

# SKYLINE RIDGE - PH 2 Plat 1 RESIDENTIAL SUBDIVISION

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

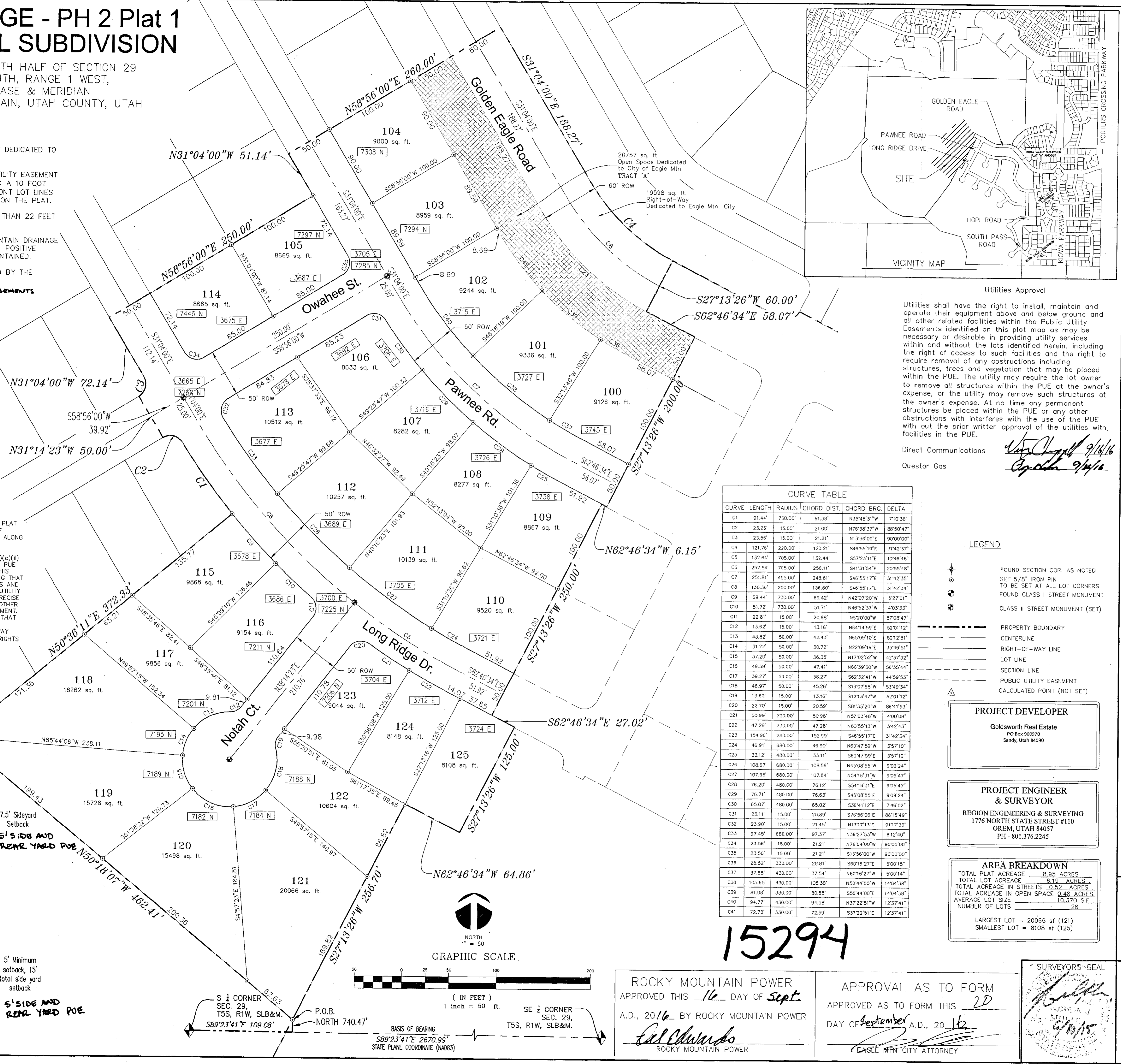
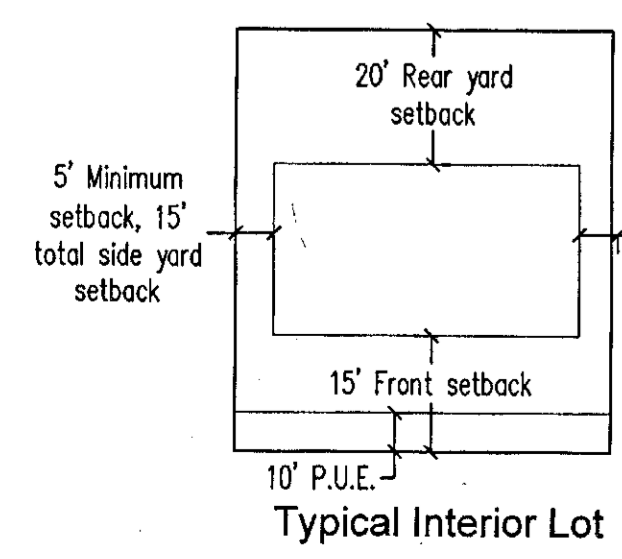
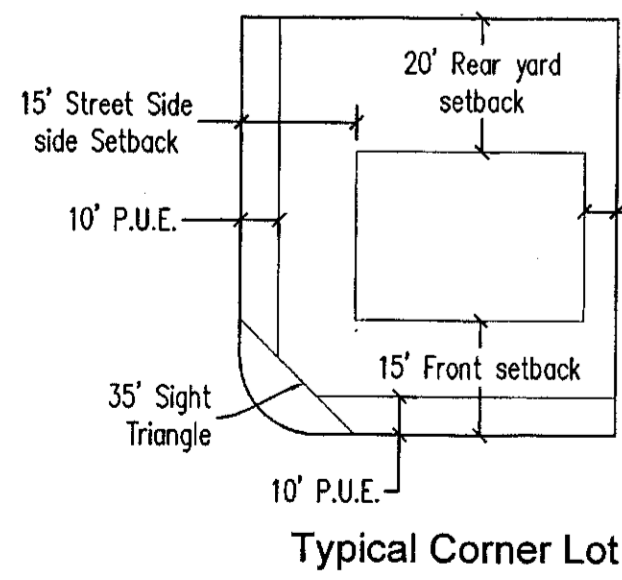
### NOTES:

1. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
3. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
4. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.
5. ALL OPEN SPACE TO BE MAINTAINED BY THE RANCHES HOA.
6. ALL P.U.E.'S INCLUDE DRAINAGE EASEMENTS.

### ROCKY MTN 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. 17.274-603(4)(c)(ii) ROCKY MTN 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 MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN POWER HAS UNDER:
  - (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
  - (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - (3) TITLE 54, CHAPTER 80, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
  - (4) ANY OTHER PROVISION OF LAW.

*Del Edwards*  
ROCKY MOUNTAIN POWER  
Date 9/16/16



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	91.44'	730.00'	91.38'	N35°48'31"W	710°36'
C2	23.29'	15.00'	21.00'	N76°38'37"W	88°50'47"
C3	23.56'	15.00'	21.21'	N13°56'00"E	90°00'00"
C4	121.76'	220.00'	120.21'	S46°55'19"E	314°2'37"
C5	132.64'	705.00'	132.44'	S57°23'11"E	104°46'46"
C6	257.54'	705.00'	256.11'	S41°31'54"E	205°54'48"
C7	251.81'	455.00'	248.61'	S46°55'17"E	314°2'38"
C8	138.26'	250.00'	136.60'	S46°55'17"E	314°2'34"
C9	69.44'	730.00'	69.42'	N42°07'20"W	52°2'01"
C10	51.72'	730.00'	51.71'	N46°52'37"W	403°33'
C11	22.81'	15.00'	20.68'	N52°00'00"E	87°08'47"
C12	13.62'	15.00'	13.16'	N64°45'59"E	52°01'12"
C13	43.82'	50.00'	42.43'	N65°09'10"E	501°29'51"
C14	31.22'	50.00'	30.72'	N22°09'19"E	35°46'51"
C15	37.20'	50.00'	36.35'	N17°02'52"W	423°37'32"
C16	49.39'	50.00'	47.41'	N65°39'30"W	56°35'44"
C17	39.27'	50.00'	38.27'	S62°32'41"W	44°59'53"
C18	46.97'	50.00'	45.26'	S13°07'58"W	53°49'34"
C19	13.62'	15.00'	13.16'	S121°47'47"W	52°01'12"
C20	22.70'	15.00'	20.59'	S81°35'20"W	86°41'53"
C21	50.99'	730.00'	50.98'	N57°03'48"W	4°00'08"
C22	47.29'	730.00'	47.28'	N65°55'13"W	3°42'43"
C23	154.96'	280.00'	152.59'	S46°55'17"E	314°2'34"
C24	46.91'	680.00'	46.90'	N60°47'59"W	375°17'0"
C25	33.12'	480.00'	33.11'	S60°47'59"E	375°17'0"
C26	108.67'	680.00'	108.66'	N43°08'55"W	9°09'24"
C27	107.95'	680.00'	107.84'	N34°16'31"W	9°05'47"
C28	76.20'	480.00'	76.12'	S54°16'31"E	9°05'47"
C29	76.71'	480.00'	76.63'	S45°08'55"E	9°09'24"
C30	65.07'	480.00'	65.02'	S38°41'12"E	7°46'02"
C31	23.11'	15.00'	20.89'	S76°56'06"E	88°15'49"
C32	23.90'	15.00'	21.45'	N131°17'13"E	91°17'33"
C33	97.45'	680.00'	97.37'	N36°27'53"W	81°2'40"
C34	23.56'	15.00'	21.21'	N76°04'00"W	90°00'00"
C35	23.56'	15.00'	21.21'	S13°56'00"E	90°00'00"
C36	28.82'	330.00'	28.81'	S60°16'27"E	5°00'15"
C37	37.55'	430.00'	37.54'	N60°16'27"W	5°00'14"
C38	105.65'	430.00'	105.38'	N50°44'00"W	14°04'38"
C39	81.08'	330.00'	80.88'	S50°44'00"E	14°04'38"
C40	94.77'	430.00'	94.58'	N37°22'51"W	12°37'41"
C41	72.73'	330.00'	72.59'	S37°22'51"E	12°37'41"

### LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

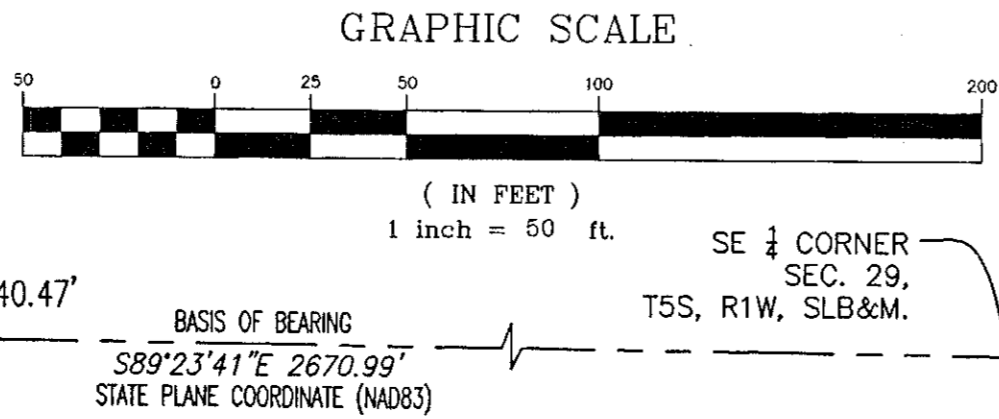
**PROJECT DEVELOPER**  
Goldsworth Real Estate  
PO Box 90970  
Sandy, Utah 84099

**PROJECT ENGINEER & SURVEYOR**  
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

**AREA BREAKDOWN**  
TOTAL PLAT ACREAGE 8.95 ACRES  
TOTAL LOT ACREAGE 6.13 ACRES  
TOTAL ACREAGE IN STREETS 0.52 ACRES  
TOTAL ACREAGE IN OPEN SPACE 0.48 ACRES  
AVERAGE LOT SIZE 10,370 S.F.  
NUMBER OF LOTS 26

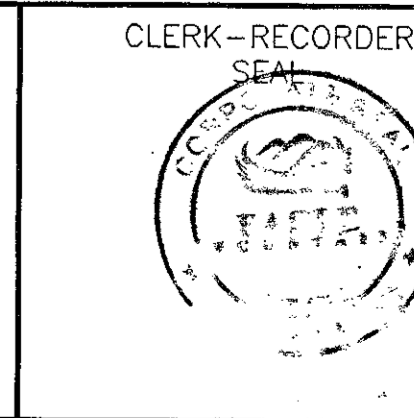
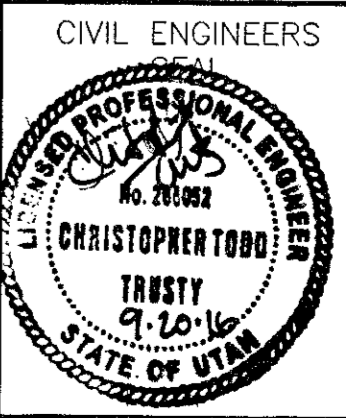
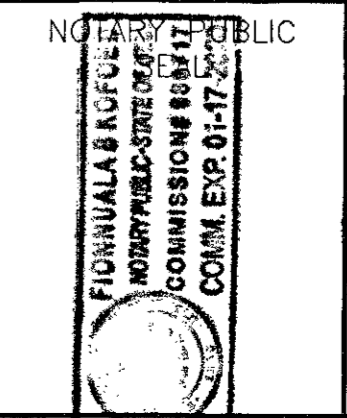
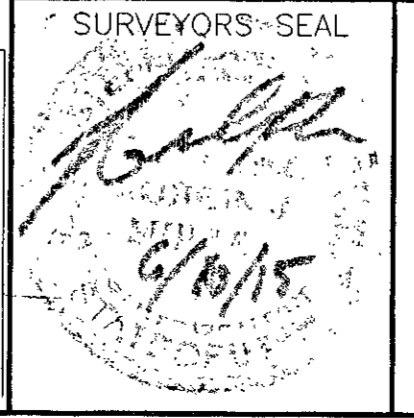
LARGEST LOT = 20066 sf (121)  
SMALLEST LOT = 8108 sf (125)

15294



ROCKY MOUNTAIN POWER  
APPROVED THIS 16 DAY OF Sept  
A.D., 2016 BY ROCKY MOUNTAIN POWER  
*Cal Edwards*  
ROCKY MOUNTAIN POWER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 20  
DAY OF September A.D., 2016  
*[Signature]*  
EAGLE MOUNTAIN CITY ATTORNEY



### Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

### Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 109.08' ALONG THE SECTION LINE AND NORTH 740.47' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; THENCE, N 50° 18' 07" W FOR A DISTANCE OF 462.41 FEET TO A POINT ON A LINE.  
THENCE, N 50° 36' 11" E FOR A DISTANCE OF 372.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH 07° 10' 36", HAVING A RADIUS OF 730.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 48' 31" W FOR A DISTANCE OF 91.38 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88° 50' 47", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 76° 38' 37" W FOR A DISTANCE OF 21.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 31° 14' 23" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 56' 00" E FOR A DISTANCE OF 21.21 FEET, THENCE, N 31° 04' 00" W FOR A DISTANCE OF 72.14 FEET TO A POINT ON A LINE, THENCE, N 58° 56' 00" E FOR A DISTANCE OF 250.00 FEET TO A POINT ON A LINE, THENCE, N 31° 04' 00" W FOR A DISTANCE OF 51.14 FEET TO A POINT ON A LINE, THENCE, N 58° 56' 00" E FOR A DISTANCE OF 260.00 FEET TO A POINT ON A LINE, THENCE, S 31° 04' 00" E FOR A DISTANCE OF 182.72 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 31° 42' 37", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS S 46° 55' 19" E FOR A DISTANCE OF 120.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 27° 13' 26" W FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE, THENCE, S 62° 46' 34" E FOR A DISTANCE OF 58.07 FEET TO A POINT ON A LINE, THENCE, S 27° 13' 26" W FOR A DISTANCE OF 200.00 FEET TO A POINT ON A LINE, THENCE, S 27° 13' 26" W FOR A DISTANCE OF 61.5 FEET TO A POINT ON A LINE, THENCE, S 27° 13' 26" W FOR A DISTANCE OF 250.00 FEET TO A POINT ON A LINE, THENCE, S 62° 46' 34" E FOR A DISTANCE OF 27.02 FEET TO A POINT ON A LINE, THENCE, S 27° 13' 26" W FOR A DISTANCE OF 125.00 FEET TO A POINT ON A LINE, THENCE, N 62° 46' 34" W FOR A DISTANCE OF 64.86 FEET TO A POINT ON A LINE, THENCE S 27° 13' 26" W A DISTANCE OF 256.70 FEET TO THE POINT OF BEGINNING

CONTAINING 8.95 ACRES OF LAND MORE OR LESS.  
PROJECT BASED ON STATE PLANE COORDINATES, NAD83  
Date Nov 1, 2016  
*Robbin J. Mullen*  
Surveyor  
#368356

### 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, oil 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.

I, a witness hereof we have hereunto set our hands this 8 day of November A.D. 2016.  
*Goldsworth Real Estate Inc.*  
*Austin Allred*  
*VP Construction*  
*Harola Tombs*  
Acknowledgement  
Goldsworth Real Estate Inc.  
PRES.

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
On the 8 day of November, 2016, 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 1/17/2020  
*[Signature]*  
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 20 day of September, A.D. 2016.  
Approved: *[Signature]* City Engineer  
Approved: *[Signature]* City Recorder  
Mayor of Eagle Mountain  
Approved this 20 day of September, A.D. 2016  
Approved: *[Signature]*  
Mayor of Eagle Mountain

SKYLINE RIDGE - PH 2 Plat 1  
RESIDENTIAL SUBDIVISION  
LOCATED IN THE SOUTH HALF OF SECTION 29  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN  
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

ENT 112500-2016 Map # 15294  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 Nov 10 10:05 AM FEE \$7.00 BY NG  
RECORDED FOR EAGLE MOUNTAIN CITY

SEC. 29-5-1W TU-028