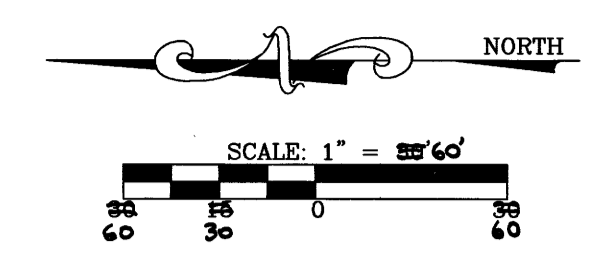
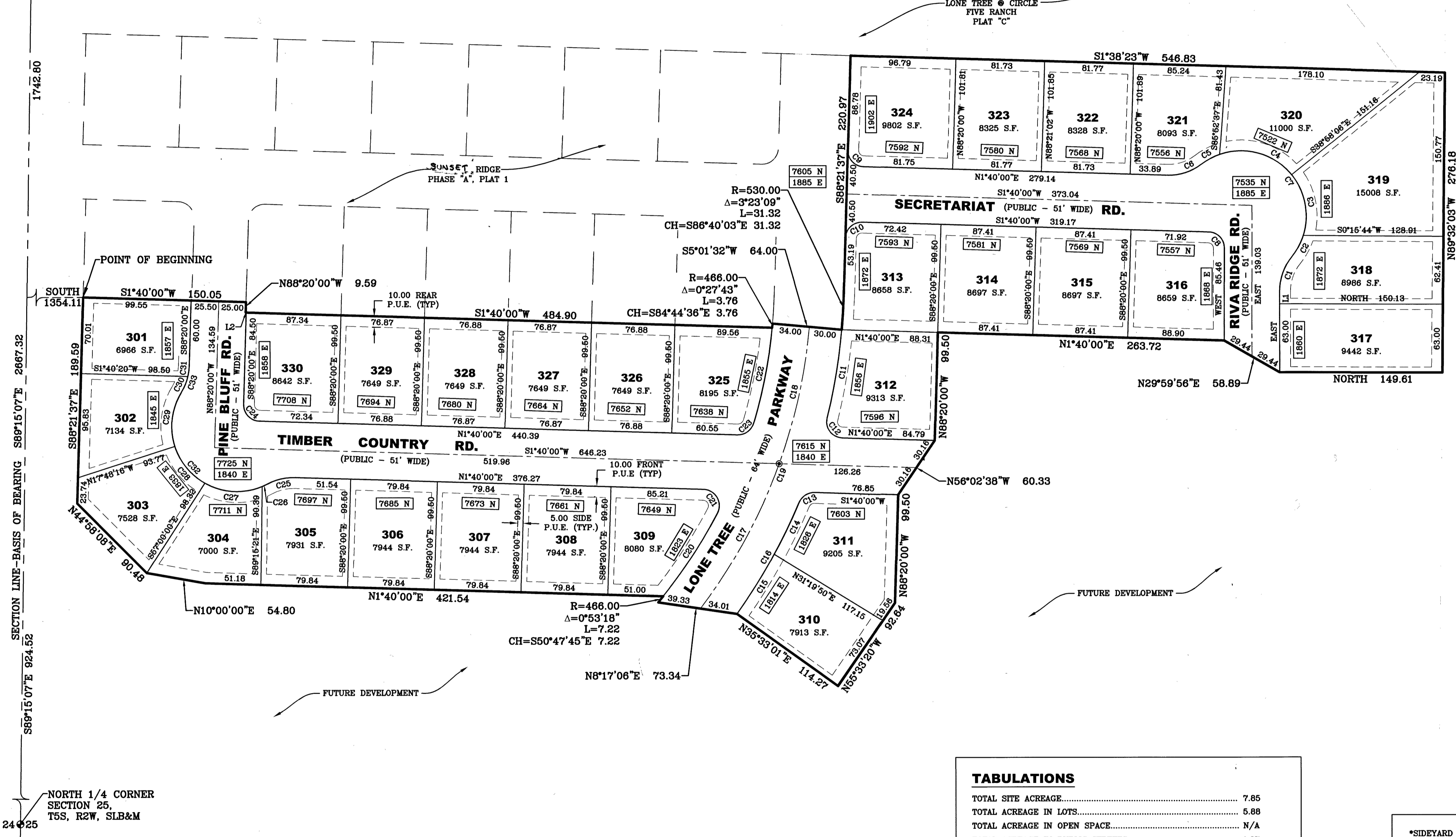


# SUNSET RIDGE - PHASE A PLAT 3

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



NORTHEAST CORNER SECTION 25, T5S, R2W, SLB&M



LINE	DIRECTION	LENGTH
L1	N90°00'00"E	11.83
L2	N1°40'00"E	0.50

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00	38°59'18"	34.02	N7°30'21"W 33.37
C2	60.00	21°29'23"	22.50	S61°45'23"E 22.37
C3	60.00	56°28'01"	59.13	N79°15'55"E 56.77
C4	60.00	70°12'21"	73.52	N15°55'43"E 69.01
C5	60.00	18°08'51"	19.00	N28°14'53"W 18.92
C6	50.00	38°59'18"	34.02	S17°49'39"E 33.37
C7	60.00	166°18'37"	174.16	N45°50'00"E 119.14
C8	14.50	88°20'00"	22.35	N45°50'00"E 20.21
C9	15.00	89°58'23"	23.55	S46°39'11"W 21.21
C10	15.00	90°1'37"	23.57	N43°20'49"W 21.22
C11	530.00	8°52'55"	82.16	S80°32'00"E 82.08
C12	15.00	102°14'27"	26.77	S52°47'14"W 23.35
C13	15.00	68°51'36"	18.03	N32°45'48"W 16.96
C14	530.00	5°43'40"	52.98	S84°19'46"E 52.96
C15	530.00	6°59'02"	64.60	S57°58'25"E 64.56
C16	530.00	12°42'42"	117.59	S60°50'15"E 117.35
C17	500.00	17°28'58"	152.27	S61°25'21"E 151.69
C18	500.00	14°49'38"	129.39	S77°33'39"E 129.03
C19	500.00	32°16'36"	281.67	S68°50'10"E 277.96
C20	466.00	11°15'23"	91.55	S56°52'05"E 91.40
C21	15.00	115°50'14"	30.33	N59°35'07"E 25.42
C22	466.00	11°01'29"	89.67	S79°00'00"E 89.53
C23	15.00	75°09'18"	19.68	S35°54'38"E 18.29
C24	15.00	90°00'00"	23.56	S46°40'00"W 21.21
C25	50.00	29°45'07"	25.96	N13°12'34"W 25.67
C26	60.00	51°7'57"	5.55	S25°28'08"E 5.55
C27	60.00	52°15'06"	54.72	S3°20'23"W 52.84
C28	60.00	42°43'47"	44.75	S50°49'50"E 43.72
C29	60.00	49°13'23"	51.55	N83°11'35"W 49.98
C30	50.00	18°11'09"	15.87	S67°40'28"E 15.80
C31	50.00	11°33'56"	10.09	S82°33'01"E 10.08
C32	60.00	149°30'14"	156.56	S46°40'00"W 115.78
C33	50.00	29°45'07"	25.96	S73°27'26"E 25.67

## 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 OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, 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 THE NORTHWEST CORNER OF LOT 119, PHASE "A", PLAT 1, SUNSET RIDGE SUBDIVISION, SAID POINT BEING LOCATED 88°15'07"E ALONG THE SECTION LINE 924.52 FEET AND SOUTH 1354.11 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF PHASE "A", PLAT 1, SUNSET RIDGE SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: S1°40'00"W 150.05 FEET; THENCE N88°20'00"W 9.59 FEET; THENCE S1°40'00"W 484.90 FEET; THENCE ALONG THE ARC OF A 466.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N5°29'15"E) 3.76 FEET THROUGH A CENTRAL ANGLE OF 0°27'43" (CHORD: S84°44'36"E 3.76 FEET); THENCE S5°01'32"W 64.00 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N5°01'32"E) 31.32 FEET THROUGH A CENTRAL ANGLE OF 3°23'09" (CHORD: S86°40'03"E 31.32 FEET); THENCE S88°21'37"E 220.97 FEET TO THE WEST LINE OF PLAT "C", LONE TREE AT CIRCLE FIVE RANCH SUBDIVISION; THENCE S1°38'23"W ALONG SAID WEST LINE 546.83 FEET; THENCE N89°32'03"W 276.18 FEET; THENCE NORTH 149.61 FEET; THENCE N29°59'56"E 58.89 FEET; THENCE N1°40'00"E 263.72 FEET; THENCE N89°20'00"W 99.50 FEET; THENCE N56°02'38"W 60.33 FEET; THENCE N88°20'00"W 99.50 FEET; THENCE N56°33'20"W 92.64 FEET; THENCE N35°33'01"E 114.27 FEET; THENCE N8°17'06"E 73.34 FEET; THENCE ALONG THE ARC OF A 466.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N39°38'54"E) 7.22 FEET THROUGH A CENTRAL ANGLE OF 0°53'18" (CHORD: S50°47'45"E 7.22 FEET); THENCE N1°40'00"E 421.54 FEET; THENCE N10°00'00"E 54.80 FEET; THENCE N44°58'08"E 90.48 FEET; THENCE S88°21'37"E 189.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.85 ACRES

Nov 9, 2016 DATE  
 Chad A. Poulsen SURVEYOR  
 (See Seal Below)

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS 27th DAY OF DEC, A.D. 2016

EAGLE 12, LLC  
 AL RAFATI, Manager

## LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH  
 COUNTY OF Utah, S.S.

ON THE 27th DAY OF December, A.D. 2016, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, IN SAID STATE OF UTAH, Al Rafati, who after being duly sworn acknowledged to me that Eagle 12, LLC a LIMITED LIABILITY COMPANY ( ), THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN.

John R. Rose  
 NOTARY PUBLIC FULL NAME: John R. Rose  
 COMMISSION NUMBER: 670625  
 MY COMMISSION EXPIRES: 8-24-2017  
 A UTAH PUBLIC COMMISSIONED IN UTAH

## ACCEPTANCE BY LEGISLATIVE BODY

THE Eagle Mountain City Council 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 28th DAY OF December, A.D. 2016

APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

APPROVED Christy Turk ENGINEER (See Seal Below) ATTEST Chad A. Poulsen CLERK-RECORDER (See Seal Below)

## PHASE A PLAT "3"

# SUNSET RIDGE

Subdivision: EAGLE MOUNTAIN  
 Scale: 1" = 60 FEET  
 Surveyor's Seal: CHAD A. POULSEN No. 501182  
 Notary Public Seal: CHRISTOPHER TODD TRUSTY  
 City-County Engineer Seal: JEFFERY SMITH  
 County-Recorder Seal: JEFFERY SMITH

UTAH COUNTY, UTAH  
 2016 Dec 29 9:07 AM FEE \$0.00 BY SS  
 RECORDED FOR EAGLE MOUNTAIN CITY

## TABULATIONS

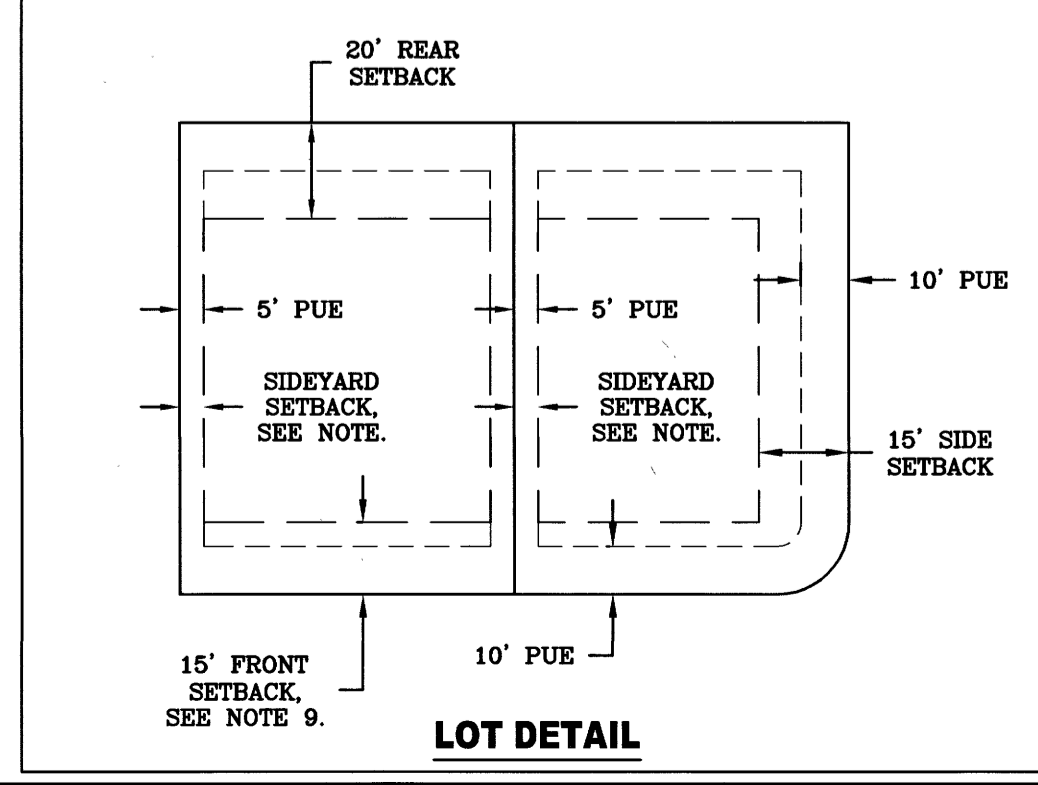
TOTAL SITE ACREAGE.....	7.85
TOTAL ACREAGE IN LOTS.....	5.88
TOTAL ACREAGE IN OPEN SPACE.....	N/A
TOTAL ACREAGE IN PUBLIC STREETS.....	N/A
TOTAL NUMBER OF LOTS.....	30
AVERAGE LOT SIZE.....	8,534 SF (0.19 ACRES)
LARGEST LOT SIZE.....	15,008 SF
SMALLEST LOT SIZE.....	6,966 SF
OVERALL DENSITY.....	3.82 UNITS PER ACRE

## NOTES

- SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
- NAIL AND WASHER TO BE SET IN TOP OF CURB & PROJECTION OF SIDE LOT LINES
- @ TYPE II 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 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.
- EJECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FIXTURES ALLOWED ON EJECTOR PUMPS.
- DRIVEWAYS TO BE MINIMUM 22' LONG.
- ALL DRIVEWAYS ALONG LONE TREE PARKWAY ARE TO HAVE CIRCULAR DRIVEWAYS.

## \*SIDEYARD SETBACK NOTE:

THE TWO INTERIOR SIDE YARDS ON ALL LOTS SHALL NOT BE LESS THAN A COMBINATION OF 15 FEET TOTAL AND NO SMALLER THAN FIVE FEET ON ONE SIDE. IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY.



153350

## DIRECT COMMUNICATIONS APPROVAL

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 TARRUFF

QUESTAR APPROVES THE PLAT SOLELY FOR THE PURPOSE 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 ACKNOWLEDGMENT 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 1-800-866-8532.

APPROVED THIS 9th DAY OF December, 2016  
 QUESTAR GAS COMPANY  
 BY: Christy Turk  
 TITLE: Pre-construction

## ROCKY MOUNTAIN POWER APPROVAL

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.

PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(i) 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 EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, 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:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY  
 (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
 (3) TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
 (4) ANY OTHER PROVISION OF LAW

Del Edwards 12/16/16  
 ROCKY MOUNTAIN POWER DATE

**LEI**  
 A Utah Corporation  
**ENGINEERS SURVEYORS PLANNERS**  
 3302 N. Main Street  
 Spanish Fork, UT 84600  
 Phone: 801.798.0555  
 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com