

PHASE A - PLAT 1 CALCULATIONS

TOTAL ACREAGE:	14.73 ACRES
BUILDABLE ACREAGE:	14.73 ACRES
TOTAL ACREAGE IN LOTS:	11.20 ACRES
PUBLIC RIGHT-OF-WAY:	3.48 ACRES
TOTAL OPEN SPACE:	0.05 ACRES
TOTAL IMPROVED OPEN SPACE:	0.05 ACRES
AVERAGE LOT SIZE:	7,283 SF/0.17 ACRES
LARGEST LOT SIZE:	15,408 SF/0.35 ACRES
SMALLEST LOT SIZE:	5,581 SF/0.13 ACRES
OVERALL DENSITY:	4.55 LOTS/ACRE
TOTAL # OF LOTS:	67 LOTS

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 INTO 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: SEPT 19, 2018
 AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 1883.86 FEET ALONG SECTION LINE AND EAST 1324.30 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
 THENCE EAST, A DISTANCE OF 881.13 FEET; THENCE SOUTH 00°27'45" WEST, A DISTANCE OF 439.78 FEET; THENCE SOUTH 89°59'23" EAST, A DISTANCE OF 319.59 FEET, THENCE ALONG THE ARC OF A 26.00 FOOT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°21'17" FOR 40.63 FEET (CHORD BEARS NORTH 45°14'28" EAST 36.62 FEET); THENCE SOUTH 89°32'15" WEST, A DISTANCE OF 4.62 FEET; THENCE SOUTH 45°14'28" WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 89°32'15" WEST, A DISTANCE OF 4.63 FEET; THENCE ALONG THE ARC OF A 26.00 FOOT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°27'45" FOR 41.05 FEET (CHORD BEARS NORTH 44°45'32" WEST 36.92 FEET); THENCE NORTH 89°59'23" WEST, A DISTANCE OF 319.17 FEET; THENCE SOUTH 10°26'22" WEST, A DISTANCE OF 116.99 FEET; THENCE NORTH 89°59'23" WEST, A DISTANCE OF 107.15 FEET; THENCE SOUTH 81°38'40" WEST, A DISTANCE OF 51.55 FEET; THENCE NORTH 89°59'23" WEST, A DISTANCE OF 107.15 FEET; THENCE SOUTH 81°38'40" WEST, A DISTANCE OF 51.55 FEET; THENCE NORTH 89°59'23" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 64°04'39" WEST, A DISTANCE OF 51.16 FEET; THENCE NORTH 59°31'43" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 30°28'17" EAST, A DISTANCE OF 121.36 FEET; THENCE NORTH 27°58'06" EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 26°29'10" EAST, A DISTANCE OF 221.06 FEET; THENCE NORTH 37°19'15" EAST, A DISTANCE OF 136.37 FEET TO THE POINT OF BEGINNING.
 CONTAINING 641,641 SQUARE FEET OR 14,7259 ACRES, MORE OR LESS.
 BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

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 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 **EM Harmony Development LLC**
 AUTHORIZED SIGNATURE(S) *J. Warden, Tiffany Warden as Owner*

ACKNOWLEDGMENT
 On the 21 day of September, 2018, 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: 10/16/2020
 COMMISSION NUMBER: 686717
 A Notary Public Commissioned in Utah

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 21 day of September, 2018.
 APPROVED BY MAYOR: *Christopher J. Trusty*
 APPROVED BY CITY ATTORNEY: *John A. Burt*
 APPROVED BY ENGINEER (SEE SEAL BELOW): *Chris L. Brown*
 ATTEST BY CITY RECORDER (SEE SEAL BELOW)

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS DAY OF _____ A.D., 20____
 CITY ATTORNEY

FINAL PLAT 1
HARMONY PHASE A
 SUBDIVISION
 LOCATED IN THE NW CORNER OF SEC 13, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.
 EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

Notary Public Seal: *FONVUOLA B. KOPEL*
 Notary Public Seal: *CHRISTOPHER TRUSTY*
 Notary Public Seal: *CHRISTOPHER TRUSTY*
 Notary Public Seal: *CHRISTOPHER TRUSTY*
 Notary Public Seal: *CHRISTOPHER TRUSTY*

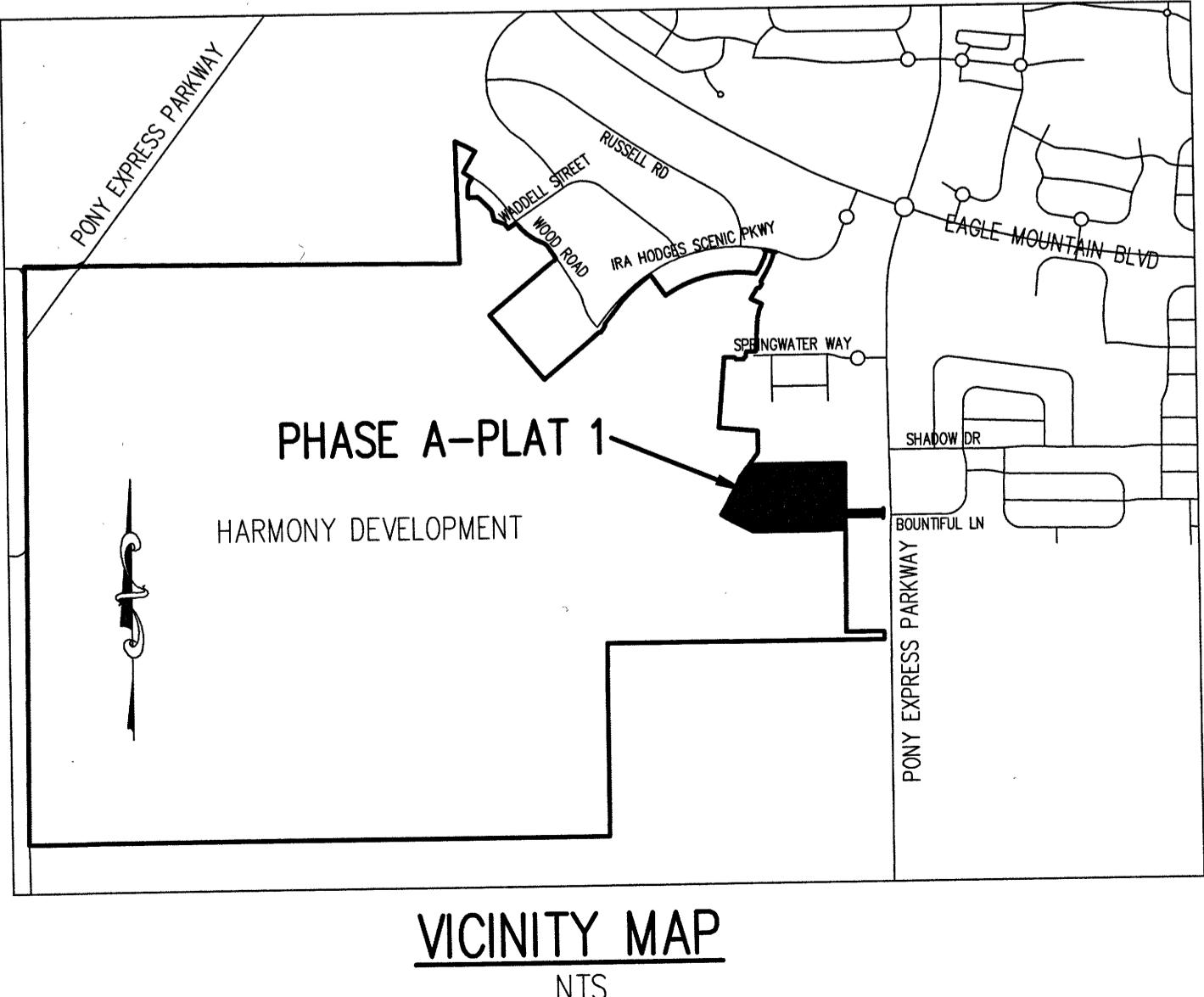
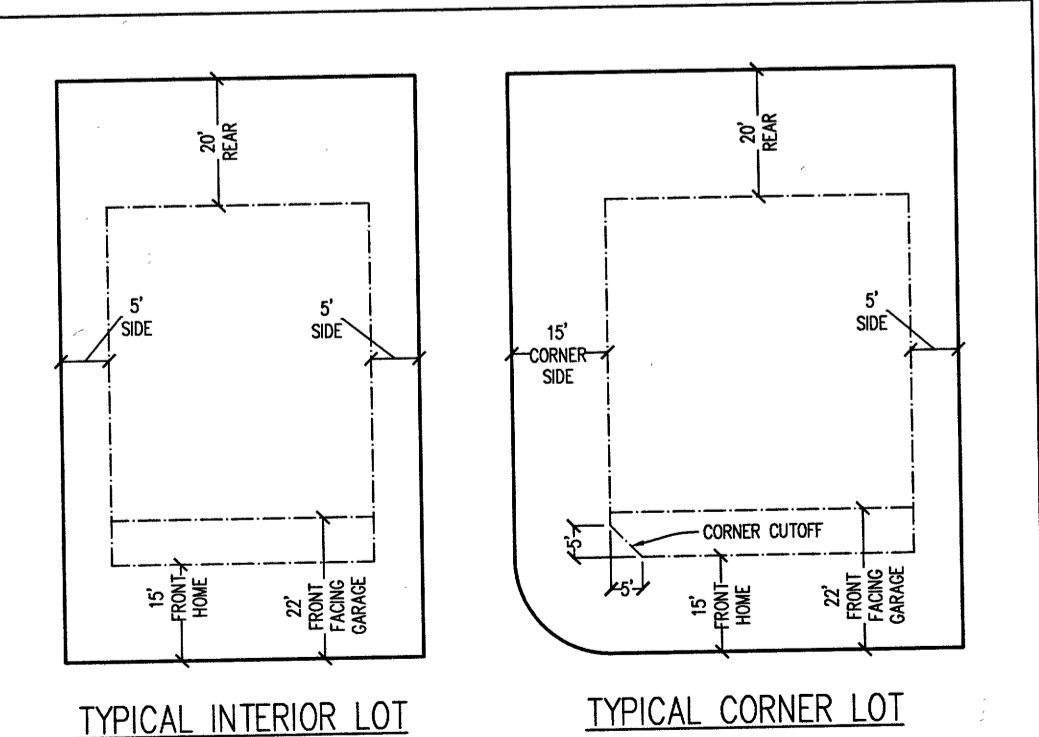
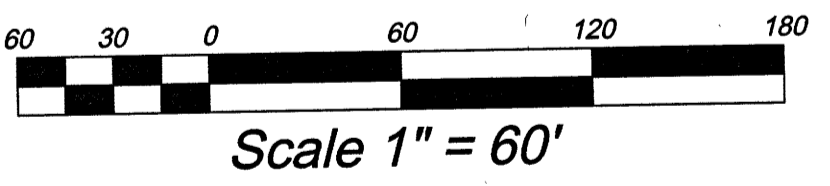
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	26.00	40.63	89°32'17"	36.62	N 45°14'28" E
C2	26.00	41.05	90°27'43"	36.92	N 44°45'32" W
C3	300.00	146.26	27°56'11"	144.82	S 76°11'22" E
C4	325.50	30.51	5°22'12"	30.50	S 64°44'28" E
C5	325.50	63.42	11°9'50"	63.32	S 73°07'29" E
C6	325.50	59.61	10°29'36"	59.53	S 83°50'12" E
C7	325.50	5.15	0°54'23"	5.15	N 89°32'12" W
C8	325.50	158.69	27°56'11"	157.13	N 76°11'22" W
C9	15.00	23.56	90°0'0"	21.21	N 45°37'37" W
C10	15.00	23.56	90°0'0"	21.21	N 44°59'23" W
C11	15.00	23.56	90°0'0"	21.21	N 45°37'37" W
C12	15.00	23.56	90°0'0"	21.21	N 44°59'23" E
C13	15.00	8.43	32°12'15"	8.32	N 16°6'45" E
C14	50.00	0.76	0°52'27"	0.76	S 31°46'39" W
C15	50.00	21.33	24°26'23"	21.17	N 19°17'14" E
C16	50.00	54.56	62°30'56"	51.89	N 24°21'26" W
C17	50.00	54.56	62°30'56"	51.89	N 86°52'21" W
C18	50.00	3.55	4°31'49"	3.55	S 59°50'16" W
C19	50.00	134.75	154°24'30"	97.52	N 44°59'23" W
C20	15.00	8.43	32°12'15"	8.32	S 73°54'29" W
C21	20.00	31.42	90°0'0"	28.28	N 44°59'23" W
C22	15.00	5.56	21°14'56"	5.53	N 79°21'55" W
C23	15.00	2.87	10°57'20"	2.86	N 63°15'48" W
C24	15.00	8.43	32°12'15"	8.32	N 73°53'15" W
C25	50.00	43.77	50°9'36"	42.39	N 82°51'56" W
C26	50.00	38.93	44°36'56"	37.96	S 49°44'49" W
C27	50.00	32.34	37°3'39"	31.78	S 64°13'07" W
C28	15.00	115.05	131°50'11"	91.30	S 56°17'47" W
C29	15.00	8.54	32°17'36"	8.43	S 64°13'07" W
C30	99.50	114.85	66°7'56"	108.58	S 56°56'39" W
C31	2401.50	71.85	1°42'51"	71.85	S 24°44'7" W
C32	2401.50	64.51	1°32'20"	64.50	S 26°21'42" W
C33	2401.50	136.35	3°15'11"	136.34	S 25°30'17" W
C34	2376.00	255.62	6°9'51"	255.50	S 25°04'37" W
C35	2350.50	14.15	0°20'42"	14.15	S 23°10'39" W
C36	2350.50	52.13	1°16'14"	52.12	S 23°59'7" W
C37	2350.50	52.06	1°16'14"	52.06	S 25°15'18" W
C38	2350.50	49.79	1°12'49"	49.79	S 26°29'47" W
C39	2350.50	168.12	4°5'54"	168.09	S 25°31'4" W
C40	15.00	23.78	90°50'27"	21.37	S 72°31'26" W
C41	15.00	23.86	91°8'47"	21.42	S 16°28'58" E
C42	2350.50	56.66	1°22'52"	56.65	S 29°46'51" W
C43	2376.00	98.58	2°22'38"	98.58	S 29°16'58" W
C44	2401.50	59.50	1°25'10"	59.49	N 29°45'42" E
C45	15.00	23.27	88°53'31"	21.01	N 73°29'52" E
C46	15.00	23.35	89°11'15"	21.06	S 17°27'45" E
C47	274.50	76.28	1°55'52"	76.01	S 70°0'53" E
C48	274.50	52.42	1°05'50"	52.34	S 83°28'39" E
C49	274.50	5.15	1°4'29"	5.15	S 89°27'9" E
C50	274.50	133.83	27°56'11"	132.51	S 76°11'22" E

- PLAT NOTES:**
- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY, SENDS THE WATER AT LEAST 10 FEET DOWNHILL AWAY FROM THE FOUNDATION (IN CONFORMANCE TO THE CURRENT INTERNATIONAL RESIDENTIAL CODE)
 - NO MORE THAN THREE HOMES OF THE SAME ELEVATION OR COLOR SHALL BE LOCATED ALONG A SINGLE ROW OF HOMES. (PER PARAGRAPH 8 OF THE HARMONY DEVELOPMENT AGREEMENT).
 - SETBACKS: FRONT=15', DRIVEWAY=22', REAR=20', CORNER=15', SIDE=10' TOTAL (MIN. 5' ON ONE SIDE)
 - ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

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

SURVEYOR:
 AZTEC ENGINEERING
 491 NORTH 450 WEST
 OREM, UTAH 84057
 (801) 224-7308



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 acknowledgment 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 20 day of Sept, 2018
 Dominion Energy
 By: *[Signature]*
 Title: *gas account 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 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
 (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
Del Edwards 9/19/18
 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.1atiff.
Margie Burford 9/18/18
 DIRECT COMMUNICATIONS DATE
FIRSTDIGITAL TELECOM
 FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1atiff.
Bud Bullock 9-20-18
 FIRSTDIGITAL TELECOM DATE

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