

VICINITY MAP

# HEATHERWOOD ON THE GREEN PHASE 1, 2nd AMENDMENT PLANNED UNIT DEVELOPMENT

VACATING OF A PORTION OF HEATHERWOOD ON THE GREEN PHASE 1 AMENDED PLAT  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

### BOUNDARY DESCRIPTION

A portion of that certain parcel of land recorded as "Parcel 1" in Entry No. 145184:2002, as recorded in the Office of the Utah County Recorder, and located in the Northeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point 1335.22 feet, North 00°54'56" West along the section line and 4100.46 feet, North 89°05'04" East from the brass cap monument found marking the West Quarter corner of said Section 20 (basis of bearings being 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), and running thence South 09°11'00" East, 144.91 feet; thence South 02°07'56" East, 40.98 feet; thence South 65°54'35" West, 49.50 feet; thence North 24°05'25" West, 10.00 feet; thence South 65°54'35" West, 84.50 feet; thence South 24°05'25" East, 10.00 feet; thence South 27°34'40" East, 50.10 feet; thence South 24°05'49" East, 122.55 feet; thence North 68°12'23" East, 39.86 feet; thence South 19°27'01" East, 53.54 feet; thence South 70°32'59" West, 156.98 feet; thence South 19°27'01" East, 108.75 feet; thence South 70°32'59" West, 109.54 feet; thence North 19°27'01" West, 10.00 feet; thence South 70°32'59" West, 48.50 feet; thence South 19°27'01" East, 10.00 feet; thence South 70°32'59" West, 13.83 feet to the point of tangency with a 15.00-foot radius curve to the right; thence northwesterly 15.96 feet along the arc of said curve through a central angle of 60°56'56" (chord bears North 78°58'33" West, 15.21 feet); thence North 48°30'05" West, 107.83 feet; thence South 41°29'55" West, 61.00 feet; thence South 48°30'05" East, 67.00 feet; thence North 41°29'55" East, 11.00 feet; thence South 48°30'05" East, 21.71 feet to the point of curvature with a 15.00-foot radius curve to the right; thence southeasterly 8.07 feet along the arc of said curve through a central angle of 30°48'53" (chord bears South 33°05'39" East, 7.97 feet) to the point of reverse curvature with a 50.00-foot radius curve to the left; thence southeasterly 32.40 feet along the arc of said curve through a central angle of 37°07'35" (chord bears South 36°15'00" East, 31.84 feet); thence South 35°11'13" West, 52.68 feet; thence South 24°14'37" East, 161.23 feet; thence South 64°48'14" West, 11.46 feet; thence South 76°25'25" West, 63.71 feet; thence South 77°14'25" West, 267.21 feet; thence South 84°51'29" West, 379.31 feet; thence South 66°40'34" West, 16.22 feet to a 325.00-foot radius curve to the left (center bears South 40°23'33" East); thence southeasterly 135.50 feet along the arc of said curve through a central angle of 23°53'19" (chord bears South 37°39'48" West, 134.53 feet); thence South 25°43'08" West, 16.09 feet; thence North 64°16'52" West, 50.00 feet; thence North 25°43'08" East, 16.09 feet to a 375.00-foot radius curve to the right; thence northeasterly 82.68 feet along the arc of said curve through a central angle of 12°37'56" (chord bears North 32°02'06" East, 82.51 feet); thence North 04°58'54" West, 155.36 feet; thence North 13°11'56" West, 39.38 feet; thence North 66°26'47" East, 122.76 feet; thence North 60°14'03" East, 172.86 feet; thence North 49°28'45" East, 178.90 feet; thence North 50°15'27" East, 58.19 feet; thence North 44°02'23" East, 242.78 feet; thence North 34°38'04" East, 70.90 feet; thence North 19°09'13" East, 53.95 feet; thence North 27°28'03" East, 136.39 feet; thence North 54°02'41" East, 116.25 feet; thence North 24°05'25" West, 26.91 feet to the point of curvature with a 272.00-foot radius curve to the left; thence northwesterly 5.65 feet along the arc of said curve through a central angle of 01°11'24" (chord bears North 24°41'07" West, 5.65 feet) to a point on the southeasterly line of Anthem on the Green Phase 1 Subdivision, as recorded in the office of the Utah County Recorder; thence along said line North 55°50'31" East, 3.03 feet; thence continuing along said line and the northeasterly extension thereof North 65°19'47" East, 47.01 feet to a 322.00-foot radius curve to the right (center bears South 64°43'32" West); thence southeasterly 6.66 feet along the arc of said curve through a central angle of 01°11'03" (chord bears South 24°40'57" East, 6.66 feet); thence South 24°05'25" East, 35.76 feet; thence North 79°18'09" East, 37.22 feet; thence North 74°01'29" East, 172.11 feet to the point of beginning.

Contains 483,451 square feet, or 11.10 acres, more or less.

### 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

### 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 DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

### SURVEYOR'S CERTIFICATE

I, Matthew Judd, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 16126B 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 ON THE GREEN PHASE 1 2nd AMENDMENT - A PLANNED UNIT DEVELOPMENT VACATING OF A PORTION OF HEATHERWOOD ON THE GREEN PHASE 1 AMENDED PLAT  
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

### BOUNDARY DESCRIPTION

SEE LEGAL DESCRIPTION TO LEFT

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 Ali Rafati AUTHORIZED SIGNATURE(S) Ali Rafati  
Eagle II, LLC

ACKNOWLEDGEMENT  
On the 25th 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

682813 Melanie A. Lahman  
COMMISSION NUMBER PRINTED FULL NAME OF NOTARY

### 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

Chris J. Tinsley Jeffery Smith  
APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

Christopher Tinsley Jeffery Smith  
APPROVED BY CITY ENGINEER ATTEST BY CITY RECORDER  
(See Seal Below) (See Seal Below)

### 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 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 Questar's Right-of-way department at 1-800-366-8532.  
Approved this 5 day of January, 2016. Questar Gas Company

By Shirley Aldridge  
Title Gen. Mgr.

### 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

Mark Strub 1/6/16  
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.  
Shirley Aldridge 1-5-16  
DIRECT COMMUNICATIONS DATE

### NOTES

1. PARKS, COMMON AREAS AND OPEN SPACES ARE NOT DEDICATED TO THE PUBLIC, AND ARE MAINTAINED BY THE HEATHERWOOD HOME OWNERS SUB ASSOCIATION.
2. 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.
3. 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.

SURVEYOR OF RECORD:

**PEPG CONSULTING L.L.C.**

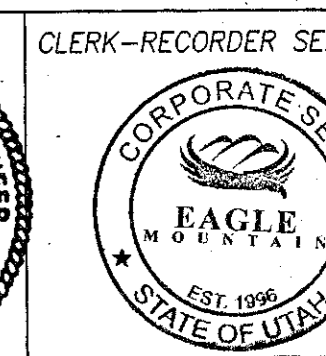
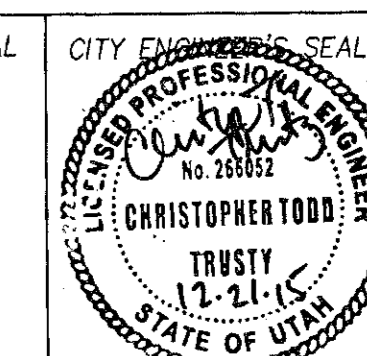
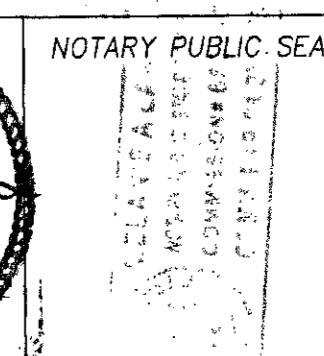
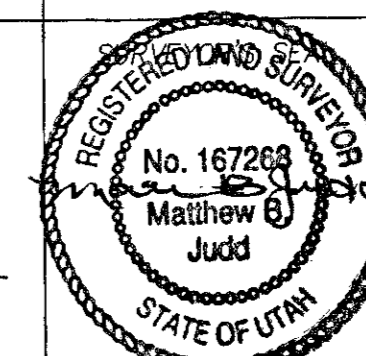
8805 S. SANDY PARKWAY • SANDY, UT 84070  
PHONE: (801) 562-2521 • FAX: (801) 562-2551

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



HEATHERWOOD ON THE GREEN  
PHASE 1, 2nd AMENDMENT  
PLANNED UNIT DEVELOPMENT  
VACATING OF A PORTION OF HEATHERWOOD ON THE GREEN PHASE 1 AMENDED PLAT  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN.

SEC 20-5-1W 7U-03P  
CAL HEATHERWOOD ON THE GREEN

14931  
Pg 1 of 2

# HEATHERWOOD ON THE GREEN PHASE 1, 2nd AMENDED PLANNED UNIT DEVELOPMENT

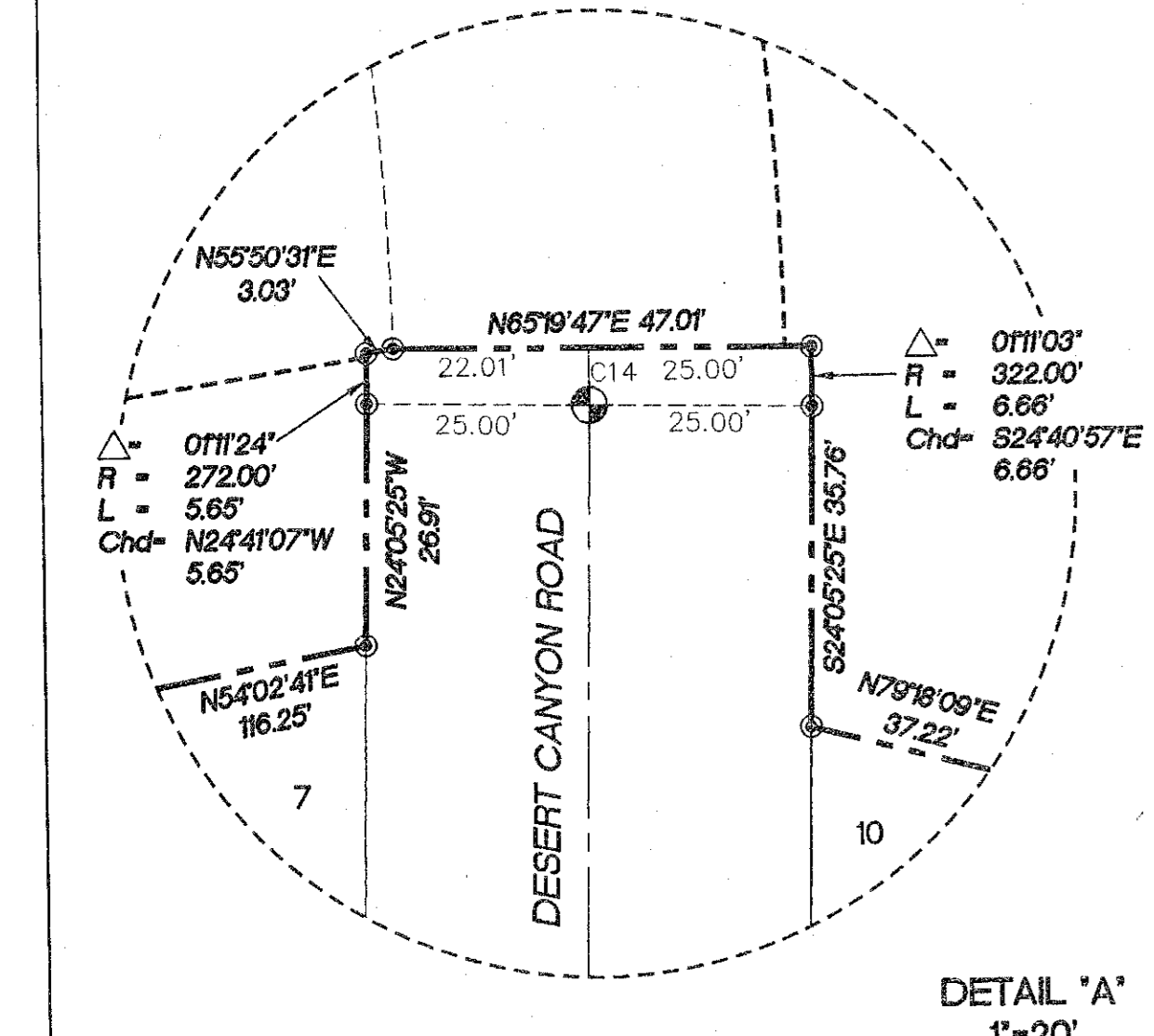
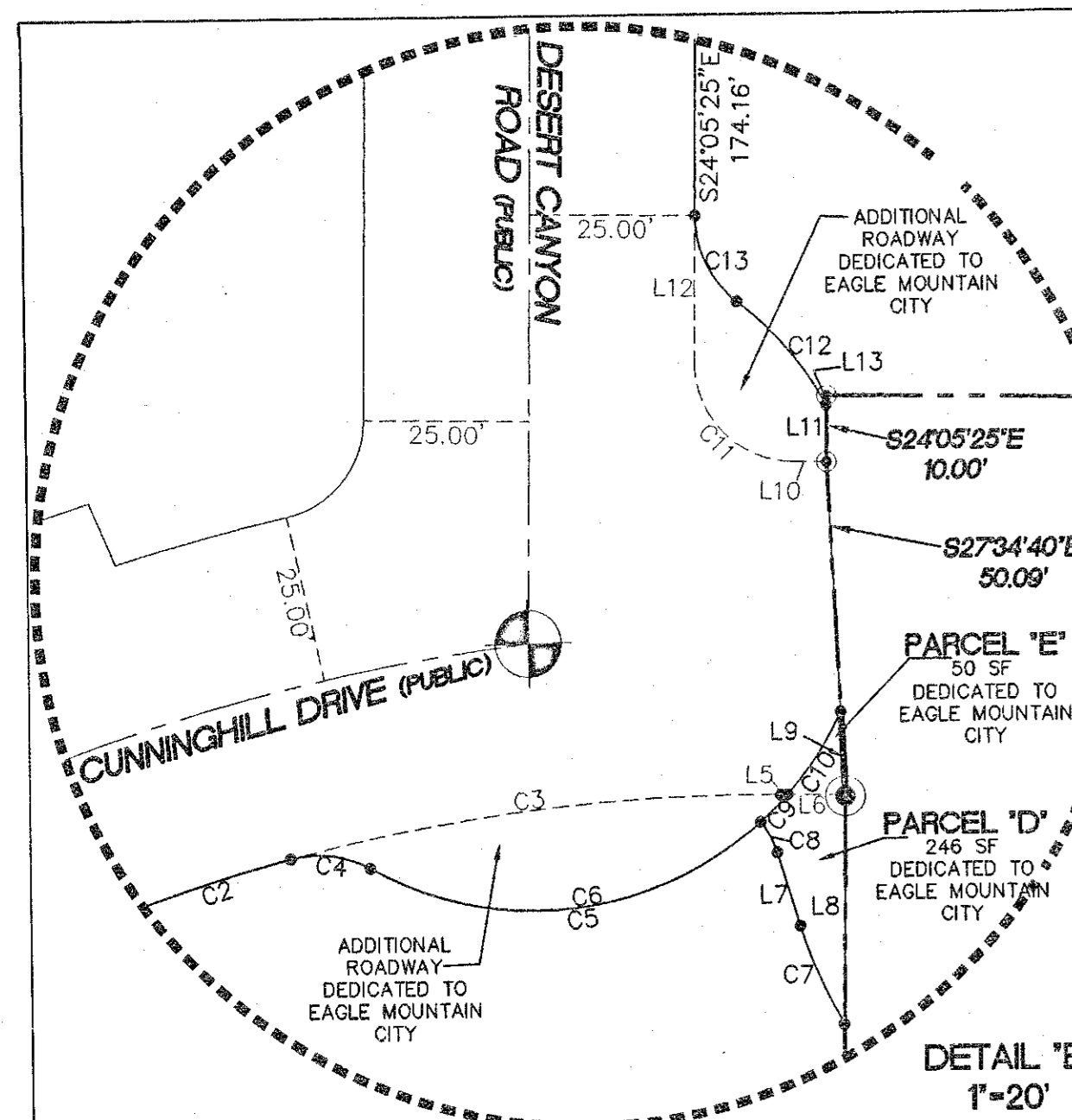
## VACATING OF A PORTION OF HEATHERWOOD ON THE GREEN PHASE 1 AMENDED PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LOT	ADDRESS	LOT	ADDRESS
1-A	3749 EAST CUNNINGHILL DRIVE	6-E	3879 EAST CUNNINGHILL DRIVE
1-B	3751 EAST CUNNINGHILL DRIVE	6-F	3883 EAST CUNNINGHILL DRIVE
1-C	3753 EAST CUNNINGHILL DRIVE	6-G	3885 EAST CUNNINGHILL DRIVE
1-D	3755 EAST CUNNINGHILL DRIVE	6-H	3887 EAST CUNNINGHILL DRIVE
1-E	3759 EAST CUNNINGHILL DRIVE	6-I	3889 EAST CUNNINGHILL DRIVE
1-F	3761 EAST CUNNINGHILL DRIVE	6-J	3891 EAST CUNNINGHILL DRIVE
1-G	3763 EAST CUNNINGHILL DRIVE	7-A	8731 NORTH DESERT CANYON ROAD
1-H	3765 EAST CUNNINGHILL DRIVE	7-B	8729 NORTH DESERT CANYON ROAD
2-A	3772 EAST CUNNINGHILL DRIVE	7-C	8727 NORTH DESERT CANYON ROAD
2-B	3777 EAST CUNNINGHILL DRIVE	7-D	8725 NORTH DESERT CANYON ROAD
2-C	3779 EAST CUNNINGHILL DRIVE	7-E	8723 NORTH DESERT CANYON ROAD
2-D	3781 EAST CUNNINGHILL DRIVE	7-F	8743 NORTH DESERT CANYON ROAD
2-E	3785 EAST CUNNINGHILL DRIVE	7-G	8741 NORTH DESERT CANYON ROAD
2-F	3787 EAST CUNNINGHILL DRIVE	7-H	8739 NORTH DESERT CANYON ROAD
2-G	3789 EAST CUNNINGHILL DRIVE	7-I	8737 NORTH DESERT CANYON ROAD
2-H	3791 EAST CUNNINGHILL DRIVE	7-J	8735 NORTH DESERT CANYON ROAD
3-A	3803 EAST CUNNINGHILL DRIVE	9-A	3858 EAST CUNNINGHILL DRIVE
3-B	3805 EAST CUNNINGHILL DRIVE	9-B	3856 EAST CUNNINGHILL DRIVE
3-C	3807 EAST CUNNINGHILL DRIVE	9-C	3854 EAST CUNNINGHILL DRIVE
3-D	3809 EAST CUNNINGHILL DRIVE	9-D	3852 EAST CUNNINGHILL DRIVE
3-E	3813 EAST CUNNINGHILL DRIVE	9-E	3848 EAST CUNNINGHILL DRIVE
3-F	3815 EAST CUNNINGHILL DRIVE	9-F	3846 EAST CUNNINGHILL DRIVE
3-G	3817 EAST CUNNINGHILL DRIVE	9-G	3844 EAST CUNNINGHILL DRIVE
3-H	3819 EAST CUNNINGHILL DRIVE	9-H	3842 EAST CUNNINGHILL DRIVE
4-A	3827 EAST CUNNINGHILL DRIVE	10-A	3836 EAST CUNNINGHILL DRIVE
4-B	3829 EAST CUNNINGHILL DRIVE	10-B	3834 EAST CUNNINGHILL DRIVE
4-C	3831 EAST CUNNINGHILL DRIVE	10-C	3832 EAST CUNNINGHILL DRIVE
4-D	3833 EAST CUNNINGHILL DRIVE	10-D	3828 EAST CUNNINGHILL DRIVE
4-E	3835 EAST CUNNINGHILL DRIVE	10-E	3826 EAST CUNNINGHILL DRIVE
4-F	3839 EAST CUNNINGHILL DRIVE	10-F	3822 EAST CUNNINGHILL DRIVE
4-G	3841 EAST CUNNINGHILL DRIVE	10-G	3820 EAST CUNNINGHILL DRIVE
4-H	3843 EAST CUNNINGHILL DRIVE	10-H	3818 EAST CUNNINGHILL DRIVE
4-I	3845 EAST CUNNINGHILL DRIVE	10-I	3816 EAST CUNNINGHILL DRIVE
4-J	3847 EAST CUNNINGHILL DRIVE	10-J	3814 EAST CUNNINGHILL DRIVE
5-A	3851 EAST CUNNINGHILL DRIVE	11-A	3784 EAST CUNNINGHILL DRIVE
5-B	3853 EAST CUNNINGHILL DRIVE	11-B	3782 EAST CUNNINGHILL DRIVE
5-C	3855 EAST CUNNINGHILL DRIVE	11-C	3778 EAST CUNNINGHILL DRIVE
5-D	3857 EAST CUNNINGHILL DRIVE	11-D	3776 EAST CUNNINGHILL DRIVE
5-E	3859 EAST CUNNINGHILL DRIVE		
5-F	3863 EAST CUNNINGHILL DRIVE		
5-G	3865 EAST CUNNINGHILL DRIVE		
5-H	3867 EAST CUNNINGHILL DRIVE		
5-I	3869 EAST CUNNINGHILL DRIVE		
5-J	3871 EAST CUNNINGHILL DRIVE		
6-A	3871 EAST CUNNINGHILL DRIVE		
6-B	3873 EAST CUNNINGHILL DRIVE		
6-C	3875 EAST CUNNINGHILL DRIVE		
6-D	3877 EAST CUNNINGHILL DRIVE		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHORD
C1	23.56'	15.00'	90°00'00"	N03°30'05"W	21.21'
C2	42.32'	275.00'	8°49'03"	N45°54'27"E	42.28'
C3	117.16'	275.00'	24°24'40"	S53°25'01"W	181.95'
C4	12.33'	16.00'	44°10'16"	N72°24'06"E	12.03'
C5	63.47'	51.00'	71°18'05"	N58°50'12"E	59.45'
C6	69.26'	51.00'	77°48'27"	S55°35'01"W	64.06'
C7	16.33'	68.00'	13°45'40"	S48°39'14"E	16.29'
C8	5.27'	14.00'	21°32'54"	N52°32'51"W	5.23'
C9	5.79'	51.00'	6°30'22"	N19°55'58"E	5.79'
C10	14.97'	51.00'	16°48'49"	N08°16'23"E	14.91'
C11	23.56'	15.00'	90°00'00"	N69°05'25"W	21.21'
C12	20.77'	51.00'	23°20'22"	S65°23'57"E	20.63'
C13	14.79'	16.00'	52°58'43"	S50°34'48"E	14.27'
C14	6.40'	297.00'	1°14'06"	N24°42'28"W	6.40'

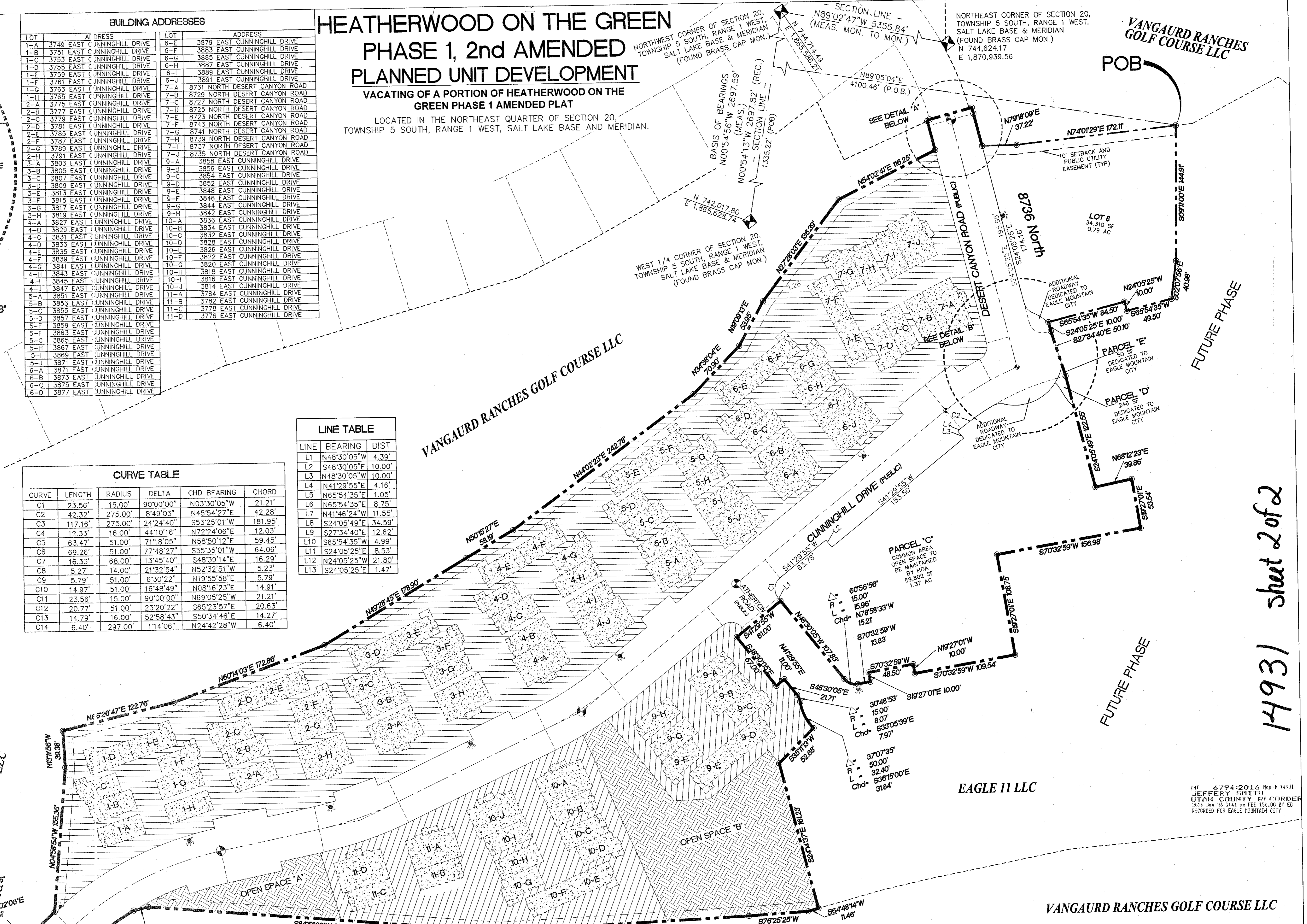
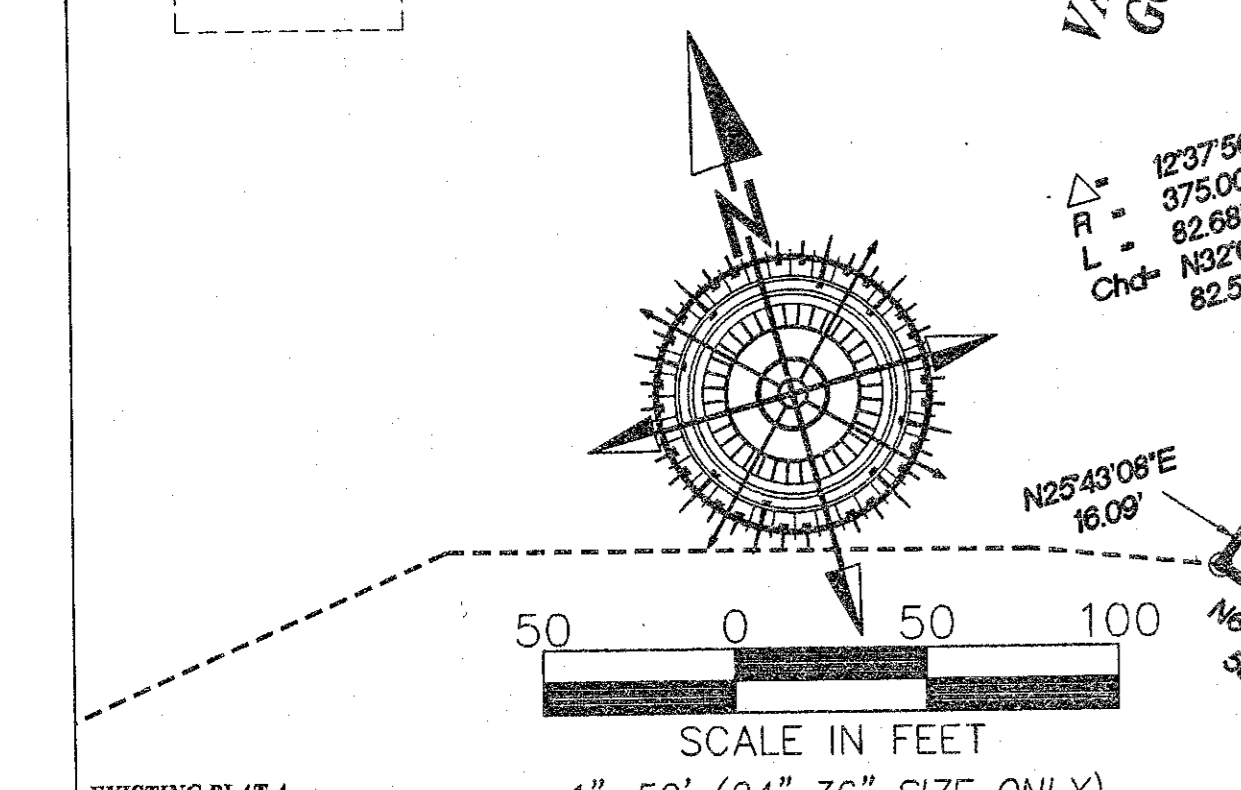
LINE TABLE		
LINE	BEARING	DIST
L1	N48°30'05"W	4.39'
L2	S48°30'05"E	10.00'
L3	N48°30'05"W	10.00'
L4	N41°29'55"E	4.16'
L5	N65°54'35"E	1.05'
L6	N65°54'35"E	8.75'
L7	N41°46'24"W	11.55'
L8	S24°05'49"E	34.59'
L9	S27°34'40"E	12.62'
L10	S65°54'35"W	4.99'
L11	S24°05'25"E	8.53'
L12	N24°05'25"W	21.80'
L13	S24°05'25"E	1.47'



**LEGEND**

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PREVIOUSLY REBAR AND CAP SET BY PEPG ENGR. PER PREVIOUS RECORDED PLAT
- ★ NEW FIRE HYDRANT (7 TOTAL)
- ⊙ MONUMENT TO BE SET
- STATE PLANE COORDINATE (NAD 27)

PRIVATE AREA  
 LIMITED COMMON AREA (HOA RESPONSIBILITY)  
 COMMON AREA (HOA RESPONSIBILITY)  
 PUBLIC ROADS



SHEET NO  
2 / 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

SURVEYOR OF RECORD:  
**PEPG CONSULTING L.L.C.**  
 8805 S. SANDY PARKWAY • SANDY, UT 84070  
 PHONE: (801) 562-2521 • FAX: (801) 562-2551

14931 sheet 2 of 2

ENT 6794:2016 Map # 14931  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2016 Jan 26 2:41 pm FEE 150.00 BY ED  
 RECORDED FOR EAGLE MOUNTAIN CITY