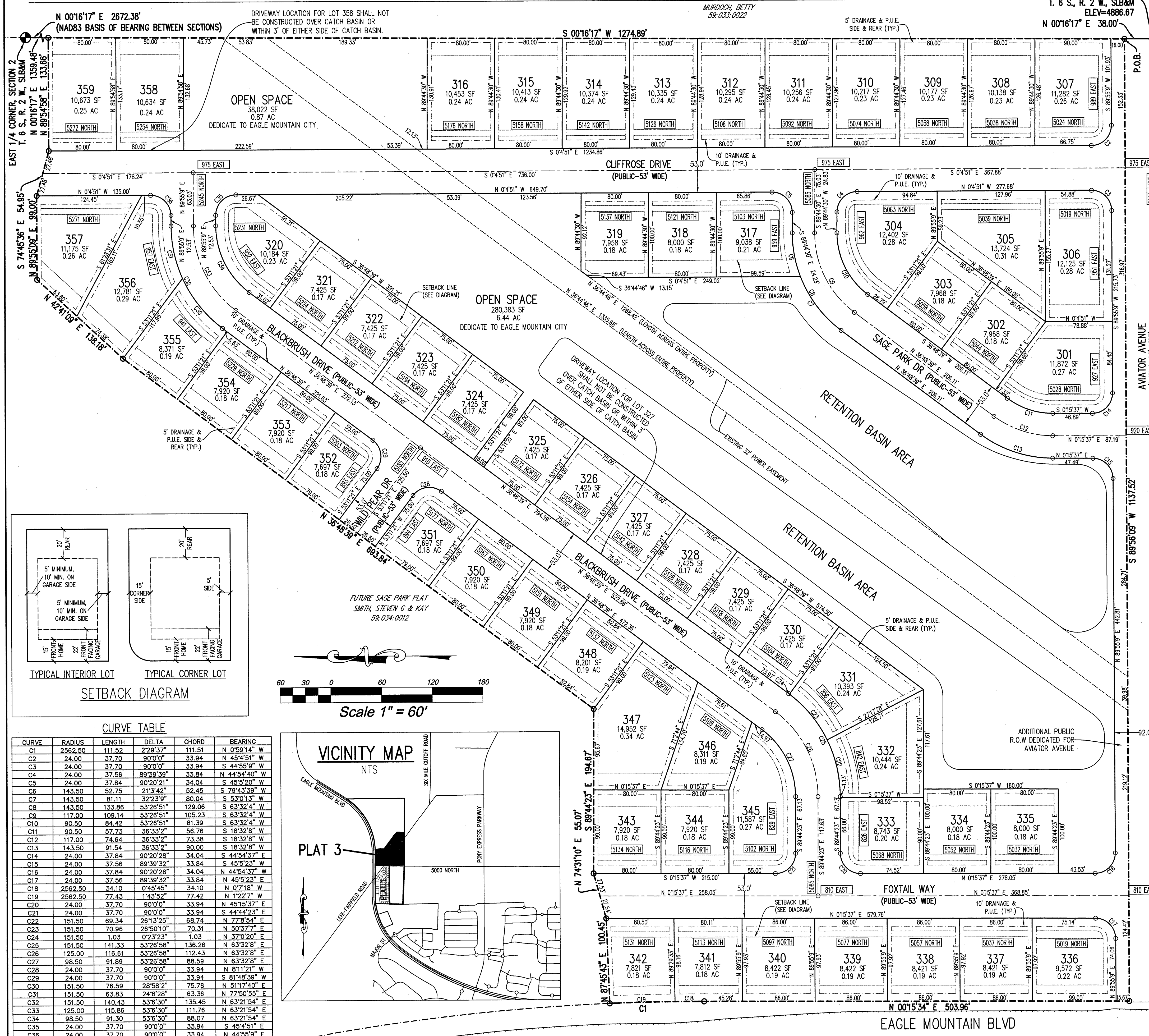


SAGE PARK PHASE A - PLAT 3



PHASE A - PLAT 3 CALCULATIONS

TOTAL ACRES: 24.67 ACRES
 BUILDABLE ACRES: 24.67 ACRES
 TOTAL ACRES IN LOTS: 12.47 ACRES
 RIGHT-OF-WAY AREA: 4.89 ACRES
 TOTAL OPEN SPACE: 7.31 ACRES
 TOTAL IMPROVED OPEN SPACE: 6.58 ACRES
 AVERAGE LOT SIZE: 9,207 SF/0.21 ACRES
 LARGEST LOT SIZE: 14,952 SF/0.34 ACRES
 SMALLEST LOT SIZE: 7,425 SF/0.17 ACRES
 OVERALL DENSITY: 2.39 LOTS/ACRE
 TOTAL # OF LOTS: 59 LOTS
 *ONLY 75% OF RETENTION BASIN CAN BE COUNTED AS IMPROVED

FIRE NOTE:

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

PLAT NOTES:

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

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.1Tariff.

Margie Rufford 7/17/19
 DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

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.

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:

- A recorded easement or right-of-way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- Any other provision of law

Del Edwards 7/14/19
 ROCKY MOUNTAIN POWER DATE

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 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 Energy's Right-of-way department at 1-800-366-8532.

Approved this 11 day of July, 2019

By: *[Signature]*
 Title: *sales accounts rep*

16692

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

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.

July 10, 2019
 DATE

[Signature]
 AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 38.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°56'09" WEST ALONG THE NORTHERLY BOUNDARIES OF SAGE PARK PHASE A PLATS 1 & 2 A DISTANCE OF 1137.52 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE MOUNTAIN BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 00°53'34" EAST 503.96 FEET, AND 2) ALONG THE ARC OF A 2562.50 FOOT RADIUS CURVE TO THE LEFT 111.52 FEET THROUGH A CENTRAL ANGLE OF 02°29'37" (CHORD BEARS NORTH 00°59'14" WEST 111.51 FEET); THENCE NORTH 87°45'43" EAST, A DISTANCE OF 100.45 FEET; THENCE NORTH 74°31'10" EAST, A DISTANCE OF 55.07 FEET; THENCE SOUTH 89°44'23" EAST, A DISTANCE OF 194.67 FEET; THENCE NORTH 36°48'39" EAST, A DISTANCE OF 693.84 FEET; THENCE NORTH 42°41'09" EAST, A DISTANCE OF 138.18 FEET; THENCE NORTH 89°55'09" EAST, A DISTANCE OF 89.00 FEET; THENCE SOUTH 74°45'36" EAST, A DISTANCE OF 54.95 FEET; THENCE NORTH 89°54'58" EAST, A DISTANCE OF 133.66 FEET; THENCE SOUTH 00°16'17" WEST ALONG SECTION LINE A DISTANCE OF 1274.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,074,610 SQUARE FEET OR 24.6697 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY 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 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 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
 AUTHORIZED SIGNATURE(S)

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 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 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
 its President
 AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 22 day of July, 2019, 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
 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 10th day of July, 2019.

APPROVED BY MAYOR: *[Signature]*
 APPROVED BY CITY ATTORNEY: *[Signature]*

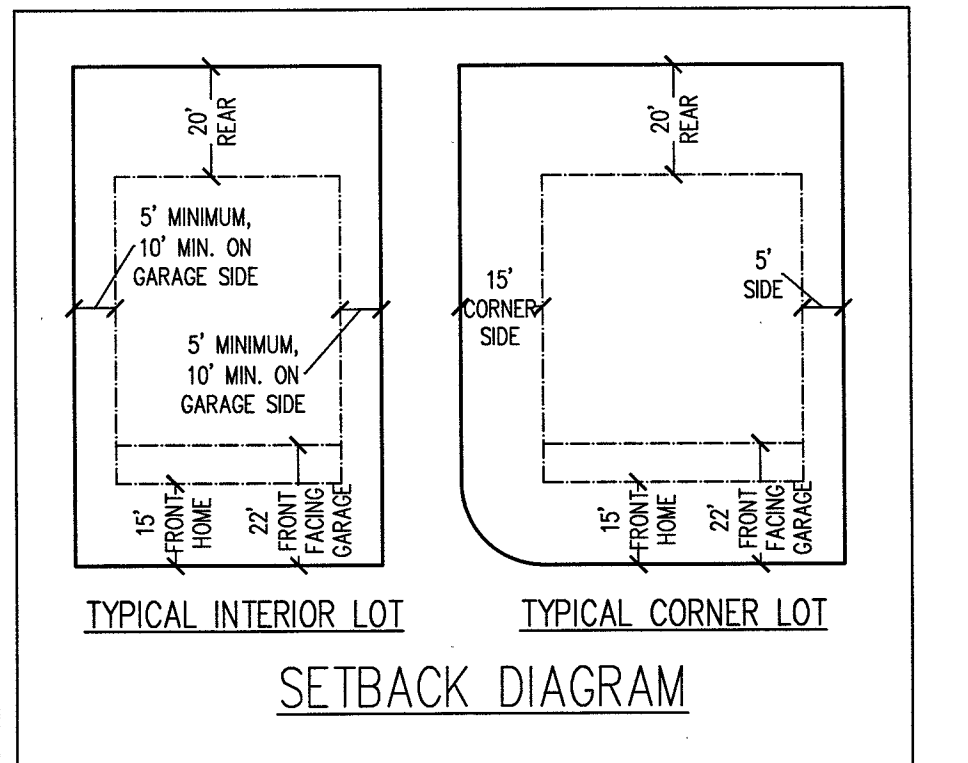
APPROVED BY ENGINEER (SEE SEAL BELOW): *[Signature]*
 ATTEST BY CITY RECORDER (SEE SEAL BELOW): *[Signature]*

FINAL PLAT 3
SAGE PARK PHASE A
 SUBDIVISION
 LOCATED IN THE SE CORNER OF SEC 2, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal: AZTEC ENGINEERING INC. No. 26092
 Notary Public: KENT P. SMITH No. 26092
 Clerk-Recorder Seal: EAGLE MOUNTAIN CITY



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	2562.90	111.52	229°37'	111.51	N 0°59'14" W
C2	24.00	37.70	90°0'0"	33.94	N 45°4'51" W
C3	24.00	37.70	90°0'0"	33.94	S 44°55'9" W
C4	24.00	37.56	89°39'39"	33.84	N 44°54'40" W
C5	24.00	37.84	90°20'21"	34.04	S 45°5'20" W
C6	143.50	52.75	21°3'42"	52.45	S 79°43'39" W
C7	143.50	81.11	32°23'9"	80.04	S 53°0'13" W
C8	143.50	133.86	53°26'51"	129.06	S 63°32'4" W
C9	117.00	109.14	53°26'51"	105.23	S 63°32'4" W
C10	90.50	84.42	53°26'51"	81.39	S 63°32'4" W
C11	90.50	57.73	36°33'32"	57.73	N 63°32'4" W
C12	117.00	74.84	36°33'32"	73.38	S 18°32'8" W
C13	143.50	91.54	36°33'32"	90.00	S 18°32'8" W
C14	24.00	37.84	90°20'28"	34.04	S 44°54'37" E
C15	24.00	37.56	89°39'32"	33.84	S 45°5'23" W
C16	24.00	37.84	90°20'28"	34.04	N 44°54'37" W
C17	24.00	37.56	89°39'32"	33.84	N 45°5'23" E
C18	2562.50	34.10	0°45'45"	34.10	N 0°7'18" E
C19	2562.50	77.43	1°43'52"	77.42	N 1°22'7" W
C20	24.00	37.70	90°0'0"	33.94	N 45°15'37" E
C21	24.00	37.70	90°0'0"	33.94	S 44°44'23" E
C22	151.50	69.34	26°13'25"	68.74	N 77°8'54" E
C23	151.50	70.96	26°50'10"	70.31	N 50°37'7" E
C24	151.50	1.03	0°23'23"	1.03	N 37°0'20" E
C25	151.50	141.33	53°32'58"	136.26	N 63°32'4" E
C26	125.00	116.81	53°28'58"	112.43	N 63°32'8" E
C27	98.50	91.89	53°28'58"	88.59	N 63°32'8" E
C28	24.00	37.70	90°0'0"	33.94	N 81°1'21" W
C29	24.00	37.70	90°0'0"	33.94	S 81°48'39" W
C30	151.50	76.59	28°58'2"	75.78	N 51°7'40" E
C31	151.50	63.83	24°52'28"	63.36	N 77°50'23" E
C32	151.50	140.43	53°32'58"	136.45	N 63°32'4" E
C33	125.00	115.86	53°30'0"	111.76	N 63°21'54" E
C34	98.50	91.30	53°30'0"	88.07	N 63°21'54" E
C35	24.00	37.70	90°0'0"	33.94	S 45°4'51" E
C36	24.00	37.70	90°0'0"	33.94	N 44°55'9" E

