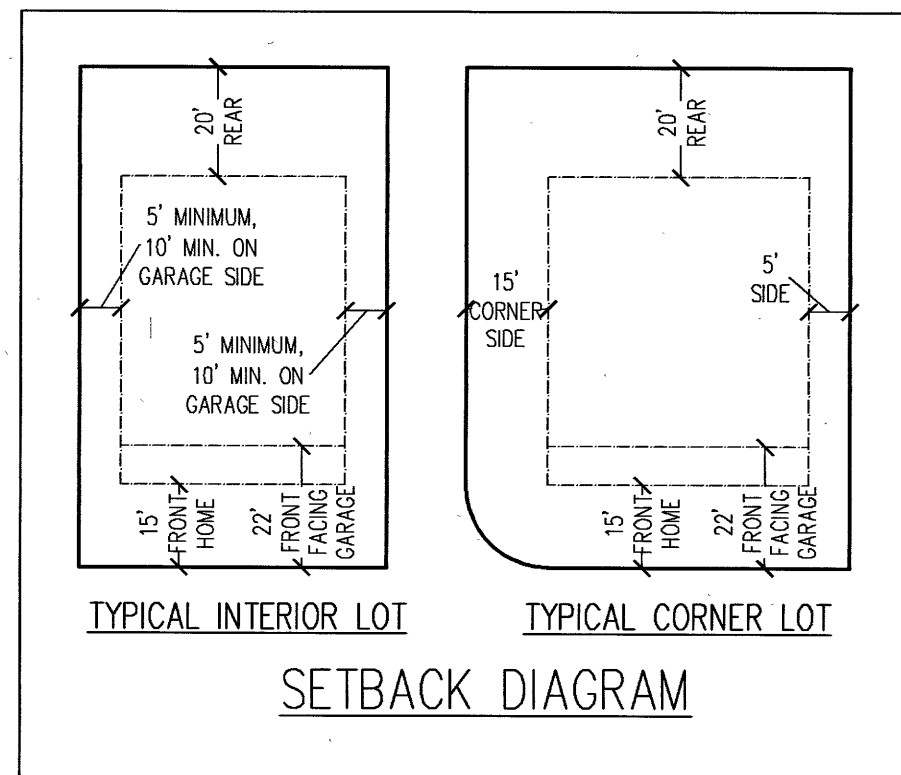


EAGLE VILLAGE PLAT 2



EAGLE VILLAGE PLAT 2 CALCULATIONS

TOTAL ACREAGE:	3.35 ACRES
BUILDABLE ACREAGE:	3.35 ACRES
TOTAL ACREAGE IN LOTS:	2.11 ACRES
TOTAL RIGHT-OF-WAY AREA:	1.04 ACRES
TOTAL OPEN SPACE:	0.20 ACRES
TOTAL DEVELOPED OPEN SPACE:	0.20 ACRES
AVERAGE LOT SIZE:	5,738 SF/0.13 ACRES
LARGEST LOT SIZE:	6,380 SF/0.15 ACRES
SMALLEST LOT SIZE:	4,956 SF/0.11 ACRES
OVERALL DENSITY:	4.8 LOTS/ACRE
TOTAL # OF LOTS:	16 LOTS

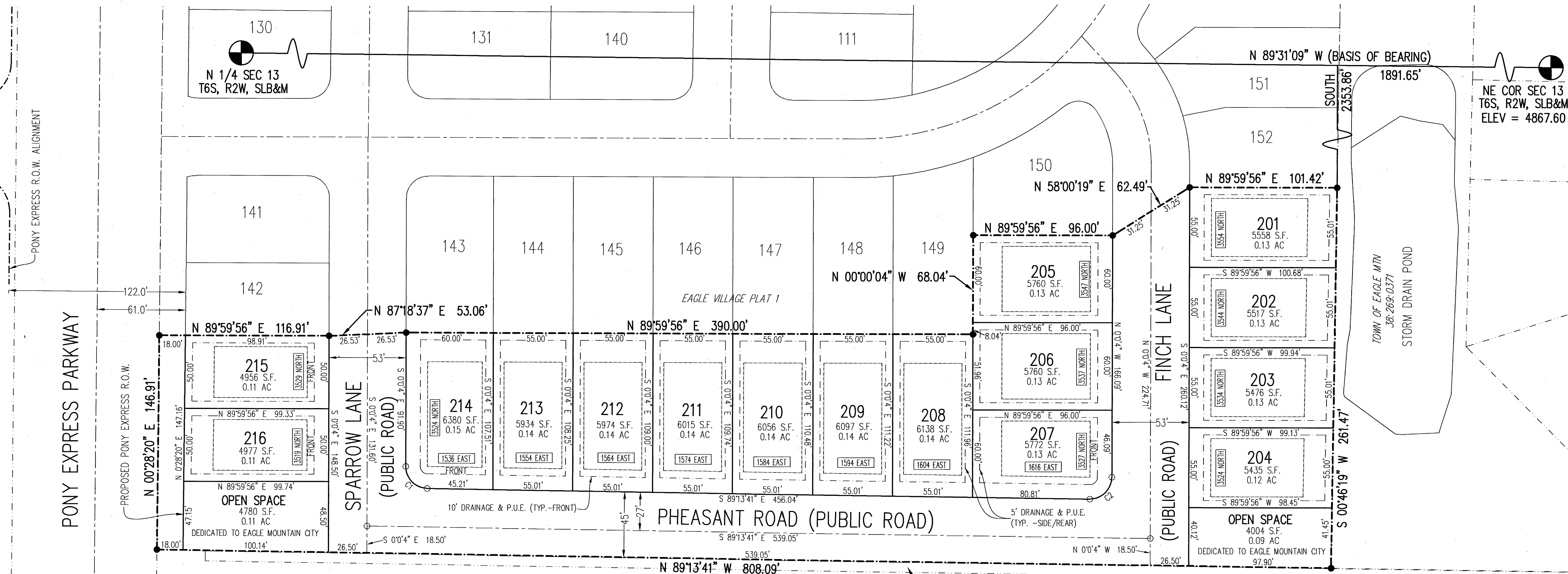
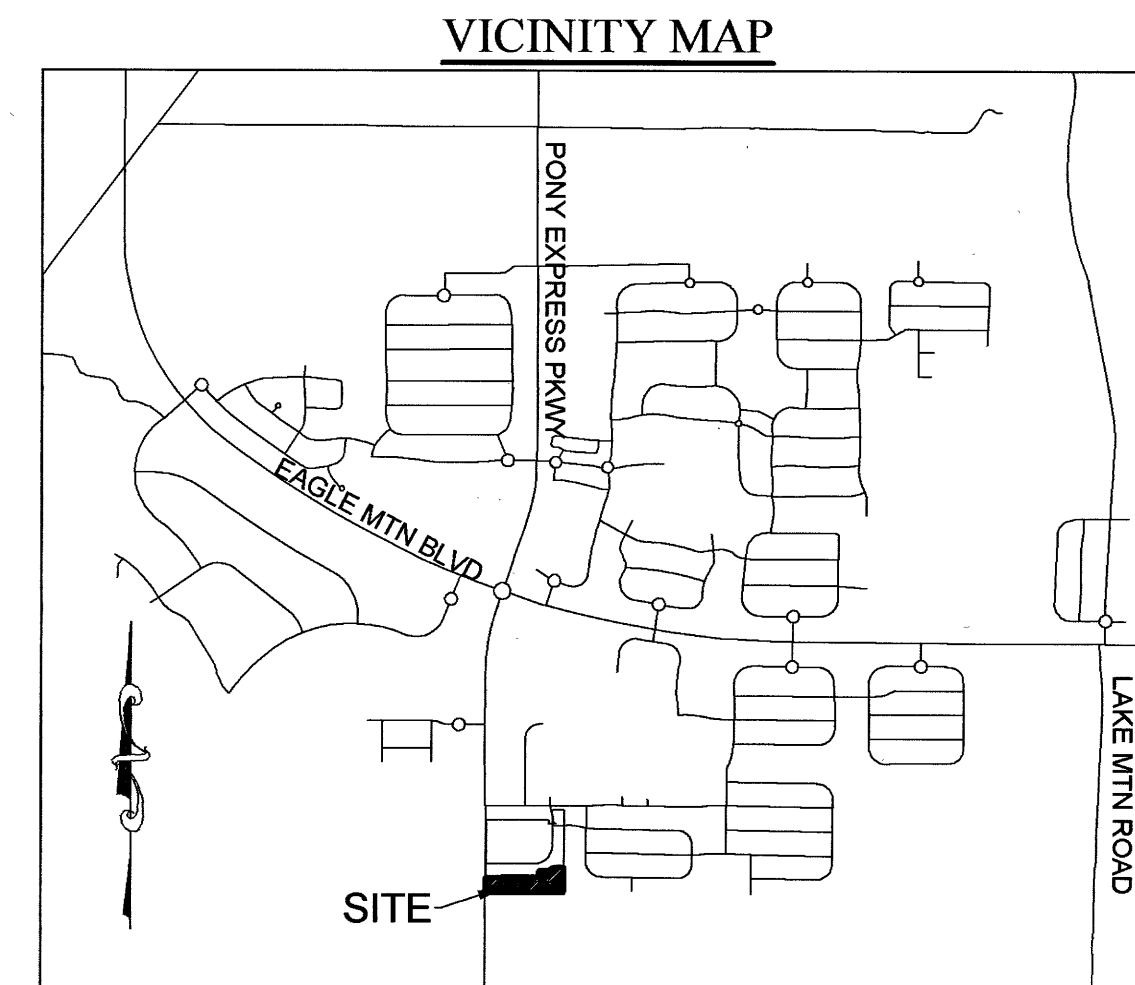
- PLAT NOTES:**
- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
 - ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
 - PUBLIC OPEN SPACE AND CITY PARK SPACE IS A PUBLIC UTILITY EASEMENT.

FIRE NOTE:

ONE (1) FIRE HYDRANT MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.36	89°13'37"	21.07	S 44°36'52" E
C2	15.00	23.76	90°46'23"	21.36	N 45°23'8" E



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 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.

DATE: Feb 1, 2021
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°31'09" WEST ALONG SECTION LINE 1891.65 FEET AND SOUTH 2353.86 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 00°46'19" W, A DISTANCE OF 261.47 FEET; THENCE N 89°13'41" W, A DISTANCE OF 808.09 FEET; THENCE N 00°28'20" E, A DISTANCE OF 146.91 FEET; THENCE N 89°59'56" E, A DISTANCE OF 116.91 FEET; THENCE N 87°18'37" E, A DISTANCE OF 53.06 FEET; THENCE N 89°59'56" E, A DISTANCE OF 390.00 FEET; THENCE N 00°00'04" W, A DISTANCE OF 68.04 FEET; THENCE N 89°59'56" E, A DISTANCE OF 96.00 FEET; THENCE N 58°00'19" E, A DISTANCE OF 62.49 FEET; THENCE N 89°59'56" E, A DISTANCE OF 101.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 146,048.91 SQUARE FEET OR 3.3528 ACRES, MORE OR LESS.

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 10-9a-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 55765:2021 Map # 17605 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Mar 25 8:41 am FEE \$8.00 BY CS 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
PRINTED NAME OF OWNER: Andrew Patterson, Manager 2/1/21

AUTHORIZED SIGNATURE(S):

ACKNOWLEDGMENT

On the 2nd day of February, 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 11-5-2021
KELLY W PALMER
COMMISSION NUMBER 697945
COMMISSION EXPIRES 11-5-2021

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 18 DAY OF February 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 2
EAGLE VILLAGE
SUBDIVISION
LOCATED IN THE NE QUARTER OF SEC 13, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

17605

APPROVED BY SURVEYOR: [Seal]
APPROVED BY NOTARY PUBLIC: KELLY W PALMER, COMMISSION # 697945, EXPIRES 11-5-2021
APPROVED BY CITY RECORDER: ANDREA ALLEN, COMMISSION # 2021, EXPIRES 3-25-2021
APPROVED BY ENGINEER: [Seal]

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

Approved this 2 day of February 20 21
Rocky Mountain Power
Title: Pre-Com

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.

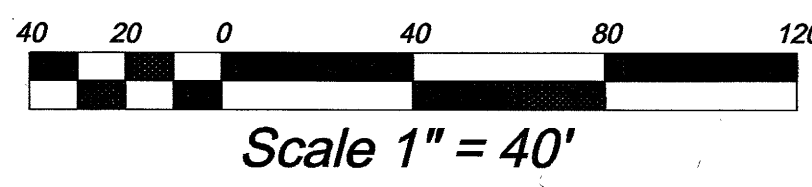
Approved this 2 day of February 20 21
Dominion Energy
Title: Pre-Com

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.C.S. Utah No.11tariff.

Approved this 21 day of February 2021
Direct Communications

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



13-65-2W
T4035