

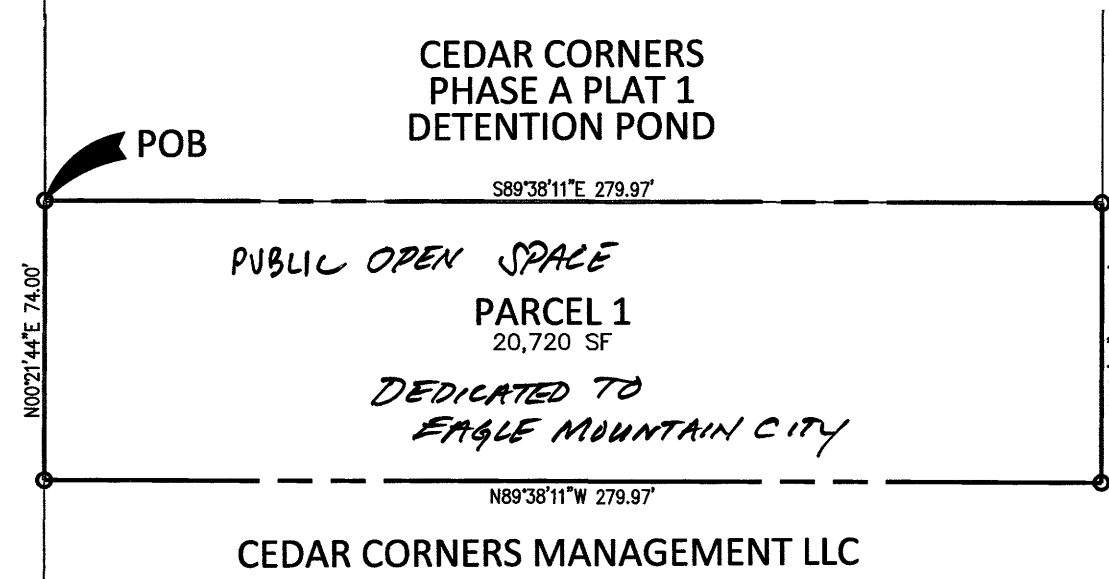
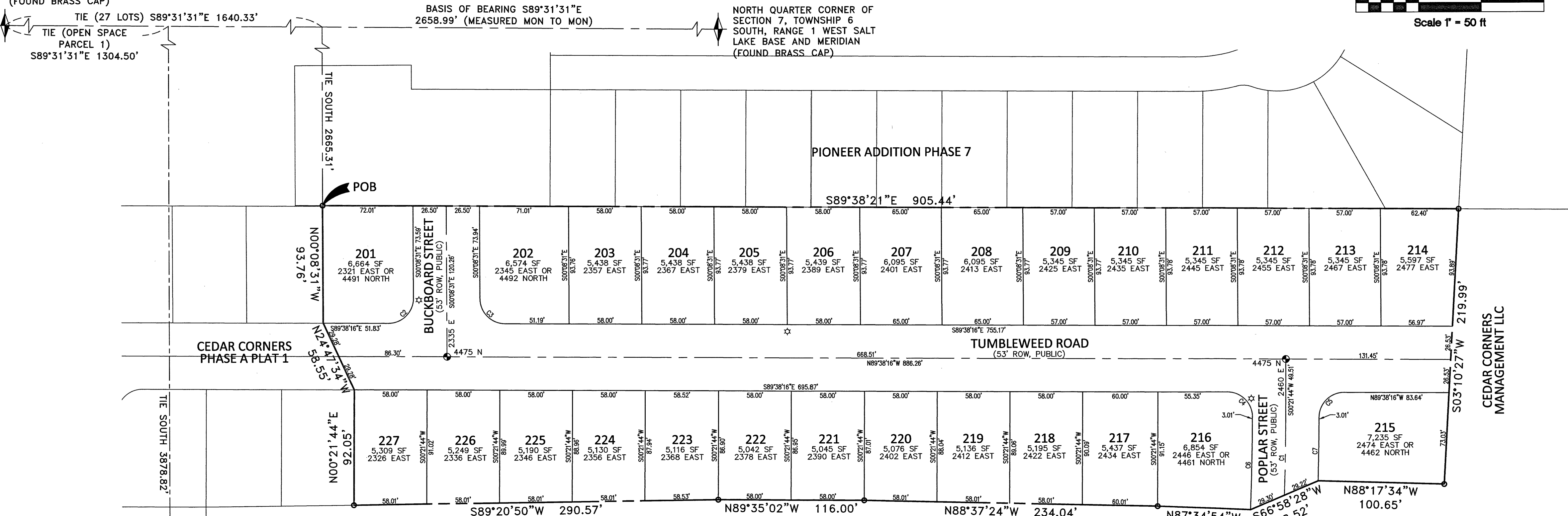
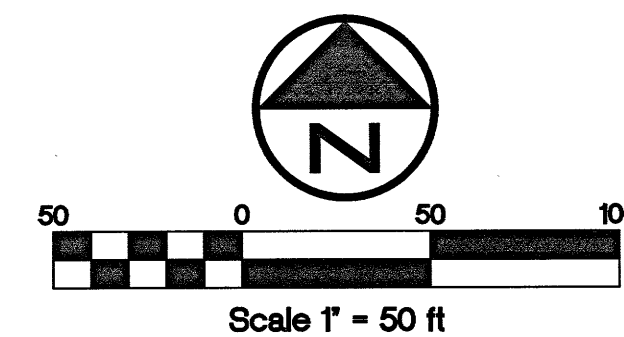
# CEDAR CORNERS - PHASE A PLAT 2

## A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

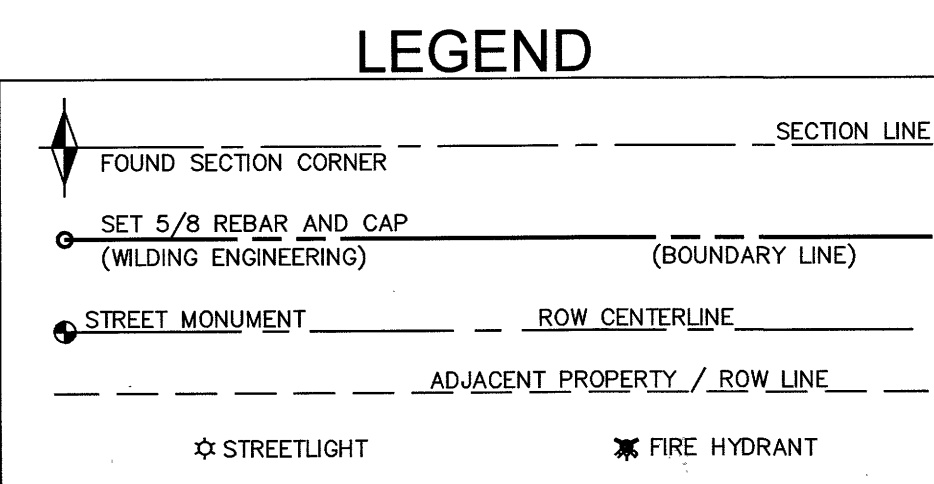
NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)



### TABULATIONS

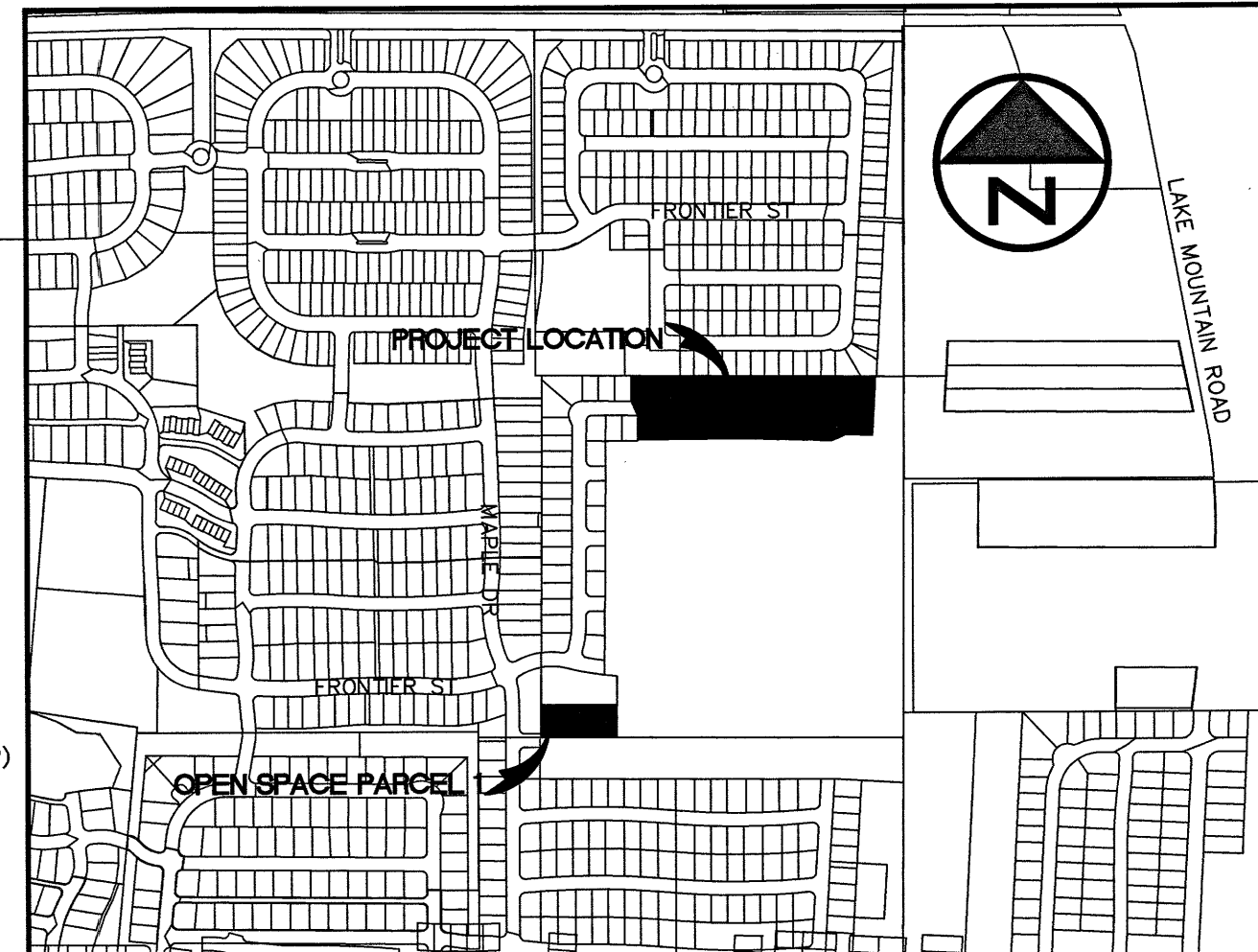
TOTAL AREA	5.24 ACRES
27 LOTS	3.46 ACRES
OVERALL DENSITY	5.15 LOTS/ACRE
SMALLEST LOT SIZE	5,042 SQ FT
LARGEST LOT SIZE	7,235 SQ FT
AVERAGE LOT SIZE	5,575 SQ FT
ROW DEDICATION	1.30 ACRES
OPEN SPACE	0.48 ACRES



### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	59.18'	2000.00'	1'41'43"	N01'12'36"E	59.18'
C2	31.59'	20.00'	90'30'15"	N45'06'37"E	28.41'
C3	31.24'	20.00'	89'29'45"	S44'53'23"E	28.16'
C4	31.42'	20.00'	90'00'00"	N44'38'16"W	28.28'
C5	31.42'	20.00'	90'00'00"	S45'21'44"W	28.28'
C6	70.82'	1973.50'	2'03'22"	N01'23'25"E	70.81'
C7	47.58'	2026.50'	1'20'42"	N01'02'05"E	47.57'

### VICINITY MAP



### DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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. 17-276-603(A)(C)(D) TARIFF.

*Major Culp* 1/8/19  
DIRECT COMMUNICATIONS DATE

### DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT.

APPROVED THIS 8 DAY OF January A.D. 2019  
DOMINION ENERGY BY: *[Signature]* TITLE: gas account sup rep

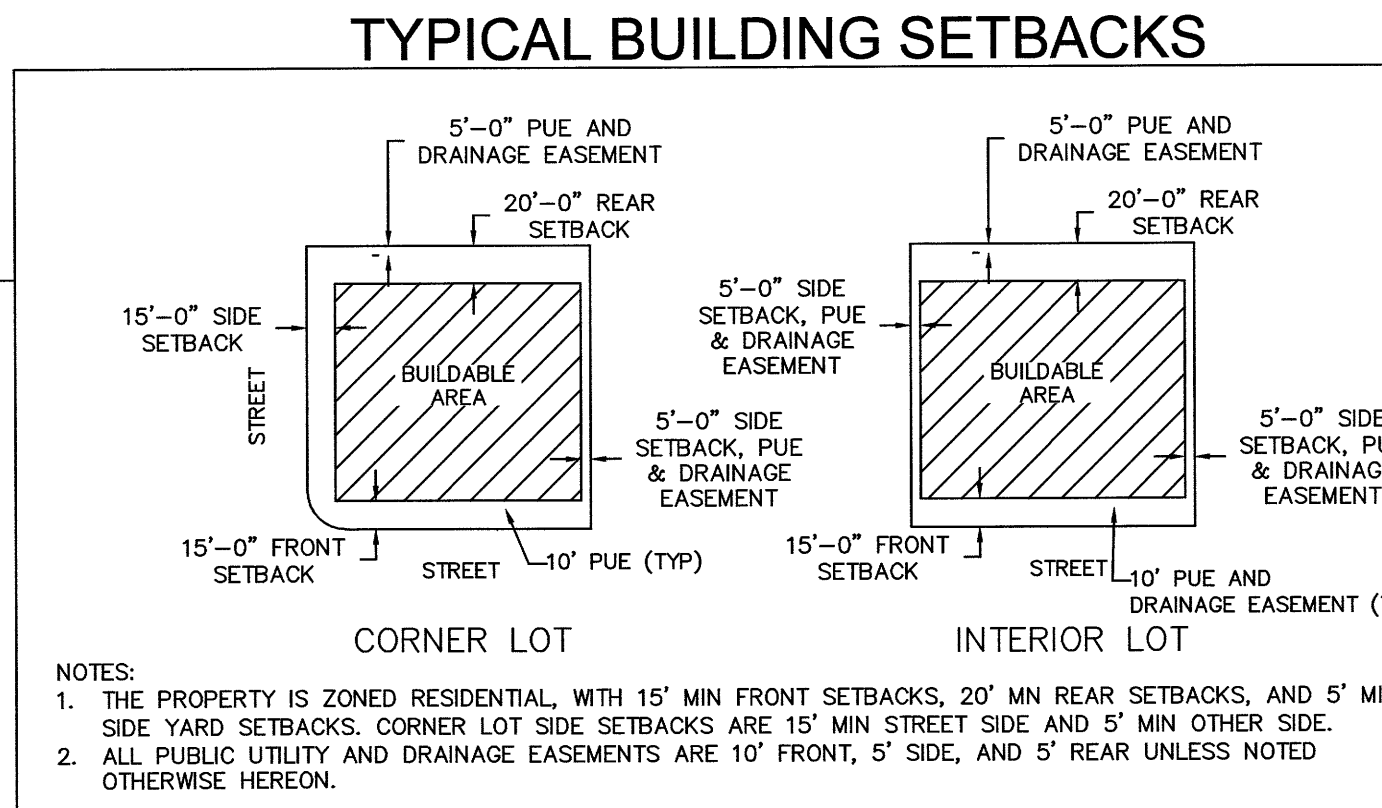
### ROCKY MOUNTAIN POWER

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 RIGHTS AND DUTIES DESCRIBED THEREIN.

PURSUANT TO UTAH CODE ANN. § 17-276-603(A)(C)(D) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THE 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 EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS
- (3) TITLE 54, CHAPTER 80, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- (4) ANY OTHER PROVISION OF LAW

*Mark Stubb* 1/8/19  
ROCKY MOUNTAIN POWER DATE



DEVELOPER / OWNER  
DESERT PEAK MANAGEMENT GROUP  
947 SOUTH 500 EAST SUITE 100  
AMERICAN FORK, UT 84003  
801-764-9000

**WILDING ENGINEERING**  
14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

### SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, STREETS, AND EASEMENTS TO BE KNOWN AS CEDAR CORNERS - PHASE A PLAT 2 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.

### BOUNDARY DESCRIPTION

CEDAR CORNERS (27 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 SOUTH 89°31'31" EAST 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 SOUTH 89°31'31" EAST 1640.33 FEET ALONG THE SECTION LINE AND SOUTH 2665.31 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID POINT ALSO BEING THE NORTHEAST CORNER OF "CEDAR CORNERS-PHASE A PLAT 1" SUBDIVISION), AND RUNNING THENCE SOUTH 89°38'21" EAST 905.44 FEET ALONG THE SOUTHERN BOUNDARY OF THE "PIONEER ADDITION PHASE 7C"; THENCE SOUTH 03°10'27" WEST 219.99 FEET; THENCE NORTH 88°17'34" WEST 100.65 FEET; THENCE SOUTH 68°58'28" WEST 58.52 FEET; THENCE NORTH 87°34'54" WEST 74.12 FEET; THENCE NORTH 88°57'24" WEST 234.04 FEET; THENCE NORTH 89°35'02" WEST 116.00 FEET; THENCE SOUTH 89°20'50" WEST 290.57 FEET TO AN EASTERN BOUNDARY OF "CEDAR CORNERS - PHASE A PLAT 1"; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING THREE CALLS: (1) NORTH 00°21'44" EAST 92.05 FEET; (2) NORTH 24°47'34" WEST 58.55 FEET; (3) NORTH 00°08'31" WEST 83.76 FEET TO THE POINT OF BEGINNING.  
CONTAINING 4.76 ACRES, MORE OR LESS.

CEDAR CORNERS/OPEN SPACE PARCEL 1 (DEDICATED TO EAGLE MOUNTAIN CITY)  
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 SOUTH 89°31'31" EAST 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 SOUTH 89°31'31" EAST 1304.50 FEET ALONG THE SECTION LINE AND SOUTH 3878.82 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "CEDAR CORNERS-PHASE A PLAT 1" SUBDIVISION), AND RUNNING THENCE SOUTH 89°38'11" EAST 279.97 FEET; THENCE SOUTH 00°21'49" WEST 74.00 FEET; THENCE NORTH 89°38'11" WEST 279.97 FEET; THENCE NORTH 00°21'44" EAST 74.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.48 ACRES MORE OR LESS  
NOTE: THE WEST LINE OF OPEN SPACE PARCEL 1 RUNS TO AND ALONG THE EAST LINE OF PIONEER SUBDIVISION PHASE II

DECEMBER 5, 2018 DATE  
*[Signature]* SURVEYOR (SEE SEAL BELOW)

### OWNERS' DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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 10-96-607, 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.

AMH Cedar Crossing Development TRS, LLC *[Signature]*  
PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)  
JEFF BAILEY  
PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF UTAH ) S.S.  
ON THE 17 DAY OF December A.D. 2019, 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 6/6/20 *[Signature]*  
689479 *[Signature]*  
COMMISSION NUMBER 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 6 DAY OF March 2019.

*[Signature]* APPROVED BY MAYOR  
*[Signature]* APPROVED BY CITY ATTORNEY  
*[Signature]* APPROVED BY CITY ENGINEER (SEE SEAL BELOW)  
*[Signature]* APPROVED BY CITY RECORDER (SEE SEAL BELOW)

16596

ENT 566612019 Map # 16596  
JEFFERY STITH  
UTAH COUNTY RECORDER  
2019 Jun 21 11:35 am FEE 106.00 BY SR  
RECORDED FOR EAGLE MOUNTAIN CITY

### CEDAR CORNERS - PHASE A PLAT 2

#### A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLEAK-RECORDER SEAL

*[Seals and Signatures]*

SEC. 7-6-N-10-038