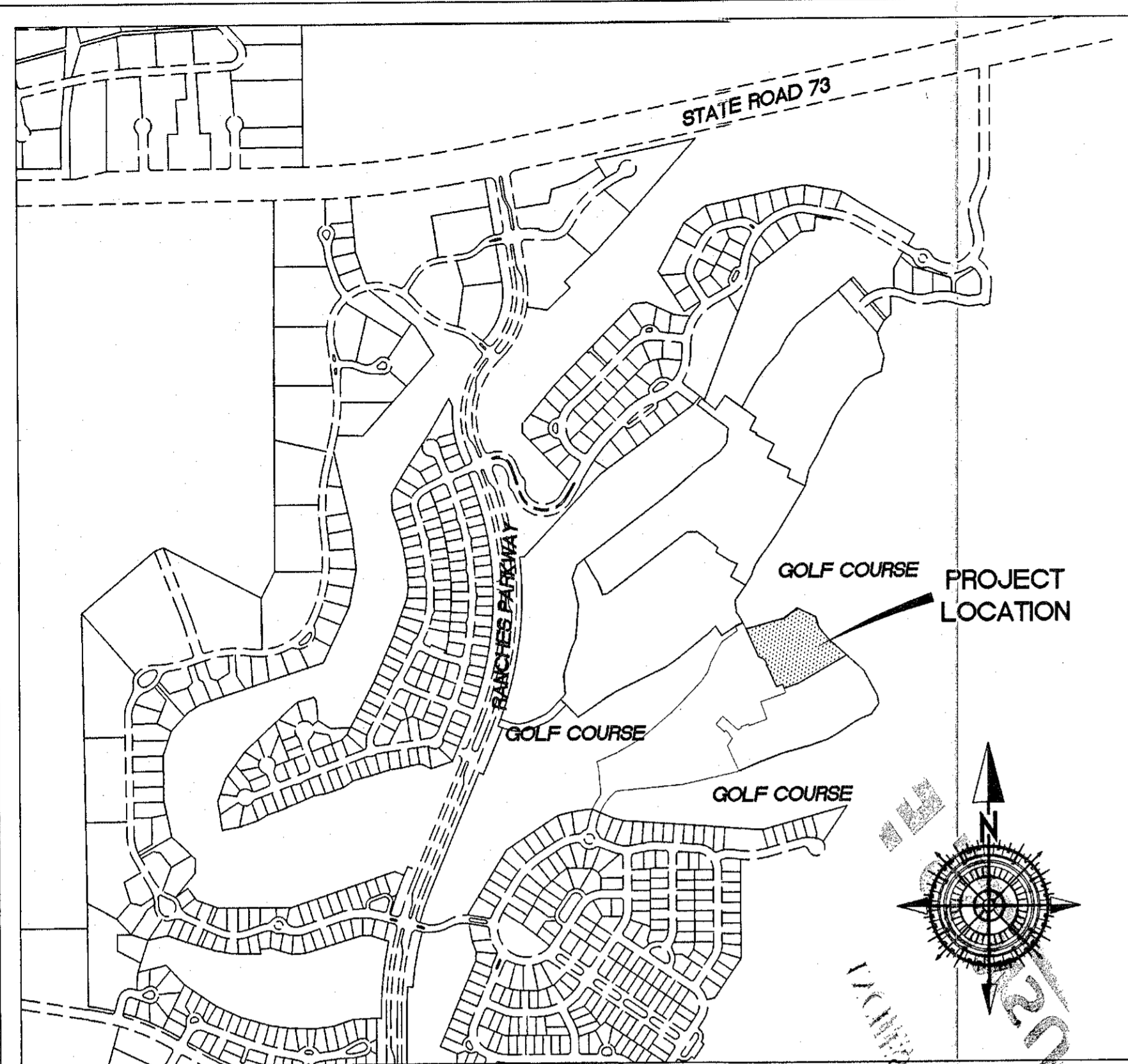


HEATHERWOOD CHURCH LOT,

VACATING LOT 8 HEATHERWOOD ON THE GREEN
PH1, 2nd AMENDMENT PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



VICINITY MAP

BASIS OF BEARINGS
NORTH 00°54'56" WEST, 2697.59 FEET BETWEEN THE BRASS CAP MONUMENTS FOUND MARKING THE WEST QUARTER AND NORTHWEST CORNERS OF SAID SECTION 20, AS SHOWN ON ANTHEM AT THE RANCHES SUBDIVISION PHASE 1, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.
PROJECT BENCHMARK
FOUND BRASS CAP MONUMENT AT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
ELEV 4935.16

SURVEYOR'S CERTIFICATE

I, Matthew Judd, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 167268 as prescribed under the laws of the State of Utah, I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be known as:
HEATHERWOOD CHURCH LOT, VACATING LOT 8 HEATHERWOOD ON THE GREEN PH1, 2nd AMENDMENT PLANNED UNIT DEVELOPMENT
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point 1335.22 feet, N 00°54'56" W along the section line and 4100.46 feet, N 89°05'04" E from the brass cap monument found marking the W Quarter corner of said Section 20 (basis of bearings being N 00°54'56" W 2697.59 feet between the brass cap monuments found marking the W Quarter and NW corners of said Section 20, as shown on Anthem at the Ranches Subdivision Phase 1, recorded in the Office of the Utah County Recorder), and running thence N 74°01'29" E 18.44 feet; thence N 52°45'30" E 104.22 feet; thence S 63°22'52" E 116.54 feet; thence S 16°35'06" E 64.81 feet; thence S 38°48'13" E 94.82 feet; thence S 49°09'18" E 120.10 feet; thence S 56°01'16" W 323.62 feet; thence S 70°03'55" W 87.68 feet; thence N 19°27'01" W 30.99 feet; thence S 68°12'23" W 39.86 feet; thence N 24°05'49" W 122.55 feet; thence N 27°34'40" W 50.10 feet; thence N 24°05'25" W 8.53 feet to a point on a 51.00' radius curve to the left, thence along arc of said curve 20.77 feet through a delta of 23°20'22" (chord bears N 65°23'57" W 20.63 feet) to a point on a 16.00' radius curve to the right; thence along arc of said curve 14.79 feet through a delta of 52°58'43" (chord bears N 50°34'46" W 14.27 feet); thence N 24°05'25" W 174.16 feet; thence N 79°18'09" E 37.22 feet; thence N 74°01'29" E 172.11 feet to the point of beginning.
Contains 150,309 square feet, or 3.45 acres, more or less.

QUESTAR GAS COMPANY PLAT LANGUAGE

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve its 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 Questar's Right-of-way department at 1-800-366-8532.
Approved this 5 day of January, 2016. Questar Gas Company

By Christy Eldredge
Title Comm Rep

ROCKY MOUNTAIN POWER PLAT LANGUAGE

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 Mark Stule 1/5/16
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS PLAT LANGUAGE

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 Chuck Melore 1-5-16
DIRECT COMMUNICATIONS DATE

UTILITY DEDICATION

OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AND LIMITED COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE EAVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

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 7 day of January, 2016

By C. R. [Signature] APPROVED BY MAYOR
By [Signature] APPROVED BY CITY ATTORNEY

By Christy J. Tumbler APPROVED BY CITY ENGINEER
(See Seal Below)
By [Signature] ATTEST BY CITY RECORDER
(See Seal Below)

By Matthew Judd DEC 11, 2015
DATE

OWNER'S 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)
All Rafati [Signature]
Eagle II, LLC

ACKNOWLEDGEMENT
On the 28th day of December, 2015, 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 acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 4-25-2019 Melanie A. Lahman
NOTARY PUBLIC SIGNATURE

681813 COMMISSION NUMBER
Melanie A. Lahman PRINTED FULL NAME OF NOTARY

14932
Sheet 1 of 2

ENT 67972016 Map # 14932
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Jan 26 2:53 PM FEE \$1.00 BY ED
REQUIRED FOR EAGLE MOUNTAIN CITY

HEATHERWOOD CHURCH LOT,
VACATING LOT 8 HEATHERWOOD ON THE GREEN
PH1, 2nd AMENDMENT PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

NOTES

- EAGLE MOUNTAIN CITY IS HEREBY GRANTED AN EMERGENCY ACCESS EASEMENT OVER ALL STREETS AND COMMON AND LIMITED COMMON AREAS FOR EMERGENCY VEHICLES, AND WITHIN ALL ROADS FOR PUBLIC UTILITIES AND DRAINAGE EASEMENTS.
- EAGLE MOUNTAIN CITY IS HEREBY GRANTED A PUBLIC UTILITY EASEMENT OVER ALL STREETS AND COMMON AND LIMITED COMMON AREAS FOR PUBLIC UTILITIES, AND WITHIN ALL ROADS FOR PUBLIC UTILITIES AND DRAINAGE.

SHEET NO

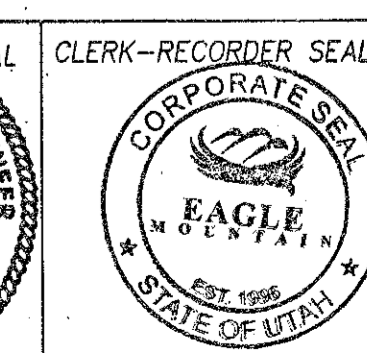
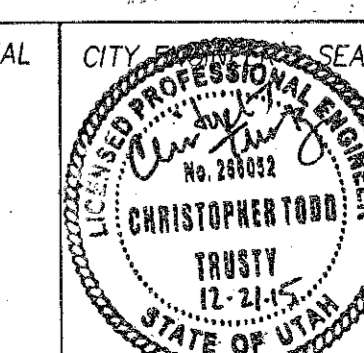
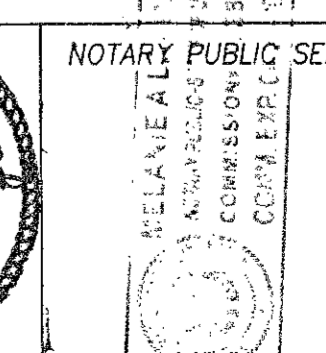
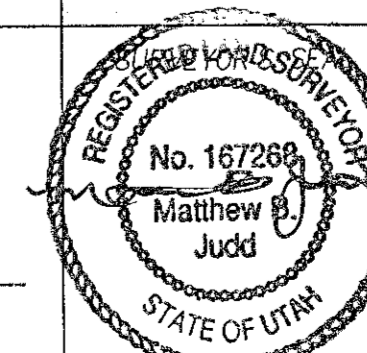
1/2

PROJECT ENGINEER:



GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT



SEC. 20-5-1W 70-03P
(LOT 8, HEATHERWOOD ON THE GREEN PH 1, 2 AM)

