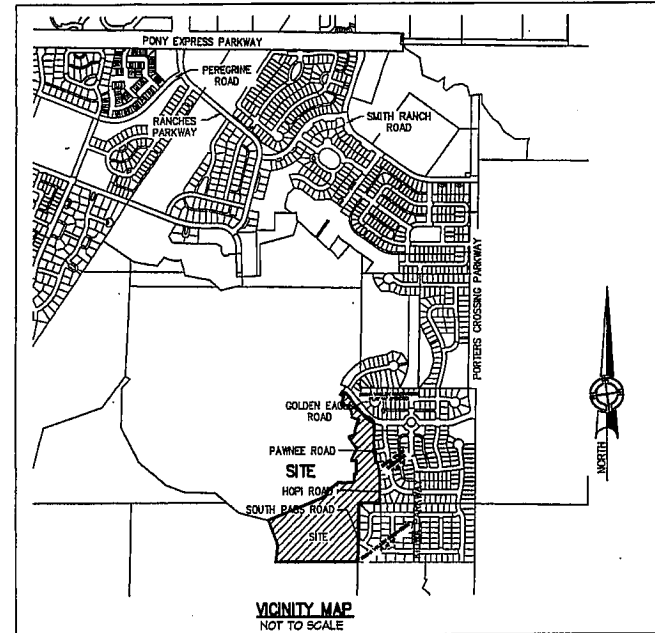
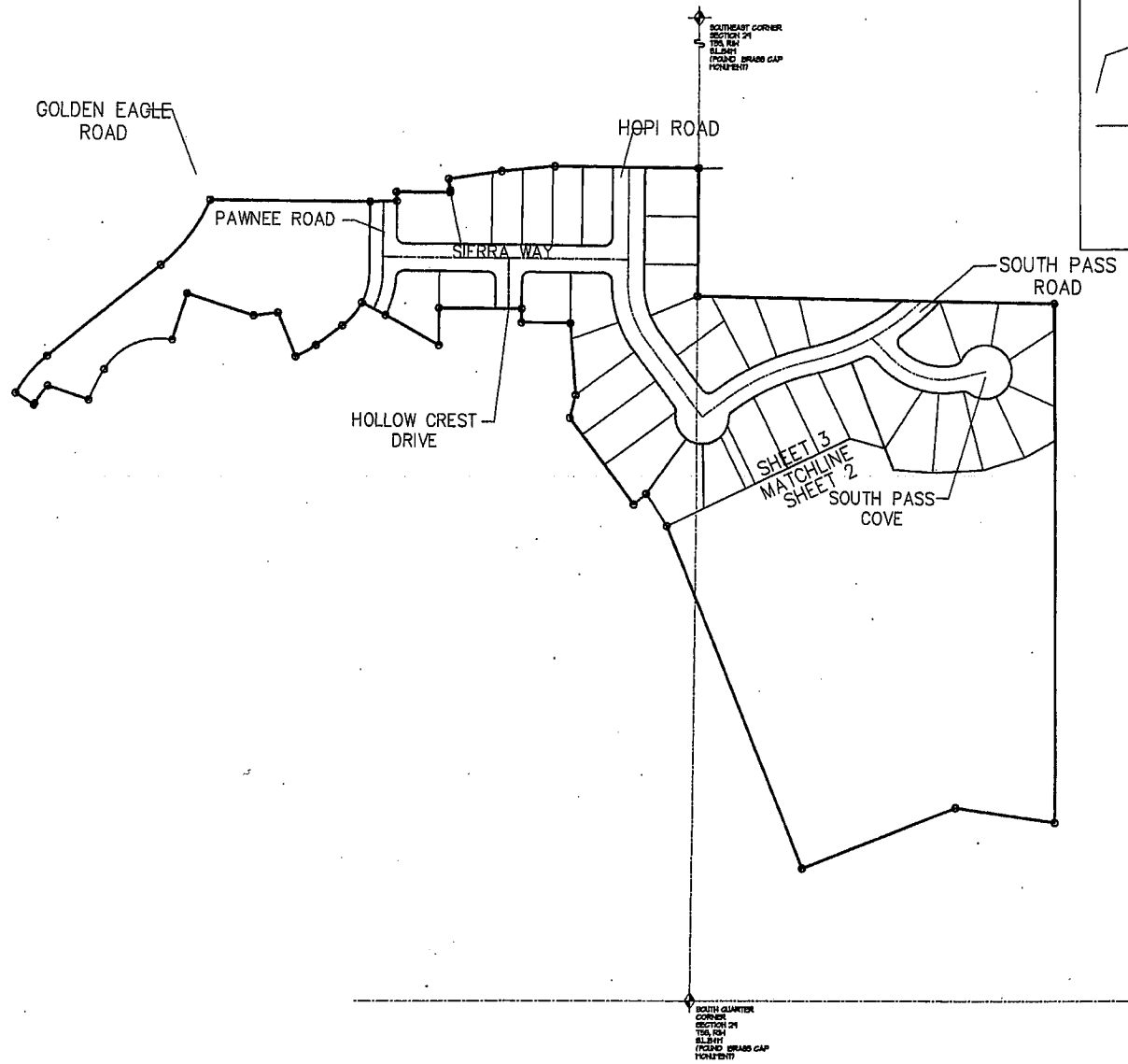


# SKYLINE RIDGE SUBDIVISION PHASE 1A

LOCATED IN THE NORTH HALF OF SECTION 32  
AND THE SOUTH HALF OF SECTION 24  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN  
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH



- NOTES:
1. ALL WATER LINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
  2. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
  3. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE AND REAR LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
  4. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
  5. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

**Utilities Approval**

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the P.U.E. or any other obstructions with interferes with the use of the P.U.E. with out the prior written approval of the utilities with facilities in the P.U.E.

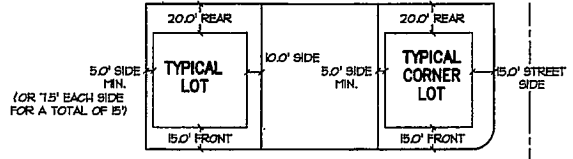
Utah Power \_\_\_\_\_  
 Questar Gas \_\_\_\_\_  
 Quest \_\_\_\_\_  
 Comcast \_\_\_\_\_

**TABULATIONS**

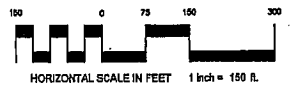
TOTAL LOT AREA:	1.75 ACRES
TOTAL STREET AREA:	2.96 ACRES
TOTAL IMPROVED PARK AREA:	2.43 ACRES
TOTAL OPEN SPACE:	4.85 ACRES
<b>TOTAL AREA:</b>	<b>22.41 ACRES</b>

TOTAL LOTS:	31
AVERAGE LOT SIZE:	4,180 S.F.
MINIMUM LOT SIZE:	1,479 S.F.
MAXIMUM LOT SIZE:	11,123 S.F.



- LEGEND**
- PROPERTY CORNER SET
  - ◆ FOUND SECTION CORNER MONUMENT



**OWNER'S 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 10-10-801, 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 OF THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

<u>Robert J. Long</u> PRINTED NAME	 SIGNATURE
<u>Shawn Martin</u> PRINTED NAME	 SIGNATURE
_____ PRINTED NAME	_____ SIGNATURE
_____ PRINTED NAME	_____ SIGNATURE

**ACKNOWLEDGMENT**

ON THE 24<sup>th</sup> DAY OF March, 2009, 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 1/17/2012  
 NOTARY PUBLIC David B. Koford  
 RESIDING IN Utah COUNTY

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION

Christopher J. Thumley  
APPROVED, ENGINEER

David B. Koford  
ATTEST, CLERK - RECORDER

**MAYOR OF EAGLE MOUNTAIN**

APPROVED THIS 24<sup>th</sup> DAY OF March, A. D. 2009

Bonnie R. Burnham pro tem  
MAYOR OF EAGLE MOUNTAIN

**APPROVAL AS TO FORM**

APPROVED THIS 24<sup>th</sup> DAY OF March, A. D. 2009

CITY ATTORNEY

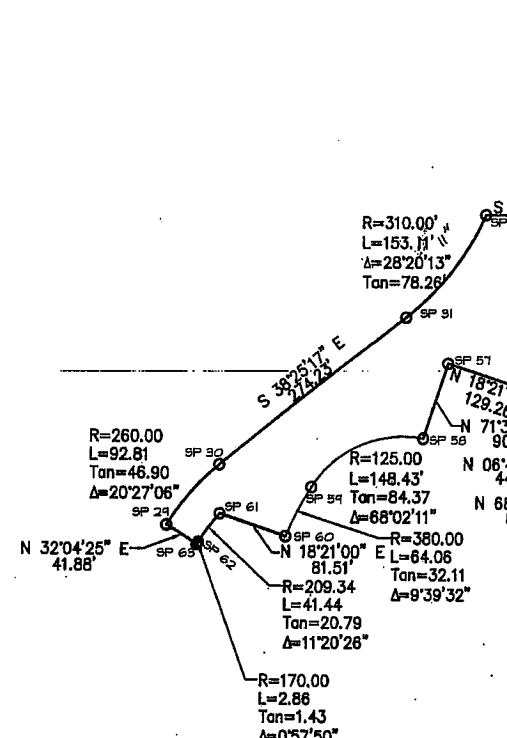
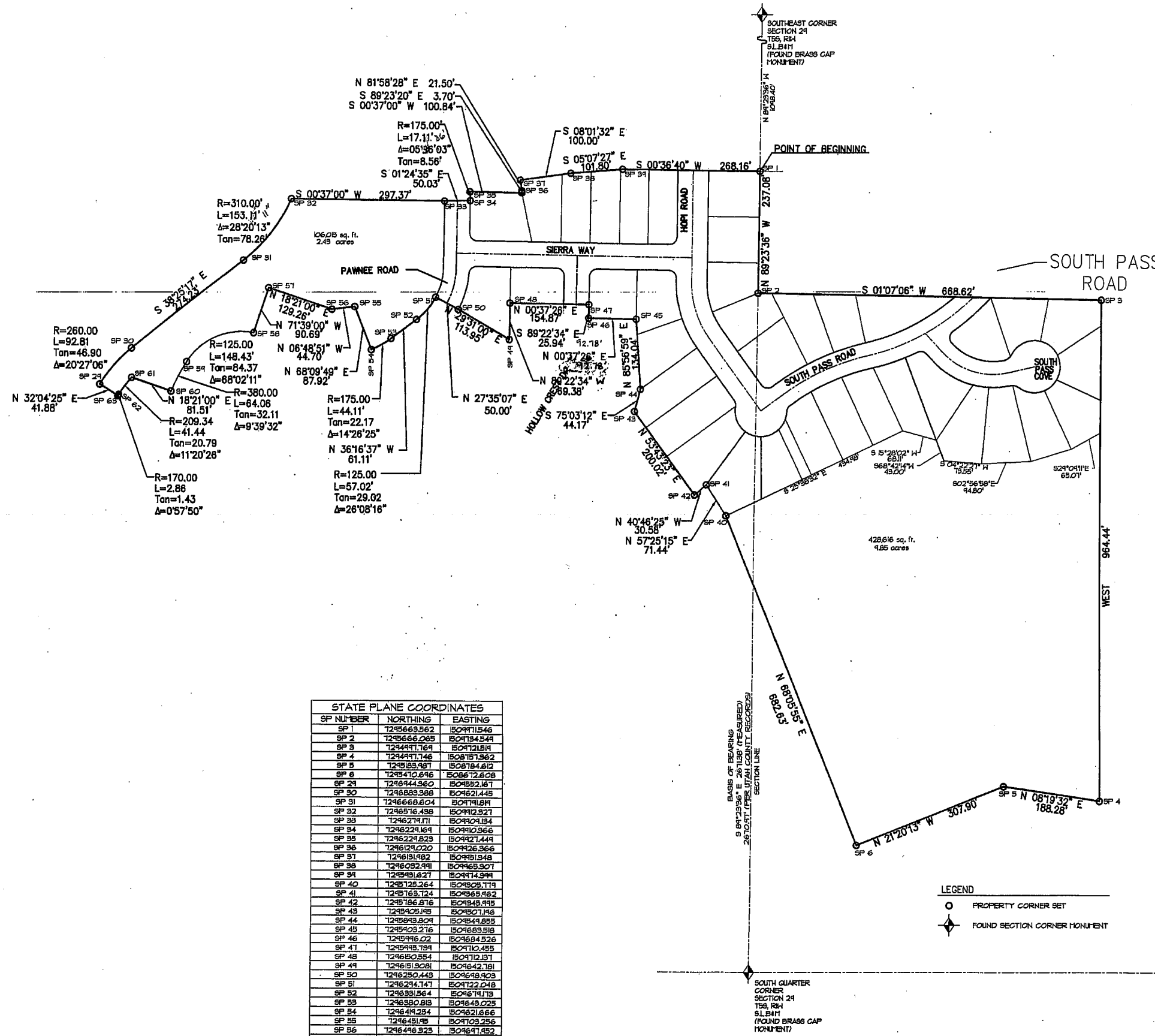
**SKYLINE RIDGE SUBDIVISION PHASE 1A**

LOCATED IN THE NORTH HALF OF SECTION 32  
AND THE SOUTH HALF OF SECTION 24  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
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CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY-COUNCIL ENGINEER SEAL 	CLERK-RECORDER SEAL 
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12974 sheet 1 of 3

Dec. 21, 2009 5:14 PM SHEET 1 OF 3



SP NUMBER	NORTHING	EASTING
SP 1	1245663.562	1504115.44
SP 2	1245666.065	1504134.544
SP 3	1244441.164	1504121.814
SP 4	1244441.148	1504151.562
SP 5	1245663.562	1504134.544
SP 6	1245410.646	1504122.608
SP 21	1246444.560	1504352.164
SP 30	1246883.388	1504621.448
SP 31	1246666.604	1504716.84
SP 32	1246516.498	1504123.224
SP 33	1246274.171	1504404.184
SP 34	1246224.164	1504103.66
SP 35	1246224.823	1504421.444
SP 36	1246124.020	1504426.366
SP 37	1246131.982	1504481.548
SP 38	1246032.941	1504463.504
SP 39	1245931.621	1504474.394
SP 40	1245125.264	1504305.118
SP 41	1245768.124	1504365.462
SP 42	1245786.816	1504345.498
SP 43	1245403.148	1504507.146
SP 44	1245843.804	1504541.858
SP 45	1245403.216	1504689.518
SP 46	1245446.02	1504684.526
SP 47	1245443.194	1504710.458
SP 48	1246502.554	1504712.37
SP 49	1246513.061	1504642.78
SP 50	1246250.443	1504649.303
SP 51	1246234.147	1504722.048
SP 52	1246391.564	1504714.173
SP 53	1246380.818	1504643.025
SP 54	1246414.254	1504621.666
SP 55	1246451.48	1504703.256
SP 56	1246446.323	1504647.452
SP 57	1246181.474	1504738.831
SP 58	1246641.518	1504652.581
SP 59	1246715.578	1504546.458
SP 60	1246809.102	1504394.718
SP 61	1246802.443	1504363.344
SP 62	1246407.346	1504392.344
SP 63	1246408.885	1504324.831

**SURVEYOR'S CERTIFICATE**

I, NATHAN B. WEBER do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 3522462 as prescribed under laws of the State of Utah. I further certify that 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, hereafter to be known as

**SKYLINE RIDGE SUBDIVISION PHASE 1A**

and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

Phase 1A Boundary

Beginning at a point North 84°23'36" East 1098.40 feet along the section line from the Southeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point being the southwest corner of Lot 35, Klouva Valley Plat "B" Subdivision, and the north line of Klouva Valley Subdivision Plat E;

thence North 84°23'36" East 237.08 feet along the said section line to the northeast corner of Klouva Valley Subdivision Plat E;

thence North 01°07'06" West 668.62 feet to the west line of Klouva Valley Subdivision Plat E;

thence North 01°07'06" West 668.62 feet to the west line of Klouva Valley Subdivision Plat E;

thence North 81°29'15" East 188.28 feet;

thence North 21°20'13" East 307.90 feet;

thence North 08°19'32" East 188.28 feet;

thence South 00°36'40" West 268.16 feet to the point of beginning.

Contains 22.34 acres, 31 lots.

MARCH 24, 2009  
Date

Nathan B. Weber  
License No. 352162

**SKYLINE RIDGE SUBDIVISION PHASE 1A**

LOCATED IN THE NORTH HALF OF SECTION 32 AND THE SOUTH HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

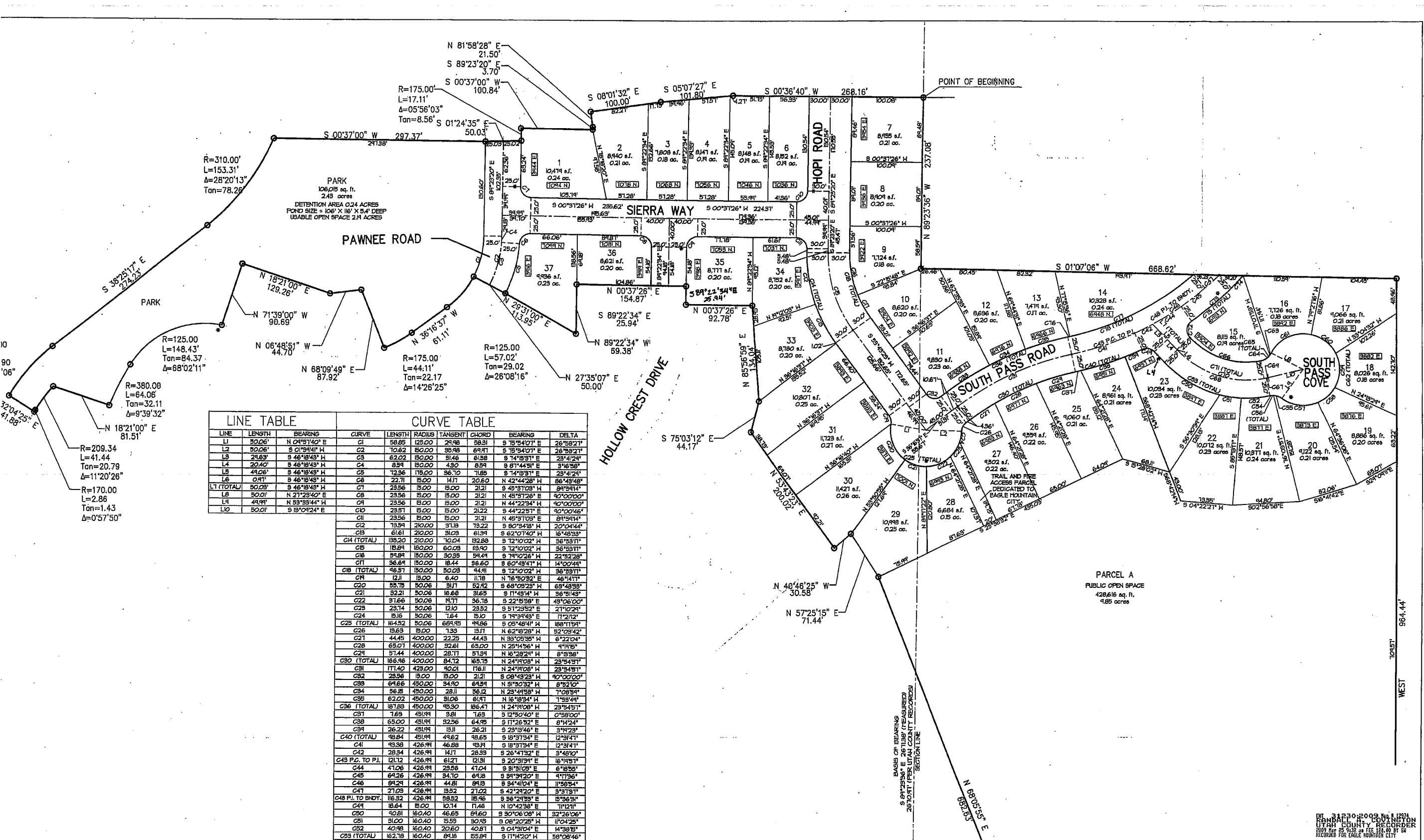
SURVEYOR'S SEAL: NATHAN B. WEBER, LICENSE NO. 3522462, STATE OF UTAH

NOTARY PUBLIC SEAL: CHRISTOPHER TUBB, LICENSE NO. 46-26003-2387, STATE OF UTAH

CITY ENGINEER SEAL: CHRISTOPHER TUBB, LICENSE NO. 46-26003-2387, STATE OF UTAH

CLERK-RECORDER SEAL

12974 sheet 2 of 3

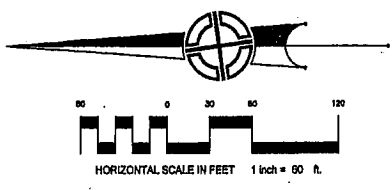


LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
L1	30.26'	N 01°51'40" E	C1	59.85	125.00	24.98	59.85	S 79°54'07" E	26°58'21"
L2	50.26'	S 01°54'41" H	C2	106.62	150.00	36.98	61.91	S 79°54'07" E	26°58'21"
L3	24.83'	S 46°18'43" H	C3	62.02	150.00	31.46	61.98	S 74°18'31" E	23°44'24"
L4	20.40'	S 46°18'43" H	C4	8.84	150.00	4.30	8.84	S 87°44'51" E	3°16'58"
L5	44.06'	S 46°18'43" H	C5	12.36	150.00	36.70	12.36	S 74°18'31" E	23°44'24"
L6	0.41'	S 46°18'43" H	C6	22.11	150.00	14.17	20.60	N 42°44'28" H	86°43'48"
L7 (TOTAL)	50.00'	S 46°18'43" H	C7	23.56	150.00	15.00	21.21	S 48°31'08" H	84°59'14"
L8	50.01'	N 21°23'40" E	C8	23.56	150.00	15.00	21.21	N 48°51'26" E	40°00'00"
L9	44.91'	N 53°33'44" H	C9	23.56	150.00	15.00	21.21	N 44°22'34" H	40°00'00"
L10	50.01'	S 19°04'24" E	C10	23.57	150.00	15.00	21.22	S 44°22'34" H	40°00'46"
C11	23.56	150.00	15.00	21.21	N 48°51'08" E	84°59'14"			
C12	179.94	210.00	31.03	179.23	S 60°34'38" H	207°04'44"			
C13	61.61	210.00	31.03	61.94	S 62°21'02" H	16°48'33"			
C14 (TOTAL)	138.20	210.00	10.04	132.89	S 72°10'02" H	36°53'11"			
C15	15.84	150.00	60.03	15.40	S 12°10'02" H	56°58'11"			
C16	54.84	150.00	30.95	54.44	S 74°10'26" H	22°52'28"			
C17	36.64	150.00	18.44	36.60	S 60°49'41" H	14°00'44"			
C18 (TOTAL)	165.71	150.00	30.03	144.91	S 72°10'02" H	36°58'11"			
C19	12.11	150.00	6.40	11.78	N 76°50'32" E	46°14'11"			
C20	55.75	50.06	31.17	52.42	S 68°08'29" H	69°48'33"			
C21	32.21	50.06	16.68	31.65	S 17°49'14" H	36°19'43"			
C22	31.66	50.06	15.71	36.78	S 22°58'51" E	49°06'00"			
C23	28.14	50.06	12.10	28.32	S 51°23'21" E	17°10'21"			
C24	15.15	50.06	7.64	15.10	S 19°19'49" H	17°12'11"			
C25 (TOTAL)	164.52	50.06	68.45	94.86	S 05°48'41" H	188°11'31"			
C26	15.63	150.00	7.93	15.17	N 62°18'28" H	52°03'42"			
C27	44.45	400.00	22.25	44.43	N 33°08'38" H	6°22'04"			
C28	65.07	400.00	32.61	65.00	N 25°14'56" H	4°19'58"			
C29	57.44	400.00	28.71	57.34	N 16°28'24" H	8°33'38"			
C30 (TOTAL)	166.96	400.00	84.72	165.75	N 24°19'08" H	29°54'31"			
C31	171.40	425.00	40.01	171.11	N 24°19'08" H	29°54'31"			
C32	28.98	150.00	15.00	21.21	S 08°49'23" H	40°00'00"			
C33	64.66	450.00	34.50	64.34	N 51°50'34" H	8°52'10"			
C34	56.15	450.00	28.11	56.12	N 23°46'53" H	7°18'51"			
C35	62.02	450.00	31.06	61.81	N 18°18'34" H	7°59'41"			
C36 (TOTAL)	181.33	450.00	48.30	186.47	N 24°19'08" H	29°54'31"			
C37	7.69	451.94	3.81	7.63	S 12°50'40" E	0°58'00"			
C38	65.00	451.94	32.56	64.98	S 17°26'52" E	8°14'24"			
C39	26.22	451.94	13.11	26.21	S 23°19'46" E	3°14'29"			
C40 (TOTAL)	98.84	451.94	49.62	98.65	S 18°37'34" E	12°31'41"			
C41	43.38	426.94	46.88	43.91	S 18°37'34" E	12°31'41"			
C42	28.34	426.94	14.17	28.33	S 26°47'32" E	3°48'10"			
C43 P.C. TO P.I.	121.12	426.94	61.21	121.91	S 20°31'34" E	16°19'51"			
C44	47.06	426.94	23.56	47.04	S 31°31'09" E	8°18'59"			
C45	64.26	426.94	34.10	64.18	S 39°39'29" E	11°59'54"			
C46	84.24	426.94	44.81	84.18	S 34°10'41" E	11°59'54"			
C47	27.03	426.94	13.52	27.02	S 42°14'20" E	3°27'37"			
C48 P.I. TO BNDY.	116.32	426.94	58.52	116.46	S 36°24'33" E	15°26'31"			
C49	18.64	150.00	10.74	18.66	N 10°42'38" E	1°12'11"			
C50	40.81	160.40	46.65	40.60	S 30°06'08" H	32°26'06"			
C51	31.00	160.40	15.55	30.95	S 08°20'28" H	11°04'28"			
C52	40.98	160.40	20.60	40.81	S 04°31'04" E	14°38'58"			
C53 (TOTAL)	162.78	160.40	84.18	155.84	S 17°14'20" H	38°08'46"			
C54	516	2120	2.94	515	N 04°51'31" H	18°56'32"			
C55	12.64	2120	6.54	12.50	N 14°16'08" E	34°18'51"			
C56 (TOTAL)	178.8	2120	14.41	177.89	N 27°11'42" E	49°19'21"			
C57	52.03	50.00	28.65	44.72	S 06°36'44" H	58°19'26"			
C58	31.81	50.00	16.50	31.38	S 41°21'36" E	36°19'14"			
C59	44.70	50.00	27.12	44.68	S 68°11'48" E	36°51'04"			
C60	44.6	50.00	23.64	44.74	N 38°01'34" E	50°36'04"			
C61	65.75	50.00	39.60	61.11	N 24°56'43" H	75°20'34"			
C62 (TOTAL)	249.51	50.00	42.67	246.42	N 76°54'19" E	271°02'21"			
C63	3.78	2120	1.90	3.78	S 51°30'08" E	10°18'51"			
C64	15.41	2120	8.11	15.41	S 31°21'21" E	41°51'39"			
C65 (TOTAL)	14.21	2120	10.96	18.61	S 36°34'11" E	52°08'26"			
C66	10.41	10.40	6.03	10.34	S 18°09'41" H	57°20'30"			
C67	3.18	195.40	1.95	3.13	S 12°21'42" E	11°59'54"			
C68	18.41	195.40	7.58	18.34	S 17°14'20" H	38°08'46"			
C69	6.22	195.40	3.11	6.22	S 11°50'24" E	2°31'50"			
C70	184.32	195.40	78.27	128.88	S 11°53'28" H	56°50'11"			
C71 (TOTAL)	140.54	195.40	71.94	134.91	S 16°34'40" H	54°28'07"			
C72	25.70	150.00	11.91	22.61	N 84°05'48" H	48°10'32"			
C73	18.31	451.94	9.14	18.28	S 84°34'20" E	4°11'36"			
C74	24.02	451.94	12.01	24.02	S 45°44'28" E	3°02'41"			
C75 (TOTAL)	47.33	451.94	48.85	47.14	S 41°04'40" E	12°20'16"			
C76	2.85	401.94	1.33	2.86	S 12°39'02" E	0°22'44"			
C77	16.00	401.94	9.94	16.06	S 26°42'28" E	27°56'07"			
C78 (TOTAL)	18.85	401.94	10.40	18.64	S 26°31'06" E	28°18'51"			

sheet 3 of 3  
12974

NOTE: SEE SHEET 2 FOR OVERALL BOUNDARY DESCRIPTION

- LEGEND
- PROPERTY CORNER SET
  - ◆ FOUND SECTION CORNER MONUMENT



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LOCATED IN THE NORTH HALF OF SECTION 32  
AND THE SOUTH HALF OF SECTION 24  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
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CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL 	CLERK-RECORDER SEAL
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UTL 31230:2009 No. 12974  
SDBALL COUNTY RECORDED  
2009 FEB 25 10:58 AM REC 128.00 BY SM

WEST 964.44'