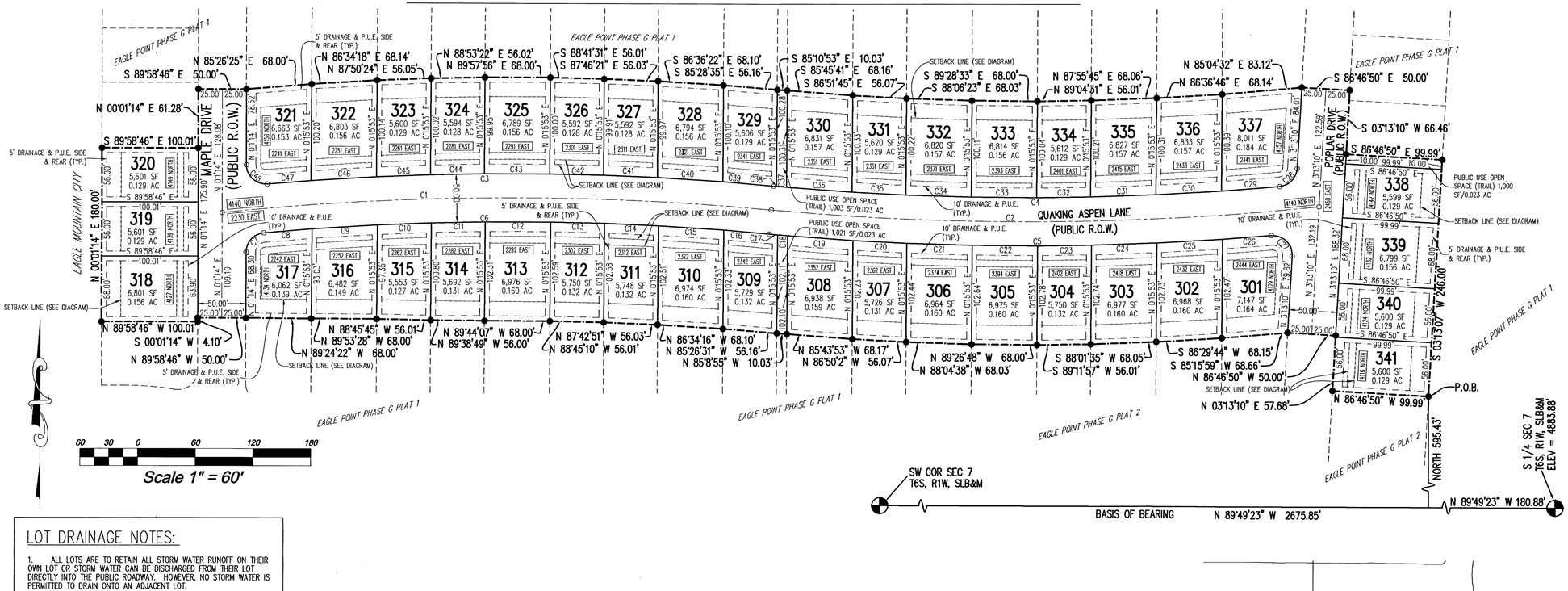
EAGLE POINT PHASE G PLAT 3



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 IN 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.

JAN. 6, 2021
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°49'23" WEST ALONG SECTION LINE 180.88 FEET AND NORTH 595.43 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 86°46'50" WEST, A DISTANCE OF 99.99 FEET; THENCE NORTH 03°13'10" EAST, A DISTANCE OF 57.68 FEET; THENCE NORTH 86°46'50" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 85°15'59" WEST, A DISTANCE OF 68.66 FEET; THENCE SOUTH 86°29'44" WEST, A DISTANCE OF 68.15 FEET; THENCE SOUTH 88°01'35" WEST, A DISTANCE OF 68.05 FEET; THENCE SOUTH 89°11'57" WEST, A DISTANCE OF 56.01 FEET; THENCE NORTH 89°26'48" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 88°04'38" WEST, A DISTANCE OF 68.03 FEET; THENCE NORTH 86°50'02" WEST, A DISTANCE OF 56.07 FEET; THENCE NORTH 85°43'53" WEST, A DISTANCE OF 68.17 FEET; THENCE NORTH 85°08'55" WEST, A DISTANCE OF 10.03 FEET; THENCE NORTH 85°26'31" WEST, A DISTANCE OF 56.16 FEET; THENCE NORTH 86°34'16" WEST, A DISTANCE OF 68.10 FEET; THENCE NORTH 87°42'51" WEST, A DISTANCE OF 56.03 FEET; THENCE NORTH 88°45'10" WEST, A DISTANCE OF 56.01 FEET; THENCE NORTH 89°44'07" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°38'49" WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 88°45'45" WEST, A DISTANCE OF 56.01 FEET; THENCE NORTH 89°53'28" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°24'22" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°58'46" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'14" WEST, A DISTANCE OF 4.10 FEET; THENCE NORTH 89°58'46" WEST, A DISTANCE OF 100.01 FEET; THENCE NORTH 00°01'14" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 89°58'46" EAST, A DISTANCE OF 100.01 FEET; THENCE NORTH 00°01'14" EAST, A DISTANCE OF 61.28 FEET; THENCE SOUTH 89°58'46" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 85°26'25" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 86°34'18" EAST, A DISTANCE OF 68.14 FEET; THENCE NORTH 87°50'24" EAST, A DISTANCE OF 56.05 FEET; THENCE NORTH 88°53'22" EAST, A DISTANCE OF 56.02 FEET; THENCE NORTH 89°57'56" EAST, A DISTANCE OF 68.00 FEET; THENCE SOUTH 88°41'31" EAST, A DISTANCE OF 56.01 FEET; THENCE SOUTH 87°46'21" EAST, A DISTANCE OF 56.03 FEET; THENCE SOUTH 86°36'22" EAST, A DISTANCE OF 68.10 FEET; THENCE SOUTH 85°28'35" EAST, A DISTANCE OF 56.16 FEET; THENCE SOUTH 85°10'53" EAST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 85°45'41" EAST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 86°51'45" EAST, A DISTANCE OF 56.07 FEET; THENCE SOUTH 88°06'23" EAST, A DISTANCE OF 68.03 FEET; THENCE SOUTH 89°28'33" EAST, A DISTANCE OF 68.00 FEET; THENCE SOUTH 89°04'31" EAST, A DISTANCE OF 56.01 FEET; THENCE NORTH 87°55'45" EAST, A DISTANCE OF 68.06 FEET; THENCE NORTH 86°36'46" EAST, A DISTANCE OF 68.14 FEET; THENCE NORTH 85°04'32" EAST, A DISTANCE OF 83.12 FEET; THENCE SOUTH 86°46'50" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 03°13'10" WEST, A DISTANCE OF 66.46 FEET; THENCE SOUTH 86°46'50" EAST, A DISTANCE OF 99.99 FEET; THENCE SOUTH 03°13'07" WEST, A DISTANCE OF 246.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 340,940 SQUARE FEET OR 7.8269 ACRES, MORE OR LESS.

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 10-9a-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

ENT 49796:2021 Map # 17580
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Mar 16 11:10 am FEE 138.00 BY JR
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 10-9a-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): Patterson Development LLC 1/7/21
PRINTED NAME OF OWNER BY Andrew Patterson, Manager

AUTHORIZED SIGNATURE(S) Andrew Patterson

ACKNOWLEDGMENT

On the 7TH day of JANUARY, 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 10-18-22
NOTARY PUBLIC SIGNATURE

702968
COMMISSION NUMBER

JUSTIN WILSON
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 2 DAY OF February 2021

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT 3

EAGLE POINT PHASE G

SUBDIVISION

INCLUDING A VACATION OF EAGLE POINT PHASE G, PLAT 1, PARCEL B

LOCATED IN THE SW CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal — Notary Public Seal — City Engineer Seal — Clerk-Recorder Seal

SEC. 7, T6S, R1W TU038 GT
(Parcel B, Eagle Point PH G, Ph 1)

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.

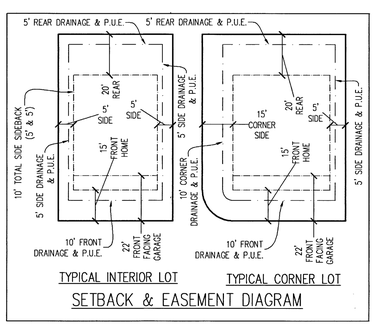
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

PLAT TABULATIONS

TOTAL ACREAGE:	7.8269 ACRES
BUILDABLE ACREAGE:	7.8269 ACRES
TOTAL ACREAGE IN LOTS:	5.9323 ACRES
RIGHT-OF-WAY AREA:	1.8252 ACRES
TOTAL OPEN SPACE:	0.0694 ACRES
TOTAL IMPROVED OPEN SPACE:	0.0694 ACRES
AVERAGE LOT SIZE:	6,303 SF/0.145 ACRES
LARGEST LOT SIZE:	8,011 SF/0.184 ACRES
SMALLEST LOT SIZE:	5,553 SF/0.127 ACRES
OVERALL DENSITY:	5.24 LOTS/ACRE
TOTAL # OF LOTS:	41 LOTS

FIRE NOTE:

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



SETBACK & EASEMENT DIAGRAM

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	2932.04	571.76	11°10'22"	570.85	N 89°35'57" E
C2	2932.04	569.76	11°8'1"	568.86	N 89°37'7" E
C3	2957.04	527.03	10°12'42"	526.33	S 89°55'13" E
C4	2907.04	526.35	10°22'27"	525.63	N 89°59'55" E
C5	2957.04	522.20	10°7'5"	521.52	N 89°52'25" W
C6	2907.04	526.12	10°22'10"	525.40	N 89°59'57" W
C7	20.00	29.60	84°47'44"	26.97	N 42°25'6" E
C8	2907.04	50.38	0°59'34"	50.38	N 85°18'45" E
C9	2907.04	68.15	1°20'35"	68.15	N 86°28'50" E
C10	2907.04	56.06	1°6'17"	56.06	N 87°42'16" E
C11	2907.04	56.02	1°6'15"	56.02	N 88°48'33" E
C12	2907.04	68.00	1°20'25"	68.00	S 89°58'8" E
C13	2907.04	56.01	1°6'14"	56.01	S 88°44'48" E
C14	2907.04	56.04	1°6'16"	56.04	S 87°38'33" E
C15	2907.04	68.12	1°20'33"	68.11	S 86°25'8" E
C16	2907.04	47.35	0°56'0"	47.35	S 85°16'52" E
C17	2957.04	8.82	0°10'15"	8.82	S 84°54'0" E
C18	2957.04	10.03	0°11'40"	10.03	S 85°4'58" E
C19	2957.04	68.16	1°19'14"	68.16	S 85°50'25" E
C20	2957.04	56.06	1°5'11"	56.06	S 87°2'37" E
C21	2957.04	68.02	1°19'5"	68.02	S 88°14'45" E
C22	2957.04	68.00	1°19'3"	68.00	S 89°33'49" E
C23	2957.04	56.01	1°5'7"	56.01	N 89°14'6" E
C24	2957.04	68.05	1°19'7"	68.05	N 88°1'59" E
C25	2957.04	68.13	1°19'12"	68.13	N 86°42'49" E
C26	2957.04	50.90	0°59'10"	50.90	N 85°33'38" E
C27	20.00	34.26	98°9'7"	30.22	S 45°51'24" E
C28	20.00	28.48	81°35'31"	26.13	S 44°0'56" W
C29	2907.04	60.59	1°11'39"	60.59	S 85°24'31" W
C30	2907.04	68.14	1°20'34"	68.13	S 86°40'38" W
C31	2907.04	68.05	1°20'29"	68.05	S 88°1'9" W
C32	2907.04	56.01	1°6'14"	56.01	S 89°14'31" W
C33	2907.04	68.00	1°20'25"	68.00	N 89°32'10" W
C34	2907.04	68.03	1°20'27"	68.02	N 88°11'44" W
C35	2907.04	56.07	1°6'18"	56.07	N 86°58'21" W
C36	2907.04	68.17	1°20'37"	68.16	N 85°44'54" W
C37	2907.04	10.03	0°11'52"	10.03	N 84°58'40" W
C38	2907.04	3.26	0°3'52"	3.26	N 84°50'48" W
C39	2957.04	52.90	1°1'30"	52.90	N 85°19'37" W
C40	2957.04	68.11	1°19'11"	68.11	N 86°29'58" W
C41	2957.04	56.04	1°5'9"	56.04	N 87°42'8" W
C42	2957.04	56.01	1°5'7"	56.01	N 88°47'16" W
C43	2957.04	68.00	1°19'3"	68.00	N 89°59'21" W
C44	2957.04	56.02	1°5'8"	56.02	S 88°48'34" W
C45	2957.04	56.06	1°5'10"	56.06	S 87°43'25" W
C46	2957.04	68.15	1°19'14"	68.15	S 86°31'13" W
C47	2957.04	45.74	0°53'11"	45.74	S 85°25'1" W
C48	20.00	33.18	95°2'48"	29.50	N 47°30'10" W

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

Dal Edwards 1/7/21
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.1Tariff.

1/7/21
DIRECT COMMUNICATIONS — DATE

DOMINION ENERGY

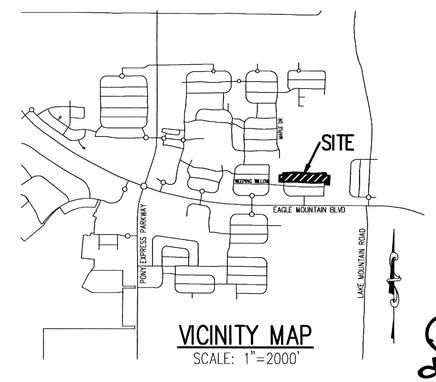
Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or 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 7 day of January, 2021 Dominion Energy

By [signature]
Title Pre-Const

PLAT VACATION NOTICE

EAGLE MOUNTAIN CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF EAGLE POINT PHASE G, PLAT 1, PARCEL B AND THAT THERE IS GOOD CAUSE FOR THE VACATION. EAGLE POINT PHASE G, PLAT 1, PARCEL B IS HEREBY VACATED.



VICINITY MAP
SCALE: 1"=2000'

17580

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=10' TOTAL (MIN. OF 5')
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
4. EAGLE MOUNTAIN AGREES TO THE ALLOWANCE OF 5' + 5' SIDE SETBACKS IN THE ENTIRE PHASE G AS WAS PREVIOUSLY RECORDED IN PLAT G.
5. EAGLE MOUNTAIN AGREES TO THE USE OF 50' ROADWAY WIDTHS AS PREVIOUSLY RECORDED IN PLAT G.
6. EAGLE MOUNTAIN AGREES TO BE SIGNATORY TO THE EAGLE PARK PHASE G PLAT FOR PROPER DEDICATIONS AND VACATIONS.
7. ALL PUBLIC USE OPEN SPACE AND PARK AREA IS A PUBLIC UTILITY EASEMENT.
8. ALL STRUCTURES TO HAVE ROOF DRAINS DIRECTED TO THE FRONT OF LOT.

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM