

ZJT MANAGEMENT, LLC
59-045-0079

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SEC 11 SEC 12
T6S, R2W, SLB&M
ELEV = 4867.70'

SEC 14 SEC 13
S 00°27'29" W 1762.58'

BASIS OF BEARING
S 00°27'29" W (NAD 83)



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	224.50	109.45	27°56'1"	108.37	N 76°1'23" W
C2	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C3	15.00	23.56	90°0'0"	21.21	N 44°59'23" W
C4	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C5	15.00	23.56	90°0'0"	21.21	N 44°59'23" W
C6	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C7	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C8	250.00	121.88	27°56'1"	120.68	N 76°1'23" W
C9	275.50	134.32	27°56'1"	132.99	N 76°1'23" W

LOT DRAINAGE NOTES:

- 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.
- 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.

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

PHASE A - PLAT 3 CALCULATIONS

TOTAL ACREAGE:	4.60 ACRES
BUILDABLE ACREAGE:	4.60 ACRES
TOTAL ACREAGE IN LOTS:	3.91 ACRES
PUBLIC RIGHT-OF-WAY:	0.69 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	170,388 SF/3.91 ACRES
LARGEST LOT SIZE:	170,388 SF/3.91 ACRES
SMALLEST LOT SIZE:	170,388 SF/3.91 ACRES
OVERALL DENSITY:	0.22 LOTS/ACRE
TOTAL # OF LOTS:	1 LOTS

PLAT NOTES:

- IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY, SENDING THE WATER AT LEAST 10 FEET DOWNHILL AWAY FROM THE FOUNDATION (IN CONFORMANCE TO THE CURRENT INTERNATIONAL RESIDENTIAL CODE)
- SETBACKS: FRONT=15', DRIVEWAY=22', REAR=20', CORNER=15', SIDE=10' TOTAL (MIN. 5' ON ONE SIDE)
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

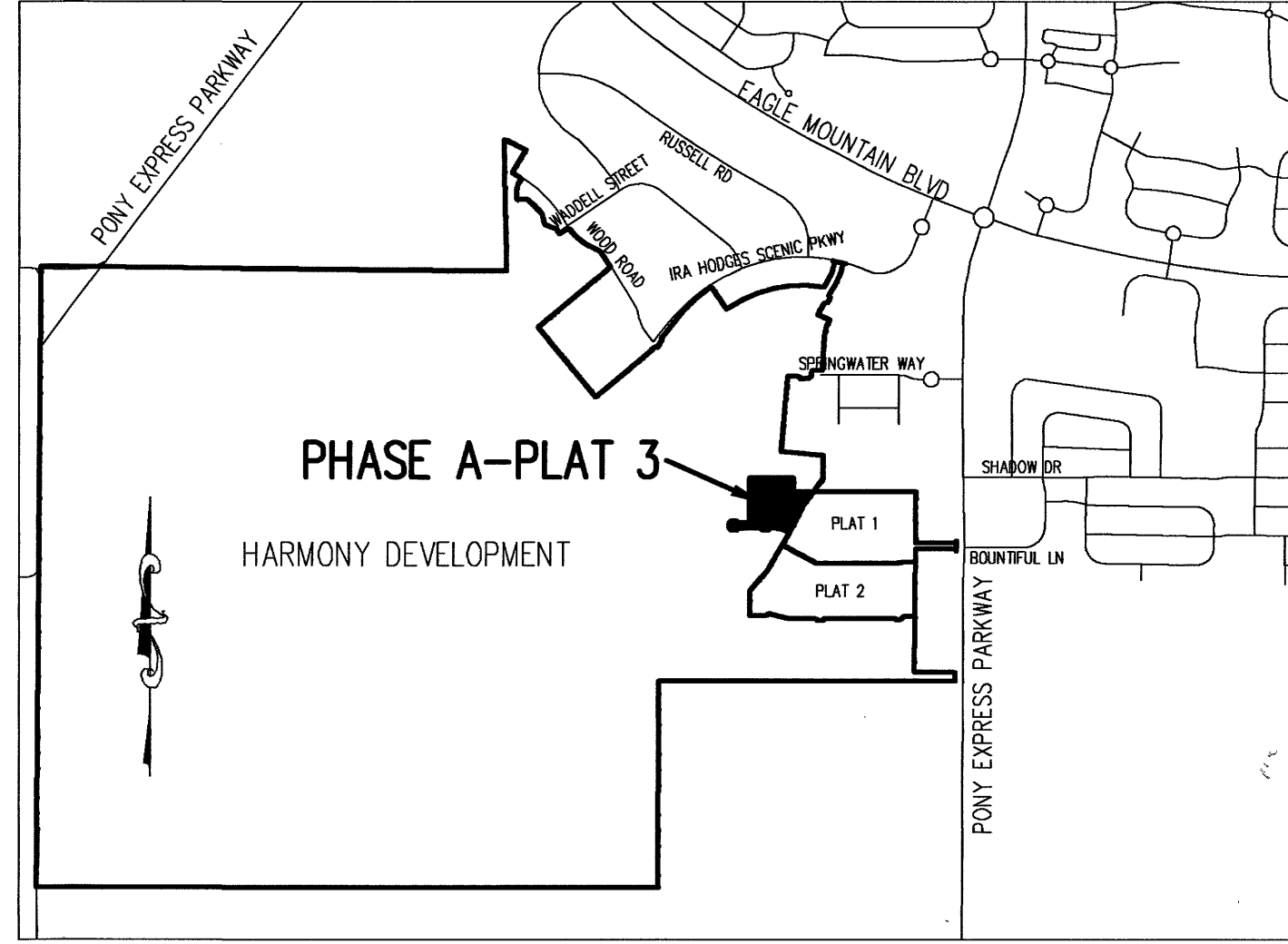
DOMINION ENERGY
Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, 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 8 day of June, 2021

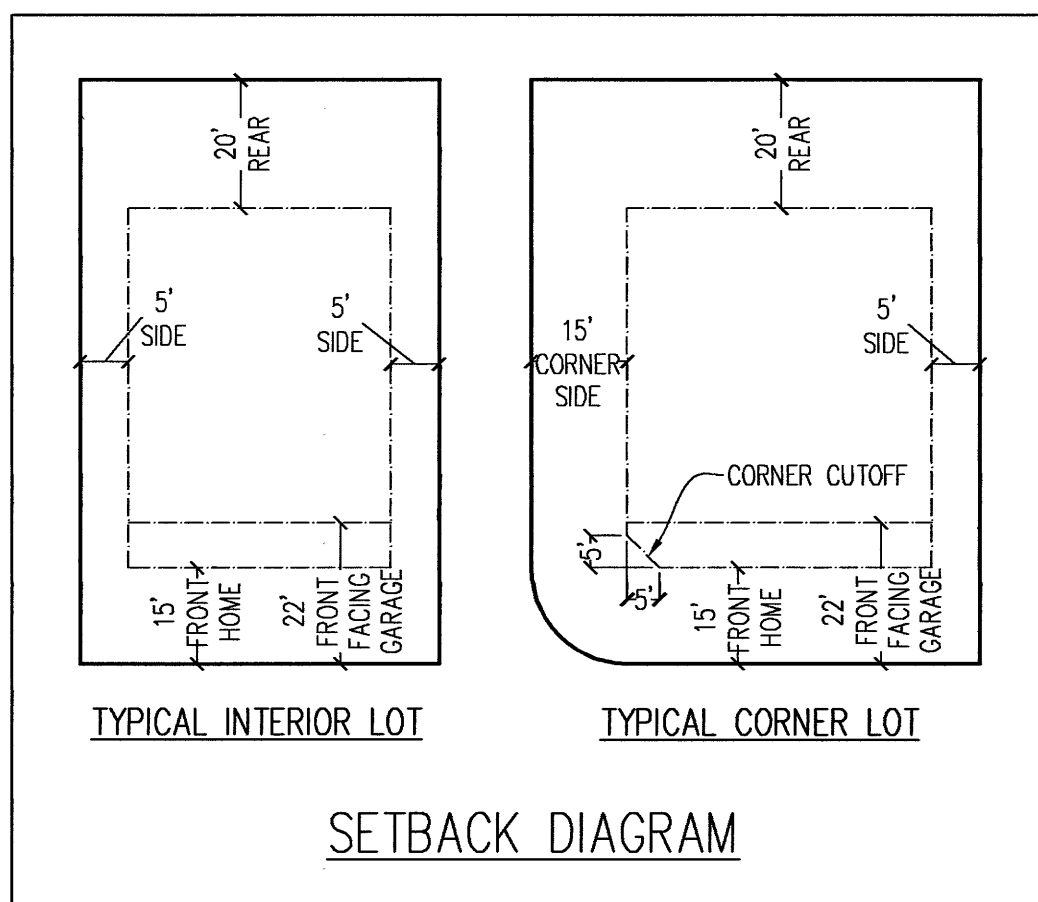
Dominion Energy
By: *Christy Eldridge*
Title: *Pa-CM*

FIRSTDIGITAL TELECOM
FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1 Tariff.

Anthony Zault 6/9/21
FIRSTDIGITAL TELECOM DATE



VICINITY MAP
NTS



EASEMENT NOTE:
A 10' FRONT UTILITY EASEMENT AND A 5' SIDE AND REAR PUBLIC UTILITY AND DRAINAGE EASEMENT ARE SHOWN AND LABELED WITHIN LOT 301.

SURVEYOR:
AZTEC ENGINEERING
732 NORTH 780 WEST
AMERICAN FORK, UTAH 84003
(801) 224-7308

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)(i) 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

Old Edwards 6/8/21
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.1 Tariff.

Chris Dwyer 6-8-21
DIRECT COMMUNICATIONS DATE

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.

DATE: June 3, 2021
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 1762.58 FEET ALONG SECTION LINE AND EAST 775.02 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 89°59'24" E, A DISTANCE OF 379.97 FEET; THENCE S 00°00'34" W, A DISTANCE OF 121.18 FEET; THENCE S 89°59'24" E, A DISTANCE OF 168.35 FEET; THENCE S 37°19'15" W, A DISTANCE OF 136.37 FEET; THENCE S 26°29'10" W, A DISTANCE OF 221.06 FEET; THENCE S 27°58'06" W, A DISTANCE OF 51.00 FEET; THENCE N 62°03'22" W, A DISTANCE OF 18.62 FEET; THENCE ALONG THE ARC OF A 224.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°56'01" FOR 109.45 FEET (CHORD BEARS N 76°01'23" W 108.37 FEET); THENCE N 89°59'23" W, A DISTANCE OF 45.59 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 45°00'37" W 21.21 FEET); THENCE N 89°59'24" W, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 44°59'23" W 21.21 FEET); THENCE N 89°59'23" W, A DISTANCE OF 180.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 45°00'37" W 21.21 FEET); THENCE N 89°59'24" W, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 44°59'23" W 21.21 FEET); THENCE N 00°00'37" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 45°00'37" E 21.21 FEET); THENCE S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 44°59'23" E 21.21 FEET); THENCE S 89°59'23" W, A DISTANCE OF 95.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 386.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,416 SQUARE FEET OR 4.6009 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, 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 10-9a-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: ZJT Management LLC

AUTHORIZED SIGNATURE(S): *Tiffany Walden Walden*
manager 6/1/21

ACKNOWLEDGMENT

On the 10 day of June, 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: 3/9/24
COMMISSION NUMBER: 711066

NOTARY PUBLIC SIGNATURE: *Fionnuala B. Koroed*
PRINTED FULL NAME OF NOTARY: FIONNUALA B. KOROED

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 30 day of June, 2021.

APPROVED BY MAYOR: *Tommy Dunaway*
APPROVED BY CITY ATTORNEY: *John B. Koroed*
APPROVED BY ENGINEER (SEE SEAL BELOW): *Aaron D. Thomas*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *Christy Eldridge*

FINAL PLAT 3
HARMONY PHASE A
SUBDIVISION
LOCATED IN THE NW CORNER OF SEC 13, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Sec 13, T6S, R1W SLB&M 2039 6T