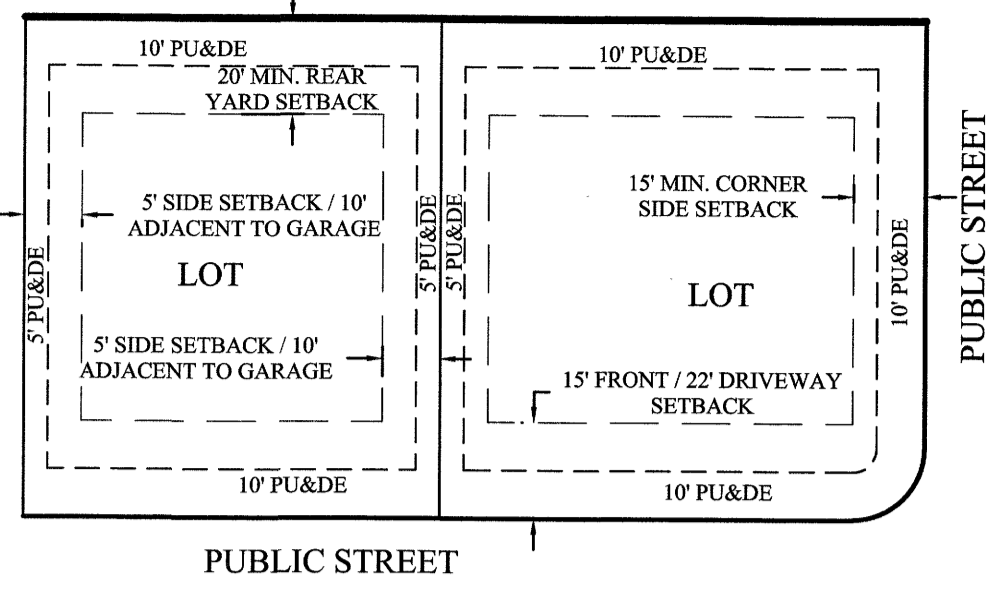


VICINITY MAP
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	130.00	67°08'09"	152.33	S33°12'27"E	143.76
C2	103.50	88°43'53"	160.29	S44°00'19"E	144.74
C3	156.50	45°02'50"	123.04	N26°56'12"W	119.90
C4	15.00	84°58'56"	22.25	N46°54'15"W	20.26
C5	15.00	90°01'23"	23.57	N44°33'41"W	21.22
C6	15.00	34°25'35"	9.01	S73°23'30"W	8.88
C7	50.00	37°41'15"	32.89	S75°01'19"W	32.30
C8	50.00	54°09'34"	47.26	N59°03'16"W	45.52
C9	50.00	48°26'07"	42.27	N07°45'25"W	41.02
C10	50.00	18°24'56"	16.07	N25°40'07"E	16.00
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C16	15.00	89°50'43"	23.52	S44°28'22"E	21.18
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C18	15.00	89°50'43"	23.52	S44°28'22"E	21.18
C19	15.00	90°09'17"	23.60	N45°31'38"E	21.24
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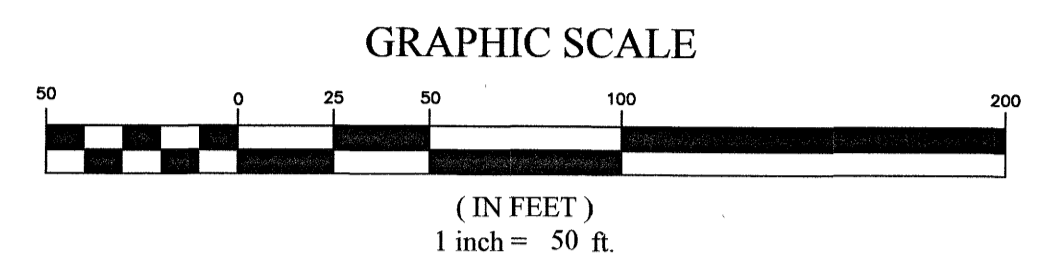
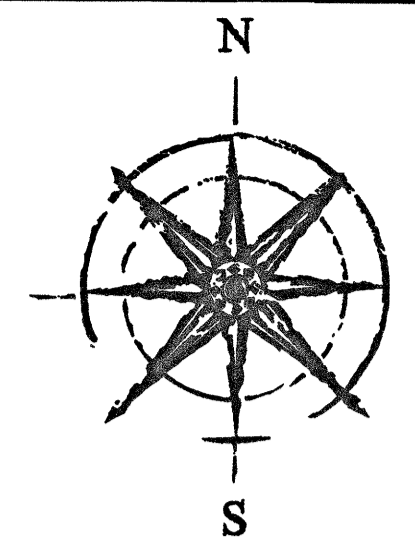
Line Table		
LINE	DIRECTION	LENGTH
L1	N55°07'25"W	50.00
L2	S45°31'38"W	17.11
L3	N33°49'18"W	50.00
L4	N00°27'00"E	49.73
L5	N00°27'00"E	41.39
L8	S00°26'59"W	41.50
L10	N00°27'00"E	41.39
L11	N00°27'00"E	45.11



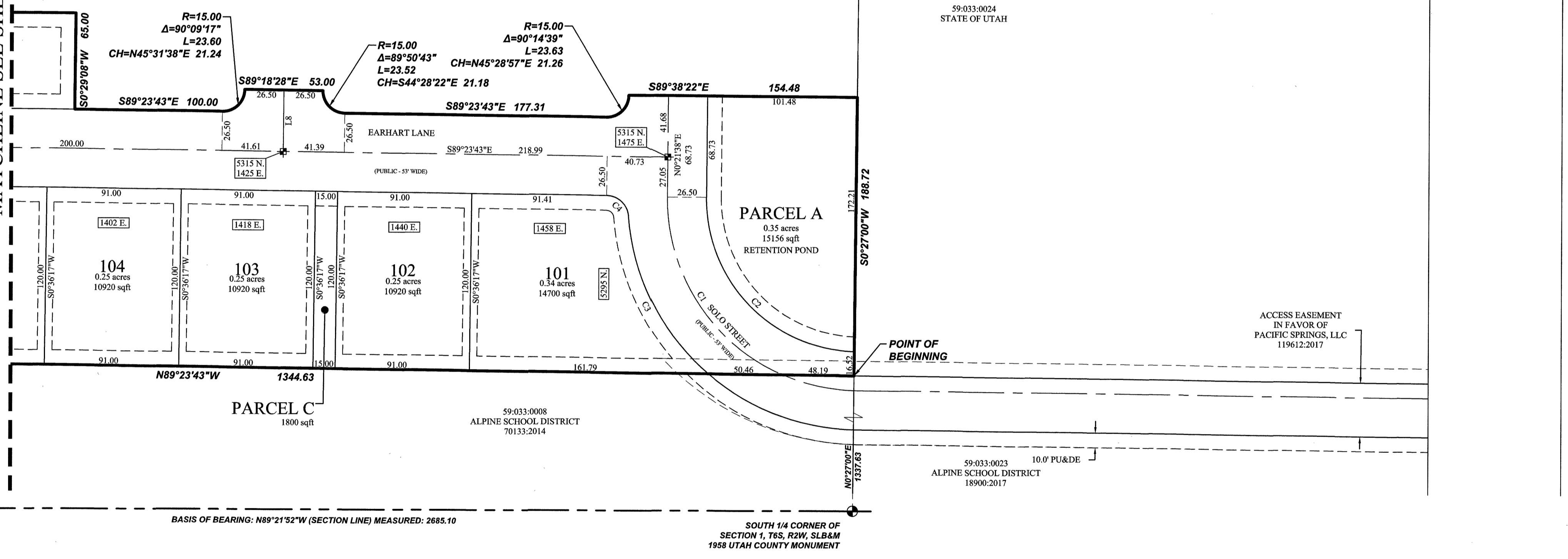
TYPICAL BUILDING SETBACKS
N.T.S.

SITE TABULATIONS

- TOTAL # OF LOTS: 30 LOTS
- TOTAL ACREAGE: 8.68 ACRES
- TOTAL ACREAGE IN LOTS: 5.38 ACRES
- TOTAL R.O.W ACREAGE: 2.81 ACRES
- TOTAL PARCEL ACREAGE: 0.49 ACRES
- TOTAL OPEN SPACE ACREAGE: 0.43 ACRES
- AVERAGE LOT SIZE: 0.19 ACRES OR 8,394 SQFT.
- LARGEST LOT SIZE: 0.34 ACRES
- SMALLEST LOT SIZE: 0.14 ACRES
- OVERALL DENSITY: 3.46 UNITS/ACRE



MATCHLINE SEE SHEET 2 OF 2



GENERAL NOTES
1. PARCELS A, C, & D ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

DOMINION ENERGY UTAH:
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY
d/b/a DOMINION ENERGY UTAH
Approved this 11 DAY OF July A.D. 2019
By: [Signature]
Title: PRE-CONSTRUCTION GAS ACCOUNT SETUP

16658 SHEET 1 OF 2

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)(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] 7/10/19
ROCKY MOUNTAIN POWER DATE

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

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
[Signature] 7/12/19
DATE

SURVEYOR'S CERTIFICATE
I, Spencer Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.
[Signature] 7/11/19
Spencer Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION
A portion of the NE1/4 of the SW1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the Southeast Corner of the NE1/4 of the SW1/4 of Section 1, T6S, R2W, SL&M, located N0°27'00"E along the 1/4 Section line 1,337.63 feet from the South 1/4 Corner of said Section 1 (Basis of Bearing: N89°21'52"W along the Section line between the South 1/4 Corner and Southwest Corner of said Section 1); thence N89°23'43"W along the 1/16" (40 Acre) line 1,344.63 feet to the Southwest Corner of the NE1/4 of the SW1/4 of said Section 1; thence N00°21'38"E along the 1/16" (40 Acre) line 575.96 feet; thence S89°34'23"E 94.75 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°58'37" Chord: N45°26'19"E 21.21 feet; thence S89°34'46"E 53.00 feet; thence S00°27'00"W 28.46 feet; thence S89°23'43"E 108.00 feet; thence S00°27'25"W 330.00 feet; thence S89°23'43"E 377.04 feet; thence N00°27'00"E 4.55 feet; thence S89°33'00"E 168.00 feet; thence S00°29'08"W 65.00 feet; thence S89°23'43"E 100.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'17" Chord: N45°31'38"E 21.24 feet; thence S89°18'28"E 53.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S89°33'00"E) a distance of 23.52 feet through a central angle of 89°50'43" Chord: S44°28'22"E 21.18 feet; thence S89°23'43"E 177.31 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.63 feet through a central angle of 90°14'39" Chord: N45°28'57"E 21.26 feet; thence S89°38'22"E 154.48 feet to the 1/4 Section line; thence S00°27'00"W along the 1/4 Section line 188.72 feet to the point of beginning.
Contains: 8.68 acres +/-

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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: Benson J. Whitney, V.P. of Land Acquisitions, Inc.
AUTHORIZED SIGNATURE(S): [Signature]
Richmond American Homes of Utah, Inc.

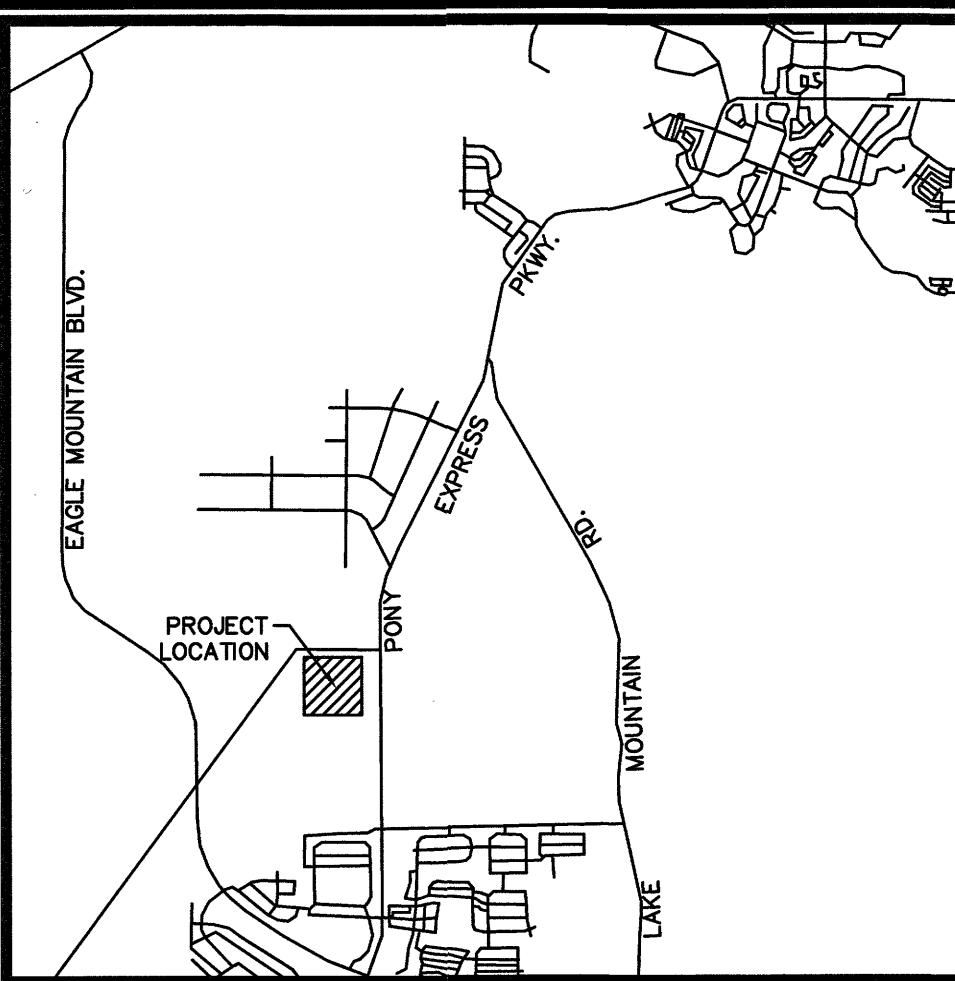
ACKNOWLEDGMENT
ON THE 20 DAY OF July, 2019, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE _____
COMMISSION NUMBER: _____ PRINTED FULL NAME OF NOTARY _____

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Salt Lake
ON THE 3 DAY OF July A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, BENSON J. WHITNEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF LAND ACQUISITIONS, INC. A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 7-28-2019
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
PRINTED FULL NAME OF NOTARY: KAY VAN WAGONER

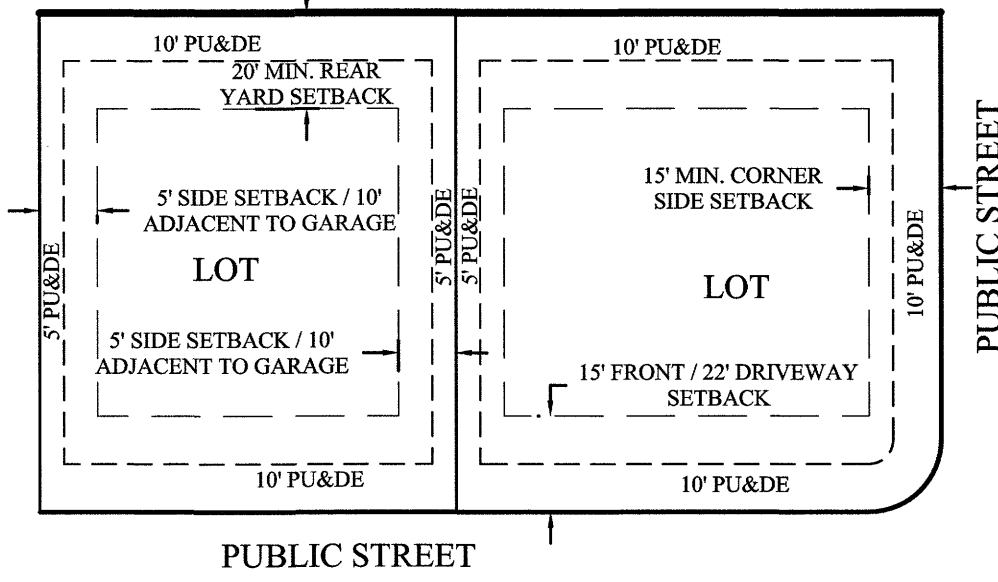
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF August, 2019.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature] (SEE SEAL BELOW)
ATTEST BY CITY RECORDER: [Signature] (SEE SEAL BELOW)

PACIFIC SPRINGS
PHASE A PLAT
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 1, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY
SHEET 1 OF 2
SURVEYOR'S SEAL: [Seal]
NOTARY PUBLIC SEAL: [Seal]
CITY-COUNTY ENGINEER SEAL: [Seal]
COUNTY RECORDER SEAL: [Seal]

2017-17-346 Pacific Springs - Eagle Mountain\design 17-346\figs\sheet1\phase 1 FINAL.dwg - FINAL PLAT.dwg



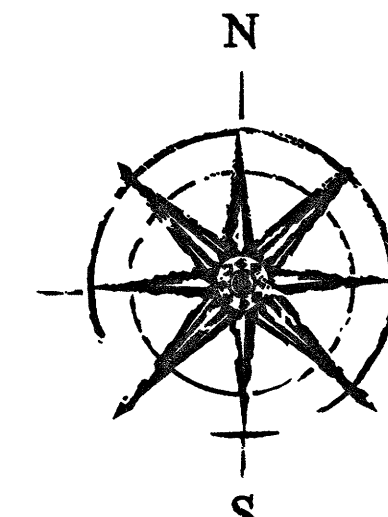
VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

SITE TABULATIONS

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- SMALLEST LOT SIZE: 0.14 ACRES
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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Curve Table					
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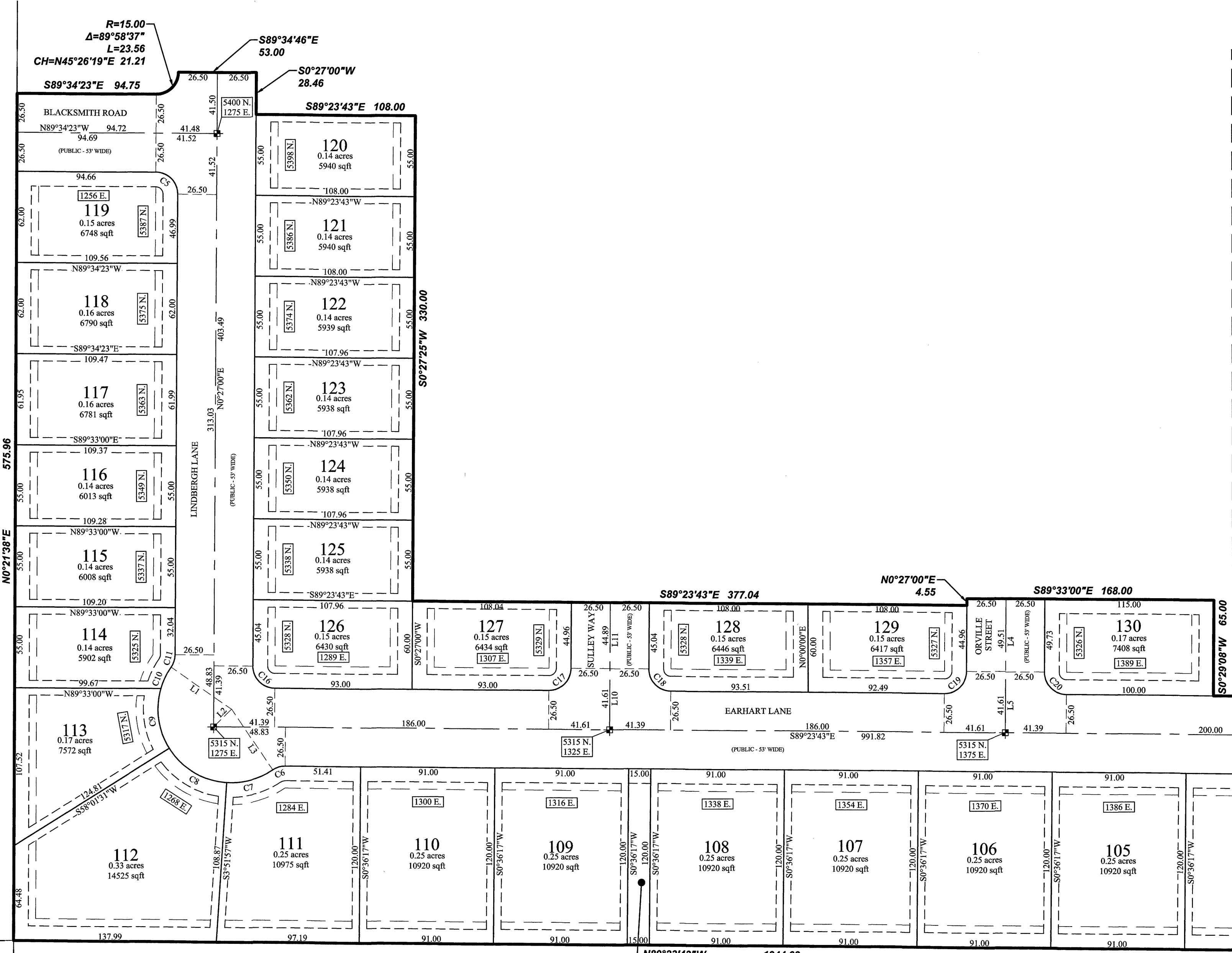
GENERAL NOTES

1. PARCELS A, C, & D ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

59-033-0022
BETTY T. MURDOCK
FAMILY TRUST
28831:1992

59-033-0021
ALPINE SCHOOL DISTRICT
8736:2017

59-033-0008
ALPINE SCHOOL DISTRICT
70133:2014



DRIVEWAY NOTES

1. LOT 109 DRIVEWAY TO BE ON WEST SIDE OF LOT TO AVOID STORM DRAIN INLET.
2. LOT 115 DRIVEWAY TO BE ON NORTH SIDE OF LOT TO AVOID STORM DRAIN INLET.

MATCHLINE SEE SHEET 1 OF 1

ENT 77951:2019 Map # 16658
JEFFERY SHITH
UTAH COUNTY RECORDER
2019 Aug 15 10:01 am FEE 166.00 BY HA
RECORDED FOR EAGLE MOUNTAIN CITY

16658 SHEET 2 OF 2

**PACIFIC SPRINGS
PHASE A PLAT 1**

SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 1, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 P/E: (801) 352-0075
www.focusutah.com

Z:\2007\17-346\Pacific Springs - Eagle Mountain\Design\17-346\Drawings\PHASE 1\FINAL\C21 - FINAL PLAT.dwg