

DEVELOPER/OWNER
 DESERT PEAK MANAGEMENT GROUP
 847 South 500 East,
 SUITE 100
 American Fork, UT 84003
 OFFICE: 801-764-9000

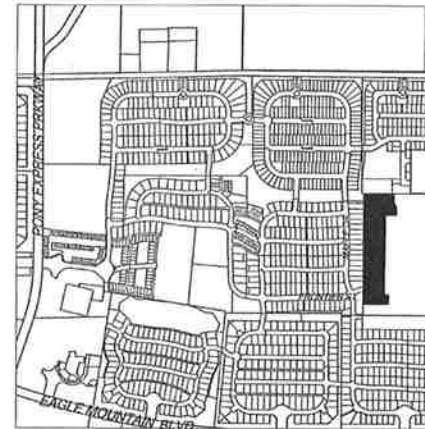
CEDAR CORNERS - PHASE A PLAT 1

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

NE 1/4 SW 1/4, SECTION 7, T6S, R1W, SLB&M

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE
 I, Victor E. Hansen, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 176695 as prescribed under the laws of the State of Utah. I further certify 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, blocks, streets, and easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct to the best of my knowledge.
Victor E. Hansen
 Victor E. Hansen PLS 176695
 Date Aug 8, 2016

BOUNDARY DESCRIPTION
 Cedar Corners (29 Lots)
 A parcel of land located in the Southwest Quarter of Section 7, Township 6 South, Range 1 West Salt Lake Base and Meridian, the Basis of Bearings is S89°31'31"E between the Northwest Corner and the North Quarter Corner of said Section 7, said parcel being more particularly described as follows:
 Beginning at a point S89°31'31"E 1312.44 feet along the Section line and South 2666.26 feet from the Northwest Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S89°38'48"E 328.16 feet along the southerly boundary of "Pioneer Addition Phase VII B" Subdivision; thence S00°08'31"E 93.25 feet; thence S24°47'34"E 58.55 feet; thence S00°21'44"W 92.05 feet; thence S89°28'48"W 118.01 feet; thence S00°21'44"W 572.99 feet; thence S02°15'20"W 53.05 feet; thence S00°21'44"W 234.82 feet to the beginning of a non-tangent curve to the left having a radius of 1026.50 feet; thence along the arc of said curve 46.01 feet, passing through a central angle of 2°34'05", chord bears S85°06'03"E 46.00 feet; thence S00°21'49"W 107.74 feet; thence N89°38'11"W 280.00 feet to the westerly boundary of "Pioneer Addition Phase II" Subdivision; thence N00°21'49"E 1212.26 feet along said "Pioneer Addition Phase II" Subdivision and "Pioneer Addition Phase III Subdivision" to the point of beginning. Containing 7,243 acres more or less.

OWNERS' DEDICATION
 We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
CEDAR CORNERS MANAGEMENT, LLC
 BY: *Brad A. Jensen*
 BRAD A. JENSEN - MANAGER

ACKNOWLEDGMENT
 STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 On the 9th day of August, 2016, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10/10/20
 NOTARY PUBLIC SIGNATURE
Shauna Billings
 COMMISSION NUMBER 689479 PRINTED FULL NAME OF NOTARY
 SHAUNA BILLINGS

ACCEPTANCE BY LEGISLATIVE BODY
 The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 14 day of December, 2016.

APPROVED BY MAYOR: *Christy T. Tinker*
 APPROVED BY CITY ENGINEER: *Shauna Billings*
 APPROVED BY CITY ATTORNEY: *Shauna Billings*
 ATTEST BY CITY RECORDER: *Shauna Billings*
 (See Seal Below) (See Seal Below)

CEDAR CORNERS - PHASE A

A RESIDENTIAL SUBDIVISION PLAT 1
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 NE 1/4 SW 1/4, SECTION 7, T6S, R1W, SLB&M

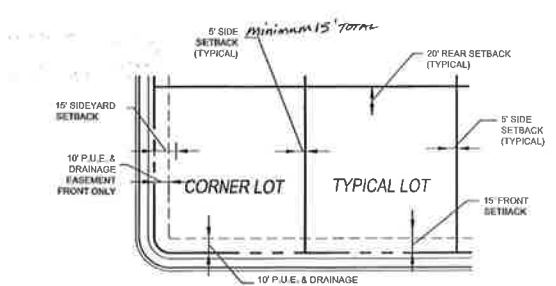
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15376

FOUND MONUMENT
 NORTH 1/4 COR. SEC. 7
 T6S, R1W, SLB&M

(BASIS OF BEARINGS) S89°31'31"E - 2669.07'
 1312.44'

FOUND MONUMENT
 NW COR SEC. 7
 T6S, R1W, SLB&M



GENERAL NOTES:
 1. PROPERTY IS ZONED RESIDENTIAL.
 A. FRONT YARD SETBACK IS 15' MIN
 B. REAR YARD SETBACK IS 22'
 C. SIDE YARD SETBACK IS 15' MINIMUM 5'
 D. CORNER LOT SIDE YARD SETBACK IS 15'
 E. STREET SIDE 5' ON OTHER SIDE.
 F. GARAGE SETBACK IS 22' MIN

LEGEND

Section Corner	⊙
Street Monument	⊙
Property Corner	⊙
Street Light	⊙
Fire Hydrant	⊙
Section Line	—
Property Line	---
Easement Line	---

TOTAL AREA	7.24 ACRES
29 LOTS	4.51 ACRES
OVERALL DENSITY	4.01 LOT/AC
SMALLEST LOT SIZE	0.123 ACRES
LARGEST LOT SIZE	0.250 ACRES
AVERAGE LOT SIZE	0.155 ACRES
ROW DEDICATION	1.92 ACRES
OPEN SPACE	0.81 ACRES

NOTES:
 1) 5/8" REBAR WITH PLASTIC CAPS STAMPED "H&H ENGINEERING & SURVEYING" ARE TO BE SET AT EACH PROPERTY CORNER.

CURVE TABLE

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	33.95	16.98	4000.00	0°29'11"	33.95	S89°52'51"E
C2	45.77	22.89	4000.00	0°39'20"	45.77	S89°57'56"E
C3	28.58	14.29	3000.00	0°32'45"	28.58	S89°54'38"E
C4	67.40	33.84	300.00	12°52'21"	67.26	N06°47'54"E
C5	99.82	50.58	250.00	22°52'35"	99.16	N87°14'20"W
C6	16.87	8.43	1000.00	0°57'59"	16.87	S76°17'01"E
C7	120.36	60.25	1000.00	6°53'45"	120.28	S80°12'53"E
C8	44.00	23.46	51.00	49°26'05"	42.65	S65°38'41"W
C9	45.86	24.61	51.00	51°31'32"	44.33	S15°09'53"W
C10	21.42	10.87	51.00	24°04'04"	21.27	S22°37'55"E
C11	12.23	6.31	20.00	35°01'41"	12.04	N17°09'07"W
C12	26.49	13.25	273.50	5°32'56"	26.48	N03°08'12"E
C13	34.98	17.50	273.50	7°19'24"	34.93	N09°34'23"E
C14	29.70	16.35	20.00	85°04'49"	27.04	N55°46'31"E
C15	77.79	39.15	276.50	18°07'11"	77.54	N89°44'40"W
C16	93.46	47.42	223.50	23°57'32"	92.78	N87°46'49"W
C17	189.64	95.09	1026.50	10°35'06"	189.37	S81°05'34"E
C18	46.01	23.01	1026.50	2°34'05"	46.00	S85°06'05"E
C19	66.90	33.46	973.50	3°56'14"	66.88	S81°31'51"E
C20	32.39	21.00	20.00	92°47'51"	28.97	S33°09'48"E
C21	41.79	20.93	326.50	7°20'03"	41.77	N89°34'03"E
C22	31.42	20.00	20.00	90°00'00"	28.28	S45°21'44"W
C23	27.70	13.85	3026.50	0°31'28"	27.70	S89°54'00"E
C24	31.56	15.79	326.50	5°32'18"	31.55	N03°07'53"E
C25	29.46	14.73	2973.50	0°34'03"	29.46	S89°55'16"E
C26	31.42	20.00	20.00	90°00'00"	28.28	S44°38'16"E
C27	31.42	20.00	20.00	90°00'00"	28.28	S45°21'44"W
C28	45.77	22.89	4026.50	0°39'05"	45.77	S89°57'48"E
C29	45.77	22.89	3973.50	0°39'36"	45.77	S89°58'04"E
C30	31.42	20.00	20.00	90°00'00"	28.28	S44°38'16"E
C31	31.42	20.00	20.00	90°00'00"	28.28	S45°21'44"W
C32	33.95	16.98	4026.50	0°28'59"	33.95	S89°52'46"E
C33	33.95	16.98	3973.50	0°29'22"	33.95	S89°52'57"E
C34	31.42	20.00	20.00	90°00'00"	28.28	S44°38'16"E
C35	31.42	20.00	20.00	90°00'00"	28.28	S45°21'44"W

DIRECT COMMUNICATIONS PLAT
 Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.
Shauna Billings
 DIRECT COMMUNICATIONS DATE 8-11-16

QUESTAR GAS COMPANY PLAT
 Questar approves this plat solely for the purposes 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 acknowledgement of any terms contained in the plat, including those set forth 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.
 Approved this 11 day of August, 2016.
 Questar Gas Company
 By: *Shirley Eldridge*
 Title: *Res. Const Specialist*

ROCKY MOUNTAIN POWER PLAT
 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.
 2.2. 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:
 (1) A recorded easement or right-of-way
 (2) The law applicable to prescriptive rights
 (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 (4) Any other provision of law
 Approved this 11 day of August, 2016.
 Rocky Mountain Power
 By: *Shauna Billings*
 DATE 8/11/16

Sec. 7-6-1W T6-028