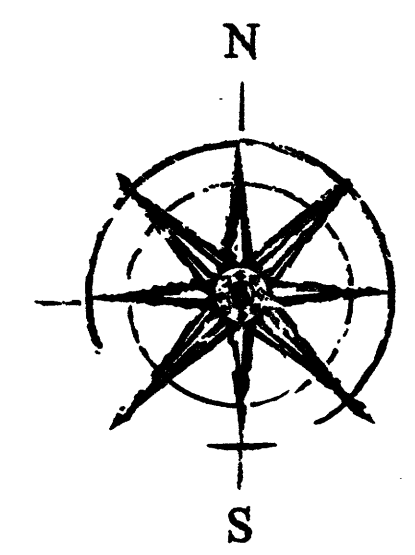
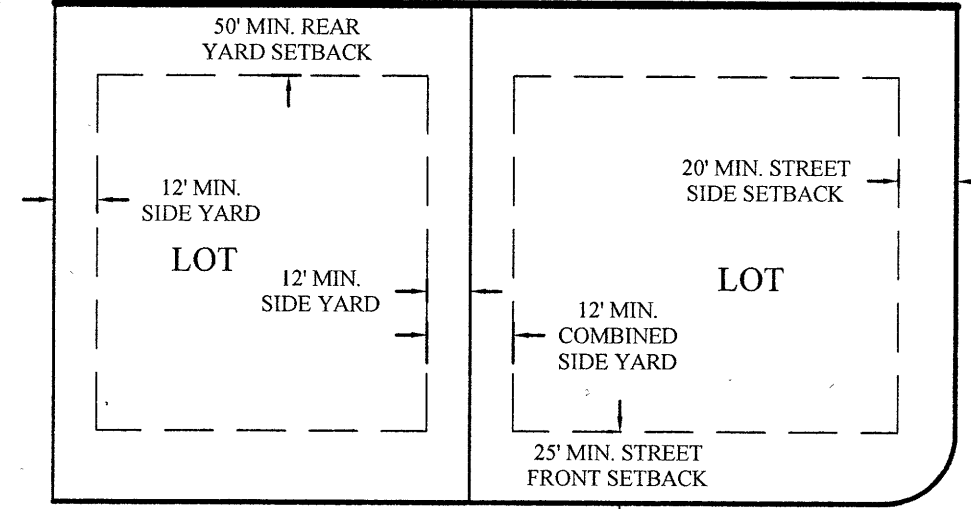


VICINITY MAP
N.T.S.



GRAPHIC SCALE



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:

1. Street monument to be set
2. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
3. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
4. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY AS A DRAINAGE EASEMENT AND PARK.

PLAT CALCULATIONS

| | |
|----------------------------|----------------|
| TOTAL ACREAGE: | 27.96± ACRES |
| BUILDABLE ACREAGE: | 22.12± ACRES |
| TOTAL ACREAGE IN LOTS: | 22.12± ACRES |
| TOTAL OPEN SPACE: | 1.65± ACRES |
| TOTAL IMPROVED OPEN SPACE: | 1.65± ACRES |
| AVERAGE LOT SIZE: | 0.69± ACRES |
| LARGEST LOT SIZE: | 1.50± ACRES |
| SMALLEST LOT SIZE: | 0.50± ACRES |
| OVERALL DENSITY: | 1.15 LOTS/ACRE |
| TOTAL # OF LOTS: | 32 LOTS |

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.

[Signature]
DIRECT COMMUNICATIONS
DATE: 06/30/2017

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 § 17-27a-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

[Signature]
ROCKY MOUNTAIN POWER
DATE: 6/30/17

QUESTAR GAS COMPANY

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 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 Questar's Right-of-way department at 1-800-366-8532.

Approved this 30 day of June, 2017, Questar Gas Company
 By: *[Signature]*
 Title: *[Signature]*

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

[Signature]
DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

January 27, 2017
DATE

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:
 Beginning at the Southeast Corner of Section 18, T5S, R1W, S.L.B. & M.; thence N89°29'31"W 2,653.73 feet along the Section line and the north line of Plat "K", CEDAR PASS RANCH Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder to the South 1/4 Corner of said Section 18 and the easterly line of WESTVIEW HEIGHTS Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°26'33"E along said plat 966.64 feet; thence S8°39'26"E 78.28 feet; thence along the arc of a 526.00 foot radius curve to the right 83.54 feet through a central angle of 9°05'59" (chord: S4°06'27"E 83.45 feet); thence S0°26'33"W 36.78 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord: S44°33'27"E 21.21 feet); thence S89°33'27"E 161.00 feet; thence S0°26'33"W 300.50 feet; thence S89°33'27"E 237.50 feet; thence S0°26'33"W 47.22 feet; thence N89°12'29"E 1,885.35 feet; thence N89°02'44"E 334.65 feet to the east line of said Section 18; thence S0°13'20"W along the Section line and the westerly line of a portion of said Plat "K", CEDAR PASS RANCH Subdivision 458.47 feet to the point of beginning.

Contains: 27.96± acres

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.

[Signature]
RCA68, LC
BY: *[Signature]* (PRINTED NAME)
ITS: *[Signature]*

ENT 66972:2017 Fee \$11
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 JUN 27 11:25:11 AM FEE \$33.00 \$1
RECORDED FOR EAGLE MOUNTAIN CITY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 29 DAY OF June A.D. 20 17 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, *[Signature]*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE *[Signature]* OF *[Signature]*, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 1/1/2020
68677
NOTARY ADDRESS
[Signature]
A NOTARY PUBLIC COMMISSIONED IN UTAH
[Signature]
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 29 DAY OF June, 2017.

[Signature] APPROVED BY MAYOR
[Signature] APPROVED BY CITY ATTORNEY
[Signature] APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
[Signature] ATTEST BY CITY RECORDER (SEE SEAL BELOW)

SHEET 1 OF 2

PHASE "A" PLAT 1
LAKE VIEW ESTATES
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=150'

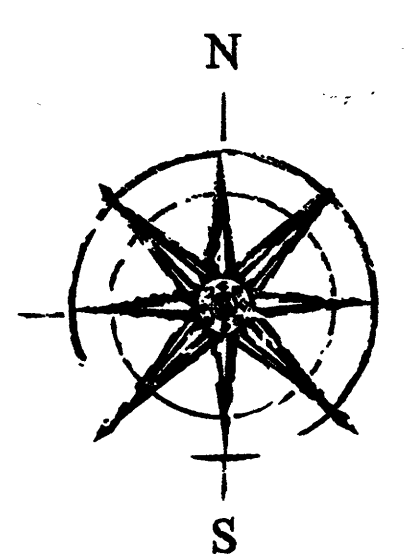
| | | | |
|-----------------|--------------------|---------------------------|----------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL |
| <i>[Seal]</i> | <i>[Seal]</i> | <i>[Seal]</i> | <i>[Seal]</i> |

15615 SHEET 1 of 2

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

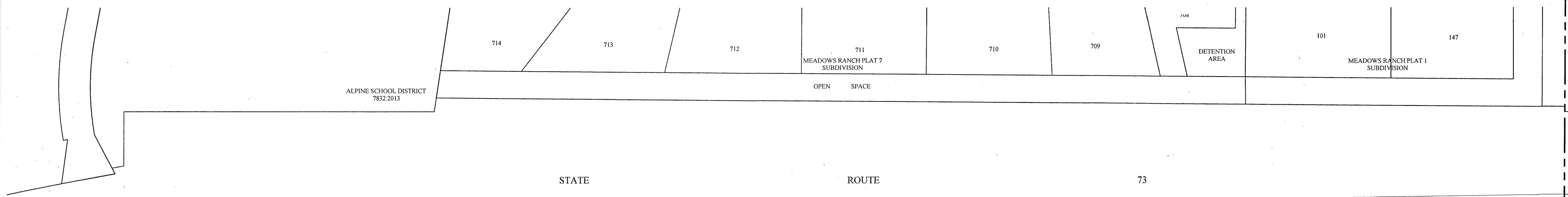
SEC. 18-5-1W 70-038

EAST 1/4 CORNER OF SECTION 18, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT

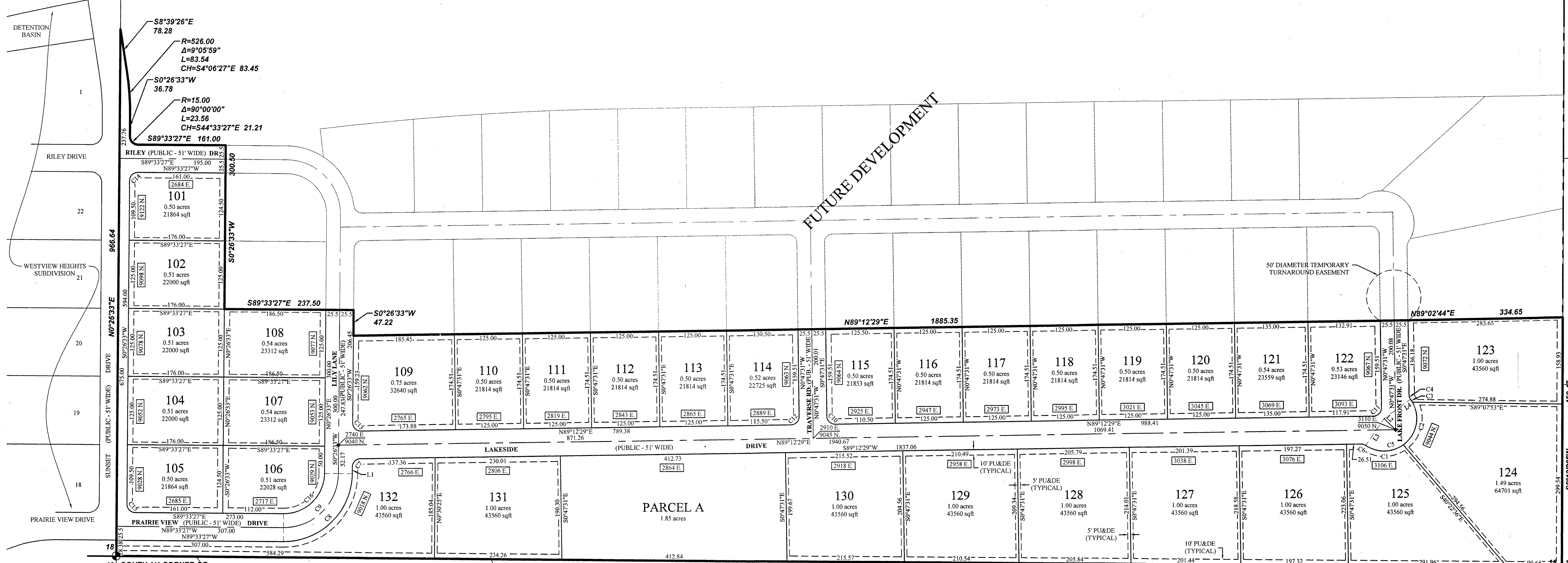


GRAPHIC SCALE

(IN FEET)
1 inch = 100ft.



STATE ROUTE 73



15615 SHEET 2 of 2

| Curve Table | | | | | |
|-------------|--------|------------|--------|-----------------|--------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 60.00 | 70°15'30" | 73.57 | S89°09'25"W | 69.05 |
| C2 | 60.00 | 83°53'02" | 87.84 | S12°05'09"W | 80.21 |
| C3 | 60.00 | 6°00'50" | 6.30 | S32°51'47"E | 6.29 |
| C4 | 15.00 | 35°04'41" | 9.18 | S18°19'51"E | 9.04 |
| C5 | 60.00 | 160°09'22" | 167.71 | N44°12'29"E | 118.21 |
| C6 | 15.00 | 35°04'41" | 9.18 | N73°15'11"W | 9.04 |
| C7 | 15.00 | 88°45'56" | 23.24 | S44°49'31"W | 20.98 |
| C8 | 125.50 | 90°00'00" | 197.13 | N45°26'33"E | 177.48 |
| C9 | 100.00 | 90°00'00" | 157.08 | N45°26'33"E | 141.42 |
| C10 | 15.00 | 90°00'00" | 23.56 | S45°47'31"E | 21.21 |
| C11 | 15.00 | 90°00'00" | 23.56 | N44°12'29"E | 21.21 |
| C12 | 15.00 | 90°00'00" | 23.56 | N44°12'29"E | 21.21 |
| C13 | 15.00 | 91°14'04" | 23.89 | S45°10'29"E | 21.44 |
| C14 | 15.00 | 90°00'00" | 23.56 | S45°26'33"E | 21.21 |
| C15 | 15.00 | 90°00'00" | 23.56 | S44°33'27"E | 21.21 |
| C16 | 74.50 | 90°00'00" | 117.02 | N45°26'33"E | 105.36 |

| Line Table | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | S00°26'33"W | 12.53 |
| L2 | S45°47'31"E | 29.53 |
| L3 | N34°17'10"E | 60.00 |
| L4 | N54°07'48"E | 60.00 |

PREPARED BY

FOCUS
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SHEET 2 OF 2

PHASE "A" PLAT 1
LAKE VIEW ESTATES
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=100'

| | | | |
|-----------------|--------------------|---------------------------|----------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL |
| | | | |

ENT. 66972-2017 Map # 15615
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 JUL 11 10:51 AM FEE \$3.00 BY DA
RECORDED FOR EAGLE MOUNTAIN CITY