

SAGE PARK PHASE A PLAT 4

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	2562.50	384.98	8°36'28"	384.62	N 6°32'17" W
C2	151.50	59.09	22°20'54"	58.72	N 28°49'34" W
C3	1973.50	10.38	0°18'5"	10.38	N 0°6'34" E
C4	1973.50	80.45	2°20'9"	80.45	N 1°12'33" W
C5	1973.50	80.45	2°20'9"	80.45	N 3°32'41" W
C6	1973.50	80.45	2°20'8"	80.44	N 5°52'50" W
C7	1973.50	80.47	2°20'11"	80.47	N 8°13'0" W
C8	1973.50	332.21	9°38'42"	331.82	N 4°33'44" W
C9	2000.00	286.30	8°12'7"	286.05	N 5°17'2" W
C10	2000.00	50.37	1°26'35"	50.37	N 0°27'41" W
C11	24.00	37.70	90°0'0"	33.94	N 45°15'37" E
C12	24.00	36.52	87°10'49"	33.10	N 46°8'58" E
C13	2026.50	56.24	1°35'24"	56.24	N 3°21'16" W
C14	2026.50	80.04	2°15'47"	80.04	N 5°16'52" W
C15	2026.50	80.04	2°15'47"	80.04	N 7°32'39" W
C16	2026.50	216.33	6°8'59"	216.23	N 5°37'3" W
C17	98.50	91.89	53°26'58"	88.59	N 63°32'8" E
C18	125.00	116.61	53°26'58"	112.43	N 63°32'8" E
C19	151.50	45.99	17°23'29"	45.81	N 81°33'53" E
C20	151.50	76.91	29°5'10"	76.09	N 58°19'33" E
C21	151.50	18.44	6°58'19"	18.42	N 40°17'48" E
C22	151.50	141.33	53°26'58"	136.26	N 63°32'8" E
C23	24.00	37.70	90°0'0"	33.94	N 81°48'39" E
C24	24.00	37.70	90°0'0"	33.94	N 81°11'21" W
C25	151.50	34.87	13°11'20"	34.80	N 46°35'41" W
C26	125.00	77.53	35°32'15"	76.29	N 35°25'14" W
C27	98.50	61.09	35°32'15"	60.12	N 35°25'14" W
C28	24.00	37.70	90°0'0"	33.94	N 81°48'39" E
C29	24.00	37.70	90°0'0"	33.94	N 81°11'21" W
C30	151.50	7.20	2°43'23"	7.20	N 35°26'58" E
C31	151.50	63.09	23°51'32"	62.63	N 22°9'30" E
C32	151.50	27.26	10°18'36"	27.22	N 5°42'27" E
C33	151.50	97.55	36°53'31"	95.87	N 18°21'54" E
C34	125.00	80.48	36°53'30"	79.10	N 18°21'54" E
C35	98.50	63.42	36°53'30"	62.33	N 18°21'54" E
C36	2562.50	77.22	1°43'36"	77.22	N 3°5'51" W
C37	2562.50	77.06	1°43'22"	77.05	N 4°49'20" W
C38	2562.50	76.97	1°43'15"	76.96	N 6°32'39" W
C39	2562.50	76.90	1°43'10"	76.89	N 8°15'51" W
C40	2562.50	76.84	1°43'5"	76.84	N 9°58'59" W

LOT DRAINAGE NOTES:

- ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
- ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

PHASE A PLAT 4 CALCULATIONS

TOTAL ACREAGE:	7.48 ACRES
BUILDABLE ACREAGE:	7.48 ACRES
TOTAL ACREAGE IN LOTS:	5.51 ACRES
RIGHT-OF-WAY AREA:	1.97 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	8,887 SF/0.20 ACRES
LARGEST LOT SIZE:	12,709 SF/0.29 ACRES
SMALLEST LOT SIZE:	7,697 SF/0.18 ACRES
OVERALL DENSITY:	3.61 LOTS/ACRE
TOTAL # OF LOTS:	27 LOTS

FIRE NOTE:

THREE (3) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PLAT NOTES:

- ALL PUBLIC USE OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY. PUBLIC USE OPEN SPACE IS A PUBLIC UTILITY EASEMENT.
- 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.

[Signature] 4-20-20
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

[Signature] 4/16/20
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 20 day of April, 2020.

Dominion Energy
[Signature]
Title: Pro-Con Specialist

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.
Apr. 14, 2020
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 1327.00 FEET AND WEST 285.75 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTHWEST BOUNDARY OF SAGE PARK PHASE A PLAT 3 THE FOLLOWING FIVE COURSES: (1) SOUTH 42°41'09" WEST, A DISTANCE OF 138.18 FEET; (2) SOUTH 38°48'39" WEST, A DISTANCE OF 693.84 FEET; (3) NORTH 89°44'23" WEST, A DISTANCE OF 194.67 FEET; (4) SOUTH 74°31'10" WEST, A DISTANCE OF 55.07 FEET; (5) SOUTH 87°45'43" WEST, A DISTANCE OF 100.45 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE MOUNTAIN BOULEVARD THE FOLLOWING COURSE AND DISTANCE: ALONG THE ARC OF A 2,562.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°36'28" FOR 384.98 FEET (CHORD BEARS NORTH 06°32'17" WEST 384.62 FEET); THENCE NORTH 79°08'44" EAST, A DISTANCE OF 120.24 FEET; THENCE NORTH 80°36'55" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 09°01'49" EAST, A DISTANCE OF 25.08 FEET; THENCE NORTH 81°19'27" EAST, A DISTANCE OF 101.13 FEET; THENCE SOUTH 13°44'00" EAST, A DISTANCE OF 24.96 FEET; THENCE SOUTH 53°11'21" EAST, A DISTANCE OF 55.26 FEET; THENCE NORTH 36°48'39" EAST, A DISTANCE OF 103.00 FEET; THENCE ALONG THE ARC OF A 151.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°20'54" FOR 59.09 FEET (CHORD BEARS NORTH 28°49'34" WEST 58.72 FEET); THENCE NORTH 72°20'54" EAST, A DISTANCE OF 53.00 FEET; THENCE NORTH 65°34'48" EAST, A DISTANCE OF 130.92 FEET; THENCE NORTH 23°25'12" WEST, A DISTANCE OF 48.75 FEET; THENCE NORTH 36°48'39" EAST, A DISTANCE OF 215.79 FEET; THENCE NORTH 09°40'31" EAST, A DISTANCE OF 69.39 FEET; THENCE NORTH 89°55'09" EAST, A DISTANCE OF 251.00 FEET; THENCE SOUTH 00°45'51" EAST, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 326,004 SQUARE FEET OR 7.484 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): JEFFERY SMITH
PRINTED NAME OF OWNER: JEFFERY SMITH
UTAH COUNTY RECORDER
2020 May 21 1:28 PM FEE 104.00 BY TR
RECORDED FOR EAGLE MOUNTAIN CITY

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): JAMES K. PATTERSON, PRESIDENT
PRINTED NAME OF OWNER: JAMES K. PATTERSON, PRESIDENT
PATTERSON CONSTRUCTION, INC.
4/20/2020

ACKNOWLEDGMENT

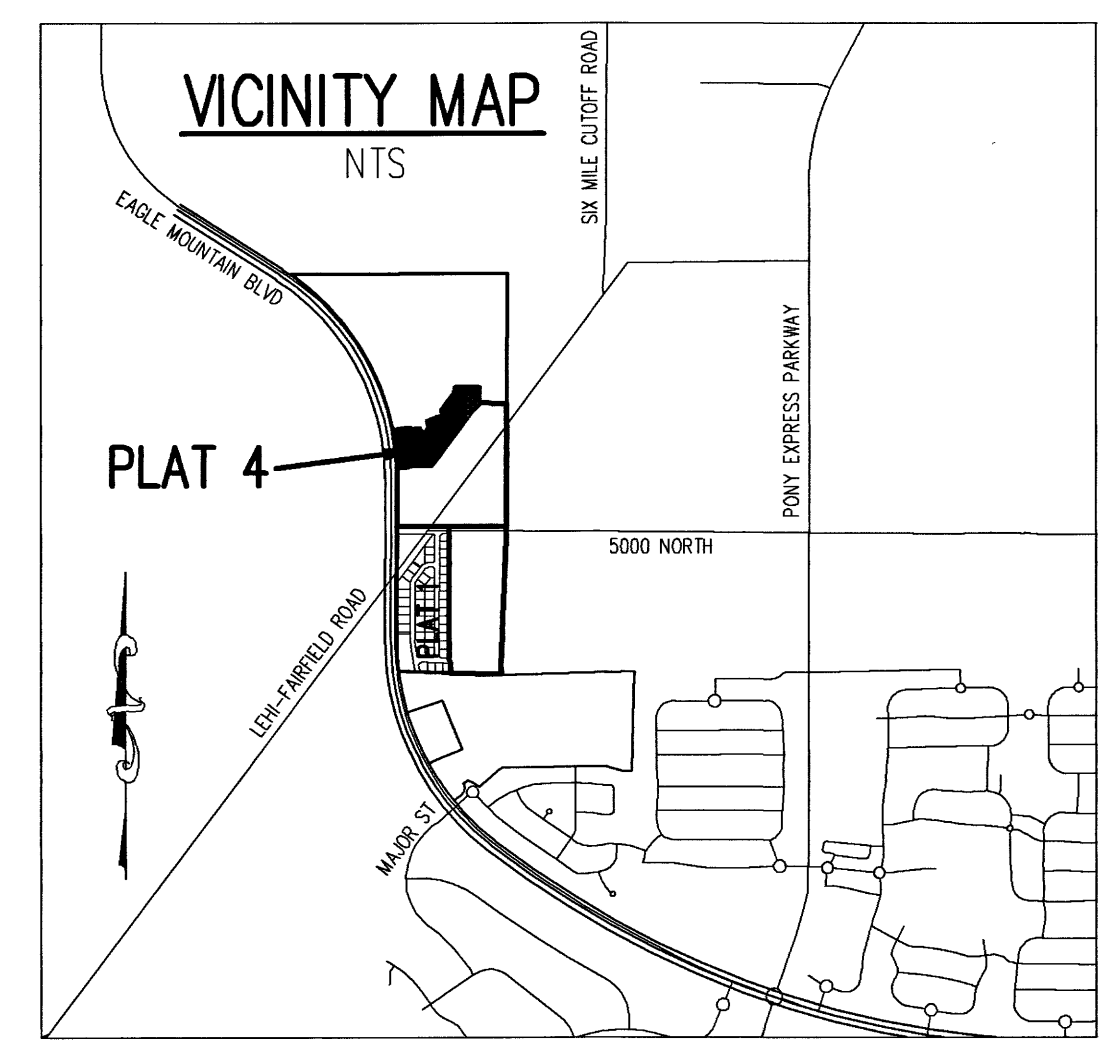
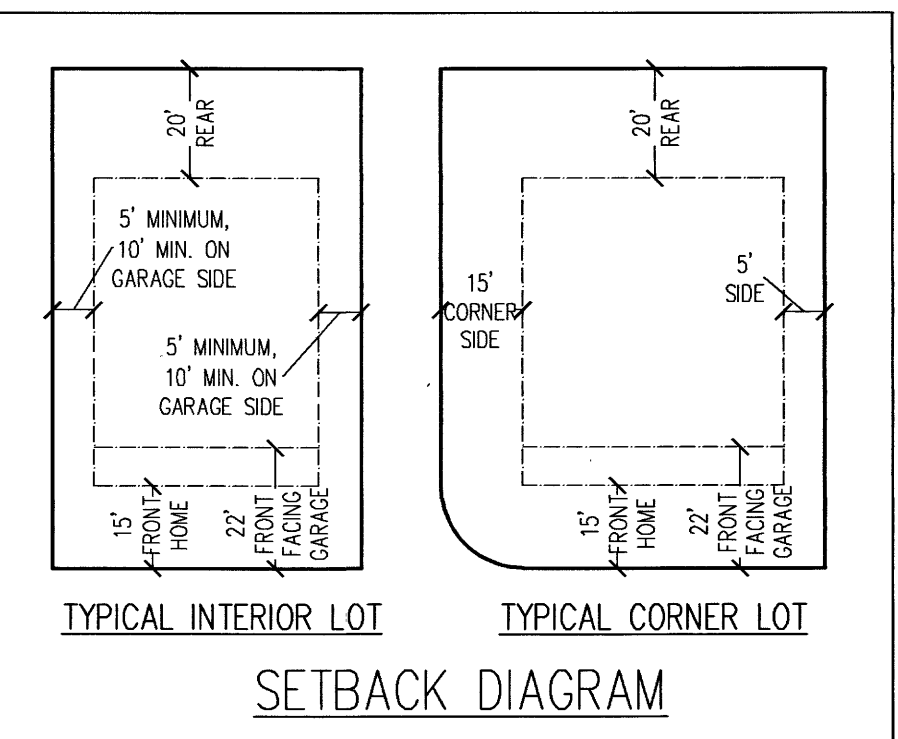
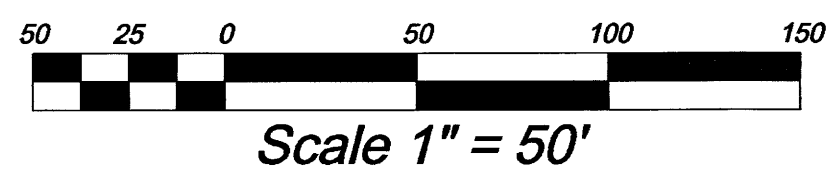
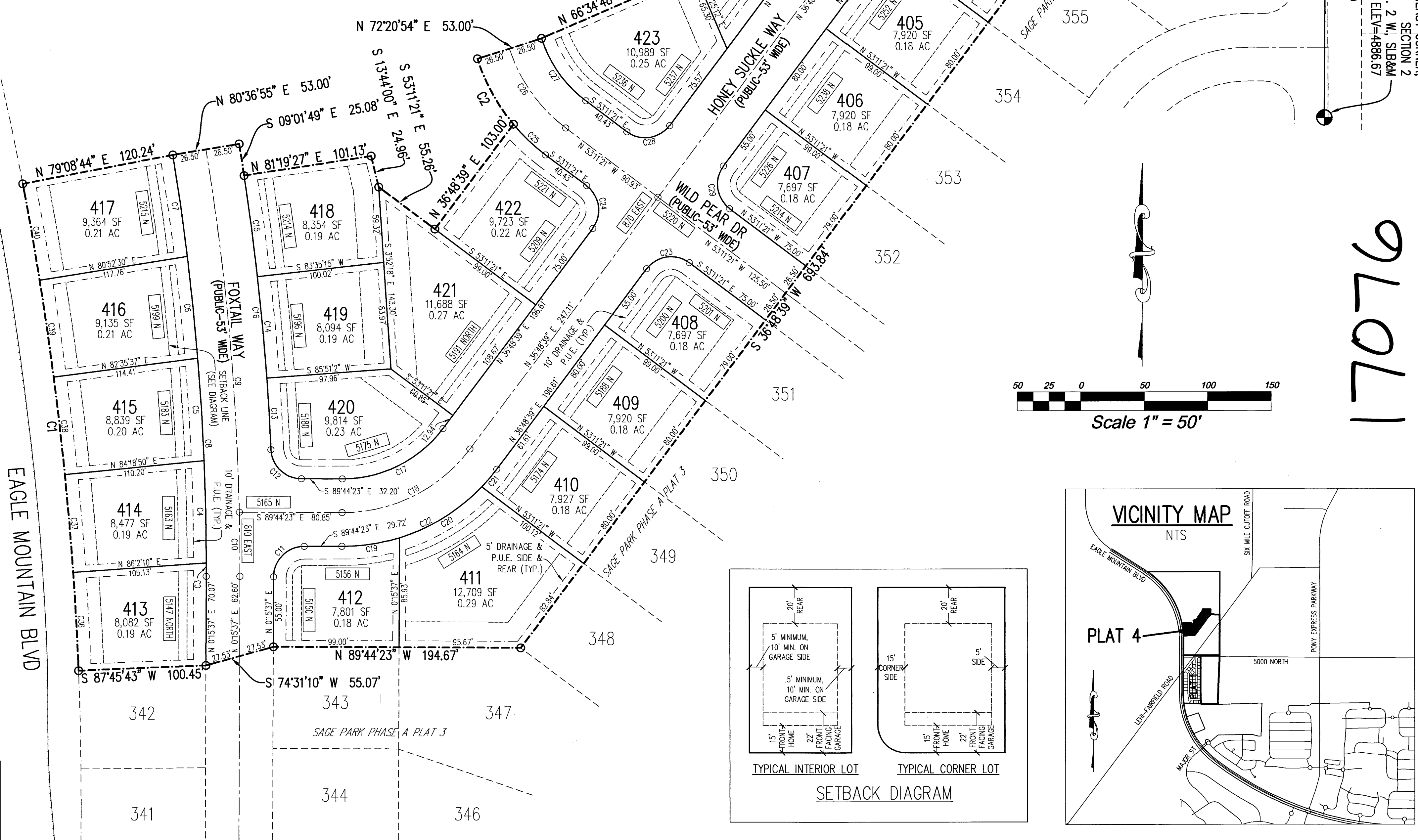
On the 22 day of April, 2020, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.
MY COMMISSION EXPIRES: 01/08/2024
NOTARY PUBLIC SIGNATURE: Julie Ann Allen
COMMISSION NUMBER: 709876
PRINTED FULL NAME OF NOTARY: Julie Ann Allen

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 12 DAY OF May, 2020.
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 4
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" = 50 FEET

Notary Public Seal: JULIE ANN ALLEN, No. 22652, COMMISSION # 709876, COMM. EXP. 01-08-2024
City Professional Seal: AARON D. THOMAS, No. 6418780, COMMISSION # 6418780, COMM. EXP. 01-14-2024
Clerk-Recorder Seal: EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



97071

SEC 2-6-2W T1039-01