

SOUTH QUARTER CORNER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST SLB&M  
 NORTH 1201.33'  
 S 89°36'51" E 1657.26'

**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 (PUE) ARE ALSO CONSIDERED DRAINAGE EASEMENTS.

**FIRE NOTE:**  
 TWO (2) FIRE HYDRANTS MEETING IFC REQUIREMENTS ARE IN PLACE.

**PLAT 3 TABULATIONS**

|                            |                      |
|----------------------------|----------------------|
| TOTAL ACREAGE:             | 3.23 ACRES           |
| BUILDABLE ACREAGE:         | 3.23 ACRES           |
| TOTAL ACREAGE IN LOTS:     | 3.23 ACRES           |
| TOTAL OPEN SPACE:          | 0 ACRES              |
| TOTAL IMPROVED OPEN SPACE: | 0 ACRES              |
| AVERAGE LOT SIZE:          | 20,085 SF/0.46 ACRES |
| LARGEST LOT SIZE:          | 26,615 SF/0.61 ACRES |
| SMALLEST LOT SIZE:         | 17,738 SF/0.41 ACRES |
| OVERALL DENSITY:           | 0.46 LOTS/ACRE       |
| TOTAL # OF LOTS:           | 7 LOTS               |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA     | CHORD  | BEARING       |
|-------|--------|--------|-----------|--------|---------------|
| C1    | 803.00 | 298.10 | 21°16'13" | 296.39 | S 25°14'16" W |
| C2    | 430.00 | 82.41  | 10°58'49" | 82.28  | N 79°46'25" W |
| C3    | 430.00 | 12.93  | 01°43'20" | 12.92  | N 75°08'40" W |
| C4    | 430.00 | 69.48  | 09°15'29" | 69.41  | N 80°38'05" W |

**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 2 day of August, 2017. Questar Gas Company

By: *[Signature]*  
 Title: Plat - Const

**ROCKY MOUNTAIN POWER**

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)(i) 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

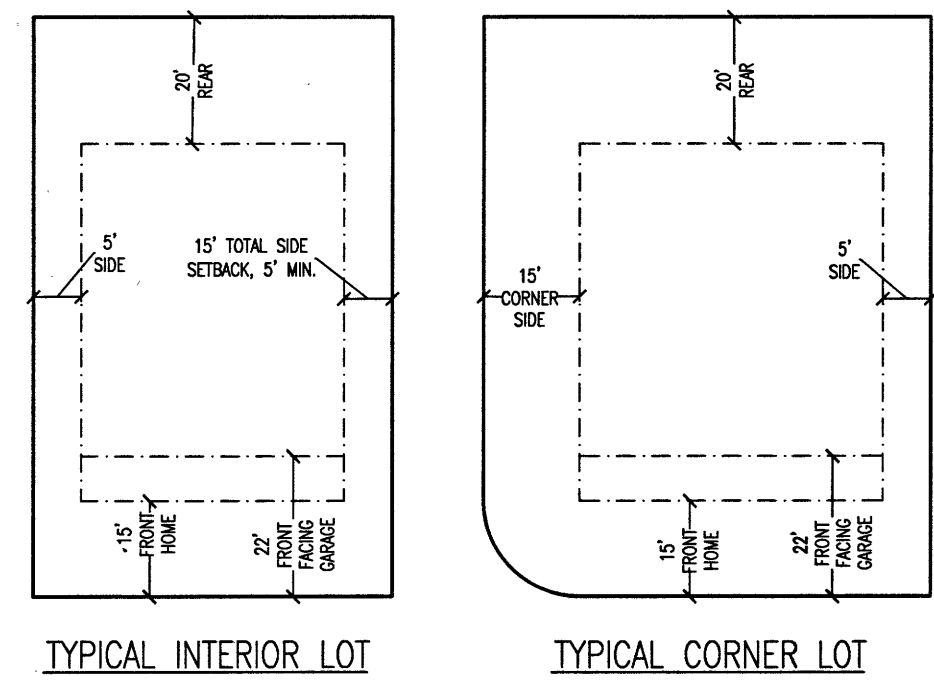
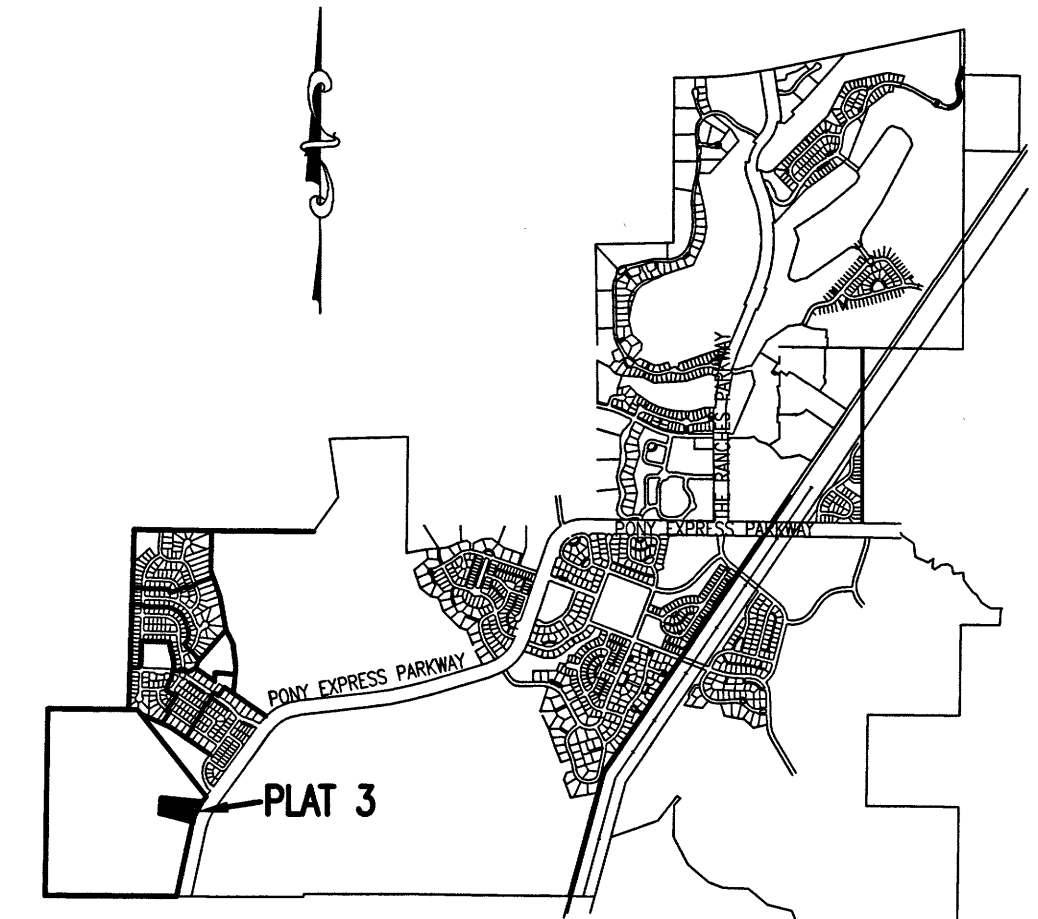
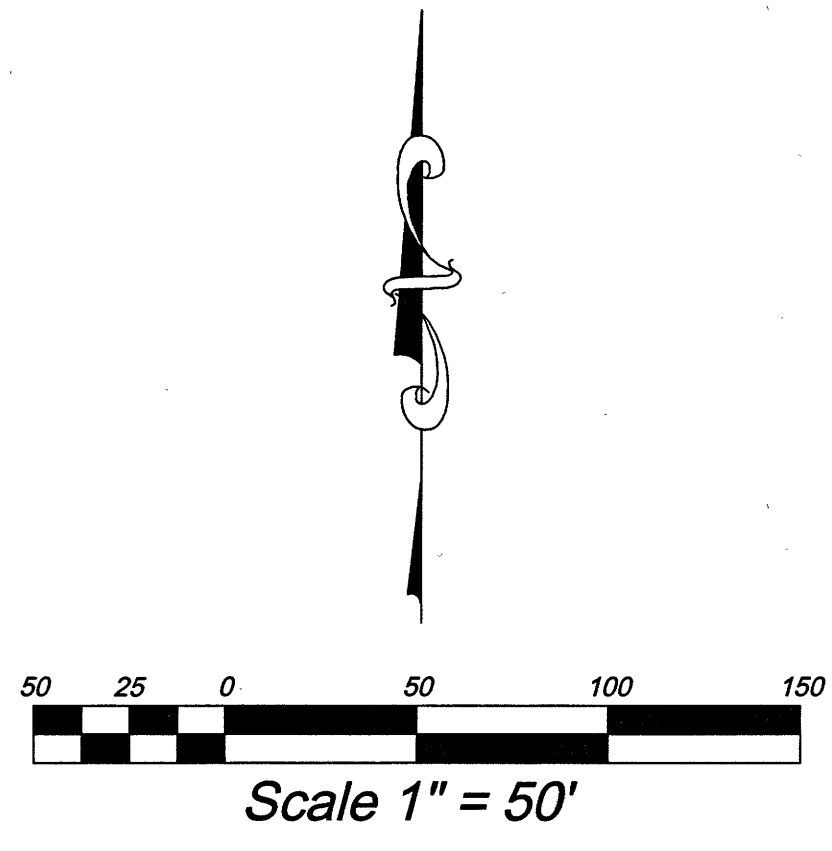
- A recorded easement or right-of-way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- Any other provision of law

*[Signature]* 8/9/17  
 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. 11 Tariff.

*[Signature]* 8/8/17  
 DIRECT COMMUNICATIONS DATE



**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.

July 7, 2017  
 DATE  
*[Signature]*  
 AARON D. THOMAS (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT THAT IS SOUTH 89°36'51" EAST 1657.26 FEET ALONG SECTION LINE AND NORTH 1201.33 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 04°44'11" EAST, A DISTANCE OF 225.11 FEET; THENCE SOUTH 84°49'24" EAST, A DISTANCE OF 599.46 FEET; THENCE SOUTH 35°52'22" WEST, A DISTANCE OF 25.68 FEET; THENCE ALONG THE ARC OF A 803.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°16'13" FOR 298.10 FEET (CHORD BEARS SOUTH 25°14'16" WEST 296.39 FEET); THENCE NORTH 80°54'07" WEST, A DISTANCE OF 55.16 FEET; THENCE NORTH 74°17'00" WEST, A DISTANCE OF 351.90 FEET; THENCE ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°58'49" FOR 82.41 FEET (CHORD BEARS NORTH 79°46'25" WEST 82.28 FEET) TO THE POINT OF BEGINNING.

CONTAINING 140,595 SQUARE FEET OR 3.2276 ACRES, MORE OR LESS.

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 under the provisions of 10-9a-807, 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  
 QUIRRH MOUNTAIN WEST LLC  
 AUTHORIZED SIGNATURE(S) BY *[Signature]* SCOTT KIRKLAND

**ACKNOWLEDGMENT**

On the 15<sup>th</sup> day of August, 2017, 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: 10/20/19  
 NOTARY PUBLIC SIGNATURE  
*[Signature]*  
 AMANDA ASHBY  
 PRINTED FULL NAME OF NOTARY

685634  
 COMMISSION NUMBER

AMANDA ASHBY  
 NOTARY PUBLIC-STATE OF UTAH  
 COMMISSION # 685634  
 CO.'S EXP. 10-20-2019

ENT. # 4112/2017 Reg # 15689  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2017 Aug 29 10:09 AM FEE 37.00 BY RA  
 RECORDED FOR EAGLE MOUNTAIN CITY

**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 15 DAY OF August, 2017.

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 3  
**QUIRRH MOUNTAIN RANCH PHASE A**  
 SUBDIVISION

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH  
 SCALE: 1" = 50 FEET

Surveyor's Seal: *[Seal]*  
 Notary Public Seal: *[Seal]*  
 City Recorder Seal: *[Seal]*  
 Clerk-Recorder Seal: *[Seal]*

AMANDA ASHBY  
 NOTARY PUBLIC-STATE OF UTAH  
 COMMISSION # 685634  
 CO.'S EXP. 10-20-2019

CHRISTOPHER T. TRUST  
 8-28-17

15680

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

SEC 25-5-2W T4-038