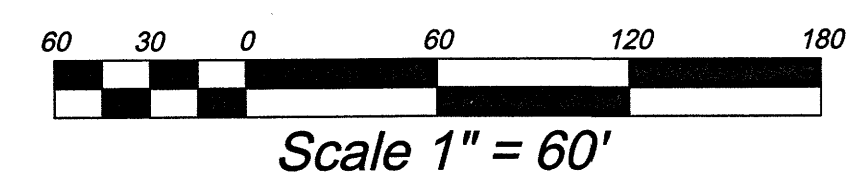
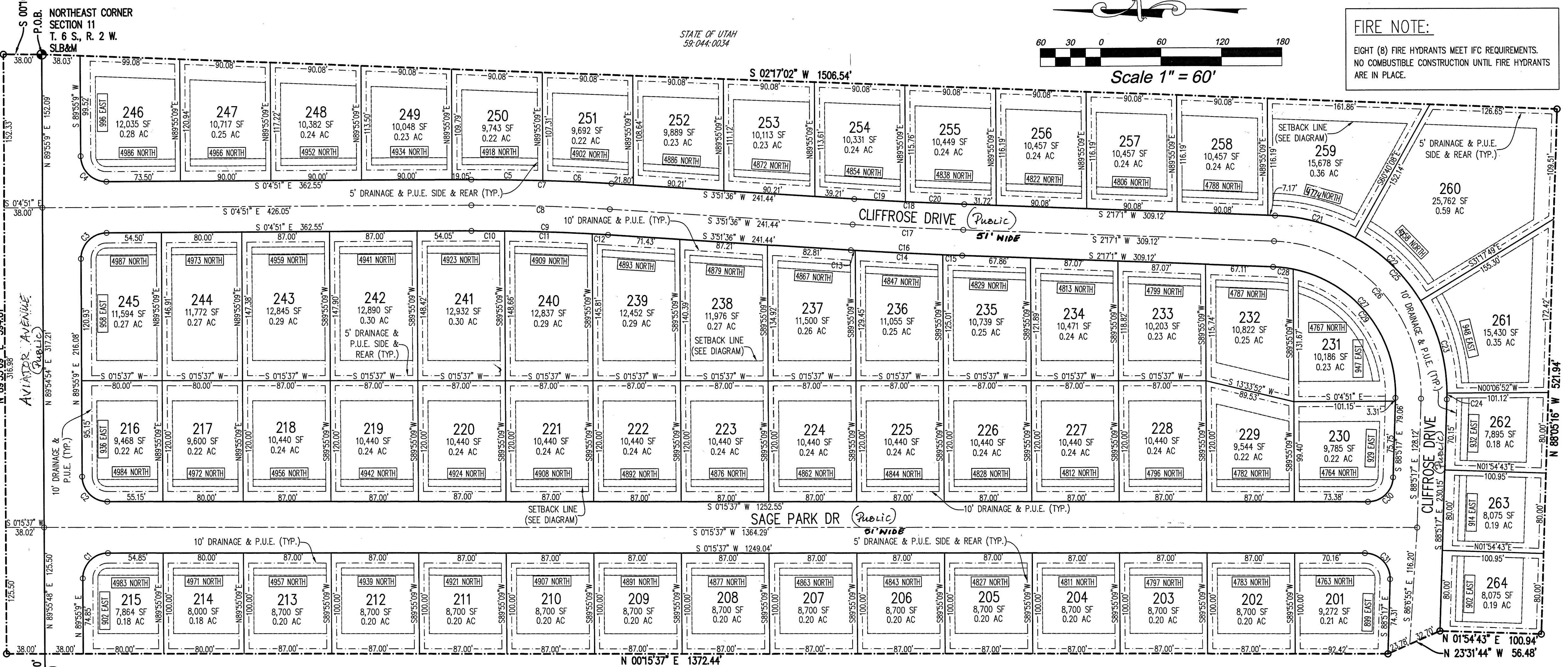


# SAGE PARK PHASE A - PLAT 2



**FIRE NOTE:**  
EIGHT (8) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

**PHASE A - PLAT 2 CALCULATIONS**

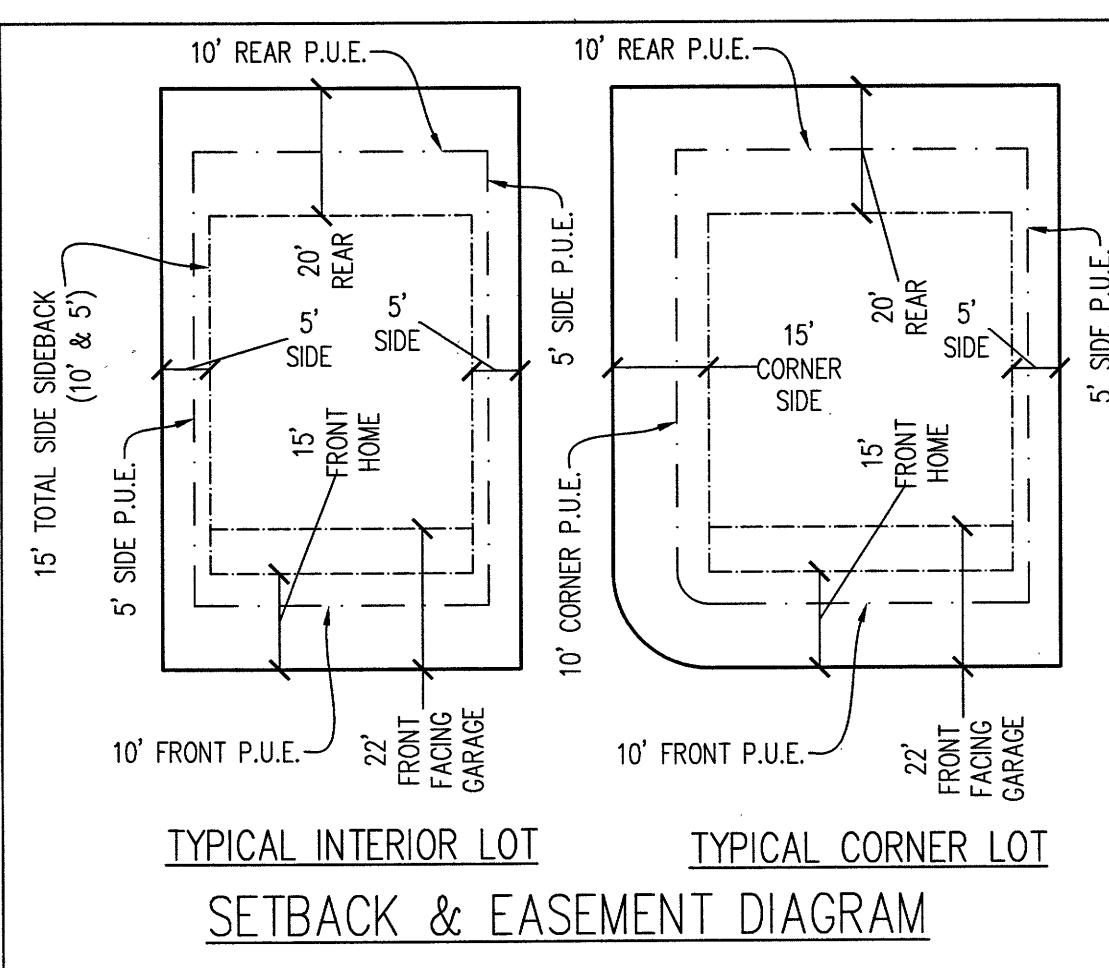
TOTAL ACREAGE:	19.97 ACRES
BUILDABLE ACREAGE:	19.97 ACRES
TOTAL ACREAGE IN LOTS:	15.44 ACRES
RIGHT-OF-WAY AREA:	4.53 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	10,512 SF/0.24 ACRES
LARGEST LOT SIZE:	25,762 SF/0.59 ACRES
SMALLEST LOT SIZE:	7,864 SF/0.18 ACRES
OVERALL DENSITY:	3.20 LOTS/ACRE
TOTAL # OF LOTS:	64 LOTS

**NOTES:**

- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SETBACKS:  
FRONT=15'  
DRIVEWAY=22'  
REAR=20'  
CORNER=15'  
SIDE=15' TOTAL (10' & 5')  
Garage side setback = 10'
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00	39.42	90°20'28"	35.46	S 44°54'37" E
C2	25.00	39.12	89°39'32"	35.25	N 45°5'23" E
C3	25.00	40.06	90°0'0"	36.06	S 45°4'51" E
C4	25.00	40.06	90°0'0"	36.06	N 44°55'9" E
C5	2025.50	70.97	2°0'27"	70.96	S 0°55'23" W
C6	2025.50	68.34	1°56'0"	68.34	S 2°53'36" W
C7	2025.50	139.31	3°56'27"	139.28	S 1°53'23" W
C8	2000.00	137.56	3°56'27"	137.53	S 1°53'23" W
C9	1974.50	135.80	3°56'27"	135.78	S 1°53'23" W
C10	1974.50	32.96	0°57'23"	32.95	S 0°23'51" W
C11	1974.50	87.07	2°31'36"	87.07	S 2°8'20" W
C12	1974.50	15.78	0°27'28"	15.78	S 3°37'52" W
C13	4025.50	4.39	0°3'45"	4.39	N 3°49'43" E
C14	4025.50	87.14	1°14'25"	87.14	S 3°10'38" W
C15	4025.50	19.22	0°16'25"	19.22	S 2°25'13" W
C16	4025.50	110.75	1°34'35"	110.75	S 3°4'18" W
C17	4000.00	110.05	1°34'35"	110.05	S 3°4'18" W
C18	3974.50	109.35	1°34'35"	109.35	S 3°4'18" W
C19	3974.50	50.98	0°44'6"	50.98	S 3°29'33" W
C20	3974.50	58.37	0°50'29"	58.37	S 2°42'16" W
C21	177.50	83.79	27°2'51"	83.02	S 15°48'26" W
C22	177.50	90.99	29°22'19"	90.00	S 44°11'1" W
C23	177.50	96.60	31°10'57"	95.41	S 74°17'40" W
C24	177.50	6.28	21°35"	6.28	N 89°6'4" W
C25	177.50	277.66	89°37'42"	250.21	S 47°5'52" W
C26	152.00	237.78	89°37'42"	214.26	S 47°5'52" W
C27	126.50	197.89	89°37'42"	178.32	S 47°5'52" W
C28	126.50	20.11	9°6'31"	20.09	S 6°50'17" W
C29	126.50	177.77	80°31'11"	163.50	S 51°39'8" W
C30	25.00	38.55	88°20'54"	34.84	N 43°54'50" W
C31	25.00	39.99	91°39'6"	35.86	N 46°5'10" W



APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
CITY ATTORNEY

SURVEYOR: **16197**  
**AZTEC ENGINEERING INC.**  
491 N. 450 W.  
OREM, UT. 84057  
(801) 224-7308

**DOMINION ENERGY**  
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 1-800-366-8532.

Approved this 11 day of July, 2018  
Dominion Energy  
*[Signature]*  
Title: Gas Utility Supervisor

**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]* 6/26/18  
DATE  
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.1a1rff.

*[Signature]* 6/27/18  
DATE  
DIRECT COMMUNICATIONS

**SURVEYOR'S CERTIFICATE**  
I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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 IN 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.  
DATE: May 31, 2018  
AARON D. THOMAS (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT LOCATED ON THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;  
THENCE SOUTH 0217°02' WEST A DISTANCE OF 1506.54 FEET; THENCE NORTH 88°05'16" WEST A DISTANCE OF 521.94 FEET; THENCE NORTH 01°54'43" EAST A DISTANCE OF 100.94 FEET; THENCE NORTH 23°31'44" WEST A DISTANCE OF 56.48 FEET; THENCE NORTH 00°15'37" EAST A DISTANCE OF 1372.44 FEET; THENCE NORTH 89°55'09" EAST A DISTANCE OF 594.81 FEET; THENCE SOUTH 00°16'26" WEST A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 870,053 SQUARE FEET OR 19.974 ACRES, MORE OR LESS.  
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

**EAGLE MOUNTAIN DEVELOPER PLAT 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 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  
Patterson Construction, Inc.  
James K Patterson, President  
AUTHORIZED SIGNATURE(S)  
*[Signature]*

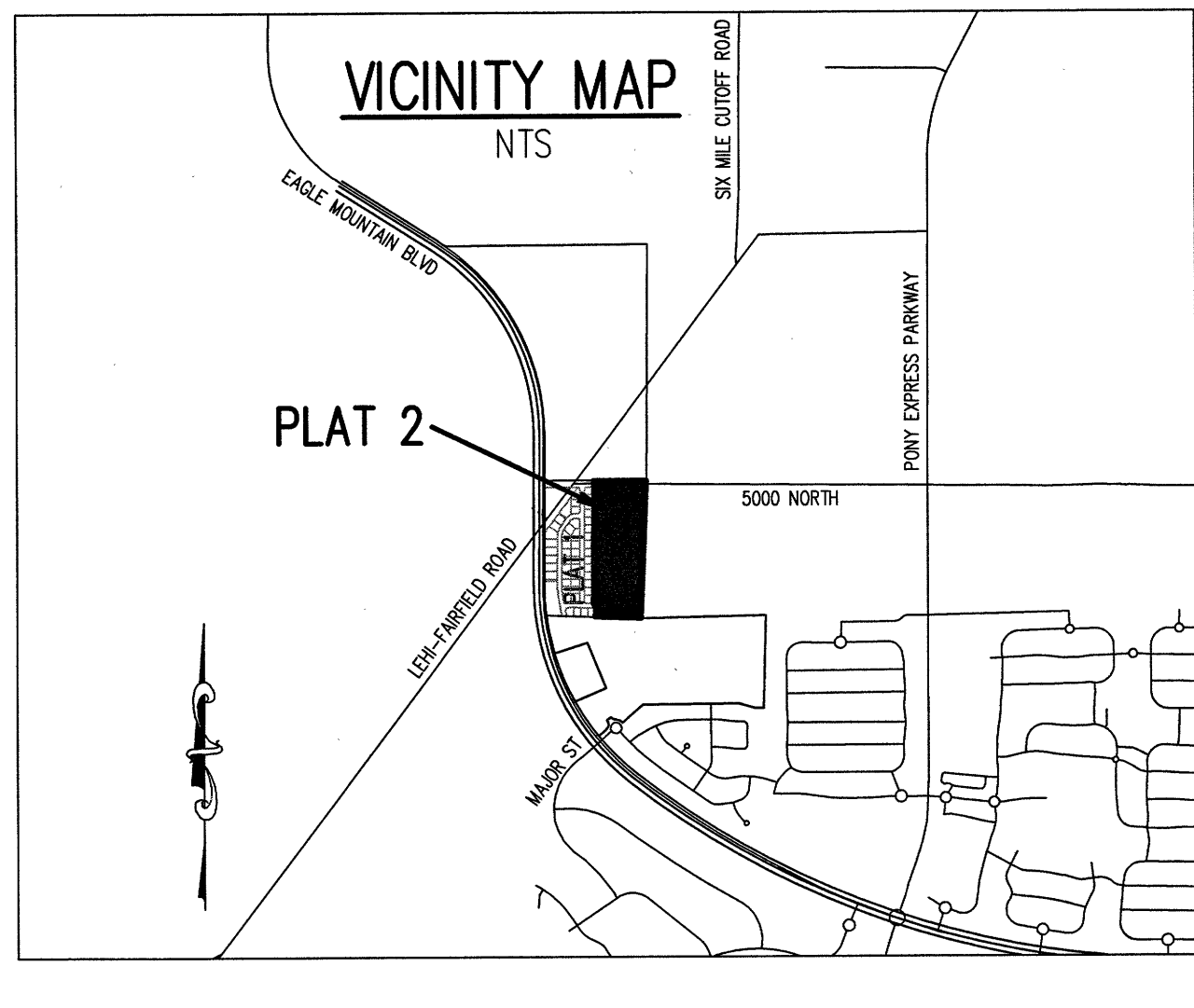
**ACKNOWLEDGMENT.**  
On the 13 day of June, 2018 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.  
MY COMMISSION EXPIRES 7-17-2021  
696013  
COMMISSION NUMBER  
Kent P. Smith  
PRINTED FULL NAME OF NOTARY  
*[Signature]*  
NOTARY PUBLIC SIGNATURE  
NOTARY PUBLIC SIGNATURE  
Kent P. Smith  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 20 DAY OF August, 2018.  
APPROVED BY MAYOR: *[Signature]*  
APPROVED BY CITY ATTORNEY: *[Signature]*  
APPROVED BY ENGINEER (SEE SEAL BELOW): *[Signature]*  
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *[Signature]*

**FINAL PLAT 2**  
**SAGE PARK PHASE A**  
SUBDIVISION  
LOCATED IN THE NE CORNER OF SEC 11, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH  
SCALE: 1" = 60 FEET

Surveyor's Seal: AARON D. THOMAS, 5-31-18, STATE OF UTAH  
Notary Public Seal: KENT P. SMITH, 7-17-2021, UTAH COUNTY, UTAH  
City Recorder Seal: CHRISTOPHER TOUD, 8-9-18, STATE OF UTAH  
Corporate Seal: EAGLE MOUNTAIN CITY, UTAH



SEC. 11-6-2W-20-038