

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: May 4, 2020
 AARON D. THOMAS (SEE SEAL BELOW)

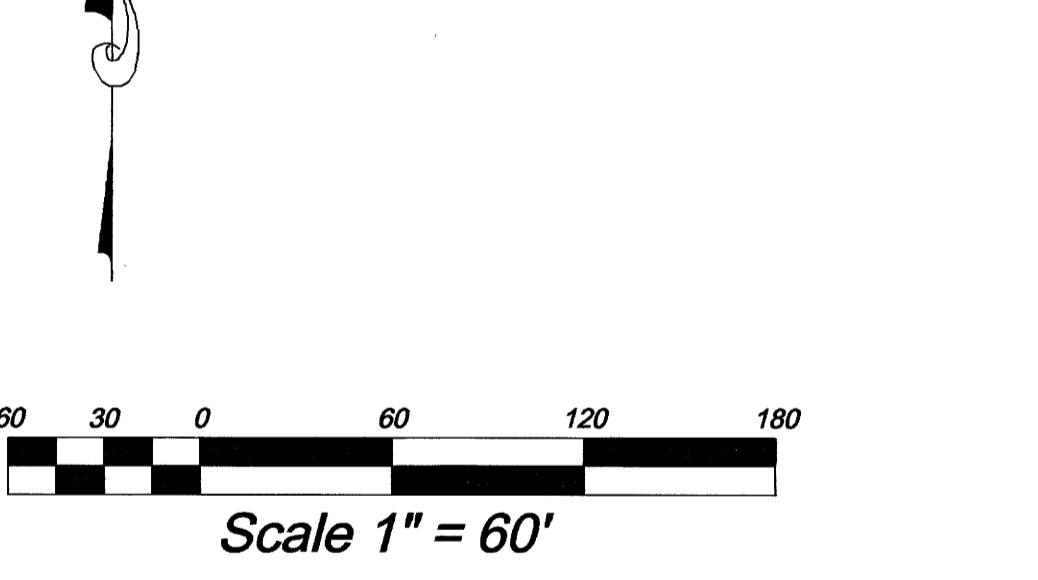
BOUNDARY DESCRIPTION
 BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 2339.82 FEET ALONG SECTION LINE AND EAST 1061.22 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
 THENCE SOUTH 59°31'43" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 64°04'39" EAST, A DISTANCE OF 51.16 FEET; THENCE SOUTH 62°35'11" EAST, A DISTANCE OF 164.93 FEET; THENCE SOUTH 89°59'23" EAST, A DISTANCE OF 689.00 FEET; THENCE NORTH 81°38'40" EAST, A DISTANCE OF 51.55 FEET; THENCE SOUTH 89°59'23" EAST, A DISTANCE OF 107.15 FEET; THENCE SOUTH 00°26'22" WEST, A DISTANCE OF 360.82 FEET; THENCE SOUTH 00°28'50" WEST, A DISTANCE OF 103.99 FEET; THENCE NORTH 89°59'23" WEST, A DISTANCE OF 98.59 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 96°22'05" FOR 84.10 FEET (CHORD BEARS SOUTH 74°01'50" WEST 74.53 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 32°12'15"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 8.43 FEET; THENCE NORTH 89°59'23" WEST, A DISTANCE OF 595.77 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS SOUTH 45°00'37" WEST 21.21 FEET); THENCE NORTH 89°59'23" WEST, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS NORTH 44°59'23" WEST 21.21 FEET); THENCE NORTH 89°59'23" WEST, A DISTANCE OF 206.83 FEET; THENCE ALONG THE ARC OF A 225.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°46'32" FOR 58.15 FEET (CHORD BEARS NORTH 82°36'07" WEST 57.99 FEET); THENCE NORTH 75°12'51" WEST, A DISTANCE OF 136.49 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 104°46'32" FOR 27.43 FEET (CHORD BEARS SOUTH 52°23'53" WEST 23.76 FEET); THENCE NORTH 89°59'23" WEST, A DISTANCE OF 11.50 FEET; THENCE SOUTH 82°09'48" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 89°59'23" WEST, A DISTANCE OF 111.50 FEET; THENCE NORTH 00°00'37" EAST, A DISTANCE OF 216.00 FEET; THENCE NORTH 41°19'00" EAST, A DISTANCE OF 227.00 FEET; THENCE NORTH 30°28'17" EAST, A DISTANCE OF 260.07 FEET TO THE POINT OF BEGINNING.
 CONTAINING 675,585.89 SQUARE FEET OR 15.5093 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 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: Em Harmony Development LLC
 AUTHORIZED SIGNATURE(S): Tiffany Haddon, Manager
 EHT 7492412020 Map # 17094
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2020 Jun 01 4:27 PM FEE \$94.00 BY SA
 RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGMENT
 On the 14 day of May, 2020, 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.
 SURVEYOR:
 AZTEC ENGINEERING
 491 NORTH 450 WEST
 OREM, UTAH 84057
 (801) 224-7308
 MY COMMISSION EXPIRES: 3/9/24
 NOTARY PUBLIC SIGNATURE: [Signature]
 COMMISSION NUMBER: 71086
 PRINTED FULL NAME OF NOTARY: [Name]

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 23rd DAY OF May, 2020.
 APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 APPROVED BY ENGINEER (SEE SEAL BELOW): [Signature]
 ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
 CITY ATTORNEY
FINAL PLAT 2
HARMONY PHASE A
 SUBDIVISION
 LOCATED IN THE NW CORNER OF SEC 13, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

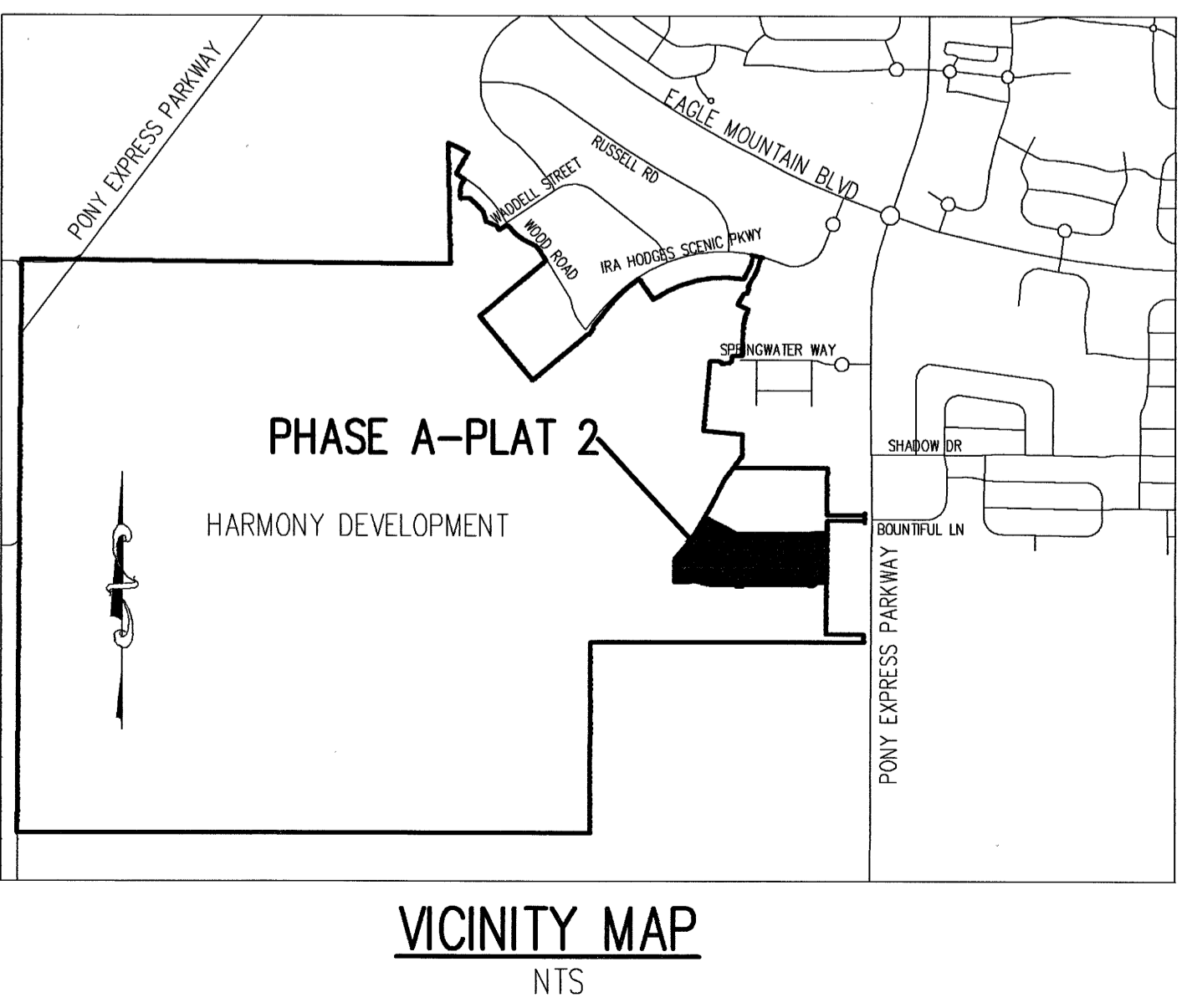


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	50.00	84.10	98°22'5"	74.53	S 74°15'0" W
C2	15.00	8.43	32°12'15"	8.32	N 73°53'15" W
C3	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C4	15.00	23.56	90°0'0"	21.21	N 44°59'23" W
C5	225.50	58.15	14°46'32"	57.99	N 82°36'7" W
C6	15.00	27.43	104°46'32"	23.76	S 52°23'53" W
C7	200.00	51.58	14°46'32"	51.43	N 72°35'3" E
C8	200.00	54.75	15°41'8"	54.58	N 22°37'43" E
C9	225.50	119.89	30°27'40"	118.48	N 15°14'27" E
C10	225.50	48.70	12°22'38"	48.61	N 61°15'1" E
C11	225.50	52.12	13°14'30"	52.00	N 19°20'0" E
C12	225.50	19.07	4°50'41"	19.06	N 28°25'6" E
C13	15.00	27.41	104°42'34"	23.75	N 22°51'34" W
C14	174.50	2.97	0°58'34"	2.97	N 29°59'0" E
C15	15.00	23.56	90°0'0"	21.21	N 75°28'17" E
C16	15.00	23.56	90°0'0"	21.21	S 14°31'43" E
C17	424.50	39.43	5°19'21"	39.42	S 62°11'23" E
C18	424.50	80.72	10°53'40"	80.59	S 70°17'53" E
C19	424.50	84.34	11°23'0"	84.20	S 81°26'13" E
C20	424.50	21.20	2°51'40"	21.20	S 88°33'33" E
C21	424.50	225.68	30°27'40"	223.04	S 74°45'33" E
C22	450.00	239.24	30°27'41"	236.43	S 74°45'33" E
C23	475.50	252.80	30°27'40"	249.83	S 74°45'33" E
C24	475.50	99.86	12°2'0"	99.68	S 65°32'43" E
C25	475.50	152.93	18°25'40"	152.28	S 80°46'33" E
C26	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C27	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C28	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C29	15.00	8.43	32°12'15"	8.32	S 16°5'31" E
C30	15.00	4.50	17°0'54"	4.48	N 83°45'50" W
C31	15.00	3.93	15°1'21"	3.92	S 24°40'57" E
C32	50.00	50.65	58°2'26"	48.51	S 31°0'25" E
C33	200.00	51.58	14°46'32"	51.43	N 82°36'7" W
C34	174.50	45.00	14°46'32"	44.88	N 82°36'7" W

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, SENDING 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.

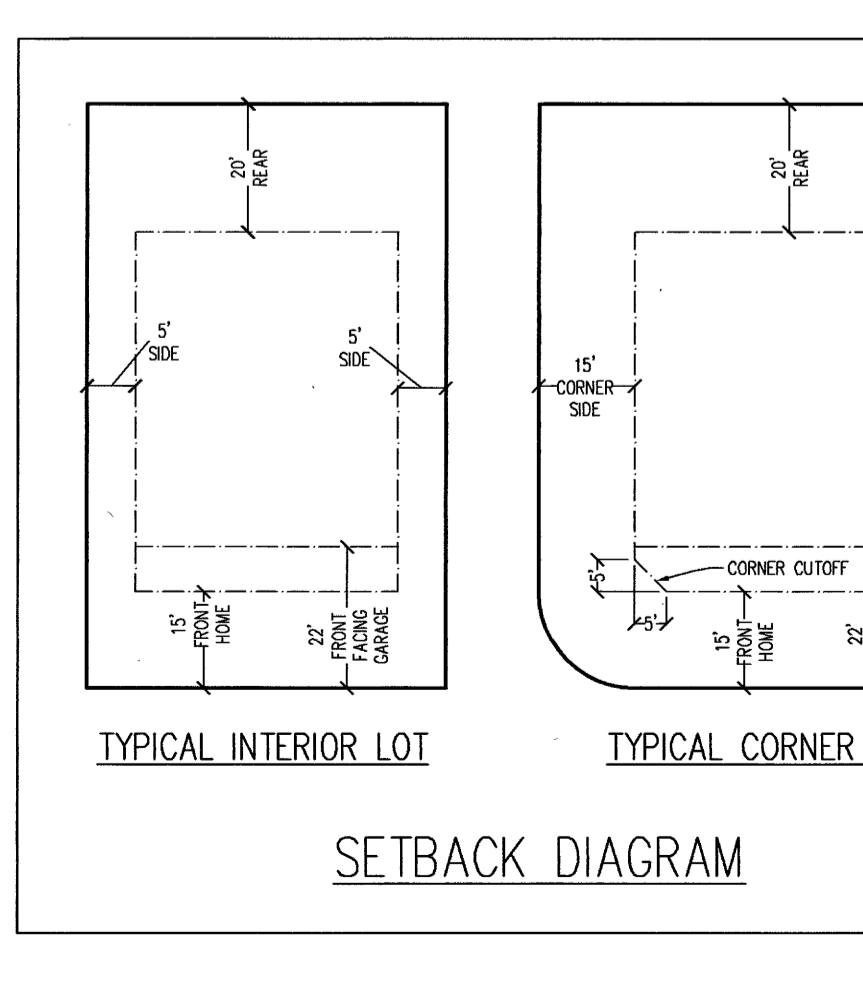


FIRE NOTE:
 SIX (6) FIRE HYDRANTS MEET IFC REQUIREMENTS.
 NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PHASE A - PLAT 2 CALCULATIONS

TOTAL ACREAGE:	15.51 ACRES
BUILDABLE ACREAGE:	15.51 ACRES
TOTAL ACREAGE IN LOTS:	10.30 ACRES
PUBLIC RIGHT-OF-WAY:	3.73 ACRES
TOTAL OPEN SPACE:	1.49 ACRES
TOTAL IMPROVED OPEN SPACE*:	1.20 ACRES
AVERAGE LOT SIZE:	6,229 SF/0.14 ACRES
LARGEST LOT SIZE:	11,782 SF/0.27 ACRES
SMALLEST LOT SIZE:	4,980 SF/0.11 ACRES
OVERALL DENSITY:	4.64 LOTS/ACRE
TOTAL # OF LOTS:	72 LOTS

*25% OF RETENTION BASIN REMOVED FROM TOTAL OPEN SPACE



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 16 day of May, 2020
 Dominion Energy
 By: [Signature]
 Title: P.E.-Con

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
 Approved this 16 day of May, 2020
 Rocky Mountain Power
 DIRECT COMMUNICATIONS

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.
 Approved this 16 day of May, 2020
 DIRECT COMMUNICATIONS

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.1Tariff.
 Approved this 16 day of May, 2020
 FIRSTDIGITAL TELECOM

Professional Engineer Seal: [Seal]
 Notary Public Seal: [Seal]
 City Seal: [Seal]
 Clerk-Recorder Seal: [Seal]

SEC 13.6.2W
 7/1/2020