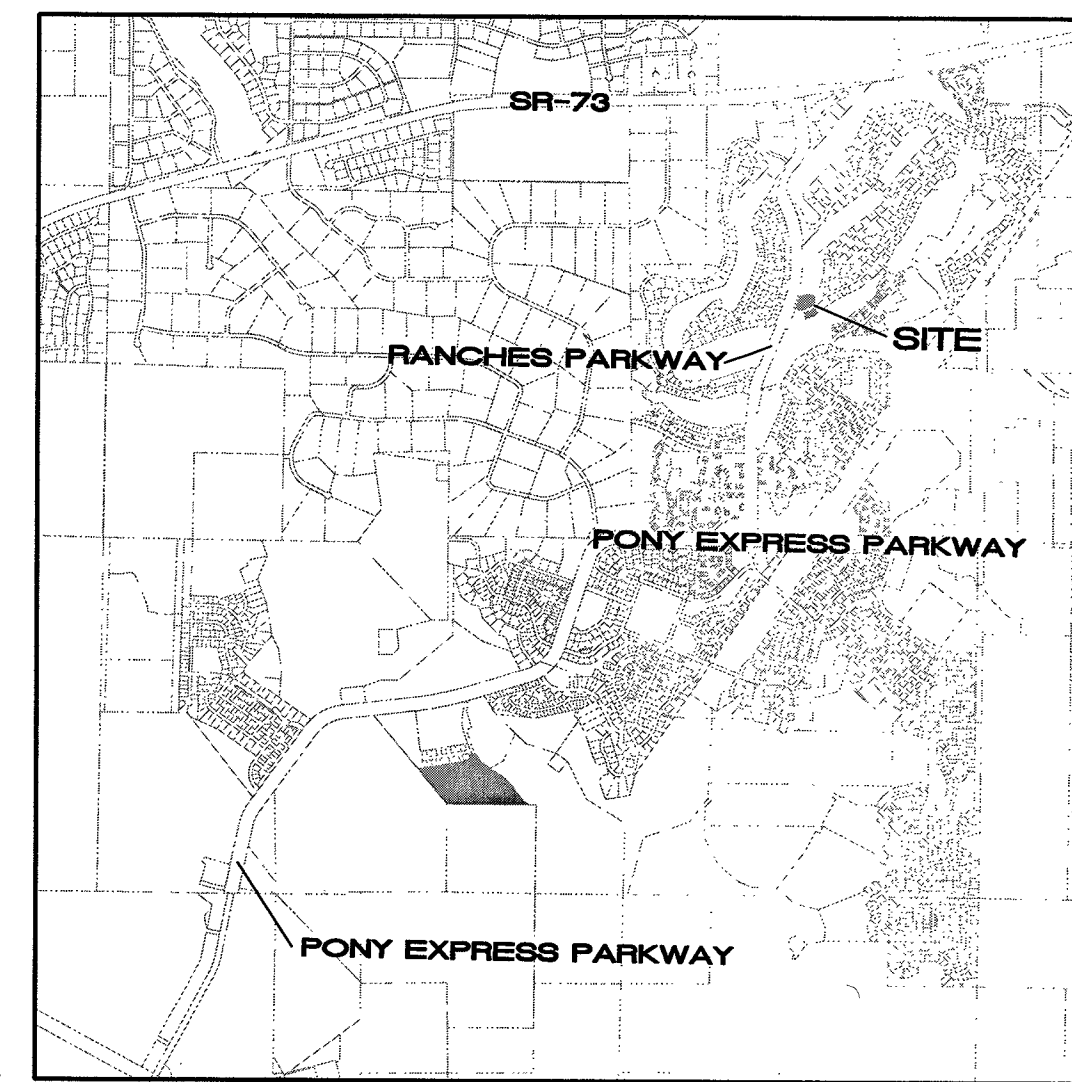


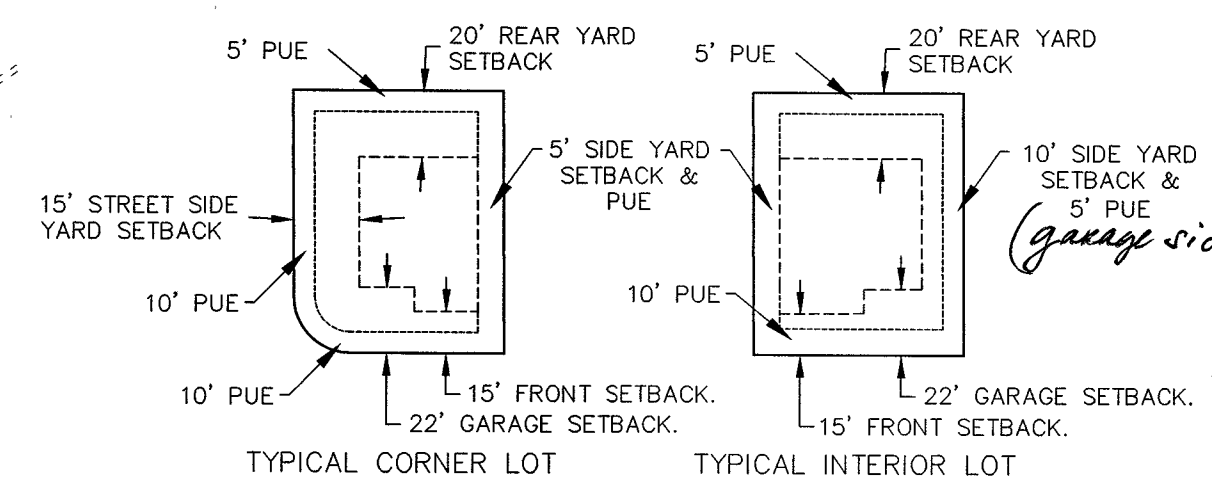
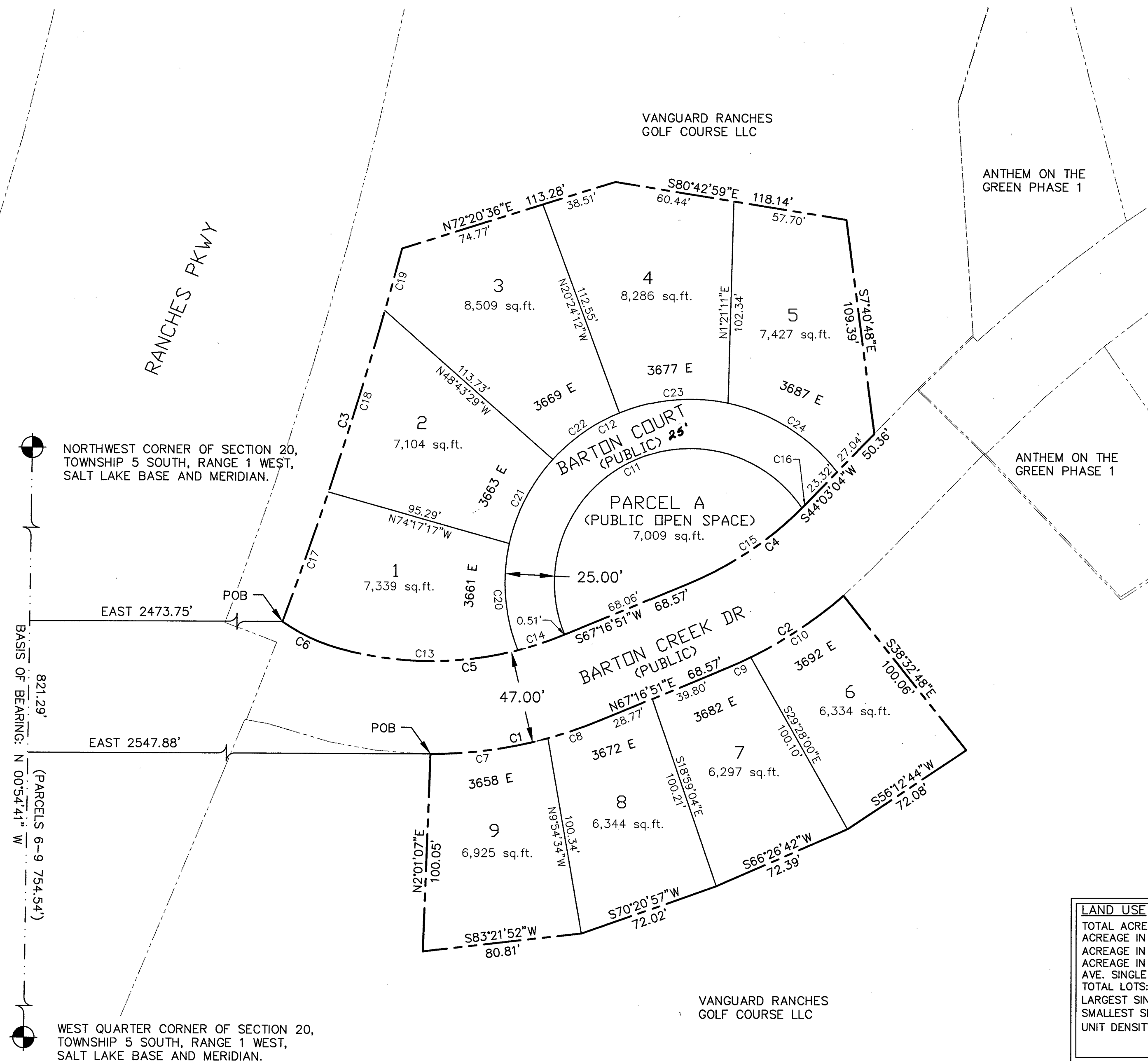
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	87.72	222.00	22°38'23"	87.15	N78°36'03"E
C2	70.69	222.00	18°14'41"	70.39	N58°09'31"E
C3	198.65	2103.00	5°24'44"	198.58	N17°31'02"E
C4	70.95	175.00	23°13'47"	70.47	S55°39'57"W
C5	116.45	175.00	38°07'39"	114.32	S86°20'40"W
C6	31.57	91.00	19°52'45"	31.41	N64°39'08"W
C7	60.22	222.00	15°32'35"	60.04	N82°08'57"E
C8	27.50	222.00	7°05'49"	27.48	N70°49'45"E
C9	14.30	222.00	3°41'29"	14.30	N65°26'06"E
C10	56.39	222.00	14°33'11"	56.24	N56°18'46"E
C11	200.93	68.25	168°40'49"	135.83	S61°37'41"W
C12	267.58	93.25	164°24'30"	184.78	S60°32'50"W
C13	91.90	175.00	30°05'14"	90.84	S89°39'07"E
C14	24.56	175.00	8°02'25"	24.54	N71°18'04"E
C15	68.88	175.00	22°33'00"	68.43	N56°00'21"E
C16	2.08	175.00	0°40'47"	2.08	N44°23'27"E
C17	69.69	2103.00	1°53'56"	69.69	N19°16'26"E
C18	96.30	2103.00	2°37'26"	96.29	N17°00'46"E
C19	32.65	2103.00	0°53'23"	32.65	N15°15'22"E
C20	54.99	93.25	33°47'12"	54.20	S45°49'E
C21	48.69	93.25	29°55'02"	48.14	S27°05'18"W
C22	41.47	93.25	25°28'59"	41.13	S54°47'19"W
C23	55.75	93.25	34°15'21"	54.93	S84°39'28"W
C24	66.67	93.25	40°57'57"	65.26	N57°43'53"W

# RANCHES ESTATES PLAT "B"

SITUATED IN SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



VICINITY MAP



SETBACK AND EASEMENT DETAIL

LAND USE	
TOTAL ACREAGE:	1.77 acres
ACREAGE IN LOTS:	1.48 acres
ACREAGE IN ROADS:	0.13 acres
ACREAGE IN OPEN SPACE:	0.16 acres
AVE. SINGLE FAMILY LOT:	7,174 SF
TOTAL LOTS:	9 LOTS
LARGEST SINGLE FAMILY LOT:	8,509 SF
SMALLEST SINGLE FAMILY LOT:	6,297 SF
UNIT DENSITY:	5.0 LOTS PER ACRE

- NOTES:
- 1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
  - 2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
  - 3- PRIVACY FENCING FACING RANCHES PARKWAY MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG RANCHES PARKWAY.
  - 4- BARTON COURT AND PARCEL A DEDICATED TO EAGLE MOUNTAIN CITY
  - 5- Lots 4 & 5 are required to be single story homes.

DIRECT COMMUNICATIONS APPROVAL  
 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.  
 Mairin Lipton 6/5/2020  
 DIRECT COMMUNICATIONS DATE

DOMINION GAS COMPANY APPROVAL  
 Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion 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 acknowledgment 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's right-of-way department at 1-800-366-8532

Approved this 10 day of June 20 2020 Dominion Gas Company  
 By: Quincy Eldredge Title: Pre-Com Spec

ROCKY MOUNTAIN POWER APPROVAL  
 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 of right of way  
 (2). The law applicable to prescriptive rights  
 (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities  
 (4). Any other provision of law

Wiley Hamlin 6/5/20  
 ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE  
 I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as RANCHES ESTATES PLAT "B" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION  
 LOTS 1-5  
 Beginning at a point which is North 00°54'41" West 821.29 feet along section line and East 2473.75 feet from the West Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Northeastly 198.65 feet along the arc of a 2103.00 foot radius curve to the left, through a central angle of 05°24'44", the chord of which bears North 17°31'02" East 198.58 feet along a road easement line in Warranty Deed Entry No. 96955:1998; thence North 72°20'36" East 113.28 feet; thence South 80°42'59" East 118.14 feet; thence South 07°40'48" East 109.39 feet; thence South 44°03'04" West 50.36 feet; thence Southwesterly 70.95 feet along the arc of a 175 foot radius curve to the right, through a central angle of 23°13'47", the chord of which bears South 55°39'57" West 70.47 feet; thence South 67°16'51" West 68.57 feet; thence Southwesterly 116.45 feet along the arc of a 175 foot radius curve to the right, through a central angle of 38°07'39", the chord of which bears South 86°20'40" West 114.32 feet; thence Northwesterly 31.57 feet along the arc of a 91 foot radius curve to the right, through a central angle of 19°52'45", the chord of which bears North 64°39'08" West 31.41 feet to the point of beginning. Parcel contains: 51,562 sq.ft.

LOTS 6-9  
 Beginning at a point which is North 00°54'41" West 754.54 feet along section line and East 2547.88 feet from the West Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Northeastly 87.72 feet along the arc of a 222 foot radius curve to the left, through a central angle of 22°38'23", the chord of which bears North 78°36'03" East 87.15 feet; thence North 67°16'51" East 68.57 feet; thence Northeastly 70.69 feet along the arc of a 222 foot radius curve to the left, through a central angle of 18°14'41", the chord of which bears North 58°09'31" East 70.39 feet; thence South 38°32'48" East 100.06 feet; thence South 56°12'44" West 72.08 feet; thence South 66°26'42" West 72.39 feet; thence South 70°20'57" West 72.02 feet; thence South 83°21'52" West 80.81 feet; thence North 02°01'07" East 100.05 feet to the point of beginning. Parcel contains: 25,897 sq.ft.

Basis of Bearing: the line between the West Quarter Corner and the Northwest Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 00°54'41" West (NAD 83).

June 1, 2020 DATE  
 Travis Trane SURVEYOR  
 (See Seal Below)

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 lands 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, 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 on the inhabitants thereof.

OWNER(S):  
 PRINTED R5 Development, LLC  
 AUTHORIZED SIGNATURES:  
 AL [Signature]  
 AL [Signature]  
 June 16, 2020

ACKNOWLEDGEMENT  
 On the 16th day of June, 2020, 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 03.05.2024  
 710974 COMMISSION NUMBER  
 LIANNE PENGRA NOTARY PUBLIC SIGNATURE  
 LIANNE PENGRA PRINTED NAME OF NOTARY



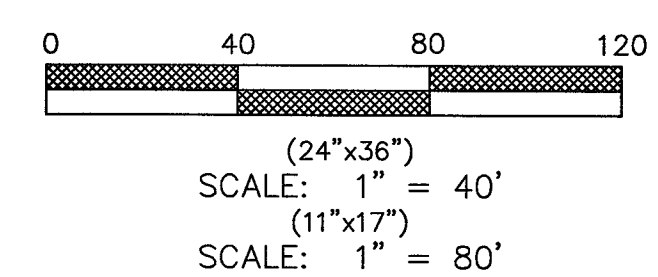
The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this day of June 20 2020  
 Approved by Mayor: [Signature]  
 Approved by City Attorney: [Signature]  
 Approved by City Engineer: [Signature]  
 Attest by City Recorder: [Signature]

## PLAT "B"

# RANCHES ESTATES

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



17151

TRANE ENGINEERING, P.C.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

Sec 20, T5S, R1W, T03B