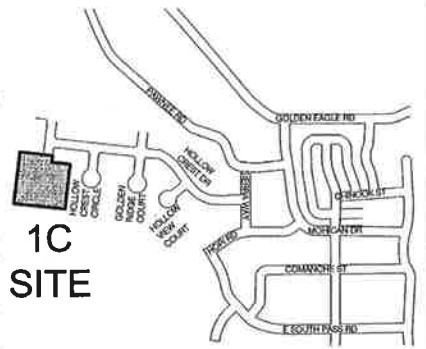
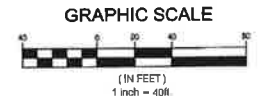


SKYLINE RIDGE SUBDIVISION 1C - PLAT 5

A SUBDIVISION LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



1C SITE

VICINITY MAP

N.T.S

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	13.82	15.00'	52°01'12"	N 53°14'02" E	13.16'
C2	25.05'	50.00'	28°42'59"	N 64°53'19" E	24.78'
C3	48.88'	50.00'	55°40'51"	N 22°39'33" E	48.78'
C4	30.78'	50.00'	35°14'22"	N 22°52'04" W	30.27'
C5	33.77'	50.00'	38°41'55"	N 59°50'14" W	33.13'
C6	38.19'	50.00'	43°44'54"	S 78°56'22" W	37.26'
C7	71.44'	50.00'	81°51'41"	S 16°08'04" W	65.51'
C8	13.82	15.00'	52°01'12"	S 01°12'50" W	13.16'

AREA TABLE

PARTICULARS	S.F.	ACRES
TOTAL AREA	75,890	1.738
BUILDABLE AREA*	65,763	1.510
TOTAL LOT AREA	65,763	1.510
TOTAL ROW AREA	9,930	0.228
AVERAGE LOT SIZE	10,961	0.252
LARGEST LOT SIZE	14,030	0.322
SMALLEST LOT SIZE	8,280	0.190
TOTAL # OF LOTS	8	
LOT DENSITY*	3.452 LOTS PER ACRE	

*DOES NOT INCLUDE ROW AREA

- LEGEND
- ◆ SALT LAKE COUNTY SECTION CORNER
 - STREET M.O.L. (10 BE CONST.)
 - BOUNDARY CORNER (SET 1/2 REBAR AND CAP OR NAIL AND WASHER STAMPED 'BENCHMARK ENG.')
 - SECTION LINE
 - - - BOUNDARY LINE
 - - - ADJACENT PROPERTY
 - - - STREET CENTERLINE EXISTING
 - - - EASEMENT LINE
 - ⊕ FIRE HYDRANT
 - ★ LIGHT POST
 - PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT

NOTE:
BEFORE CERTIFICATE OF OCCUPANCY, ALL SLOPES AND
RETAINING WALL REQUIRES APPROVAL BY GEOLOGICAL
ENGINEER. MAXIMUM SLOPE OF 2:1.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS
PUBLIC UTILITY EASEMENTS. QUESTAR 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 ACKNOWLEDGEMENT 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-369-8032.

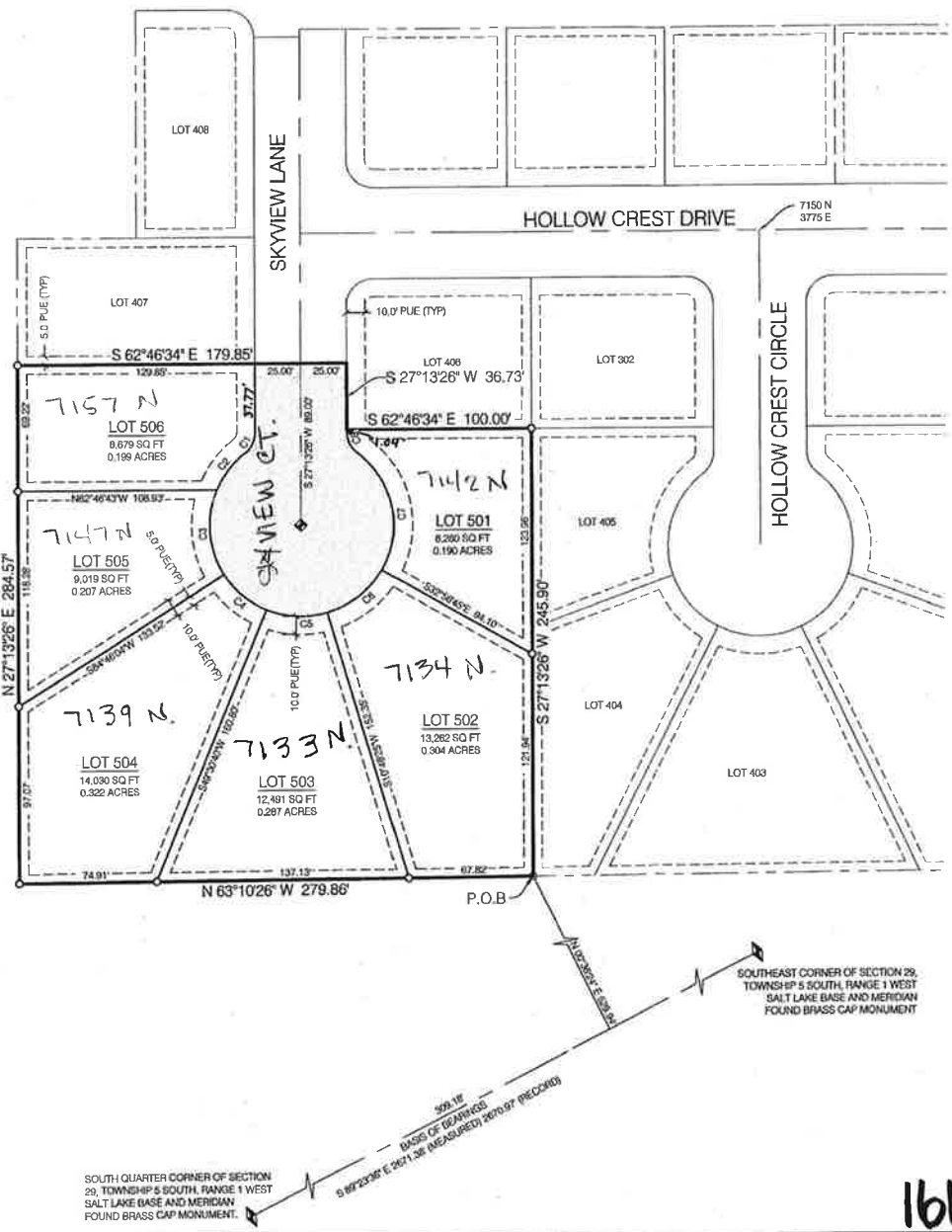
APPROVED THIS 10 DAY OF June, 2018
BY [Signature]
TITLE Senior Estimator
QUESTAR GAS COMPANY

- PURSUANT TO UTAH CODE ANN § 64-3-27 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-803(4)(C) (B) 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS 20 DAY OF June, 2018
BY [Signature]
TITLE Senior Estimator
ROCKY MOUNTAIN POWER

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.

APPROVED THIS 20 DAY OF June, 2018
BY [Signature]
TITLE Network Designer
DIRECT COMMUNICATIONS



SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR,
AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE 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 AND STREETS HEREINAFTER TO BE KNOWN AS:

SKYLINE RIDGE SUBDIVISION 1C-PLAT 5

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 MINIMUM AREA, WIDTH AND FRONTAGE
REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 89°23'58" EAST ALONG THE SECTION LINE A DISTANCE OF
309.18 FEET AND NORTH 60°36'24" EAST 526.94 FEET FROM THE SOUTH QUARTER CORNER OF
SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE NORTH 83°10'25" WEST 270.86 FEET, THENCE NORTH 27°12'20" EAST 284.57 FEET TO THE
WESTERLY CORNER OF LOT 407, SKYLINE RIDGE SUBDIVISION 1C - PLAT 4, ON FILE WITH THE OFFICE
OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID SKYLINE RIDGE SUBDIVISION 1C - PLAT 4
THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 62°46'34" EAST 179.85 FEET; 2) SOUTH 27°13'26" WEST
36.73 FEET; 3) SOUTH 62°46'34" EAST 100.00 FEET; 4) SOUTH 27°13'26" WEST 245.90 FEET TO THE POINT
OF BEGINNING.

CONTAINS 1.738 ACRES, MORE OR LESS
8 LOTS

DATE: 06/20/2018 TIME: 4:16:10
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 JUN 20 4:16 PM MOUNTAIN TIME
RECEIVED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED BY
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 19-9A-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):
Joel Shupe Shupe Builders LLC
PRINTED NAME OF OWNER
[Signature]
APPROVED SIGNATURE 6/29/18

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Utah }

ON THE 29 DAY OF June, A.D., 2018 PERSONALLY APPEARED BEFORE ME THE PERSON(S)
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 ACKNOWLEDGE
TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 11/1/2020
#60677

[Signature]
NOTARY PUBLIC
RESIDING IN UTAH COUNTY

ACCEPTANCE OF 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 28 DAY OF
June, 2018

[Signature]
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

[Signature]
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

[Signature]
ATTORNEY BY CITY RECORDER
(SEE SEAL BELOW)

SURVEYOR'S SEAL: [Seal of Brian A. Linam, Utah State Surveyor]

NOTARY PUBLIC SEAL: [Seal of Notary Public]

CITY-COUNTY ENGINEER SEAL: [Seal of Eagle Mountain City Engineer]

CITY RECORDER SEAL: [Seal of Jeffrey Smith, Utah County Recorder]

SKYLINE RIDGE SUBDIVISION 1C- PLAT 5
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 563-7182
www.benchmarkcivil.com

CITY ENGINEER
APPROVED THIS _____ DAY OF _____ A.D., 20____
EAGLE MOUNTAIN CITY ENGINEERING

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
EAGLE MOUNTAIN CITY ATTORNEY

MAYOR
PRESENTED TO THE EAGLE MOUNTAIN CITY THIS _____ DAY OF _____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: RECORDER
MAYOR

16130

562-29-7552/11/17/2018