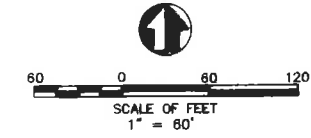


# MEADOW RANCH V PLAT 2

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

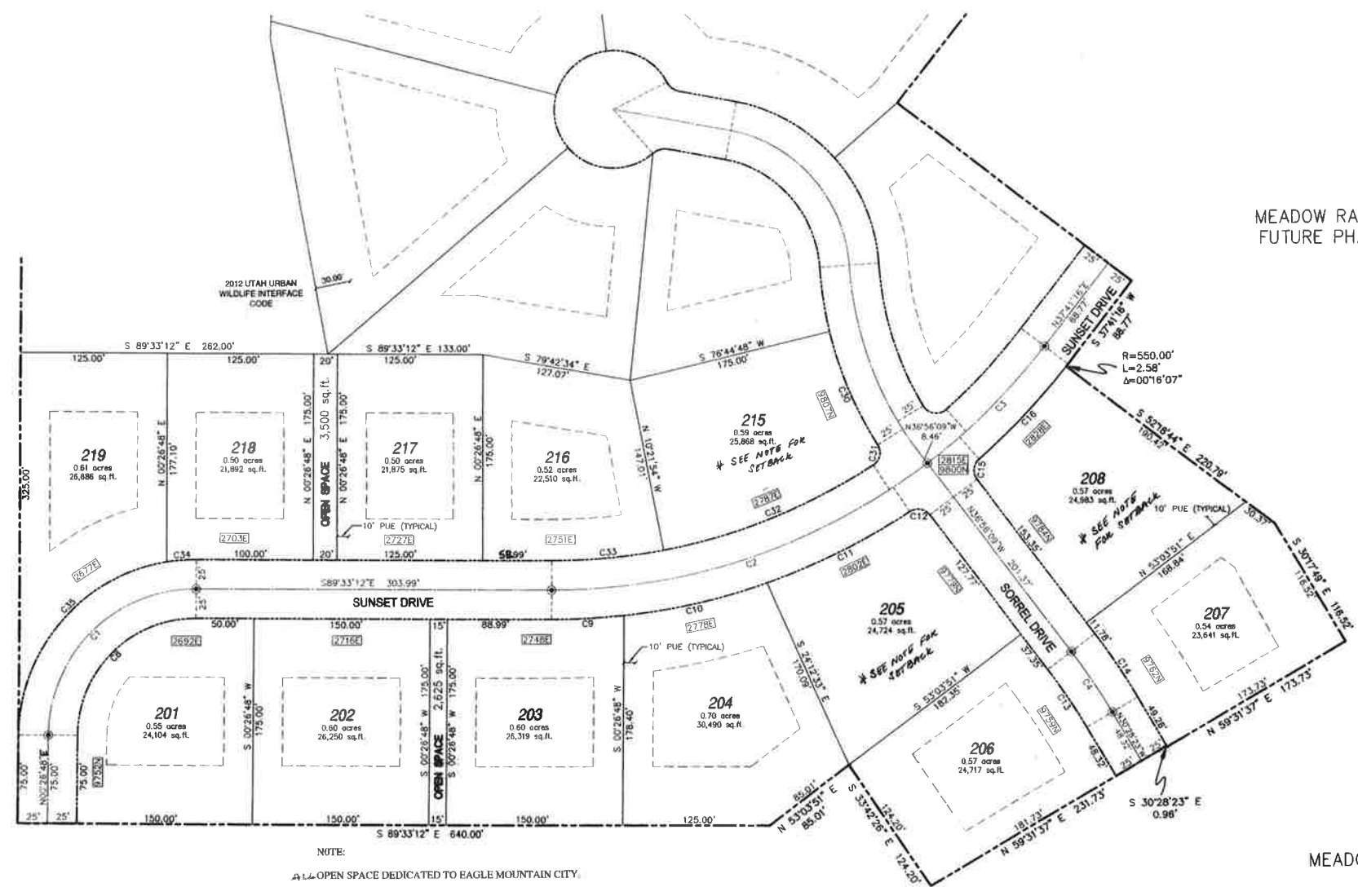


### SURVEYORS CERTIFICATE

I, Brian Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 187007 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.

*Brian Arnold*  
 Brian D. Arnold PLS #187007      November 22, 2013      Date

CURVE	RADIUS	LENGTH	DELTA
C1	125.00'	196.35'	90°00'00"
C2	525.00'	342.53'	37°22'57"
C3	525.00'	140.89'	15°22'35"
C4	550.00'	62.04'	06°27'46"
C8	100.00'	157.08'	90°00'00"
C9	550.00'	61.14'	06°22'08"
C10	550.00'	125.00'	13°01'18"
C11	550.00'	136.01'	14°10'09"
C12	12.50'	18.80'	86°10'39"
C13	525.00'	59.22'	06°27'46"
C14	575.00'	64.86'	06°27'46"
C15	12.50'	18.80'	86°10'39"
C16	550.00'	108.33'	11°17'07"
C30	325.00'	105.04'	18°31'03"
C31	12.50'	19.44'	89°05'07"
C32	500.00'	194.78'	22°19'14"
C33	500.00'	94.35'	10°48'42"
C34	150.00'	25.12'	09°35'39"
C35	150.00'	210.50'	80°24'21"



MEADOW RANCH FUTURE PHASE

### BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°08'47" EAST 1464.64 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 46°32'56" WEST 812.06 FEET; THENCE SOUTH 37°41'16" WEST 457.75 FEET; THENCE SOUTH 52°18'44" EAST 250.00 FEET; THENCE SOUTH 37°41'16" WEST 88.77 FEET; THENCE SOUTHWESTERLY 2.58 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 37°49'20" WEST 2.58 FEET, THROUGH A CENTRAL ANGLE OF 00°16'07"; THENCE SOUTH 52°18'44" EAST 220.79 FEET; THENCE SOUTH 30°17'49" EAST 116.52 FEET; THENCE SOUTH 59°31'37" WEST 173.73 FEET; THENCE NORTH 30°28'23" WEST 0.96 FEET; THENCE SOUTH 59°31'37" WEST 231.73 FEET; THENCE NORTH 33°42'26" WEST 124.20 FEET; THENCE SOUTH 53°03'51" WEST 85.01 FEET; THENCE NORTH 89°33'12" WEST 640.00 FEET; THENCE NORTH 00°26'48" EAST 1414.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,449,804 SQUARE FEET, 33.283 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, 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.

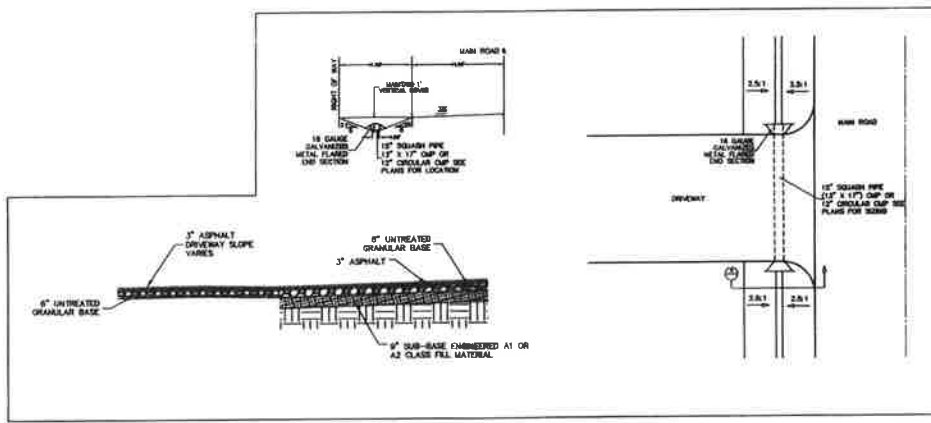
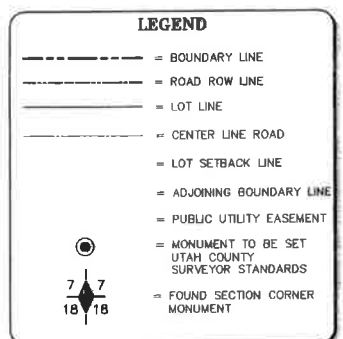
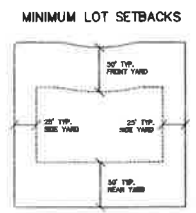
OWNER(S):  
 PRINTED NAME OF OWNER  
EAGLE MOUNTAIN HOLDINGS, LLC  
*Mark H. Brown*  
 AUTHORIZED SIGNATURE(S)  
*Mark H. Brown*

PLAT B VALLEY VIEW RANCH

MEADOW RANCH V PLAT 1

MEADOW RANCH V PLAT 1

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 LOTS 205, 206, 209, 215, 216, 217, 218.



### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 On the 25<sup>th</sup> 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 12-29-2017

Notary Public  
 Residing in Utah

UT 2412012014 Reg # 14168  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2014 Reg # 33 1014; fee \$79.00 BY ED  
 \*RECORDED TOP EAGLE MOUNTAIN CITY

MEADOW RANCH V PLAT 2	
Total Acreage	33.28 Ac.
Total Acreage of Lots	12.84 Ac.
Total Open Space	18.18 Ac.
Total Improved Open Space	0.00 Ac.
Average Lot Size	29,431 Sq Ft./0.68 Ac.
Largest Lot Size	1.33 Ac.
Smallest Lot Size	0.50 Ac.
Overall Density	1.75 Lots Per Acre
Total Number of Lots	19

### 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.

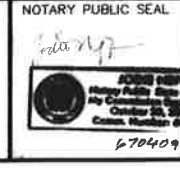
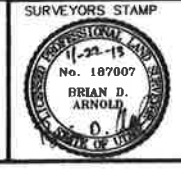
THIS 25<sup>th</sup> DAY OF December, A.D., 2013  
*Mark H. Brown*  
 MAYOR OF EAGLE MOUNTAIN

APPROVED December 25 2013 ATTEST Jeffery Smith  
 CLERK-RECORDER

CITY ATTORNEY  
 APPROVED THIS 30<sup>th</sup> DAY OF December, A.D., 2013  
 BY THE Eagle Mountain CITY ATTORNEY  
*Mark H. Brown*  
 CITY ATTORNEY

CITY ENGINEER  
 APPROVED THIS 5<sup>th</sup> DAY OF Dec., A.D., 2013  
 BY THE Eagle Mountain CITY ENGINEER  
*Clinton Trunk*  
 CITY ENGINEER

UTAH COUNTY RECORDER  
 NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
 A.D., 2013  
 STATE OF UTAH, COUNTY OF UTAH, TIME \_\_\_\_\_ FEE \_\_\_\_\_  
 RECORDED AND FILE AT THE REQUEST OF \_\_\_\_\_  
 COUNTY RECORDER



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

Sec. 18-5-1W 70-037

# MEADOW RANCH V PLAT 2

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

58:022:0022  
UNITED STATES OF  
AMERICA

FOUND UTAH COUNTY  
BRASS CAP MONUMENT  
NORTH 1/4 CORNER  
SEC 18, T5S, R1W SLB&M

FOUND UTAH COUNTY  
BRASS CAP MONUMENT  
NORTHEAST CORNER  
SEC 18, T5S, R1W SLB&M

7  
18

7  
18

POINT OF BEGINNING

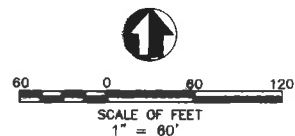
S 89°06'47" E 1464.64'  
SECTION LINE

OPEN SPACE DEDICATED TO  
EAGLE MOUNTAIN CITY.

**OPEN SPACE**

18.07 acres  
787,343 sq.ft.

CURVE	RADIUS	LENGTH	DELTA
C5	300.00'	175.10'	33°26'28"
C6	125.00'	165.16'	75°42'19"
C7	50.00'	247.87'	284°02'25"
C17	500.00'	93.84'	10°45'12"
C18	12.50'	22.11'	101°19'24"
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C24	50.00'	60.00'	68°45'18"
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C29	325.00'	55.36'	09°45'32"



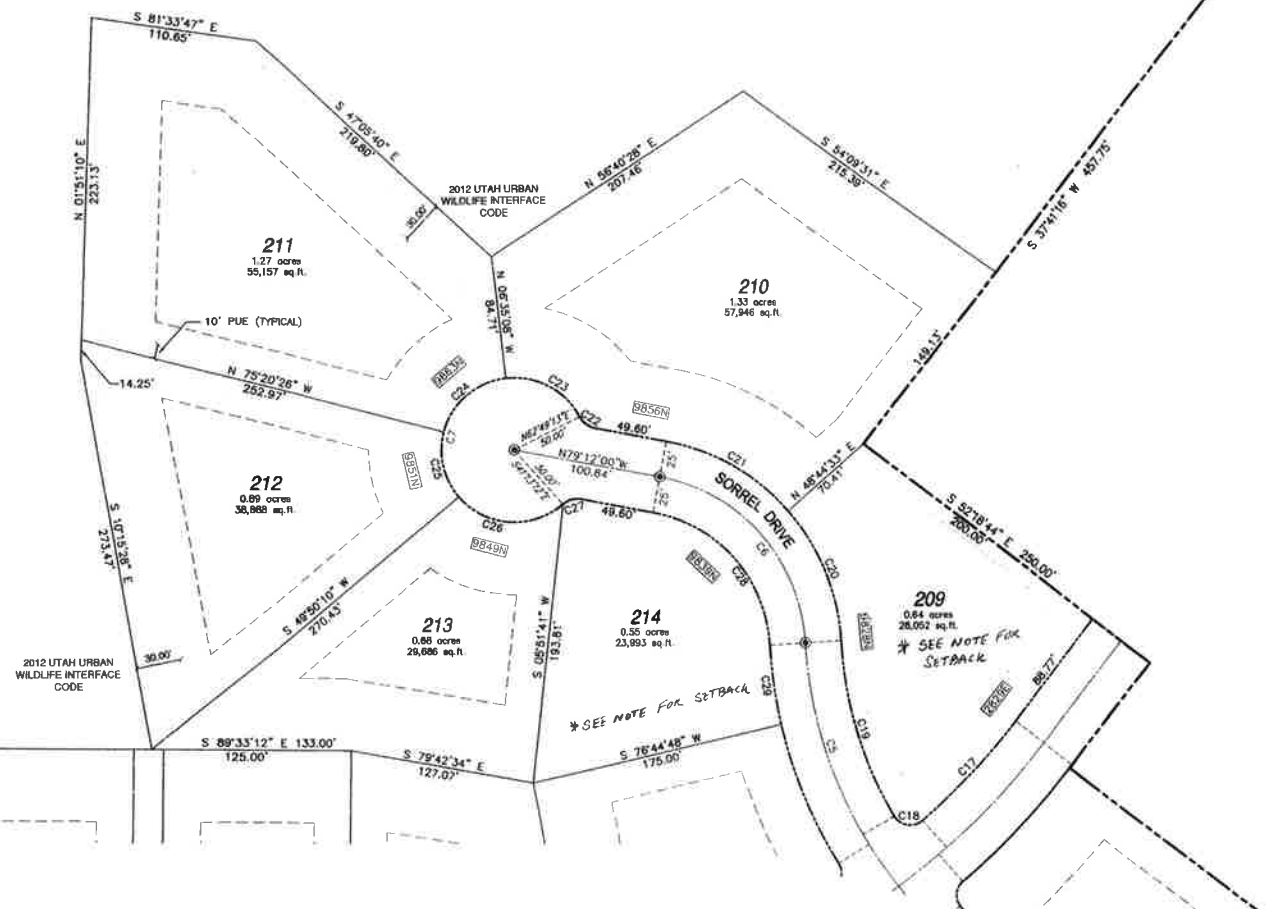
58:033:0032  
UTAH STATE DEPT.  
OF NATURAL  
RESOURCES

MEADOW RANCH  
FUTURE PHASE

8 08503' W 282.68 (MEASURED)  
BASED ON BEARING

FOUND UTAH COUNTY  
BRASS CAP MONUMENT  
EAST 1/4 CORNER  
SEC 18, T5S, R1W SLB&M

7  
18



**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

DL 14120120034 001 1110  
JEFFERY SMITH  
UTAH COUNTY RECORDS  
2014 FOR \$5.00 or FEE 75.00 \$ 5.00  
RECORDED FOR EAGLE MOUNTAIN CITY

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