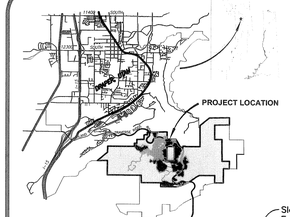
STONELEIGH HEIGHTS at SUNCREST PHASE No. 3A & 3B Amended
(A PLANNED UNIT DEVELOPMENT)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, DRAPER CITY, UTAH COUNTY, UTAH
JANUARY, 2012



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.

NARRATIVE:

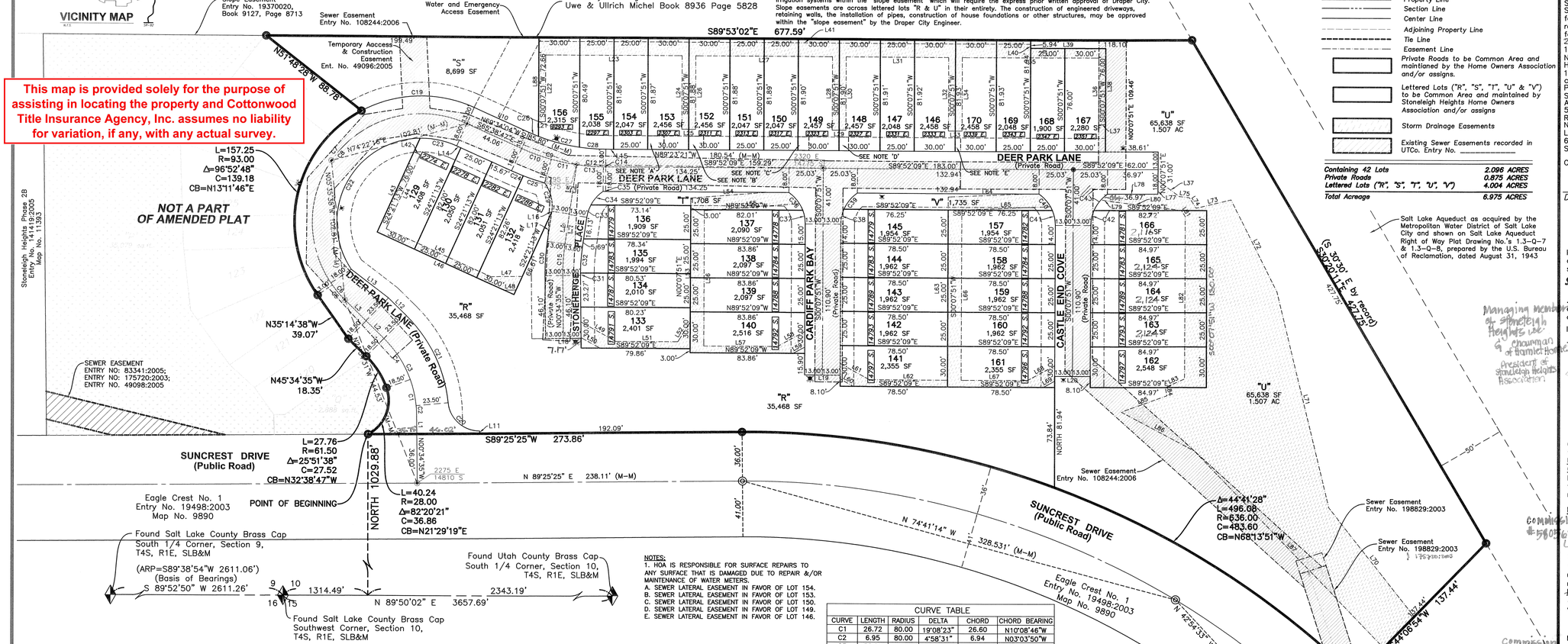
1. The Basis of Bearings of this Plat is between two existing Section Corner Monuments. The Bearing between the South Quarter Corner and the Southeast Corner of Section 9, T4S, R1E, SLB&M, is N89°52'50"E, as measured in the field.

2. The purpose of this plat is to combine the Stoneleigh Heights at Suncrest Phase 3A Plat, recorded as Entry No. 137305:2007, and the Stoneleigh Heights at Suncrest Phase 3B Plat, recorded as Entry No. 4327:2008, both recorded in the Utah County Recorders Office, into a single plat, excepting out Lots 120–128 and lettered Lots "P" & "Q".

3. This amended plat is subject to all of the matters pertaining to the original recorded plats, other than any differences shown on this plat. They include, but are not limited to, easements, rights-of-way, covenants, conditions, restrictions, and other matters of record.

SLOPE EASEMENT FOR LOT "R & U"

Within a "slope easement" designated on the plat, any disturbance, modification or improvement, except for those specified below, is prohibited without the express prior written approval of Draper City. This prohibition shall not apply to the planting of grass, flowers, small shrubs, trees that are indigenous to the area, placement of decorative rock and similar noninvasive landscaping. This exception for planting does not permit the installation of irrigation systems within the "slope easement" which will require the express prior written approval of Draper City. Slope easements are across lettered lots "R & U" in their entirety. The construction of engineered driveways, retaining walls, the installation of pipes, construction of house foundations or other structures, may be approved within the "slope easement" by the Draper City Engineer.



GENERAL NOTES

1. This Plat is subject to that certain Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest, a Planned Community, recorded December 28, 1999, as Entry No. 7543075, in Book 8332, at Page 4708, in the Salt Lake County Recorder's Office and recorded December 22, 2000, as Entry No. 101565:2000, in the Utah County Recorder's Office, as the same may be amended from time to time ("Declaration"). Capitalized terms used but not otherwise defined in this Plat shall have the same meanings as set forth in the Declaration.

2. Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

3. The property within this plat is located within a natural hazards special study area. Studies and reports analyzing the special study area are available for review in the Draper City Offices.

4. The Stoneleigh Heights Home Owners Association and/or assigns shall hold fee title to Lettered Lots "R", "S", "T", "U", and "V" via a separate conveyance instrument, which constitutes Limited Community Areas as further described in the Declaration.

5. Draper City reserves the right to keep the proposed detention basin as a permanent one. (Refer to the Stoneleigh Heights at Suncrest Phase 3A & 3B Amended improvement plans for location).

6. The Stoneleigh Heights Home Owners Association and/or assigns will maintain the proposed storm drain, pipe system, and detention basin. (Refer to the Stoneleigh Heights at Suncrest Phase 3A & 3B Amended Improvement plans for location).

7. Define terms of slope easement(s). It is agreed hereby, that the Owners, by consent of Draper City, shall have the right to lessen, but not to increase, the vertical distance or grade of said cut and/or fill slopes, after said slopes are constructed on the above described lands. Draper City is relieved of any further claims or demand for costs, damages, or maintenance charges which may accrue against said slopes and appurtenant parts thereof.

8. Subject to Construction & Temporary Access Easement, Entry No. 49097:2006, Utah County Official Records & Entry No. 9370022, Bk. 9127, Pg. 8732, Salt Lake County Official Records.

NOTES:
1. HOA IS RESPONSIBLE FOR SURFACE REPAIRS TO ANY SURFACE THAT IS DAMAGED DUE TO REPAIR &/OR MAINTENANCE OF WATER METERS.
A. SEWER LATERAL EASEMENT IN FAVOR OF LOT 154.
B. SEWER LATERAL EASEMENT IN FAVOR OF LOT 153.
C. SEWER LATERAL EASEMENT IN FAVOR OF LOT 150.
D. SEWER LATERAL EASEMENT IN FAVOR OF LOT 149.
E. SEWER LATERAL EASEMENT IN FAVOR OF LOT 146.

LEGEND

- Section Corner Monument As Noted
- Street Monument Existing
- Street Monument To Be Set
- Proposed Fire Hydrant
- (M–M) Monument to Monument
- Property Line
- Section Line
- Center Line
- Adjoining Property Line
- Tie Line
- Easement Line
- Private Roads to be Common Area and maintained by the Home Owners Association and/or assigns.
- Lettered Lots ("R", "S", "T", "U" & "V") to be Common Area and maintained by Stoneleigh Heights Home Owners Association and/or assigns
- Storm Drainage Easements
- Existing Sewer Easements recorded in UTCo. Entry No. _____

Containing 42 Lots	*2.096 ACRES*
Private Roads	*0.875 ACRES*
Lettered Lots ("R", "S", "T", "U", "V")	*4.004 ACRES*
Total Acreage	*6.975 ACRES*

Salt Lake Aqueduct as acquired by the Metropolitan Water District of Salt Lake City and shown on Salt Lake Aqueduct Right of Way Plat Drawing No.'s 1.3–Q–7 & 1.3–Q–8, prepared by the U.S. Bureau of Reclamation, dated August 31, 1943

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.72	80.00	19°08'23"	26.60	N10°08'46"W
C2	6.95	80.00	4°58'31"	6.94	N03°03'50"W
C3	55.89	80.00	40°01'30"	54.76	N25°33'51"W
C4	36.11	80.00	25°51'38"	35.80	N32°38'47"W
C5	14.43	80.00	10°19'58"	14.41	S40°24'37"E
C6	16.14	80.00	11°33'45"	16.12	S39°47'43"E
C7	208.88	80.00	149°35'51"	154.40	S39°33'17"W
C8	207.16	80.00	148°22'03"	153.94	S40°10'11"W
C9	42.09	150.00	16°04'44"	41.96	S73°41'09"E
C10	23.02	150.00	8°47'33"	23.00	S70°02'34"E
C11	19.08	150.00	7°17'10"	19.06	S78°04'56"E
C12	21.32	150.00	8°08'38"	21.30	S85°47'50"E
C13	19.65	150.00	7°30'24"	19.64	S85°28'43"E
C14	1.67	150.00	0°38'14"	1.67	S89°33'02"E
C15	23.17	150.00	8°51'04"	23.15	S03°50'57"W
C19	85.57	93.00	52°43'03"	82.58	S87°59'41"W
C20	34.10	23.00	84°57'07"	31.06	S48°06'01"E
C21	72.30	103.50	40°01'30"	70.84	N25°33'51"W
C22	133.04	62.00	122°56'45"	108.95	S27°27'32"W
C23	27.51	62.00	25°25'18"	27.28	N78°21'28"W
C24	9.33	168.00	3°11'00"	9.33	S67°14'17"E
C25	16.45	168.00	5°36'34"	16.44	S71°38'04"E
C26	7.46	137.00	3°07'15"	7.46	S67°12'25"E
C27	31.07	137.00	12°59'36"	31.00	S75°15'50"E
C28	19.39	137.00	8°06'31"	19.37	S85°48'53"E
C29	22.14	28.00	45°18'19"	21.57	N14°22'41"W
C30	25.18	163.00	8°51'04"	25.16	S03°50'57"W
C31	1.73	137.00	0°43'24"	1.73	S00°12'53"E
C32	19.43	137.00	8°07'39"	19.42	S04°12'39"W
C33	9.54	28.00	19°31'13"	9.49	S18°02'05"W
C34	13.49	28.00	27°36'05"	13.36	S41°35'44"W
C35	1.87	168.00	0°38'14"	1.87	S89°33'02"E
C36	16.76	28.00	34°18'12"	16.51	N37°56'44"W
C37	10.23	28.00	20°55'29"	10.17	N10°19'54"W
C38	11.30	28.00	23°07'57"	11.23	S11°41'49"W
C39	15.68	28.00	32°05'44"	15.48	S39°18'40"W
C40	15.68	28.00	32°05'44"	15.48	N39°02'58"W
C41	11.30	28.00	23°07'57"	11.23	N11°26'07"W
C42	11.30	28.00	23°07'57"	11.23	S11°41'49"W
C43	15.68	28.00	32°05'44"	15.48	S39°18'40"W
C44	6.11	28.00	12°30'16"	6.10	S49°06'24"W

LINE TABLE

LINE	LENGTH	BEARING
L1	14.00	N00°34'35"W
L2	18.35	N45°34'35"W
L3	21.63	N45°34'35"W
L4	37.08	S08°16'29"W
L5	36.55	N08°16'29"E
L6	22.35	N08°16'29"E
L7	21.82	S08°16'29"W
L10	44.06	N65°38'47"W
L11	2.00	N00°34'35"W
L12	18.48	N45°34'35"W
L13	34.32	N52°40'35"W
L14	3.38	S85°38'47"E
L15	5.68	S89°52'09"E
L16	0.56	S08°16'29"W
L17	21.79	S08°16'29"W
L18	26.00	N89°25'25"E
L19	26.00	S89°52'09"E
L20	26.00	S89°52'09"E
L21	5.00	N89°52'09"W
L22	49.00	S00°07'51"W
L23	100.00	N89°52'09"W
L24	54.00	N00°07'51"E
L25	10.00	N89°52'09"W
L26	54.00	S00°07'51"W
L27	100.00	N89°52'09"W
L28	54.00	N00°07'51"E
L29	10.00	N89°52'09"W
L30	54.00	S00°07'51"W

LINE TABLE

LINE	LENGTH	BEARING
L31	75.00	N89°52'09"W
L32	54.00	N00°07'51"E
L33	10.00	N89°52'09"W
L34	54.00	S00°07'51"W
L35	100.00	N89°52'09"W
L36	49.00	S00°07'51"W
L37	5.00	S89°52'09"E
L38	56.00	S00°07'51"W
L39	55.00	S89°52'09"E
L40	3.00	S00°07'51"W
L41	360.00	S89°52'09"E
L42	4.99	N65°38'47"W
L43	65.00	N24°21'13"E
L44	60.00	N24°21'13"E
L45	84.06	N65°38'47"W
L46	102.02	N65°38'47"W
L47	23.10	N89°25'25"E
L48	8.80	N89°25'25"E
L49	29.24	S60°52'08"E
L50	15.81	S60°52'08"E
L51	45.53	S89°52'09"E
L52	17.11	N31°50'18"E
L53	90.99	N00°07'51"E
L54	55.89	N85°33'41"E
L55	69.80	N85°33'41"E
L56	99.31	S00°07'51"W
L57	53.86	N89°52'09"W
L58	22.85	S61°13'11"W
L59	9.56	N61°13'11"E
L60	10.98	S61°03'30"E

LINE TABLE

LINE	LENGTH	BEARING
L61	24.29	N61°03'30"W
L62	57.22	N89°52'09"W
L63	134.59	S00°07'51"W
L64	57.84	S87°44'42"W
L65	64.97	S87°44'42"W
L66	125.00	S00°07'51"W
L67	48.50	S89°52'09"E
L68	22.83	N61°19'12"E
L69	9.52	S61°19'12"W
L70	101.51	N38°13'08"W
L71	163.52	N13°32'41"W
L72	75.37	N26°31'39"W
L73	26.31	S76°30'58"W
L74	9.08	N32°19'26"W
L75	7.61	N82°32'39"W
L76	19.39	N53°08'50"W
L77	9.89	S00°07'51"W
L78	36.97	N89°52'09"W
L79	3.79	S75°49'27"E
L80	55.52	S82°32'39"E
L81	5.28	S32°19'26"E
L82	119.29	S00°07'51"W
L83	15.44	S66°13'31"W
L84	6.18	S11°57'50"E
L85	35.56	S70°18'18"W
L86	61.19	S61°39'56"E
L87	200.22	S43°49'44"E
L88	59.00	S00°07'51"W

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed under the 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

STONELEIGH HEIGHTS at SUNCREST PHASE No. 3A & 3B Amended (A PLANNED UNIT DEVELOPMENT)

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 10, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah described as follows:

Beginning at a point on the Northerly Right-of-Way Line of Suncrest Drive as shown on the Eagle Crest No. 1 at Suncrest Plat, recorded as Entry No. 19498:2003 and Map No. 9890 in the Utah County Recorder's Office, said point being also on the Westerly Right-of-Way Line of Deer Park Lane as shown on the Stoneleigh Heights at Suncrest Phase No. 3A Plat, recorded as Entry No. 137305:2007 and Map No. 12487 in said Utah County Recorder's Office, said point being also N89°50'02"E 1314.49 feet, along the Section Line, and NORTH 1029.88 feet from the Salt Lake County Monument at the Southwest Corner of said Section 10; thence, along said Westerly Right-of-Way Line, the following five (5) courses: (1) Northeasterly 40.24 feet along the arc of a 28.00 foot radius curve to the left, chord bears N21°29'19"E 36.86 feet, (2) Northwesterly 27.76 feet along the arc of a 61.50 foot radius curve to the left, chord bears N32°38'47"W 27.52 feet, (3) N45°34'35"W 18.35 feet, (4) N35°14'38"W 39.07 feet, (5) Northeasterly 157.25 feet along the arc of a 93.00 foot radius curve to the right, chord bears N13°11'46"E 139.18 feet to the Northeasterly Corner of Lot 128 of said Stone- leigh Heights at Suncrest No. 3A Plat ; thence, along the Northeasterly Line of said Lot 128, N51°48'28"W 88.78 feet to the Common Boundary Line as described in that certain Boundary Line Agreement and Quit Claim Deed, recorded in Book 8936 at Page 5828 of Salt Lake County Records; thence, along said Common Boundary Line, S89°53'02"E 677.59 feet to the Southwesterly Right-of-Way Line of the Salt Lake Aqueduct, as described in that certain Warranty Deed, recorded as Entry No. 401 in Book 545 at Page 131 in Official Records of Utah County; thence, along said Southwesterly Right-of-Way Line, S30°20'11"E 427.75 feet; thence S44°06'54"W 137.44 feet to said Northerly Right-of-Way Line of Suncrest Drive; thence, along said Northerly Right-of-Way Line, the following two (2) courses: (1) Northwesterly 496.08 feet along the arc of a 636.00 foot radius curve to the left, chord bears N68°13'51"W 483.60 feet, (2) S89°25'25"W 273.86 feet to the Point of Beginning.

Contains: 242,661 SF or 5.57 AC

JAN. 23, 2012
Date

Gregory A. Cates
P.L.S. No. 161226

LICENSED PROFESSIONAL LAND SURVEYOR No. 161226 GREGORY A. CATES STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner( ) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

STONELEIGH HEIGHTS at SUNCREST PHASE No. 3A & 3B Amended (A PLANNED UNIT DEVELOPMENT)

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for Public use.

In witness whereof _____ have hereunto set _____ this 23 day of January, A.D., 2012.

Managing member of Stoneleigh Heights LLC & chairman of Hamlet Homes
Michael Brodsky — Brian S. Moe

President of Stoneleigh Heights Association
John Aldous — Vice President Wells Fargo Bank, NA

Bruce A. Bangert — Chief financial officer, U.S. Title

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

On the 24 day of January A.D., 2012 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, Michael Brodsky, who after being duly sworn, acknowledged to me that he is the Chairman of Hamlet Homes LLC & Managing Member of Stoneleigh Heights LLC, a Utah Limited Liability Company, and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES 11-1-13 — NOTARY PUBLIC RESIDING IN Salt Lake COUNTY — Commission #580568

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

On the 24th day of January A.D., 2012 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, Larry Burton, who after being duly sworn, acknowledged to me that he is the President of US Title, a Utah Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES 11-1-13 — NOTARY PUBLIC RESIDING IN Salt Lake COUNTY — Commission #580568

CORPORATE ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Dallas } S.S.

On the 25th day of January A.D., 2012 personally appeared before me, the undersigned Notary Public, in and for said County of Dallas in the State of Texas, Brian S. Moe, who after being duly sworn, acknowledged to me that he is the Vice President for Wells Fargo Bank a National Association that he signed the Owner's Dedication freely and voluntarily for and in behalf of said National Association for the purposes therein mentioned. Chelby L. Ezell Commission # 1259856

MY COMMISSION EXPIRES 3/4/2015 — NOTARY PUBLIC RESIDING IN Dallas COUNTY

HOME OWNER'S ASSOCIATION ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake } S.S.

On the 24 day of January A.D., 2012 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, John Aldous who after being duly sworn, acknowledged to me that he is the President of the Stoneleigh Heights Neighborhood Association Inc., and that he signed the Owner's Dedication freely and voluntarily for and in behalf of Stoneleigh Home Owner's Association for the purposes therein mentioned. Commission #580568

MY COMMISSION EXPIRES 11-1-13 — NOTARY PUBLIC RESIDING IN Salt Lake COUNTY

EASEMENT APPROVAL

QWEST — M. Romero	DATE 1/31/12
ROCKY MOUNTAIN POWER — Jessie	DATE 01/31/12
QUESTAR GAS CO. — Deanna M. Hopkins	DATE 1-27-12
COMCAST — Marin Young	DATE 1-27-12

Stantec Consulting Services Inc
3995 S 700 E Ste. 300
Salt Lake City, Ut
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

Project Number	PM
186201007	JRJ
Filename	
1007v–fb	
Designed By	**Drawn By**
JWJ	JWJ
Checked By	**Date**
GAC	01/23/2012

No.	Revisions	By	Date

PLANNING COMMISSION

APPROVED THIS 17th DAY OF February A.D., 2012 BY THE DRAPER CITY PLANNING AND ZONING COMMISSION

CHAIRMAN, DRAPER CITY PLANNING AND ZONING COMM.

COUNTY HEALTH DEPARTMENT

APPROVED THIS 2nd DAY OF Feb A.D., 2012

DIRECTOR

13619

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 23 DAY OF January A.D., 2012 BY THE SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT DISTRICT MANAGER

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

16 Feb., 2012
DATE — DRAPER CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 16th DAY OF February A.D., 2012

DRAPER CITY ATTORNEY

DRAPER CITY COUNCIL

PRESENTED TO THE DRAPER CITY COUNCIL THIS 17th DAY OF February A.D., 2012, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER — MAYOR

STATE OF UTAH, COUNTY OF UTAH

RECORDED AND FILED AT THE REQUEST OF _____ ENT 18744:2012 Mar 0 13619 JEFFERY SMITH UTAH COUNTY RECORDER 2012 Mar 07 4:12 pm FEE 27.00 BY EO RECORDED FOR DRAPER CITY

RECORDED AS ENTRY NO. _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ UTAH COUNTY RECORDER

STONELEIGH HEIGHTS at SUNCREST PHASE No. 3A & 3B Amended (A PLANNED UNIT DEVELOPMENT)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DRAPER CITY, UTAH COUNTY, UTAH