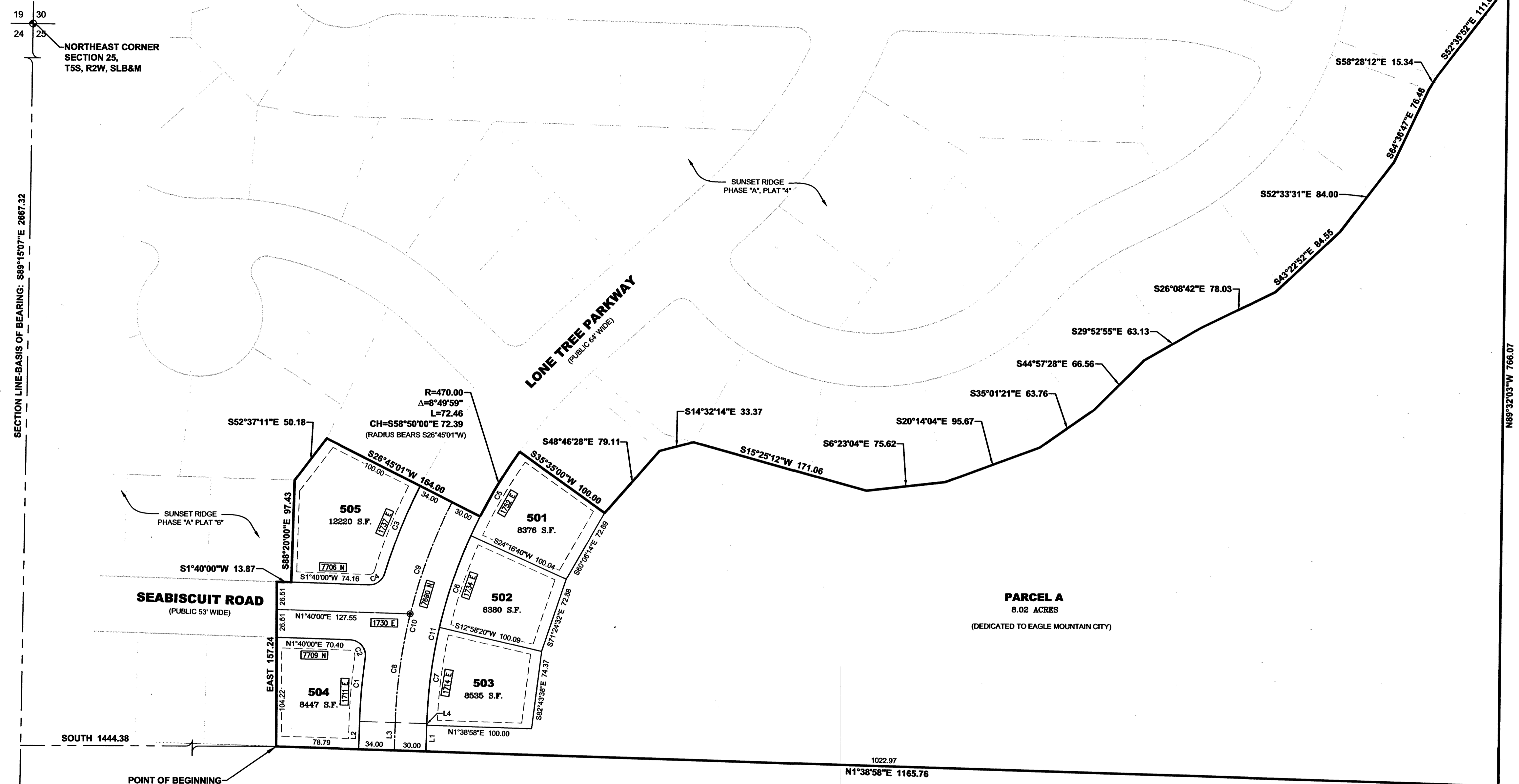
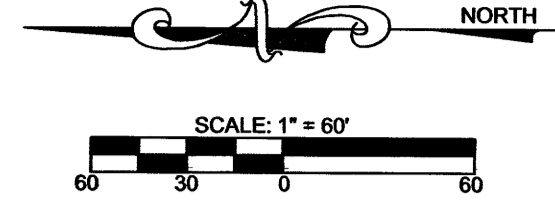


SUNSET RIDGE - PHASE A PLAT 5

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

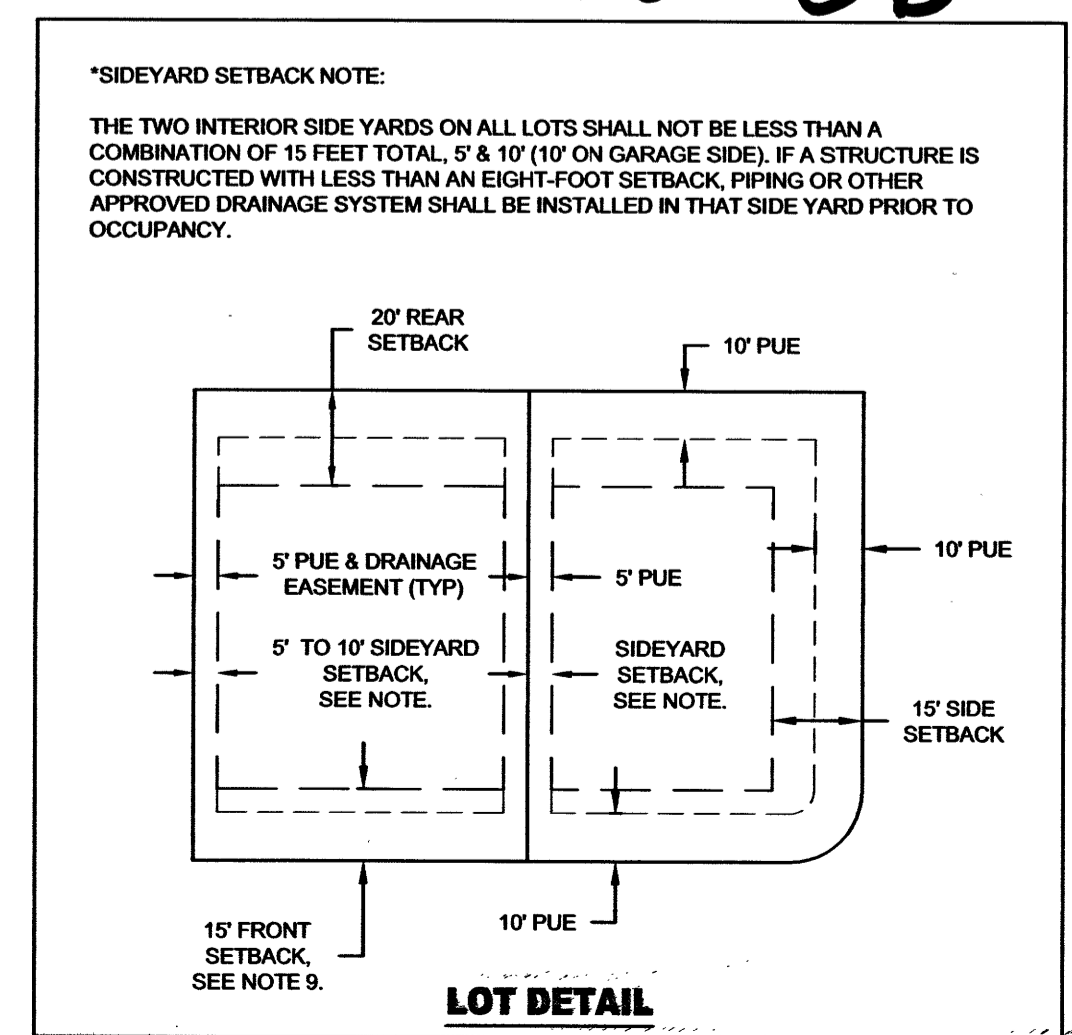


CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	534.00	6°32'53"	61.03
C2	15.00	96°32'53"	25.28
C3	534.00	9°42'12"	90.44
C4	15.00	74°37'11"	19.54
C5	470.00	11°18'20"	92.74
C6	470.00	11°18'20"	92.74
C7	470.00	11°18'20"	92.74
C8	500.00	12°01'04"	104.87
C9	500.00	13°03'57"	114.02
C10	500.00	25°05'01"	218.89
C11	470.00	25°05'01"	205.78

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N88°20'00"W	25.00
L2	S88°20'00"E	26.55
L3	S88°20'00"E	26.53
L4	N88°20'00"W	1.53

TABULATIONS	
TOTAL SITE ACREAGE	9.55
TOTAL ACREAGE IN LOTS	1.26
TOTAL ACREAGE IN OPEN SPACE	8.02
TOTAL ACREAGE IN PUBLIC STREETS	0.27
TOTAL NUMBER OF LOTS	5
AVERAGE LOT SIZE	9,189 SF (0.21 ACRES)
LARGEST LOT SIZE	12,217 SF
SMALLEST LOT SIZE	8,376 SF
OVERALL DENSITY	3.27 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.



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.
 TARRIFF: *Merrill Clifford* 2/19/19
 DATE: 2/19/19

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 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 DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.
 APPROVED THIS 14 DAY OF Feb, 2019
 DOMINION ENERGY GAS COMPANY
 BY: *Heather Skellern*
 TITLE: *gas account support rep*

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)(II) 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 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 (4) ANY OTHER PROVISION OF LAW.
 APPROVED: *Mark Stahl* 2/19/19
 DATE: 2/19/19
 ROCKY MOUNTAIN POWER

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 A POINT LOCATED BY 899°15'07"E ALONG THE SECTION LINE 58.38 FEET AND SOUTH 1444.38 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 157.24 FEET; THENCE S1°40'00"W 13.87 FEET; THENCE S88°20'00"E 97.43 FEET TO THE WESTERLY BOUNDARY LINE OF PHASE A, PLAT "4", SUNSET RIDGE SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING EIGHTEEN (18) COURSES: S52°37'11"E 50.18 FEET; THENCE S26°45'01"W 164.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 470.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S26°45'01"W) 72.46 FEET THROUGH A CENTRAL ANGLE OF 8°49'59" (CHORD: S58°50'00"E 72.39 FEET); THENCE S35°35'00"W 100.00 FEET; THENCE S48°46'20"E 79.11 FEET; THENCE S14°32'14"E 33.37 FEET; THENCE S15°25'12"W 171.06 FEET; THENCE S8°23'04"E 75.62 FEET; THENCE S30°14'00"E 65.67 FEET; THENCE S35°01'21"E 63.76 FEET; THENCE S44°57'28"E 66.56 FEET; THENCE S29°52'55"E 63.13 FEET; THENCE S44°57'28"E 66.56 FEET; THENCE S29°52'55"E 63.13 FEET; THENCE S43°22'52"E 84.55 FEET; THENCE S52°33'31"E 84.00 FEET; THENCE S58°28'12"E 15.34 FEET; THENCE S52°33'31"E 84.00 FEET; THENCE S43°22'52"E 84.55 FEET; THENCE S58°28'12"E 15.34 FEET; THENCE S26°45'01"W 164.00 FEET; THENCE S1°40'00"W 13.87 FEET; THENCE S88°20'00"E 97.43 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 49.55 ACRES

DATE: Feb 12, 2019
 SURVEYOR: *Chad A. Poulsen*
 (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 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 22nd DAY OF Feb, A.D. 2019

Chris Mounitz
 Chris Mounitz
 CENTURY COMMUNITIES OF UTAH, LLC
 LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
 COUNTY OF UTAH
 ON THE 22nd DAY OF Feb, A.D. 2019 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, *Todd Amstrong* WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT *Century Comm of Utah* 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.
 NOTARY PUBLIC FULL NAME: *Chris Mounitz*
 COMMISSION NUMBER: *696400*
 MY COMMISSION EXPIRES: *August 09, 2021*
 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 22nd DAY OF Feb, A.D. 2019.
 APPROVED BY MAYOR: *Joseph D. Smith*
 APPROVED BY CITY ATTORNEY: *Christina Trusty*
 ATTEST: *Christina Trusty* CLERK-RECORDER
 (See Seal Below)

PHASE A PLAT "5"
SUNSET RIDGE
 SUBDIVISION
 EAGLE MOUNTAIN UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET
 SURVEYOR'S SEAL: *Chad A. Poulsen*
 NOTARY PUBLIC SEAL: *Chris Mounitz*
 CITY-COUNTY ENGINEER SEAL: *Jeffery Smith*
 COUNTY RECORDER SEAL: *Christina Trusty*

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 Fax: 801.798.9393
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