

VICINITY MAP
NOT TO SCALE

TABULATIONS

TOTAL AREA	0.36 AC
TOTAL OPEN SPACE DEDICATED TO CITY	0.00 AC
TOTAL IMPROVED OPEN SPACE	0.00 AC
3 LOTS	0.36 AC
AVERAGE LOT SIZE	0.12 AC (5,157 SF)
LARGEST LOT	0.13 AC (5,569 SF)
SMALLEST LOT	0.11 AC (4,836 SF)
STREET DEDICATED TO CITY	0.00 AC
OVERALL DENSITY	6.25 RES/AC

SYMBOL LEGEND

- FOUND UTAH COUNTY MONUMENT
-
- P.U.E. PUBLIC UTILITY EASEMENT
- FOUND PLUG ON LOT LINE EXTENSION
- FOUND PLUG ON LOT LINE EXTENSION

DOMINION ENERGY COMPANY APPROVAL

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 1-800-366-6532.

APPROVED THIS 12 DAY OF August, A.D. 2019
 BY: Douglas Elbridge
 TITLE: Pre-Const Specialist

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. 17-27-2(2)(b) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
 b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 c. TITLE 54, CHAPTER 26, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 d. ANY OTHER PROVISION OF LAW

Approved this 8 day of August, A.D. 2019

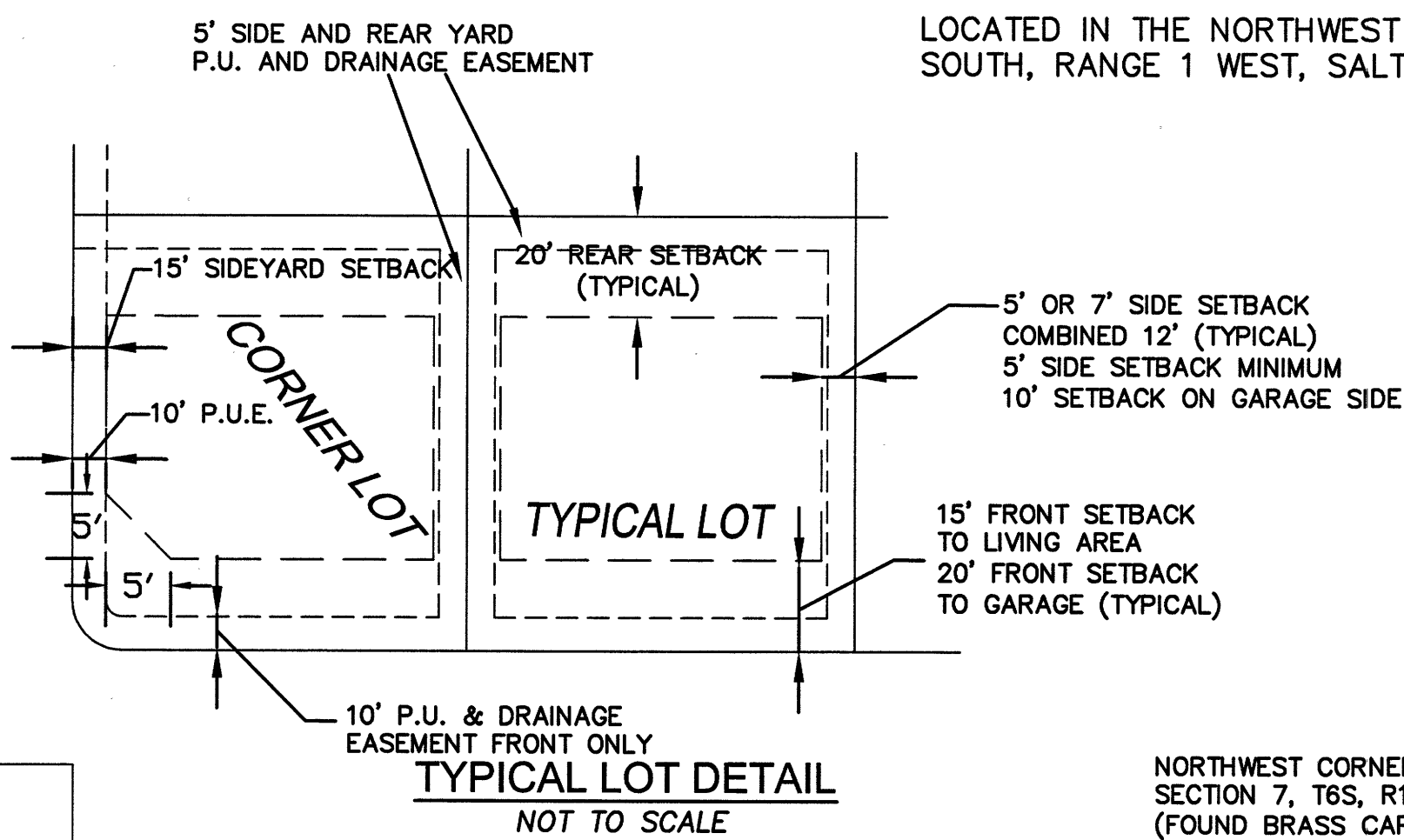
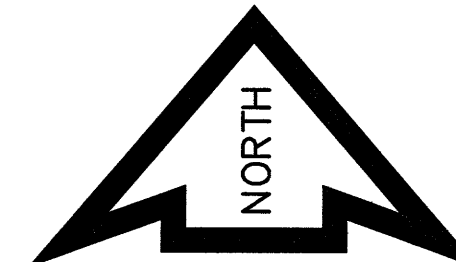
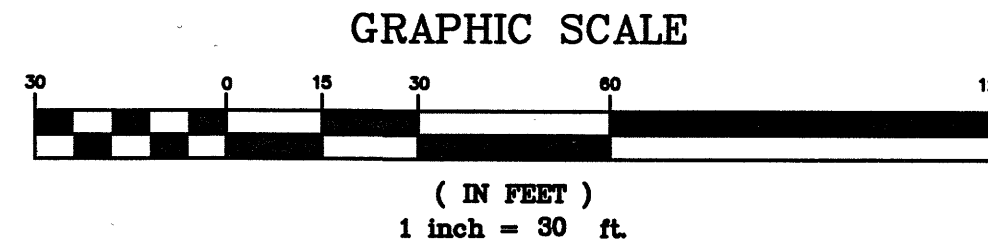
Oil Edwards
 ROCKY MOUNTAIN POWER

PREPARED BY: **LEVEL OF FOCUS, INC**
 05-06-19 DAVID F. HUNT, P.L.S.
 DATE 1334 EAST 1150 SOUTH
 08-07-19 SPANISH FORK, UTAH 84660
 REVISED (801) 319-5441 LEVELOFFOCUS@GMAIL.COM

PIONEER ADDITION

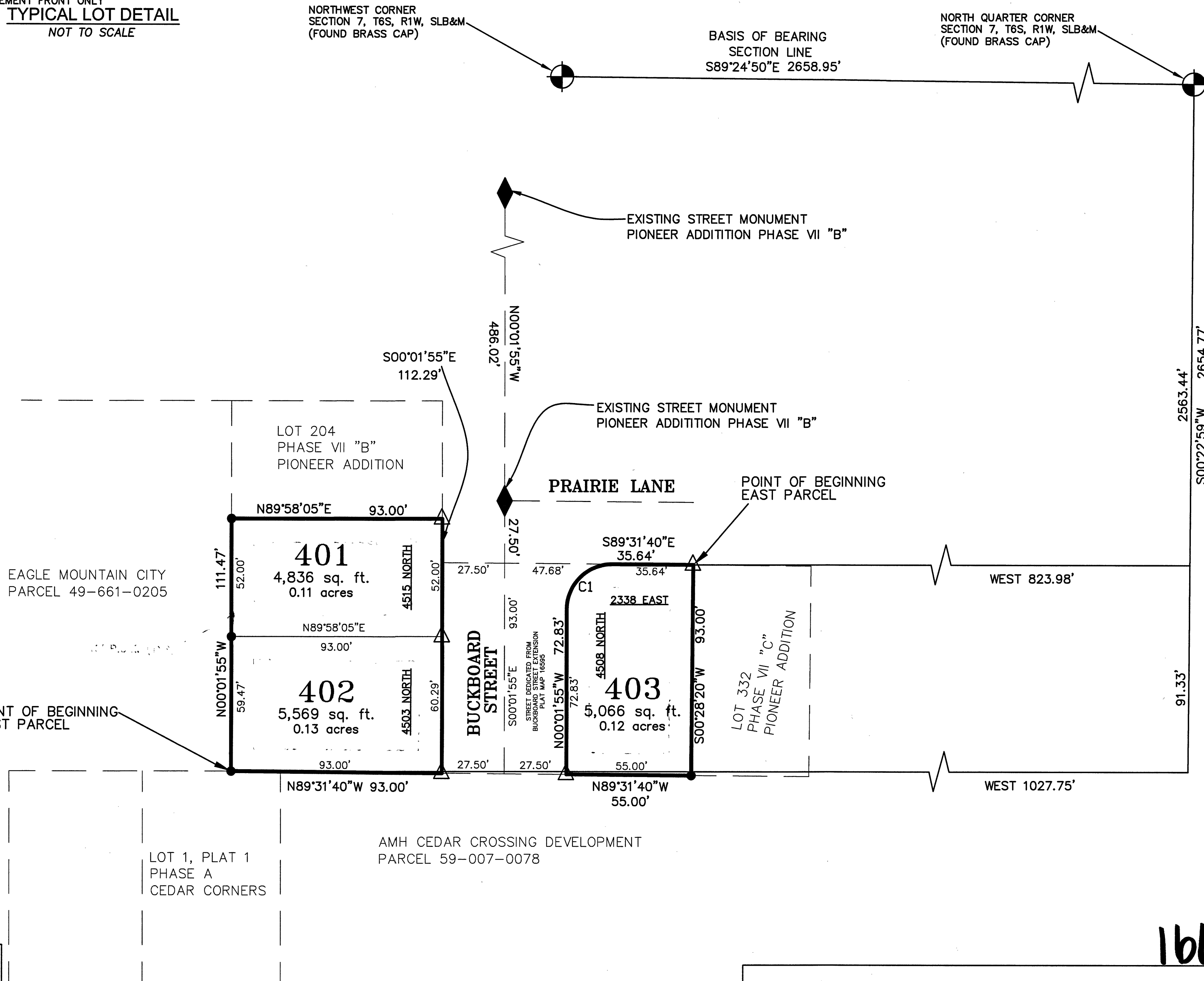
PHASE VII "D"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.59	20.00	90°30'15"	S45°13'12"W	28.41



OWNER/DEVELOPER
 MVR MANAGEMENT LLC
 1019 EAST HUNTER LANE
 EAGLE MOUNTAIN, UT 84005

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.11ariff.
Chris
 DIRECT COMMUNICATIONS
 DATE 8/19

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543, 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.

BOUNDARY DESCRIPTION

TWO PARCELS (EAST & WEST, AS SHOWN HEREON) OF LAND BEING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EAST PARCEL
 BEGINNING AT A POINT LOCATED SOUTH 00°22'59" WEST 2563.44 FEET ALONG THE QUARTER SECTION LINE AND WEST 823.98 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE SOUTH 00°28'20" WEST 93.00 FEET; THENCE NORTH 89°31'40" WEST 55.00 FEET; THENCE NORTH 00°01'55" WEST 72.83 FEET; THENCE ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT 31.59 FEET (CHORD BEARS N 45°13'12" E 28.41 FEET); THENCE SOUTH 89°31'40" EAST 35.64 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.12 ACRES, MORE OR LESS.

WEST PARCEL
 BEGINNING AT A POINT LOCATED SOUTH 00°22'59" WEST 2654.77 FEET ALONG THE QUARTER SECTION LINE AND WEST 1027.75 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 00°01'55" WEST 111.47 FEET; THENCE NORTH 89°31'40" EAST 93.00 FEET; THENCE SOUTH 00°01'55" WEST 72.83 FEET; THENCE SOUTH 00°01'55" EAST 112.29 FEET; THENCE NORTH 89°31'40" WEST 93.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.24 ACRES, MORE OR LESS.

DATE 08-07-19 SURVEYOR David F. Hunt
 (See Seal)

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, (P.O.S.), 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.

PRINTED NAME MVR Management LLC PRINTED NAME Tiffany Waden
 SIGNATURE [Signature] SIGNATURE [Signature]

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }

ON THE 26 DAY OF August, A.D. 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC AND COMMISSION NUMBER 686717
 A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES 1/1/2020 NOTARY PUBLIC SIGNATURE [Signature]
 (See Seal Below)

NOTARY PUBLIC SEAL

LEGISLATIVE BODY ACCEPTANCE

THE Eagle Mountain City Council 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 26 DAY OF August, A.D. 2019.

APPROVED: [Signature] ATTEST: [Signature]
 MAYOR (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN, APPROVED THIS 19th DAY OF August, A.D. 2019.

[Signature]
 CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM THIS 20 DAY OF August, A.D. 2019.

[Signature]
 CITY ATTORNEY

PHASE VII "D"

PIONEER ADDITION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 30 FEET

16686

CITY-COUNTY ENGINEER SEAL: [Seal]
 CLERK-RECORDER SEAL: [Seal]
 UTAH COUNTY RECORDER: [Seal]

SEC. 7-6-14J 70-038