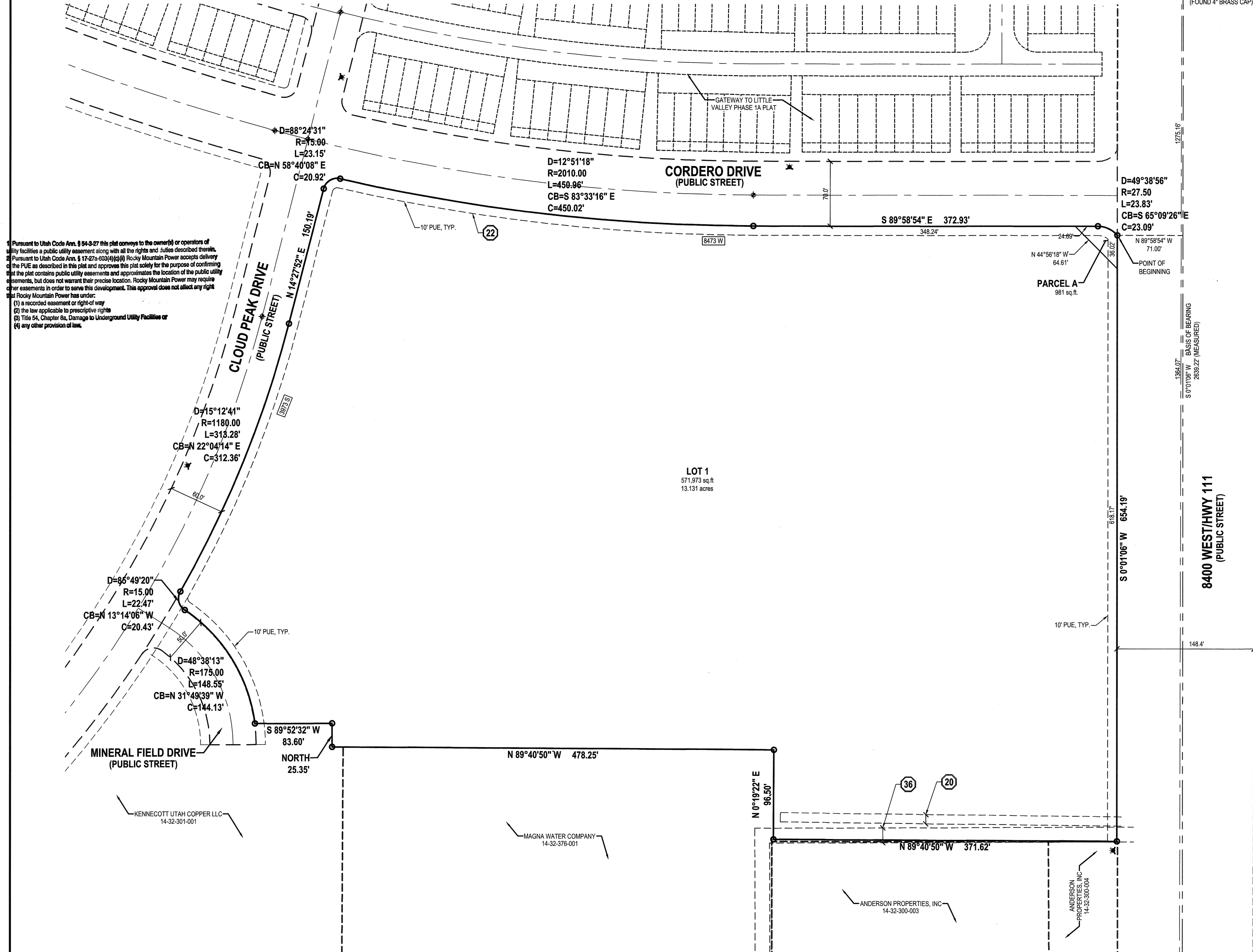


ASCEND AT LITTLE VALLEY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH
4100 SOUTH 8400 WEST



Pursuant to Utah Code Ann. § 94-3-27 this plat conveys to the owner(s) or operator(s) of the facilities a public utility easement along with all the rights and duties described therein. Pursuant to Utah Code Ann. § 17-27a-603(4)(b) 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 the development. This approval does not affect any right of easement in or to the development. This approval does not affect any right of easement in or to the development.

Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 16, Damage to Underground Utility Facilities or
(4) any other provision of law.

EASEMENT APPROVAL

Paul Bieing 9-29-2021
Jerry Blum 9-29-2021
William Thibault 9-29-2021
Paul Bieing 9-29-2021

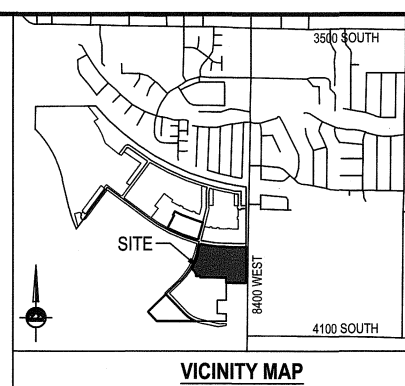
ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 94-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(b) 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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 16, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW.

DOMINION ENERGY UTAH - Note:
Quasar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the 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 acceptance 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 terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

DEVELOPER
D.R. HORTON, INC.
12351 S. GATEWAY PARK PLACE #100
DRAPER, UTAH 84020



SURVEYOR'S CERTIFICATE

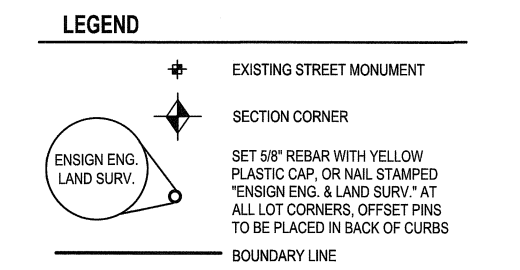
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 28682. In accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-27-1 and have verified all measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and 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 county records office. I further certify that all lots meet footage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land all and part of two entire tracts described as Parcel 2 in that certain Special Warranty Deed, recorded as Entry No. 1308866 in Book 11155 at Page 6442 and also described as Parcel 2 in that certain Special Warranty Deed, recorded as Entry No. 13071525 in Book 11121 at Page 2647 in the Office of the Salt Lake County Recorder. Said parcel of land being situated in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of 8400 West Street (SR-111), said point being South 00°01'00" West 1.275, 16 feet along the section line and North 89°58'54" West 71.00 feet from the Center of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°01'00" West 654.19 feet along the Westerly right-of-way line of said 8400 West Street (SR-111);
thence North 89°40'57" West 371.62 feet;
thence North 00°19'22" East 96.50 feet;
thence North 89°40'57" West 475.25 feet;
thence North 25.35 feet;
thence South 89°52'27" West 83.60 feet;
thence Northwesterly 148.55 feet along the arc of a 175.00 foot radius curve to the left (center bears South 82°29'28" West and the chord bears North 31°49'39" West 144.13 feet with a central angle of 48°38'13");
thence Northwesterly 22.47 feet along the arc of a 15.00 foot radius curve to the right (center bears North 33°51'14" East and the chord bears North 13°14'08" West 20.43 feet with a central angle of 85°49'20");
thence Northwesterly 213.23 feet along the arc of a 1,150.00 foot radius curve to the left (center bears North 60°10'26" West and the chord bears North 32°29'14" East 112.38 feet with a central angle of 15°12'41");
thence North 14°27'52" East 150.19 feet;
thence Northwesterly 21.15 feet along the arc of a 15.00 foot radius curve to the right (center bears South 70°32'08" East and the chord bears North 58°40'08" East 20.92 feet with a central angle of 88°24'31");
thence Southwesterly 450.96 feet along the arc of a 2,010.00 foot radius curve to the left (center bears North 12°32'23" East and the chord bears South 83°08'18" East 450.00 feet with a central angle of 12°51'47");
thence South 89°58'54" East 372.93 feet; thence Southwesterly 23.83 feet along the arc of a 27.50 foot radius curve to the right (center bears South 00°01'00" West and the chord bears South 65°02'20" East 23.09 feet with a central angle of 49°38'58") to the point of beginning.



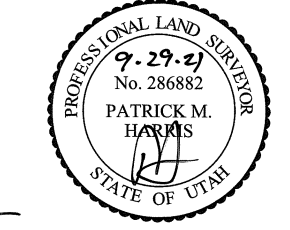
PLAT NOTES:

- PARCEL A TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- NO ACCESS IS ALLOWED ALONG 8400 WEST / HIGHWAY 111.
- STORMWATER MAINTENANCE AGREEMENT TRANSFERS FROM PARENT PARCELS AND APPLIES TO NEW AGREEMENT RECORDED AS ENTRY NO. _____ IN BOOK _____ AT PAGE _____.

EASEMENT NOTES:

- Deed of Easement in favor of Magna Water Company, an Improvement District, a body politic of Salt Lake County, Utah for the purpose of maintaining, repairing and replacing water lines and individual appurtenances, by instrument dated March 10, 1961 and recorded March 21, 1961, as Entry No. 1767736, in Book 1789, at Page 223. (blanket in nature)
- Easements and mineral reservations are contained in that certain Quitclaim Deed recorded June 26, 1991 as Entry No. 1765069 in Book 1919 at Page 388 of official records. (blanket in nature)
- Easement Agreement by and between Kennecott Utah Copper Corporation and Magna Water District, a political subdivision of the State of Utah, dated March 7, 2019 and recorded August 22, 2019 as Entry No. 13007363 in Book 14819 at Page 6277. Affiliated Regulatory Easement Agreement, dated August 31, 2021 and recorded August 31, 2021 as Entry No. 13706028 in Book 11232 at Page 348. Magna Water District will vacate their use of the temporary construction easement on or before September 15, 2021, and no longer use the temporary construction easement.
- Easements, notes and restrictions as shown on the recorded plat of Gateway to Little Valley Road Dedication Plat recorded January 15, 2021 as Entry No. 1332532 in Book 2021P at Page 20.
- Vehicular access to and from Highway U-111 (Beachee Highway) is limited to openings permitted by the Utah State Department of Transportation in accordance with Utah State Code. The herein described Land may have no access to or from said highway, as disclosed by that certain Right-of-Way Deed recorded March 11, 1984 as Entry No. 1985168 in Book 2165 at Page 98 of official records. (blanket in nature)
- Vehicular access to 8400 West aka Beachee Highway aka Utah State Route 111 is limited to openings permitted by the State of Utah Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2002. (blanket in nature)
- A right-of-way for the construction, reconstruction, maintenance, use and operation of a water pipeline and standard appurtenances in favor of Magna Water Company, an improvement district, a body politic of Salt Lake County, Utah recorded March 12, 1992 as Entry No. 1832760 in Book 1898 at Page 633.

Contains 572,855 Square Feet or 13.153 Acres



DATE: SEPT 29, 2021
PATRICK M. HARRIS
P.L.S. 28682

OWNER'S DEDICATION

I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, heretofore know as the

ASCEND AT LITTLE VALLEY PLAT

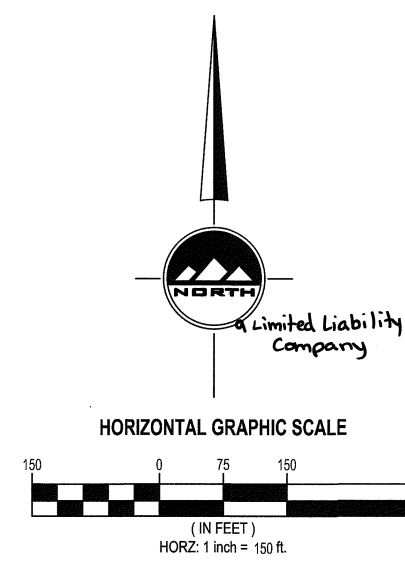
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the Magna Metro Township harmless against any easements or other encumbrance on a dedicated street which will interfere with the Magna Metro Township's use, maintenance, and operation of the street.

In witness whereof I/we have hereunto set our hand(s) this 29th day of SEPTEMBER, A.D. 2021

By: *Kyle Henderson*
VICE PRESIDENT
DHC - LITTLE VALLEY, LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, ss: I, David Lewis B, Notary Public, My Commission Expires Aug 21, 2024, My Commission Number 313830, Residing in Davis, County, Utah, do hereby acknowledge that the above described plat was executed by the undersigned owner(s) of the above described tract of land, and that within the Owners Dedication was signed by the undersigned owner(s) of the above described tract of land, and that the same was acknowledged to me that said Company executed the same.



ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensign.com

SHEET 1 OF 1

PROJECT NUMBER: 8108
MANAGER: RWF
DRAWN BY: RWF
CHECKED BY: PMH
DATE: 9/29/21

SURVEY RECORDING DATA

DATE: APRIL 2, 2018
DRAWING NO. S2018-04-0297
DATE: 10-25-21
SIGNATURE: *Paul Bieing*

CHECKED FOR ZONING COMPLIANCE

ZONE: D-C
LOT WIDTH: various
SIDE YARD: various
FRONT YARD: various
REAR YARD: various

DATE: 10-25-21
SIGNATURE: *Mary Jaeger*

PLANNING COMMISSION

APPROVED THIS 21st DAY OF Oct 2021 BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION
CHAIR: *Daniel Cupps*

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 29th DAY OF September 2021

DATE: 10/5/2021
SIGNATURE: *Kyle Monson*

PLANNING COMMISSION

APPROVED THIS 12 DAY OF Oct 2021

DATE: 10/07/2021
SIGNATURE: *Paul Bieing*

APPROVAL AS TO FORM

APPROVED THIS 12 DAY OF Oct 2021

DATE: 10/25/2021
SIGNATURE: *Paul Bieing*

MAGNA METRO TOWNSHIP MAYOR APPROVAL

PRESENTED TO THE MAGNA METRO TOWNSHIP MAYOR THIS 12 DAY OF Oct, A.D. 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

DATE: 10/25/2021
TIME: 2:15 PM
BOOK: 2021P
PAGE: 267
FEE: \$54.00
DEPUTY SALT LAKE COUNTY RECORDER: *Sam U.S.M. Tordella*

ASCEND AT LITTLE VALLEY PLAT

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

RECORDED # 13806421

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: DHC - Little Valley, LLC
DATE: 10/25/2021 TIME: 2:15 PM BOOK: 2021P PAGE: 267
FEE: \$54.00
DEPUTY SALT LAKE COUNTY RECORDER: *Sam U.S.M. Tordella*

\$54.00 14-32-376 002.0055 14-32-32