.32 feet with a central angle of 0°16'39");  
thence Northwesterly 432.13 feet along the arc of a 7,928.48 foot radius curve to the right (center bears North 33°02'28" East and the chord bears North 55°23'52" West 432.00 feet with a central angle of 0°07'22");  
thence Southeasterly 125.06 feet along the arc of a 80.00 foot radius curve to the left (center bears South 58°09'49" West and the chord bears North 55°23'52" West 112.71 feet with a central angle of 08°34'03");  
thence South 38°35'46" West 161.54 feet;  
thence Southeasterly 4.02 feet along the arc of a 15.00 foot radius curve to the right (center bears South 53°24'14" West and the chord bears South 46°56'40" West 5.39 feet with a central angle of 20°41'49");  
thence North 52°10'42" West 32.17 feet;  
thence Northwesterly 269.70 feet along the arc of a 4,484.71 foot radius curve to the right (center bears North 27°52'22" East and the chord bears North 58°04'17" West 269.69 feet with a central angle of 0°37'28");  
thence Northwesterly 69.68 feet along the arc of a 115.00 foot radius curve to the right (center bears North 41°18'59" East and the chord bears North 32°17'27" West 69.61 feet with a central angle of 32°17'00");  
thence Northwesterly 297.68 feet along the arc of a 836.00 foot radius curve to the left (center bears North 74°00'06" West and the chord bears North 28°04'26" West 297.64 feet with a central angle of 91°12'23");  
thence North 54°27'12" East 90.28 feet;  
thence North 48°44'48" East 151.88 feet;  
thence Southeasterly 2,454.89 feet along the arc of a 4,347.28 foot radius curve to the left (center bears North 19°01'07" East and the chord bears South 58°59'01" East 2,432.09 feet with a central angle of 32°29'57") to the point of beginning.  
Contains 104,249 Square Feet or 2.418 Acres  
Total Acreage Contains 789,271 Square Feet or 18.119 Acres



MAY 17, 2021  
DATE

PATRICK M. HARRIS  
P.L.S. 26882



### OWNER'S DEDICATION

I, the undersigned owner (s) of the above described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on this plat.

### GATEWAY TO LITTLE VALLEY PHASE 1B PLAT

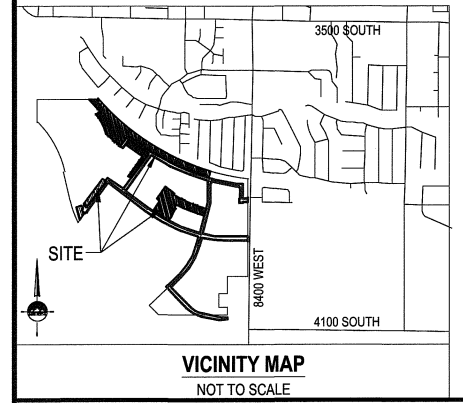
and do hereby dedicate, grant and convey to public use all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on this plat as public utility, storm water collection ponds, drainage and canal maintenance easements, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or the perpetual preservation of water drainage channels in their natural state whenever applicable as may be authorized by the governing authority with no buildings or structures being erected within such.

In witness whereof I have hereunto set out hand (s) this 26 day of May, A.D. 2021.

FORESTAR (USA) REAL ESTATE GROUP, INC.  
By: Brian Konderek  
**DIVISION PRESIDENT**  
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake  
On this 26 day of May, 2021, A.D., personally appeared before me Brian Konderek, the signer of the foregoing instrument, who duly acknowledged to me that he is the President of Forestar (USA) Real Estate Group, Inc., a Delaware corporation, and that within the Owners Dedication was signed in behalf of said Corporation in conformity of its bylaws and he acknowledged to me that he is duly authorized to execute this instrument.

Rolando Ramirez  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1-17-24  
MY COMMISSION NUMBER: 576918  
RESIDING IN: Maricopa COUNTY: Maricopa



### ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-7 THIS PLAT CONVEYS TO THE OWNERS (S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND OUTFITS DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-403(A)(VII) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLUMBE 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:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW.

Domion Energy Utah - Note:  
Questar Gas Company, dba Domion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Domion 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 provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular items or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-366-8532.

DEVELOPER  
**FORESTAR (USA) REAL ESTATE GROUP**  
2221 E. LAMAR BLVD, STE 790  
ARLINGTON, TX 76066  
817.769.1880

SALT LAKE COUNTY ENGINEERING 6/3/2021 Karl Monson	ADDRESS APPROVAL 6/3/2021 J. B. Benge	UNIFIED FIRE AUTHORITY APPROVAL 6-7-21 J. Smolka	MAGNA WATER DISTRICT 5/21/21 Clint Kelley
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<b>PLANNING COMMISSION</b> APPROVED THIS <u>20</u> DAY OF <u>June</u> 20 <u>21</u> BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION. <u>Daniel K. Cogg</u> CHAIR, MAGNA METRO TOWNSHIP PLANNING COMMISSION	<b>HEALTH DEPARTMENT</b> APPROVED THIS <u>1</u> DAY OF <u>June</u> 20 <u>21</u> . <u>Brian</u> SALT LAKE COUNTY HEALTH DEPARTMENT	<b>PLAN CHECK</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>Paul</u> PLANNING SECTION	<b>APPROVAL AS TO FORM</b> APPROVED THIS <u>20</u> DAY OF <u>June</u> 20 <u>21</u> . <u>Paul</u> MAGNA METRO TOWNSHIP ATTORNEY
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### GATEWAY TO LITTLE VALLEY PHASE 1B PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, AND THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED # 13693268

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Forestar Real Estate Group, Inc.  
DATE: 06/16/2021 TIME: 2:50 PM BOOK: 2021P PAGE: 161  
FEE: \$554.00  
Zane  
DEPUTY SALT LAKE COUNTY RECORDER

**ENSIGN**  
SALT LAKE CITY  
45 W. 1000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.6020  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

**SHEET 1 OF 6**  
PROJECT NUMBER: 8108  
MANAGER: ROE  
DRAWN BY: KTV  
CHECKED BY: MHM  
DATE: 5/21/21

**SURVEY RECORDING DATA**  
DATE: APRIL 2, 2018  
DRAWING NO.: S2018-04-0297  
COUNTY: SALT LAKE COUNTY  
DATE: 6-1-21

**CHECKED FOR ZONING COMPLIANCE**  
See development agreement  
ZONE: PL LOT AREA: Varies  
LOT WIDTH: Varies FRONT YARD: Varies  
SIDE YARD: Varies REAR YARD: Varies

**PLANNING COMMISSION**  
APPROVED THIS 20 DAY OF June 2021 BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.  
Daniel K. Cogg  
CHAIR, MAGNA METRO TOWNSHIP PLANNING COMMISSION

**HEALTH DEPARTMENT**  
APPROVED THIS 1 DAY OF June 2021.  
Brian  
SALT LAKE COUNTY HEALTH DEPARTMENT

**PLAN CHECK**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
Paul  
PLANNING SECTION

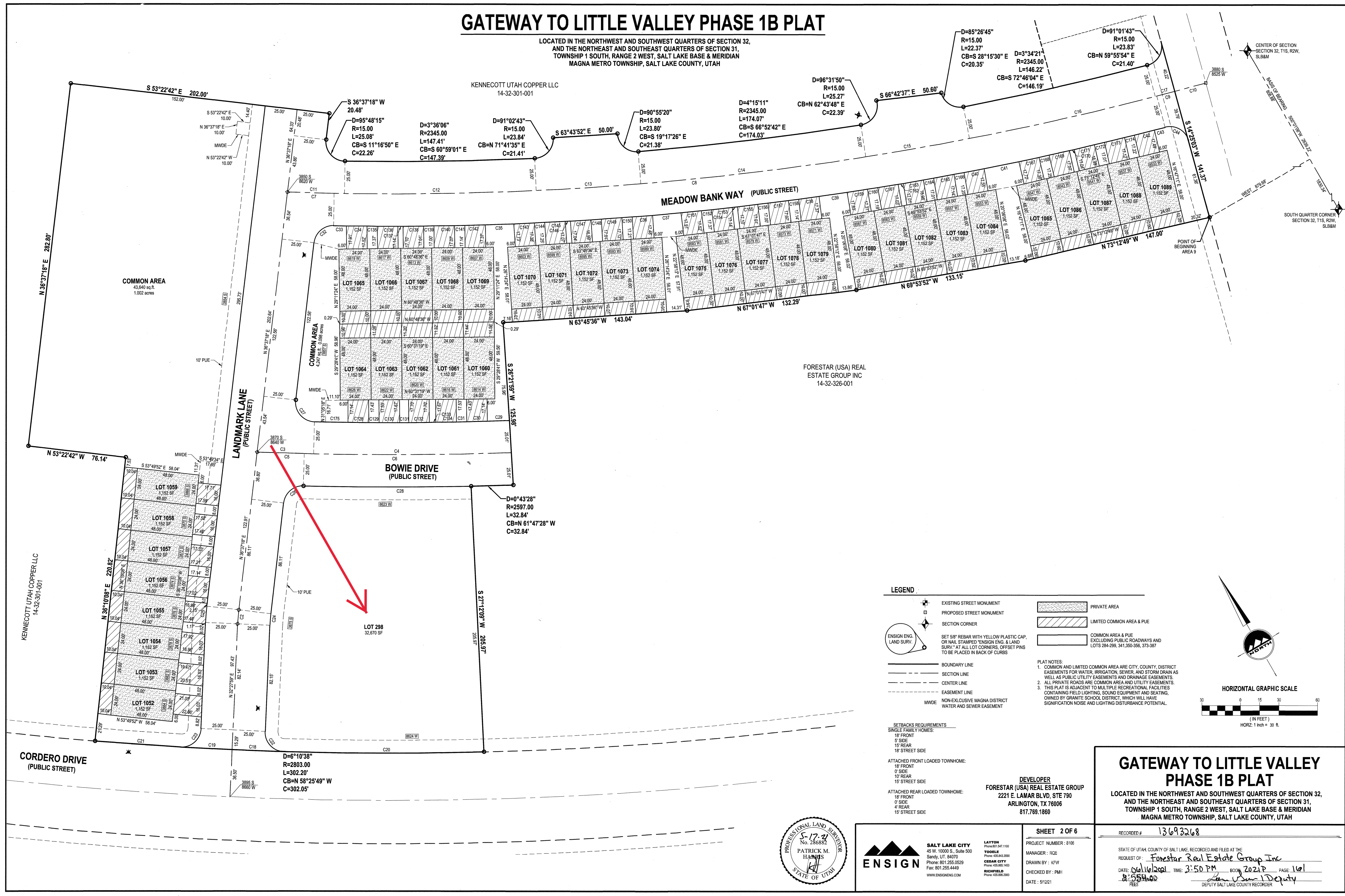
**APPROVAL AS TO FORM**  
APPROVED THIS 20 DAY OF June 2021.  
Paul  
MAGNA METRO TOWNSHIP ATTORNEY

PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS 8 DAY OF June A.D. 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
Don  
MAYOR OR DESIGNEE

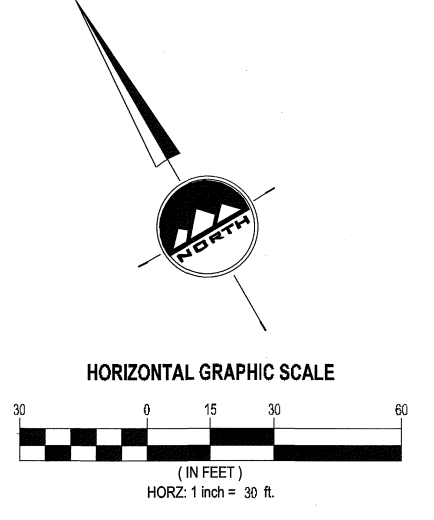
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# GATEWAY TO LITTLE VALLEY PHASE 1B PLAT

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AND THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH



- LEGEND**
- EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SECTION CORNER
  - ENSON ENCL. LAND SURVY
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - EASEMENT LINE
  - MWDE NON-EXCLUSIVE MAGNA DISTRICT WATER AND SEWER EASEMENT
  - PRIVATE AREA
  - LIMITED COMMON AREA & PUE
  - COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS AND LOTS 294-298, 341, 350-356, 373-387
- PLAT NOTES:**
- COMMON AND LIMITED COMMON AREA ARE CITY, COUNTY, DISTRICT EASEMENTS FOR WATER, IRRIGATION, SEWER, AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
  - ALL PRIVATE ROADS ARE COMMON AREA AND UTILITY EASEMENTS.
  - THIS PLAT IS ADJACENT TO MULTIPLE RECREATIONAL FACILITIES CONTAINING FIELD LIGHTING, SOUND EQUIPMENT AND SEATING, OWNED BY GRANITE SCHOOL DISTRICT, WHICH WILL HAVE SIGNIFICATION NOISE AND LIGHTING DISTURBANCE POTENTIAL.



**SETBACKS REQUIREMENTS**

**SINGLE FAMILY HOMES:**  
18' FRONT  
5' SIDE  
10' REAR  
18' STREET SIDE

**ATTACHED FRONT LOADED TOWNHOME:**  
18' FRONT  
0' SIDE  
10' REAR  
15' STREET SIDE

**ATTACHED REAR LOADED TOWNHOME:**  
18' FRONT  
0' SIDE  
15' REAR  
15' STREET SIDE

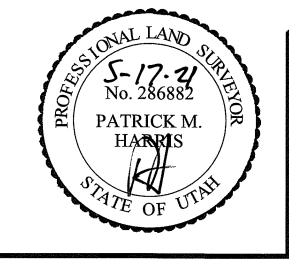
**DEVELOPER**  
FORESTAR (USA) REAL ESTATE GROUP  
2221 E. LAMAR BLVD, STE 790  
ARLINGTON, TX 76006  
817.789.1860

**GATEWAY TO LITTLE VALLEY PHASE 1B PLAT**

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,  
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MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED # 13693268

STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: Forestar Real Estate Group Inc  
DATE: 06/16/2021 TIME: 3:50 PM BOOK: 2021P PAGE: 161  
B. S. H. 400  
DEPUTY SALT LAKE COUNTY RECORDER



**ENSIGN**

SALT LAKE CITY  
45 W. 1000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENR.COM

LAYTON  
Phone: 801.541.1000  
TODDLE  
Phone: 801.541.1000  
CEBRAN CITY  
Phone: 801.541.1000  
RICHFIELD  
Phone: 801.541.1000

**SHEET 2 OF 6**

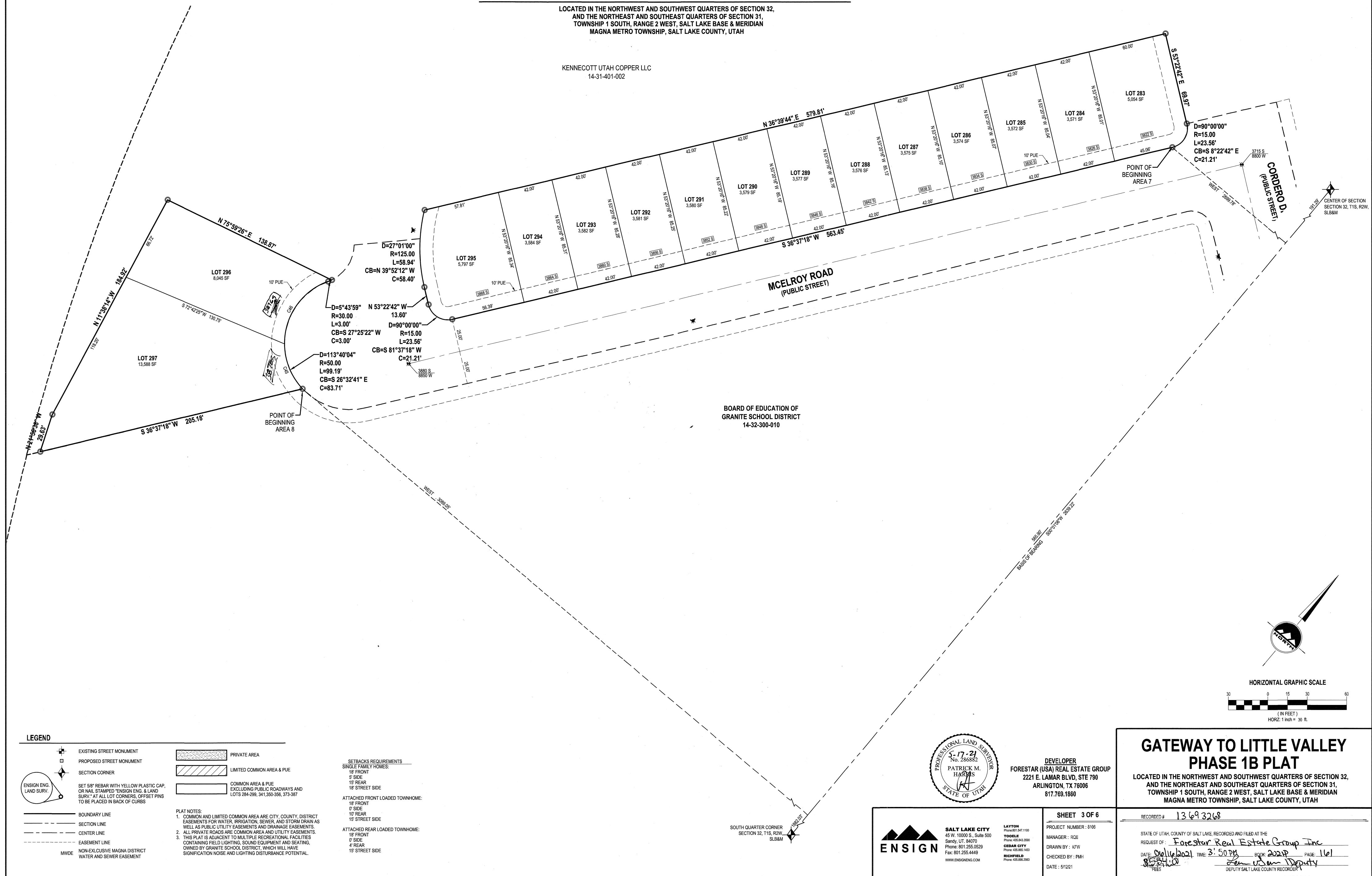
PROJECT NUMBER: 8106  
MANAGER: RGE  
DRAWN BY: KFW  
CHECKED BY: FMH  
DATE: 5/12/21

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.

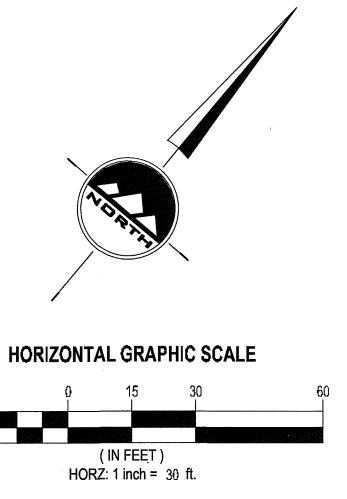
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TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

KENNECOTT UTAH COPPER LLC  
14-31-401-002

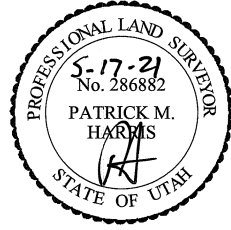


BOARD OF EDUCATION OF  
GRANITE SCHOOL DISTRICT  
14-32-300-010



### LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- MWDE
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS AND LOTS 284-289, 341, 350-356, 373-387
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  - ALL PRIVATE ROADS ARE COMMON AREA AND UTILITY EASEMENTS.
  - THIS PLAT IS ADJACENT TO MULTIPLE RECREATIONAL FACILITIES CONTAINING FIELD LIGHTING, SOUND EQUIPMENT AND SEATING OWNED BY GRANITE SCHOOL DISTRICT, WHICH WILL HAVE SIGNIFICATION NOISE AND LIGHTING DISTURBANCE POTENTIAL.
- SETBACKS REQUIREMENTS - SINGLE FAMILY HOMES:
  - 18' FRONT
  - 5' SIDE
  - 15' REAR
  - 18' STREET SIDE
- ATTACHED FRONT LOADED TOWNHOME:
  - 18' FRONT
  - 7' SIDE
  - 10' REAR
  - 15' STREET SIDE
- ATTACHED REAR LOADED TOWNHOME:
  - 18' FRONT
  - 7' SIDE
  - 4' REAR
  - 15' STREET SIDE



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ARLINGTON, TX 76006  
817.763.1860

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YORLIS Phone: 801.561.1100  
CEDAR CITY Phone: 801.561.1100  
NICHFIELD Phone: 801.561.1100

**GATEWAY TO LITTLE VALLEY PHASE 1B PLAT**  
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,  
AND THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

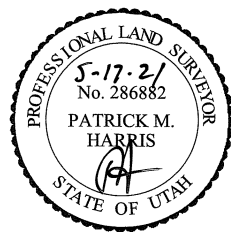
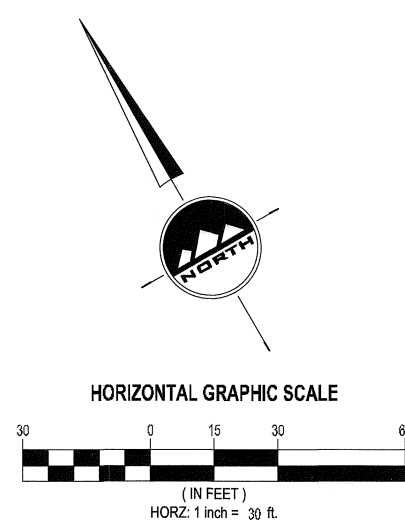
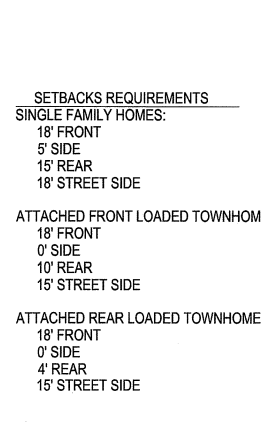
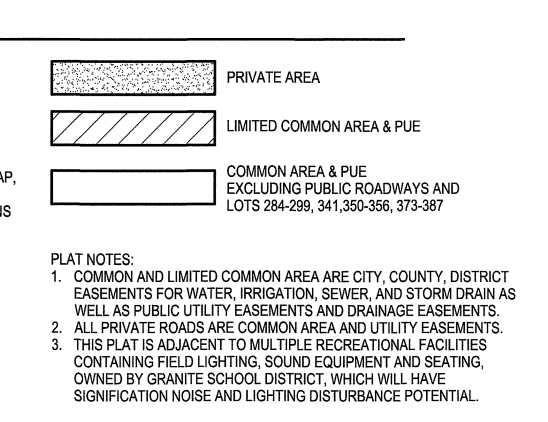
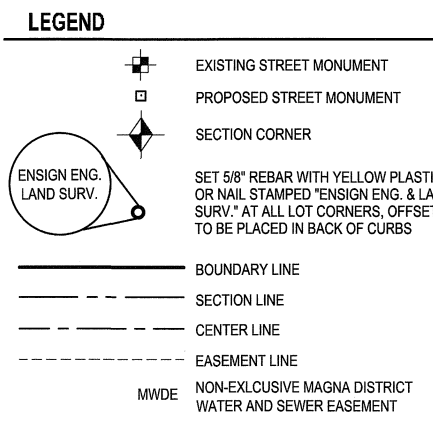
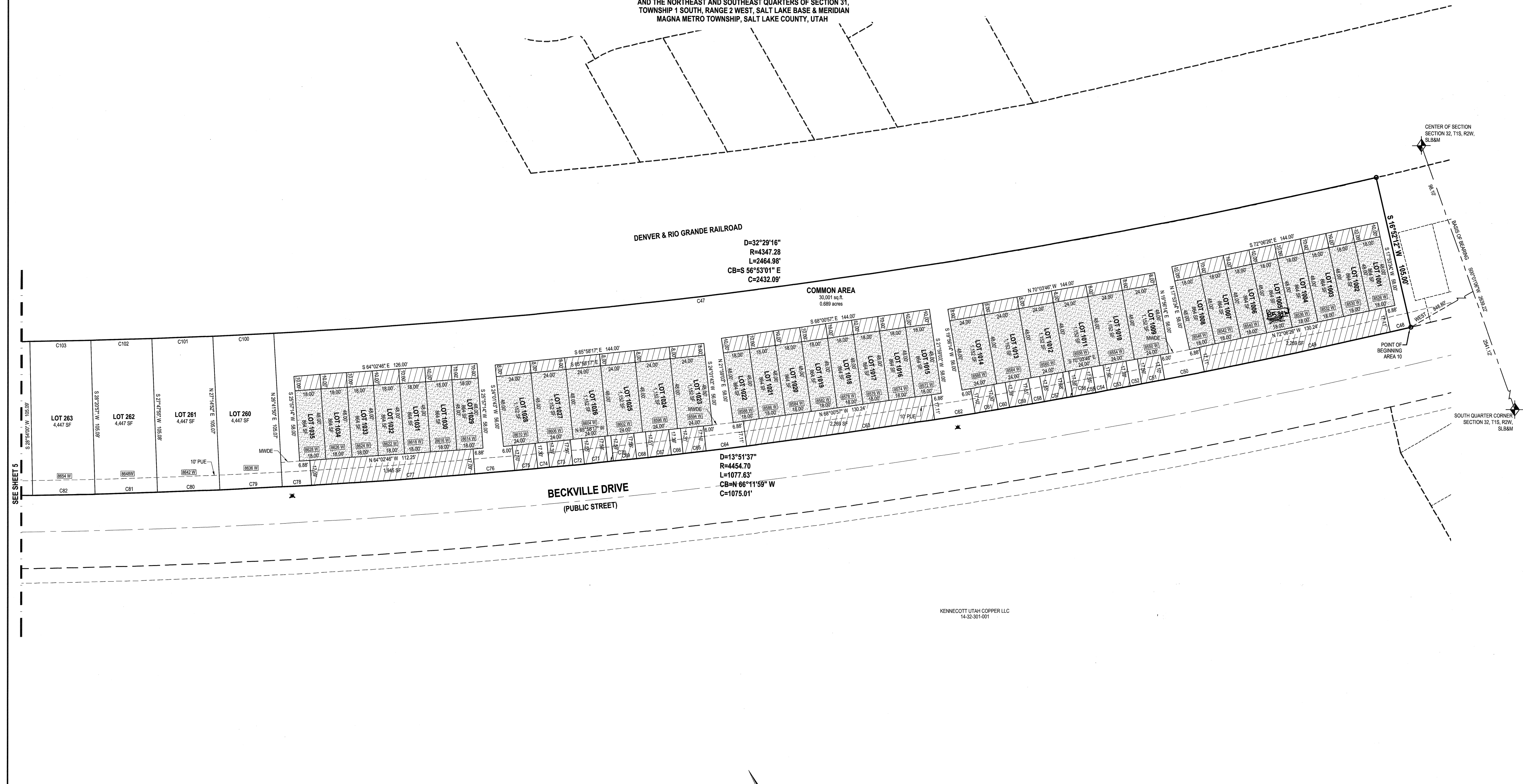
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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: Forestar Real Estate Group Inc  
DATE: 04/16/2021 TIME: 3:50 PM BOOK: 2021P PAGE: 1161  
8524.00  
Fees: Sen W Sam Deputy  
DEPUTY SALT LAKE COUNTY RECORDER

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.

# GATEWAY TO LITTLE VALLEY PHASE 1B PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,  
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 817.769.1860

**SHEET 4 OF 6**  
 PROJECT NUMBER: 8106  
 MANAGER: RCE  
 DRAWN BY: KFW  
 CHECKED BY: PMH  
 DATE: 5/12/11

**GATEWAY TO LITTLE VALLEY  
PHASE 1B PLAT**

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,  
AND THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED # 13693268

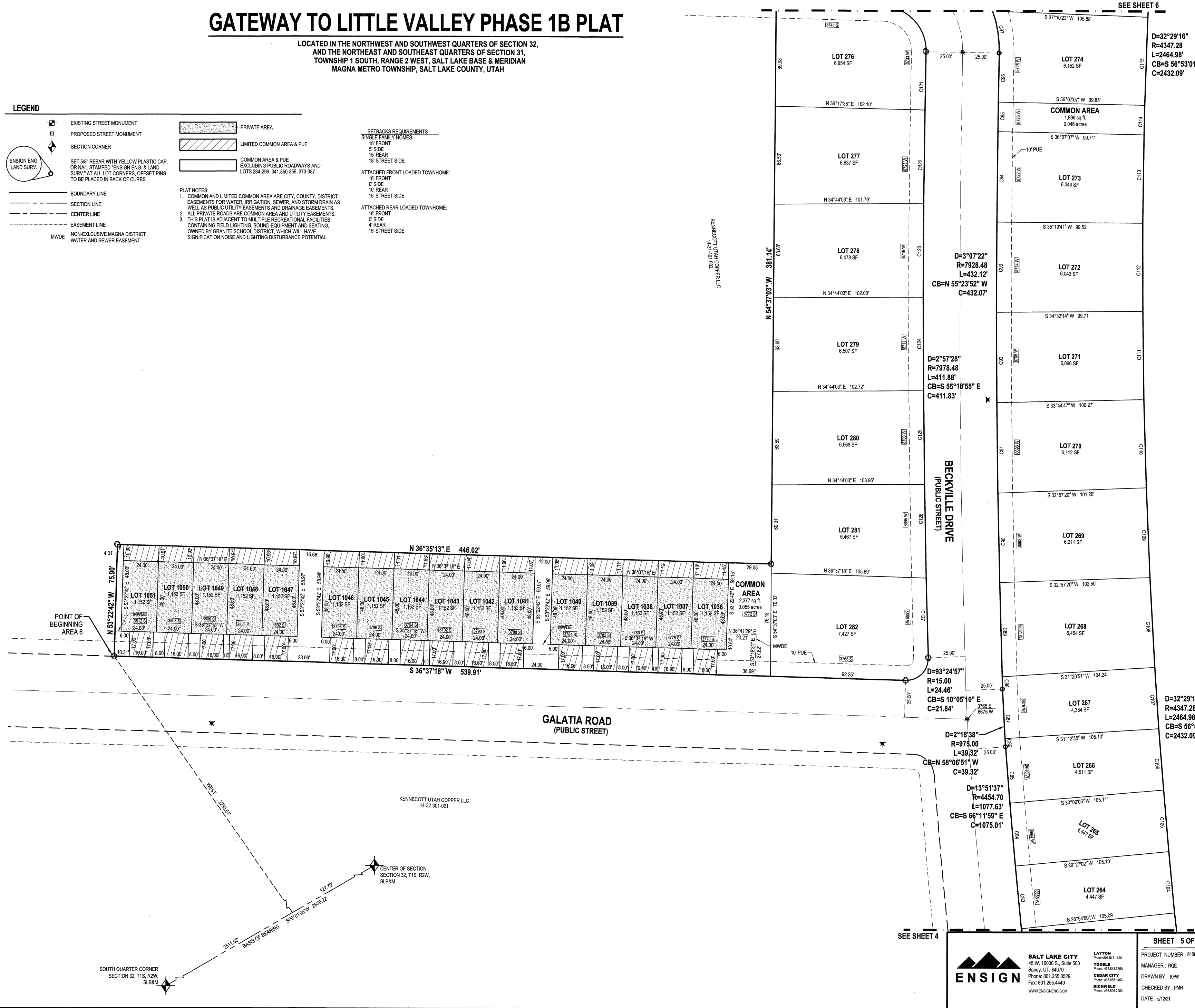
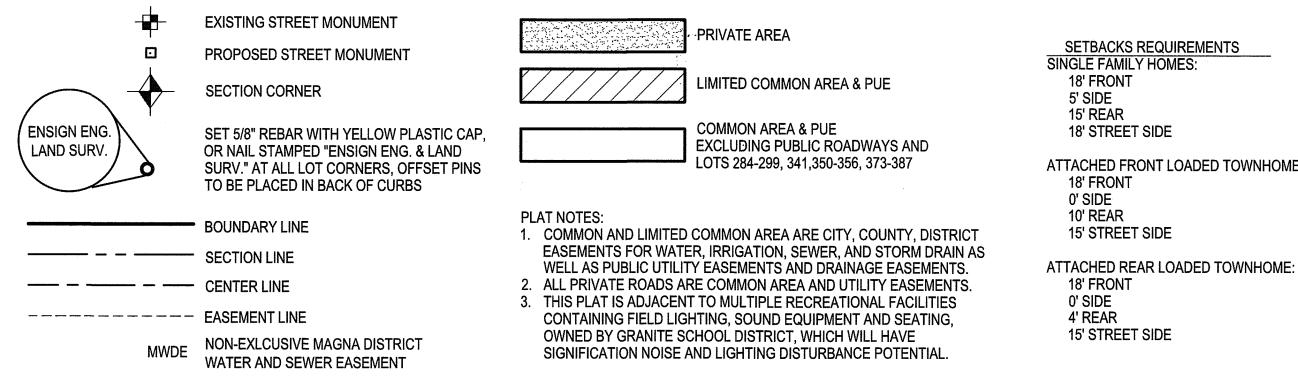
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE  
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 DATE: 06/16/2011 TIME: 2:50 PM BOOK: 2001P PAGE: 16  
8755400  
 DEPUTY SALT LAKE COUNTY RECORDER

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# GATEWAY TO LITTLE VALLEY PHASE 1B PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,  
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TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

## LEGEND



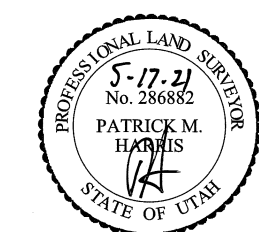
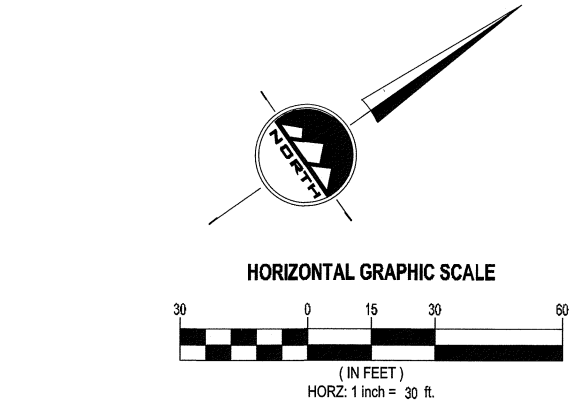
SEE SHEET 6

D=32°29'16"  
R=4347.28  
L=2464.98'  
CB=S 56°53'01" E  
C=2432.09'

DENVER & RIO GRANDE RAILROAD

BECVILLE DRIVE  
(PUBLIC STREET)

GALATIA ROAD  
(PUBLIC STREET)



DEVELOPER  
FORESTAR (USA) REAL ESTATE GROUP  
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**GATEWAY TO LITTLE VALLEY  
PHASE 1B PLAT**  
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32,  
AND THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

RECORDED # 134,926,8  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: Forestar Real Estate Group Inc  
DATE: 04/01/21 TIME: 3:50 PM BOOK: 2042 PAGE: 161  
3:50 PM  
FEE: \_\_\_\_\_  
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SEE SHEET 4

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NICHOLS  
Phone: 435.986.2861

PROJECT NUMBER: 8106  
MANAGER: ROE  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 5/12/21

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