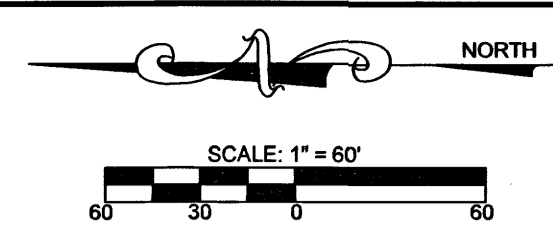


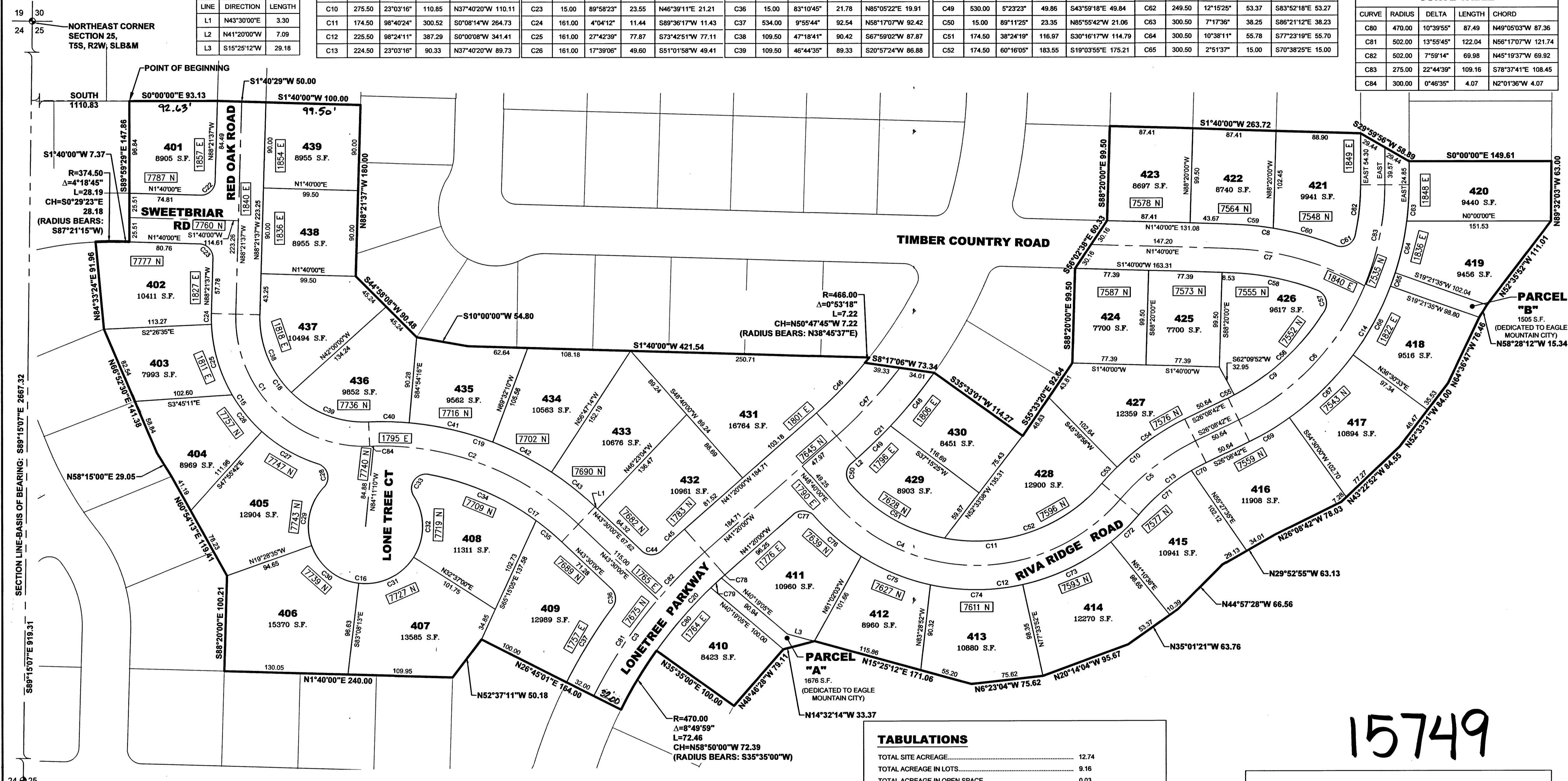
SUNSET RIDGE - PHASE A PLAT 4

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



CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE																																																																					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD																																																												
C1	135.00	94°03'16"	221.61	S44°36'45"W 197.55	C14	300.50	83°51'18"	334.90	S58°04'21"E 317.84	C27	161.00	24°24'40"	68.60	S30°00'05"W 68.08	C40	325.50	7°30'37"	42.67	N1°20'25"E 42.64	C53	275.50	4°51'56"	23.40	N46°40'00"W 23.39	C66	300.50	17°59'27"	94.36	S44°29'43"E 93.97	C79	224.50	9°21'18"	49.06	S30°49'21"E 49.01	C92	300.50	17°59'27"	94.36	S44°29'43"E 93.97	C105	224.50	4°30'37"	17.67	N28°24'00"W 17.67	C118	224.50	18°32'39"	72.66	N39°55'38"W 72.34	C131	225.50	10°22'34"	40.84	S44°00'41"E 40.78	C144	225.50	26°23'16"	103.85	S25°37'46"E 102.94	C157	225.50	24°49'17"	97.69	S0°01'30"E 96.93	C170	225.50	20°05'26"	79.07	S22°25'52"W 78.67	C183	225.50	16°43'38"	65.83	S40°50'24"W 65.60	C196	15.00	90°32'13"	23.70	N3°56'07"E 21.31	C209	470.00	0°34'35"	4.73	N41°37'17"W 4.73	C222	470.00	1°50'31"	15.11	N42°49'50"W 15.11

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N43°30'00"E	3.30
L2	N41°20'00"W	7.09
L3	S15°29'12"W	29.18



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C66	300.50	15°43'09"	82.44	S61°21'01"E 82.18
C67	300.50	17°59'27"	94.36	S44°29'43"E 93.97
C68	224.50	9°21'18"	49.06	S30°49'21"E 49.01
C69	300.50	17°59'27"	94.36	S44°29'43"E 93.97
C70	224.50	4°30'37"	17.67	N28°24'00"W 17.67
C71	224.50	18°32'39"	72.66	N39°55'38"W 72.34
C72	225.50	10°22'34"	40.84	S44°00'41"E 40.78
C73	225.50	26°23'16"	103.85	S25°37'46"E 102.94
C74	225.50	24°49'17"	97.69	S0°01'30"E 96.93
C75	225.50	20°05'26"	79.07	S22°25'52"W 78.67
C76	225.50	16°43'38"	65.83	S40°50'24"W 65.60
C77	15.00	90°32'13"	23.70	N3°56'07"E 21.31
C78	470.00	0°34'35"	4.73	N41°37'17"W 4.73
C79	470.00	1°50'31"	15.11	N42°49'50"W 15.11

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(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 A POINT ON THE WEST BOUNDARY OF PHASE "A", PLAT 1, SUNSET RIDGE SUBDIVISION, SAID POINT BEING LOCATED S89°15'07"E ALONG THE SECTION LINE 913.31 FEET AND SOUTH 1110.83 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND ALONG THE BOUNDARY OF PHASE "A", PLAT 1, SUNSET RIDGE SUBDIVISION THE FOLLOWING THREE (3) COURSES: SOUTH 93.13 FEET, THENCE S1°40'29"W 50.00 FEET, THENCE S1°40'00"W 100.00 FEET TO THE NORTH BOUNDARY OF PHASE "A", PLAT 3, SUNSET RIDGE SUBDIVISION; THENCE ALONG THE BOUNDARY OF PHASE "A", PLAT 3, SUNSET RIDGE SUBDIVISION THE FOLLOWING FOURTEEN (14) COURSES: N88°21'37"W 180.00 FEET; THENCE S44°58'08"W 90.48 FEET; THENCE S10°00'00"W 54.80 FEET; THENCE S1°40'00"W 421.54 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 466.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N38°45'37"E) 7.22 FEET THROUGH A CENTRAL ANGLE OF 0°53'18" (CHORD: N50°47'45"W 7.22 FEET); THENCE S8°17'06"W 73.34 FEET; THENCE S53°33'01"W 114.27 FEET; THENCE S55°33'01"W 92.64 FEET; THENCE S88°20'00"E 99.50 FEET; THENCE S88°20'00"E 63.33 FEET; THENCE S88°20'00"E 99.50 FEET; THENCE S1°40'00"W 263.72 FEET; THENCE S29°59'56"W 58.89 FEET; THENCE SOUTH 149.61 FEET; THENCE N89°32'03"W 63.00 FEET; THENCE N52°35'52"W 111.01 FEET; THENCE N58°28'12"W 15.34 FEET; THENCE N64°36'47"W 76.46 FEET; THENCE N52°33'31"W 84.00 FEET; THENCE N43°22'52"W 84.55 FEET; THENCE N26°08'42"W 78.03 FEET; THENCE N29°52'55"W 63.13 FEET; THENCE N44°57'28"W 66.56 FEET; THENCE N35°01'21"W 63.76 FEET; THENCE N20°14'04"W 95.67 FEET; THENCE N6°23'04"W 75.62 FEET; THENCE N15°25'12"E 171.06 FEET; THENCE N14°32'14"W 33.37 FEET; THENCE N48°48'28"W 79.11 FEET; THENCE N65°35'00"E 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 470.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S33°30'00"W) 72.46 FEET THROUGH A CENTRAL ANGLE OF 8°49'59" (CHORD: N58°50'00"W 72.39 FEET); THENCE N26°45'01"E 164.00 FEET; THENCE N52°37'11"W 50.18 FEET; THENCE N1°40'00"E 240.00 FEET; THENCE S88°20'00"E 100.21 FEET; THENCE N60°54'13"E 119.41 FEET; THENCE N58°15'00"E 29.05 FEET; THENCE N66°52'30"E 141.38 FEET; THENCE N4°33'24"E 91.96 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 374.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S87°21'15"W) 28.19 FEET THROUGH A CENTRAL ANGLE OF 4°18'45" (CHORD: S0°29'23"E 28.18 FEET); THENCE S1°40'00"W 7.37 FEET; THENCE S89°59'29"E 147.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±12.74 ACRES

DATE: 10/16/17

SURVEYOR: CHAD A. POULSEN

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 HEREON 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 HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF October, A.D. 2017

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF SALT LAKE

ON THE 16th DAY OF October, A.D. 2017, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, Chad A. Poulsen, who after being duly sworn acknowledge to me that he is the owner of the property described in the plat and voluntarily for and in behalf of said limited liability company for the purpose therein.

JACORI L. CHRISTENSEN
NOTARY PUBLIC FULL NAME: JACORI L. CHRISTENSEN
COMMISSION NUMBER: 685892
MY COMMISSION EXPIRES ON: OCTOBER 09, 2019
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council of Eagle Mountain City, 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 October, A.D. 2017.

APPROVED BY MAYOR: [Signature]

APPROVED BY CITY ATTORNEY: [Signature]

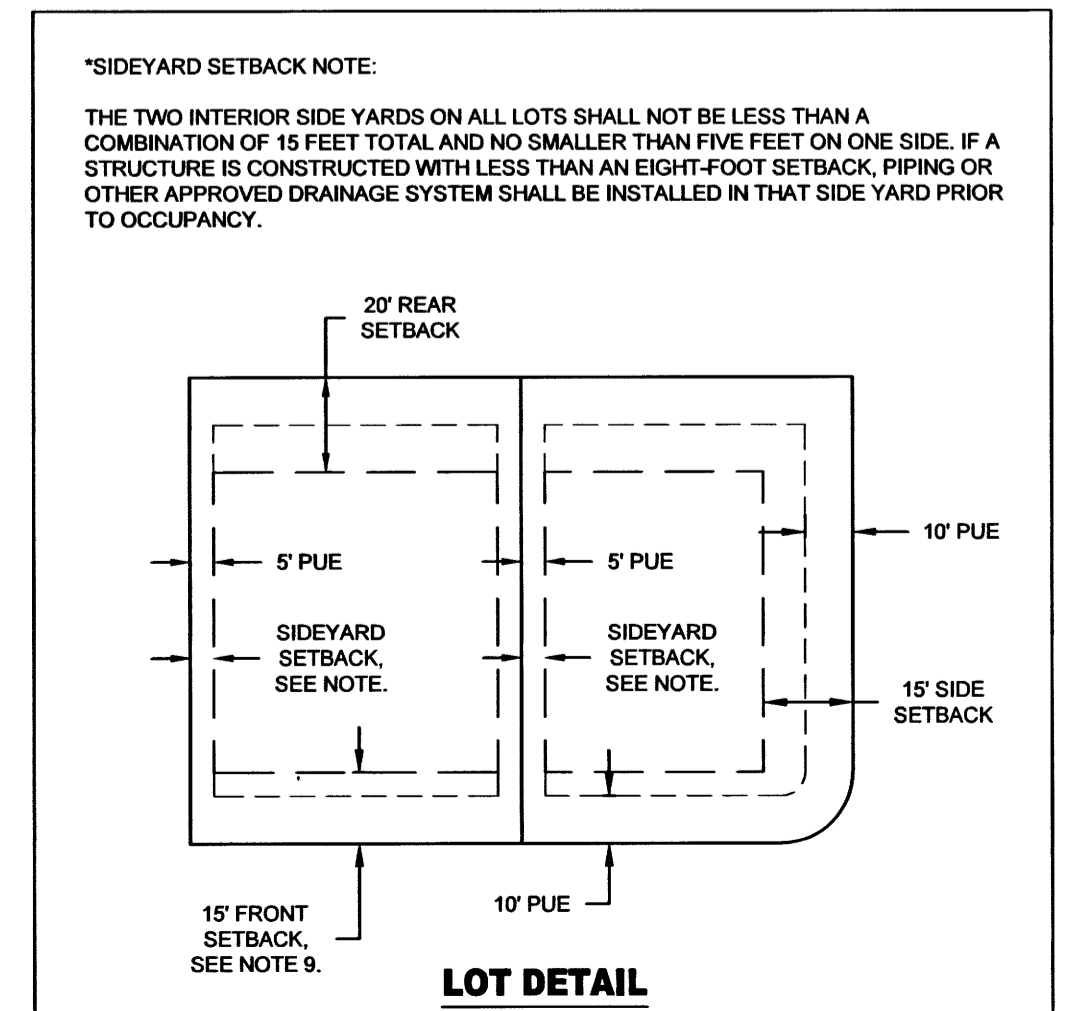
APPROVED: [Signature] ENGINEER (See Seal Below)

ATTEST: [Signature] CLERK-RECORDER (See Seal Below)

TABULATIONS

TOTAL SITE ACREAGE.....	12.74
TOTAL ACREAGE IN LOTS.....	9.16
TOTAL ACREAGE IN OPEN SPACE.....	0.03
TOTAL ACREAGE IN PUBLIC STREETS.....	3.55
TOTAL NUMBER OF LOTS.....	39
AVERAGE LOT SIZE.....	14,146 SF (0.32 ACRES)
LARGEST LOT SIZE.....	10,230 SF
SMALLEST LOT SIZE.....	7,700 SF
OVERALL DENSITY.....	3.06 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.
 - ELECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FIXTURES ALLOWED ON ELECTOR PUMPS.
 - DRIVEWAYS TO BE MINIMUM 22' LONG.
 - ALL DRIVEWAYS ALONG LONE TREE PARKWAY ARE TO HAVE CIRCULAR DRIVEWAYS.



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 TARIFF.

DATE: 10/16/17

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 ACKNOWLEDGEMENT 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 DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS DAY OF October, 2017

DOMINION ENERGY GAS COMPANY

BY: [Signature]

DATE: 10/16/17

ROCKY MOUNTAIN POWER APPROVAL

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)(D) 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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- ANY OTHER PROVISION OF LAW

DATE: 10/16/17

PHASE A PLAT "4"

SUNSET RIDGE

15749

SUBDIVISION

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182

NOTARY PUBLIC SEAL: JACORI L. CHRISTENSEN, No. 685892

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TOOD, No. 246952

COUNTY-RECORDER SEAL: EAGLE MOUNTAIN, UTAH COUNTY, UTAH

This form approved by Utah County and the municipalities therein.