

LONE TREE AT CIRCLE FIVE RANCH PHASE F - PLAT 1

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.

DATE: Jan 26, 2021

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 89°15'07" West along section line 1028.16 feet and South 542.86 feet from the Northeast Corner of Section 25, Township 5S, Range 2W, Salt Lake Base and Meridian;

thence South 88°12'55" East, a distance of 210.86 feet; thence South 27°06'03" East, a distance of 78.89 feet; thence South 20°02'20" East, a distance of 208.84 feet; thence along the northerly boundary of Lone Tree at Circle Five Ranch Plat "E" the following seven courses and distances: 1) South 69°57'40" West 100.00 feet, 2) South 63°59'40" West 50.27 feet, 3) South 69°57'40" West 100.00 feet, 4) North 20°02'20" West 52.85 feet, 5) North 88°21'02" West 345.17 feet, 6) North 77°02'27" West 50.99 feet, and 7) North 88°21'02" West 129.94 feet; thence North 01°38'23" East along the easterly boundary of Sunset Ridge Phase A Plats 1 and 2, a distance of 254.56 feet; thence South 74°14'06" East, a distance of 145.76 feet; thence along the arc of a 426.50 foot curve to the right through a central angle of 05°55'34" for 44.11 feet (chord bears North 18°43'41" East 44.09 feet); thence South 68°18'32" East, a distance of 53.00 feet; thence South 88°21'02" East, a distance of 190.89 feet; thence North 01°38'58" East, a distance of 58.01 feet; thence South 89°15'07" East, a distance of 54.08 feet to the point of beginning.

Containing 202,774.35 square feet or 4.6551 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 34922:2021 Map # 17558
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 24 1:58 pm FEE \$2.00 BY 104
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):
PRINTED NAME OF OWNER

Ali Rafati, for R5 Development, LLC

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 2 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 and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

A Notary Public Commissioned in Utah
MY COMMISSION EXPIRES 12-15-23

709307
COMMISSION NUMBER

Brian Rammell
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 18 DAY OF February, 2021.

APPROVED BY MAYOR: [Signature]
APPROVED BY ENGINEER (SEE SEAL BELOW): [Signature]
ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]

FINAL PLAT 1

LONE TREE AT CIRCLE FIVE RANCH PHASE F

SUBDIVISION

LOCATED IN THE NE QUARTER OF SEC 25, TOWNSHIP 5S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

Surveyor's Seal: [Seal]
Notary Public Seal: [Seal]
City Clerk-Recorder Seal: [Seal]
Professional Engineer Seal: [Seal]
Trustee Seal: [Seal]
Corporate Seal: [Seal]

N 89°15'07" W 2667.40' (BASIS OF BEARING)

N 89°15'07" W 1028.16'

NE COR SEC 25
T5S, R2W, SLB&M
ELEV = 5101.09

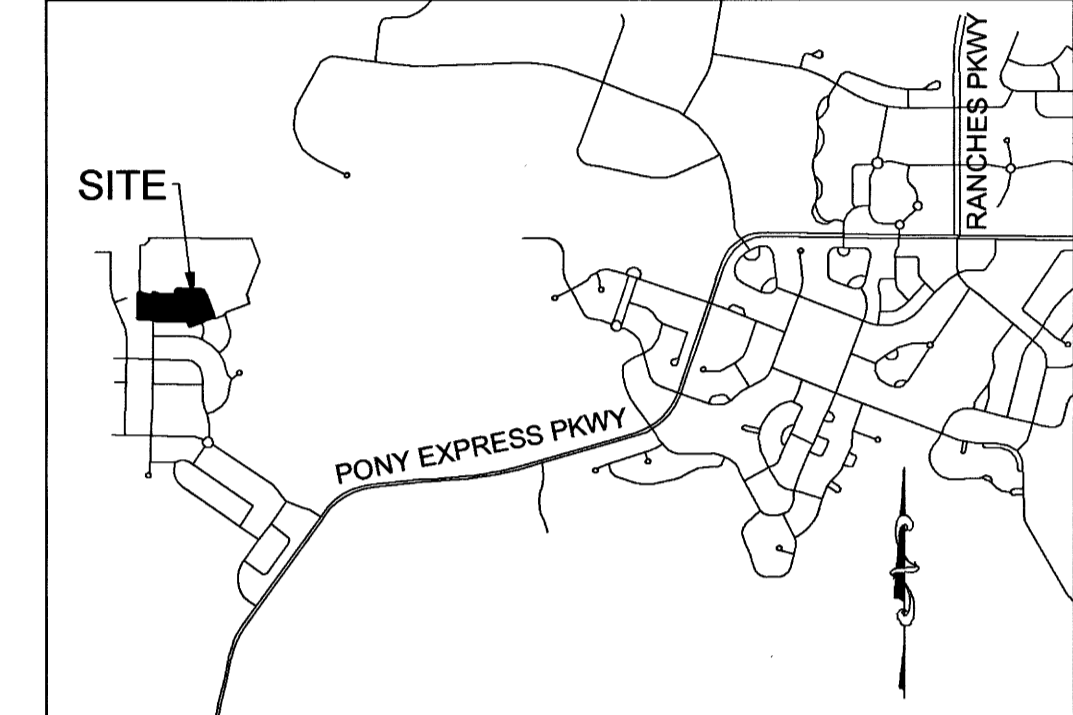
PLAT NOTES:

- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
- SETBACKS: FRONT=15' DRIVEWAY=22' REAR=20' CORNER=15' SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

FIRE NOTE:

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

VICINITY MAP



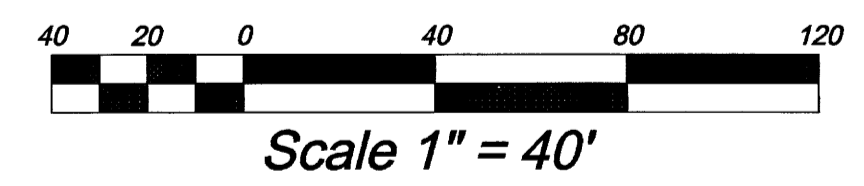
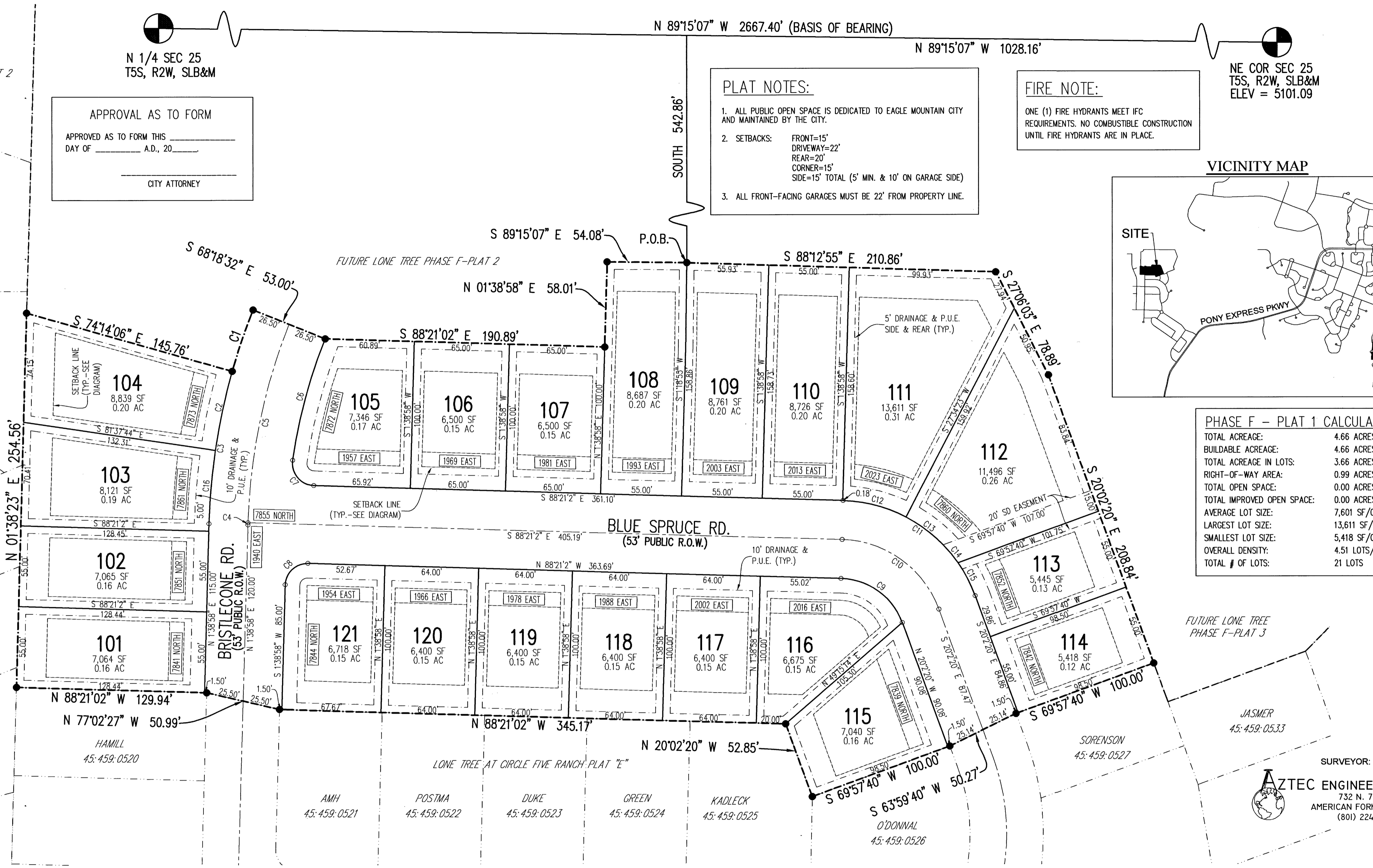
PHASE F - PLAT 1 CALCULATIONS

TOTAL ACREAGE:	4.66 ACRES
BUILDABLE ACREAGE:	4.66 ACRES
TOTAL ACREAGE IN LOTS:	3.66 ACRES
RIGHT-OF-WAY AREA:	0.99 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	7,601 SF/0.17 ACRES
LARGEST LOT SIZE:	13,611 SF/0.31 ACRES
SMALLEST LOT SIZE:	5,418 SF/0.12 ACRES
OVERALL DENSITY:	4.51 LOTS/ACRE
TOTAL # OF LOTS:	21 LOTS

APPROVAL AS TO FORM

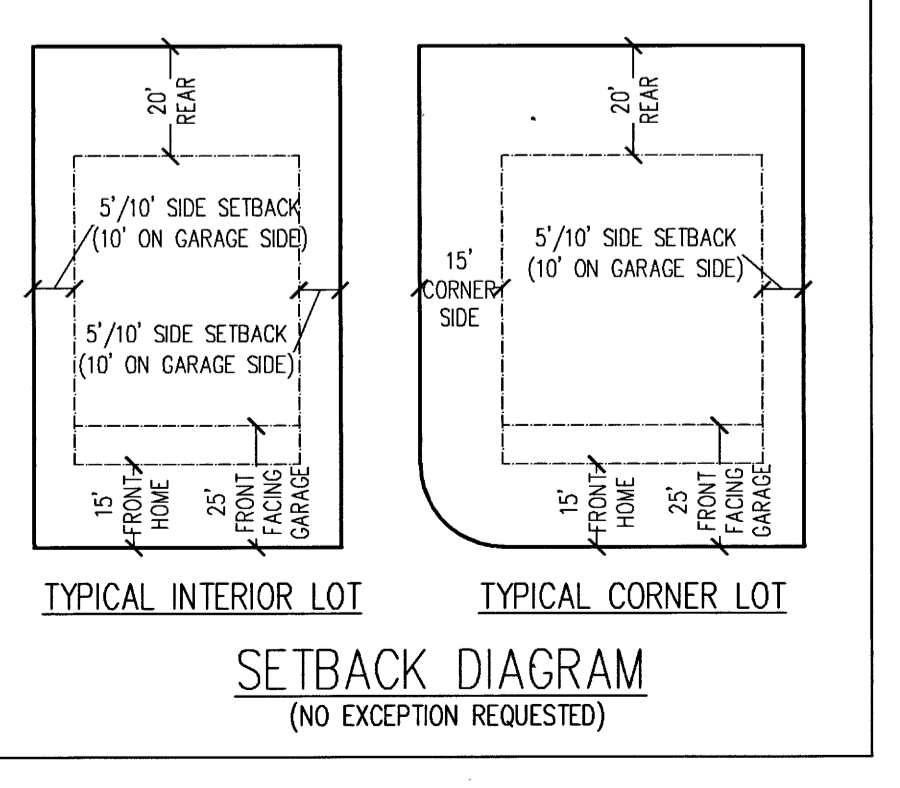
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

CITY ATTORNEY



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	426.50	44.11	5°55'34"	44.09	N 18°43'41" E
C2	426.50	55.04	7°23'38"	55.00	N 12°4'5" E
C3	426.50	105.07	14°6'56"	104.81	N 8°42'26" E
C4	400.00	1.50	0°12'53"	1.50	N 1°45'24" E
C5	400.00	138.42	19°49'37"	137.73	N 11°46'39" E
C6	373.50	85.74	13°9'10"	85.55	S 15°6'53" W
C7	15.00	25.37	96°53'20"	22.45	S 39°54'22" E
C8	15.00	23.56	90°0'0"	21.21	S 46°38'58" W
C9	46.00	54.84	68°18'42"	51.65	S 54°11'41" E
C10	72.50	86.44	68°18'42"	81.41	S 54°11'41" E
C11	99.00	118.03	68°18'42"	111.17	S 54°11'41" E
C12	99.00	44.79	25°55'26"	44.41	S 75°23'20" E
C13	99.00	31.91	18°28'3"	31.77	S 53°11'35" E
C14	99.00	15.91	9°12'32"	15.89	S 39°21'18" E
C15	99.00	25.42	14°42'42"	25.35	S 27°23'41" E
C16	426.50	50.04	6°43'19"	50.01	N 5°0'37" E



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:

- A recorded easement or right-of-way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- Any other provision of law

[Signature] 1-38-21
DATE

DOMINION ENERGY UTAH

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights or other 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 1 day of February, 2021

By: [Signature]
Title: Pre-Cons

17558

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.

[Signature] 2/1/21
DATE

SUNSET RIDGE PHASE A PLAT 2
MCDONALD 66:487:0205
WALKER 66:487:0204
WOODWARD 66:487:0203
RIGGLE 66:487:0201
TIBBITTS 66:415:0113
TESCHNER 66:415:0112
HAMILL 45:459:0520
AMH 45:459:0521
POSTMA 45:459:0522
DUKE 45:459:0523
GREEN 45:459:0524
KADLECK 45:459:0525
O'DONNAN 45:459:0526
JASMER 45:459:0533
SORENSEN 45:459:0527

Sec 25, T5S, R2W, S.L.B.&M. Ta 038