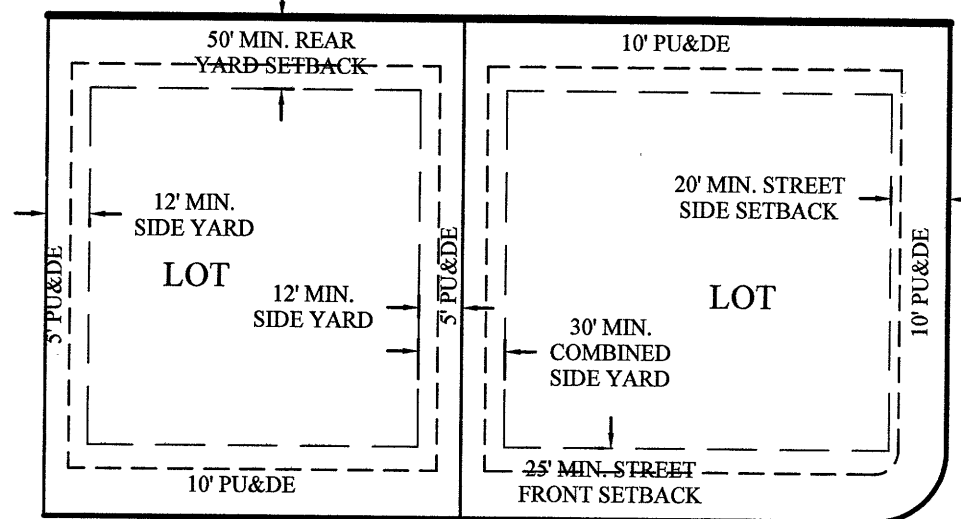
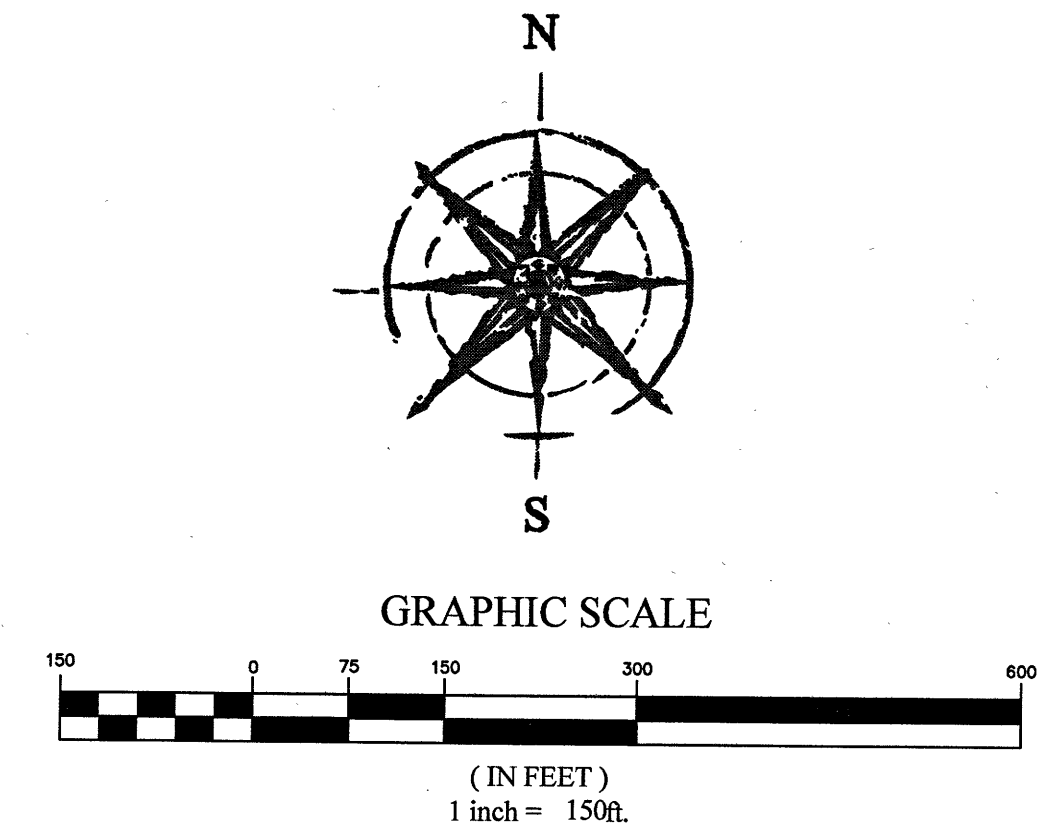


VICINITY MAP  
N.T.S.



TYPICAL BUILDING SETBACKS  
N.T.S.

- NOTES:**
- STREET MONUMENT TO BE SET.
  - #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.
  - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT.
  - INSTALL PRIVACY FENCING/WALL ALONG NORTH SIDE OF LOTS 201-216, IN COMPLIANCE WITH EMMC 17.60.120.
  - STREET LIGHTS SHALL BE SPACED EVERY 250' - 350' ALTERNATING SIDES AND AT EACH INTERSECTION. SEE CONSTRUCTION DRAWINGS FOR LOCATIONS AND DETAILS.

PLAT CALCULATIONS	
TOTAL ACREAGE:	22.47± ACRES
BUILDABLE ACREAGE:	22.47± ACRES
TOTAL ACREAGE IN LOTS:	19.24± ACRES
TOTAL ACREAGE IN ROW:	3.23± ACRES
TOTAL OPEN SPACE:	0.00± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	0.58± ACRES
LARGEST LOT SIZE:	1.35± ACRES
SMALLEST LOT SIZE:	0.50± ACRES
OVERALL DENSITY:	1.46 LOTS/ACRE
TOTAL # OF LOTS:	33 LOTS
TOTAL ROW ACREAGE:	3.23± ACRES

CENTURY LINK  
DATE: 07/12/2018

**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  
DATE: 4/12/18

**DOMINION ENERGY COMPANY**  
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 April, 2018, Dominion Energy Company  
By: [Signature]  
Title: ggs account rep

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

**SURVEYOR'S CERTIFICATE**  
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 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.  
DATE: 4/16/18

**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 Northeast corner of Lot 123, Phase 1, LAKE VIEW ESTATES, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°13'20"E along the Section line 458.47 feet from the Southeast Corner of Section 18, T5S, R1W, S.L.B. & M.; thence along said plat the following 5 (five) courses and distances: S89°02'44"W 334.65 feet; thence S89°12'29"W 1,885.36 feet; thence N00°26'33"E 47.22 feet; thence N89°33'27"W 237.50 feet; thence N00°26'33"E 300.50 feet; thence S89°33'27"E 112.00 feet; thence along the arc of a curve to the right with a radius of 125.50 feet a distance of 71.65 feet through a central angle of 32°42'44" (chord: S73°12'05"E 70.68 feet); thence N06°47'09"W 51.99 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 5,354.70 feet (radius bears: S06°47'09"E) a distance of 561.74 feet through a central angle of 06°00'39" (chord: N86°13'10"E 561.49 feet); thence N89°13'29"E 1,722.54 feet to the Section line; thence S00°13'20"W along the Section line 408.57 feet to the point of beginning.  
Contains: 22.47 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.

BY: Steven F. Alford, RCA68, LC  
ITS: Manager  
NOTARY ADDRESS: 15999 [Signature]  
UTAH COUNTY RECORDER  
2018 Apr 19 2:44 pm FEE \$3.00 BY VP  
RECORDED FOR EAGLE MOUNTAIN CITY

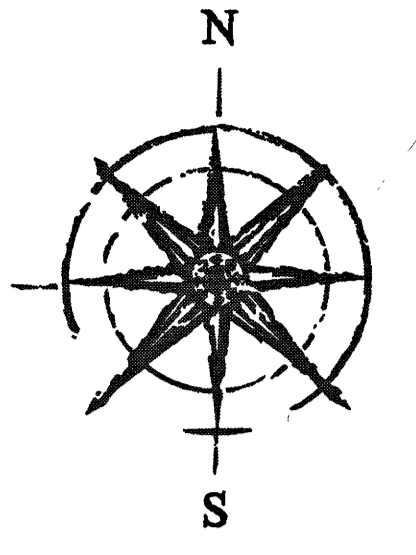
**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH, COUNTY OF UTAH, ON THE 16 DAY OF April, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steven F. Alford, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF RCA68, LC, L.L.C. 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 1/7/2020  
NOTARY ADDRESS: 15999 [Signature]  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
PRINTED FULL NAME OF NOTARY: [Signature]

**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 18 DAY OF April, 2018.  
APPROVED BY MAYOR: [Signature]  
APPROVED BY CITY ATTORNEY: [Signature]  
APPROVED BY CITY ENGINEER: [Signature]  
ATTEST BY CITY RECORDER: [Signature]

SHEET 1 OF 2  
PHASE "A" PLAT 2  
**LAKE VIEW ESTATES**  
SUBDIVISION  
EAGLE MOUNTAIN, UTAH COUNTY, UTAH  
SCALE: 1"=150'  
SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, CITY-COUNTY ENGINEER SEAL, RECORDER SEAL

SEC. 18-5-1W 7U-03P

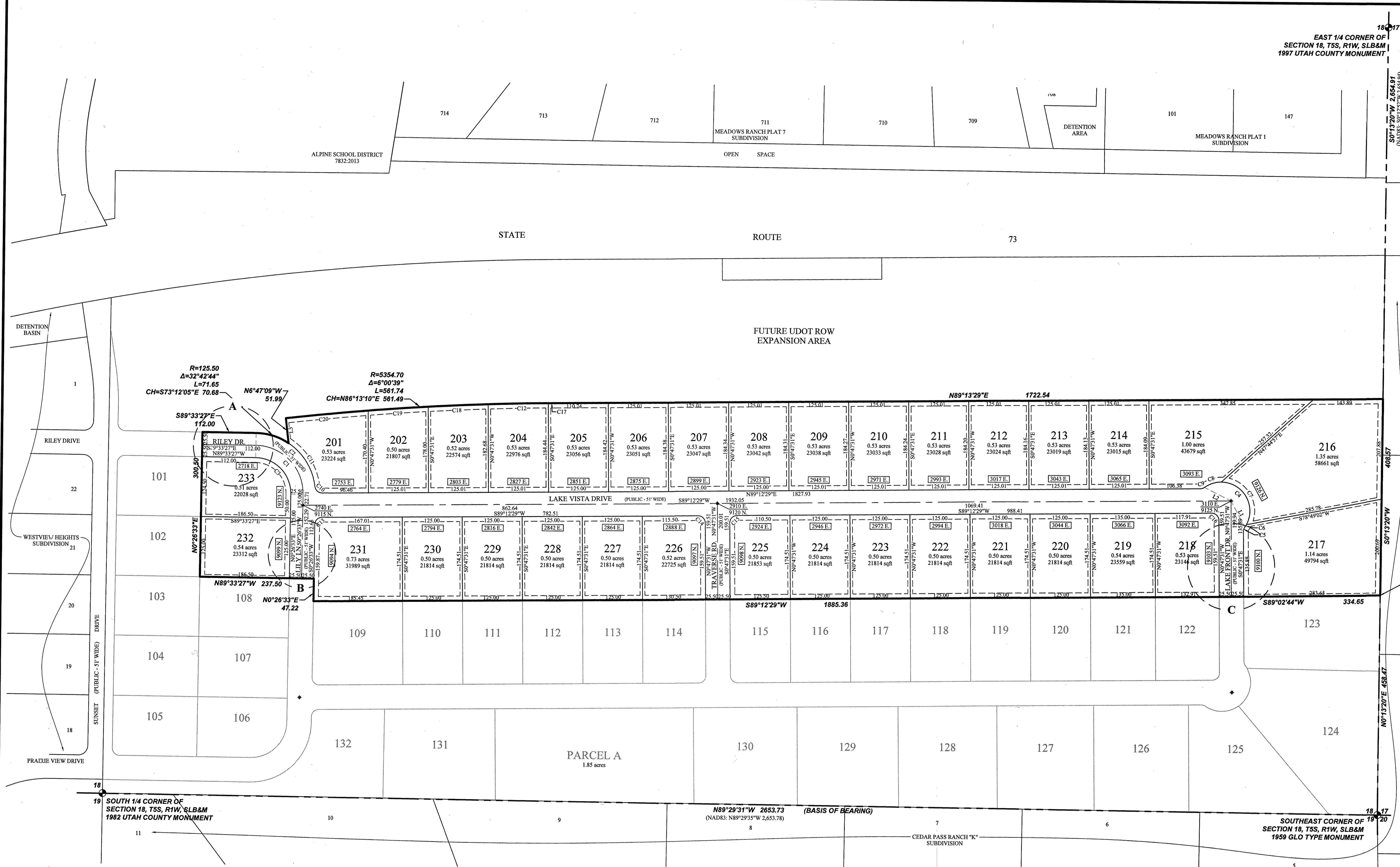
EAST 1/4 CORNER OF SECTION 18, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT



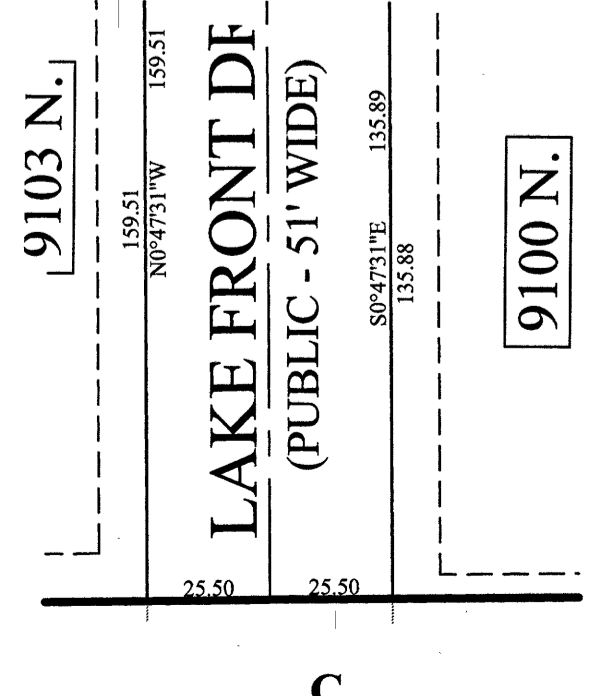
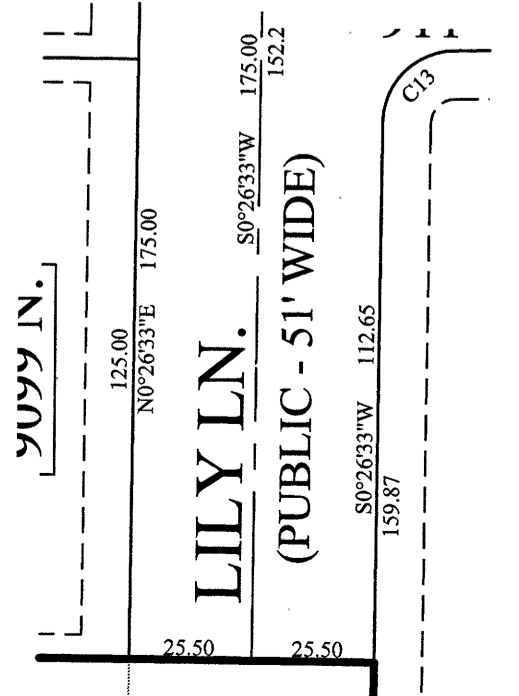
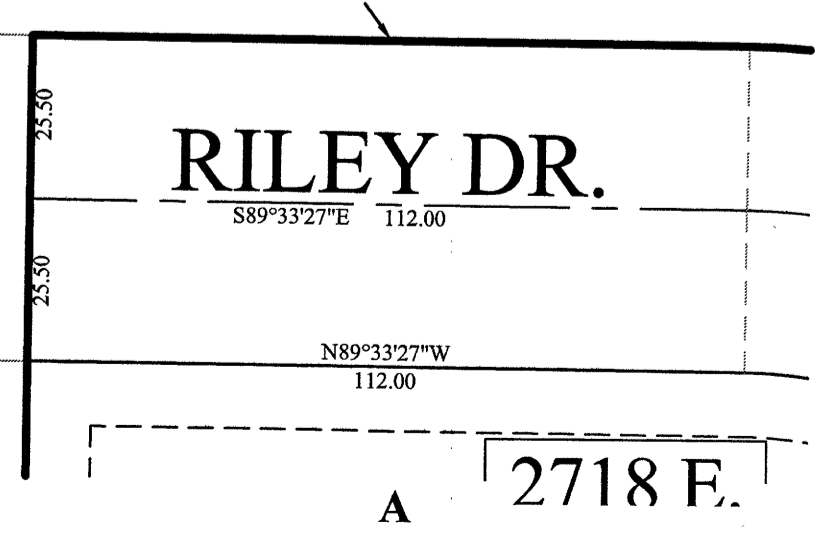
GRAPHIC SCALE  
(IN FEET)  
1 inch = 100ft.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	100.00	90°00'00"	157.08	N44°33'27"W	141.42
C2	125.50	82°22'33"	180.44	N48°22'10"W	165.29
C3	74.50	90°00'00"	117.02	N44°33'27"W	105.36
C4	60.00	160°09'22"	167.71	N45°47'31"W	118.21
C5	15.00	35°04'41"	9.18	S16°44'49"W	9.04
C6	60.00	6°05'41"	6.38	S31°14'19"W	6.38
C7	60.00	118°29'22"	124.08	S31°03'12"E	103.12
C8	60.00	35°34'19"	37.25	N71°54'58"E	36.66
C9	15.00	35°04'41"	9.18	N71°40'09"E	9.04
C10	15.00	83°36'37"	21.89	S48°59'12"E	20.00
C11	125.50	49°39'50"	108.78	S32°00'48"E	105.41
C12	5354.70	1°20'16"	125.02	S88°24'12"W	125.02
C13	15.00	88°45'56"	23.24	S44°49'31"W	20.98
C14	15.00	90°00'00"	23.56	N45°47'31"W	21.21
C15	15.00	90°00'00"	23.56	S44°12'29"W	21.21
C16	15.00	90°00'00"	23.56	N45°47'31"W	21.21
C17	5354.70	0°09'10"	14.27	S89°08'55"W	14.27
C18	5354.70	1°20'19"	125.10	S87°03'55"W	125.09
C19	5354.70	1°20'24"	125.24	S85°43'23"W	125.24
C20	5354.70	1°50'30"	172.12	S84°08'06"W	172.11

Line Table		
LINE	DIRECTION	LENGTH
L1	N27°48'23"W	62.14
L2	N63°46'39"W	62.14
L3	N06°47'09"W	51.99



DETAILS - 1" = 20'



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SHEET 2 OF 2 **15999** SHEET 2 OF 2

PHASE "A" PLAT 2  
**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 36429:2018 Map # 15999  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 SEP 19 2:14 PM FEE \$3.00 BY VP  
RECORDED FOR EAGLE MOUNTAIN CITY