

EAGLE TOP 2

A SINGLE FAMILY DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, EAGLE MOUNTAIN CITY

EAST QUARTER CORNER
SEC. 29, T5S, R1W, SLB&M
FOUND UTAH COUNTY
BRASS CAP MONUMENT

LEGEND

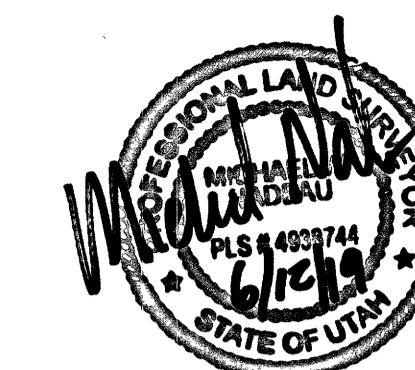
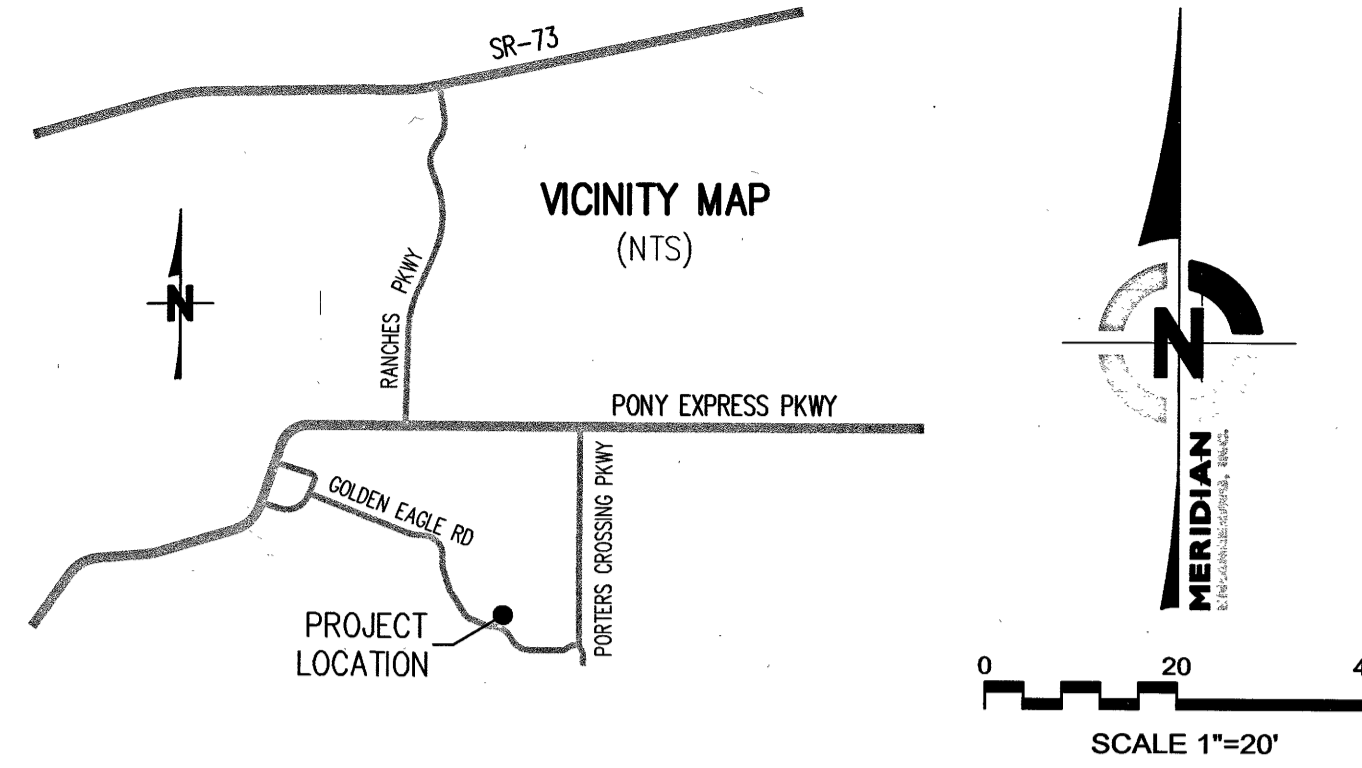
	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	ROAD CENTERLINE
	ADJOINER LINE
	EASEMENT LINE

29 28
33 32

GOLDSWORTH REAL ESTATE, INC.
TAX ID NO. 58-040-0484

TYPICAL SET 5/8" REBAR
& ORANGE CAP MARKED
MERIDIAN 801-569-1315
UNLESS OTHERWISE NOTED

EAGLE TOP
SUBDIVISION
ENTRY NO. 8778-2005
MAP NO. 10913



MICHAEL W. NADEAU
UTAH PLS NO. 4938744

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S), I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS "EAGLE TOP 2" AND THAT THE SAME HAS BEEN CORRECTLY STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

ENT 62818-2019 Map # 16613
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jul 08 4:57 pm FEE \$8.00 BY NS
RECORDED FOR EAGLE MOUNTAIN CITY

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 29, T5S, R1W, S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 OF THE EAGLE TOP SUBDIVISION AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 8778-2005, SAID CORNER IS 1496.63 FEET N.00°37'04"E. ALONG THE EASTERLY LINE OF SAID SECTION 29 AND 1330.85 FEET N.89°22'56"W. FROM THE FOUND MONUMENT REPRESENTING THE SOUTHEAST CORNER OF SAID SECTION 29 (NOTE: THE BASIS OF BEARING IS N.00°37'04"E. ALONG THE EASTERLY LINE OF SAID SECTION 29 FROM THE FOUND MONUMENT REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 29), SAID CORNER IS ALSO THE BEGINNING OF A 325.00-FOOT RADIUS CURVE TO THE LEFT; AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF EAGLE TOP COURT THE FOLLOWING THREE (3) COURSES AND DISTANCES TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GOLDEN EAGLE ROAD: 1) SOUTHWESTERLY 91.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 16°12'58" (NOTE: CHORD TO SAID CURVE BEARS S.46°48'35"W. FOR A DISTANCE OF 91.67 FEET); 2) S.38°42'06"W. 121.24 FEET TO THE BEGINNING OF A TANGENT 15.00-FOOT RADIUS CURVE TO THE RIGHT AND 3) WESTERLY 21.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 83°20'24" (NOTE: CHORD TO SAID CURVE BEARS S.80°22'18"W. FOR A DISTANCE OF 19.95 FEET) TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GOLDEN EAGLE ROAD 65.08 FEET AND ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 11°18'00" (NOTE: CHORD TO SAID CURVE BEARS N.63°36'30"W. FOR A DISTANCE OF 64.98 FEET) TO THE WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO 3D LENDING AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 115153-2007; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID CERTAIN TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) N.20°44'31"E. 75.43 FEET, 2) N.38°42'06"E. 53.00 FEET, 3) N.40°08'50"E. 61.56 FEET AND 4) N.50°58'41"E. 157.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE S.00°47'20"W. 126.60 FEET ALONG THE WESTERLY LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 27,405 SQUARE FEET OR 0.63 ACRE IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY CORNERS AND PROPERTY LINES OF THE SUBJECT PARCEL(S). THE BASIS OF BEARINGS FOR THIS SURVEY IS N.00°37'04"E. 2644.42 FEET BETWEEN THE MONUMENT REPRESENTING SOUTHEAST CORNER AND THE REESTABLISHED POSITION OF THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SURVEYED IN OCTOBER OF 2014. THIS PLAT ADJOINS PREVIOUSLY RECORDED SUBDIVISION PLATS, ACCEPTED AND CONFIRMED BY THE APPROPRIATE APPROVING AUTHORITIES AND GOVERNING AGENCIES. NO ATTEMPT HAS BEEN MADE TO VERIFY THE ACCURACY OR CORRECTNESS OF THE PREVIOUSLY RECORDED SUBDIVISION PLATS. AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS/HER REVIEW AND CONSIDERATION.

- WARRANTY DEED IN FAVOR OF 3D LENDING; ENTRY NUMBER 115153-2007.
- EAGLE TOP SUBDIVISION PLAT; ENTRY NO. 8778-2005, MAP NO. 10913.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER(S) 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 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: DMAC Development, LLC
AUTHORIZED SIGNATURE(S):
By Douglas C. McDermott
rs. manager

ACKNOWLEDGMENT

ON THE 20th DAY OF June, 2019, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNER(S) WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
MY COMMISSION EXPIRES Feb. 8, 2022
698926
COMMISSION NUMBER
NOTARY PUBLIC SIGNATURE: Abigail Nunez
PRINTED FULL NAME OF NOTARY

EAGLE TOP 2

A SINGLE FAMILY DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, EAGLE MOUNTAIN CITY

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 §17-27-308(4)(c)(i) 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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS 17th DAY OF June, 2019
ROCKY MOUNTAIN POWER
DATE: 6/13/19

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 17th DAY OF June, 2019
DOMINION ENERGY
TITLE: Power Specialist
DATE: 6/14/19

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.

APPROVED THIS 17th DAY OF June, 2019
DIRECT COMMUNICATIONS
DATE: 6/14/19

GENERAL NOTES

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES OR LIMITS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.
- THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SEALED IN BLUE OR RED INK.
- THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY. OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, FENCING OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.
- LAND USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.
- THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.
- ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, FACILITIES, DEPOSITS OR DISPOSALS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- FLOOD AND EARTHQUAKE ZONES HAVE NOT BEEN DETERMINED AS PART OF THIS SURVEY.
- THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- UNLESS OTHERWISE SHOWN, THE OWNERSHIP OF ROADS IS NOT KNOWN TO THE SURVEYOR.
- UNLESS OTHERWISE SHOWN, THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESSED OR IMPLIED.

(M) BEARING AND DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS.
(R) BEARING AND DISTANCE DATA TAKEN FROM RECORD INFORMATION.
● UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH AN ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"

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 DAY OF June, 2019.

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]

APPROVED BY CITY ENGINEER: [Signature]
ATTEST BY CITY RECORDER: [Signature]

PREPARED BY: MERIDIAN ENGINEERING INC.
1620 WEST 11610 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

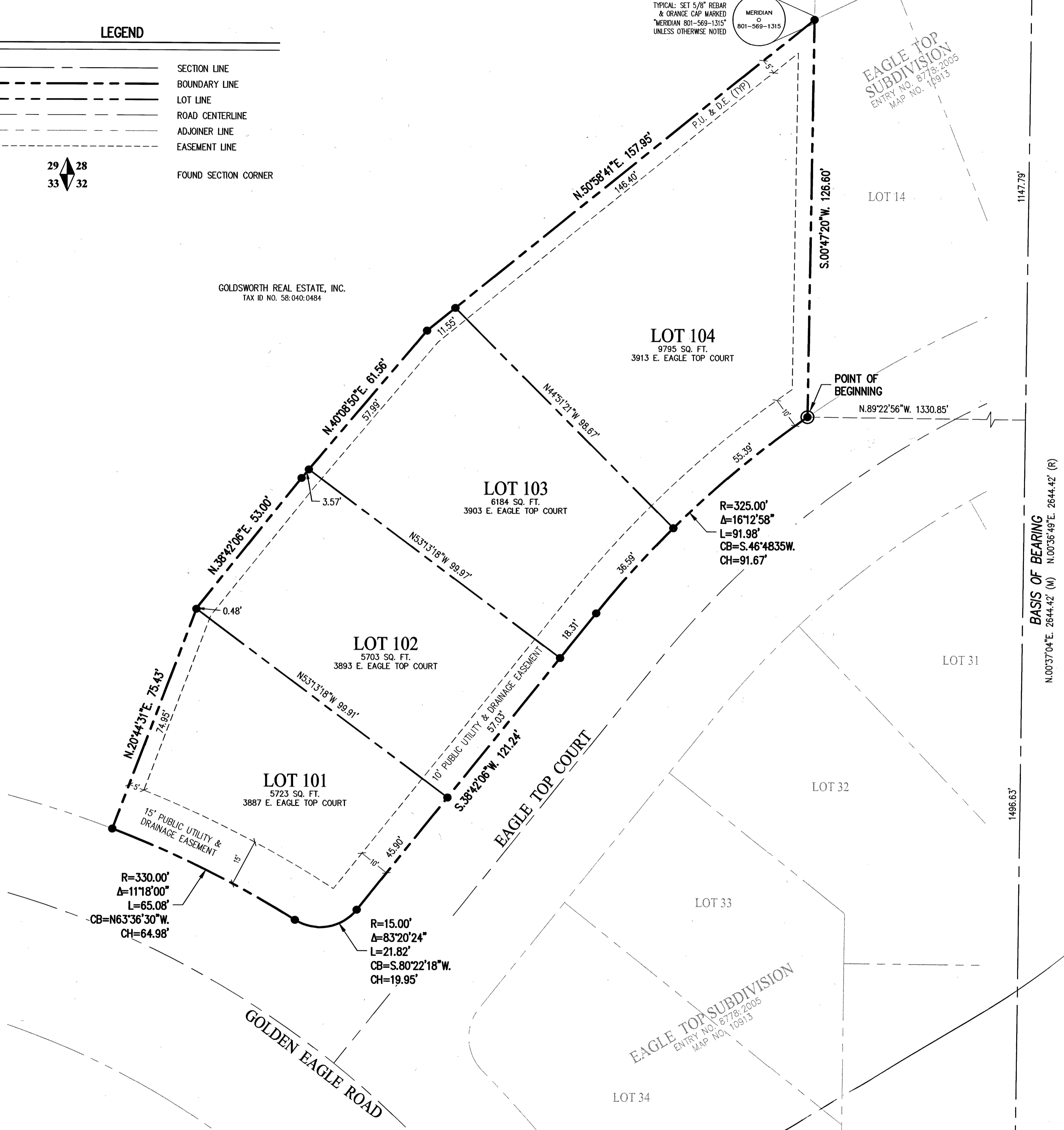
NOTARY'S SEAL: [Seal]

SURVEYOR'S SEAL: [Seal]

CITY ENGINEER'S SEAL: [Seal]

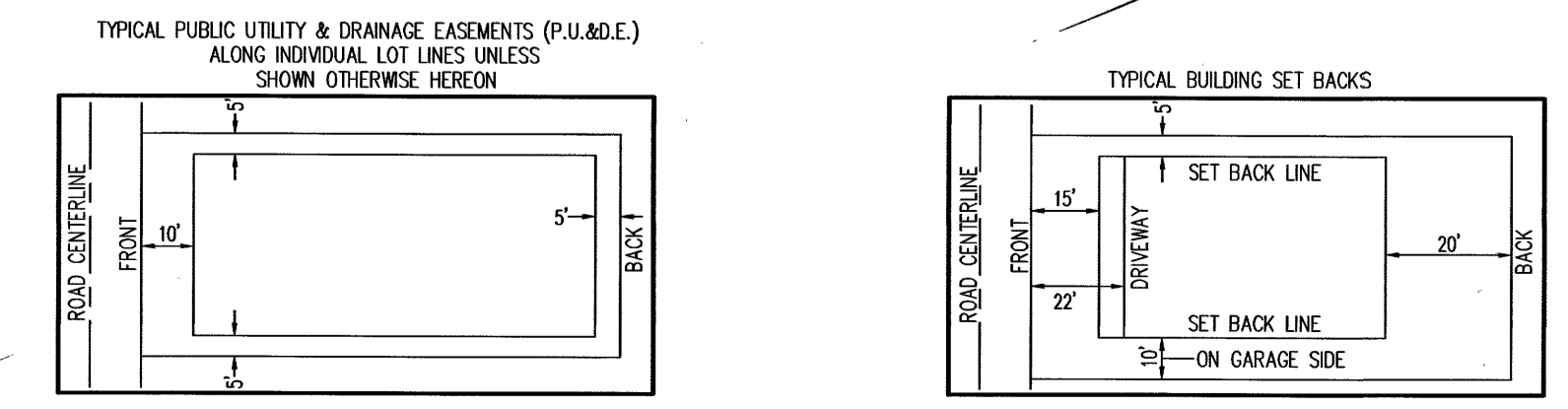
CLERK-RECORDER SEAL: [Seal]

COMP. FILE 18018 SUBDIVISION PLAT
PROJECT NO. 18018
SHEET NO. 1 OF 1



PLAT TABULATIONS

TOTAL ACREAGE	0.715 AC.	31,147 SQ. FT.
TOTAL ACREAGE IN LOTS	0.629 AC.	27,405 SQ. FT.
TOTAL OPEN SPACE	N/A	N/A
TOTAL IMPROVED OPEN SPACE	N/A	N/A
AVERAGE LOT SIZE	0.157 AC.	6851 SQ. FT.
LARGEST LOT SIZE	0.225 AC.	9795 SQ. FT.
SMALLEST LOT SIZE	0.131 AC.	5703 SQ. FT.
TOTAL NUMBER OF LOTS	4	
RIGHT-OF-WAY ACREAGE	NONE	NONE



SOUTHEAST CORNER
SEC. 29, T5S, R1W, SLB&M
FOUND UTAH COUNTY
BRASS CAP MONUMENT
PROJECT BM=4811.88

29 28
33 32

Sec 29, T5S, R1W, S4811.88