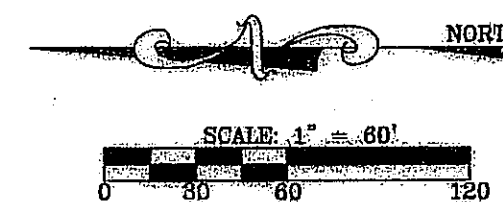


SUNSET RIDGE - PHASE "A", PLAT 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE
 I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S89°15'07"E ALONG THE SECTION LINE 4184.05 FEET AND SOUTH 765.13 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S1°38'23"W 1302.77 FEET, THENCE N88°21'37"W 220.97 FEET, THENCE ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT 31.32 FEET THROUGH A CENTRAL ANGLE OF 3°23'09" (CHORD: N88°40'03"W 31.32 FEET), THENCE N5°01'32"E 84.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF A 486.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°01'32"E) 3.76 FEET THROUGH A CENTRAL ANGLE OF 0°27'43" (CHORD: N84°44'36"W 3.76 FEET), THENCE N1°40'00"E 494.90 FEET, THENCE S88°20'00"E 9.59 FEET, THENCE N1°40'00"E 160.05 FEET, THENCE N88°21'37"W 9.59 FEET, THENCE N1°40'00"E 100.00 FEET, THENCE N1°40'28"E 50.00 FEET, THENCE NORTH 218.66 FEET, THENCE N22°06'30"W 80.76 FEET, THENCE N67°58'30"E 101.68 FEET, THENCE N22°06'30"W 29.86 FEET, THENCE N67°58'30"E 229.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: 47.21 ACRES

DATE: Dec 17 2013
 SURVEYOR: Chad A. Poulsen
 (See Seal Below)

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL OF THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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 HEREBY DEDICATE UNDER PROVISIONS OF 18-9-2(1), 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23rd DAY OF December, A.D. 2013

OWNER(S): AL RAFATI, MANAGER
EAGLE2, LLC
 ENT: 33712014 Reg # 1412
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2014 Jun 16 9:25 pm FEE \$4.00 BY CLS
 RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGEMENT

STATE OF UTAH S.S.
 COUNTY OF SALT LAKE
 I, Al Rafati,
 on the 23rd day of December, A.D. 2013, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FORGING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FORGING 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.

MINDY DANISIE
 Notary Public
 State of Utah
 My Commission Expires November 19, 2016
 600677
Mindy Danisie
 NOTARY PUBLIC RESIDING IN S.L. COUNTY

ACCERTANCE BY LEGISLATIVE BODY

THE City Council 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 THIS 23rd DAY OF December, A.D. 2013

APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 APPROVED: [Signature] ENGINEER (See Seal Below)
 ATTEST: [Signature] CLERK-RECORDER (See Seal Below)

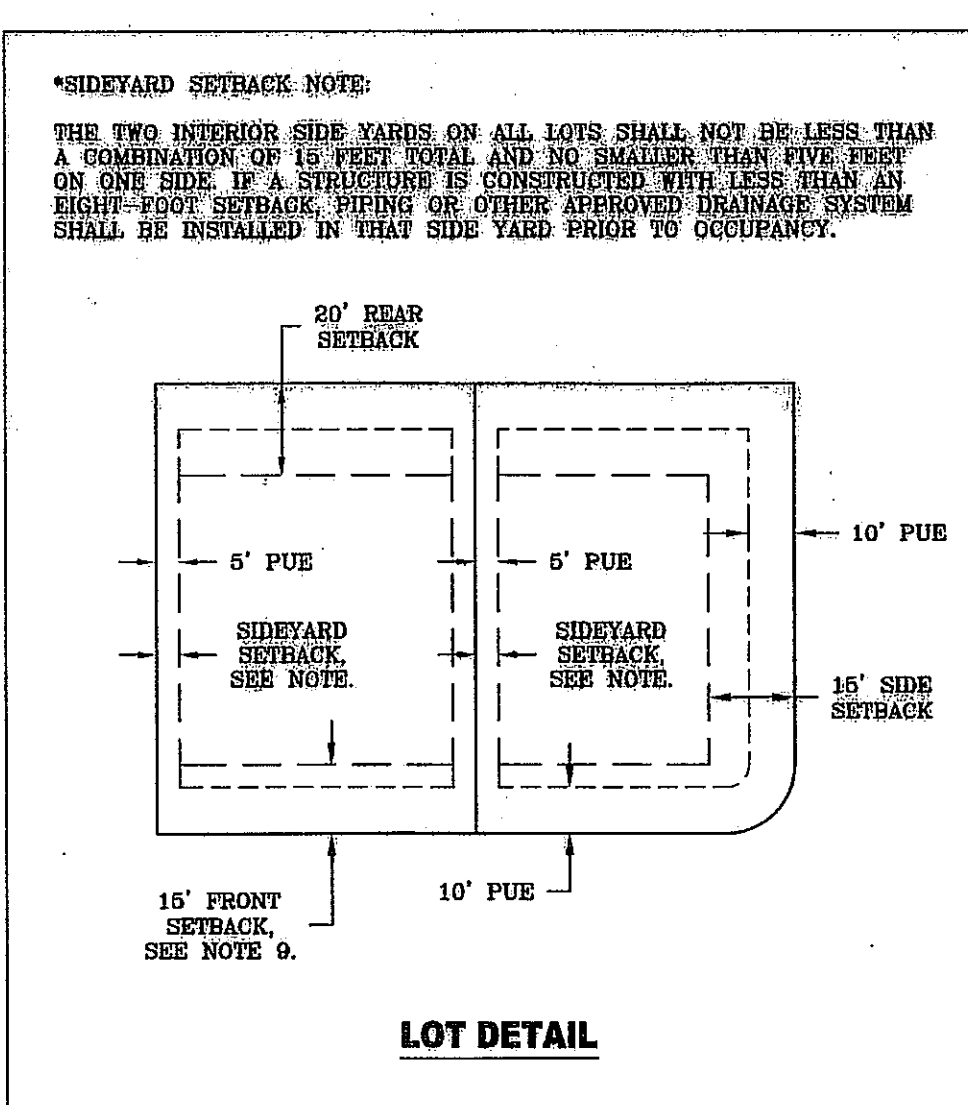
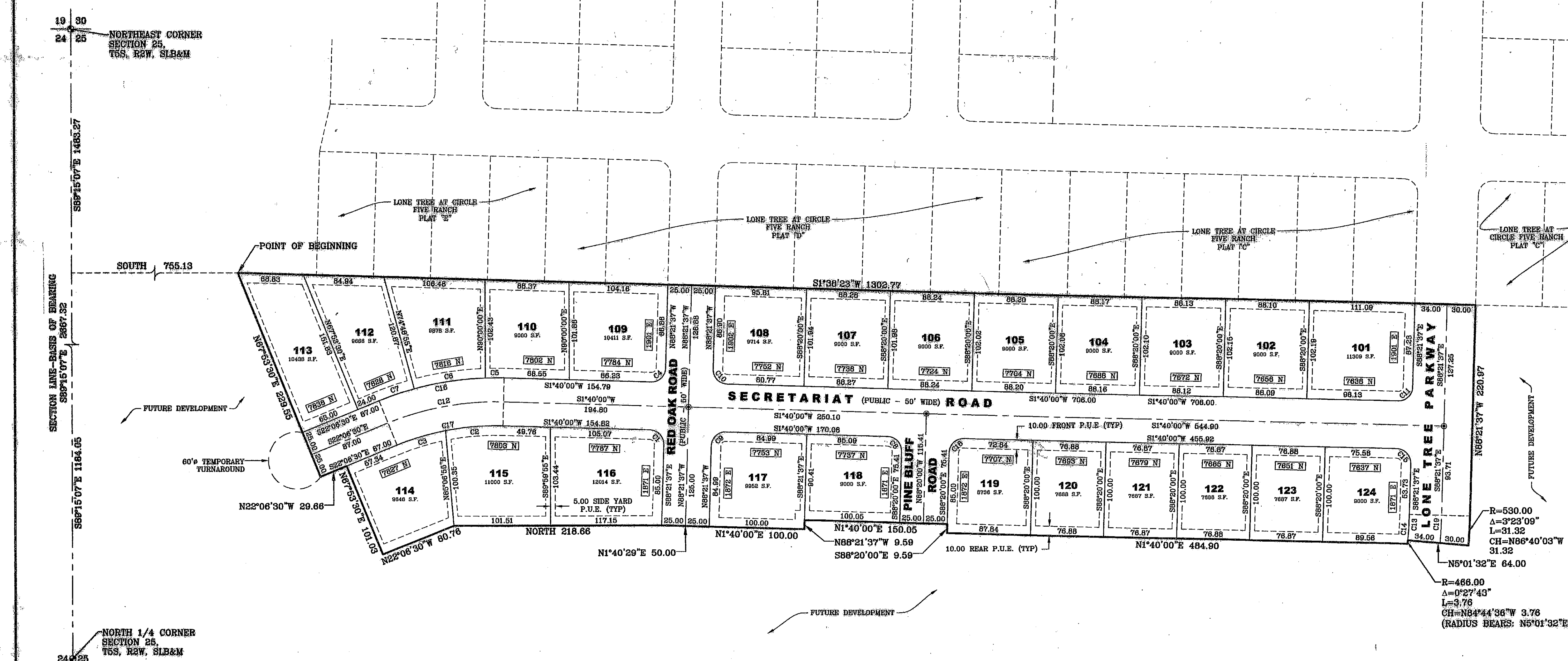
PHASE "A", PLAT 1 SUNSET RIDGE

SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, 12/17/2013
 NOTARY PUBLIC SEAL: MINDY DANISIE, No. 600677
 CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 24022
 COUNTY-RECORDER SEAL: JEFFERY SMITH, No. 24022



- NOTES**
- SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
 - #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 - MAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - #2 REBAR MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
 - 12% MAX SLOPES ON DRIVEWAYS.
 - EACH LOT WILL REQUIRE A SOILS REPORT PRIOR TO OBTAINING A BUILDING PERMIT.
 - LOTS WITH SLOPE EXCEEDING 24% WILL REQUIRE ENGINEERED RETAINING WALLS.
 - EJECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FEATURES ALLOWED ON EJECTOR PUMPS.
 - DRIVEWAYS TO BE MINIMUM 22' LONG.
- TABULATIONS**
- TOTAL SITE ACRES: 7.21
 - TOTAL ACRES IN LOTS: 5.16
 - TOTAL ACRES IN OPEN SPACE: 0
 - TOTAL ACRES IN PUBLIC STREETS: 2.05
 - TOTAL NUMBER OF LOTS: 24
 - AVERAGE LOT SIZE: 9,355 SF (0.21 ACRES)
 - LARGEST LOT SIZE: 10,498 SF
 - SMALLEST LOT SIZE: 7,887 SF
 - OVERALL DENSITY: 3.33 UNITS PER ACRE

CURVE TABLE

CURVE	RADIUS	DATA	LENGTH	CHORD
C1	15.00	89°58'23"	23.55	N46°30'11"E 21.21
C2	275.00	1°23'06"	60.84	N4°30'02"W 60.52
C3	275.00	11°00'25"	53.47	N16°32'17"W 53.39
C4	15.00	90°01'37"	23.57	N43°20'49"W 21.22
C5	325.00	3°23'09"	19.81	N0°04'47"W 19.81
C6	325.00	1°21'31"	75.77	N8°30'19"W 75.60
C7	325.00	0°50'52"	99.27	N16°38'47"W 99.25
C8	15.00	90°00'00"	23.58	N46°40'00"E 21.21
C9	15.00	90°01'37"	23.57	N43°20'49"W 21.22
C10	15.00	89°58'23"	23.55	S46°39'11"W 21.21
C11	15.00	90°01'37"	23.57	S43°20'49"W 21.22
C12	300.00	2°46'30"	124.49	S10°13'15"E 123.59
C13	468.00	3°23'09"	27.54	S86°40'03"E 27.53
C14	468.00	8°50'52"	31.20	N8°28'11"W 31.20
C15	15.00	89°58'23"	23.55	N46°39'11"E 21.21
C16	15.00	2°46'30"	124.66	S10°13'15"E 123.89
C17	275.00	2°46'30"	114.11	S10°13'15"E 113.29
C18	15.00	90°00'00"	23.58	N43°20'00"W 21.21
C19	600.00	3°23'09"	29.55	S86°40'03"E 29.54

LEI
 A Utah Corporation
ENGINEERS SURVEYORS PLANNERS
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 Spanish Fork, UT 84660
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 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

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Sec. 25-5-24 70-03