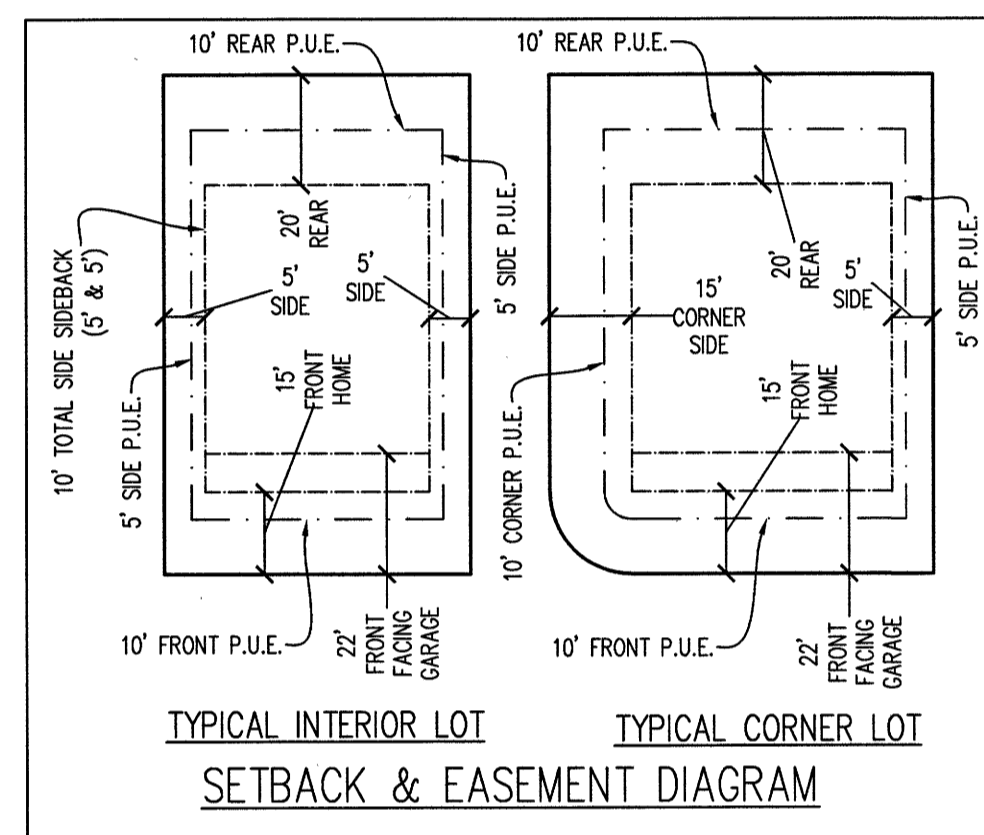


EAGLE POINT PHASE G, PLAT 1

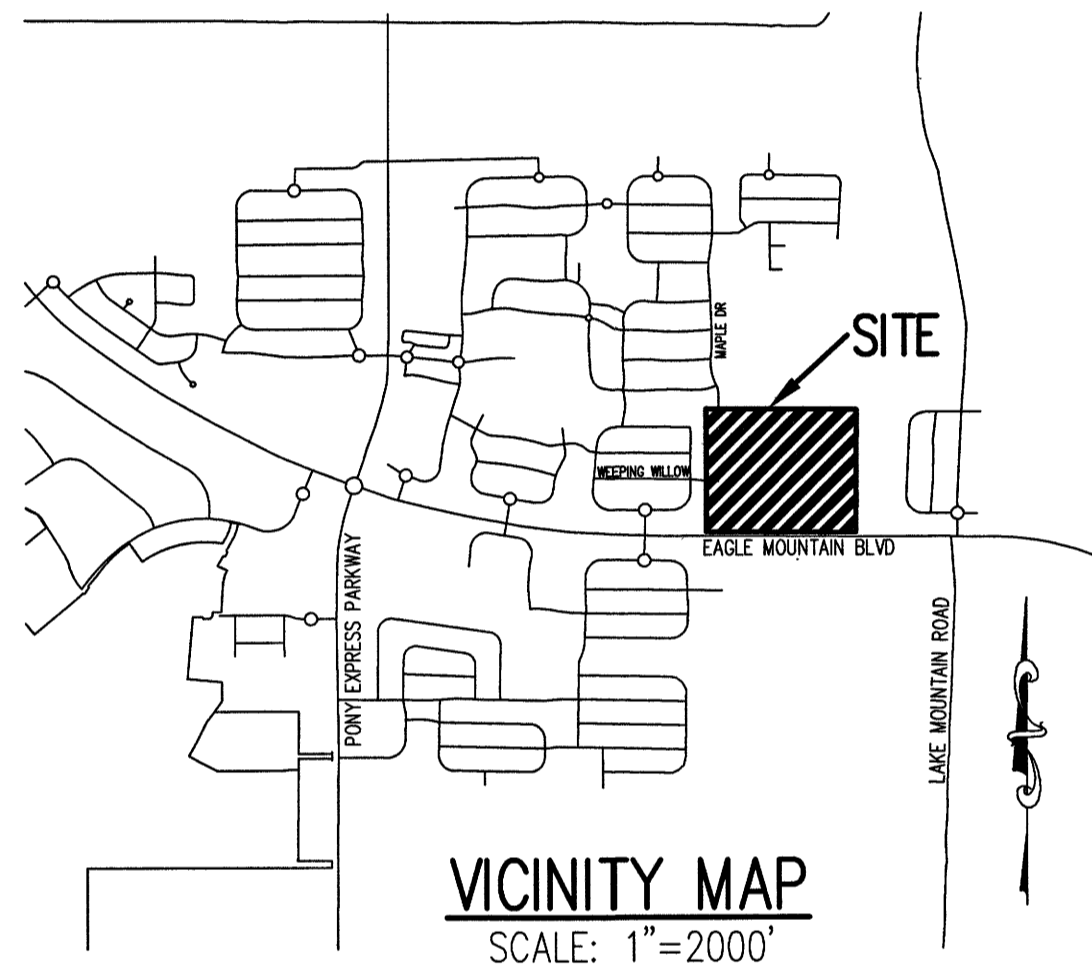
PLAT NOTES:

- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
- SETBACKS: FRONT=15'
DRIVEWAY=22'
REAR=20'
CORNER=15'
SIDE=10' TOTAL (MIN. OF 5')
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
- EAGLE MOUNTAIN AGREES TO THE ALLOWANCE OF 5' + 5' SIDE SETBACKS IN THE ENTIRE PHASE G AS WAS PREVIOUSLY RECORDED IN PLAT G.
- EAGLE MOUNTAIN AGREES TO THE USE OF 50' ROADWAY WIDTHS AS PREVIOUSLY RECORDED IN PLAT G.
- EAGLE MOUNTAIN AGREES TO BE SIGNATORY TO THE EAGLE PARK PHASE G PLAT FOR PROPER DEDICATIONS AND VACATIONS.
- ALL PUBLIC USE OPEN SPACE AND PARK AREA IS A PUBLIC UTILITY EASEMENT.



PLAT TABULATIONS	
TOTAL ACREAGE:	41.20 ACRES
BUILDABLE ACREAGE:	36.85 ACRES
PARCELS ACREAGE:	23.85 ACRES
RESULTING PLAT 1 AREA:	17.35 ACRES
TOTAL ACREAGE IN LOTS:	6.00 ACRES
RIGHT-OF-WAY AREA*:	2.73 ACRES
TOTAL OPEN SPACE*:	8.73 ACRES
TOTAL IMPROVED OPEN SPACE*:	4.38 ACRES
AVERAGE LOT SIZE:	7,061 SF/0.16 ACRES
LARGEST LOT SIZE:	10,508 SF/0.24 ACRES
SMALLEST LOT SIZE:	5,591 SF/0.13 ACRES
OVERALL DENSITY:	2.13 LOTS/ACRE
TOTAL # OF LOTS:	37 LOTS

*-ISLAND INCLUDED IN BOTH R.O.W. & OPEN SPACE CALCS



FIRE NOTE:
FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	31.30	89°39'49"	28.20	N 44°49'55" W
C2	20.00	31.53	90°20'11"	28.37	N 45°10'6" E
C3	61.85	97.07	89°55'35"	87.41	N 44°57'47" E
C4	61.85	97.06	89°54'44"	87.40	N 44°57'22" E
C5	61.85	0.02	0°0'51"	0.02	N 89°55'9" E
C6	61.85	97.23	90°4'25"	87.53	N 45°2'13" W
C7	225.00	32.62	81°8'26"	32.59	N 85°55'11" W
C8	225.00	20.37	51°1'18"	20.37	N 79°10'19" W
C9	225.00	60.23	15°20'15"	60.05	N 68°54'32" W
C10	225.00	2.50	0°38'8"	2.50	N 60°55'21" W
C11	225.00	115.72	29°28'7"	114.45	N 75°20'20" W
C12	20.00	15.97	45°44'11"	15.54	N 83°28'22" W
C13	55.00	29.97	31°13'4"	29.60	S 89°16'4" W
C14	55.00	10.01	10°25'55"	10.00	N 69°54'27" W
C15	55.00	35.62	37°6'10"	35.00	N 46°8'24" W
C16	55.00	42.12	43°52'36"	41.10	N 5°39'1" W
C17	55.00	117.72	122°37'45"	96.50	N 45°1'36" W
C18	200.00	314.49	90°5'39"	283.08	N 45°1'36" W
C19	175.00	275.18	90°5'41"	247.69	N 45°1'36" W
C20	175.00	43.94	14°23'9"	43.82	N 82°52'52" W
C21	175.00	131.43	43°1'48"	128.36	N 54°10'23" W
C22	175.00	99.81	32°40'43"	98.46	N 16°19'7" W
C23	20.00	15.97	45°44'11"	15.54	N 6°34'49" W
C24	20.00	6.28	17°58'54"	6.25	N 71°7'50" E
C25	20.00	9.69	27°45'18"	9.59	N 15°34'16" W
C26	225.00	50.90	12°57'43"	50.79	N 22°58'3" W
C27	225.00	64.82	16°30'25"	64.60	N 81°3'58" W
C28	225.00	115.72	29°28'8"	114.45	N 14°42'50" W
C29	20.00	28.39	81°19'16"	26.06	N 40°38'24" W
C30	275.00	41.65	8°40'43"	41.61	N 85°38'23" W
C31	300.00	45.44	8°40'43"	45.40	N 85°38'23" W
C32	325.00	49.23	8°40'43"	49.18	N 85°38'23" W
C33	20.00	34.45	98°40'44"	30.34	N 49°21'36" E
C34	20.00	29.28	83°52'35"	26.73	S 41°55'4" E
C35	20.00	33.55	96°7'25"	29.75	S 48°4'57" W
C36	325.00	2.45	0°25'54"	2.45	N 84°4'18" W
C37	325.00	32.22	5°40'49"	32.21	S 87°7'40" E
C38	325.00	34.67	6°6'43"	34.65	S 86°54'42" E
C39	300.00	32.00	6°6'43"	31.99	S 86°54'42" E
C40	275.00	29.34	6°6'43"	29.32	S 86°54'43" E
C41	275.00	0.94	0°11'48"	0.94	N 83°57'15" W
C42	275.00	28.39	5°54'55"	28.38	S 87°0'37" E
C43	2957.04	34.77	0°40'25"	34.77	S 89°37'52" E
C44	2957.04	56.01	1°5'7"	56.01	S 88°45'5" E
C45	2957.04	56.04	1°5'9"	56.04	S 87°39'58" E
C46	2957.04	68.11	1°19'11"	68.11	S 86°27'48" E
C47	2957.04	52.70	1°1'16"	52.69	S 85°17'34" E
C48	2957.04	267.62	5°11'8"	267.53	S 87°22'30" E
C49	2932.04	265.36	5°11'8"	265.27	S 87°22'30" E
C50	2907.04	263.10	5°11'8"	263.01	S 87°22'30" E
C51	2907.04	30.95	0°36'36"	30.95	S 89°39'46" E
C52	2907.04	68.02	1°20'26"	68.02	S 88°41'15" E
C53	2907.04	56.06	1°6'17"	56.05	S 87°27'53" E
C54	2907.04	108.07	2°7'48"	108.07	S 85°50'50" E
C55	2957.04	154.39	2°59'29"	154.37	S 86°16'41" E
C56	2932.04	153.10	2°59'30"	153.08	S 86°16'41" E
C57	2907.04	151.78	2°59'29"	151.76	S 86°16'41" E
C58	2907.04	3.48	0°4'7"	3.48	N 84°49'0" W
C59	2907.04	10.03	0°11'52"	10.03	S 84°56'59" E
C60	2907.04	68.17	1°20'37"	68.17	S 85°43'13" E
C61	2907.04	56.07	1°6'18"	56.07	S 86°56'41" E
C62	2907.04	14.03	0°16'36"	14.03	S 87°38'8" E

SURVEYOR'S CERTIFICATE
I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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 IN 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.
DATE: July 10, 2019
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 00°16'09" EAST ALONG QUARTER SECTION LINE 47.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 89°39'49" WEST 1560.22 FEET; THENCE NORTH 0°01'14" EAST 1279.43 FEET; THENCE SOUTH 89°44'07" EAST 225.43 FEET; THENCE SOUTH 153.20 FEET; THENCE SOUTH 89°44'07" EAST 1035.68 FEET; THENCE NORTH 89°49'10" EAST 50.09 FEET; THENCE SOUTH 86°46'50" EAST 254.18 FEET; THENCE SOUTH 00°16'09" WEST 1115.46 FEET TO THE POINT OF BEGINNING.
CONTAINS 41.19 ACRES MORE OR LESS
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT 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):
PRINTED NAME OF OWNER
AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT 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):
PRINTED NAME OF OWNER
Andrew Patterson, its manager
AUTHORIZED SIGNATURE(S)
Kent P. Smith

ACKNOWLEDGMENT
On the 30 day of August, 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 acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.
MY COMMISSION EXPIRES: 07-17-2021
696013
COMMISSION NUMBER
NOTARY PUBLIC SIGNATURE
Kent P. Smith
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 25 DAY OF September, 2019.
APPROVED BY MAYOR: Christy J. Tumb
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY ENGINEER (SEE SEAL BELOW): [Signature]
ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]

PLAT VACATION NOTICE
EAGLE MOUNTAIN CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF EAGLE POINT PLAT "G" AND THAT THERE IS GOOD CAUSE FOR THE VACATION. EAGLE POINT PLAT "G" IS HEREBY VACATED.

FINAL PLAT 1
EAGLE POINT PHASE G
SUBDIVISION
INCLUDING A VACATION OF EAGLE POINT PLAT "G"
LOCATED IN THE SW CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

16727 SHEET 1 OF 2
SHEET 1 OF 2

Surveyor's Seal, Notary Public Seal, City Recorder Seal, Clerk-Recorder Seal, Engineer Seal, State of Utah Seal.

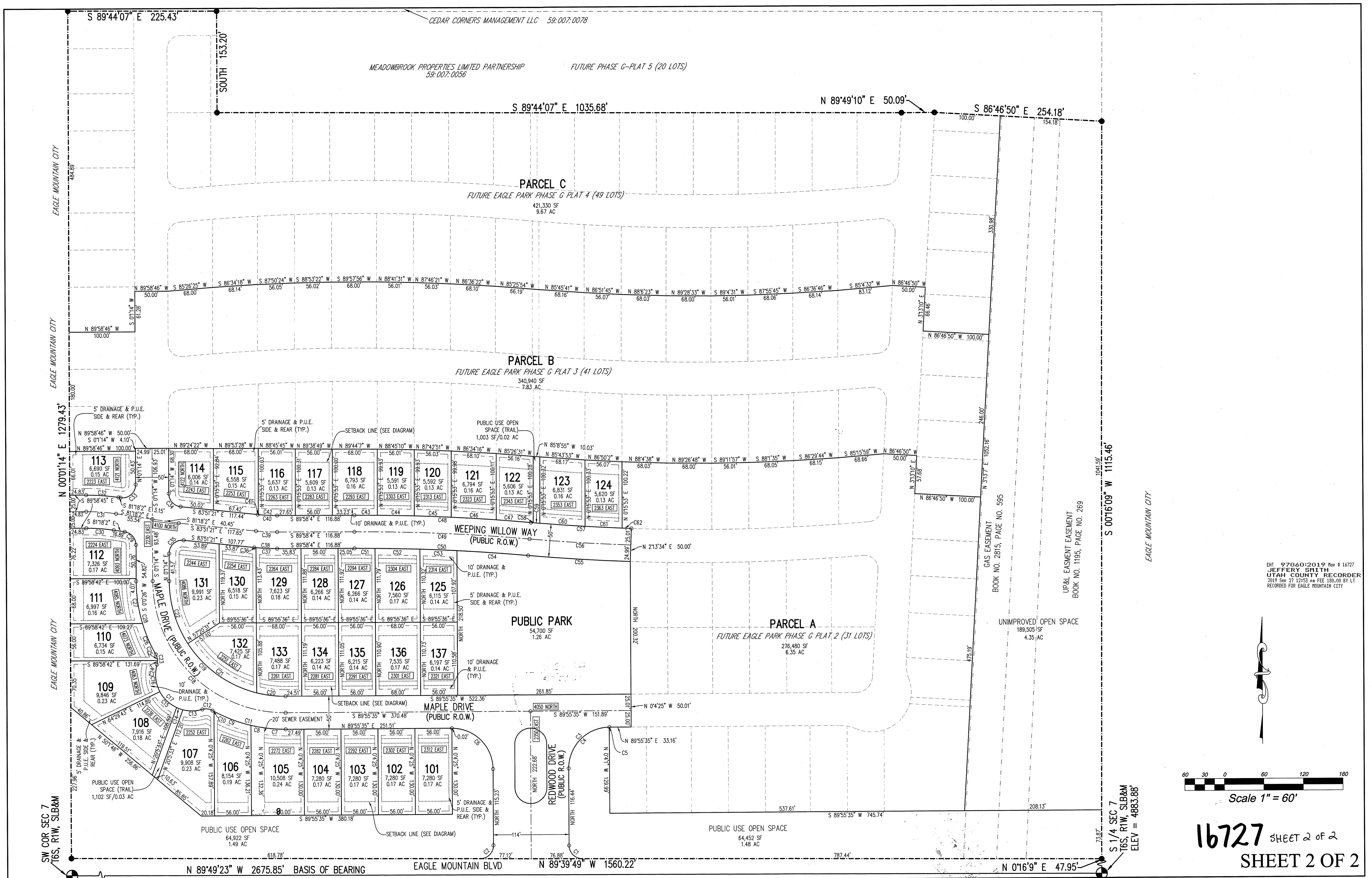
DOMINION ENERGY
Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, 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 at 1-800-366-8532.
Approved this 17 day of July, 2019.
Dominion Energy
By: [Signature]
Title: SENIOR MANAGER

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 the 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 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
By: [Signature] 7/17/19
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS
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.
By: [Signature] 7/17/19
DIRECT COMMUNICATIONS DATE

SURVEYOR: **AZTEC ENGINEERING INC.**
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

SEC. 7-6-1W 7U-038
(ALL EAGLE POINT'S)



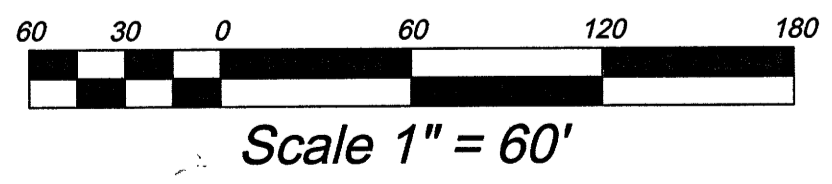
CEDAR CORNERS MANAGEMENT LLC 59-007-0078

MEADOWBROOK PROPERTIES LIMITED PARTNERSHIP 59-007-0056 FUTURE PHASE G-PLAT 5 (20 LOTS)

PARCEL C
FUTURE EAGLE PARK PHASE G PLAT 4 (49 LOTS)
421,330 SF
9.67 AC

PARCEL B
FUTURE EAGLE PARK PHASE G PLAT 3 (41 LOTS)
340,940 SF
7.83 AC

PARCEL A
FUTURE EAGLE PARK PHASE G PLAT 2 (31 LOTS)
276,480 SF
6.35 AC



16727 SHEET 2 OF 2
SHEET 2 OF 2

ENT 97060:2019 Map # 16727
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 27 12:53 PM FEE 180.00 BY LT
RECORDED FOR EAGLE MOUNTAIN CITY

S 1/4 SEC 7
T6S, R1W, SLB&M
ELEV = 4883.88'

SW COR SEC 7
T6S, R1W, SLB&M

N 89°49'23" W 2675.85' BASIS OF BEARING EAGLE MOUNTAIN BLVD N 89°39'49" W 1560.22'

N 0°16'9" E 47.95'

EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

