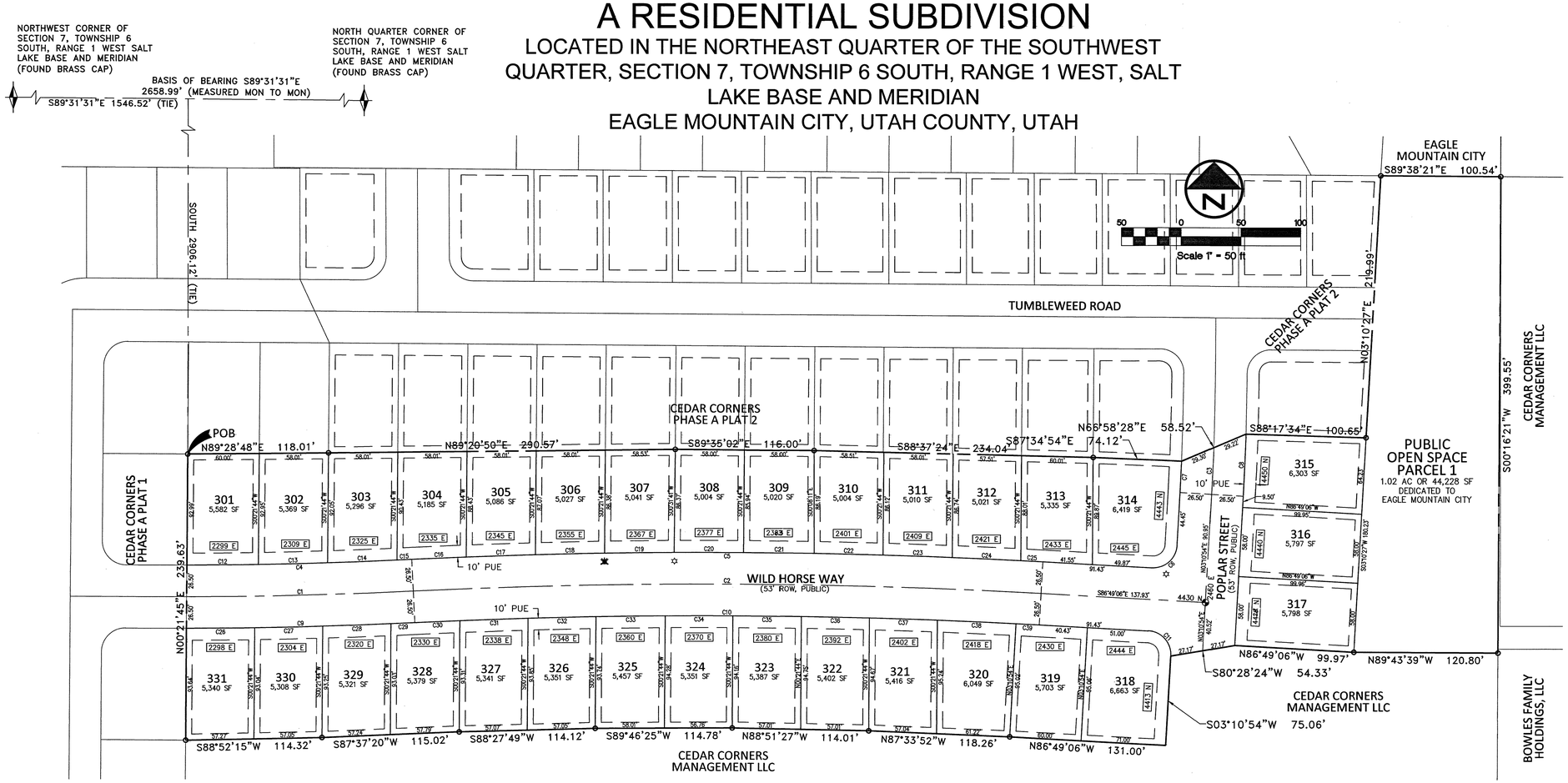
CEDAR CORNERS - PHASE A PLAT 3

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	190.05'	4000.00'	2°43'20"	N88°30'54"E	190.03'
C2	526.03'	5000.00'	6°01'40"	N89°49'56"W	525.79'
C3	39.24'	2000.00'	1°07'27"	N02°37'11"E	39.24'
C4	188.56'	3973.50'	2°43'08"	N88°30'48"E	188.54'
C5	528.82'	5026.50'	6°01'40"	N89°49'56"W	528.57'
C6	31.42'	20.00'	90°00'00"	N48°10'54"E	28.28'
C7	26.30'	1973.50'	0°45'48"	N02°48'00"E	26.30'
C8	52.15'	2026.50'	1°28'28"	N02°26'40"E	52.14'
C9	191.53'	4026.50'	2°43'31"	N88°31'00"E	191.51'
C10	523.24'	4973.50'	6°01'40"	N89°49'56"W	523.00'
C11	31.42'	20.00'	90°00'00"	N41°49'06"W	28.28'
C12	60.01'	3973.50'	0°51'55"	N89°26'25"E	60.01'
C13	58.03'	3973.50'	0°50'12"	N88°35'21"E	58.03'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C14	58.06'	3973.50'	0°50'14"	N87°45'08"E	58.06'
C15	12.47'	3973.50'	0°10'47"	N87°14'37"E	12.47'
C16	45.61'	5026.50'	0°31'12"	S87°24'50"W	45.61'
C17	58.05'	5026.50'	0°39'42"	S88°00'17"W	58.05'
C18	58.03'	5026.50'	0°39'41"	S88°39'58"W	58.03'
C19	58.28'	5026.50'	0°39'52"	S89°19'45"W	58.28'
C20	58.25'	5026.50'	0°39'50"	S89°59'35"W	58.25'
C21	58.75'	5026.50'	0°40'11"	N89°20'24"W	58.75'
C22	57.76'	5026.50'	0°39'30"	N88°40'33"W	57.76'
C23	58.02'	5026.50'	0°39'41"	N88°00'58"W	58.02'
C24	57.55'	5026.50'	0°39'21"	N87°21'27"W	57.55'
C25	18.52'	5026.50'	0°12'40"	N86°55'26"W	18.52'
C26	57.26'	4026.50'	0°48'53"	N89°28'19"E	57.26'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C27	57.06'	4026.50'	0°48'43"	N88°39'31"E	57.06'
C28	57.23'	4026.50'	0°48'51"	N87°50'44"E	57.23'
C29	19.99'	4026.50'	0°17'04"	N87°17'46"E	19.99'
C30	37.81'	4973.50'	0°26'08"	S87°22'18"W	37.81'
C31	57.09'	4973.50'	0°39'28"	S87°55'06"W	57.09'
C32	57.05'	4973.50'	0°39'26"	S88°34'33"W	57.05'
C33	58.02'	4973.50'	0°40'06"	S89°14'19"W	58.02'
C34	56.76'	4973.50'	0°39'14"	S89°53'59"W	56.76'
C35	57.00'	4973.50'	0°39'24"	N89°26'42"W	57.00'
C36	57.01'	4973.50'	0°39'24"	N88°47'18"W	57.01'
C37	57.02'	4973.50'	0°39'25"	N88°07'53"W	57.02'
C38	65.91'	4973.50'	0°45'33"	N87°25'24"W	65.91'
C39	19.57'	4973.50'	0°13'32"	N86°55'52"W	19.57'

TABULATIONS

TOTAL AREA	6.11 ACRES
31 LOTS	3.87 ACRES
OVERALL DENSITY	5.07 LOTS/ACRE
SMALLEST LOT SIZE	5,004 SQ FT
LARGEST LOT SIZE	6,663 SQ FT
AVERAGE LOT SIZE	5,444 SQ FT
ROW DEDICATION	1.22 ACRES
OPEN SPACE	1.02 ACRES

LEGEND

FOUND SECTION CORNER — SECTION LINE
SET 5/8 REBAR AND CAP (WILDING ENGINEERING) — (BOUNDARY LINE)
STREET MONUMENT — ROW CENTERLINE
ADJACENT PROPERTY / ROW LINE
STREETLIGHT — FIRE HYDRANT

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 3 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

A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF 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 1546.52 FEET ALONG THE SECTION LINE AND SOUTH 2906.12 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 LOT 28 OF CEDAR CORNERS–PHASE A PLAT 1 SUBDIVISION), AND RUNNING THENCE NORTH 89°28'48" EAST 118.01 FEET ALONG THE SOUTHERN BOUNDARY OF THE SAID PHASE A PLAT 1 SUBDIVISION BOUNDARY TO A POINT ON THE CEDAR CORNERS–PHASE A PLAT 2 SUBDIVISION BOUNDARY; THENCE ALONG SAID PHASE A PLAT 2 SUBDIVISION BOUNDARY THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 89°20'50" EAST 290.57 FEET; 2) SOUTH 89°35'02" EAST 116.00 FEET; 3) SOUTH 88°37'24" EAST 234.04 FEET; 4) SOUTH 87°34'54" EAST 74.12 FEET; 5) NORTH 66°58'28" EAST 58.52 FEET; 6) SOUTH 88°17'34" EAST 100.65 FEET; (7) NORTH 03°10'27" EAST 219.99 FEET; THENCE SOUTH 89°38'21" EAST 100.54 FEET; THENCE SOUTH 00°16'21" WEST 399.55 FEET; THENCE NORTH 89°43'39" WEST 120.80 FEET; THENCE NORTH 86°49'06" WEST 99.97 FEET; THENCE SOUTH 80°28'24" WEST 54.33 FEET; THENCE SOUTH 03°10'54" WEST 75.06 FEET; THENCE NORTH 86°49'06" WEST 131.00 FEET; THENCE NORTH 87°33'52" WEST 118.26 FEET; THENCE NORTH 88°51'27" WEST 114.01 FEET; THENCE SOUTH 89°46'25" WEST 114.78 FEET; THENCE SOUTH 88°27'49" WEST 114.12 FEET; THENCE SOUTH 87°37'20" WEST 115.02 FEET; THENCE SOUTH 88°52'15" WEST 114.32 FEET; TO A POINT ON THE CEDAR CORNERS PHASE A PLAT 1 SUBDIVISION BOUNDARY, SAID POINT BEING THE NORTHEAST CORNER OF LOT 24; THENCE ALONG SAID PHASE A PLAT 1 SUBDIVISION BOUNDARY NORTH 00°21'45" EAST 239.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.11 ACRES, MORE OR LESS.

JULY 29, 2019
DATE

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 10-9a-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.

SHANE FREY, MANAGER.
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

AMH CEDAR CROSSING DEVELOPMENT TYES, LLC
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THE 29 DAY OF July A.D. 2019 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FORGOING 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
COMMISSION NUMBER

CAMILLE WINN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 706778
COMM. EXP. 08-13-2023

PRINTED FULL NAME OF NOTARY

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 20 DAY OF August 2019

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) — APPROVED BY CITY RECORDER (SEE SEAL BELOW)

ENT 80012:2019 Map # 16666
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 20 12:09 pm FEE 112.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

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. 1 TARIFF.

DIRECT COMMUNICATIONS — DATE 7/30/19

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 30 DAY OF July A.D. 2019
DOMINION ENERGY BY: Brandy Eldridge TITLE: Pre-Con Specialist

ROCKY MOUNTAIN POWER

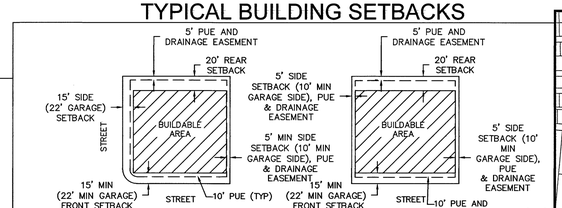
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED 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 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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER — DATE 7/30/19

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

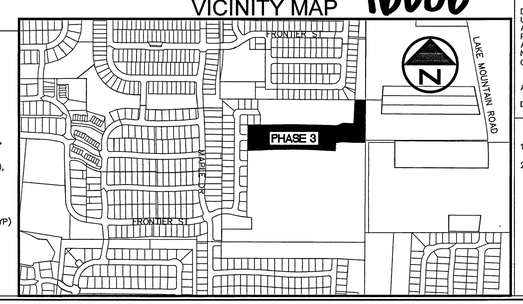
WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

TYPICAL BUILDING SETBACKS



NOTES:
1. THE PROPERTY IS ZONED RESIDENTIAL, WITH 15' MIN (22' MIN GARAGE) FRONT SETBACKS, 20' MN REAR SETBACKS, AND 5' MIN (10' MIN GARAGE) SIDE YARD SETBACKS. CORNER LOT SIDE SETBACKS ARE 15' MIN STREET SIDE AND 5' MIN OTHER SIDE.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10' FRONT, 5' SIDE, AND 5' REAR UNLESS NOTED OTHERWISE HEREON.

VICINITY MAP



16666

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

Sec 7, T6S, R1W, SLB&M - 11.038