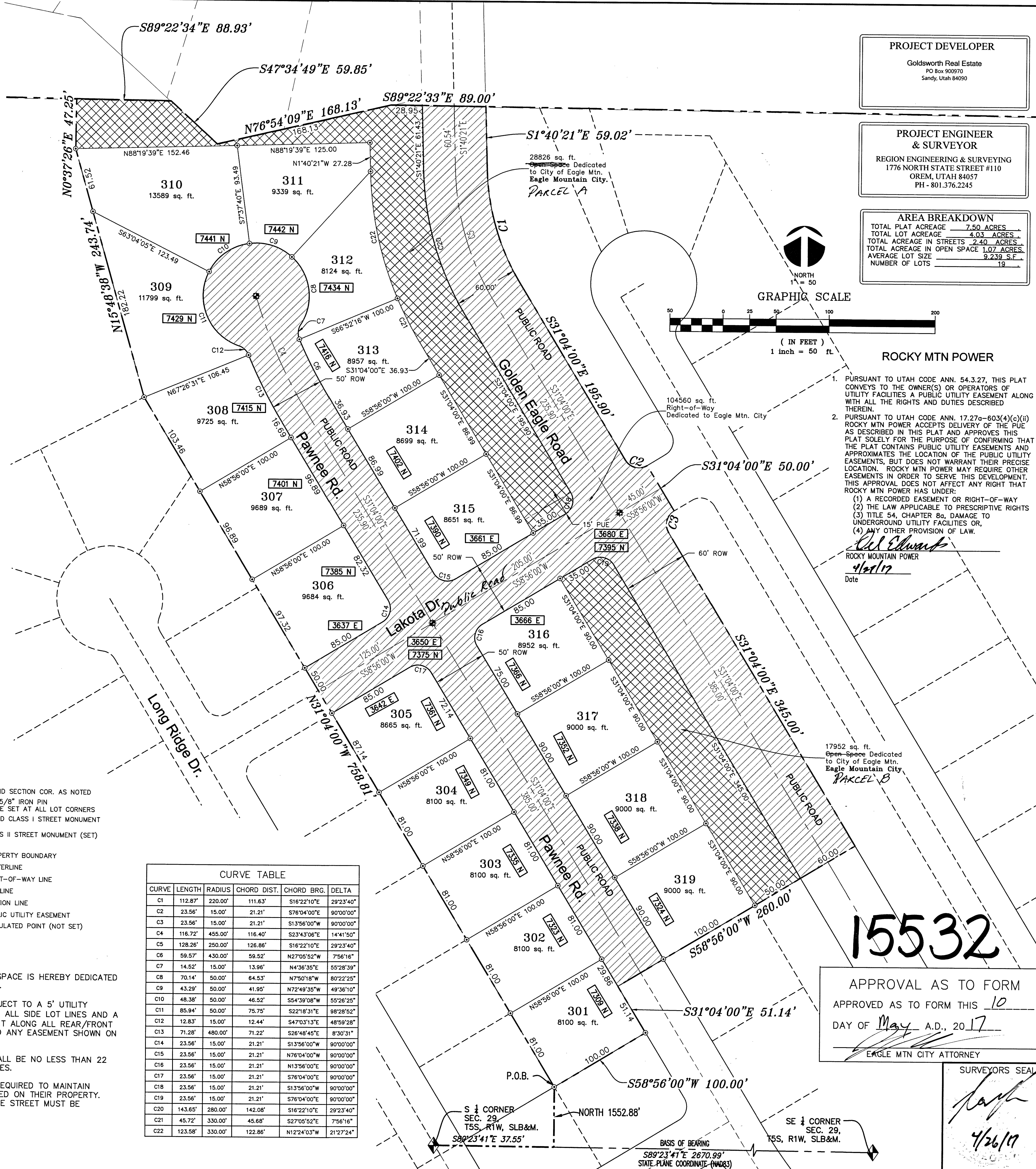
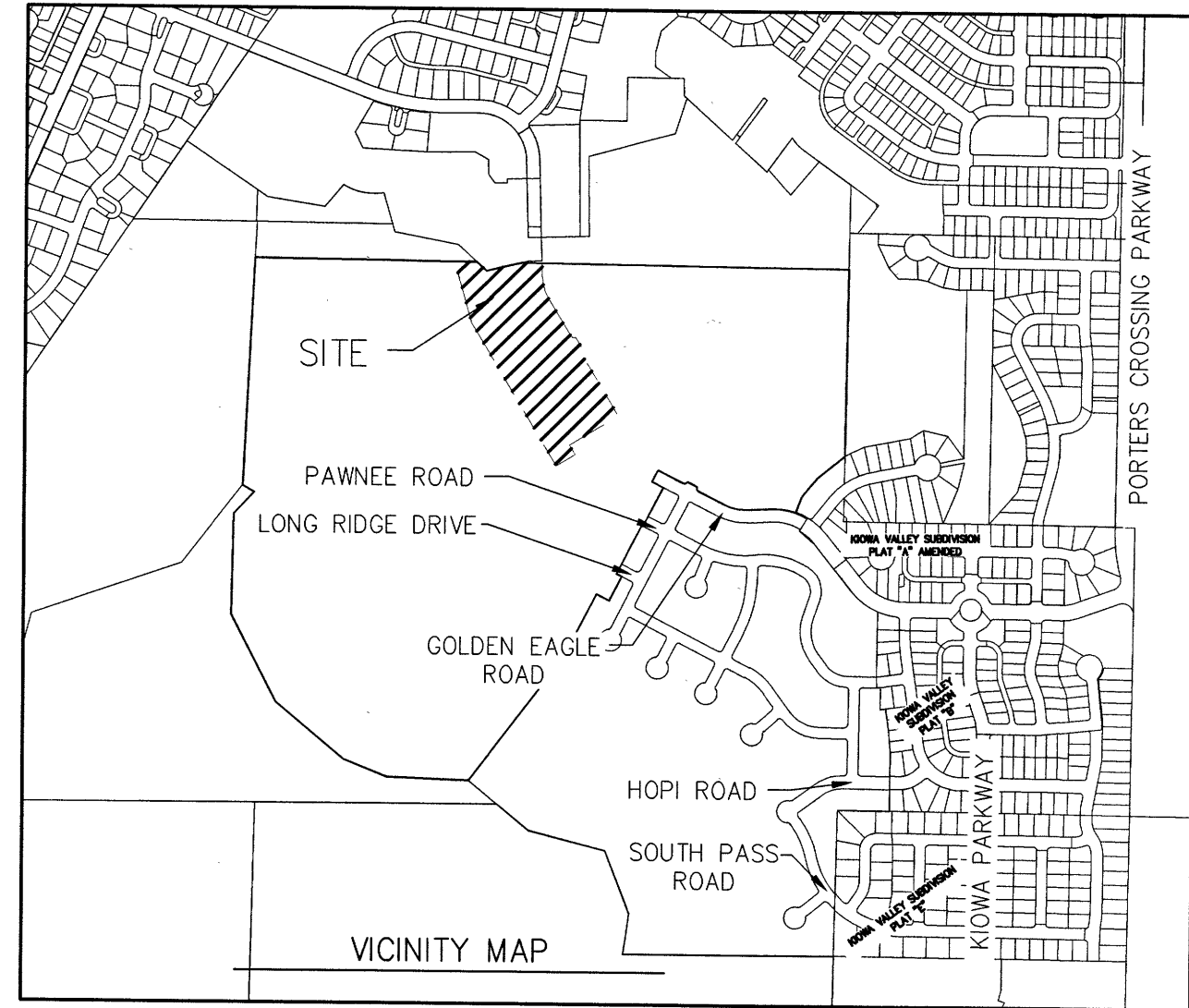


# SKYLINE RIDGE - PH 2 Plat 3 RESIDENTIAL SUBDIVISION

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



**PROJECT DEVELOPER**  
Goldsworth Real Estate  
PO Box 90970  
Sandy, Utah 84090

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

**AREA BREAKDOWN**  
TOTAL PLAT ACREAGE 7.22 ACRES  
TOTAL LOT ACREAGE 4.03 ACRES  
TOTAL ACREAGE IN STREETS 2.40 ACRES  
TOTAL ACREAGE IN OPEN SPACE 1.07 ACRES  
AVERAGE LOT SIZE 9,239 S.F.  
NUMBER OF LOTS 19

**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. 37.55' ALONG THE SECTION LINE AND NORTH 1552.88' 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 31° 04' 00" W FOR A DISTANCE OF 758.81 FEET TO A POINT ON A LINE. THENCE, N 15° 48' 38" W FOR A DISTANCE OF 243.74 FEET TO A POINT ON A LINE. THENCE, N 00° 37' 26" E FOR A DISTANCE OF 47.25 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 34" E FOR A DISTANCE OF 88.93 FEET TO A POINT ON A LINE. THENCE, S 47° 34' 49" E FOR A DISTANCE OF 59.85 FEET TO A POINT ON A LINE. THENCE, N 76° 54' 09" E FOR A DISTANCE OF 168.13 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 33" E FOR A DISTANCE OF 89.00 FEET TO A POINT ON A LINE. THENCE, S 01° 40' 21" E FOR A DISTANCE OF 59.02 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 22' 10" E FOR A DISTANCE OF 111.63 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 195.90 FEET TO THE BEGINNING OF A 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 S 76° 04' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 31° 04' 00" E 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 S 13° 56' 00" W FOR A DISTANCE OF 21.21 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 345.00 FEET TO A POINT ON A LINE. THENCE, S 58° 56' 00" W FOR A DISTANCE OF 260.00 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 51.14 FEET TO A POINT ON A LINE. THENCE S 58° 56' 00" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING  
CONTAINING 7.50 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83  
EUT 45393/2017 Plat # 15532  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
3017 Main St. 2155 or Fee 511.00 BY MAIL  
RECORDED FOR EAGLE MOUNTAIN CITY

Date: Apr 26, 2017  
Surveyor: [Signature]  
(See Seal Below)

**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. 17.27a-603(4)(c)(ii) ROCKY MTN POWER ACCEPTS DELIVERY OF THE P.U.E. 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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
(4) ANY OTHER PROVISION OF LAW.

[Signature]  
ROCKY MOUNTAIN POWER  
Date: 4/26/17

**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 3 day of May, A.D. 2017  
[Signature]  
Goldsworth Real Estate, Inc.  
by [Signature]

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
On the 3rd day of May, 2017, personally appeared before me the persons signing the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owner's Dedication for and on behalf of the owners who duly acknowledge to me that the Owner's Dedication was executed by them on behalf of the Owners.  
My Commission Expires 03-07-21  
[Signature] [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 fourth day of May, A.D. 2017.

Approved: [Signature] City Engineer  
City of Eagle Mountain

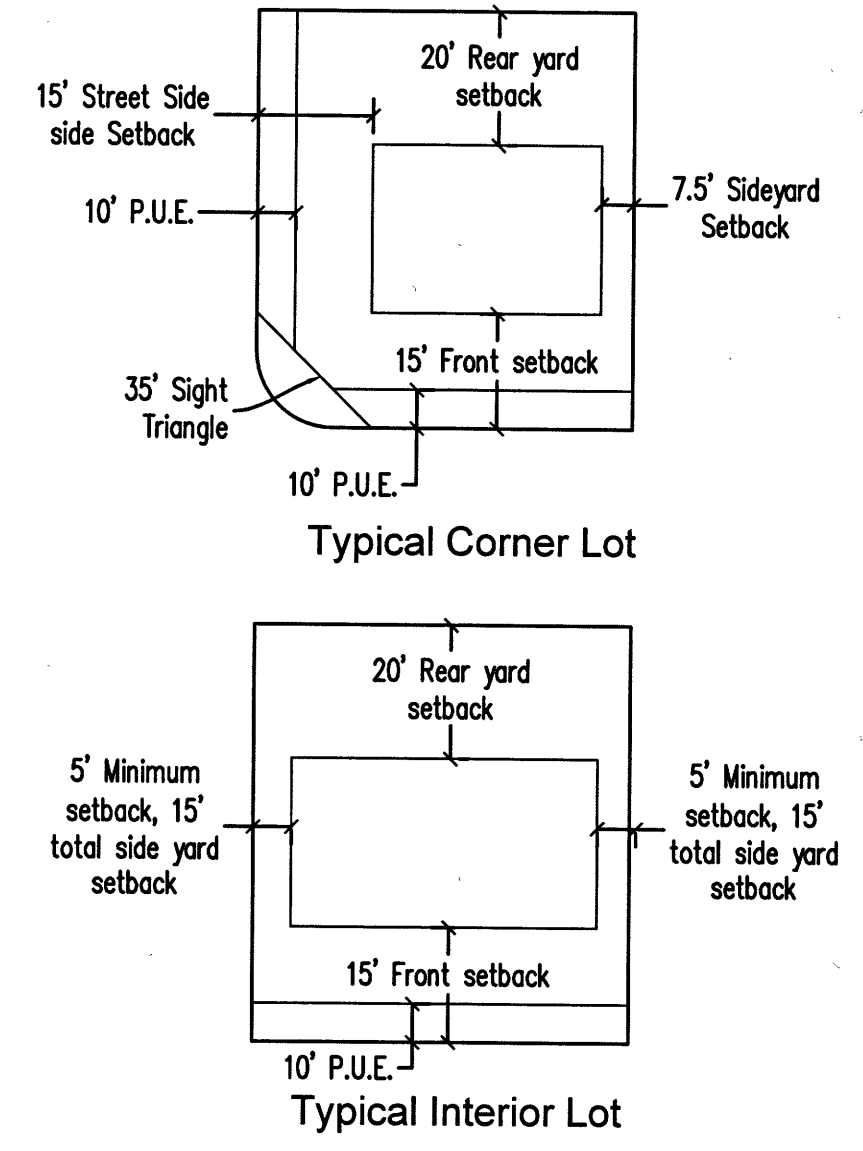
Approved this 10 day of May, A.D. 2017  
Approved: [Signature] Attest: [Signature]  
Mayor of Eagle Mountain City Recorder

**SKYLINE RIDGE - PH 2 Plat 3  
RESIDENTIAL SUBDIVISION**  
LOCATED IN THE SOUTH HALF OF SECTION 29  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN  
OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 10  
DAY OF May, A.D. 2017  
EAGLE MTN CITY ATTORNEY

SURVEYORS SEAL  
[Signature]  
4/26/17

SEAL OF UTAH COUNTY RECORDER  
JEFFERY SMITH  
3017 MAIN ST. 2155 OR FEE 511.00 BY MAIL  
RECORDED FOR EAGLE MOUNTAIN CITY



**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)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	112.87'	220.00'	111.63'	S16°22'10"E	29°23'40"
C2	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C3	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C4	116.72'	455.00'	116.40'	S23°43'08"E	14°41'50"
C5	128.26'	250.00'	126.86'	S16°22'10"E	29°23'40"
C6	59.57'	430.00'	59.52'	N27°05'52"W	7°56'16"
C7	14.52'	15.00'	13.96'	N4°36'35"E	55°28'39"
C8	70.14'	50.00'	64.53'	N7°50'18"W	80°22'25"
C9	43.29'	50.00'	41.95'	N72°49'35"W	49°36'10"
C10	48.38'	50.00'	46.52'	S54°39'08"W	55°26'25"
C11	85.94'	50.00'	75.75'	S22°18'31"E	98°28'52"
C12	12.83'	15.00'	12.44'	S47°03'13"E	48°59'28"
C13	71.28'	480.00'	71.22'	S26°48'45"E	8°30'31"
C14	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C15	23.56'	15.00'	21.21'	N76°04'00"E	90°00'00"
C16	23.56'	15.00'	21.21'	N13°56'00"E	90°00'00"
C17	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C18	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C19	23.56'	15.00'	21.21'	S76°04'00"E	90°00'00"
C20	143.65'	280.00'	142.08'	S16°22'10"E	29°23'40"
C21	45.72'	330.00'	45.68'	S27°05'52"E	7°56'16"
C22	123.58'	330.00'	122.88'	N12°24'03"W	21°27'24"

**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.

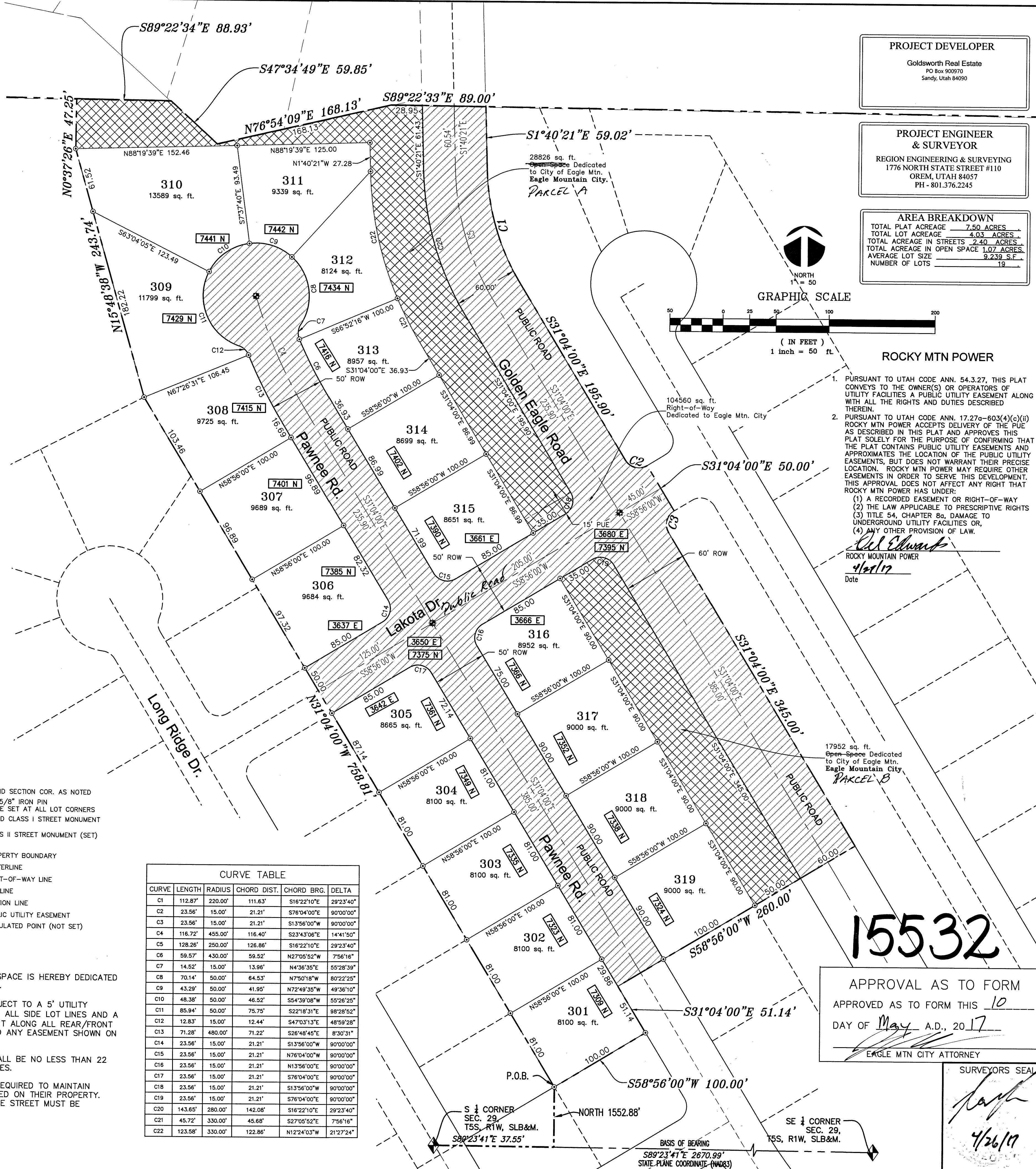
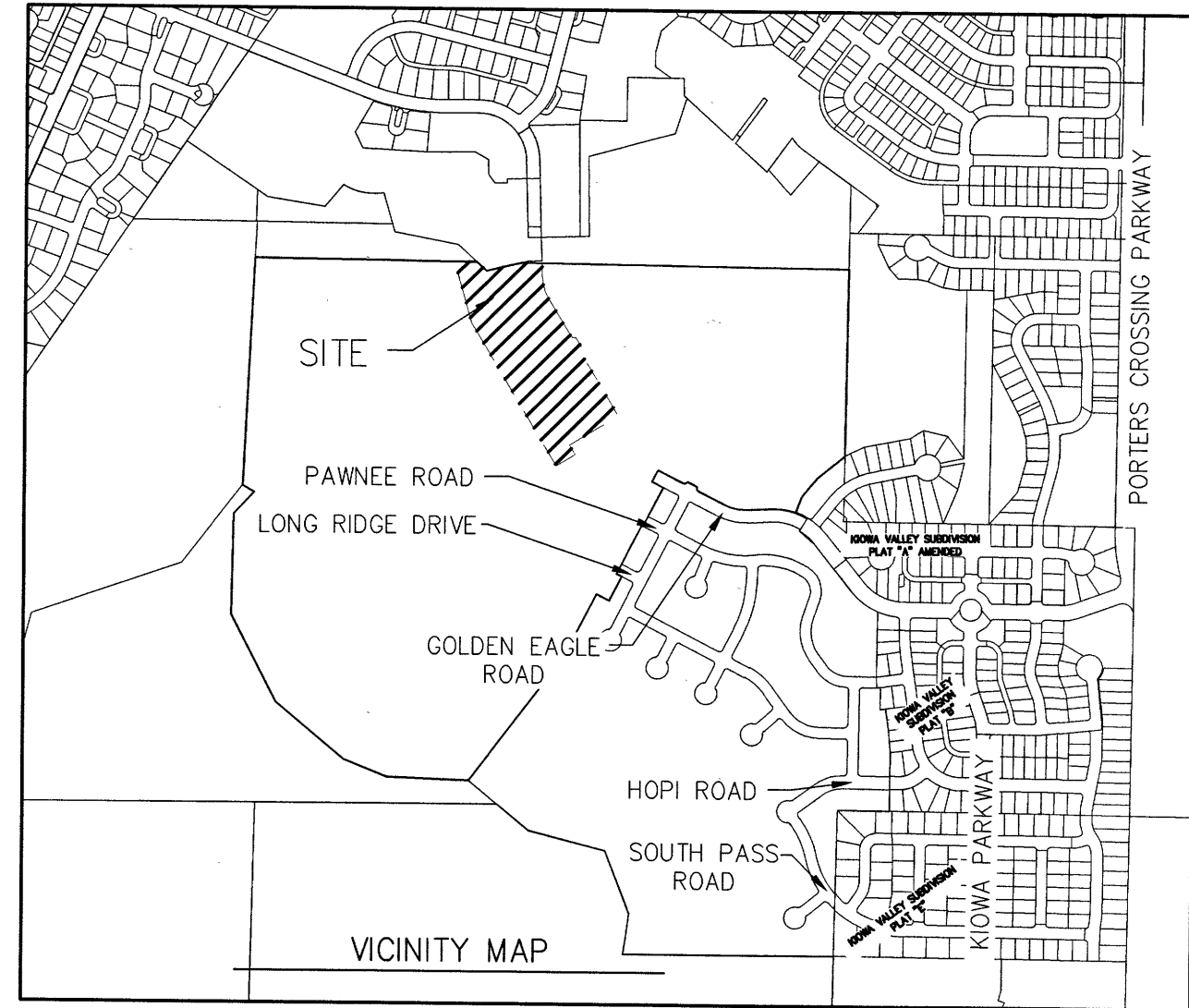
Direct Communications  
Questar Gas  
[Signature]

**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.

#15532  
Sec 29, T5S, R1W, S1B&M

# SKYLINE RIDGE - PH 2 Plat 3 RESIDENTIAL SUBDIVISION

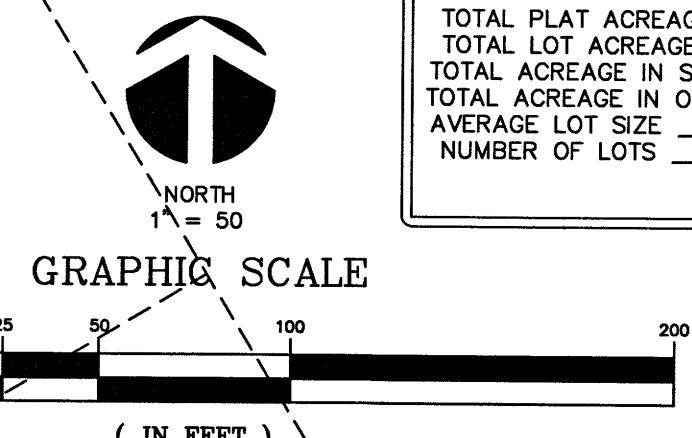
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SALT LAKE BASE & MERIDIAN  
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**PROJECT DEVELOPER**  
Goldsworth Real Estate  
PO Box 90970  
Sandy, Utah 84090

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

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TOTAL LOT ACREAGE 4.03 ACRES  
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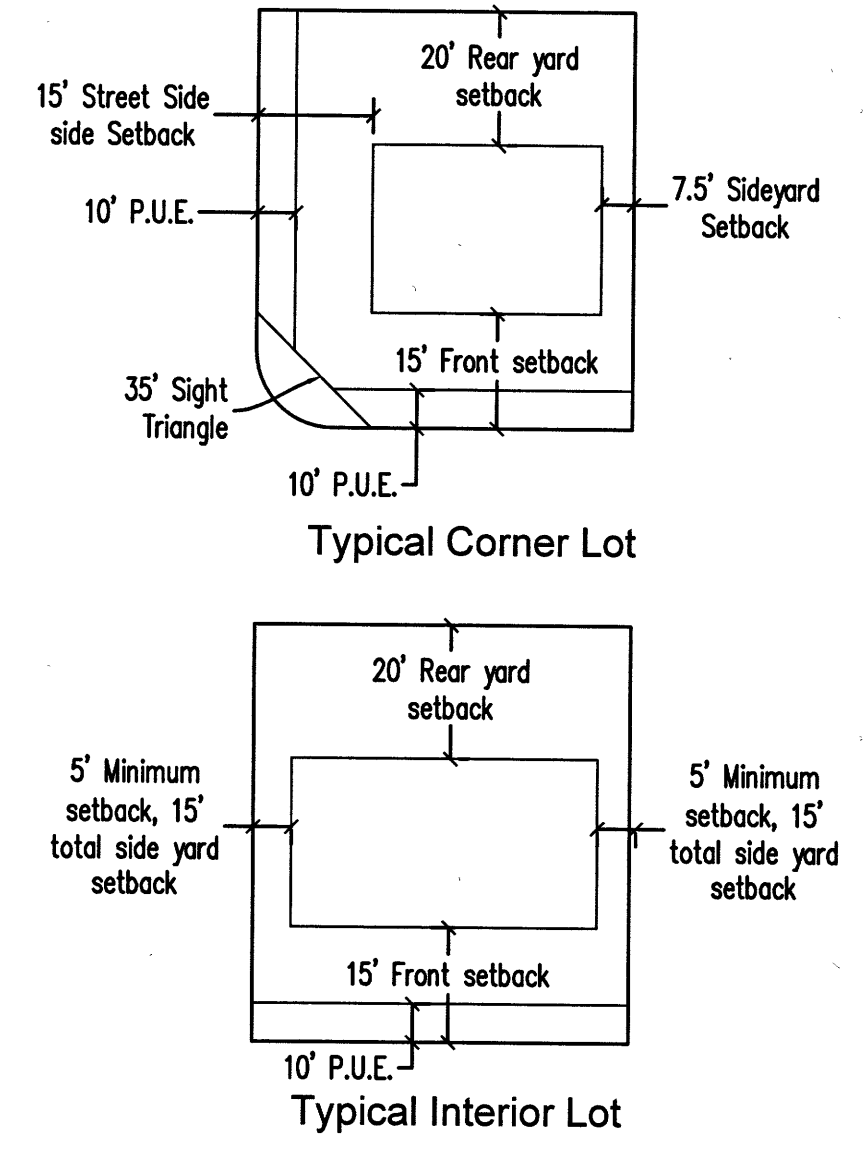
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(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
(4) ANY OTHER PROVISION OF LAW.

*Ed Edwards*  
ROCKY MOUNTAIN POWER  
4/26/17  
Date



**LEGEND**

- FOUND SECTION COR. AS NOTED
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Direct Communications  
Questar Gas  
*Chris Melton*

**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.

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BEGINNING AT A POINT BEING S.89°23'41"E. 37.55' ALONG THE SECTION LINE AND NORTH 1552.88' 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 31° 04' 00" W FOR A DISTANCE OF 758.81 FEET TO A POINT ON A LINE. THENCE, N 15° 48' 38" W FOR A DISTANCE OF 243.74 FEET TO A POINT ON A LINE. THENCE, N 00° 37' 26" E FOR A DISTANCE OF 47.25 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 34" E FOR A DISTANCE OF 88.93 FEET TO A POINT ON A LINE. THENCE, S 47° 34' 49" E FOR A DISTANCE OF 59.85 FEET TO A POINT ON A LINE. THENCE, N 76° 54' 09" E FOR A DISTANCE OF 168.13 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 33" E FOR A DISTANCE OF 89.00 FEET TO A POINT ON A LINE. THENCE, S 01° 40' 21" E FOR A DISTANCE OF 59.02 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 22' 10" E FOR A DISTANCE OF 111.63 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 195.90 FEET TO THE BEGINNING OF A 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 S 76° 04' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 31° 04' 00" E 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 S 13° 56' 00" W FOR A DISTANCE OF 21.21 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 345.00 FEET TO A POINT ON A LINE. THENCE, S 58° 56' 00" W FOR A DISTANCE OF 260.00 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 51.14 FEET TO A POINT ON A LINE. THENCE S 58° 56' 00" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

CONTAINING 7.50 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

45393/2017 Plat # 15532  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
3017 Main St. 2155 or FEE 511.00 BY MAIL  
RECORDED FOR EAGLE MOUNTAIN CITY

Date: Apr 26, 2017  
Surveyor: *Robbin J. Mullen*

**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 3 day of May, A.D. 2017

*May Goldsworth Real Estate, Inc*  
by *H. Tromb*

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

On the 3rd day of May, 2017, personally appeared before me the persons signing the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owner's Dedication for and on behalf of the owners who duly acknowledge to me that the Owner's Dedication was executed by them on behalf of the Owners.

My Commission Expires 03-07-21  
Commission # 695716

*Jeffery Smith*  
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 fourth day of May, A.D. 2017.

Approved: *Clayton J. Huntz*  
City Engineer

Approved this 10 day of May, A.D. 2017

Approved: *Clayton J. Huntz* Attest: *Jeffery Smith*  
Mayor of Eagle Mountain City Recorder

**SKYLINE RIDGE - PH 2 Plat 3  
RESIDENTIAL SUBDIVISION**

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

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 10  
DAY OF May, A.D. 2017

EAGLE MTN CITY ATTORNEY

SURVEYORS SEAL  
*Robbin J. Mullen*  
4/26/17

SEAL OF EAGLE MOUNTAIN CITY

#15532

Sec 29, T5S, R1W, S1B&M