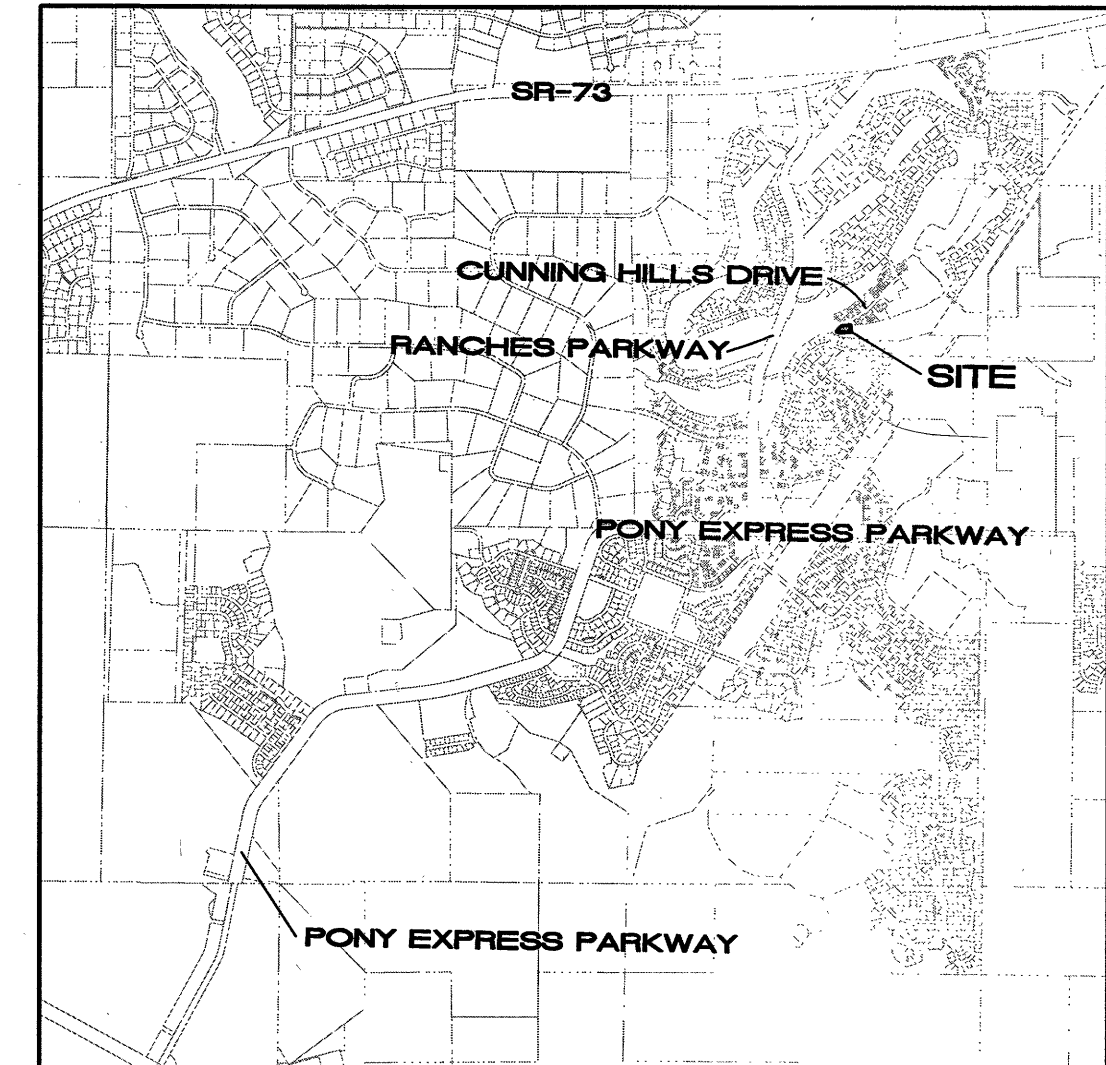
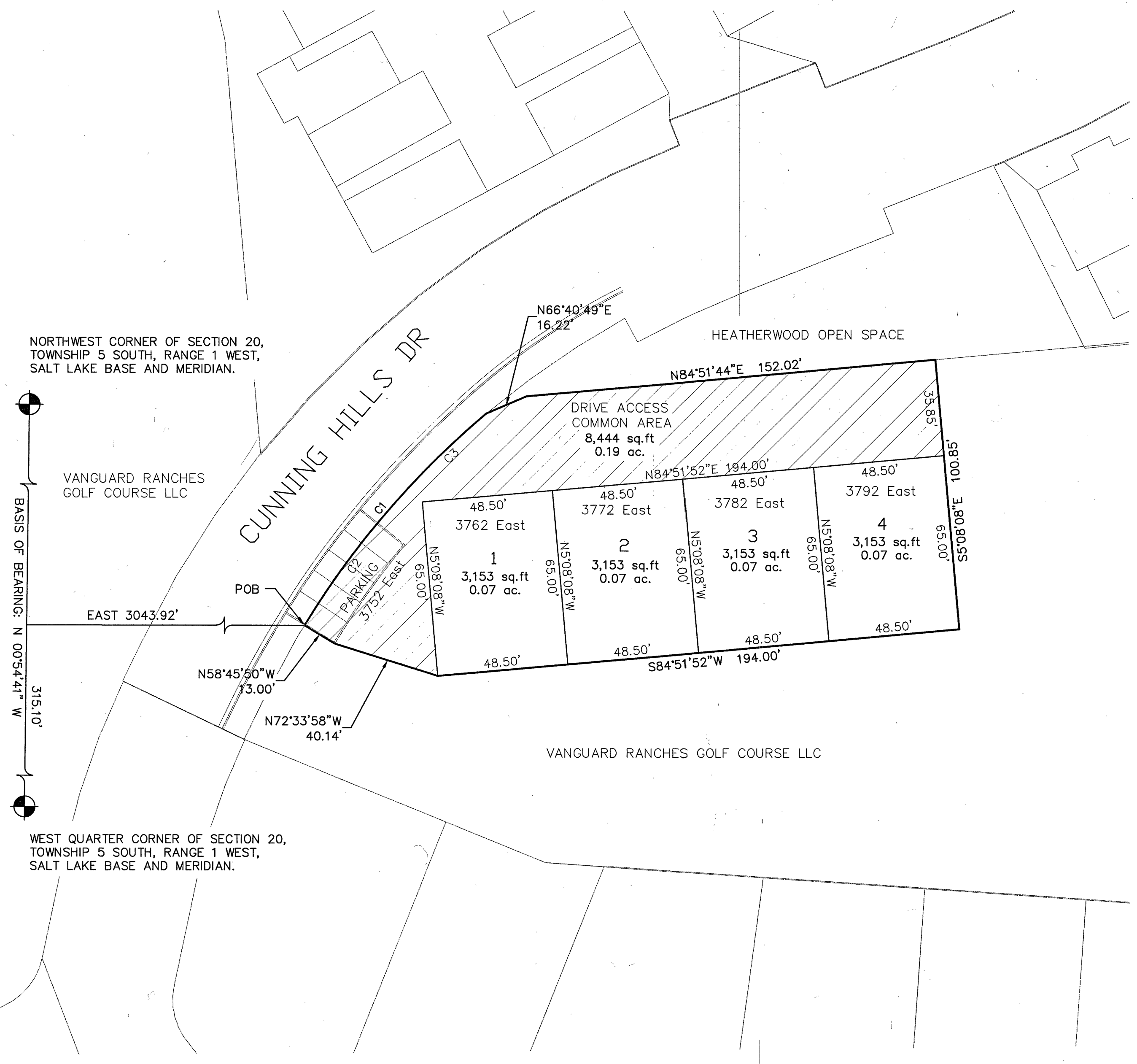
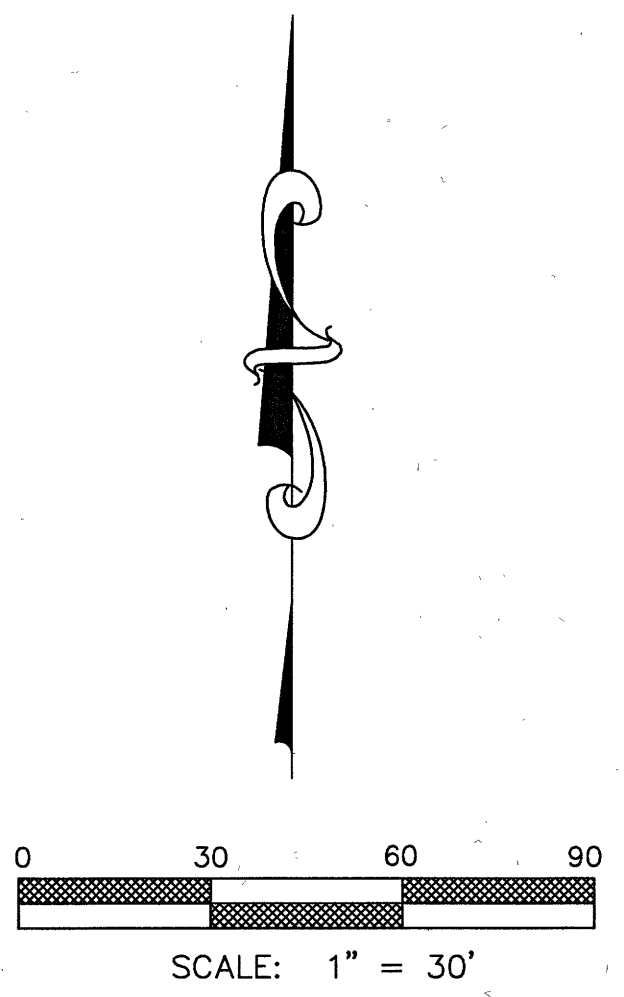


RANCHES ESTATES PLAT "D"

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



VICINITY MAP

PUBLIC UTILITY EASEMENT
COMMON AREA MAINTAINED BY HOA

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	104.23	325.00	18°22'33"	103.79 N40°25'26"E
C2	55.81	325.00	9°50'22"	55.74 S36°09'21"W
C3	48.42	325.00	8°32'11"	48.38 S45°20'37"W

LIMITED LIABILITY PARTNERSHIP ACKNOWLEDGEMENT

On the ___ day of _____, 20___, personally appeared before me, _____ who, after being duly sworn, acknowledged to me that _____ a Limited Liability Company, that _____ signed the owner's dedication freely and voluntarily for, and on behalf of, said Limited Liability Partnership for the purposes therein.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____
COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence 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 hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as RANCHES ESTATES PLAT "D" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°54'41" West 315.10 feet along section line and East 3043.92 feet from the West Quarter Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Northeasterly 104.23 feet along the arc of a 325 foot radius curve to the right, through a central angle of 18°22'33", the chord of which bears North 40°25'26" East 103.79 feet; thence North 66°40'49" East 16.22 feet; thence North 84°51'44" East 152.02 feet; thence South 05°08'08" East 100.85 feet; thence South 84°51'52" West 194.00 feet; thence North 72°33'58" West 40.14 feet; thence North 58°45'50" West 13.00 feet to the point of beginning.
Parcel contains: 21,054 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).

Oct 23, 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 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-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 and the inhabitants thereof.
Pursuant to Utah Code 10-9a-604(1d) the owner hereby conveys the common area, as indicated hereon, to Heatherwood Cottages HOA, P.O. Box 712088, Salt Lake City Utah 84147

OWNER(S): PRINTED _____ AUTHORIZED SIGNATURES _____
RS Development, LLC
AL Rafati, mgr.
11.20.2020

ACKNOWLEDGEMENT

On the 20 day of Nov, 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 acknowledged to me, that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 12-15-23
709307
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE _____
Brian Rammell
PRINTED NAME OF NOTARY _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 17 day of December 20

Dannan Burnham
APPROVED BY MAYOR
Christina Cook
APPROVED BY CITY ENGINEER
(See Seal Below)

Brian Rammell
APPROVED BY CITY ATTORNEY
Travis Trane
ATTEST BY CITY RECORDER
(See Seal Below)

PLAT "D"

RANCHES ESTATES

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

RECORDING INFORMATION
ENT 210812021 Map # 17485
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jan 06 8:40 PM FEE \$8.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

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

Brad Kidd
ROCKY MOUNTAIN POWER
DATE: Oct 27, 2020

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 of 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's right-of-way department at 1-800-366-8532

Approved this 28 day of October 2020 Dominion Gas Company
By: *Quincy Eldredge* Title: *Per Con*

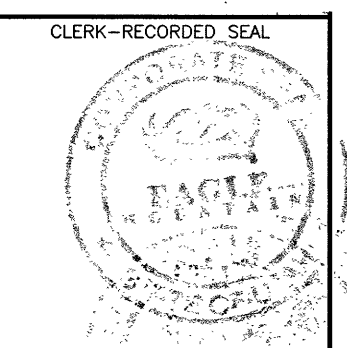
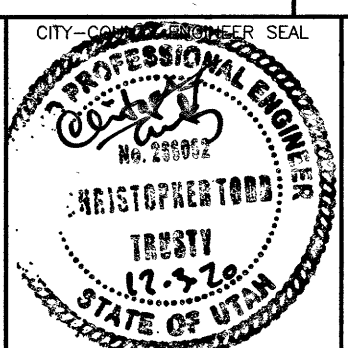
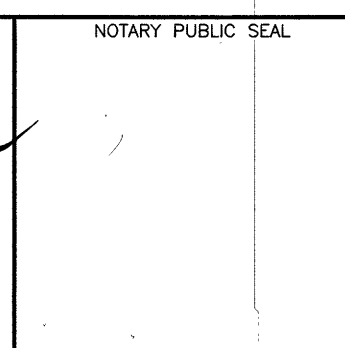
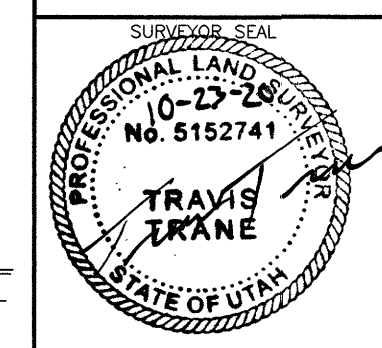
NOTES:

- 1- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
- 2- ALL COMMON AREAS INCLUDING PRIVATE ROADWAYS WILL BE A PUBLIC UTILITY AND DRAINAGE EASEMENT.

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.
Maupie Wilfred
DIRECT COMMUNICATIONS
DATE: 10/30/2020

LAND USE	
TOTAL ACREAGE:	0.48 acres
ACREAGE IN LOTS:	0.29 acres
ACREAGE IN OPEN SPACE:	0.19 acres
AVE. SINGLE FAMILY LOT:	3,153 SF
TOTAL LOTS:	4 LOTS
LARGEST SINGLE FAMILY LOT:	3,153 SF
SMALLEST SINGLE FAMILY LOT:	3,153 SF
UNIT DENSITY:	8.3 LOTS PER ACRE

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



5841/17485

See 20755, R/W, 5/88 W TU-088