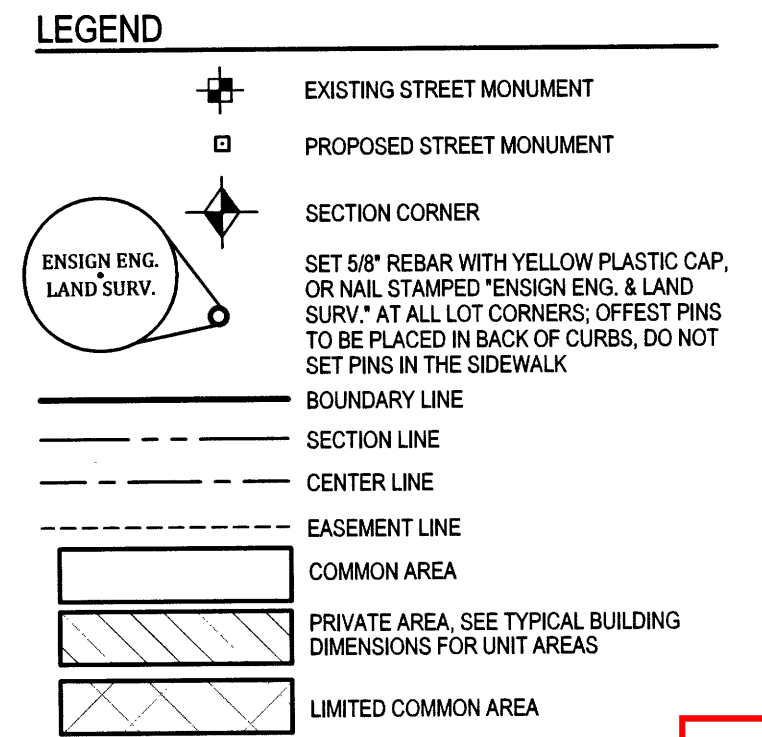
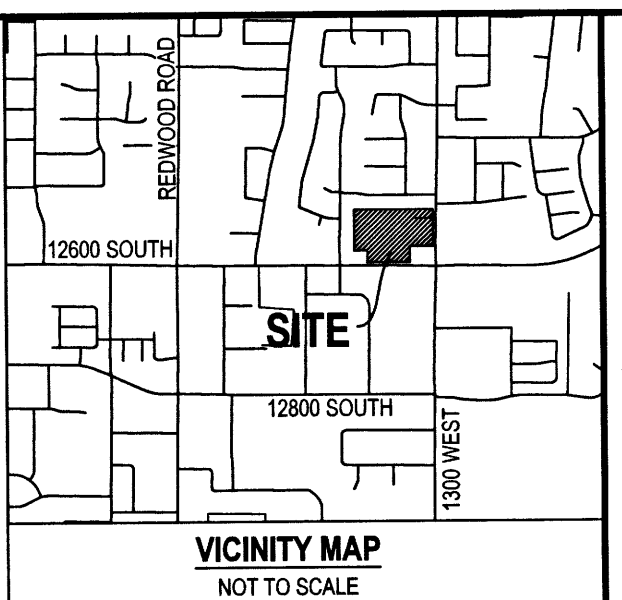
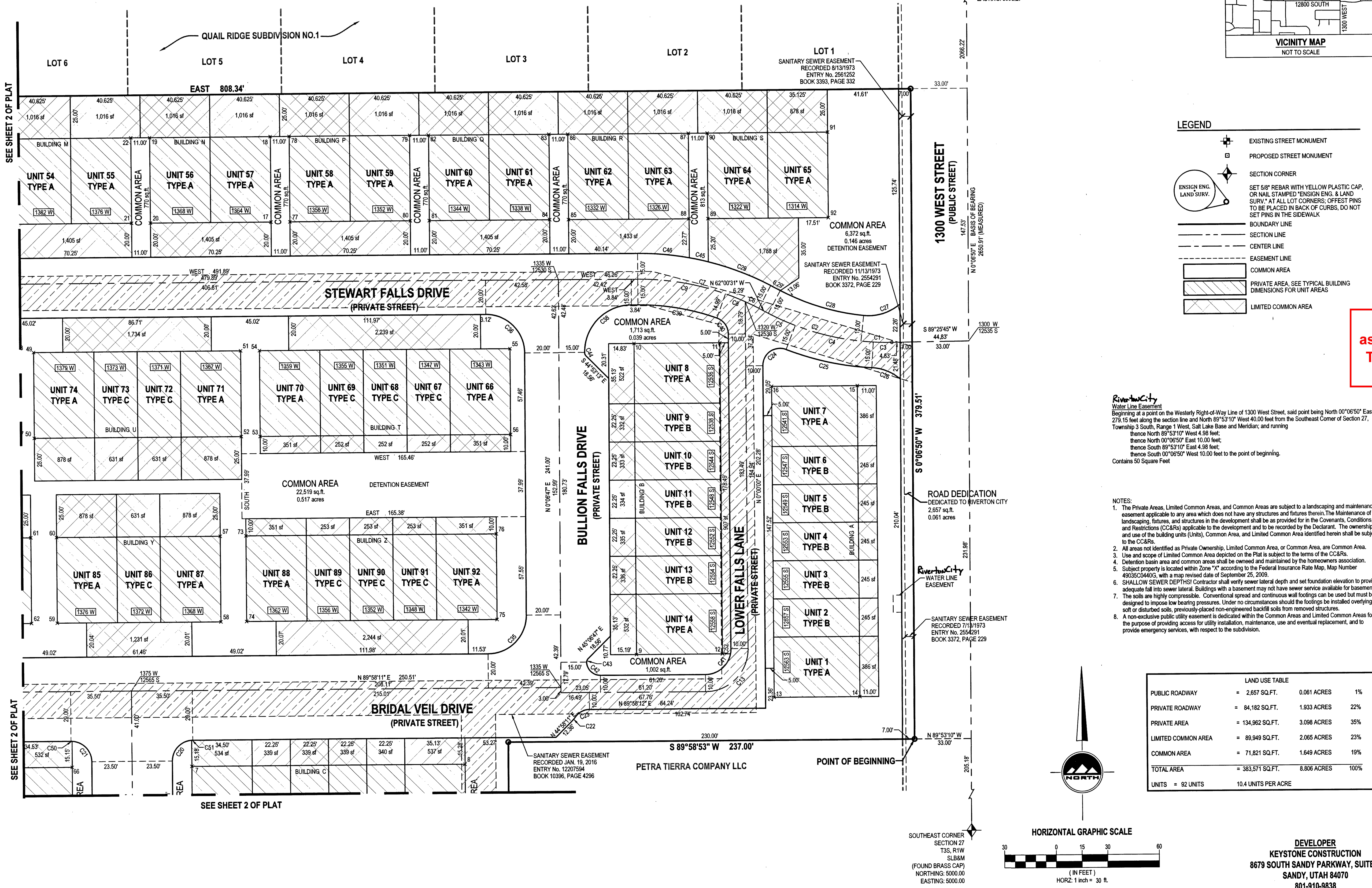


PARK VIEW VILLAS

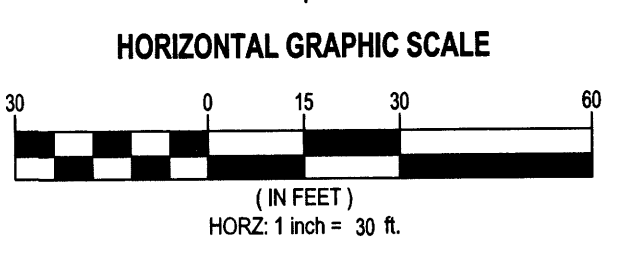
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH



Riverton City Water Line Easement
Beginning at a point on the Westerly Right-of-Way Line of 1300 West Street, said point being North 00°06'50" East 275.15 feet along the section line and North 89°53'10" West 40.00 feet from the Southeast Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running
thence North 89°53'10" West 4.98 feet;
thence North 00°06'50" East 10.00 feet;
thence South 89°53'10" East 4.98 feet;
thence South 00°06'50" West 10.00 feet to the point of beginning.
Contains 50 Square Feet

NOTES:
1. The Private Areas, Limited Common Areas, and Common Areas are subject to a landscaping and maintenance easement applicable to any area which does not have any structures and fixtures thereon. The Maintenance of all landscaping, fixtures, and structures in the development shall be as provided for in the Covenants, Conditions, and Restrictions (CC&Rs) applicable to the development and to be recorded by the Declarant. The ownership and use of the building units (Units), Common Area, and Limited Common Area identified herein shall be subject to the CC&Rs.
2. All areas not identified as Private Ownership, Limited Common Area, or Common Area, are Common Area.
3. Use and scope of Limited Common Area depicted on the Plat is subject to the terms of the CC&Rs.
4. Detention basin area and common areas shall be owned and maintained by the homeowners association.
5. Subject property is located within Zone "X" according to the Federal Insurance Rate Map, Map Number 493030440G, with a map revised date of September 25, 2009.
6. SHALLOW SEWER DEPTHS: Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.
7. The soils are highly compressible. Conventional spread and continuous wall footings can be used but must be designed to impose low bearing pressures. Under no circumstances should the footings be installed overlying soft or disturbed soils, previously-placed non-engineered backfill soils from removed structures.
8. A non-exclusive public utility easement is dedicated within the Common Areas and Limited Common Areas for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision.

LAND USE TABLE		
PUBLIC ROADWAY	= 2,657 SQ.FT.	0.061 ACRES 1%
PRIVATE ROADWAY	= 84,182 SQ.FT.	1.933 ACRES 22%
PRIVATE AREA	= 134,962 SQ.FT.	3.098 ACRES 35%
LIMITED COMMON AREA	= 89,949 SQ.FT.	2.065 ACRES 23%
COMMON AREA	= 71,821 SQ.FT.	1.649 ACRES 19%
TOTAL AREA	= 383,571 SQ.FT.	8.806 ACRES 100%
UNITS = 82 UNITS	10.4 UNITS PER ACRE	



SURVEYOR'S CERTIFICATE
I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. 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, and have subdivided said tract of land into lots and streets, hereafter to be known as PARK VIEW VILLAS, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point on the Westerly Right-of-Way Line of 1300 West Street, said point being North 00°06'50" East 205.18 feet along the section line and North 89°53'10" West 33.00 feet from the Southeast Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running
thence South 89°58'53" West 237.00 feet;
thence South 00°06'50" West 162.66 feet to a point on the Northerly Right-of-Way Line of 12300 South Street;
thence South 89°14'51" West 12.06 feet along the Northerly Right-of-Way Line of said 12300 South Street;
thence Southwesterly 124.71 feet along the arc of a 5,157.00 foot radius curve to the right (center bears North 00°44'44" West and the chord bears South 89°41'33" West 124.70 feet with a central angle of 00°52'33") along the Northerly Right-of-Way Line of said 12300 South Street;
thence North 89°52'46" West 301.50 feet along the Northerly Right-of-Way Line of said 12300 South Street;
thence North 122.45 feet;
thence South 89°58'53" West 132.00 feet to a point on the Easterly Boundary Line of Edgewood Subdivision;
thence North 420.00 feet along the Easterly Boundary Line of said Edgewood Subdivision to the southwest corner of Quail Ridge Subdivision No. 1;
thence East 808.34 feet along the Southern Boundary Line of said Quail Ridge Subdivision No. 1 to a point on the Westerly Right-of-Way Line of said 1300 West Street;
thence South 00°06'50" West 379.51 feet along the Westerly Right-of-Way Line of said 1300 West Street to the point of beginning.
Contains 383,571 Square Feet or 8.806 Acres and 92 Units

DATE: April 4, 2016
KAREN F. WHITE
P.L.S. 191326

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.

OWNER'S DEDICATION
Known all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as

PARK VIEW VILLAS
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and save the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
In witness whereof I/we have hereunto set our hand (s) this 12th day of April, A.D., 2016
By: [Signature]
By: [Signature]

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH J.S.S.
County of Salt Lake
On the 12th day of April, A.D., 2016, personally appeared before me [Signature], the signer of the foregoing instrument, who duly acknowledged to me that he/she is the member of Park View Villas, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH J.S.S.
County of Salt Lake
On the 12th day of April, A.D., 2016, personally appeared before me Matt Lepore, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a member of Park View Villas, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: Jan 13, 2019
By: [Signature] NOTARY PUBLIC _____ RESIDING IN Utah COUNTY. Commission #681595

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 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:
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.

QUESTAR NOTE:
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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET 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 1-800-366-8532.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 600
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com

LAYTON
Phone: 801.542.1100
TOOLE
Phone: 435.943.3906
CEDAR CITY
Phone: 435.963.1463
RICHFIELD
Phone: 435.936.2963

GEOTECHNICAL REPORT
A GEOTECHNICAL REPORT HAS BEEN PREPARED BY: GEOSTRATA
PROJECT NO. 1012-005 FOR: THE PARK VIEW VILLAS
THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF: GEOSTRATA

EASEMENT APPROVAL
[Signature] DATE: Apr 12, 2016
[Signature] DATE: April 11, 2016
[Signature] DATE: 4-17-2016
[Signature] DATE: 4/13/2016

SURVEY RECORDING DATA
DATE: _____
DRAWING NO. _____

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 11 DAY OF April, 2016
BY THE SOUTH VALLEY SEWER DISTRICT
[Signature]
SOUTH VALLEY SEWER DISTRICT MANAGER

COUNTY HEALTH APPROVAL
APPROVED THIS 13 DAY OF April, 2016
BY THE BOARD OF HEALTH.
[Signature]
DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

RIVERTON CITY PLANNING
APPROVED THIS 28 DAY OF April, 2016
BY THE RIVERTON CITY PLANNING DEPARTMENT.
[Signature]
RIVERTON CITY PLANNING DEPARTMENT

RIVERTON CITY WATER
APPROVED THIS 27th DAY OF April, 2016
BY THE RIVERTON CITY WATER
[Signature]
RIVERTON CITY WATER

RIVERTON CITY ENGINEER
APPROVED THIS 27 DAY OF April, 2016
BY THE RIVERTON CITY ENGINEER.
[Signature]
RIVERTON CITY ENGINEER

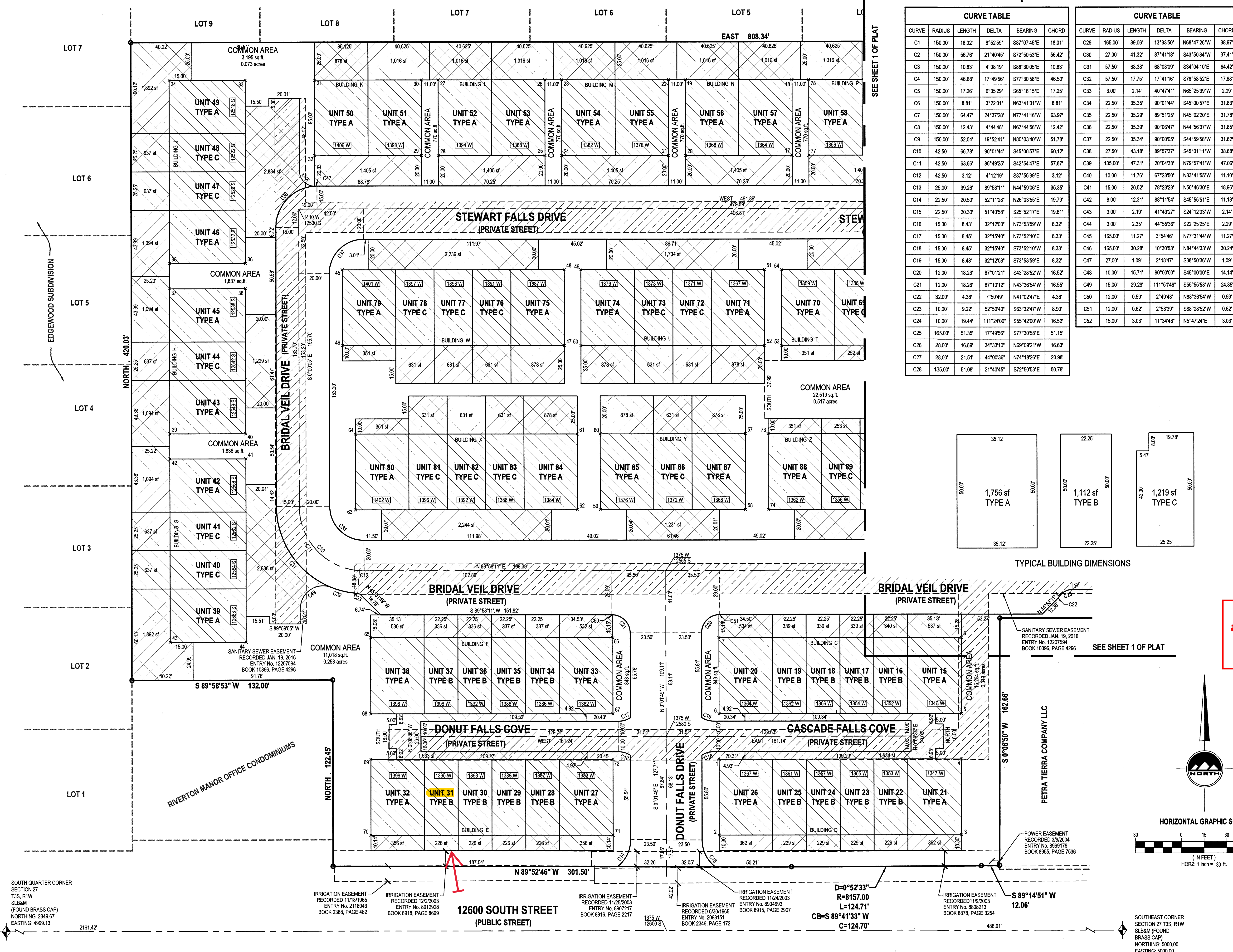
APPROVAL AS TO FORM
APPROVED THIS 28th DAY OF APRIL, 2016
BY THE RIVERTON CITY ATTORNEY.
[Signature]
RIVERTON CITY ATTORNEY

RIVERTON CITY COUNCIL
PRESENTED TO THE BOARD OF RIVERTON CITY COUNCIL THIS 12 DAY OF April, 2016, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
CLERK

PARK VIEW VILLAS
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH
RECORDED # 1227216
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Park View Villas
DATE: 5/12/2016 TIME: 12:19 PM BOOK: 2016P PAGE: 100
FEES: 3153.00 [Signature] DEPUTY SALT LAKE COUNTY RECORDER

PARK VIEW VILLAS

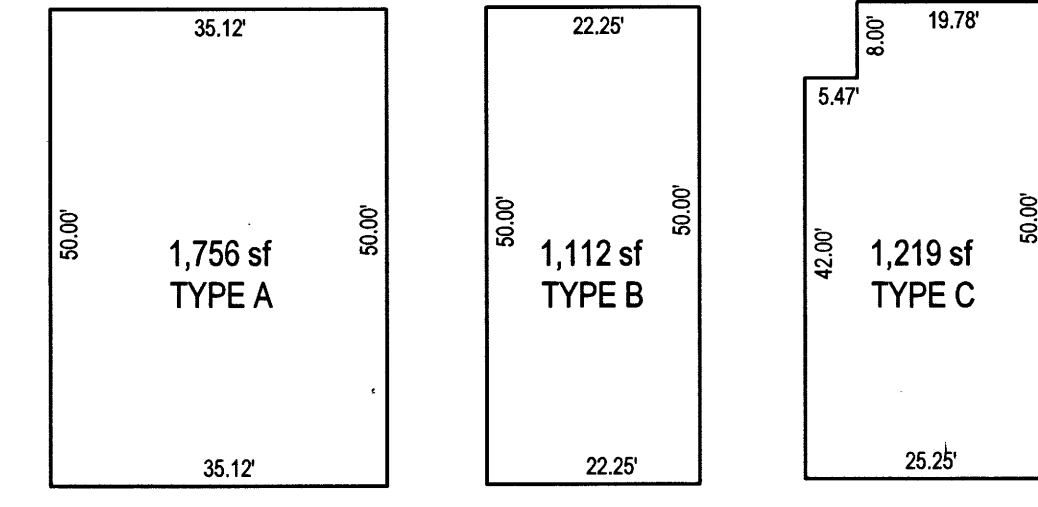
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	150.00	18.02	6°52'59"	S87°07'45"E
C2	150.00	56.78	21°40'45"	S72°50'53"E
C3	150.00	10.83	4°08'19"	S88°30'09"E
C4	150.00	46.68	17°49'56"	S77°30'58"E
C5	150.00	17.26	6°35'29"	S65°18'15"E
C6	150.00	8.81	3°22'01"	N63°41'31"W
C7	150.00	64.47	24°37'28"	N77°41'18"W
C8	150.00	12.43	4°44'48"	N67°44'56"W
C9	150.00	52.04	19°52'41"	N80°03'40"W
C10	42.50	66.78	90°01'44"	S45°00'57"E
C11	42.50	63.66	85°49'25"	S42°54'47"E
C12	42.50	3.12	4°12'19"	S87°55'39"E
C13	25.00	39.26	89°58'11"	N44°59'06"E
C14	22.50	20.50	52°11'28"	N26°03'55"E
C15	22.50	20.30	51°40'58"	S25°52'17"E
C16	15.00	8.43	32°12'03"	N73°53'59"W
C17	15.00	8.45	32°15'40"	N73°52'10"W
C18	15.00	8.45	32°15'40"	S73°52'10"W
C19	15.00	8.43	32°12'03"	S73°53'59"E
C20	12.00	12.00	87°01'21"	S43°28'52"W
C21	12.00	18.28	87°10'12"	N43°36'54"W
C22	32.00	4.38	7°50'49"	N41°02'47"E
C23	10.00	9.22	52°50'49"	S63°32'47"W
C24	10.00	19.44	111°24'00"	S55°42'00"W
C25	165.00	51.35	17°49'56"	S77°30'58"E
C26	28.00	16.89	34°33'10"	N69°09'21"W
C27	28.00	21.51	44°00'36"	N74°18'26"E
C28	135.00	51.08	21°40'45"	S72°50'53"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C29	165.00	39.06	13°33'50"	N68°47'26"W
C30	27.00	41.32	87°41'18"	S43°50'34"W
C31	57.50	68.38	68°08'09"	S34°04'10"E
C32	57.50	17.75	17°41'16"	S76°58'52"E
C33	3.00	2.14	40°47'41"	N65°23'39"W
C34	22.50	35.35	90°01'44"	S45°00'57"E
C35	22.50	35.29	89°51'25"	N45°02'29"E
C36	22.50	35.39	90°06'47"	N44°56'37"W
C37	22.50	35.34	90°00'05"	S44°58'58"W
C38	27.50	43.18	89°57'37"	S45°01'11"W
C39	135.00	47.31	20°04'38"	N79°57'41"W
C40	10.00	11.76	67°23'50"	N33°41'55"W
C41	15.00	20.52	78°23'23"	N50°46'30"E
C42	8.00	12.31	88°11'54"	S45°55'15"E
C43	3.00	2.19	41°49'27"	S24°12'03"W
C44	3.00	2.35	44°55'36"	S22°25'25"E
C45	165.00	11.27	3°54'46"	N77°31'44"W
C46	165.00	30.28	10°30'53"	N84°44'33"W
C47	27.00	1.09	2°18'47"	S88°50'36"W
C48	10.00	15.71	90°00'00"	S45°00'00"E
C49	15.00	29.29	111°51'46"	S55°55'53"W
C50	12.00	0.59	2°49'48"	N88°36'54"W
C51	12.00	0.62	2°58'39"	S88°28'52"W
C52	15.00	3.03	11°34'48"	N5°47'24"E

POINT TABLE			POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	POINT	DESCRIPTION	NORTHING	EASTING
1	BLDG COR	5112.62	4545.85	47	BLDG COR	5384.76	4444.55
2	BLDG COR	5062.62	4545.85	48	BLDG COR	5384.76	4444.55
3	BLDG COR	5062.62	4705.10	49	BLDG COR	5384.76	4455.53
4	BLDG COR	5112.62	4705.10	50	BLDG COR	5384.76	4455.53
5	BLDG COR	5142.48	4705.10	51	BLDG COR	5384.76	4576.28
6	BLDG COR	5142.48	4545.85	52	BLDG COR	5384.76	4576.28
7	BLDG COR	5192.48	4545.85	53	BLDG COR	5384.76	4587.25
8	BLDG COR	5192.48	4705.10	54	BLDG COR	5384.76	4587.25
9	BLDG COR	5255.83	4805.69	55	BLDG COR	5434.76	4733.25
10	BLDG COR	5437.33	4805.69	56	BLDG COR	5384.76	4733.25
11	BLDG COR	5437.33	4855.69	57	BLDG COR	5326.69	4563.52
12	BLDG COR	5255.83	4855.69	58	BLDG COR	5276.69	4563.52
13	BLDG COR	5230.22	4885.69	59	BLDG COR	5276.69	4468.02
14	BLDG COR	5230.22	4935.69	60	BLDG COR	5326.69	4468.02
15	BLDG COR	5411.72	4935.69	61	BLDG COR	5326.63	4453.01
16	BLDG COR	5411.72	4885.69	62	BLDG COR	5276.63	4453.01
17	BLDG COR	5509.76	4594.55	63	BLDG COR	5276.63	4307.01
18	BLDG COR	5509.76	4594.55	64	BLDG COR	5326.63	4307.01
19	BLDG COR	5509.76	4524.30	65	BLDG COR	5192.48	4316.82
20	BLDG COR	5509.76	4524.30	66	BLDG COR	5192.48	4476.07
21	BLDG COR	5509.76	4513.30	67	BLDG COR	5142.48	4476.07
22	BLDG COR	5509.76	4513.30	68	BLDG COR	5142.48	4316.82
23	BLDG COR	5509.76	4443.05	69	BLDG COR	5112.63	4316.82
24	BLDG COR	5509.76	4443.05	70	BLDG COR	5062.63	4316.82
25	BLDG COR	5509.76	4432.05	71	BLDG COR	5062.63	4476.07
26	BLDG COR	5509.76	4432.05	72	BLDG COR	5112.63	4476.07
27	BLDG COR	5509.76	4361.80	73	BLDG COR	5326.77	4578.47
28	BLDG COR	5509.76	4361.80	74	BLDG COR	5276.77	4578.47
29	BLDG COR	5509.76	4350.80	75	BLDG COR	5276.77	4724.47
30	BLDG COR	5509.76	4350.80	76	BLDG COR	5326.77	4724.47
31	BLDG COR	5509.76	4280.55	77	BLDG COR	5509.76	4605.55
32	BLDG COR	5509.76	4280.55	78	BLDG COR	5509.76	4605.55
33	BLDG COR	5509.76	4235.04	79	BLDG COR	5509.76	4675.80
34	BLDG COR	5509.76	4185.04	80	BLDG COR	5509.76	4675.80
35	BLDG COR	5439.01	4185.04	81	BLDG COR	5509.76	4686.80
36	BLDG COR	5439.01	4235.04	82	BLDG COR	5509.76	4686.80
37	BLDG COR	5422.49	4185.05	83	BLDG COR	5509.76	4757.05
38	BLDG COR	5422.49	4235.05	84	BLDG COR	5509.76	4757.05
39	BLDG COR	5326.99	4185.05	85	BLDG COR	5509.76	4758.05
40	BLDG COR	5326.99	4235.05	86	BLDG COR	5509.76	4758.05
41	BLDG COR	5310.48	4235.04	87	BLDG COR	5509.76	4838.30
42	BLDG COR	5310.48	4185.04	88	BLDG COR	5509.76	4838.30
43	BLDG COR	5189.73	4185.04	89	BLDG COR	5509.76	4849.30
44	BLDG COR	5189.73	4235.04	90	BLDG COR	5509.76	4849.30
45	BLDG COR	5434.76	4298.55	91	BLDG COR	5509.76	4919.55
46	BLDG COR	5384.76	4298.55	92	BLDG COR	5509.76	4919.55



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.

DEVELOPER
KEYSTONE CONSTRUCTION
8679 SOUTH SANDY PARKWAY, SUITE A
SANDY, UTAH 84070
801-910-9838

SHEET 2 OF 2

PROJECT NUMBER: 6480
MANAGER: ROE
DRAWN BY: JWJ
CHECKED BY: KFW
DATE: 3/17/2016

ENSIGN

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45 W. 10000 S., Suite 500
Sandy, UT 84070
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Fax: 801.255.4449
WWW.ENSIGNENGIN.COM

LAYTON
Phone: 801.547.1100
TOOLE
Phone: 435.833.3500
CEDAR CITY
Phone: 435.865.1653
RICHFIELD
Phone: 435.898.2953

PARK VIEW VILLAS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12271216

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Park View Villas

DATE: 5-2-2016 TIME: 12:19 PM BOOK: 2016P PAGE: 100
\$53.00
FEES

DEPUTY SALT LAKE COUNTY RECORDER