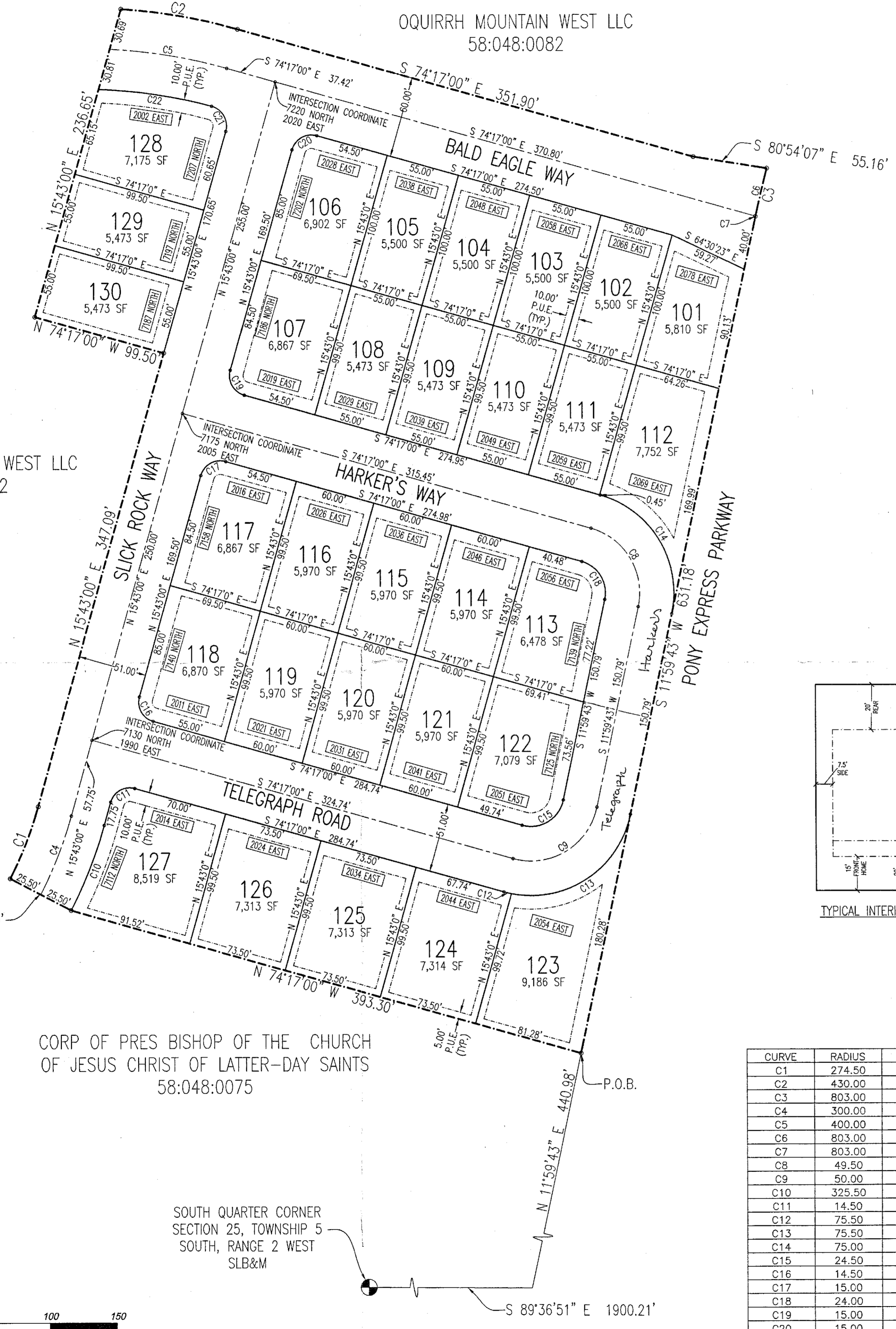
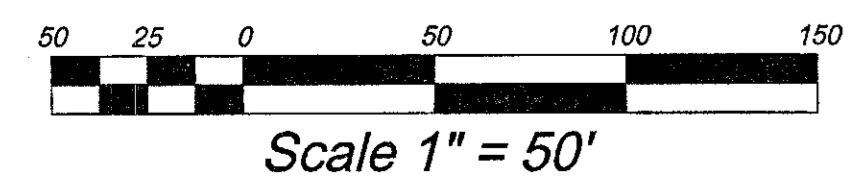


OQUIRRH MOUNTAIN WEST LLC
58:048:0082

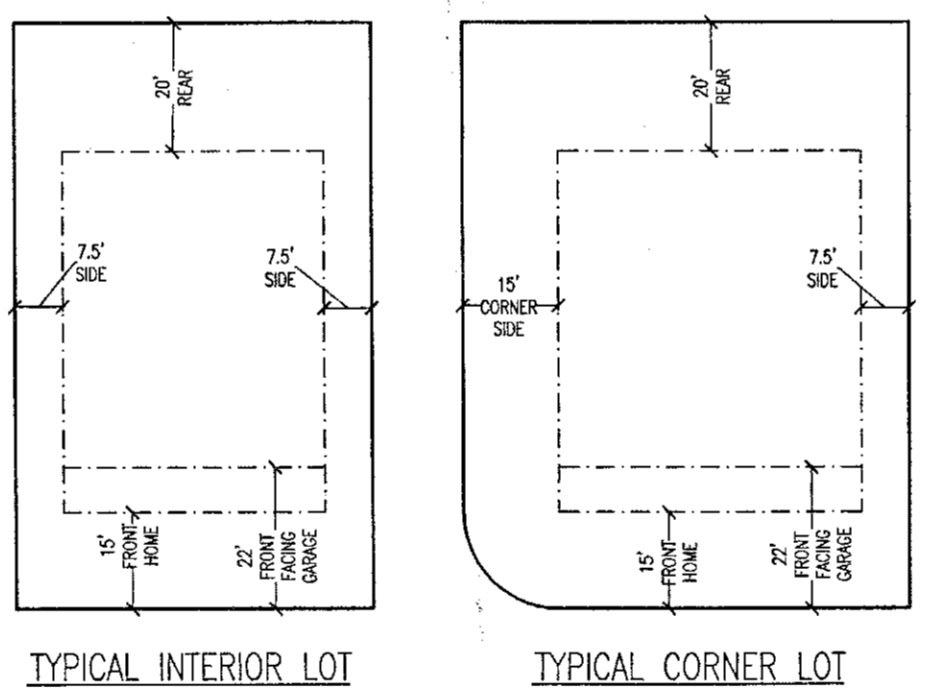
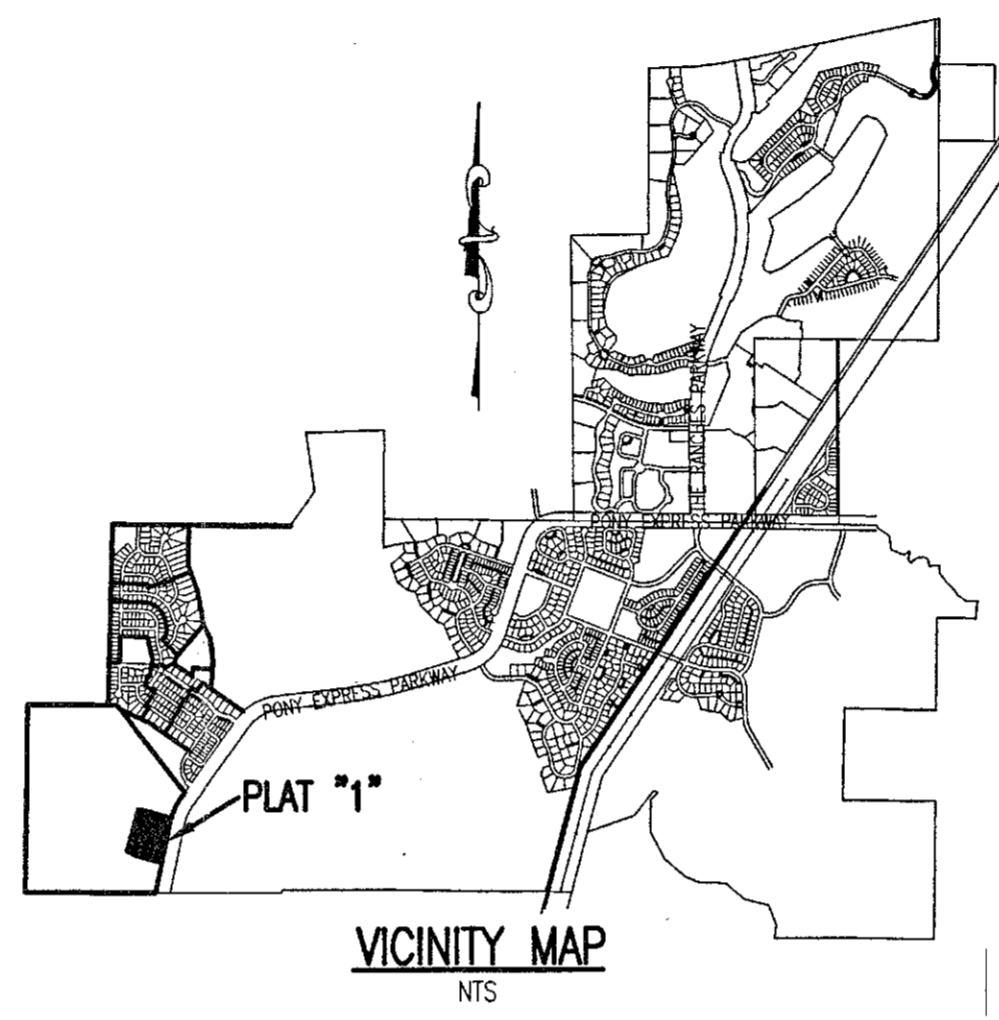


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58:048:0075

SOUTH QUARTER CORNER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST SLB&M



OQUIRRH MOUNTAIN WEST LLC
58:048:0082



SETBACK DIAGRAM

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	274.50	57.12	11°55'22"	57.02	N 21°40'41" E
C2	430.00	88.20	11°45'8"	88.05	S 80°9'34" E
C3	803.00	36.54	2°36'27"	36.54	S 13°17'56" W
C4	300.00	62.43	11°55'22"	62.31	N 21°40'41" E
C5	400.00	88.30	12°38'52"	88.12	S 80°36'26" E
C6	803.00	36.39	2°35'48"	36.39	S 13°18'16" W
C7	803.00	0.15	0°0'38"	0.15	S 12°0'2" W
C8	49.50	74.54	86°16'43"	67.69	S 31°8'38" E
C9	50.00	81.79	93°43'17"	72.97	S 58°51'22" W
C10	325.50	67.73	11°55'22"	67.61	N 21°40'41" E
C11	14.50	22.78	90°0'0"	20.51	N 60°43'0" E
C12	75.50	5.77	4°22'38"	5.77	S 76°28'19" E
C13	75.50	117.73	89°20'39"	106.16	N 56°40'3" E
C14	75.00	112.94	86°16'43"	102.57	S 31°8'38" E
C15	24.50	40.08	93°43'17"	35.75	S 58°51'22" W
C16	14.50	22.78	90°0'0"	20.51	N 29°17'0" E
C17	15.00	23.56	90°0'0"	21.21	N 60°43'0" E
C18	24.00	36.14	86°16'43"	32.82	S 31°8'38" E
C19	15.00	23.56	90°0'0"	21.21	N 29°17'0" W
C20	15.00	23.56	90°0'0"	21.21	N 60°43'0" E
C21	15.00	23.69	90°29'51"	21.31	N 29°31'55" W
C22	370.00	85.21	13°11'42"	85.02	N 81°22'42" W

NOTES:

- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SETBACKS: FRONT=15'
REAR=20'
SIDE=15' TOTAL (MIN. 5' ON ONE SIDE)
CORNER LOTS=15' ON FRONT AND CORNER SIDE
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
- WITHIN 90 DAYS AFTER PLAT RECORDING, PHASE 1 OF THE PETROGLYPH PARK SHALL BE FULLY COMPLETED IN ACCORDANCE WITH THE PLAN APPROVED BY THE CITY.

FIRE NOTE:

SIX (6) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PLAT 1 TABULATIONS

TOTAL ACREAGE:	6.86 ACRES
BUILDABLE ACREAGE:	6.86 ACRES
TOTAL ACREAGE IN LOTS:	4.41 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	6,403 SF/0.15 ACRES
LARGEST LOT SIZE:	9,186 SF/0.21 ACRES
SMALLEST LOT SIZE:	5,473 SF/0.13 ACRES
OVERALL DENSITY:	2.63 LOTS/ACRE
TOTAL # OF LOTS:	30 LOTS

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12
DAY OF October A.D., 2016
[Signature]
CITY ATTORNEY

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

Approved this 10 day of October, 2016.
Questar Gas Company
[Signature]
Title Business Specialist

ROCKY MOUNTAIN POWER

- 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.
- 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
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

[Signature] 10/10/16
ROCKY MOUNTAIN POWER DATE

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.1Tariff.
[Signature] 10-10-16
DIRECT COMMUNICATIONS DATE

15315

SURVEYOR:
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6416780 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 IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.
SEPT. 30, 2016
DATE
[Signature]
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°36'51" EAST 1900.21 FEET ALONG SECTION LINE AND NORTH 11°59'43" EAST 440.98 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 74°17'00" WEST, A DISTANCE OF 393.30 FEET; THENCE NORTH 82°21'39" WEST, A DISTANCE OF 51.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE; THENCE ALONG THE ARC OF THE 274.50 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°55'22" FOR 57.12 FEET (CHORD BEARS NORTH 21°40'41" EAST 57.02 FEET); THENCE NORTH 15°43'00" EAST, A DISTANCE OF 347.09 FEET; THENCE NORTH 74°17'00" WEST, A DISTANCE OF 99.50 FEET; THENCE NORTH 15°43'00" EAST, A DISTANCE OF 236.65 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE; THENCE ALONG THE ARC OF THE 430.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°45'08" FOR 88.20 FEET (CHORD BEARS SOUTH 80°09'34" EAST 88.05 FEET); THENCE SOUTH 74°17'00" EAST, A DISTANCE OF 351.90 FEET; THENCE SOUTH 80°54'07" EAST, A DISTANCE OF 55.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE; THENCE ALONG THE ARC OF THE 803.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°36'27" FOR 36.54 FEET (CHORD BEARS SOUTH 13°17'56" WEST 36.54 FEET); THENCE SOUTH 11°59'43" WEST, A DISTANCE OF 631.18 FEET TO THE POINT OF BEGINNING.
CONTAINING 298,711 SQUARE FEET OR 6.8575 ACRES, MORE OR LESS.
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT 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 designated 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
OQUIRRH MOUNTAIN WEST, LLC BY
SCOTT KIRKLAND, MANAGER
AUTHORIZED SIGNATURE(S)
[Signature]

ACKNOWLEDGMENT

On the 11 day of October, 2016, 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 acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 11/1/2020
[Signature]
NOTARY PUBLIC SIGNATURE
686717
COMMISSION NUMBER
PRINTED FULL NAME OF NOTARY
JENNIFER B. KAPROD

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 30 DAY OF November, 2016.
APPROVED BY MAYOR
[Signature]
APPROVED BY CITY ATTORNEY
[Signature]
APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Nov 30 2:31 PM FEE 60.00 BY 55
RECORDED FOR EAGLE MOUNTAIN CITY

FINAL PLAT 1
OQUIRRH MOUNTAIN RANCH PHASE A
SUBDIVISION
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

Surveyor's Seal, Notary Public Seal, City Professional Seal, Clerk-Recorder Seal
[Seals and Stamps]

82-5-52-252