

SURVEYOR'S CERTIFICATE
 I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Victor E. Hansen
 VICTOR E. HANSEN RLS 176695
 FEB. 25, 2015
 DATE

BOUNDARY DESCRIPTION
 A PARCEL OF LAND IN THE WEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE N89°32'12"W 2168.61 FEET ALONG THE NORTH LINE OF SAID SECTION 13; THENCE SOUTH 1002.16 FEET TO THE POINT OF BEGINNING; THENCE S82°04'01"E 1029.12 FEET; THENCE S02°07'08"W 196.75 FEET; THENCE N89°32'33"W 111.57 FEET; THENCE S71°57'59"W 52.26 FEET; THENCE N89°32'52"W 99.87 FEET; THENCE N85°06'50"W 499.91 FEET; THENCE S00°27'08"W 17.29 FEET; THENCE N89°32'52"W 100.00 FEET; THENCE S85°21'30"W 51.20 FEET; THENCE N89°32'52"W 110.00 FEET; THENCE N00°27'08"E 330.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.179 ACRES, MORE OR LESS.

OWNERS' DEDICATION.
 WE, THE UNDERSIGNED OWNERS OF ALL 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, AND EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-96-807 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.

Tiffany A. Walden
 TIT MORTGAGE COMPANY, A UTAH CORPORATION
 BY: TIFFANY A. WALDEN ITS: DIRECTOR

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

ON THE 26 DAY OF Feb, A.D. 2015, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING 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.

Frankula B. Koford
 NOTARY PUBLIC (SEE SEAL BELOW) FRANKULA B. KOFOED No. 652039
 MY COMMISSION EXPIRES: 01-17-2016

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 17 DAY OF March, A.D. 2015.

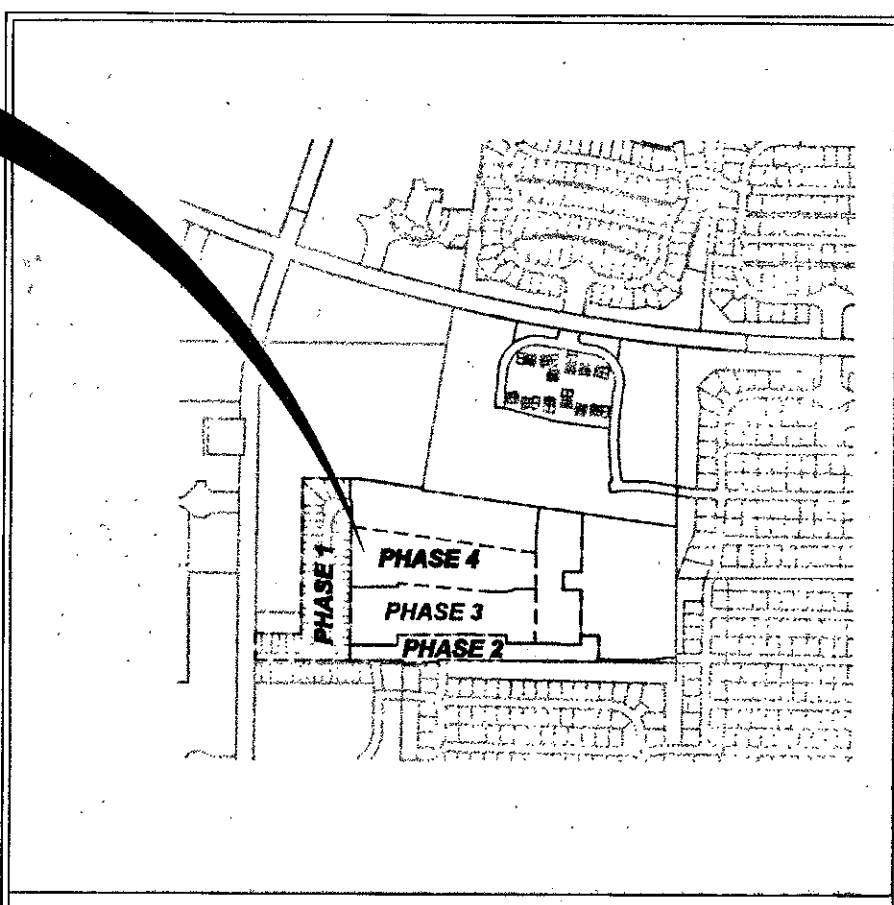
APPROVED: *Clayton D. ...* ATTEST: *Frankula B. Koford*
 MAYOR (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)
 CITY COUNCIL MEMBER CITY COUNCIL MEMBER
 CITY COUNCIL MEMBER CITY COUNCIL MEMBER

CITY ENGINEER APPROVAL
 I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN, APPROVED THIS 3rd DAY OF March, A.D. 2015.
Christopher T. ...
 CITY ENGINEER
CITY ATTORNEY APPROVAL
 APPROVED THIS 12th DAY OF March, A.D. 2015, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.
David Church
 CITY ATTORNEY

SWEETWATER PLAT 4
 A RESIDENTIAL SUBDIVISION
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 WEST 1/2 OF THE NE 1/4 OF SECTION 13 T6S R2W, SLB&M

SURVEYOR'S SEAL: VICTOR E. HANSEN RLS 176695
 NOTARY PUBLIC SEAL: FRANKULA B. KOFOED No. 652039
 CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD
 CLERK-RECORDERS SEAL: EAGLE MOUNTAIN CITY

VICINITY MAP
 NOT TO SCALE



FUTURE RESIDENTIAL DEVELOPMENT MONTE VISTA RANCH, LC ENTRY NO. 37003-02

DEVELOPMENT SUMMARY

TOTAL AREA	269,157 SF	6.18 ACRES
43 LOTS	214,888 SF	4.93 ACRES
ROW DEDICATION	54,269 SF	1.25 ACRES
OPEN SPACE	0.00 SF	0.00 ACRES
IMPROVED OPEN SPACE	0.00 SF	0.00 ACRES
AVERAGE LOT SIZE	4,997 SF	0.11 ACRES
LARGEST LOT SIZE	10,935 SF	0.25 ACRES
SMALLEST LOT SIZE	4,000 SF	0.09 ACRES
OVERALL DENSITY	6.7 LOTS/ACRE	

PARCEL CURVE DATA

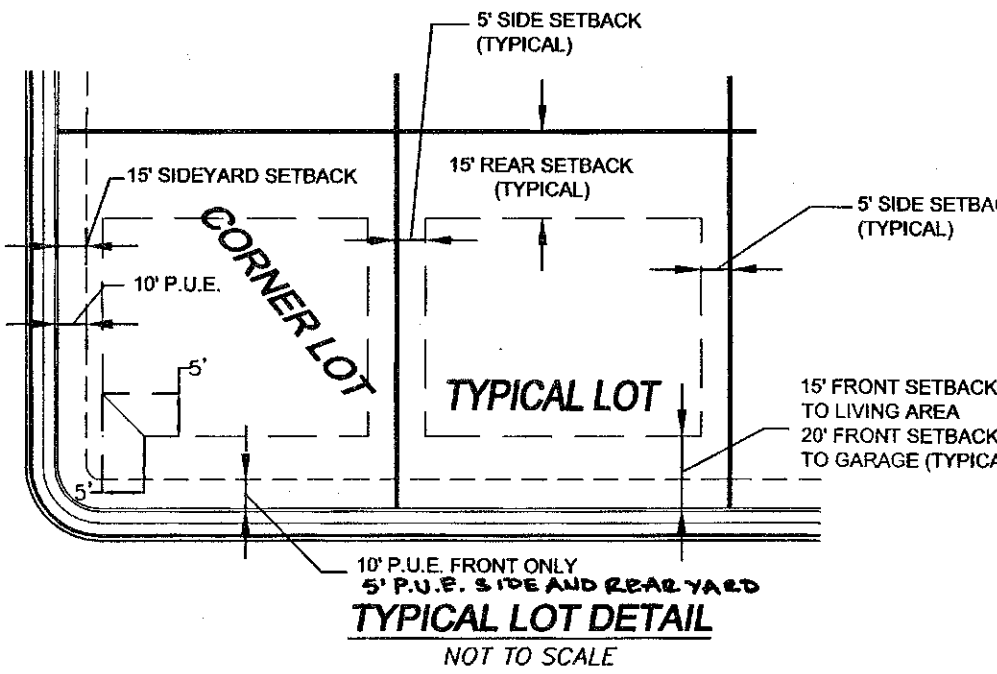
SEGMENT	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	145.86	99.50	N48°44'43"E	133.14	83°59'23"
C2	10.94	99.50	N3°36'04"E	10.93	6°17'54"
C3	12.49	99.50	S85°39'48"E	12.48	7°11'35"
C4	138.16	99.50	S42°17'13"E	127.33	79°33'35"
C5	8.22	60.00	N21°31'19"E	8.21	7°50'59"
C6	10.93	15.00	N4°34'24"E	10.89	41°44'49"
C7	22.22	150.50	N12°04'13"W	22.20	8°27'36"
C8	44.68	60.00	N3°44'17"W	43.66	42°40'12"
C9	28.62	60.00	N39°12'52"W	29.32	28°16'59"
C10	28.46	60.00	N87°25'19"W	29.16	28°07'54"
C11	15.52	150.50	N65°59'03"W	3.52	1°20'21"
C12	10.93	15.00	N86°11'17"W	10.89	41°44'49"
C13	28.78	60.00	S85°49'31"W	28.56	25°34'26"
C14	10.49	150.50	N74°21'37"W	40.36	15°24'47"
C15	16.33	150.50	N85°10'34"W	16.33	6°13'06"
C16	41.37	150.50	S83°50'23"W	41.24	15°49'01"
C17	10.32	150.50	S75°54'14"W	10.32	0°07'17"
C18	14.44	15.00	N76°34'40"W	13.89	55°09'29"
C19	35.31	60.00	N66°20'09"W	35.76	34°40'29"
C20	29.92	60.00	S82°11'07"W	29.32	28°16'59"

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C21	29.82	60.00	S53°54'08"W	29.32	28°16'59"
C22	29.82	60.00	S25°37'08"W	29.32	28°16'59"
C23	39.32	60.00	S71°17'44"E	38.62	37°32'47"
C24	6.86	60.00	S29°20'33"E	6.85	6°32'51"
C25	14.44	15.00	S5°02'14"E	13.89	55°09'29"
C26	21.29	150.50	S18°29'21"W	21.27	8°06'20"
C27	36.73	150.50	S7°26'39"W	36.64	13°59'04"
C28	138.76	60.00	S40°48'27"E	109.84	132°30'30"
C29	44.00	150.50	S73°41'27"E	43.85	16°45'09"
C30	58.02	150.50	N86°53'17"E	57.87	22°05'23"
C31	171.34	60.00	N49°11'33"E	118.78	163°37'03"
C32	58.02	150.50	N11°29'49"E	57.87	22°05'23"
C33	169.29	99.50	S49°11'33"W	149.59	97°28'51"

ALIGNMENT CURVE DATA

CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	125.00	212.67	N49°11'33"E	187.93	97°28'51"
C2	125.00	166.54	S43°53'56"E	154.48	76°20'09"



NOTES

1) SEE RECORDED CC&R'S FOR SPECIAL STANDARDS

DEVELOPER/OWNER
 EAGLE MOUNTAIN PROPERTIES
 ATTN: TIFFANY WALDEN
 TIFFANY@RCMUTAH.COM
 1757 E AMERICAN WAY #1
 EAGLE MOUNTAIN, UT 84005

H&H ENGINEERING AND SURVEYING, INC.
 233 E. MAIN ST, SUITE 2
 AMERICAN FORK, UT 84003
 TEL: (801) 756-2488 FAX: (801) 756-3499

DEC. 13-6-24 TU-037