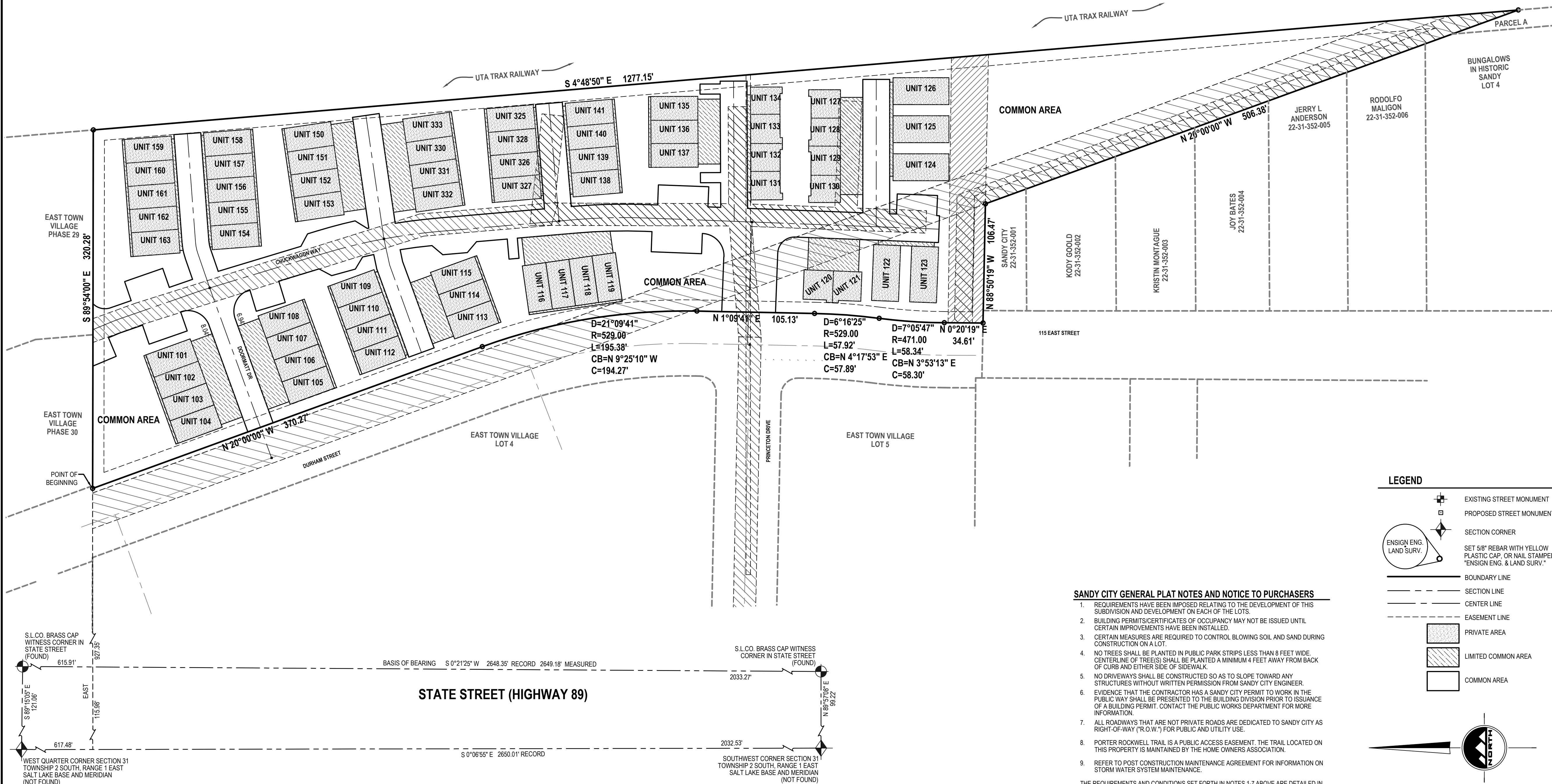


PRINCETON TERRACE PLAT

AMENDING LOTS 1, 2, AND 3 OF EAST TOWN VILLAGE - SANDY
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SANDY CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



STATE STREET (HIGHWAY 89)
 BASIS OF BEARING S 0°21'25" W 2648.35' RECORD 2649.18' MEASURED
 S 0°06'55" E 2650.01' RECORD

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-603A(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT 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.

Domion Energy Utah - Note:
 Questar Gas Company dba Domion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Domion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, 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 the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-366-8532.

DEVELOPER
ZENITH DEVELOPMENT, LLC
 2040 MURRAY HOLLADAY RD, ST 204
 SALT LAKE CITY, UTAH 84117
 801.428.3755

ENSIGN
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 45 W. 10000 S. Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
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LAVTON
 Phone: 801.547.1100
 TORKLE
 Phone: 435.843.3890
 CEDAR CITY
 Phone: 435.886.9433
 RICHFIELD
 Phone: 435.896.2963

SHEET 1 OF 3		EASEMENT APPROVAL	
PROJECT NUMBER: 5591G		CENTURYLINK	DATE
MANAGER:		ROCKY MOUNTAIN POWER	DATE
DRAWN BY: KFW		DOMINION ENERGY UTAH	DATE
CHECKED BY: PMH		COMCAST	DATE
DATE: 4/28/20			

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL	
APPROVED THIS DAY OF	A.D. 20
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.	
SALT LAKE COUNTY HEALTH DEPARTMENT	

PLANNING COMMISSION APPROVAL
APPROVED THIS DAY OF A.D. 20
BY THE SANDY CITY PLANNING COMMISSION
CHAIR, SANDY CITY PLANNING COMMISSION

SANDY CITY PARKS & RECREATION APPROVAL
APPROVED THIS DAY OF A.D. 20
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
SANDY CITY PARKS & RECREATION DEPARTMENT

SANDY SUBURBAN IMPROVEMENT DISTRICT
APPROVED THIS DAY OF A.D. 20
BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER

CITY ENGINEER APPROVAL
APPROVED THIS DAY OF A.D. 20
BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

PUBLIC UTILITIES DEPARTMENT APPROVAL
APPROVED THIS DAY OF A.D. 20
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT.
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR APPROVAL
APPROVED THIS DAY OF A.D. 20
BY THE SANDY CITY MAYOR.
MAYOR
ATTEST CLERK

CITY ATTORNEY'S APPROVAL
APPROVED THIS DAY OF A.D. 20
BY THE SANDY CITY ATTORNEY
SANDY CITY ATTORNEY

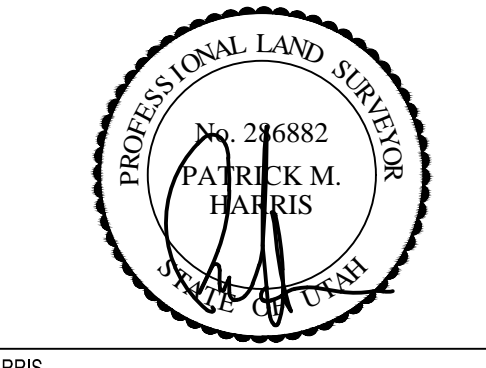
SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 28682, as prescribed under laws of the State of Utah. I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as, PRINCETON TERRACE PLAT, 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
 All of Lots 1, 2, and 3 of East Town Village - Sandy Subdivision, recorded February 19, 2016 as Entry No. 12225175 in Book 2019P at Page 41 in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Easterly Right-of-Way Line of Durham Street, said point being South 00°06'55" East 617.48 feet along the section line and East 1,043.33 feet from the West Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°54'00" East 320.28 feet;
 thence South 04°48'50" East 1,277.15 feet;
 thence North 20°00'00" West 506.38 feet;
 thence North 88°50'19" West 106.47 feet;
 thence North 00°20'19" East 34.61 feet;
 thence Northwesterly 58.34 feet along the arc of a 471.00 foot radius curve to the right (center bears South 89°39'41" East and the chord bears North 03°53'12" East 58.30 feet with a central angle of 07°05'47");
 thence Northwesterly 57.92 feet along the arc of a 529.00 foot radius curve to the left (center bears North 82°33'54" West and the chord bears North 04°17'54" East 57.89 feet with a central angle of 06°16'25");
 thence North 01°09'41" East 105.13 feet;
 thence Northwesterly 155.38 feet along the arc of a 529.00 foot radius curve to the left (center bears North 88°50'19" West and the chord bears North 09°25'09" West 194.27 feet with a central angle of 21°09'41");
 thence North 20°00'00" West 370.27 feet to the point of beginning.

Contains 223,465 Square Feet or 5.130 Acres and 61 Units

DATE _____ PATRICK M. HARRIS
 P.L.S. NO. 28682



OWNER'S DEDICATION
 Know all men by these presents that the undersigned (are the owner(s) hereafter, "the undersigned Owners") of the above-described tract of land and the undersigned Owners do hereby cause the same to be divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

PRINCETON TERRACE PLAT
 and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public and utility uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all privately-owned streets, lanes, alleys and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their guest and invitees. The undersigned Owners also do hereby dedicate to the owners of the following-named facilities, for perpetual use, all privately-owned streets, lanes, alleys, and driveways, as non-exclusive water, sanitary sewer, storm sewer, public utility, straight and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. The undersigned Owners also do hereby dedicate, to any and all public utility companies, a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of public utility lines and facilities. The undersigned Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown herein.

In witness whereof I / we hereunto set our hand (s) this _____ day of _____ A.D. 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH
 County of Salt Lake
 On the _____ day of _____ A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, 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: _____
 _____ RESIDING IN _____ COUNTY.

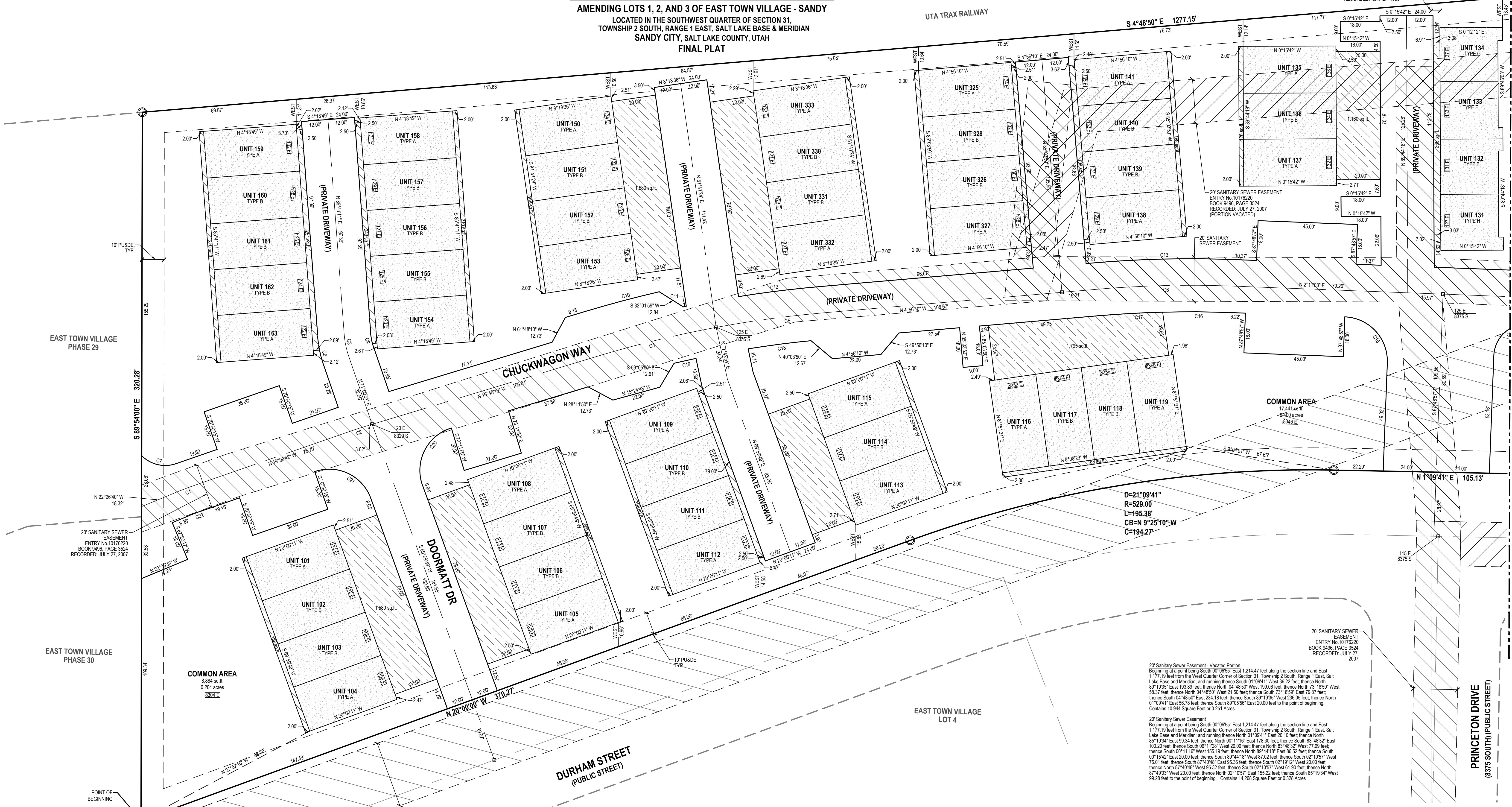
PRINCETON TERRACE PLAT
 AMENDING LOTS 1, 2, AND 3 OF EAST TOWN VILLAGE - SANDY
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

PRINCETON TERRACE PLAT

AMENDING LOTS 1, 2, AND 3 OF EAST TOWN VILLAGE - SANDY
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 SANDY CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

4' WIDE RIGHT-OF-WAY EASEMENT FOR A WATER DITCH IN WARRANTY DEED
 ENTRY NO. 142835
 BOOK 1001, PAGE 321
 RECORDED: MAY 27, 1955



D=21°09'41"
 R=529.00
 L=195.38'
 CB=N 9°25'10" W
 C=194.27'

20' Sanitary Sewer Easement - Vacated Portion
 Beginning at a point being South 00°06'55" East 1,214.47 feet along the section line and East 1,177.19 feet from the West Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 01°02'41" West 96.22 feet; thence North 89°19'35" East 193.89 feet; thence North 04°48'50" West 199.06 feet; thence North 73°18'59" West 58.37 feet; thence North 04°48'50" West 21.50 feet; thence South 73°18'59" East 79.87 feet; thence South 04°48'50" East 234.19 feet; thence South 89°19'35" West 230.05 feet; thence North 01°09'41" East 56.78 feet; thence South 89°05'50" East 20.00 feet to the point of beginning. Contains 10,944 Square Feet or 0.251 Acres

20' Sanitary Sewer Easement
 Beginning at a point being South 00°06'55" East 1,214.47 feet along the section line and East 1,177.19 feet from the West Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 01°09'41" East 20.10 feet; thence North 85°19'34" East 99.94 feet; thence North 00°11'10" East 118.30 feet; thence South 87°48'32" East 100.20 feet; thence South 06°11'28" West 20.00 feet; thence North 83°48'32" West 77.99 feet; thence South 00°11'10" West 155.19 feet; thence North 89°44'18" East 86.52 feet; thence South 00°19'42" East 20.00 feet; thence South 89°44'18" West 87.00 feet; thence South 02°10'57" West 75.01 feet; thence South 87°40'48" East 95.36 feet; thence South 02°19'12" West 20.00 feet; thence North 87°40'48" West 95.32 feet; thence South 02°10'57" West 61.50 feet; thence North 87°40'03" West 20.00 feet; thence North 02°10'57" East 155.22 feet; thence South 85°19'34" West 99.28 feet to the point of beginning. Contains 14,268 Square Feet or 0.328 Acres

EAST TOWN VILLAGE
 PHASE 29

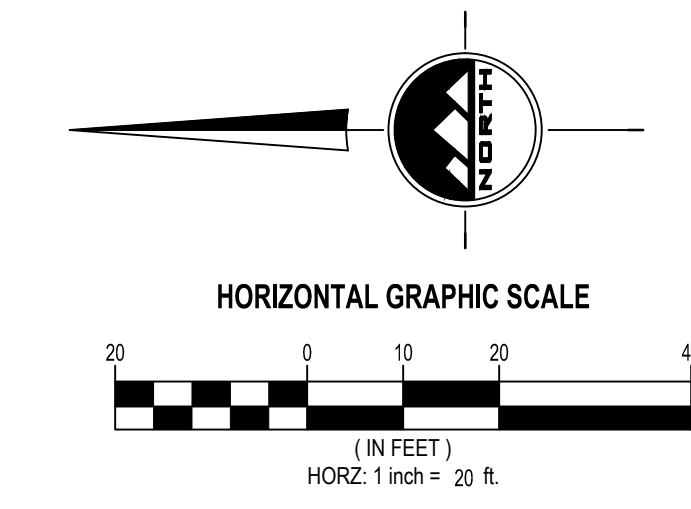
EAST TOWN VILLAGE
 PHASE 30

EAST TOWN VILLAGE
 LOT 4

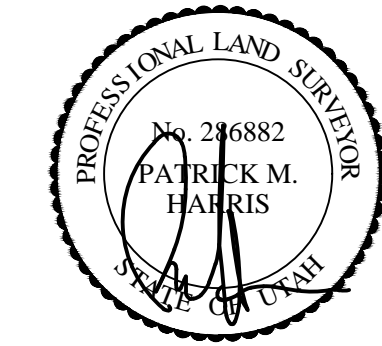
SEE SHEET 3

PRINCETON DRIVE
 (8375 SOUTH) (PUBLIC STREET)

33' WATERLINE EASEMENT IN FAVOR OF MIDVALE CITY
 RECORDED: NOV. 16, 1954
 ENTRY NO. 1399253, BOOK 1143, PAGE 497
 ALSO IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT.
 RECORDED: APRIL 1, 1975
 ENTRY NO. 265512, BOOK 3819, PAGE 100



DEVELOPER
 ZENITH DEVELOPMENT, LLC
 2040 MURRAY HOLLADAY RD, ST 204
 SALT LAKE CITY, UTAH 84117
 801.428.3755



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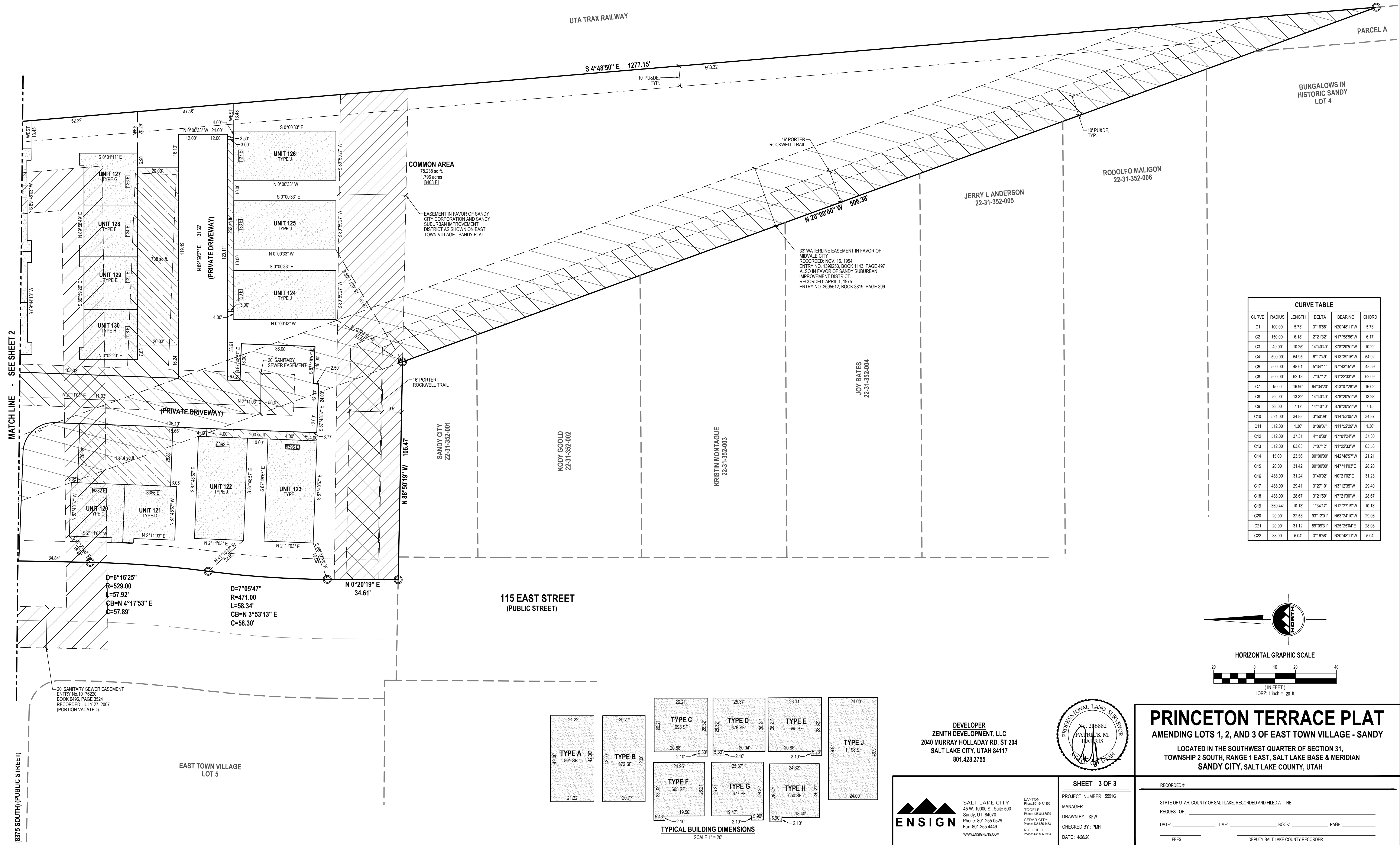
ENSIGN
 SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT, 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSIGNENG.COM

SHEET 2 OF 3
 PROJECT NUMBER: 5591G
 MANAGER:
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 4/28/20

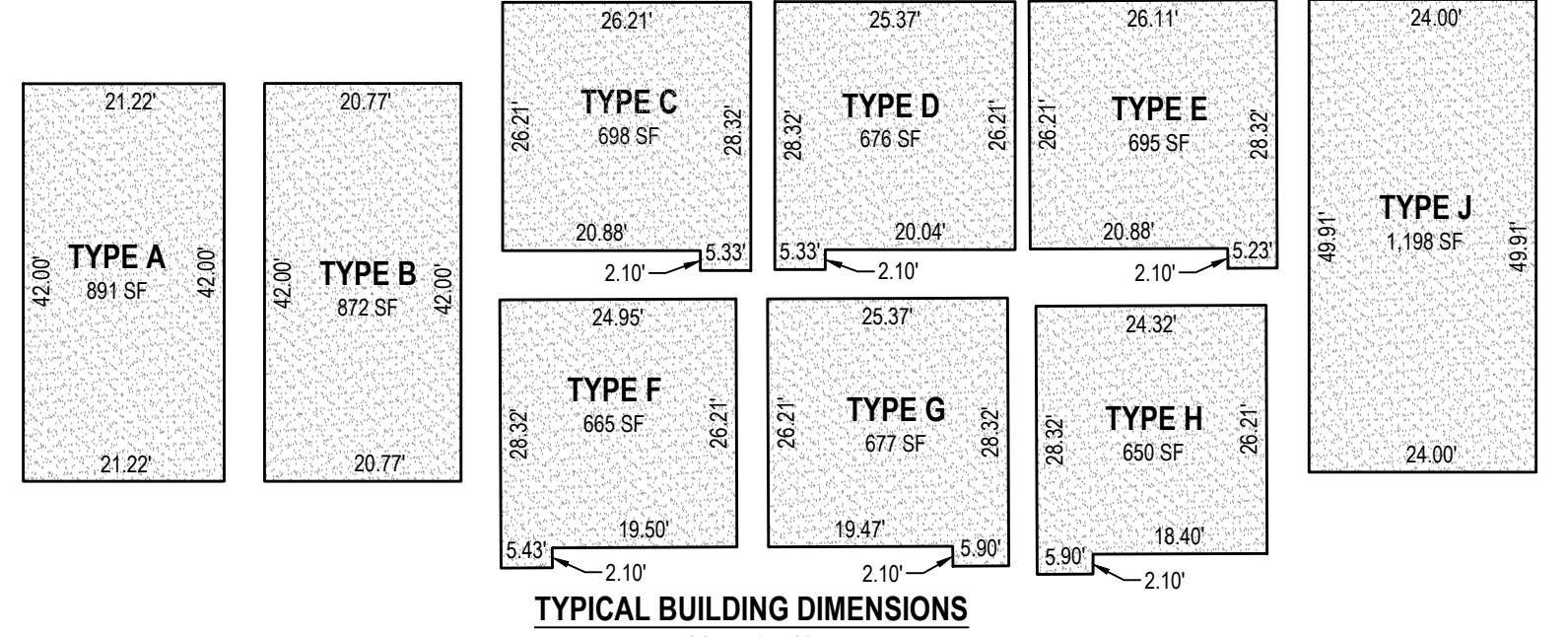
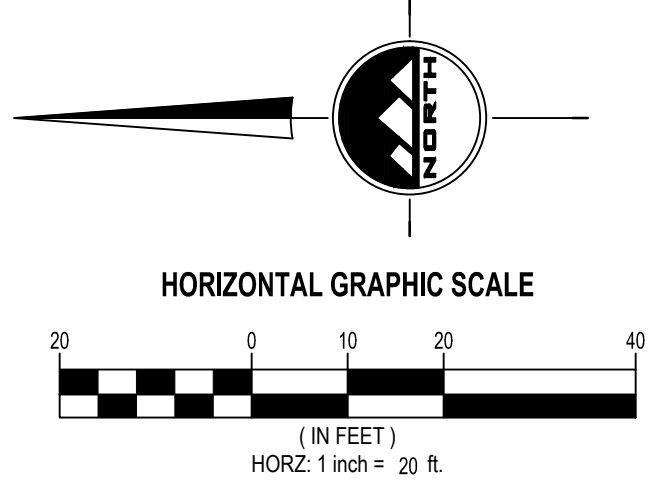
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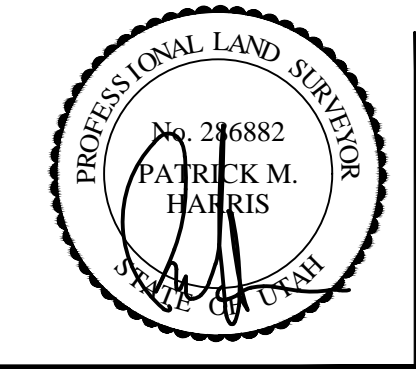
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 SANDY CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00	5.73	3°16'58"	N20°48'11"W	5.73
C2	150.00	6.18	2°21'32"	N17°58'56"W	6.17
C3	40.00	10.25	14°40'40"	S78°20'51"W	10.22
C4	500.00	54.95	6°17'49"	N13°39'15"W	54.92
C5	500.00	48.61	5°34'11"	N7°43'15"W	48.59
C6	500.00	62.13	7°07'12"	N1°22'33"W	62.09
C7	15.00	16.90	64°34'20"	S13°07'28"W	16.02
C8	52.00	13.32	14°40'40"	S78°20'51"W	13.28
C9	28.00	7.17	14°40'40"	S78°20'51"W	7.15
C10	521.00	34.88	3°50'09"	N14°53'05"W	34.87
C11	512.00	1.36	0°09'07"	N11°52'29"W	1.36
C12	512.00	37.31	4°10'30"	N7°01'24"W	37.30
C13	512.00	63.63	7°07'12"	N1°22'33"W	63.58
C14	15.00	23.56	90°00'00"	N42°48'57"W	21.21
C15	20.00	31.42	90°00'00"	N47°11'03"E	28.28
C16	488.00	31.24	3°40'02"	N0°21'02"E	31.23
C17	488.00	29.41	3°27'10"	N3°12'35"W	29.40
C18	488.00	28.67	3°21'59"	N7°21'30"W	28.67
C19	369.44	10.13	1°34'17"	N12°27'19"W	10.13
C20	20.00	32.53	93°12'01"	N63°24'07"W	29.06
C21	20.00	31.12	89°09'31"	N25°25'04"E	28.08
C22	88.00	5.04	3°16'58"	N20°48'11"W	5.04



DEVELOPER
 ZENITH DEVELOPMENT, LLC
 2040 MURRAY HOLLADAY RD, ST 204
 SALT LAKE CITY, UTAH 84117
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SHEET 3 OF 3
 PROJECT NUMBER: 5591G
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