

OQUIRRH MOUNTAIN RANCH PHASE A, PLAT 2

CURVE TABLE

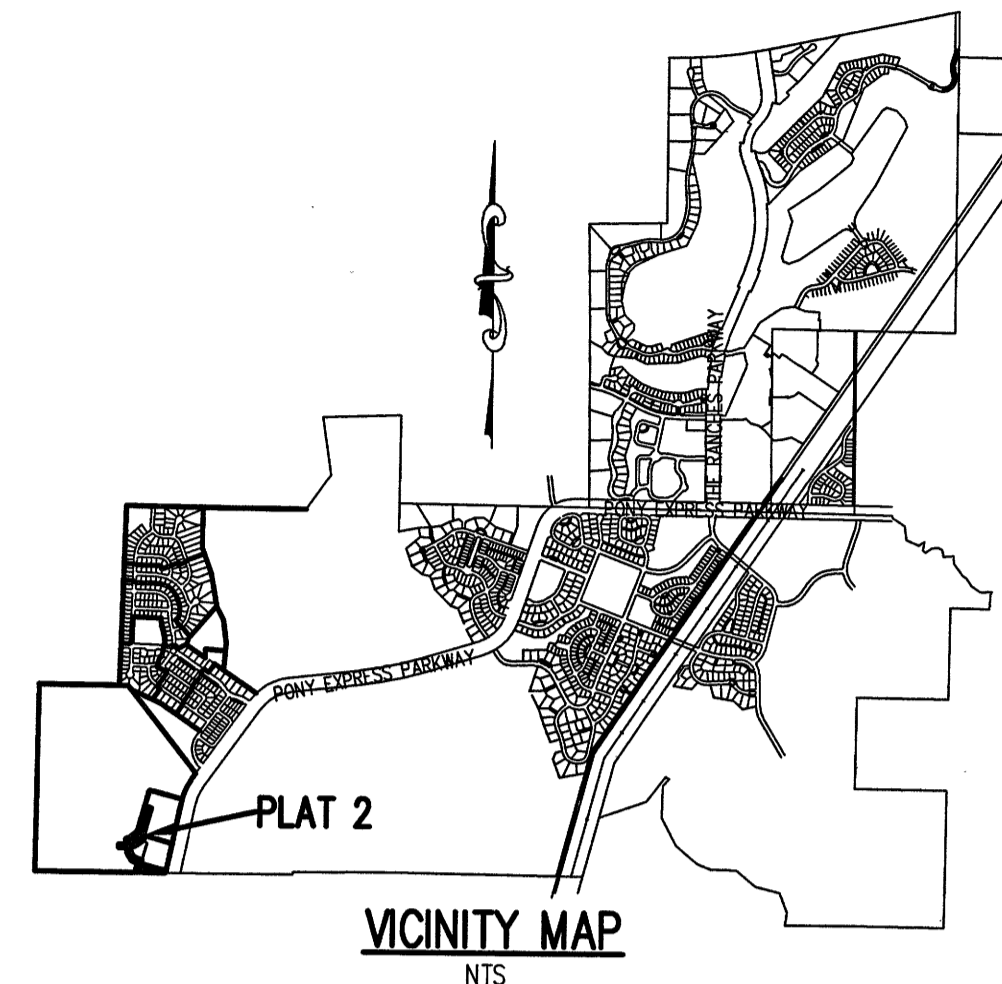
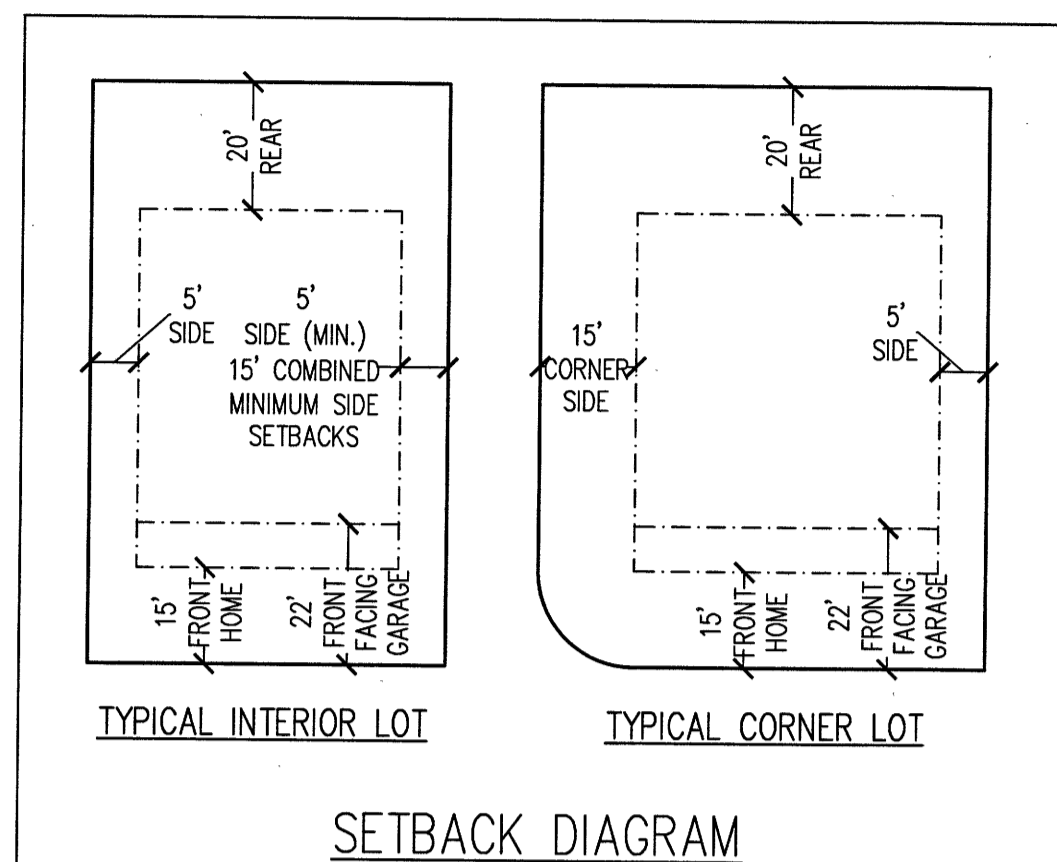
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	230.00	38.49	9°35'15"	38.44	N 69°15'31" W
C2	15.00	18.83	71°54'57"	17.62	S 79°34'38" W
C3	15.00	24.76	94°33'39"	22.04	N 2°40'49" E
C4	230.00	159.70	39°47'11"	156.51	N 24°42'30" W
C5	15.00	22.20	84°47'52"	20.23	N 47°12'55" W
C6	15.00	24.92	95°12'8"	22.15	N 42°47'5" E
C7	274.50	57.12	11°55'22"	57.02	S 21°40'41" W
C8	325.50	283.77	49°56'59"	274.87	S 52°36'52" W
C9	15.00	21.57	82°24'20"	19.76	S 36°23'11" W
C10	170.00	206.11	69°28'11"	193.72	S 39°32'59" E
C11	330.00	87.07	15°7'3"	86.82	S 81°50'31" E
C12	230.00	0.93	0°13'51"	0.93	N 74°10'41" W
C13	200.00	66.42	19°1'37"	66.11	N 84°48'11" W
C14	150.00	30.00	11°27'35"	29.95	S 40°28'25" W
C15	300.00	27.24	5°12'8"	27.23	N 87°47'5" E
C16	15.00	26.18	99°59'10"	22.98	S 54°48'34" E
C17	274.50	80.12	16°43'22"	79.83	N 66°50'10" E
C18	274.50	80.92	16°53'27"	80.63	N 50°1'45" E
C19	274.50	66.81	13°56'40"	66.64	N 34°36'42" E
C20	274.50	19.09	3°59'5"	19.09	N 25°38'50" E
C21	274.50	38.03	7°56'17"	38.00	N 19°41'9" E
C22	274.50	227.85	47°33'29"	221.36	S 51°25'6" W
C23	300.00	301.30	57°32'39"	288.80	S 56°24'42" W

PLAT 2 TABULATIONS

TOTAL ACREAGE:	3.3814 ACRES
BUILDABLE ACREAGE:	3.3814 ACRES
TOTAL ACREAGE IN LOTS:	1.38 ACRES
TOTAL R.O.W. AREA:	1.09 ACRES
TOTAL OPEN SPACE:	0.91 ACRES
TOTAL IMPROVED OPEN SPACE:	0.91 ACRES
LARGEST LOT SIZE:	7,770 SF/0.18 ACRES
SMALLEST LOT SIZE:	5,473 SF/0.13 ACRES
AVERAGE LOT SIZE:	6,002 SF/0.14 ACRES
OVERALL DENSITY:	2.96 LOTS/ACRE
TOTAL # OF SINGLE FAMILY LOTS:	10 LOTS

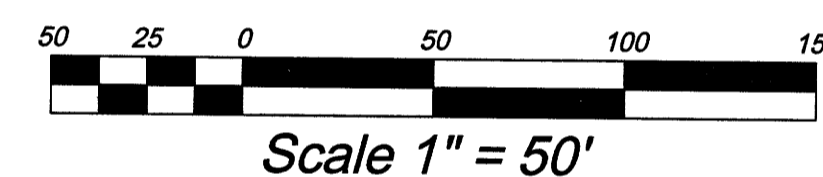
NOTES:

- 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.
- ALL PUBLIC UTILITY EASEMENTS (PUEs) ARE ALSO CONSIDERED DRAINAGE EASEMENTS.



FIRE NOTE:

FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



DOMINION ENERGY

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 22 day of August, 2019

Dominion Energy

By *[Signature]*

Title *Pa-Cert*

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

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.1 tariff.

By *[Signature]*

DATE 8/22/19

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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.

Aug. 21, 2019
DATE

[Signature]
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°36'51" EAST 1449.00 FEET ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 15°43'00" EAST, A DISTANCE OF 149.35 FEET; THENCE ALONG THE ARC OF A 230.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°35'15" FOR 38.49 FEET (CHORD BEARS NORTH 69°15'31" WEST 38.44 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 71°54'57"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 18.83 FEET (CHORD BEARS SOUTH 79°34'38" WEST 17.62 FEET); THENCE NORTH 60°37'10" WEST, A DISTANCE OF 55.46 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 94°33'39" FOR 24.76 FEET (CHORD BEARS NORTH 02°40'49" EAST 22.04 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 39°47'11"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 159.70 FEET (CHORD BEARS NORTH 24°42'30" WEST 156.51 FEET); THENCE NORTH 04°48'59" WEST, A DISTANCE OF 0.11 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°47'52" FOR 22.20 FEET (CHORD BEARS NORTH 47°12'55" WEST 20.23 FEET); THENCE NORTH 89°36'51" WEST, A DISTANCE OF 98.28 FEET; THENCE NORTH 00°23'09" EAST, A DISTANCE OF 53.00 FEET; THENCE NORTH 89°36'51" EAST, A DISTANCE OF 90.72 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 95°12'08" FOR 24.92 FEET (CHORD BEARS NORTH 42°47'5" EAST 22.15 FEET); THENCE NORTH 04°48'59" WEST, A DISTANCE OF 62.40 FEET; THENCE NORTH 66°06'46" EAST, A DISTANCE OF 63.48 FEET; THENCE NORTH 51°47'47" EAST, A DISTANCE OF 139.76 FEET; THENCE NORTH 20°02'15" EAST, A DISTANCE OF 55.16 FEET; THENCE NORTH 15°43'00" EAST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 74°17'00" EAST, A DISTANCE OF 99.50 FEET; THENCE SOUTH 15°43'00" WEST, A DISTANCE OF 347.09 FEET; THENCE ALONG THE ARC OF A 274.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°55'22" FOR 57.12 FEET (CHORD BEARS SOUTH 21°40'41" WEST 57.02 FEET); THENCE SOUTH 89°36'51" EAST, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 325.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°56'59" FOR 283.77 FEET (CHORD BEARS SOUTH 52°36'52" WEST 274.87 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 82°24'20"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 21.57 FEET (CHORD BEARS SOUTH 36°23'11" WEST 19.76 FEET); THENCE SOUTH 04°48'59" EAST, A DISTANCE OF 1.41 FEET; THENCE ALONG THE ARC OF A 170.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 69°28'01" FOR 206.11 FEET (CHORD BEARS SOUTH 39°32'59" EAST 193.72 FEET); THENCE SOUTH 74°17'00" EAST, A DISTANCE OF 50.27 FEET; THENCE SOUTH 15°43'11" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 74°17'00" EAST, A DISTANCE OF 260.04 FEET; THENCE ALONG THE ARC OF A 330.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°07'03" FOR 87.07 FEET (CHORD BEARS SOUTH 81°50'31" EAST 86.82 FEET); THENCE SOUTH 74°10'12" EAST, A DISTANCE OF 35.16 FEET; THENCE SOUTH 11°59'43" WEST, A DISTANCE OF 41.49 FEET; THENCE NORTH 89°36'51" WEST, A DISTANCE OF 451.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 147,294.29 SQUARE FEET OR 3.3814 ACRES, MORE OR LESS. 2019 Aug 20 14:09 pm FEE 72.00 BY NA RECORDED FOR EAGLE MOUNTAIN CITY

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE

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 to Eagle Mountain City, Utah, 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
D. RIAN KENT

FOR
PK BUILDERS LLC

AUTHORIZED SIGNATURE(S)
[Signature]

ACKNOWLEDGMENT

On the 22 day of August, 2019, 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 1/14/2020

[Signature]
NOTARY PUBLIC SIGNATURE

686717

[Signature]
PRINTED FULL NAME OF NOTARY

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 20 DAY OF August, 2019

APPROVED BY MAYOR *[Signature]*

APPROVED BY CITY ATTORNEY *[Signature]*

APPROVED BY ENGINEER (SEE SEAL BELOW) *[Signature]*

ATTEST BY CITY RECORDER (SEE SEAL BELOW) *[Signature]*

FINAL PLAT 2
OQUIRRH MOUNTAIN RANCH PHASE A
SUBDIVISION

LOCATED IN THE SE CORNER OF SEC 25, TOWNSHIP 5S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

16691

CIVIL ENGINEER:
EXCEL ENGINEERING
12 WEST 100 NORTH,
SUITE 201
AMERICAN FORK, UT,
84003 (801) 756-4504

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

P.O.B. STATE OF UTAH
58:054:0023

EAGLE MOUNTAIN CITY
58:054:0006