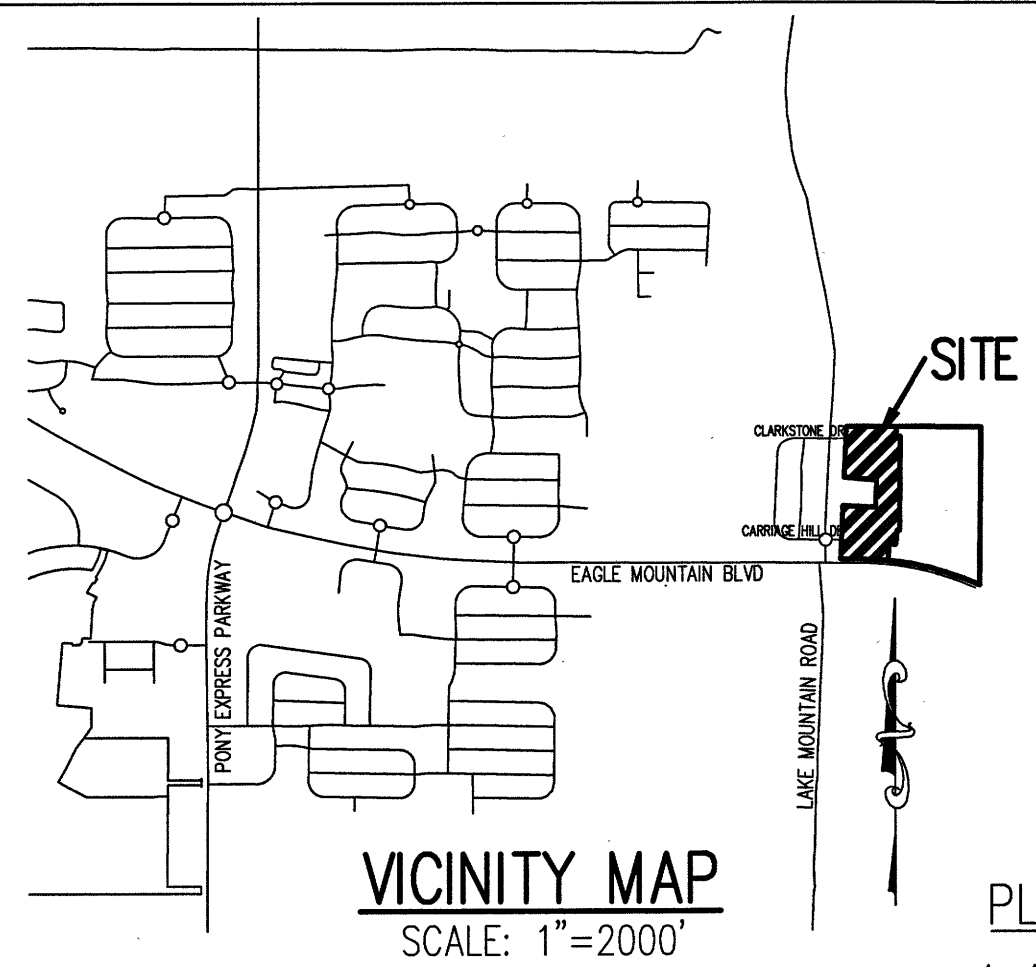
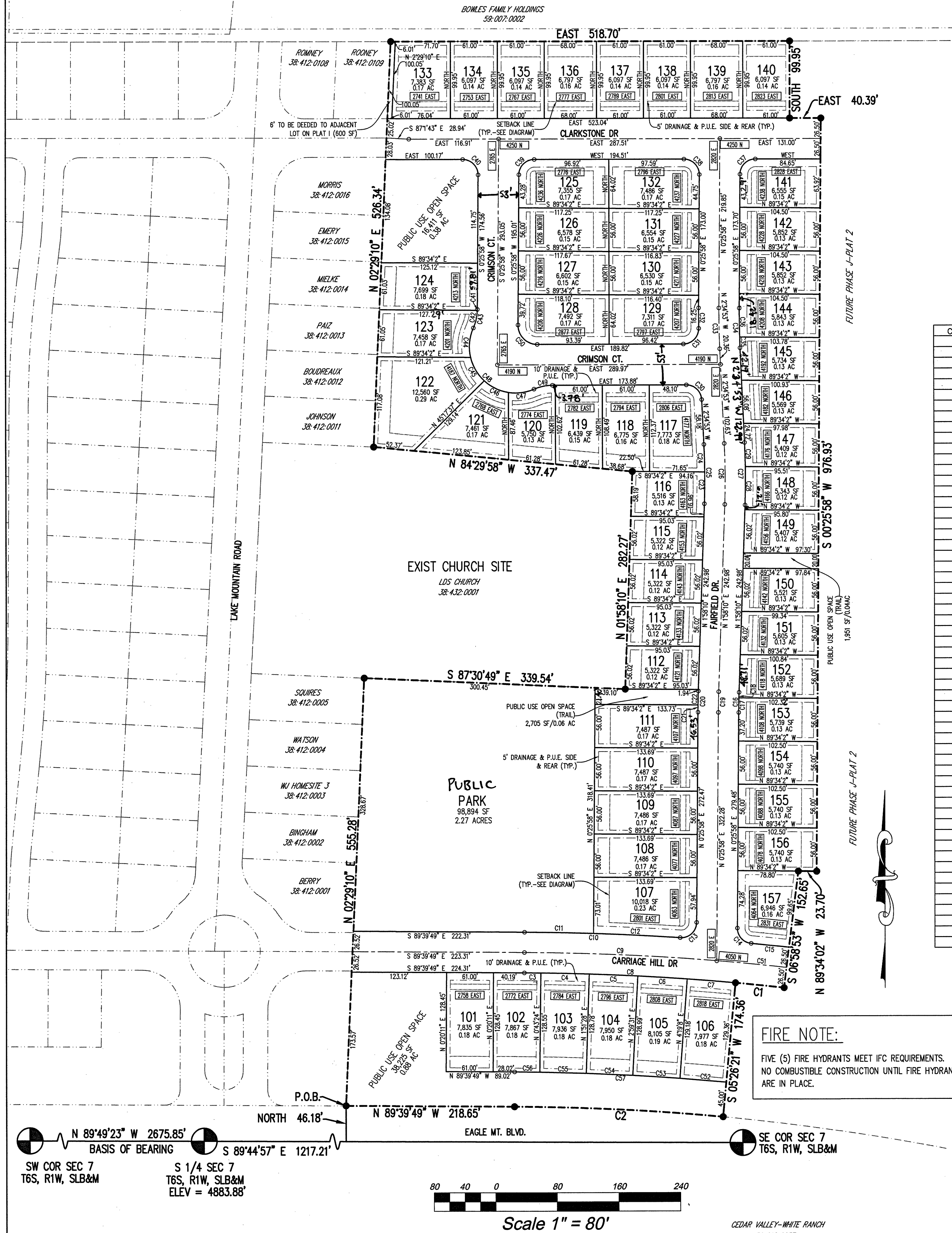


# EAGLE POINT PHASE J - PLAT 1



**PHASE J - PLAT 1 CALCULATIONS**

TOTAL ACREAGE:	15.70 ACRES
BUILDABLE ACREAGE:	15.70 ACRES
TOTAL ACREAGE IN LOTS:	8.78 ACRES
RIGHT-OF-WAY AREA:	3.29 ACRES
TOTAL OPEN SPACE*:	3.63 ACRES
TOTAL IMPROVED OPEN SPACE:	3.15 ACRES
AVERAGE LOT SIZE:	6,712 SF/0.15 ACRES
LARGEST LOT SIZE:	12,560 SF/0.29 ACRES
SMALLEST LOT SIZE:	5,322 SF/0.12 ACRES
OVERALL DENSITY:	3.63 LOTS/ACRE
TOTAL # OF LOTS:	57 LOTS

\*-INCLUDES DETENTION BASINS

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3180.00	63.67	1'8"50"	63.67	N 84°8'30" W
C2	3046.50	271.32	5'8"10"	271.22	N 87°6'44" W
C3	3180.00	21.48	0°23'13"	21.48	S 89°28'12" E
C4	3180.00	62.95	1'8"3"	62.95	S 88°42'34" E
C5	3180.00	62.96	1'8"4"	62.96	S 87°34'31" E
C6	3180.00	64.28	1'9"29"	64.28	S 86°23'44" E
C7	3180.00	62.97	1'8"4"	62.97	S 85°18'57" E
C8	3180.00	274.84	4'58"54"	274.55	S 87°11'22" E
C9	3208.50	250.09	4'28"8"	250.03	S 87°25'45" E
C10	3233.00	202.31	3'35"7"	202.27	S 87°52'16" E
C11	3233.00	89.73	1'35'25"	89.72	S 88°52'7" E
C12	3233.00	112.58	1'59'43"	112.57	S 87°4'33" E
C13	20.00	32.63	93°29'20"	29.13	N 47°10'38" E
C14	20.00	29.62	84°52'6"	26.99	S 42°0'5" E
C15	3233.00	49.46	0°52'35"	49.46	S 83°59'50" E
C16	973.50	26.11	1'32'12"	26.11	N 112°4'4" E
C17	973.50	18.80	1'6"23"	18.80	N 0°59'9" E
C18	973.50	7.31	0°25'49"	7.31	N 145°15" E
C19	1000.00	26.82	1'32'12"	26.82	N 112°4" E
C20	1028.50	27.53	1'32'12"	27.53	N 112°4" E
C21	1028.50	9.47	0°31'43"	9.47	N 0°41'49" E
C22	1028.50	18.06	1'0'29"	18.06	N 1°27'55" E
C23	968.50	41.22	2'28'19"	41.22	N 0°45'1" E
C24	968.50	35.71	2'6'45"	35.70	N 1°31'31" W
C25	968.50	76.93	4'33'3"	76.91	N 0°18'22" W
C26	995.00	79.03	4'33'3"	79.01	N 0°18'22" W
C27	1021.50	81.14	4'33'3"	81.11	N 0°18'22" W
C28	1021.50	49.80	2'47'36"	49.80	N 0°34'22" E
C29	1021.50	31.33	1'45'27"	31.33	N 1°42'10" W
C30	20.00	30.51	87°25'7"	27.64	N 46°17'27" W
C31	20.00	31.78	91°2'27"	28.54	N 44°28'46" E
C32	1031.50	26.53	1'28'25"	26.53	N 0°18'15" W
C33	1005.00	52.87	3'0'51"	52.86	N 1°42'28" W
C34	978.50	51.48	3'0'51"	51.47	N 1°42'28" W
C35	978.50	13.89	0°48'47"	13.89	N 2°10'30" W
C36	978.50	37.59	2'12'4"	37.59	N 0°40'4" W
C37	20.00	31.26	89°34'2"	28.18	N 45°12'59" E
C38	20.00	31.57	90°25'58"	28.39	N 44°47'1" W
C39	20.00	31.26	89°34'2"	28.18	N 45°12'59" E
C40	20.00	31.57	90°25'58"	28.39	N 44°47'1" W
C41	60.00	1.19	1'8'21"	1.19	N 1°0'8" E
C42	60.00	23.48	22°25'5"	23.33	S 12°46'51" W
C43	60.00	24.67	23°33'26"	24.50	S 12°12'41" W
C44	60.00	39.04	37'16'47"	38.35	S 5°21'1" W
C45	60.00	35.52	33°54'56"	35.00	S 30°14'51" E
C46	60.00	35.52	33°54'56"	35.00	S 64°9'46" E
C47	60.00	33.97	32°26'12"	33.52	N 82°39'40" E
C48	60.00	144.04	137°32'50"	111.86	S 8°23'40" E
C49	60.00	24.67	23°33'26"	24.50	N 78°13'17" E
C50	25.00	39.46	90°25'58"	35.49	S 44°47'1" E
C51	3208.50	91.29	1'37'52"	91.29	S 84°22'45" E
C52	3091.50	60.44	1'17'13"	60.44	N 85°7'16" W
C53	3091.50	61.29	1'8'9"	61.29	N 86°14'57" W
C54	3091.50	60.41	1'7'10"	60.41	N 87°22'37" W
C55	3091.50	60.41	1'7'10"	60.41	N 88°29'47" W
C56	3091.50	32.78	0°36'27"	32.78	N 89°21'36" W
C57	3091.50	275.32	5'6"10"	275.23	N 87°6'44" W

**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=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
- ALL PUBLIC USE OPEN SPACE AND PARK AREA IS A PUBLIC UTILITY EASEMENT.

**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.1Tariff.

*Margie Wilford* 1/23/19  
DIRECT COMMUNICATIONS DATE

**ROCKY MOUNTAIN POWER**

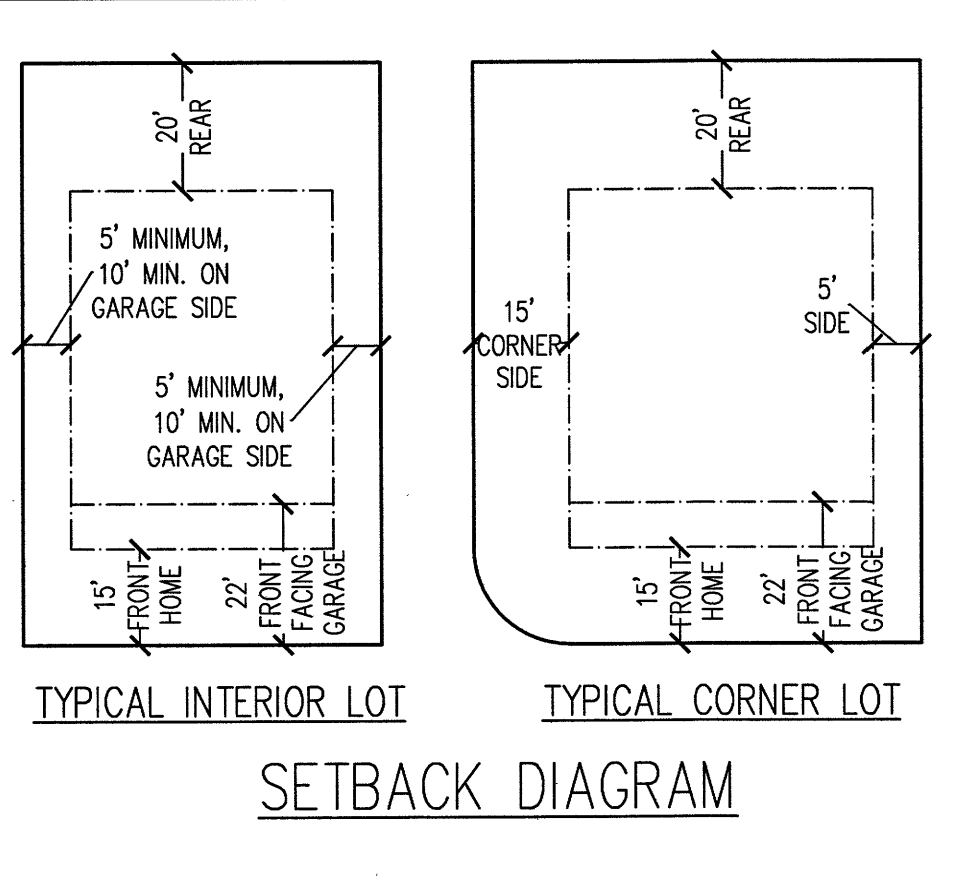
- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described 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:
  - A recorded easement or right-of-way
  - The law applicable to prescriptive rights
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
  - Any other provision of law

*Del Edwards* 1/17/19  
ROCKY MOUNTAIN POWER DATE

**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 23 day of January 20 19  
By: *[Signature]* Dominion Energy  
Title: *Gas Account Rep*



**FIRE NOTE:**  
FIVE (5) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

**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: Jan. 16, 2019  
AARON D. THOMAS (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT LOCATED SOUTH 89°44'57" EAST ALONG SECTION LINE 1217.21 FEET AND NORTH 46.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;  
THENCE NORTH 02°29'10" EAST 555.28 FEET; THENCE SOUTH 87°30'49" EAST 339.54 FEET; THENCE NORTH 01°58'10" EAST 282.27 FEET; THENCE NORTH 84°29'58" WEST 337.47 FEET; THENCE NORTH 02°29'10" EAST 526.34 FEET; THENCE EAST 518.70 FEET; THENCE SOUTH 99.95 FEET; THENCE EAST 40.39 FEET; THENCE SOUTH 00°25'58" WEST 976.93 FEET; THENCE NORTH 89°34'02" WEST 23.70 FEET; THENCE SOUTH 06°58'53" WEST 152.65 FEET; THENCE ALONG THE ARC OF A 3,180.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°08'50" FOR 63.67 FEET (CHORD BEARS NORTH 84°08'30" WEST 63.67 FEET); THENCE SOUTH 05°26'21" WEST, A DISTANCE OF 174.36 FEET; THENCE ALONG THE ARC OF A 3,046.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°06'10" FOR 271.32 FEET (CHORD BEARS NORTH 87°06'44" WEST 271.22 FEET); THENCE NORTH 89°39'49" WEST 218.65 FEET TO THE POINT OF BEGINNING.  
CONTAINING 684,074.24 SQUARE FEET OR 15.7042 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 10-9-607, 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): JEFFERY SMITH  
PRINTED NAME OF OWNER: JEFFERY SMITH  
ENT 504012019, No. 16578  
UTAH COUNTY RECORDER  
2019 Jun 04 3:47 pm FEE 164.00 BY JG  
RECORDED FOR EAGLE MOUNTAIN CITY  
AUTHORIZED SIGNATURE(S): *[Signature]*

**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 10-9-607, 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): PRATTESON CONSTRUCTION, INC.  
PRINTED NAME OF OWNER: PRATTESON CONSTRUCTION, INC.  
AUTHORIZED SIGNATURE(S): *[Signature]*

**ACKNOWLEDGMENT**  
On the 11 day of February, 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 7-17-2021  
696013  
COMMISSION NUMBER  
NOTARY PUBLIC SIGNATURE: *[Signature]*  
PRINTED FULL NAME OF NOTARY: Kent P. Smith

**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 14 day of May, 2019.  
APPROVED BY MAYOR: *[Signature]*  
APPROVED BY CITY ATTORNEY: *[Signature]*  
APPROVED BY ENGINEER (SEE SEAL BELOW): *[Signature]*  
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *[Signature]*

FINAL PLAT 1  
**EAGLE POINT PHASE J**  
SUBDIVISION  
LOCATED IN THE SE CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.  
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH  
SCALE: 1" = 80 FEET  
16578  
SURVEYOR: AZTEC ENGINEERING INC. 491 N. 450 W. OREM, UT. 84057 (801) 224-7508  
Notary Public Seal: KENT P. SMITH, No. 24692, COMM. EXP. 07-17-2021  
City Seal: EAGLE MOUNTAIN CITY, UTAH  
Professional Engineer Seal: CHRISTOPHER TODD, No. 24692, COMM. EXP. 07-17-2021  
Clerk-Recorder Seal: TRUSTY, 3-4-19, STATE OF UTAH