

SCENIC MOUNTAIN

PHASE A, PLAT 4

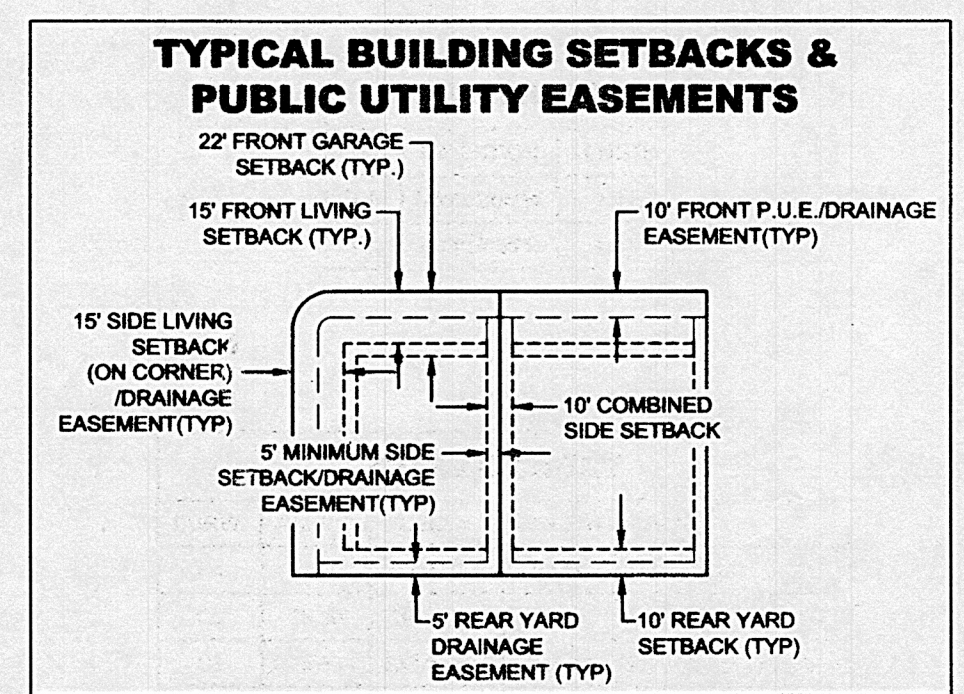
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, T5S, R1W, SLB&M
EAGLE MOUNTAIN, UTAH

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N86°02'05"W	1.11
L2	N33°57'55"E	4.94

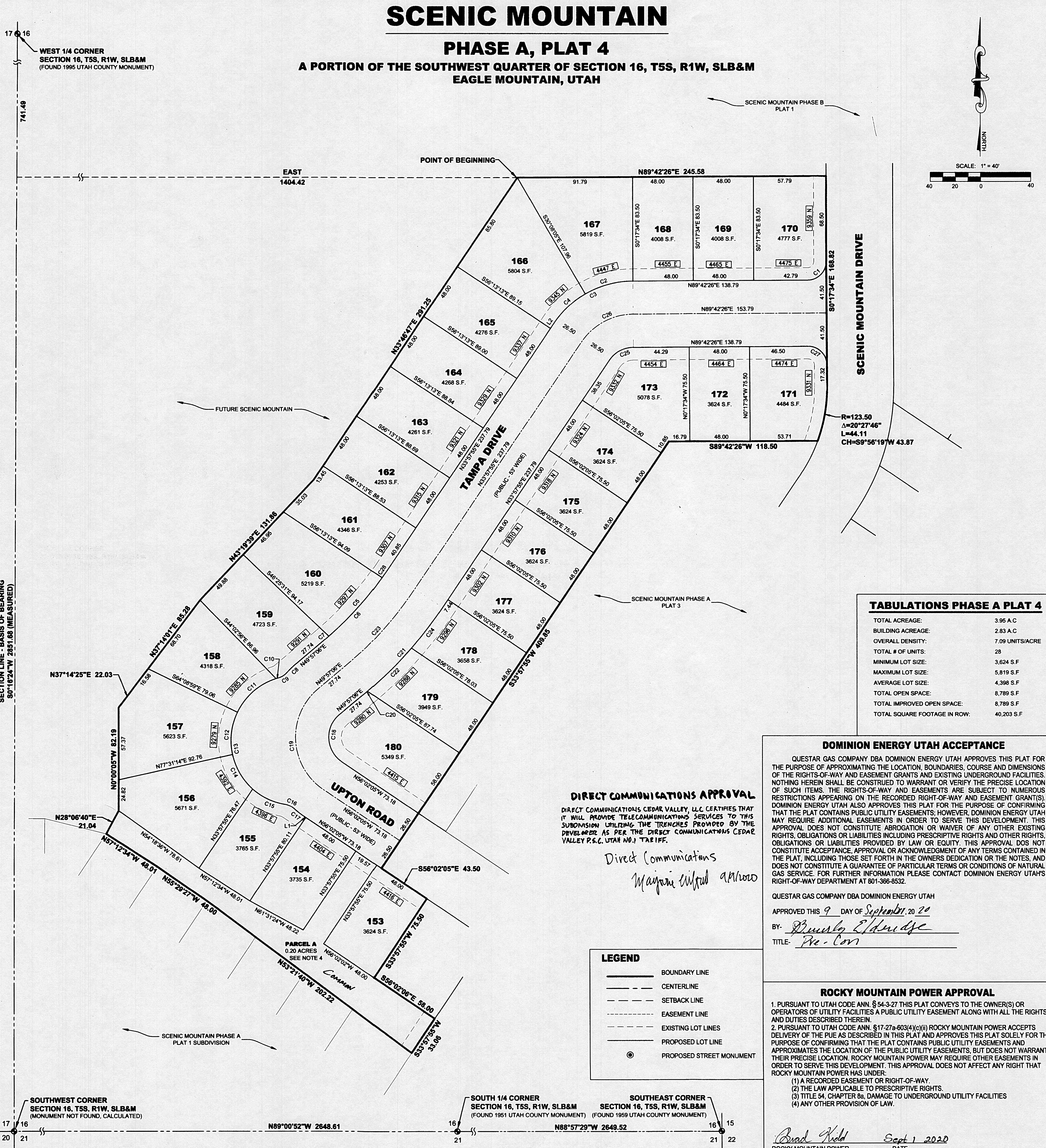
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N44°42'26"E 21.21
C2	76.50	29°50'31"	39.84	S74°47'10"W 39.40
C3	76.50	53°04'31"	74.43	S 61°56'11"W 71.52
C4	76.50	25°54'00"	34.58	S46°54'55"W 34.29
C5	273.50	13°13'21"	63.12	N42°04'30"E 62.98
C6	273.50	15°59'10"	76.31	N41°57'30"E 76.06
C7	273.50	1°15'55"	6.04	N49°19'08"E 6.04
C8	76.50	7°48'58"	10.44	S46°02'37"W 10.43
C9	15.00	32°13'43"	8.44	N58°14'59"E 8.33
C10	51.50	1°50'14"	1.85	S73°26'44"W 1.85
C11	51.50	46°40'35"	41.95	S49°11'19"W 40.80
C12	51.50	38°19'48"	34.45	S6°41'08"W 33.81
C13	51.50	154°48'41"	139.15	S3°02'30"E 100.52
C14	51.50	38°47'10"	32.17	S30°22'21"E 31.85
C15	51.50	32°10'55"	28.93	S64°21'23"E 28.55
C16	15.00	32°13'42"	8.44	S64°19'59"E 8.33
C17	76.50	7°48'58"	10.44	S52°07'38"E 10.43
C18	23.50	105°58'10"	43.47	S3°02'30"E 37.53
C19	50.00	105°58'10"	92.49	N3°02'30"W 79.86
C20	328.50	0°14'53"	1.41	N49°49'39"E 1.41
C21	328.50	15°59'10"	91.10	N41°57'30"E 90.80
C22	328.50	8°36'07"	49.02	N45°24'09"E 48.97
C23	300.00	15°59'10"	83.70	N41°57'30"E 83.43
C24	328.50	7°08'10"	40.67	N37°32'00"E 40.67
C25	23.50	55°44'31"	22.86	S61°50'11"W 21.97
C26	50.00	55°44'31"	48.64	N61°50'11"E 46.75
C27	15.00	89°59'57"	23.56	N45°17'35"W 21.21
C28	273.50	1°29'54"	7.15	N34°42'52"E 7.15



NOTES:

- TYPE I MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
- SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
- PARCEL A TO BE OWNED AND MAINTAINED BY SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION 12698 SOUTH PONY EXPRESS WAY STE 400, DRAPER, UTAH 84020 AND TO BE A PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENT IN ITS ENTIRETY.



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, 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 MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S0°16'24"W ALONG THE SECTION LINE 741.49 FEET AND EAST 1404.42 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, T5S, R1W, S.L.B. & M.; THENCE N89°42'26"E 245.58 FEET; THENCE S0°17'34"E 168.82 FEET; THENCE ALONG THE ARC OF A 123.50 FOOT RADIUS CURVE TO THE RIGHT 44.11 FEET THROUGH A CENTRAL ANGLE OF 20°27'48" (CHORD: S9°56'19"W 43.87 FEET); THENCE S89°42'26"E 118.50 FEET; THENCE S33°57'55"W 409.85 FEET; THENCE S88°02'05"E 43.50 FEET; THENCE S33°57'55"W 75.50 FEET; THENCE S89°02'05"E 58.00 FEET; THENCE S33°57'55"W 33.06 FEET; THENCE N53°14'00"W 202.22 FEET; THENCE N55°29'27"W 48.00 FEET; THENCE N57°12'54"W 48.01 FEET; THENCE N28°06'40"E 21.04 FEET; THENCE N0°00'05"W 82.19 FEET; THENCE N37°14'25"E 22.03 FEET; THENCE N37°14'01"E 85.28 FEET; THENCE N43°19'39"E 131.86 FEET; THENCE N33°46'47"E 291.25 FEET TO THE POINT OF BEGINNING.

8-18-20
DATE

Ryan W. Hall
SURVEYOR
(See Seal Below)

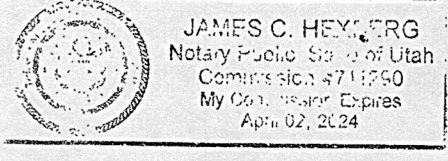
OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12698 S PONY EXPRESS RD, STE 400, DRAPER, UTAH 84020.

Brett Woodland
Brett Woodland
Fieldstone Scenic Mountain LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH S.S.
ON THIS 28 DAY OF September, A.D. 2020, PERSONALLY APPEARED BEFORE ME *Brett Woodland* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE ASSISTANT SECRETARY OF Fieldstone Scenic Mountain LLC, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.



NOTARY PUBLIC FULL NAME: *James C. Healy*
COMMISSION NUMBER: *211290*
MY COMMISSION EXPIRES: *12/2/2024*
A NOTARY PUBLIC COMMISSIONED IN UTAH

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH S.S.
ON THIS 14 DAY OF November, A.D. 2020, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

TABULATIONS PHASE A PLAT 4

TOTAL ACREAGE:	3.95 A.C.
BUILDING ACREAGE:	2.83 A.C.
OVERALL DENSITY:	7.09 UNITS/ACRE
TOTAL # OF UNITS:	28
MINIMUM LOT SIZE:	3,624 S.F.
MINIMUM LOT SIZE:	5,819 S.F.
AVERAGE LOT SIZE:	4,396 S.F.
TOTAL OPEN SPACE:	8,789 S.F.
TOTAL IMPROVED OPEN SPACE:	8,789 S.F.
TOTAL SQUARE FOOTAGE IN ROW:	40,203 S.F.

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

APPROVED THIS 9 DAY OF September, 2020
BY: *Brandy E. Edwards*
TITLE: *Per Con*

ROCKY MOUNTAIN POWER APPROVAL

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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

Brady Hall
ROCKY MOUNTAIN POWER
DATE: *Sept 1 2020*

DIRECT COMMUNICATIONS APPROVAL

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 T&E P.F.

Direct Communications
Margaret Wilson 9/18/20

SCENIC MOUNTAIN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

EAGLE MOUNTAIN, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL