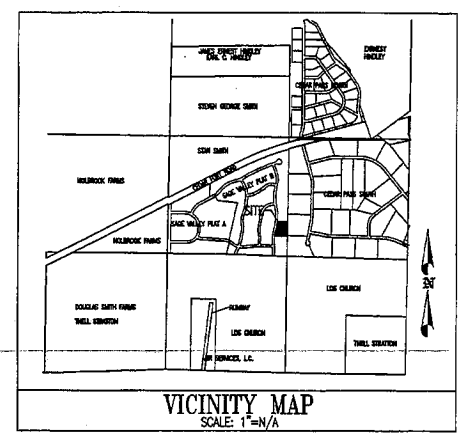


NORTH 1/4 CORNER,
SECTION 24,
T5S, R2W, SLB&M

CEDAR PASS RANCH



NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNTIL THE UTAH COUNTY HEALTH DEPARTMENT APPROVES IT FOR A SEPTIC TANK AND DRAIN FIELD.

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS ADEQUATE WATER PRESSURE IS DEMONSTRATED TO EAGLE MOUNTAIN CITY.

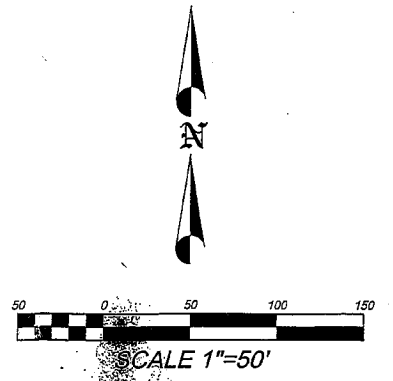
TABULATIONS

TOTAL AREA	2.011 AC
TOTAL OPEN SPACE	0.00 AC
TOTAL LOT AREA	2.011 AC
# OF LOTS	1 LOT
DENSITY	0.50 DU/AC
AVG. LOT SIZE	87,597 SF (2.011 AC)
SMALLEST LOT	87,597 SF (2.011 AC)
LARGEST LOT	87,597 SF (2.011 AC)

GENERAL NOTES

- ALL WATER LINES UP TO AND INCLUDING THE METER, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
- ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (PUE) ALONG ALL SIDE AND REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT ALONG ALL STREET FRONTAGES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.

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



APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 19th DAY OF April AD., 2011
CITY ATTORNEY

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	975.00	175.25	10°17'54"	175.01	N 11°15'56" E
C2	1025.00	164.48	09°11'38"	164.30	N 11°49'04" E

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 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 INTO LOTS, OPEN SPACE, 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.

APRIL 6, 2011
DATE SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 89°21'24" W ALONG THE SECTION LINE 255.14 FEET AND SOUTH 1879.73 FEET FROM THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE S 89°14'41" E 230.36 FEET; THENCE S 00°45'19" W 333.32 FEET; THENCE N 89°14'41" W 293.81 FEET; THENCE ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT 175.25 FEET (CURVE HAS A CENTRAL ANGLE OF 10°17'54" AND A CHORD THAT BEARS N 11°15'56" E 175.01 FEET); THENCE ALONG THE ARC OF A 1025.00 FOOT RADIUS CURVE TO THE LEFT 164.48 FEET (CURVE HAS A CENTRAL ANGLE OF 09°11'38" AND A CHORD THAT BEARS N 11°49'04" E 164.30 FEET TO THE POINT OF BEGINNING.

AREA = 2.011 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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, 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.

Patterson Construction Inc.
OWNER(S)
PRINTED NAME OF OWNER

David L. Cottle
AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

ON THE 11 DAY OF April, 2011, 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

DAVE L. COTTE
NOTARY PUBLIC OF UTAH

MY COMMISSION EXPIRES 12/31/2014
COMMISSION # 601075

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 AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

19 DAY OF March, A.D. 2011

Jeffery Smith
CITY ENGINEER (SEE SEAL BELOW)

John B. Smith
CLERK-RECORDER (SEE SEAL BELOW)

APPROVED *Clinton T. Cook*
CITY ATTORNEY (SEE SEAL BELOW)

PLAT "B" PHASE
SAGE VALLEY

A RESUBDIVISION OF LOTS 36 & 37 OF SAGE VALLEY PLAT "B" EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH LOCATED IN THE N.W. 1/4 OF SECTION 24, T.5S., R.2W., S.L.B.&M.

SCALE: 1" = 50'

SEALS: SURVEYOR SEAL (NO. 163947 DAVID V. THOMAS), CITY ENGINEER SEAL (JEFFERY SMITH), CLERK-RECORDER SEAL (JOHN B. SMITH), CORPORATE SEAL (EAGLE MOUNTAIN CITY).

Sec 24, S-24, T-05, R-02W, S-24, Sage Valley "B"