

SAGE PARK PHASE A PLAT 1

EAGLE MOUNTAIN, UTAH S11, T6S, R2W, SLB&M

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH DIR	CH DIS
C1	5.99	25.00	13°43'52"	3.01	N83°12'55"W	5.98'
C2	33.43	25.00	76°36'35"	19.75	N38°02'41"W	30.99'
C3	39.27	25.00	90°00'00"	25.00	N45°15'37"E	35.36'
C4	41.33	105.50	22°26'41"	20.93	S79°02'16"W	41.06'
C5	57.09	105.50	31°00'17"	29.26	S52°18'47"W	56.40'
C6	53.94	105.50	29°17'48"	27.58	S22°09'45"W	53.36'
C7	13.36	105.50	7°15'14"	6.69	S03°53'14"W	13.35'
C8	323.22	2645.98	6°59'56"	161.81	S03°14'44"E	323.02'
C9	9.53	2637.50	0°12'25"	4.76	S06°51'52"E	9.52'
C10	39.99	25.00	91°39'06"	25.73	N46°05'10"E	35.86'
C11	7.33	2645.98	0°09'32"	3.67	S00°10'28"W	7.33'
C12	315.89	2645.98	6°50'25"	158.13	S03°19'30"E	315.70'
C13	34.77	54.50	36°33'02"	18.00	S18°32'08"W	34.18'
C14	50.84	54.50	53°26'58"	27.44	S63°32'08"W	49.02'
C15	39.27	25.00	90°00'00"	25.00	N44°44'23"W	35.36'
C16	38.55	25.00	88°20'54"	24.29	S43°54'50"E	34.84'
C17	39.12	25.00	89°39'32"	24.85	S45°05'23"W	35.25'
C18	70.90	76.00	53°26'58"	38.27	S63°32'08"W	68.36'
C19	48.48	76.00	36°33'02"	25.10	S18°32'08"W	47.66'
C20	39.36	25.00	90°12'07"	25.09	S36°55'09"W	35.42'
C21	30.13	174.50	9°53'31"	15.10	S86°57'58"W	30.09'
C22	38.93	25.00	89°13'45"	24.67	S54°43'33"E	35.12'
C23	44.29	225.50	11°15'08"	22.21	S86°17'09"W	44.21'
C24	49.69	274.50	10°22'17"	24.91	S04°55'31"E	49.62'
C25	58.92	325.50	10°22'17"	29.54	S04°55'32"E	58.84'
C26	53.56	296.00	10°22'17"	26.86	S04°55'32"E	53.51'
C27	42.81	204.00	12°01'23"	21.48	S85°54'01"W	42.73'

LINE	LENGTH	BEARING
L1	25.24	N00°15'37"E
L2	46.99	S89°44'23"E
L3	66.13	S55°00'34"E
L4	60.34	S50°53'21"W
L5	58.59	N21°16'07"W
L6	30.89	S72°29'39"E
L7	51.23	S25°04'28"W
L8	45.41	S08°53'10"W
L9	35.16	N82°08'45"W
L10	31.60	N64°48'26"W
L11	21.50	S89°44'23"E
L14	30.31	S15°12'59"W
L15	57.36	N69°53'59"E
L16	52.47	N63°55'50"W
L17	23.78	S33°22'20"E
L18	32.63	S23°22'20"E
L19	38.00	S00°15'37"W
L20	38.00	S00°15'37"W
L21	38.00	N00°15'37"E
L22	38.00	N00°15'37"E
L24	56.48	S23°11'44"E
L25	100.84	S01°54'43"W
L26	10.00	N36°48'39"E
L27	9.13	N36°48'39"E
L28	43.13	S79°53'20"W
L30	14.70	N88°05'17"W
L31	30.16	N88°05'16"W
L32	21.81	N88°05'16"W
L33	14.04	N36°48'39"E
L34	27.36	N00°15'37"E
L35	58.76	S33°54'14"E
L36	51.21	N14°42'49"E
L37	117.09	S04°28'52"W
L38	38.00	S00°15'37"W

ENGINEER/SURVEYOR

MCM ENGINEERING, INC.
MEL MCQUARRIE
PO BOX 189
HEBER CITY, UTAH 84032
435-654-0939

SAGE PARK PHASE I

TOTAL LOTS = 51
 AVERAGE LOT SIZE = 0.20 AC
 LARGEST LOT SIZE = 0.38 AC
 SMALLEST LOT SIZE = 0.18 AC
 OVERALL DENSITY = 2.7 UNITS/ACRE
 TOTAL LOT ACRES = 10.63 AC
 TOTAL PUBLIC OPEN SPACE (P.O.S.) = 3.94 AC
 TOTAL IMPROVED OPEN SPACE = 3.94 AC
 TOTAL STREET ACRES = 4.35 AC
 TOTAL PLAT ACRES = 18.92 AC

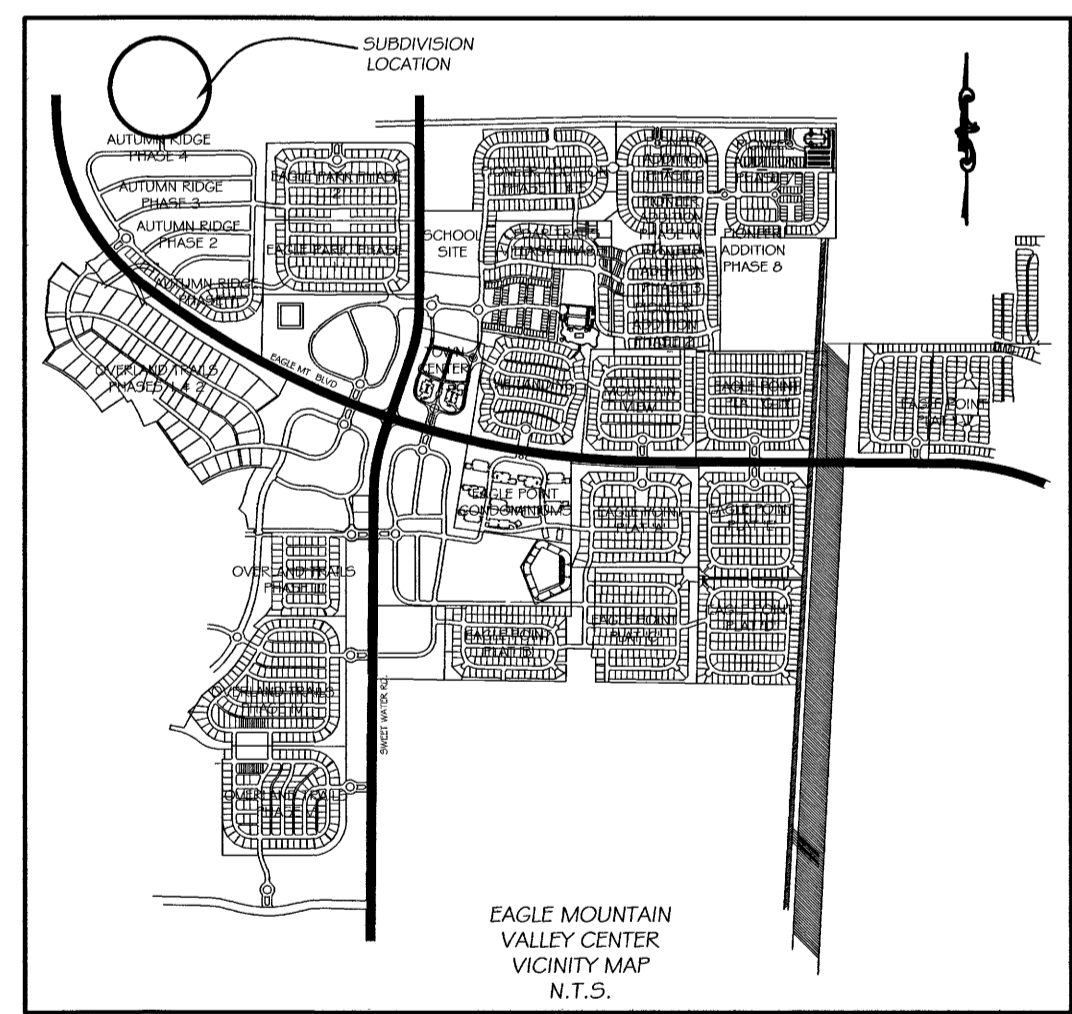
TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL HOMES
 DEVELOPER: PATTERSON CONSTRUCTION
 11009 NORTH 6400 WEST
 HIGHLAND, UT 84003

LEGEND

STREET MONUMENT
 P.O.S. = PUBLIC OPEN SPACE PARCEL

5/8" REBAR WITH CAP STAMPED 178851 WILL BE SET AT ALL LOT CORNERS AND BOUNDARY CORNERS UPON RECORDATION.

FIRE NOTE:
FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



15670 SHEET 1 of 2

SURVEYOR'S CERTIFICATE
I, MELVIN MCQUARRIE, UTAH REGISTERED LAND SURVEYOR No. 178851, DO HEREBY STATE THAT THIS DRAWING CONSISTING OF ONE (1) SHEET ACCURATELY REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION IN AUGUST, 2006.

7-17-17 DATE
Mel McQuarrie SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 589°55'09"W ALONG THE NORTH SECTION LINE 594.80 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 6S, R2W, SALT LAKE BASE & MERIDIAN SAID POINT BEING THE POINT OF BEGINNING;

THENCE 500°15'37"W 1334.44 FEET;
 THENCE S23°31'44"E 56.48 FEET;
 THENCE S01°54'43"W 100.94 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LEGENDS LAND AND RANCH ENTRY # 57696-04 AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE;
 THENCE N88°05'16"W 542.95 FEET ALONG SAID BOUNDARY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EAGLE MOUNTAIN BOULEVARD ENTRY # 4668-02 AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE;
 THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2637.50 FEET;
 THENCE NORTHWESTERLY 9.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'25" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N06°51'52"W 9.52 FEET) TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2645.98 FEET;
 THENCE NORTHWESTERLY 323.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°59'56" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N03°14'44"W 323.02 FEET)
 THENCE N00°15'37"E 1174.26 FEET;
 THENCE N89°55'09"E LEAVING SAID RIGHT-OF-WAY 543.80 FEET;
 THENCE S00°15'37"W 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 18.92 ACRES MORE OR LESS.

OWNER'S DEDICATION

I, 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 SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN, 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.

James K. Patterson, Inc. OWNER(S): PRINTED NAME
 James K. Patterson, President OWNER(S): PRINTED NAME

1/26/2017 DATE
 AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

ON THE 26th OF July, A.D. 2017, 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 1/5/2019 NOTARY PUBLIC SIGNATURE *Dave Cottle*
 COMMISSION NUMBER 681115 PRINTED FULL NAME OF NOTARY Dave Cottle

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council of Eagle Mountain, 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 26th OF July, 2017.

APPROVED BY MAYOR: *James K. Patterson*
 APPROVED BY CITY ATTORNEY: *Christopher T. Trusty*
 APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM THIS 1 DAY OF August, A.D. 2017.

CITY ATTORNEY: *Christopher T. Trusty*

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 DAY OF August, A.D. 2017.

CITY ENGINEER: *Del Edwards*

NOTARY PUBLIC

DAVE COTTLE
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION # 681115
 COMM. EXP. 01-05-2019

CITY ATTORNEY SEAL

CHRISTOPHER T. TRUSTY
 #178851
 MCM ENGINEERING, INC.
 7-17-17

SUBDIVISION SEAL

#178851
 MELVIN MCQUARRIE
 7-17-17

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]
 DIRECT COMMUNICATIONS
 7/21/17 DATE

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS 21 DAY OF July, 2017

QUESTAR GAS COMPANY
 BY: *[Signature]*
 TITLE: Pre-Const

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.

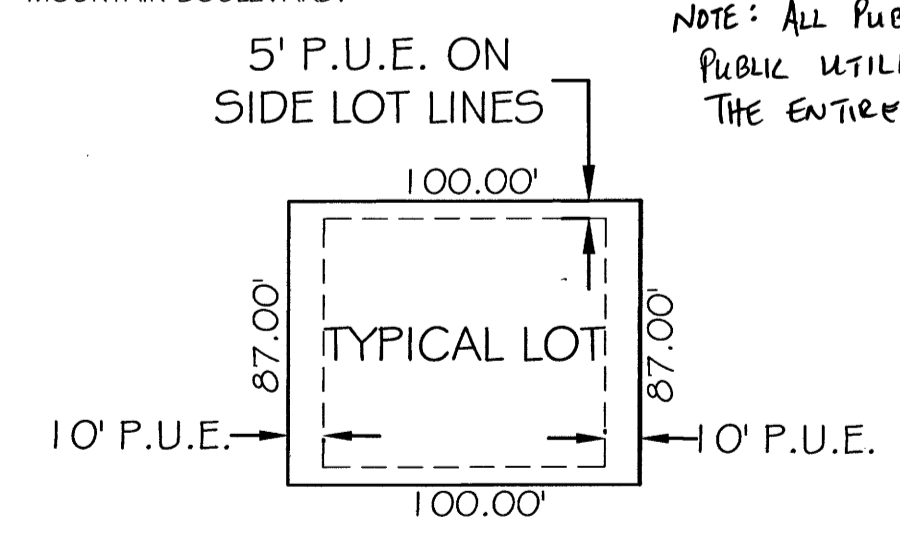
2. PURSUANT TO UTAH CODE ANN 17-27A-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 (4) ANY OTHER PROVISION OF LAW

[Signature]
 ROCKY MOUNTAIN POWER
 7/26/17 DATE

TYPICAL LOT

ALL LOTS HAVE A 5' P.U.E. ON THE SIDE LOT LINES.
 ALL LOTS HAVE A 10' P.U.E. ON THE FRONT AND REAR LOT LINES.
 SEE ADDITIONAL NOTE ON PAGE 2 FOR LOTS ALONG EAGLE MOUNTAIN BOULEVARD.



MCM ENGINEERING, INC.
 CIVIL / STRUCTURAL / LAND SURVEYING

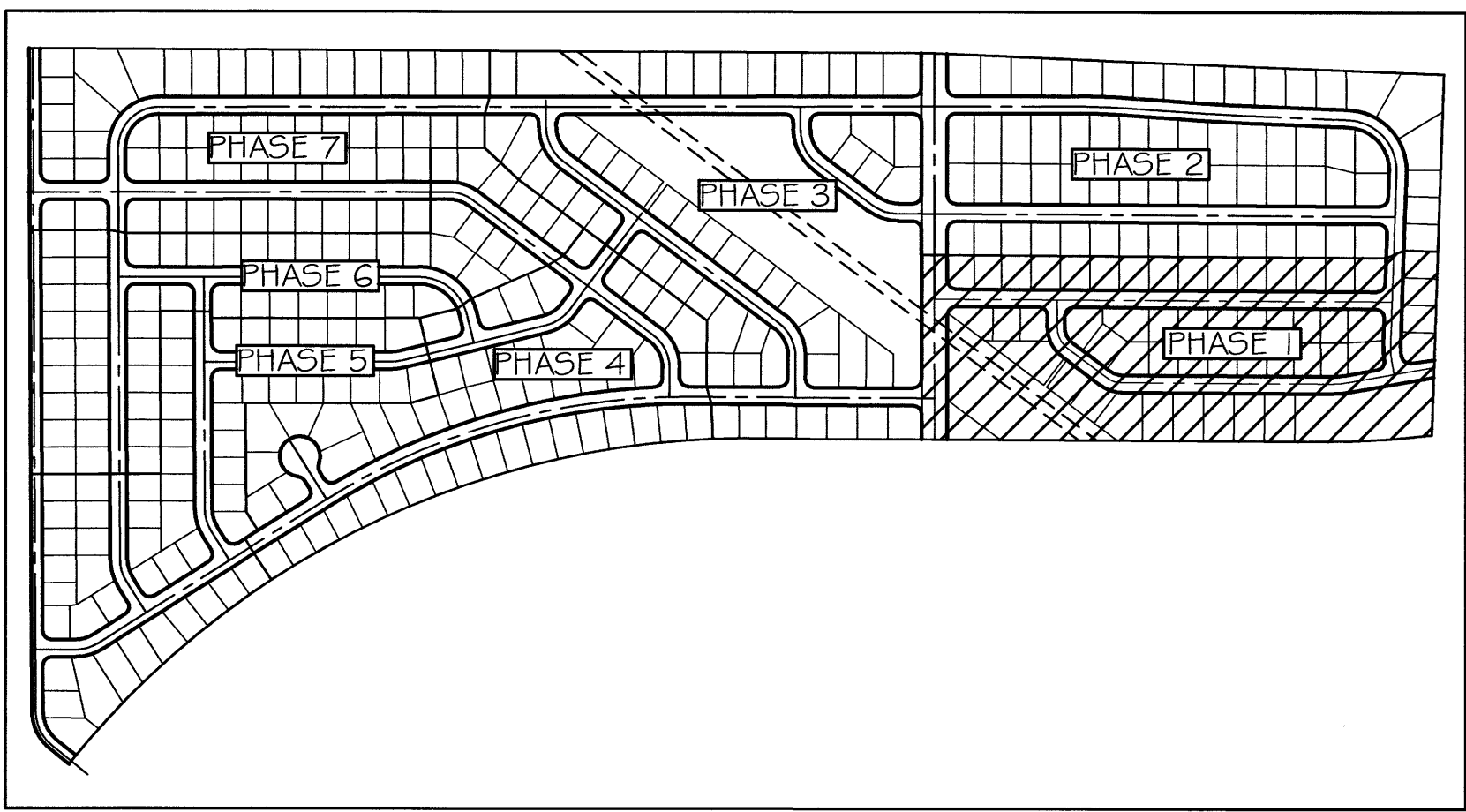
Customer: PATTERSON CONSTRUCTION
 Drawn by: SKF Approved by: MCM Project no.: OG044
 Z:\OG044 Sage Park\dwg\FH1_PLAT.dwg 10-8-15 10:48:23 AM MDT

REVISION DATE:	REVISED BY:	REVISION DESCRIPTION:
10/1/07	SKF	COUNTY RECORDER CHANGES
9/11/15	SKF	Redlines EMT-less one lot
03/14/17; 07/10/17	SKF	ADDED TYPICAL LOT DETAIL; ADDED OPENSACE BEHIND LOTS 7-12

PROJECT: **SAGE PARK PHASE A PLAT 1**
EAGLE MNT, UTAH S11, T6S, R2W SLB&M

SHEET TITLE: **FINAL PLAT MAP TITLE**
 SHEET NO.: **1**

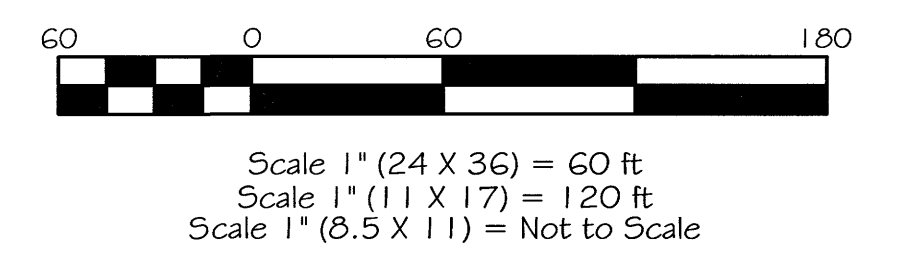
See 11-6-26-70-038



SAGE PARK PHASE A PLAT 1

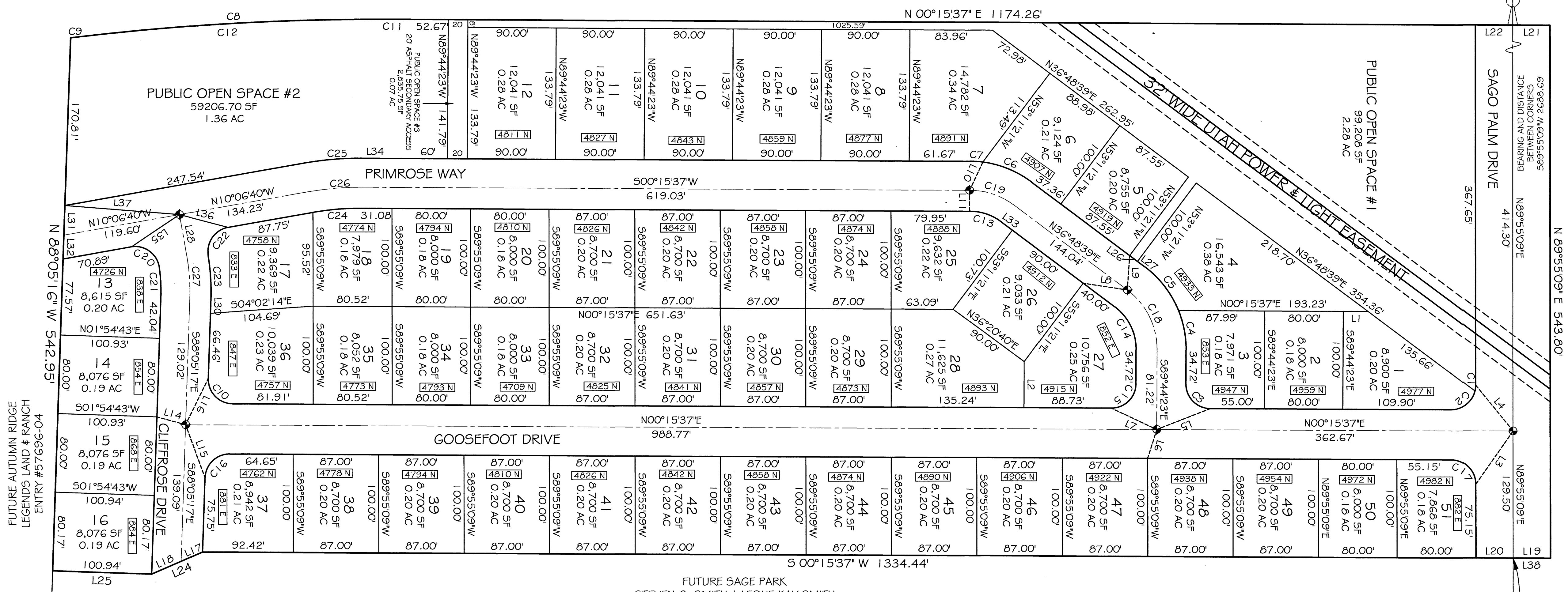
EAGLE MOUNTAIN, UTAH S11, T6S, R2W, SLB&M

**THERE IS AN 8' STRIP OF LAND BETWEEN EAGLE MOUNTAIN BOULEVARD AND LOTS 7-12 THAT IS DEDICATED PUBLIC OPEN SPACE. IT IS PART OF THE P.O.S.#1 AREA AND MAY BE USED BY EAGLE MOUNTAIN CITY TO INSTALL A TRAIL ALONG EAGLE MOUNTAIN BOULEVARD.



NORTH QUARTER CORNER
SEC. 11, T6S, R2W SLB&M
BRASS CAP

EAGLE MOUNTAIN BOULEVARD
ENTRY #45368-2000
ENTRY # 7292-85



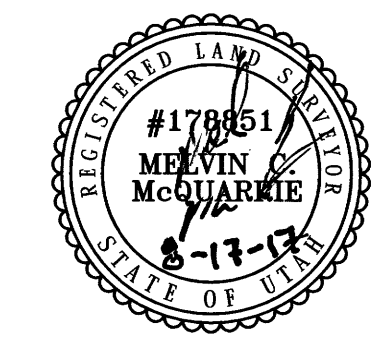
FUTURE SAGE PARK
STEVEN G. SMITH & LEONE KAY SMITH
ENTRY # 20182 BOOK 2612 PAGE 460

FUTURE SAGE PARK
STEVEN G. SMITH & LEONE KAY SMITH
ENTRY # 20182 BOOK 2612 PAGE 460

NE CORNER SEC 11
T6S, R2W, SLB&M
BRASS CAP

P.O.B.

15670
SHEET 2 of 2



ENT 80634 2017 Mar 4 15670
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Mar 18 5:01 PM
RECORDED FOR EAGLE MOUNTAIN CITY

MCM ENGINEERING, INC.
CIVIL / STRUCTURAL / LAND SURVEYING

Customer: PATTERSON CONSTRUCTION
Drawn by: SKF Approved by: MCM Project no.: 06044
Z:\06044 Sage Park\dwg\P11_PLAT.dwg 08/16/17

REVISION DATE:	REVISED BY:	REVISION DESCRIPTION:
10/1/07	SKF	COUNTY RECORDER DESCRIPTIONS
9/11/15	SKF	Took out a lot-per EMT request for 20' access
3/17,7/17,8/17	SKF	ADDED EASEMENT LANGUAGE FOR LOTS ALONG EMB, OPENSACE ALONG LOTS 7-12

PROJECT: SAGE PARK PHASE A PLAT 1
EAGLE MNT, UTAH S11, T6S, R2W, SLB&M

SHEET TITLE: FINAL PLAT MAP

SHEET NO.: 2