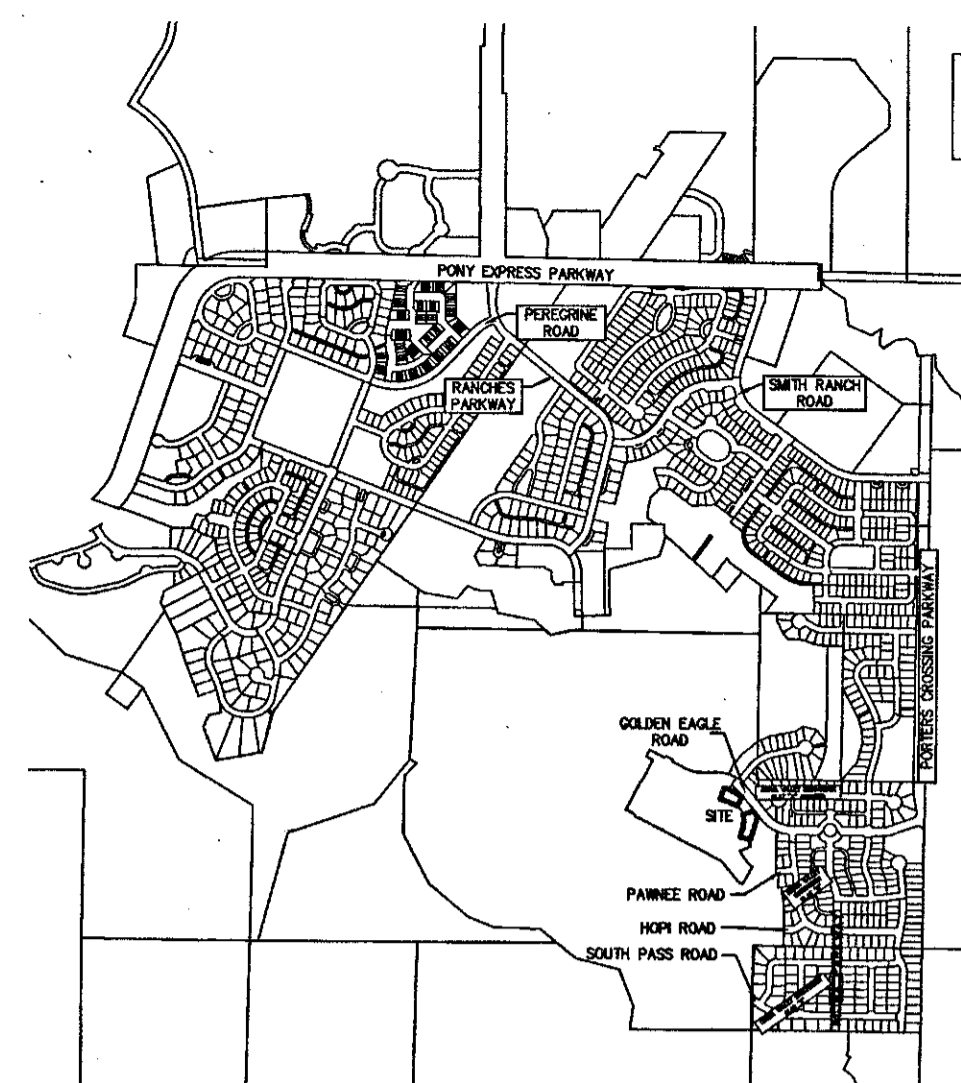
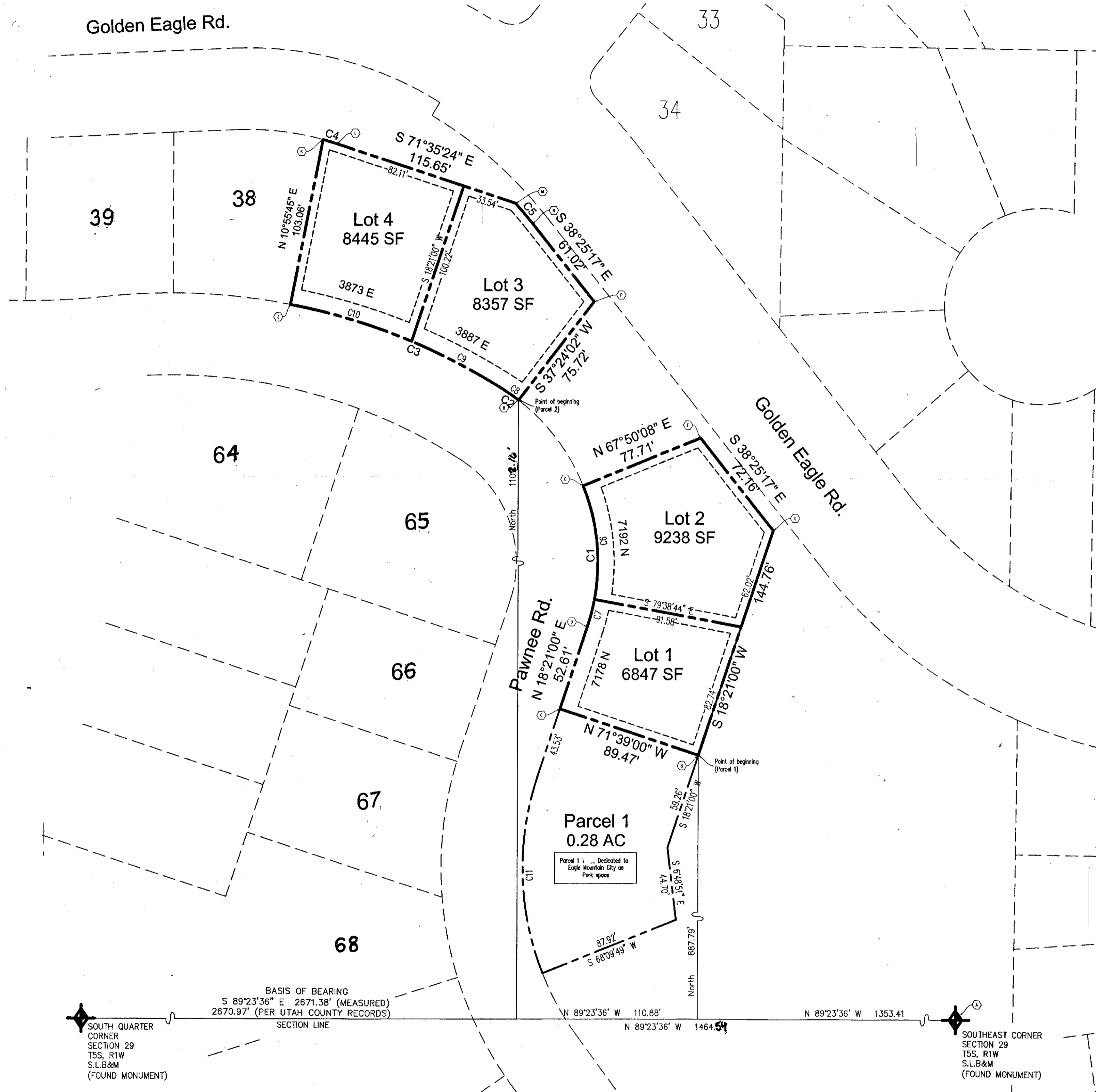


NORTH
1" = 100'

SKYLINE RIDGE SUBDIVISION PHASE 1D

LOCATED IN THE NORTH HALF OF SECTION 32 AND THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

Curve	Radius	Length	Chord	Bearing	Delta
C1	125.00'	88.39'	86.56'	N 154°28' W	40°30'57"
C2	125.00'	11.08'	11.08'	N 55°08'31" W	5°04'46"
C3	380.00'	141.88'	141.04'	N 68°22'36" W	21°23'23"
C4	170.00'	8.83'	8.83'	S 73°04'43" E	2°58'39"
C5	250.00'	16.32'	16.31'	S 40°17'28" E	3°44'22"
C6	125.00'	70.95'	70.00'	N 55°42'0" W	32°31'13"
C7	125.00'	17.44'	17.43'	N 14°21'08" E	7°59'44"
C8	125.00'	11.08'	11.08'	N 55°08'31" W	5°04'46"
C9	380.00'	64.06'	63.99'	N 62°30'40" W	9°39'32"
C10	380.00'	77.80'	77.87'	N 73°12'22" W	11°43'51"
C11	175.00'	111.74'	110.24'	N 01°44'40" W	18°18'54"

No.	Northing	Easting
A	733,989.2200	1,870,862.5300
B	734,891.0054	1,869,514.8493
C	734,919.1641	1,869,429.9543
D	734,969.0869	1,869,446.5131
E	735,055.5743	1,869,443.6322
F	735,084.8825	1,869,515.5768
G	735,028.3619	1,869,560.4088
H	735,107.9582	1,869,404.0106
J	735,165.9900	1,869,263.6411
K	735,257.1524	1,869,203.1751
L	735,264.5821	1,869,291.6235
M	735,228.0686	1,869,401.3226
N	735,215.6286	1,869,411.8692
P	735,167.8372	1,869,449.7772

LEGEND

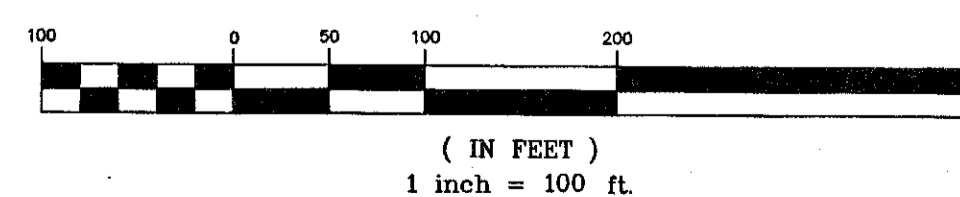
- PROPERTY CORNER SET
- ◆ FOUND SECTION CORNER MONUMENT

Public Utility Note:

All front Lot utility easements, adjacent to a city street is to be 10.00' wide.

All Side yard and rear yard utility easements are to be 5.00' on each side of the lot line.

GRAPHIC SCALE



14460
09777

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147802 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, Blocks, 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.

Boundary Description

Commencing at a point located North 89°23'36" West along the Section line 1353.41 feet and North 887.79 feet from the Southeast quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 71°39'00" West 89.47 feet more or less to Pawnee Road; thence along Pawnee Road the following two courses: North 18°21'00" East 52.61 feet, along the arc of a 125.00 foot radius curve to the left 88.39 feet (chord bears North 01°54'28" West 86.56 feet); thence North 67°50'08" East 77.71 feet; thence South 38°25'17" East 72.16 feet; thence South 18°21'00" West 144.76 feet more or less to the point of beginning.

Area = 16,085 sq.ft. or 0.37 Acre

Also: Commencing at a point located North 89°23'36" West along the Section line 1464.54 feet and North 1102.14 feet from the Southeast quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along Pawnee Road the following two courses: along the arc of a 125.00 foot radius curve to the left 11.08 feet (chord bears North 55°08'31" West 11.08 feet); thence along a compound curve with a radius of 380.00 foot radius curve to the left 141.88 feet (chord bears North 68°22'36" West 141.04 feet); thence North 10°55'45" East 103.06 feet; thence along the arc of a 170.00 foot radius curve to the right 8.83 feet (chord bears South 73°04'43" East 8.83 feet); thence South 71°35'24" East 115.65 feet; thence along the arc of a 250.00 foot radius curve to the right 16.32 feet (chord bears South 40°17'28" East 16.31 feet); thence South 38°25'17" East 61.02 feet; thence South 37°24'02" West 75.72 feet more or less to the point of beginning.

Area = 16,803 sq.ft. or 0.39 Acre

Parcel 1 (to be dedicated to Eagle Mountain City as Park Space)

Commencing at a point located North 89°23'36" West 1353.41 feet along the section line and North 887.79 feet from the Southeast corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, thence South 18°21'00" West 59.26 feet; thence South 06°48'51" East 44.70 feet; thence South 68°09'49" West 87.92 feet more or less to Pawnee Road; thence along Pawnee Road the next two (2) courses: along the arc of a 175.00 foot radius curve to the right 111.74 feet (chord bears North 01°44'40" West 110.24 feet), North 18°21'00" East 43.53 feet; thence South 71°39'00" East 89.47 feet more or less to the point of beginning.

Area = 12,196 sq.ft. or 0.28 Acre

Total number of Lots = 4

Basis of Bearing is North 89°23'36" West along the section line.

11/14/2014
Date

[Signature]
Surveyor
(See Seal Below)

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 10-9a-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.

In witness hereof we have hereunto set our hands this 11th day of November, A.D. 2014

[Signatures]
Bradley A. Bentley
Brentley J. Bentley, Manager
Pony Express EP, LLC
Commission # 666007
Ann Kallas

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

On the 11th day of November, 2014, personally appeared before me the persons signing the foregoing Owner's 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 3/25/2017

[Signature]
ANN KALLAS
NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of Eagle Mountain

The City of Eagle Mountain, 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. Signed this 4th day of December, A.D. 2014.

Approved: *[Signature]*
City Engineer

Approved: *[Signature]*
City Recorder

Mayor of Eagle Mountain

Approved this 4th day of December, A.D. 2014

Approved: *[Signature]*
Mayor of Eagle Mountain

EBT 92378/2014 Rep # 14460
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Dec 23 10:16 AM FEE \$5.00 BY 95
RECORDED FOR EAGLE MOUNTAIN CITY

Plat " 1D "

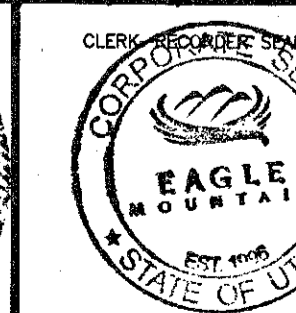
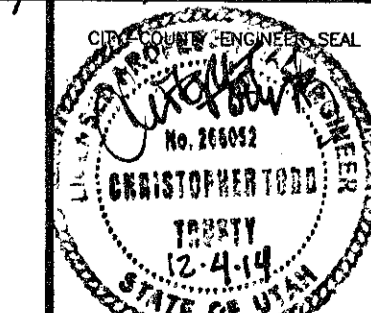
Skyline Ridge Subdivision

LOCATED IN THE NORTH HALF OF SECTION 32 AND THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

Creating a Portion of Public Open Space Skyline Ridge

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL
Phase 1A Sub



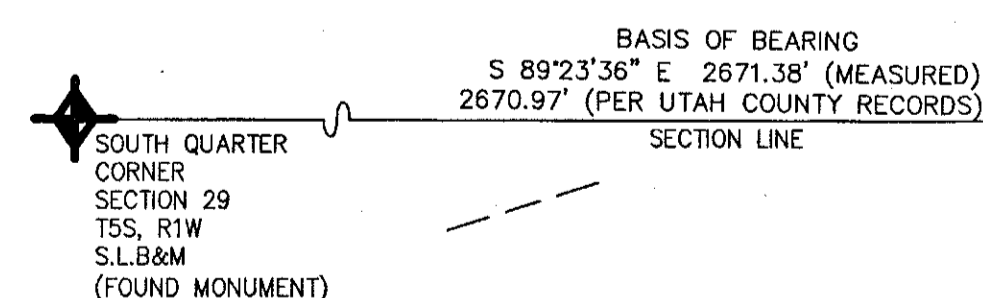
SHEET 1 OF 1

Approved as to Form
[Signature] 12/18/14
City Attorney Date

11/14/14

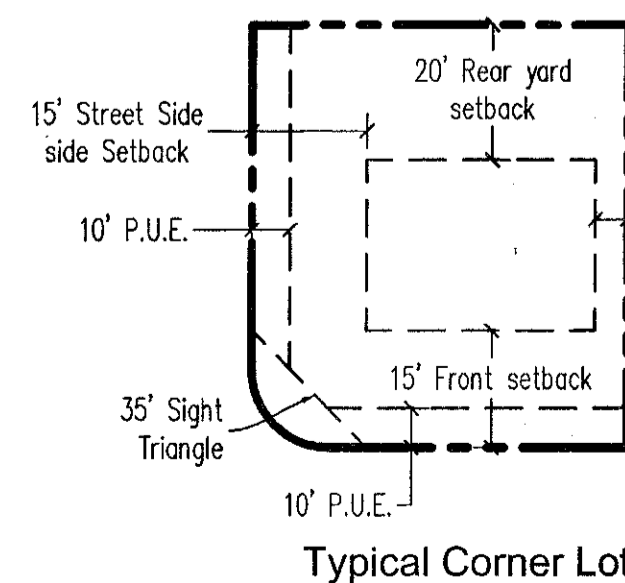
Utilities Approval

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 PUE. The utility may require the lot owner to remove all structures within the PUE 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 PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

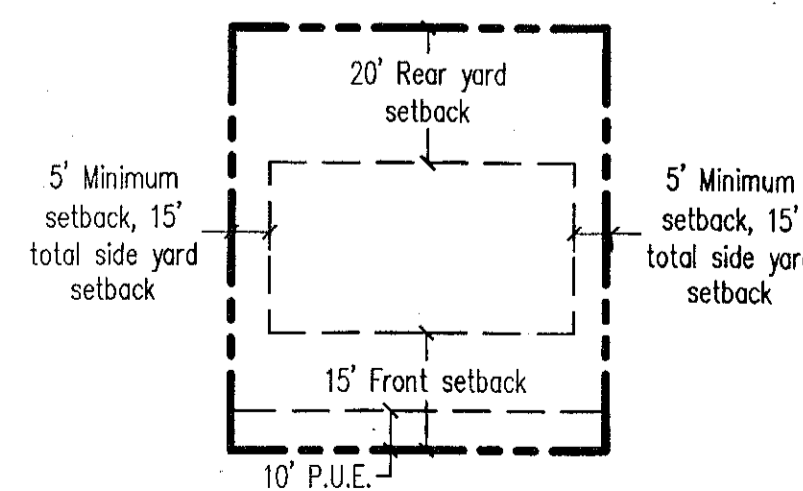


NOTES:

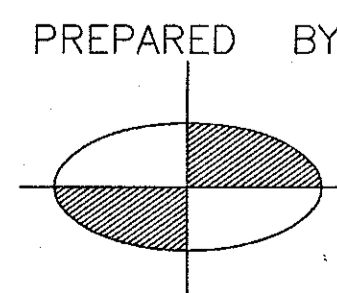
- ALL WATER LINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
- ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
- ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) 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.
- ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
- LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.



Typical Corner Lot



Typical Interior Lot



PREPARED BY
DUDLEY AND ASSOCIATES INC.