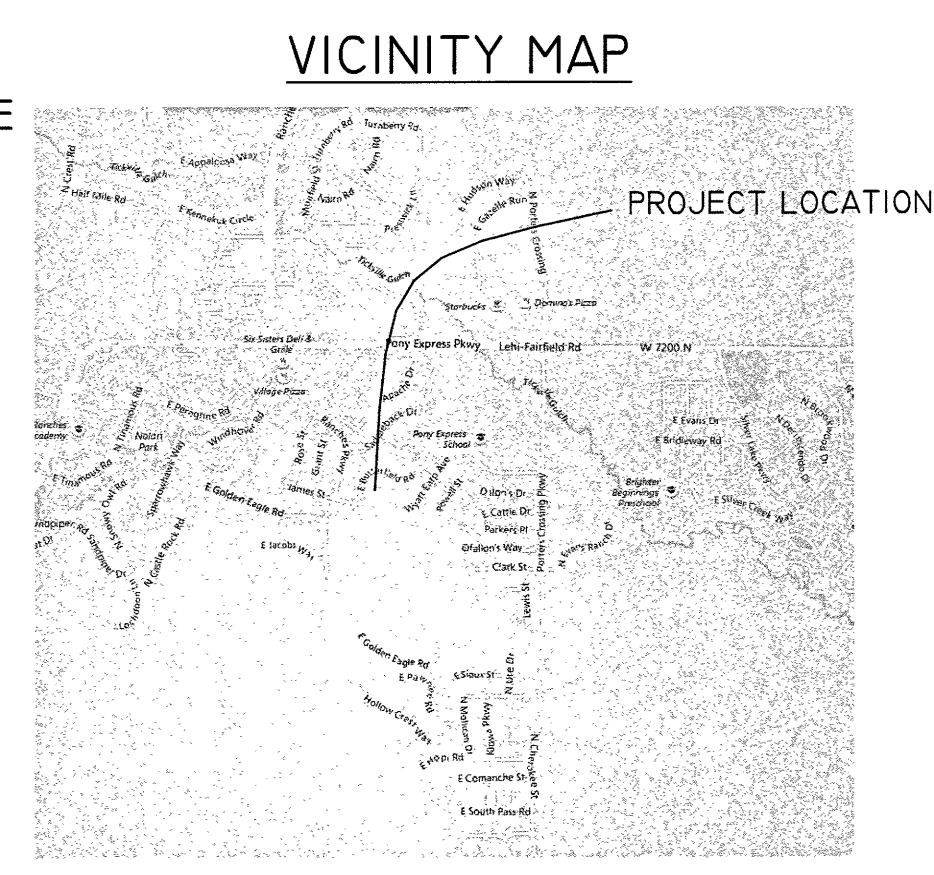
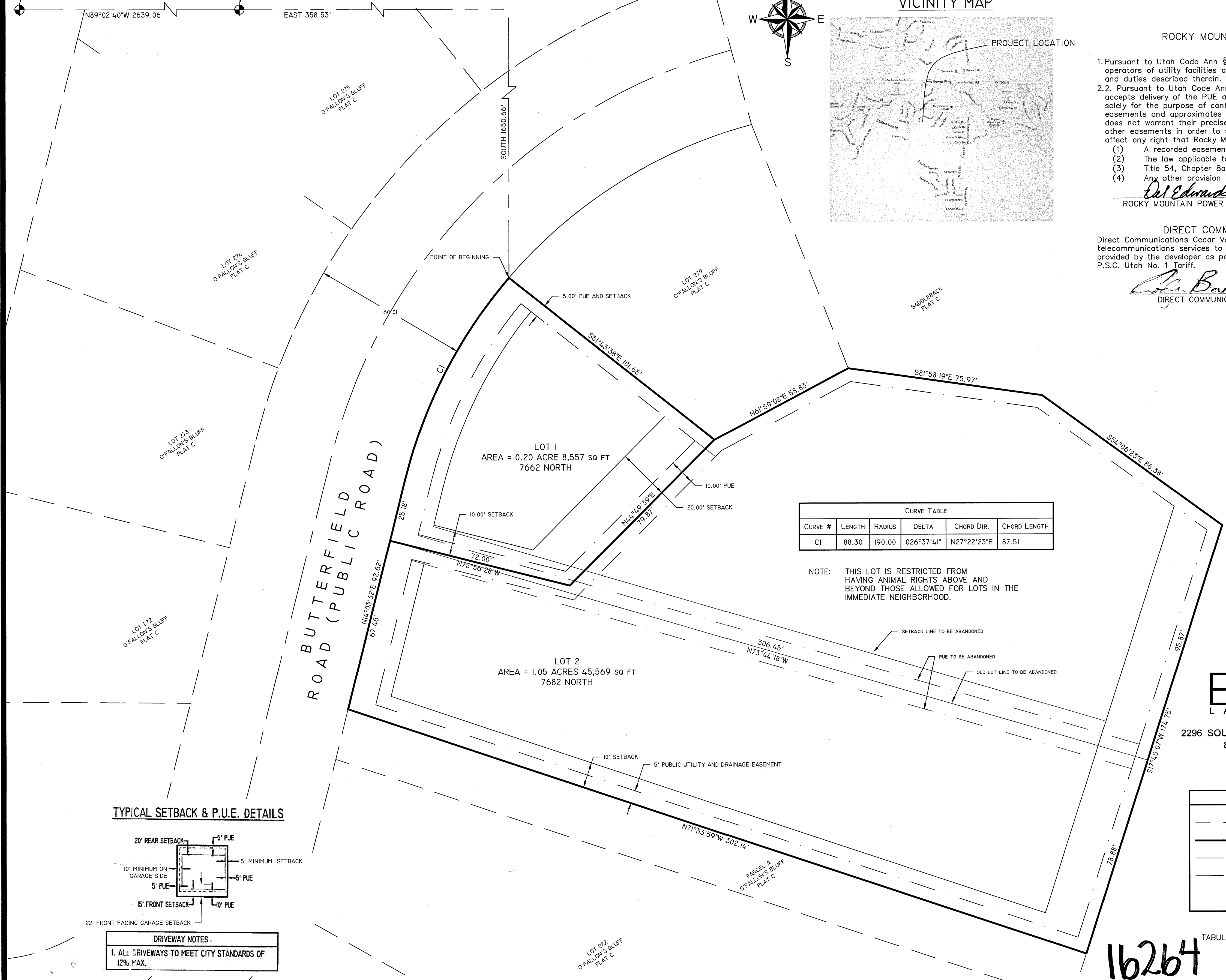


O'FALLON'S BLUFF PLAT F, LOT 1-2

LOCATED IN THE NE 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.

NORTHWEST CORNER SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 NORTH QUARTER CORNER SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|-------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIR. | CHORD LENGTH |
| CI | 88.30 | 190.00 | 026°37'41" | N27°22'23"E | 87.51 |

NOTE: THIS LOT IS RESTRICTED FROM HAVING ANIMAL RIGHTS ABOVE AND BEYOND THOSE ALLOWED FOR LOTS IN THE IMMEDIATE NEIGHBORHOOD.

DOMINION ENERGY APPROVAL

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 19 day of August, 2018
 By [Signature] Dominion Energy Company
 Title gas account support rep

ROCKY MOUNTAIN POWER APPROVAL

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] 8/27/18
 ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

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] 8-27-18
 DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE

I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE No. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON FOR THE PURPOSE OF ADJUSTING A COMMON BOUNDARY LINE AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

[Signature] 8/21/18
 CHAD A ANDERSON DATE
 No. 7736336
 CHAD A ANDERSON
 STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BUTTERFIELD ROAD, SAID POINT BEING 358.53 FEET EAST AND 1650.66 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 279 OF THE O'FALLON'S BLUFF PLAT C SUBDIVISION; AND RUNNING THENCE S51°43'38" E 101.65 FEET; THENCE N61°59'08" E 58.83 FEET; THENCE S81°58'19" E 75.97 FEET; THENCE S54°06'23" E 86.38 FEET; THENCE S17°40'07" W 174.75 FEET; THENCE N71°33'59" W 302.14 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE N14°03'32" E 92.62 FEET TO A POINT ON A 190.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 88.30 FEET ALONG SAID CURVE (CHORD BEARS N27°22'23" E 87.51 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.24 ACRES

OWNERS CERTIFICATE OF CONSENT TO RECORD

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, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AN NOW DO HEREBY DEDICATE UNDER 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, 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20 DAY OF August, 2018.
[Signature] John Gardner
 PRINTED NAME OF OWNER
[Signature] Breanna Gardner
 PRINTED NAME OF OWNER
[Signature] Penelope Gardner
 PRINTED NAME OF OWNER
[Signature] Stewart Gardner
 PRINTED NAME OF OWNER

ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
 ON THIS 20 DAY OF August, A.D. 2018, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY FULL NAME Francesca B. Kopco
 A NOTARY PUBLIC COMMISSIONED IN UTAH 026717
 MY COMMISSION EXPIRES 1/17/2020

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 18 DAY OF August, A.D. 2018

MAYOR: [Signature]
 CITY ENGINEER (SEE SEAL BELOW) [Signature]
 ATTEST CLERK-RECORDER (SEE SEAL BELOW) [Signature]

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 18 DAY OF September, 2018
 CITY ATTORNEY: [Signature]

UTAH COUNTY SPACE FOR RECORDING 16264

ENT 95633:2018 Map 4 162
 JEFFERY SMITH
 UTAH COUNTY RECORD
 2018 DEC 14 3:53 PM FEE \$23.00 BY 162
 RECORDED FOR EAGLE MOUNTAIN CITY

PLAT "F" O'FALLON'S BLUFF

VACATING AND AMENDING LOTS 280 & 281 OF O'FALLON'S BLUFF PLAT "C", LOCATED IN THE NE 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M. SUBDIVISION EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH SCALE 1" = 20 FEET

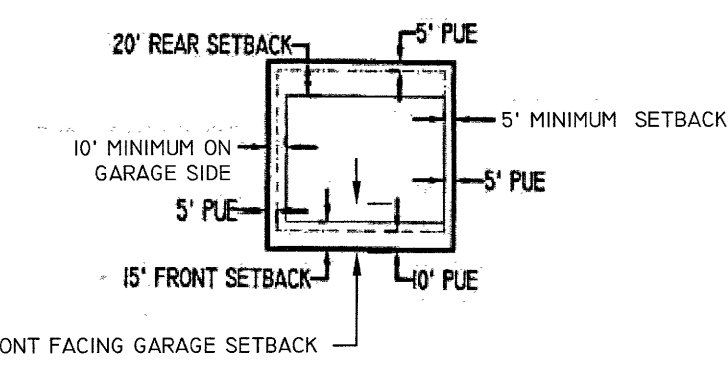
| | | | |
|--|---|---|--|
| SURVEYOR'S SEAL No. 7736336 CHAD A ANDERSON 08/14/18 STATE OF UTAH | NOTARY SEAL FRANCESCA B. KOPCO COMMISSION # 026717 EXPIRES 1/17/2020 | REGISTERED PROFESSIONAL ENGINEER No. 265022 CHRISTOPHER TODD TRUSTY 9-19-18 STATE OF UTAH | CLERK-RECORDER SEAL EAGLE MOUNTAIN CITY EST. 1996 STATE OF UTAH |
|--|---|---|--|

PREPARED BY
ELEMENT
 LAND SURVEYING
 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
 801 - 592 - 5975 & 801 - 657 - 8748

| SYMBOL LEGEND | |
|---------------|-------------------|
| --- | ADJACENT PROPERTY |
| --- | BOUNDARY |
| --- | EASEMENT LINE |
| --- | SECTION TIE |

TABULATIONS: LOT AREA = 1.24 AC. = 100%
 # OF LOTS: 2
 AVERAGE LOT SIZE: 27,007.20 SQ FT.

TYPICAL SETBACK & P.U.E. DETAILS



DRIVEWAY NOTES
 1. ALL DRIVEWAYS TO MEET CITY STANDARDS OF 12% MAX.

16264

SEC. 29, S. 1/4, T. 5S., R. 1W., S.L.B.&M. (Lot 280 & 281, O'Fallon's Bluff "C")