

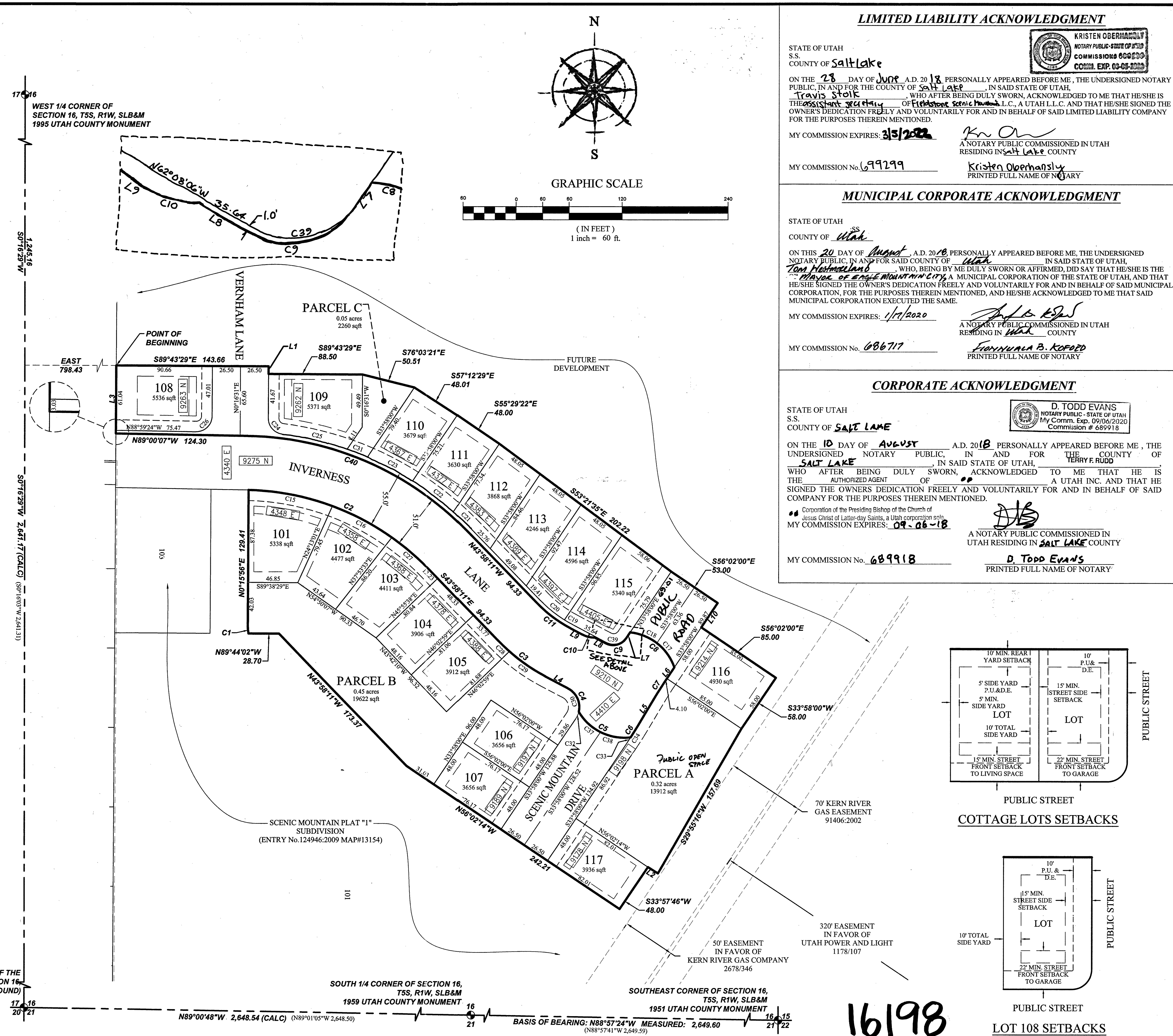
VICINITY MAP
N.T.S.

BD Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	27.00	13°29'06"	6.35	N06°28'37"W
C2	244.50	44°36'15"	190.34	S66°16'19"E
C3	175.50	18°09'55"	55.64	S53°03'09"E
C4	20.00	75°36'37"	26.40	S24°49'52"E
C5	50.00	66°24'09"	57.94	S63°37'32"E
C6	276.50	2°10'23"	10.49	N31°46'07"E
C7	223.50	3°17'05"	12.81	N32°19'28"E
C8	50.00	64°13'08"	56.04	N51°40'26"W
C9	15.00	83°53'54"	21.96	S75°54'57"W
C10	25.00	28°21'27"	12.37	N76°18'50"W
C11	124.50	18°09'55"	39.47	N53°03'08"W
C40	295.50	45°01'56"	232.25	N66°29'09"W

Curve Table					
CURVE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C15	244.50	18°56'53"	80.86	N79°06'01"W	80.49
C16	244.50	14°53'14"	63.53	N62°10'57"W	63.35
C17	50.00	32°46'38"	28.60	N35°57'12"W	28.22
C18	50.00	31°26'30"	27.44	N68°03'46"W	27.09
C19	120.00	4°10'16"	8.74	S60°00'30"E	8.73
C20	120.00	13°56'46"	29.21	S50°59'16"E	29.14
C21	299.50	4°25'52"	23.16	S46°08'23"E	23.16
C22	299.50	9°12'21"	48.12	S52°57'29"E	48.07
C23	299.50	9°14'45"	48.33	S62°11'02"E	48.28
C24	15.00	83°02'31"	21.74	S41°14'45"E	19.89
C25	299.50	12°02'12"	62.92	S76°44'54"E	62.80
C26	15.00	90°44'05"	23.75	S45°38'34"W	21.35
C27	244.50	10°46'09"	45.96	N49°21'16"W	45.89
C28	175.50	4°42'17"	14.41	N46°19'19"W	14.41
C29	175.50	13°27'38"	41.23	N55°24'17"W	41.14
C30	20.00	96°36'09"	33.72	N14°20'10"W	29.87
C31	299.50	3°55'24"	20.51	N68°46'06"W	20.50
C32	20.00	20°59'25"	7.33	S23°28'26"W	7.29
C33	276.50	1°06'41"	5.36	N33°24'39"E	5.36
C34	276.50	3°17'05"	15.85	N32°19'28"E	15.85
C37	50.00	32°45'06"	28.58	S46°48'02"E	28.19
C38	50.00	33°39'01"	29.36	S80°00'06"E	28.94
C39	15.00	81°53'07"	21.44	N78°44'18"E	19.66

BD Line Table			Line Table		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S00°16'31"W	7.25	L11	S33°58'00"W	25.45
L2	N57°40'02"W	11.12			
L3	N00°16'31"E	64.06			
L4	S62°08'06"E	24.17			
L5	N30°40'55"E	38.02			
L6	N33°58'00"E	16.82			
L7	S33°58'00"W	6.78			
L8	N62°08'06"W	11.40			
L9	N62°08'06"W	12.60			
L10	S33°58'00"W	27.77			

CALCULATED POSITION OF THE SOUTHWEST CORNER OF SECTION 16, T5S, R1W, SLB&M (NOT FOUND)
17° 16' 20" N 172° 21'



WEST 1/4 CORNER OF SECTION 16, T5S, R1W, SLB&M 1995 UTAH COUNTY MONUMENT
EAST 798.43
SOUTH 1/4 CORNER OF SECTION 16, T5S, R1W, SLB&M 1959 UTAH COUNTY MONUMENT
SOUTH 1/4 CORNER OF SECTION 16, T5S, R1W, SLB&M 1951 UTAH COUNTY MONUMENT
SOUTHEAST CORNER OF SECTION 16, T5S, R1W, SLB&M 1951 UTAH COUNTY MONUMENT
BASIS OF BEARING: N88°57'24"W MEASURED: 2,649.60 (N88°57'41"W 2,649.59)

SITE TABULATIONS

- TOTAL # OF LOTS: 17 LOTS
- TOTAL ACRES: 2.89 ACRES
- TOTAL ACREAGE IN LOTS: 1.47 ACRES
- TOTAL OPEN SPACE: 0.82 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.09 ACRES OR 3,763 SQFT.
- AVERAGE LOT SIZE: 5,536 SQFT
- LARGEST LOT SIZE: 3,656 SQFT
- SMALLEST LOT SIZE: 5.88 UNITS/ACRE
- OVERALL DENSITY: 15.78 SQFT ROW:

NOTES:

1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY
2. 45 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
3. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT. DIRECT COMMUNICATIONS HAS ACCESS TO THE P.U. & D.E.
4. STREET MONUMENT (TO BE SET)
5. PARCELS B & C TO BE MAINTAINED BY THE HOA.

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.
Margie Clifford 6/29/18
DATE

DOMINION ENERGY COMPANY
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 29 day of June, 2018, Dominion Energy Company
By *Wale Sneed*
Title *Per Cost*

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.
Wale Sneed 6/29/17
DATE

SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
Spencer W. Llewellyn
DATE 6/28/18
SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION
A portion of the SW1/4 of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:
Beginning on the Easterly line of that Real Property described as Deed Entry No. 37441:2009 of the Official Records of Utah County, located S0°16'29"W along the Section line 1,245.16 feet and East 798.43 feet from the West 1/4 Corner of Section 16, T5S, R1W, S.L.B.&M.; (Basis of Bearing: S88°57'24"E along the Section line between the South 1/4 Corner and the Southeast Corner of said Section 16); thence S89°43'29"E 143.66 feet; thence S00°16'31"W 7.25 feet; thence S89°43'29"E 88.50 feet; thence S76°03'21"E 50.51 feet; thence S57°12'29"E 48.01 feet; thence S55°29'22"E 48.00 feet; thence S53°21'35"E 20.22 feet; thence S56°02'00"E 53.00 feet; thence S33°58'00"W 27.77 feet; thence S56°02'00"E 85.00 feet; thence S33°58'00"W 58.00 feet; thence S29°55'16"W 157.69 feet; thence N57°40'02"W 11.12 feet; thence S33°57'46"W 48.00 feet to the easterly extension of the northerly line of Lot 101 SCENIC MOUNTAIN PLAT "1" SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said lot and extensions of the north line of said lot the following 5 (five) Courses and distances: thence N56°02'14"W 242.21 feet; thence N43°58'11"W 173.37 feet; thence N89°44'02"W 28.70 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 270.00 feet (radius bears: N76°46'50"E) a distance of 6.35 feet through a central angle of 13°29'06" Chord: N06°28'37"W 6.34 feet; thence N00°15'56"E 129.41 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 244.50 feet (radius bears: S01°25'33"W) a distance of 190.34 feet through a central angle of 44°36'15" Chord: S66°16'19"E 185.57 feet; thence S43°58'11"E 94.33 feet; thence along the arc of a curve to the left with a radius of 175.50 feet a distance of 55.64 feet through a central angle of 18°09'55" Chord: S53°03'09"E 55.41 feet; thence S62°08'06"E 24.17 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S27°21'50"W) a distance of 26.40 feet through a central angle of 75°36'37" Chord: S24°49'52"E 24.52 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: N59°34'32"E) a distance of 57.94 feet through a central angle of 66°24'09" Chord: S63°37'32"E 54.76 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 276.50 feet (radius bears: N57°08'49"E) a distance of 10.49 feet through a central angle of 02°10'23" Chord: N31°46'07"E 10.49 feet; thence N30°40'55"E 38.02 feet; thence along the arc of a curve to the right with a radius of 223.50 feet a distance of 12.81 feet through a central angle of 03°17'05" Chord: N12°19'28"E 12.81 feet; thence N33°58'00"E 16.82 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: S70°26'07"W) a distance of 56.04 feet through a central angle of 64°13'08" Chord: N51°40'26"W 53.15 feet; thence S33°58'00"W 6.78 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 21.96 feet through a central angle of 83°53'54" Chord: S75°54'57"W 20.05 feet; thence N62°08'06"W 11.40 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 25.00 feet (radius bears: N00°29'33"W) a distance of 12.37 feet through a central angle of 18°21'27" Chord: N76°18'50"W 12.25 feet; thence N62°08'06"W 12.60 feet; thence along the arc of a curve to the right with a radius of 124.50 feet a distance of 39.47 feet through a central angle of 18°09'55" Chord: N53°03'08"W 39.31 feet; thence N43°58'11"W 94.33 feet; thence along the arc of a curve to the left with a radius of 295.50 feet a distance of 232.25 feet through a central angle of 45°01'56" Chord: N66°29'09"W 226.32 feet; thence N89°00'07"W 124.30 feet; thence N00°16'31"E 64.06 feet to the point of beginning.
Contains: 2.89 acres +/-

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints signs this plat to comply and cooperate with municipal platting requirements, and to dedicate to the public the parcel of land shown by the plat as intended for public use. Said corporation does not participate in the plat to the extent that it creates parcels other than those shown, nor has it participated in planning or engineering the other portions of the plat.
JEFFERY SWITH
UTAH COUNTY RECORDER
2018 Aug 21 10:21 AM FEE \$5.00 BY TA
RECORDED FOR EAGLE MOUNTAIN CITY

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, 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: Travis Stolk
AUTHORIZED SIGNATURE(S): *Travis Stolk*
Tom Westmoreland
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION 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 30 DAY OF August, 2018.
APPROVED BY MAYOR: *Tom Westmoreland*
APPROVED BY CITY ATTORNEY: *Anton Hunsy*
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): *Anton Hunsy*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *Jeffery Swith*

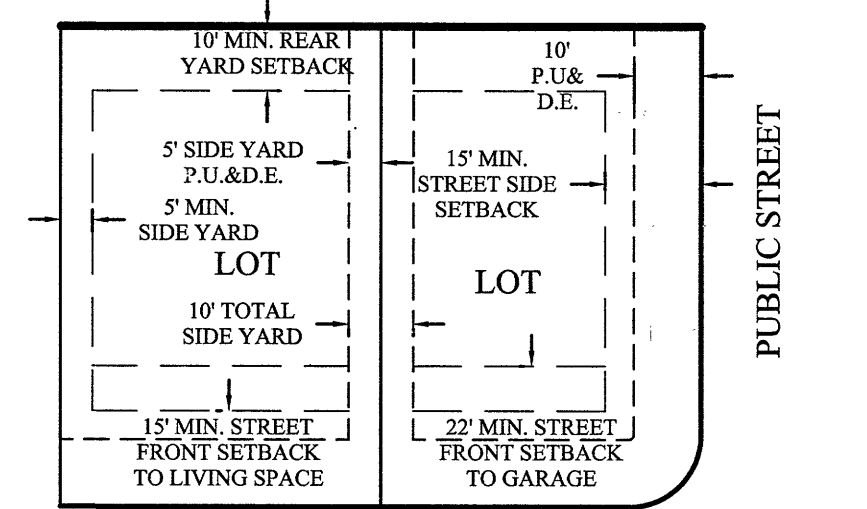
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 30 DAY OF August, 2018.
APPROVED BY MAYOR: *Tom Westmoreland*
APPROVED BY CITY ATTORNEY: *Anton Hunsy*
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): *Anton Hunsy*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *Jeffery Swith*

PHASE A PLAT 1
SCENIC MOUNTAIN
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=60'
VACATING ALL LOT 102 & LOT 101 CHURCH SITE PLAT 1, SCENIC MOUNTAIN
SURVEYOR'S SEAL: *Spencer W. Llewellyn*
NOTARY PUBLIC SEAL: *Spencer W. Llewellyn*
CITY-COUNTY ENGINEER SEAL: *Anton Hunsy*
COUNTY RECORDER SEAL: *Jeffery Swith*

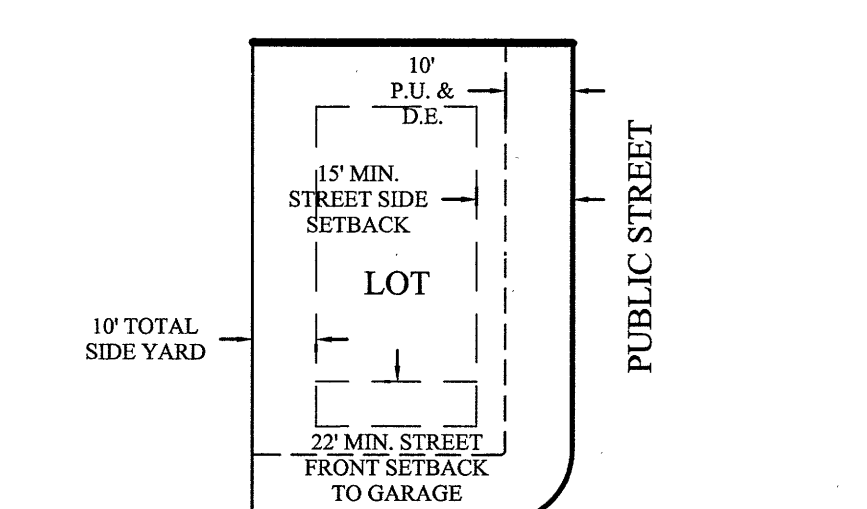
LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF Salt Lake
ON THE 28 DAY OF June, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *Travis Stolk*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ASSISTANT SECRETARY OF Eagle Mountain, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 3/5/2022
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 69299
Kristen Oberhansly
PRINTED FULL NAME OF NOTARY

MUNICIPAL CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Utah
ON THIS 20 DAY OF August, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, *Tom Westmoreland*, WHO, BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE Mayor of Eagle Mountain, a MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID MUNICIPAL CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: 1/1/2020
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 686717
FANNY B. KOPPEL
PRINTED FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF SALT LAKE
ON THE 10 DAY OF August, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, *Jeffery Swith*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE AUTHORIZED AGENT OF Eagle Mountain, L.L.C., A UTAH INC. AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation signs this plat to comply and cooperate with municipal platting requirements, and to dedicate to the public the parcel of land shown by the plat as intended for public use. Said corporation does not participate in the plat to the extent that it creates parcels other than those shown, nor has it participated in planning or engineering the other portions of the plat.
MY COMMISSION EXPIRES: 09-06-18
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
MY COMMISSION No. 689918
D. Todd Evans
PRINTED FULL NAME OF NOTARY



PUBLIC STREET
COTTAGE LOTS SETBACKS



PUBLIC STREET
LOT 108 SETBACKS

SEC. 16-5-14 TO-038 (LOT 102, PT. LOT 101, CHURCH SITE PLAT 1, SCENIC MT. SUBD.)