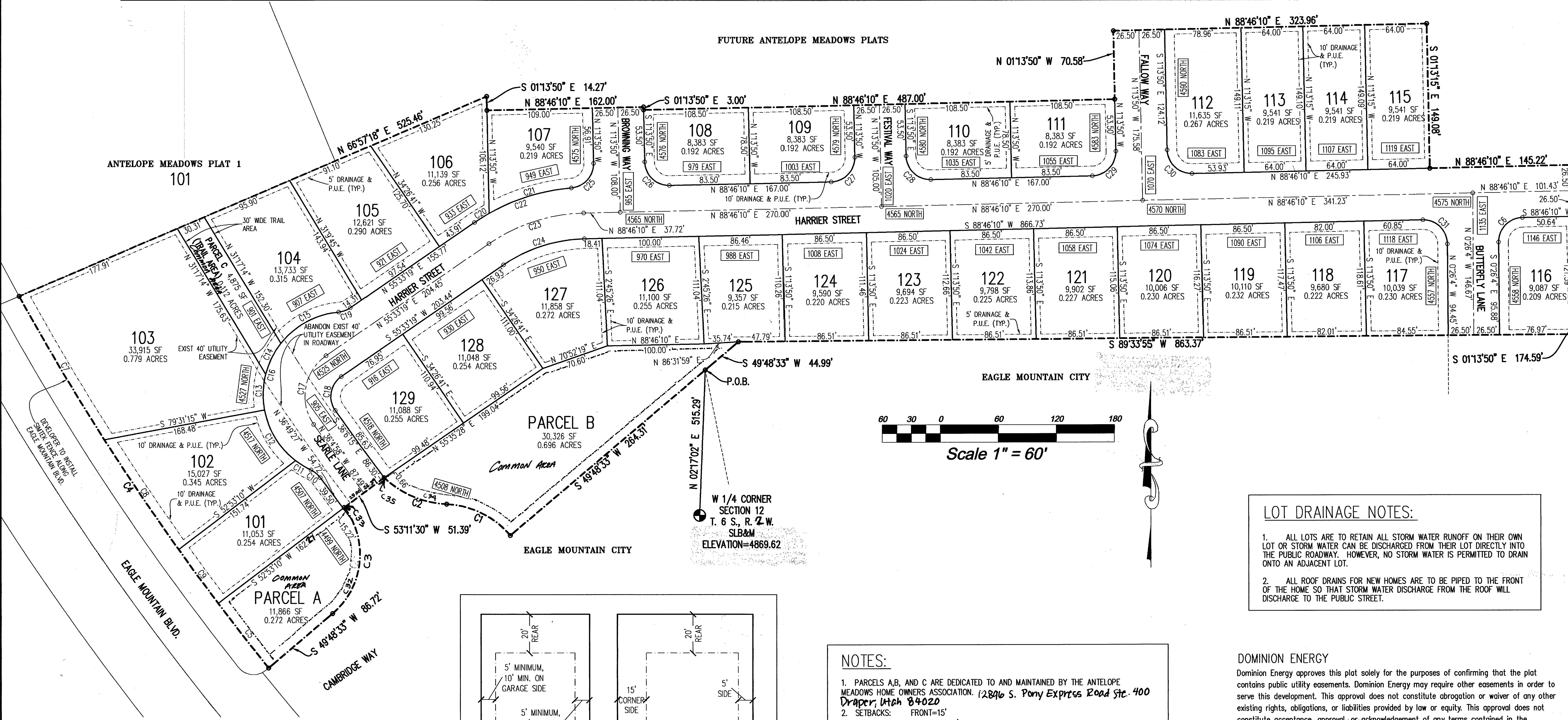


ANTELOPE MEADOWS PHASE B PLAT 1



SURVEYOR'S CERTIFICATE
 I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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.
 Nov. 11, 2021
 DATE
 AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT LOCATED NORTH 02°17'02" EAST 515.29 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
 THENCE ALONG THE NORTHERLY BOUNDARY OF AUTUMN RIDGE SUBDIVISION PHASE 1 THE FOLLOWING SIX COURSES AND DISTANCES: 1) SOUTH 49°48'33" WEST 264.31 FEET, 2) ALONG THE ARC OF A 91.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 75.29 FEET THROUGH A CENTRAL ANGLE OF 47°24'14" (CHORD BEARS NORTH 63°53'35" WEST 73.16 FEET), 3) ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 117.77 FEET THROUGH A CENTRAL ANGLE OF 41°07'17" (CHORD BEARS NORTH 67°02'03" WEST 70.24 FEET), 4) SOUTH 53°11'30" WEST 51.39 FEET, 5) ALONG THE ARC OF A 80.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 121.36 FEET THROUGH A CENTRAL ANGLE OF 86°54'55" (CHORD BEARS SOUTH 62°10'05" WEST 110.05 FEET), AND 6) SOUTH 49°48'33" WEST 86.72 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE MOUNTAIN BOULEVARD ALONG THE ARC OF A 2630.00 FOOT RADIUS CURVE TO THE RIGHT 462.44 FEET THROUGH A CENTRAL ANGLE OF 10°42'28" (CHORD BEARS NORTH 33°54'48" WEST 461.85 FEET); THENCE NORTH 66°57'18" EAST 525.46 FEET ALONG THE BOUNDARY OF ANTELOPE MEADOWS PLAT 1; THENCE SOUTH 01°13'50" EAST 14.27 FEET; THENCE NORTH 88°46'10" EAST 162.00 FEET; THENCE SOUTH 01°13'50" EAST 3.00 FEET; THENCE NORTH 88°46'10" EAST 487.00 FEET; THENCE SOUTH 01°13'50" WEST 70.58 FEET; THENCE NORTH 88°46'10" EAST 145.22 FEET; THENCE SOUTH 01°13'50" EAST 174.59 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF AUTUMN RIDGE PHASE 2 THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 89°33'55" WEST 863.37 FEET, AND 2) SOUTH 49°48'33" WEST 44.99 FEET TO THE POINT OF BEGINNING.
 AREA = 10.935 ACRES
 BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE

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. Pursuant to Utah Code 10-9-604(1)(c), the owner conveys Parcels A, B & C (4499 N, 4508 N, and 901 E) to the Antelope Meadows Home Owners Association (12896 Pony Express Road #400, Draper, UT 84020).

OWNER(S): Fieldstone Antelope Meadows, LLC.
 PRINTED NAME OF OWNER By: Brett Woodland, Assistant Secretary
 AUTHORIZED SIGNATURE(S) Brett Woodland 11/6/2021
 ENT 2024-83:2021 Map # 18080
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 Dec 17 9:45 am FEE 114.00 BY TR
 RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGMENT
 On the 11th day of November, 2021, 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: 1-19-2025
 MURRAY DANCIE
 NOTARY PUBLIC SIGNATURE
 710224
 COMMISSION NUMBER
 MINDY DANCIE
 PRINTED FULL NAME OF NOTARY

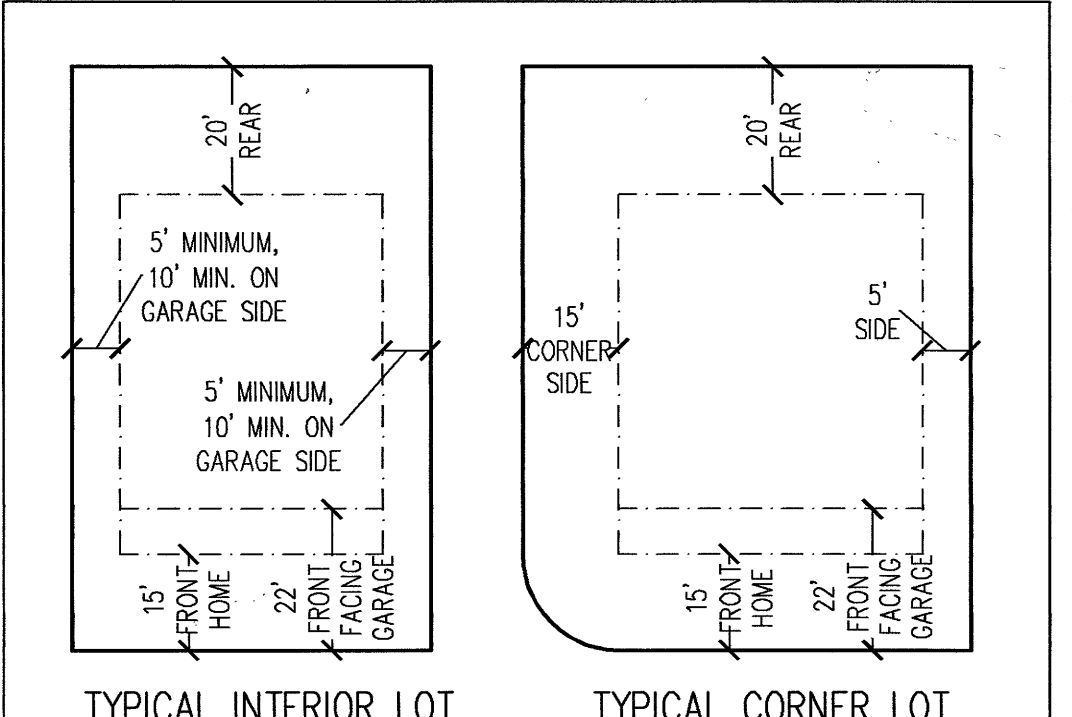
ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7th DAY OF November, 2021.
 APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 APPROVED BY ENGINEER (SEE SEAL BELOW): [Signature]
 ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]

FINAL PLAT 1
ANTELOPE MEADOWS PHASE B
 SUBDIVISION
 LOCATED IN THE NE CORNER OF SEC 11 & NW CORNER OF SEC 12, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.
 EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

Professional Engineer Seal: AARON D. THOMAS, No. 6418780, 11-10-21
 Notary Public Seal: MURRAY DANCIE, No. 710224
 City Recorder Seal: ANDREA ALLEN, No. 266652
 Corporate Seal: EAGLE MOUNTAIN CITY

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	91.00	75.29	47°24'14"	73.16	N 63°53'35" W
C2	100.00	71.77	41°7'17"	70.24	N 67°2'3" W
C3	80.00	121.36	86°54'55"	110.05	S 6°21'5" W
C4	2630.00	462.44	10°42'28"	461.85	N 33°54'48" W
C5	2630.00	84.57	1°50'33"	84.57	S 38°14'6" E
C6	25.00	38.92	89°12'14"	35.11	N 44°10'3" E
C7	2630.00	172.12	3°44'59"	172.09	S 30°45'4" E
C8	2630.00	136.74	2°58'44"	136.73	S 34°6'55" E
C9	2630.00	69.01	1°30'12"	69.01	S 36°21'24" E
C10	25.00	12.60	28°52'5"	12.46	N 50°37'23" W
C11	85.50	18.75	12°33'43"	18.71	N 58°46'34" W
C12	85.50	62.70	42°0'57"	61.30	N 31°29'13" W
C13	85.50	37.11	24°52'18"	36.82	N 1°57'24" E
C14	85.50	35.77	23°58'5"	35.51	N 26°22'36" E
C15	85.50	69.81	46°47'3"	67.89	N 61°45'10" E
C16	85.50	224.14	150°12'6"	165.25	N 10°2'38" E
C17	50.50	79.86	90°36'40"	71.80	N 10°14'58" E
C18	25.00	39.55	90°38'8"	35.55	N 10°14'15" E
C19	25.00	12.91	29°35'23"	12.77	N 70°21'0" E
C20	206.50	17.84	4°57'1"	17.84	N 58°14'9" E
C21	206.50	89.56	24°51'1"	88.86	N 72°55'50" E
C22	206.50	107.40	29°48'2"	106.20	N 70°27'20" E
C23	180.00	104.35	33°12'52"	102.89	N 72°9'44" E
C24	153.50	88.98	33°12'52"	87.74	N 72°9'44" E
C25	25.00	37.78	86°35'11"	34.29	N 42°3'45" E
C26	25.00	39.27	90°0'0"	35.36	S 46°13'50" E
C27	25.00	39.27	90°0'0"	35.36	N 43°46'10" E
C28	25.00	39.27	90°0'0"	35.36	S 46°13'50" E
C29	25.00	39.27	90°0'0"	35.36	N 43°46'10" E
C30	25.00	39.27	90°0'0"	35.36	S 46°13'50" E
C31	25.00	39.62	90°47'46"	35.60	S 45°49'57" E
C32	90.00	106.07	18°57'58"	104.40	N 11°41'32" E
C33	80.00	15.24	18°54'54"	15.26	N 31°27'54" W
C34	100.00	71.12	40°44'59"	69.43	N 67°13'19" W
C35	100.00	0.65	0°22'20"	0.65	N 46°39'34" W

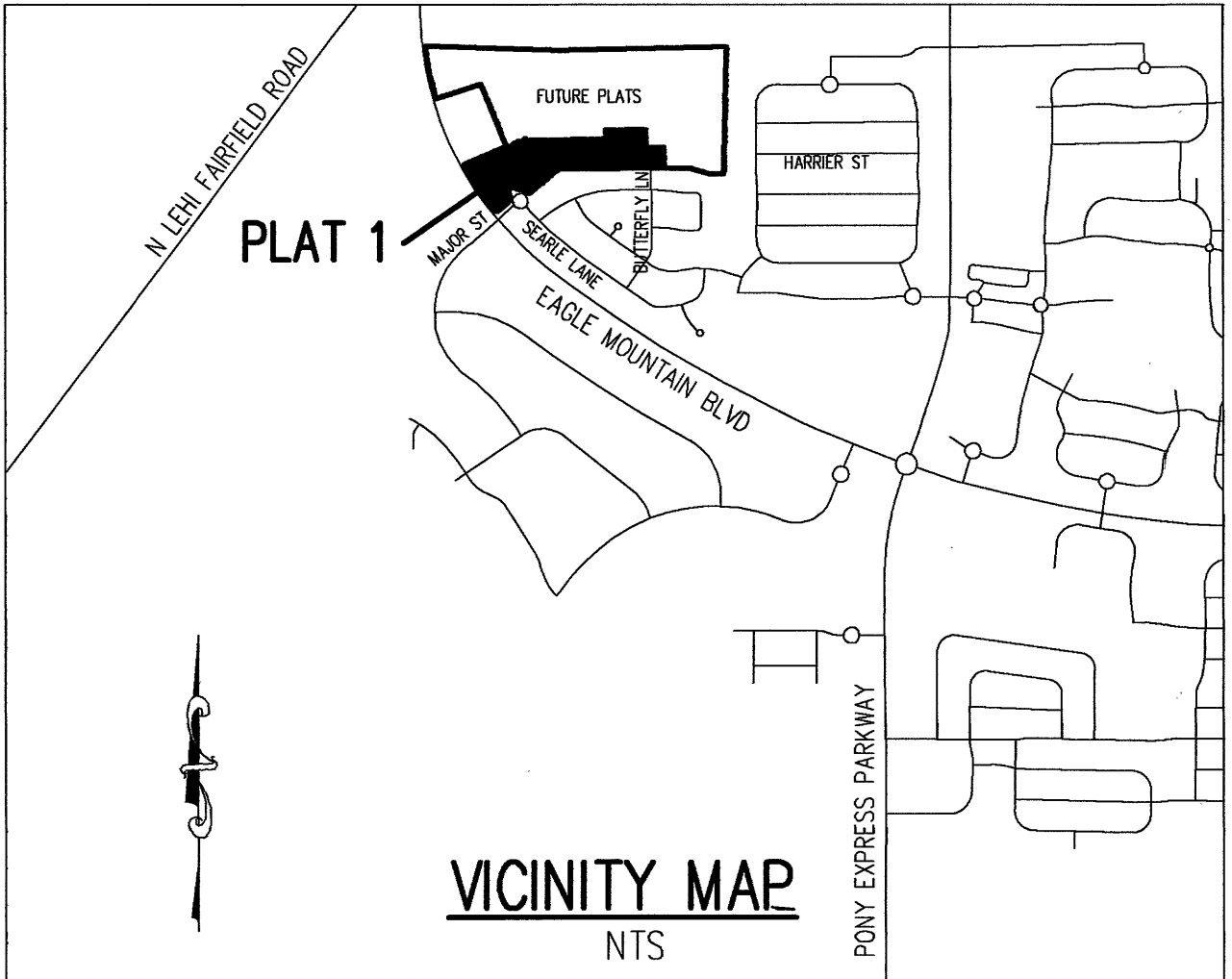


NOTES:
 1. PARCELS A, B, AND C ARE DEDICATED TO AND MAINTAINED BY THE ANTELOPE MEADOWS HOME OWNERS ASSOCIATION, 12896 S. PONY EXPRESS ROAD STE. 400 DRAPER, UTAH 84020
 2. SETBACKS: FRONT=15' DRIVEWAY=22' REAR=20' CORNER=15' SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
 3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

FIRE NOTE:
 FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PHASE B PLAT CALCULATIONS

TOTAL ACREAGE:	10.93 ACRES
BUILDABLE ACREAGE:	10.93 ACRES
RIGHT-OF-WAY ACREAGE:	2.43 ACRES
TOTAL ACREAGE IN LOTS:	7.42 ACRES
TOTAL COMMON AREA:	1.08 ACRES
TOTAL IMPROVED COMMON:	1.08 ACRES
AVERAGE LOT SIZE:	11,144 SF/0.26 ACRES
LARGEST LOT SIZE:	33,915 SF/0.78 ACRES
SMALLEST LOT SIZE:	8,383 SF/0.19 ACRES
OVERALL DENSITY:	2.65 LOTS/ACRE
TOTAL # OF LOTS:	29 LOTS



LOT DRAINAGE NOTES:
 1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
 2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

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 11 day of Nov, 2021
 By: [Signature]
 Title: Pre Con
 Title: Pre Con

ROCKY MOUNTAIN POWER
 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 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
 D.E. Edwards 11/16/21
 ROCKY MOUNTAIN POWER DATE

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.11tariff.
 [Signature] 11/15/21
 DIRECT COMMUNICATIONS DATE

18080

SURVEYOR:
 AZTEC ENGINEERING
 732 NORTH 780 WEST
 AMERICAN FORK, UT 84057
 (801) 224-7308

Sec. 12, T.6S., R.2W., S.L.B.&M., Airo Sec. 11, T.6S., R.2W., S.L.B.&M. TU 038 DL6