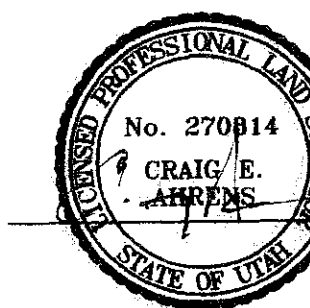


MEADOW RANCH V PLAT 1

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYORS CERTIFICATE

I, Craig Ahrens, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 270814 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 into lots, streets and open spaces and the same has been correctly depicted on this plat.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°13'55" WEST AND 1558.86 FEET ALONG THE SECTION LINE AND NORTH 89°46'07" WEST 1310.88 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE SOUTH 64°28'09" WEST 48.69 FEET; THENCE SOUTH 60°31'18" WEST 482.15 FEET; THENCE SOUTH 85°17'35" WEST 275.51 FEET; THENCE NORTHERLY 40.64 FEET ALONG THE ARC OF A 950.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 87°44'40" WEST 40.64 FEET; THROUGH A CENTRAL ANGLE OF 02°27'04"; THENCE SOUTH 87°44'40" WEST 289.71 FEET; THENCE SOUTH 89°12'35" WEST 20.00 FEET; THENCE NORTH 89°33'12" WEST 281.00 FEET; THENCE NORTH 00°28'48" EAST 430.00 FEET; THENCE SOUTH 89°33'12" EAST 640.00 FEET; THENCE NORTH 53°03'51" EAST 85.01 FEET; THENCE SOUTH 33°42'26" EAST 124.20 FEET; THENCE NORTH 59°31'37" EAST 231.73 FEET; THENCE SOUTH 30°28'23" EAST 0.96 FEET; THENCE NORTH 59°31'37" EAST 173.73 FEET; THENCE SOUTH 31°26'13" EAST 126.02 FEET; THENCE SOUTH 40°59'32" EAST 101.94 FEET; THENCE SOUTH 25°31'51" EAST 158.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 533,723 SQUARE FEET, 12.25 ACRES.

OWNERS DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyor's 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

EAGLE MOUNTAIN HOLDINGS, LLC

AUTHORIZED SIGNATURE(S)

Mark R. Brennan
Mark R. BRENNAN

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

§ S.S.

On the 15th day of November, 2013, 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 Oct 24, 2017

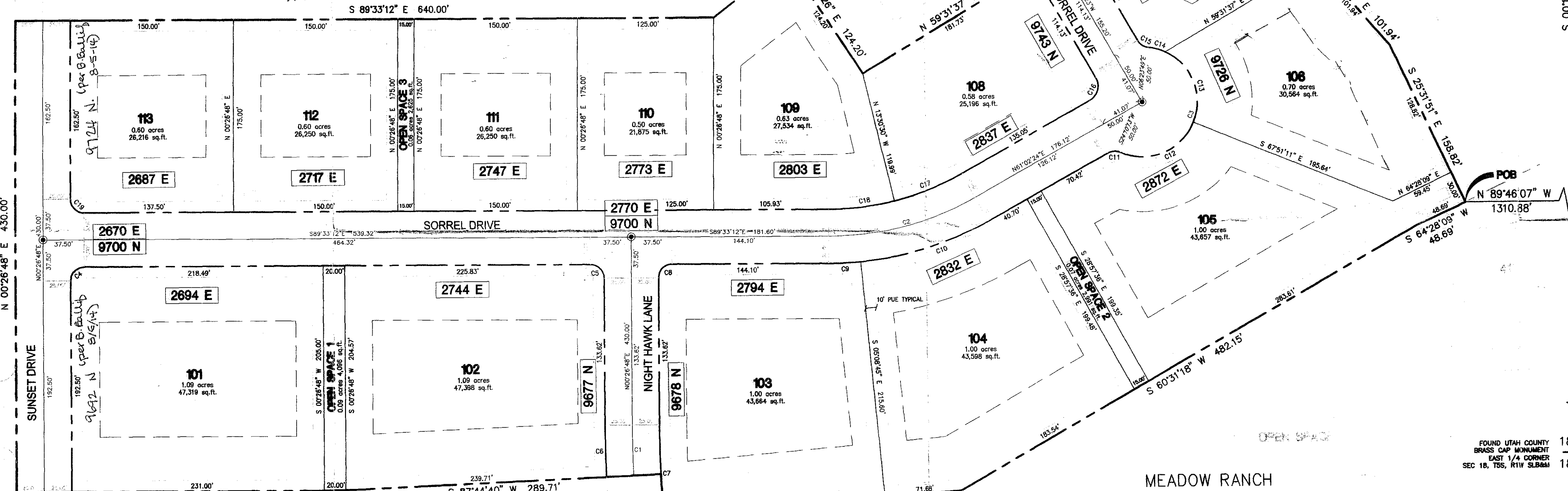
Notary Public
Residing in West Valley City, UT

REC-14119-2014 Rev 1/15/17
JEFFERY SMITH
UTAH COUNTY RECORDER
2011-04-05 09:15:30 REC 16.00 BY ED
RECORDED FOR EAGLE MOUNTAIN CITY

SETBACK NOTE:
IF THE ROADWAY IS CONSTRUCTED WITH CURB AND GUTTER AND/OR A TRAILWAY, THEN THE FRONT SETBACK MAY BE REDUCED TO 35 FEET. SHOWN ON LOT 106.

MEADOW RANCH FUTURE PHASE

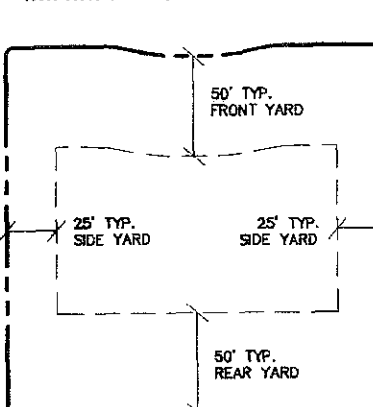
NOTE:
ALL OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY.



MEADOW RANCH PLAT 4

MEADOW RANCH PLAT 4

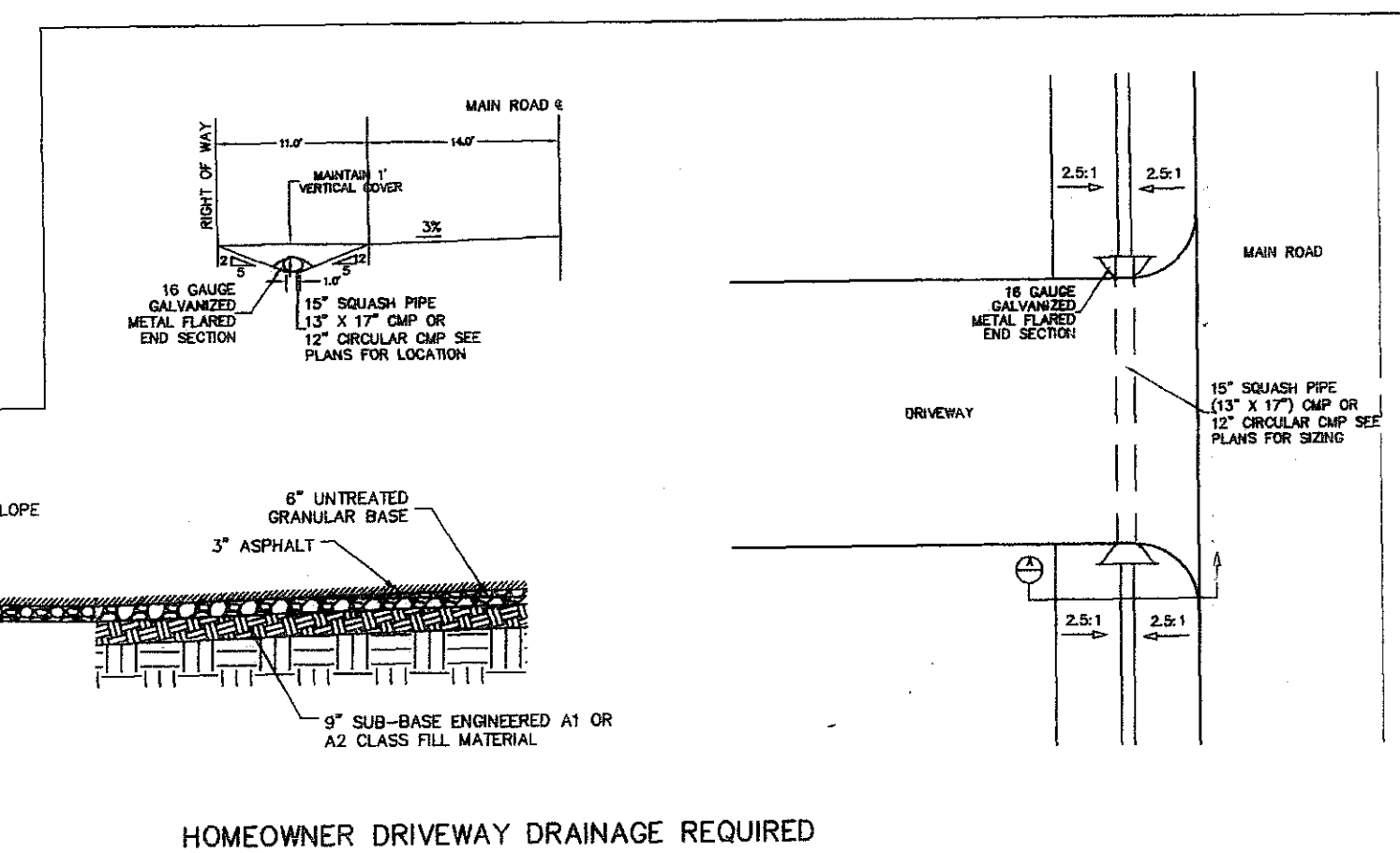
MINIMUM LOT SETBACKS



CURVE	RADIUS	LENGTH	DELTA
C1	975.00'	45.98'	02°47'02"
C2	275.00'	141.14'	29°24'24"
C3	50.00'	172.59'	19°46'24"
C4	12.50'	19.64'	90°00'00"
C5	12.50'	19.64'	90°00'00"
C6	12.50'	19.64'	90°00'00"
C7	1950.00'	85.44'	05°08'12"
C8	12.50'	19.64'	90°00'00"
C9	300.00'	29.28'	05°35'33"
C10	300.00'	124.69'	12°48'51"
C11	12.50'	11.99'	53°07'48"
C12	50.00'	80.31'	92°01'24"
C13	50.00'	75.94'	87°01'00"
C14	50.00'	18.35'	18°43'59"
C15	12.50'	11.99'	53°07'48"
C16	15.00'	23.96'	91°30'47"
C17	250.00'	81.42'	19°27'09"
C18	250.00'	60.89'	13°57'18"
C19	12.50'	19.64'	90°00'00"

LEGEND

- BOUNDARY LINE
- ROAD ROW LINE
- LOT LINE
- CENTER LINE ROAD
- LOT SETBACK LINE
- ADJOINING BOUNDARY LINE
- PUBLIC UTILITY EASEMENT
- MONUMENT TO BE SET UTAH COUNTY SURVEYOR STANDARDS
- FOUND SECTION CORNER MONUMENT



MEADOW RANCH V PLAT 1	
Total Acreage	12.25 Ac.
Total Acreage of Lots	9.90 Ac.
Total Open Space	0.22 Ac.
Total Improved Open Space	0.00
Average Lot Size	33,183 Sq. Ft. / 0.76 Ac.
Smallest Lot Size	1.09 Ac.
Largest Lot Size	0.50 Ac.
Overall Density	0.94 Lots Per Acre
Total Number of Lots	13

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 15th DAY OF December, A.D., 2013

BY THE Mark R. Brennan CITY ATTORNEY

MAYOR OF EAGLE MOUNTAIN

APPROVED December 15, 2013 ATTEST Mark R. Brennan CLERK-RECORDER

CITY ATTORNEY

APPROVED THIS 3rd DAY OF December, A.D., 2013

BY THE Mark R. Brennan CITY ATTORNEY

CITY ATTORNEY

CITY ENGINEER

APPROVED THIS 5th DAY OF Dec, A.D., 2013

BY THE Christopher Brennan CITY ENGINEER

CITY ENGINEER

UTAH COUNTY RECORDER

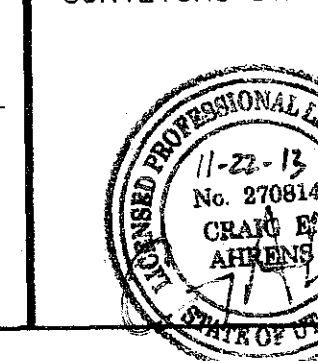
NO. 2013 BOOK _____ PAGE _____ DATE _____

A.D., 2013 STATE OF UTAH, COUNTY OF UTAH. TIME _____ FEE _____

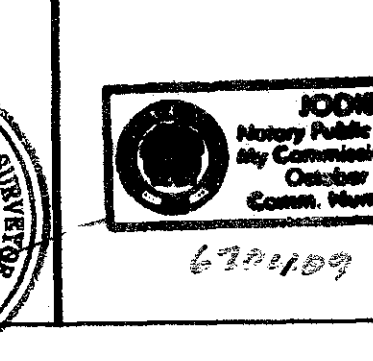
RECORDED AND FILE AT THE REQUEST OF _____

COUNTY RECORDER

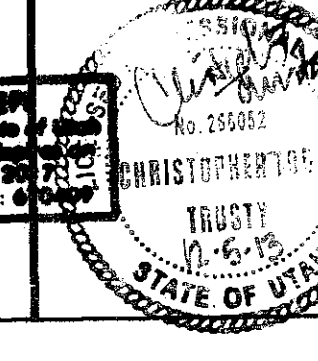
SURVEYORS STAMP



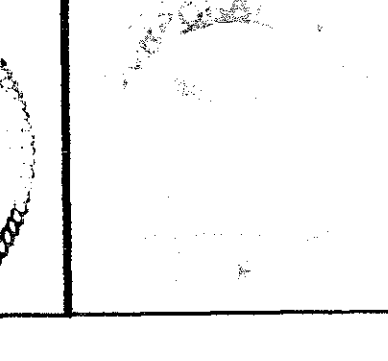
NOTARY PUBLIC SEAL



CITY ENGINEER'S SEAL



CLERK-RECORDER SEAL



PSOMAS
4179 S. Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)