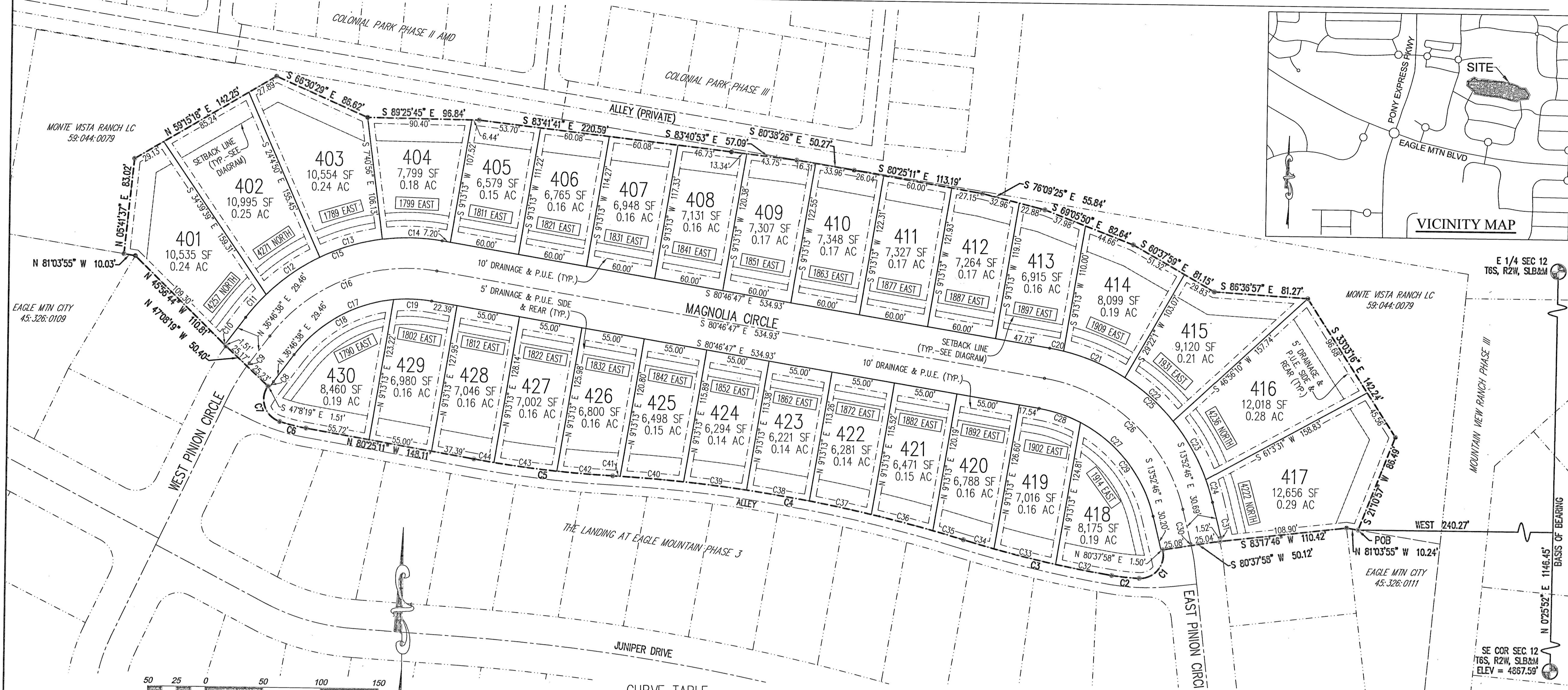


# THE LANDING AT EAGLE MOUNTAIN PHASE A - PLAT 4



**SURVEYOR'S CERTIFICATE**  
 I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 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.  
 Feb. 21, 2020  
 DATE  
 Aaron D. Thomas  
 AARON D. THOMAS (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT LOCATED NORTH 0°25'52" EAST ALONG SECTION LINE 1146.45 FEET AND WEST 240.27 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;  
 THENCE THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG THE NORTHERLY BOUNDARY OF THE LANDING AT EAGLE MOUNTAIN PHASE 3: 1) NORTH 81°03'55" WEST 10.24 FEET, 2) SOUTH 83°17'46" WEST 110.42 FEET, 3) SOUTH 80°37'58" WEST 50.12 FEET, 4) ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 36.95 FEET THROUGH A CENTRAL ANGLE OF 105°50'31" (CHORD BEARS NORTH 38°54'22" WEST 31.91 FEET), 5) ALONG THE ARC OF A 192.00 FOOT RADIUS CURVE TO THE RIGHT 24.07 FEET THROUGH A CENTRAL ANGLE OF 7°10'58" (CHORD BEARS NORTH 84°35'13" WEST 24.05 FEET), 6) ALONG THE ARC OF A 1003.40 FOOT RADIUS CURVE TO THE RIGHT 132.48 FEET THROUGH A CENTRAL ANGLE OF 7°33'54" (CHORD BEARS NORTH 77°12'47" WEST 132.39 FEET), 7) ALONG THE ARC OF A 1268.00 FOOT RADIUS CURVE TO THE LEFT 309.71 FEET THROUGH A CENTRAL ANGLE OF 13°59'40" (CHORD BEARS NORTH 80°25'40" WEST 308.94 FEET), 8) ALONG THE ARC OF A 993.00 FOOT RADIUS CURVE TO THE RIGHT 121.41 FEET THROUGH A CENTRAL ANGLE OF 7°00'19" (CHORD BEARS NORTH 83°55'21" WEST 121.33 FEET), 9) NORTH 80°25'11" WEST 148.11 FEET, 10) ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 23.65 FEET THROUGH A CENTRAL ANGLE OF 75°24'00" (CHORD BEARS NORTH 76°28'51" WEST 23.63 FEET), 11) ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 37.39 FEET THROUGH A CENTRAL ANGLE OF 107°06'59" (CHORD BEARS NORTH 18°59'02" WEST 32.18 FEET), 12) NORTH 47°08'19" WEST 50.40 FEET, 13) NORTH 45°56'44" WEST 110.91 FEET, AND 14) NORTH 81°03'55" WEST 10.03 FEET; THENCE NORTH 5°41'37" EAST 83.02 FEET; THENCE NORTH 59°15'18" EAST 142.25 FEET; THENCE SOUTH 66°30'29" EAST 86.62 FEET; THENCE SOUTH 89°25'45" EAST 86.84 FEET; THENCE SOUTH 83°41'41" EAST 220.59 FEET; THENCE SOUTH 83°40'53" EAST 57.09 FEET; THENCE SOUTH 76°09'25" EAST 55.84 FEET; THENCE SOUTH 80°25'11" EAST 113.19 FEET; THENCE SOUTH 18°59'25" EAST 55.84 FEET; THENCE SOUTH 69°05'50" EAST 82.64 FEET; THENCE SOUTH 60°37'59" EAST 81.15 FEET; THENCE SOUTH 86°36'57" EAST 81.27 FEET; THENCE SOUTH 33°03'16" EAST 142.24 FEET; THENCE SOUTH 21°10'57" WEST 86.49 FEET TO THE POINT OF BEGINNING.  
 AREA = 6.546 ACRES  
 BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

**EAGLE MOUNTAIN CITY PLAT DEDICATION**  
 We, the undersigned owners of all the real property depicted on this plat and described in the surveyors 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 now do hereby dedicate under the provisions of 10-9-607, 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.  
 OWNER(S):  
 PRINTED NAME OF OWNER: JEFFERY SMITH  
 ENT 29325/2020 Map # 16985  
 UTAH COUNTY RECORDER  
 2020 Mar 06 12:02 PM FEE 110.00 BY NS  
 RECORDED FOR EAGLE MOUNTAIN CITY  
 AUTHORIZED SIGNATURE(S):

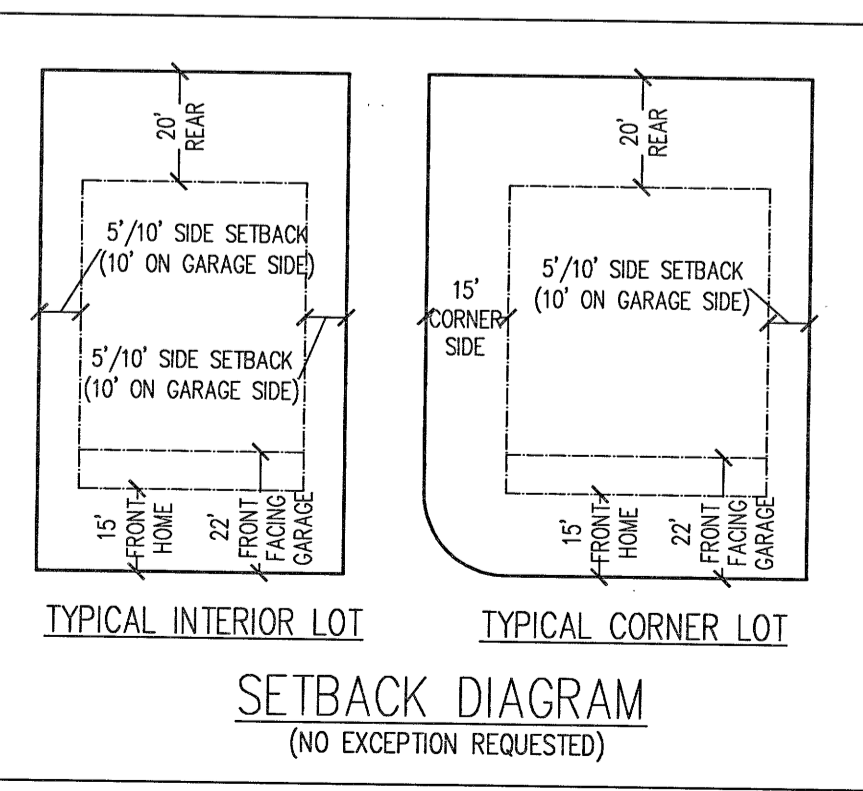
**EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION**  
 We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9-607, 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.  
 OWNER(S):  
 PRINTED NAME OF OWNER: ASPIRATION HOME, INC.  
 AUTHORIZED SIGNATURE(S):  
 Vice President 2/24/2020

**ACKNOWLEDGMENT**  
 On the 24th day of February, 2020, 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 acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.  
 MY COMMISSION EXPIRES Sept. 7, 2021  
 669099  
 COMMISSION NUMBER  
 Tanya Denstey  
 PRINTED FULL NAME OF NOTARY  
 NOTARY PUBLIC SIGNATURE

**FINAL PLAT 4**  
**THE LANDING AT EAGLE MOUNTAIN PHASE A**  
 SUBDIVISION  
 LOCATED IN THE SE QUARTER OF SEC 12, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.  
 EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH  
 SCALE: 1" = 50 FEET

**PHASE A - PLAT 4 CALCULATIONS**  
 TOTAL ACREAGE: 6.55 ACRES  
 BUILDABLE ACREAGE: 6.55 ACRES  
 TOTAL ACREAGE IN LOTS: 5.40 ACRES  
 RIGHT-OF-WAY AREA: 1.14 ACRES  
 TOTAL OPEN SPACE: 0.00 ACRES  
 TOTAL IMPROVED OPEN SPACE: 0.00 ACRES  
 AVERAGE LOT SIZE: 7,846 SF/0.18 ACRES  
 LARGEST LOT SIZE: 12,656 SF/0.29 ACRES  
 SMALLEST LOT SIZE: 6,221 SF/0.14 ACRES  
 OVERALL DENSITY: 4.58 LOTS/ACRE  
 TOTAL # OF LOTS: 30 LOTS

**PLAT NOTES:**  
 1. ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.  
 2. SETBACKS: FRONT=15' DRIVEWAY=22' REAR=20' CORNER=15' SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)  
 3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.  
 4. HOMES ON LOTS 418-430 ARE ALLOWED TO FRONT-LOAD GARAGES AND ARE NOT REQUIRED TO UTILIZE THE ALLEYWAY FOR REAR-LOADING GARAGES PER THE PLANNING COMMISSION.



**FIRE NOTE:**  
 TWO (2) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNLESS FIRE HYDRANTS ARE IN PLACE.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	36.95	105°50'31"	31.91	S 38°54'22" W
C2	192.00	24.07	7°10'58"	24.05	N 84°35'13" W
C3	1003.40	132.48	7°33'54"	132.39	N 77°12'47" W
C4	1268.00	309.71	13°59'40"	308.94	N 80°25'40" W
C5	993.00	121.41	7°00'19"	121.33	N 83°55'21" W
C6	172.00	23.65	75°24'00"	23.63	N 76°28'51" W
C7	20.00	37.39	107°06'59"	32.18	N 18°59'02" W
C8	153.50	6.12	2°16'59"	6.12	N 35°38'8" E
C9	180.00	3.28	1°2'39"	3.28	N 36°15'18" E
C10	206.50	0.42	0°7'0"	0.42	N 36°43'8" E
C11	178.50	26.68	8°39'41"	26.66	N 41°6'28" E
C12	178.50	56.74	18°25'13"	56.50	N 54°38'55" E
C13	178.50	56.86	18°27'32"	56.62	N 54°38'55" E
C14	178.50	52.07	16°54'8"	51.88	S 89°13'52" E
C15	178.50	192.36	62°28'35"	182.98	N 67°59'55" E
C16	150.00	163.48	62°28'35"	128.03	N 67°59'55" E
C17	123.50	134.59	62°28'35"	99.76	N 60°20'39" E
C18	123.50	101.60	47°8'3"	92.96	S 88°28'4" E
C19	123.50	33.00	15°18'32"	32.98	S 78°47'13" E
C20	176.50	12.28	3°59'9"	12.28	S 87°20'14" E
C21	176.50	58.26	18°54'50"	58.00	S 48°40'12" E
C22	176.50	56.74	18°25'13"	56.50	S 48°40'12" E
C23	176.50	58.21	18°53'52"	57.95	S 30°03'39" E
C24	176.50	20.59	6°40'57"	20.57	S 17°13'15" E
C25	176.50	206.09	66°54'2"	194.58	S 47°19'47" E
C26	150.00	175.14	66°54'2"	165.36	S 47°19'47" E
C27	123.50	144.20	66°54'2"	136.15	S 47°19'47" E
C28	123.50	38.06	17°39'32"	37.91	S 71°57'2" E
C29	123.50	106.14	49°14'30"	102.90	S 38°30'1" E
C30	180.00	1.60	0°30'31"	1.60	N 13°37'30" W
C31	206.50	3.76	1°2'34"	3.76	S 13°21'29" W
C32	1003.40	49.62	2°49'59"	49.61	N 79°34'44" W
C33	1003.40	55.15	3°8'58"	55.15	N 76°35'16" W
C34	1003.40	27.71	1°34'57"	27.71	N 74°13'18" W
C35	1268.00	27.66	1°15'0"	27.66	N 74°3'20" W
C36	1268.00	55.20	2°29'40"	55.20	N 75°55'39" W
C37	1268.00	55.05	2°29'15"	55.05	N 78°25'7" W
C38	1268.00	55.00	2°29'8"	55.00	N 80°54'18" W
C39	1268.00	55.06	2°29'17"	55.06	N 83°23'30" W
C40	1268.00	55.22	2°29'43"	55.22	N 85°53'0" W
C41	1268.00	6.50	0°17'38"	6.50	N 87°16'41" W
C42	993.00	48.75	2°48'45"	48.74	N 86°17'2" W
C43	993.00	55.05	3°10'35"	55.04	N 83°1'27" W
C44	993.00	17.61	1°0'59"	17.61	N 80°55'40" W

**ROCKY MOUNTAIN POWER**  
 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)(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 easements and approximates the location of the public utility easements, 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  
 [Signature] 2/24/2020  
 ROCKY MOUNTAIN POWER DATE

**DOMINION ENERGY**  
 Dominion Energy approves this plat solely for the purposes 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 24 day of February 2020  
 [Signature]  
 Dominion Energy  
 By: Beverly S. Leach  
 Title: Pres-Cor

**DIRECT COMMUNICATIONS**  
 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.1Tariff.  
 [Signature] 2/24/2020  
 DIRECT COMMUNICATIONS DATE

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
 CITY ATTORNEY

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 27 DAY OF February 2020.  
 APPROVED BY MAYOR [Signature]  
 APPROVED BY ENGINEER (SEE SEAL BELOW) [Signature]  
 APPROVED BY CITY ATTORNEY [Signature]  
 ATTEST BY CITY RECORDER (SEE SEAL BELOW)

**SURVEYOR:**  
 AZTEC ENGINEERING INC.  
 491 N. 450 W.  
 OREM, UT. 84057  
 (801) 224-7308

Notary Public Seal: Aaron D. Thomas, No. 6418780, Exp. 2-21-2020  
 Notary Public Seal: Tanya Denstey, No. 669099, Exp. September 7, 2021  
 Notary Public Seal: [Signature]  
 Notary Public Seal: [Signature]  
 Notary Public Seal: [Signature]

SEC 12-6-2W TU-038