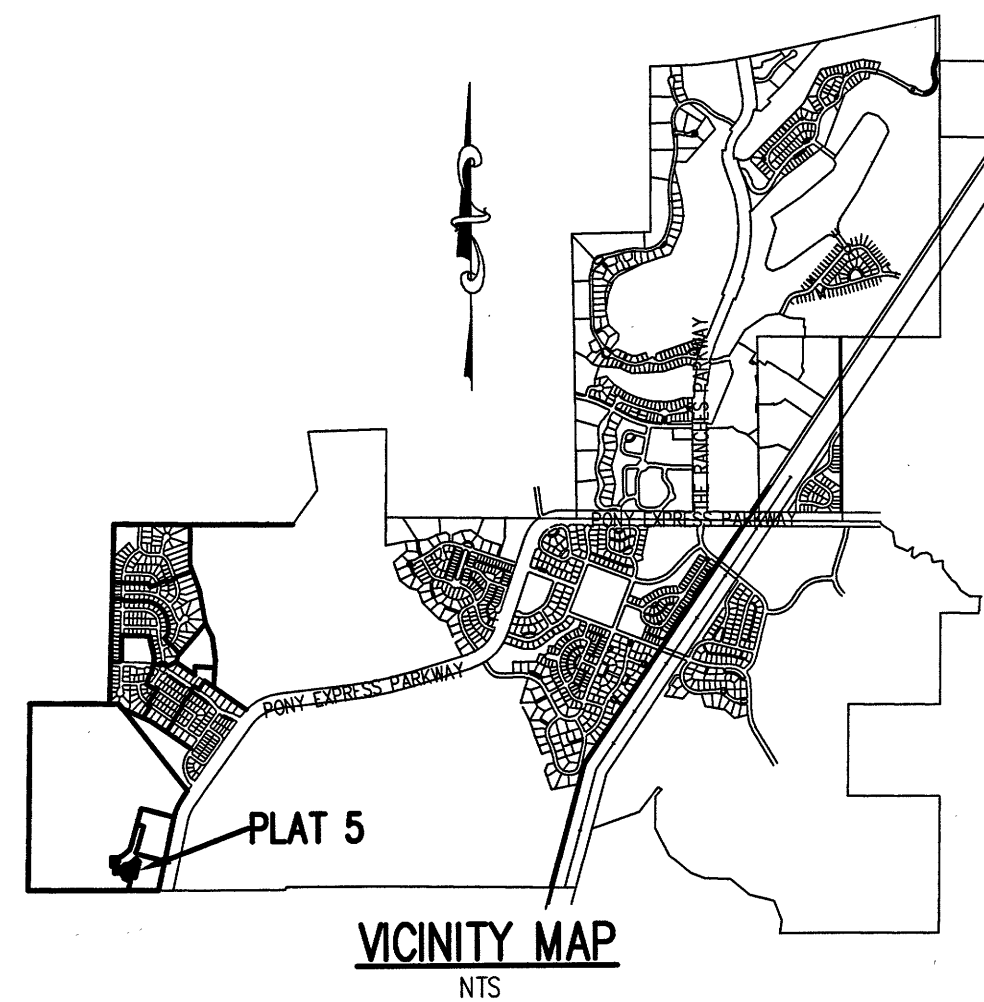
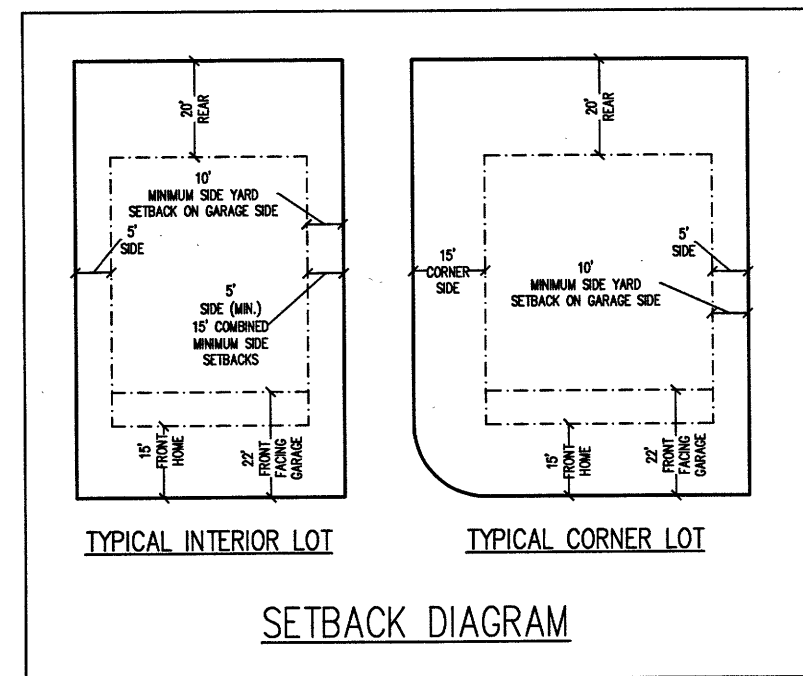


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	24.92	95°12'8"	22.15	S 42°47'5" W
C2	15.00	22.20	84°47'52"	20.23	S 47°12'55" E
C3	230.00	94.50	23°32'27"	93.84	S 16°35'12" E
C4	170.00	206.11	69°28'11"	193.72	N 39°32'59" W
C5	15.00	21.57	82°24'20"	19.76	N 36°23'11" E
C6	325.50	208.35	36°40'29"	204.81	N 59°15'7" E
C7	170.00	4.72	1°35'24"	4.72	N 73°29'18" W
C8	170.00	97.31	32°47'43"	95.98	N 56°17'44" W
C9	170.00	104.09	35°4'54"	102.47	N 22°21'26" W
C10	325.50	64.00	11°15'55"	63.90	N 71°57'24" E
C11	325.50	20.01	3°31'22"	20.01	N 64°33'45" E
C12	325.50	55.67	9°47'56"	55.60	N 57°54'7" E
C13	325.50	68.67	12°5'16"	68.54	N 46°57'31" E



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)
SIDE=10' MINIMUM ON GARAGE 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.

PLAT 5 TABULATIONS

TOTAL ACREAGE:	1.266 ACRES
BUILDABLE ACREAGE:	1.224 ACRES
TOTAL ACREAGE IN LOTS:	1.224 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
TOTAL ROW ACREAGE:	0 ACRES
SEWER ACCESS AREA:	1,830 SF/0.042 ACRES
LARGEST LOT SIZE:	9,464 SF/0.217 ACRES
SMALLEST LOT SIZE:	5,581 SF/0.128 ACRES
AVERAGE LOT SIZE:	7,619 SF/0.175 ACRES
OVERALL DENSITY:	5.528 LOTS/ACRE
TOTAL # OF SINGLE FAMILY LOTS:	7 LOTS

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 INTO 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.

DATE: SEPT 23, 2019
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTIONS

LOT 501 LEGAL DESCRIPTION
BEGINNING AT A POINT THAT IS SOUTH 89°36'51" EAST 1210.68 FEET ALONG SECTION LINE AND NORTH 411.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 00°23'09" EAST, A DISTANCE OF 78.50 FEET; THENCE SOUTH 89°36'51" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 04°48'59" EAST, A DISTANCE OF 62.40 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°12'08" FOR 24.92 FEET (CHORD BEARS SOUTH 42°47'05" WEST 22.15 FEET); THENCE NORTH 89°36'51" WEST, A DISTANCE OF 90.72 FEET TO THE POINT OF BEGINNING.
CONTAINING 8,071 SQUARE FEET OR 0.1853 ACRES, MORE OR LESS.

LOT 502 LEGAL DESCRIPTION
BEGINNING AT A POINT THAT IS SOUTH 89°36'51" EAST 1252.85 FEET ALONG SECTION LINE AND NORTH 255.01 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 00°23'09" EAST, A DISTANCE OF 103.50 FEET; THENCE SOUTH 89°36'51" EAST, A DISTANCE OF 55.05 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°47'52" FOR 22.20 FEET (CHORD BEARS SOUTH 47°12'55" EAST 20.23 FEET); THENCE SOUTH 04°48'59" EAST, A DISTANCE OF 0.11 FEET; THENCE ALONG THE ARC OF A 230.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°32'27" FOR 94.50 FEET (CHORD BEARS SOUTH 16°35'12" EAST 93.84 FEET); THENCE NORTH 89°36'51" WEST, A DISTANCE OF 97.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 8,123 SQUARE FEET OR 0.1865 ACRES, MORE OR LESS.

LOTS 503-507 LEGAL DESCRIPTION
BEGINNING AT A POINT THAT IS SOUTH 89°36'51" EAST 1554.99 FEET ALONG SECTION LINE AND NORTH 188.37 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 50.27 FEET; THENCE ALONG THE ARC OF A 170.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 69°28'01" FOR 206.11 FEET (CHORD BEARS NORTH 39°32'59" WEST 193.72 FEET); THENCE NORTH 04°48'59" WEST, A DISTANCE OF 1.41 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82°24'20" FOR 21.57 FEET (CHORD BEARS NORTH 36°23'11" EAST 19.76 FEET); THENCE ALONG THE ARC OF A 230.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°32'27" FOR 94.50 FEET (CHORD BEARS SOUTH 16°35'12" EAST 93.84 FEET); THENCE NORTH 89°36'51" WEST, A DISTANCE OF 97.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 38,965 SQUARE FEET OR 0.8945 ACRES, MORE OR LESS.

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveys 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 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. RYAN KEAT

AUTHORIZED SIGNATURE(S)
[Signature]
FOR FK BUILDERS LLC

ACKNOWLEDGMENT

On the 25 day of September, 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 1/1/2020
NOTARY PUBLIC SIGNATURE
[Signature]

686717
COMMISSION NUMBER
PRINTED FULL NAME OF NOTARY
Fernando B. Lopez

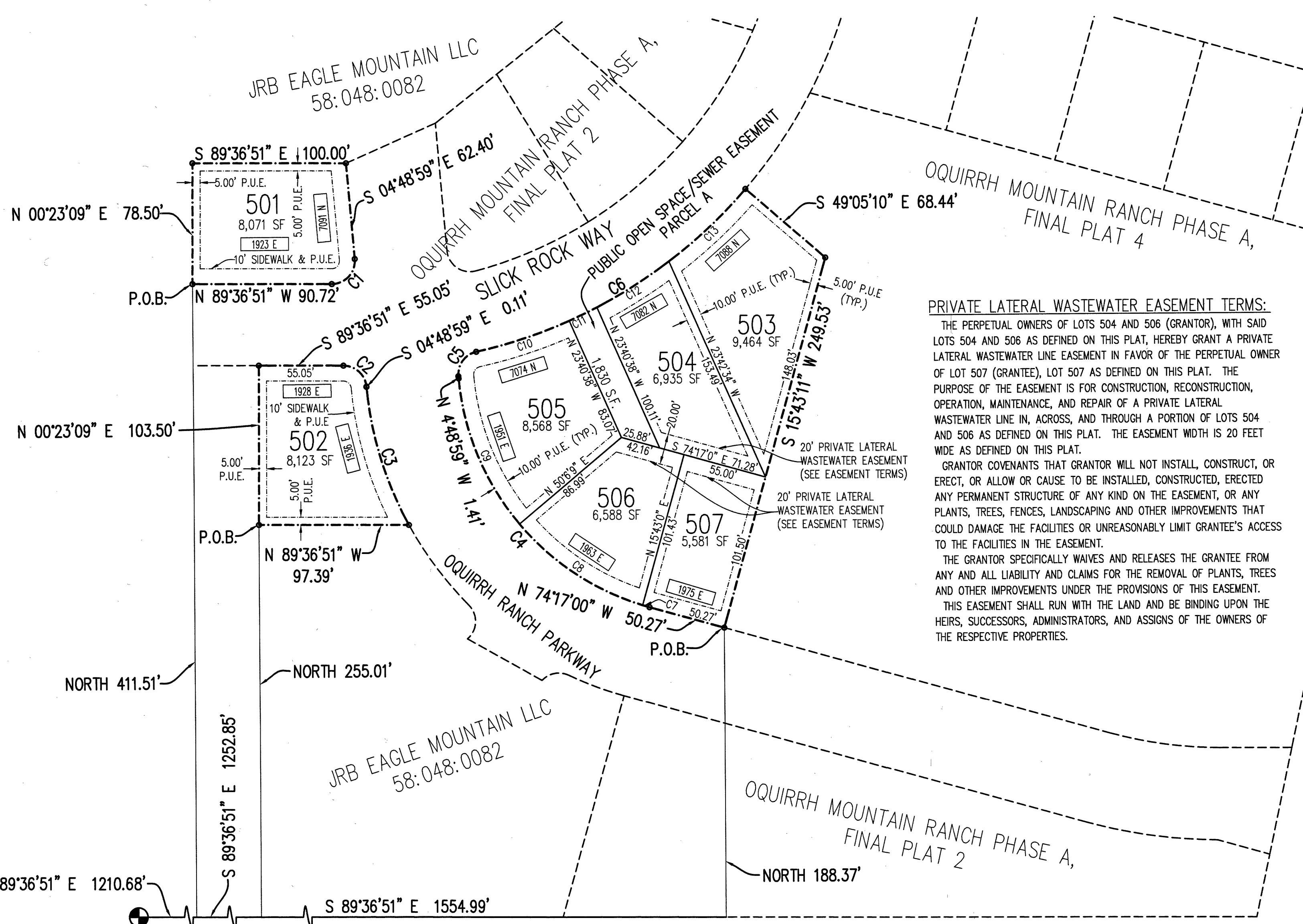
ACCEPTANCE BY LEGISLATIVE BODY

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 25 day of September, 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 5
OQUIRRH 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]



16779

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

APPROVED THIS 25 day of September 2019
Dominion Energy
By [Signature]
Title Pre-Construction

ROCKY MOUNTAIN POWER
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] 9/25/19
DIRECT COMMUNICATIONS DATE

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

360-91-72-5-52-390