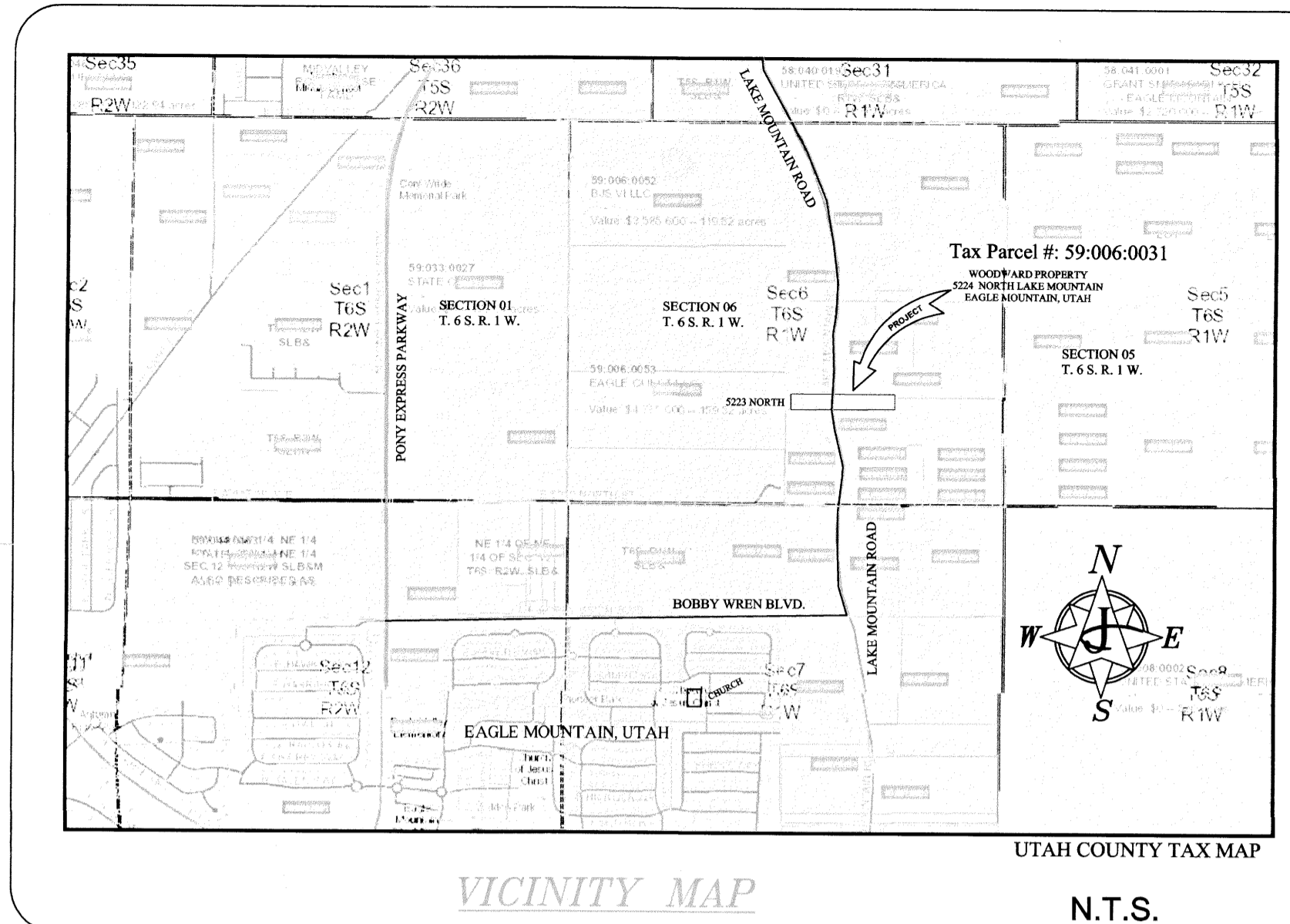
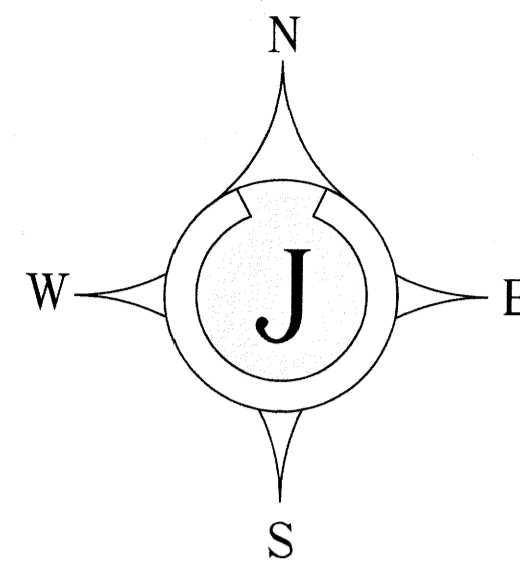


McCoy Place Subdivision

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



| SETBACKS FOR LOT 1 | | SETBACKS FOR LOT 2 | |
|--------------------|-----------------|--------------------|-----------------|
| FRONT | SETBACK 35 FEET | FRONT | SETBACK 50 FEET |
| REAR | SETBACK 45 FEET | REAR | SETBACK 35 FEET |
| SIDE | SETBACK 20 FEET | SIDE | SETBACK 20 FEET |

RECORD OF SURVEY
ENSIGN SURVEY
FILE #02-260
08-21-2002

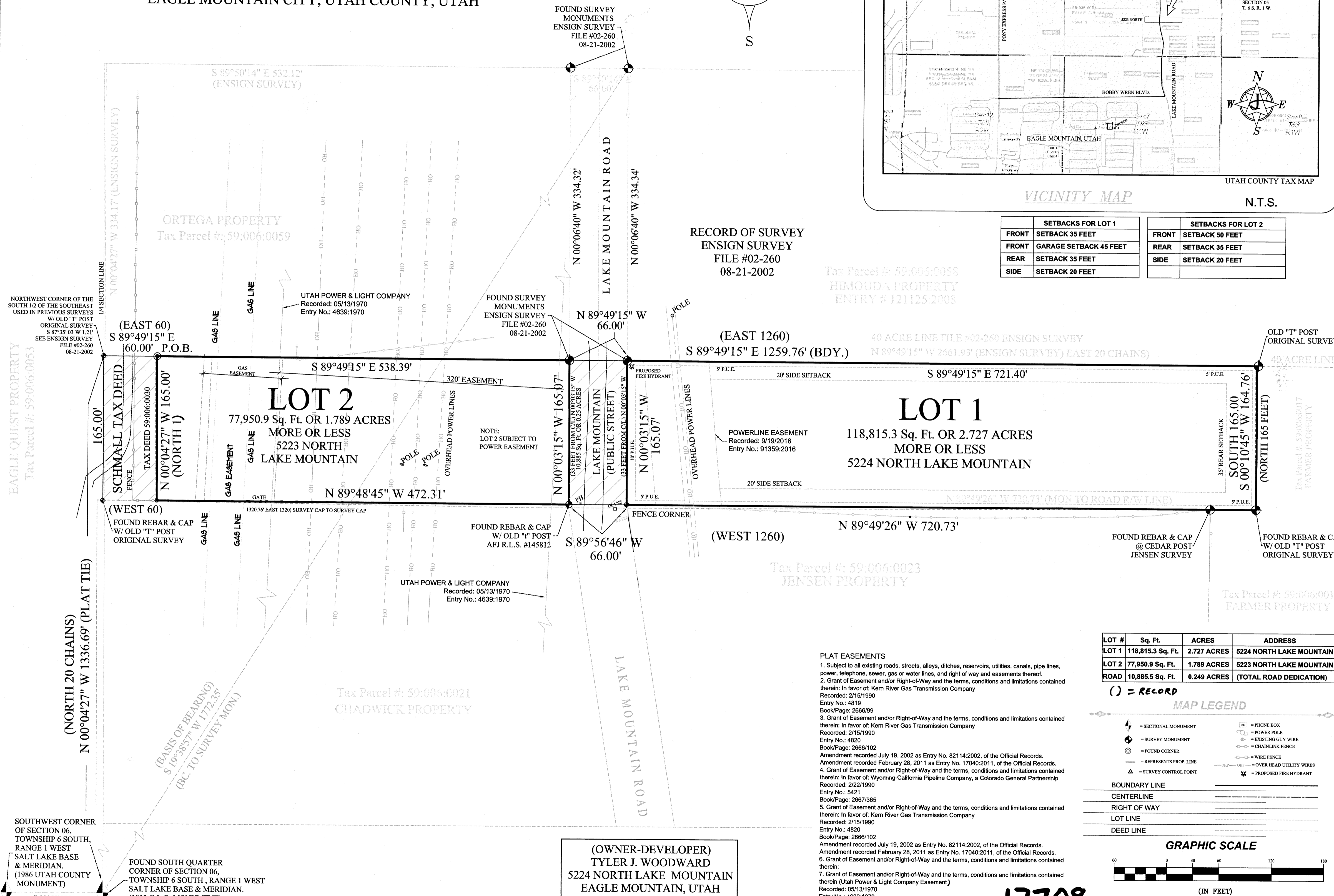
Tax Parcel #: 59-006-0058
HMOUDA PROPERTY
ENTRY # 121125-2008

40 ACRE LINE FILE #02-260 ENSIGN SURVEY
N 89°49'15" W 2661.93' (ENSIGN SURVEY) EAST 20 CHAINS

(EAST 1260)
S 89°49'15" E 1259.76' (BDY.)

LOT 1
118,815.3 Sq. Ft. OR 2.727 ACRES
5224 NORTH LAKE MOUNTAIN

LOT 2
77,950.9 Sq. Ft. OR 1.789 ACRES
MORE OR LESS
5223 NORTH LAKE MOUNTAIN

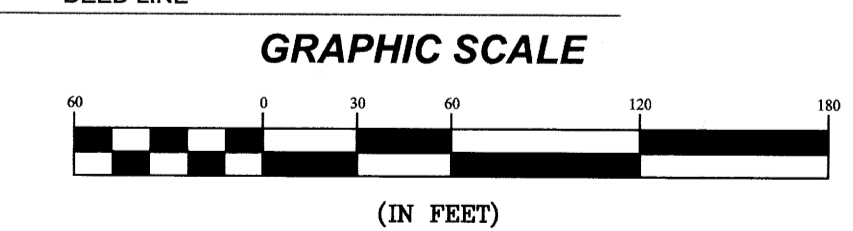
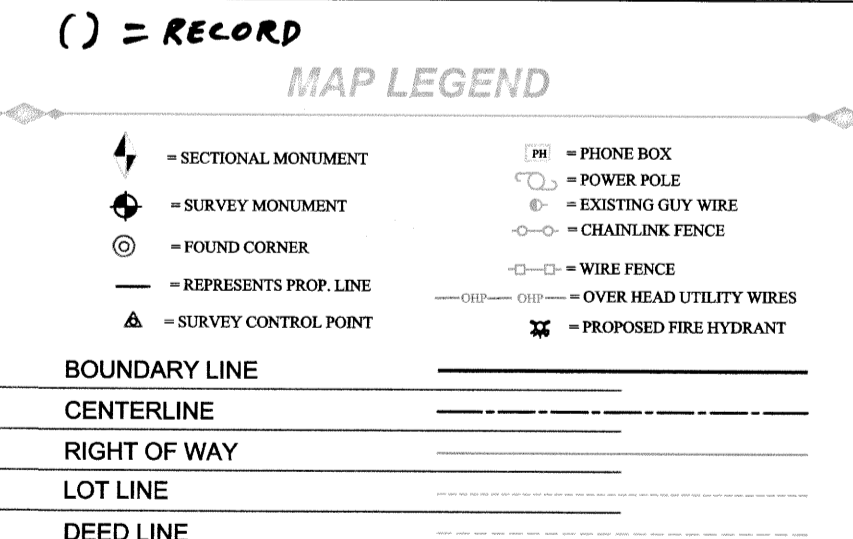


PLAT EASEMENTS

1. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements therefor.
2. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: In favor of Kern River Gas Transmission Company
Recorded: 2/15/1990
Entry No.: 4819
Book/Page: 2666/99
Amendment recorded July 19, 2002 as Entry No. 82114:2002, of the Official Records.
3. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: In favor of Kern River Gas Transmission Company
Recorded: 2/15/1990
Entry No.: 4820
Book/Page: 2666/102
Amendment recorded February 28, 2011 as Entry No. 17040:2011, of the Official Records.
4. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: In favor of Wyoming-California Pipeline Company, a Colorado General Partnership
Recorded: 2/22/1990
Entry No.: 5421
Book/Page: 2667/365
Amendment recorded February 28, 2011 as Entry No. 17040:2011, of the Official Records.
5. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: In favor of Kern River Gas Transmission Company
Recorded: 2/15/1990
Entry No.: 4820
Book/Page: 2666/102
Amendment recorded July 19, 2002 as Entry No. 82114:2002, of the Official Records.
6. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: In favor of Wyoming-California Pipeline Company, a Colorado General Partnership
Recorded: 2/22/1990
Entry No.: 5421
Book/Page: 2667/365
Amendment recorded February 28, 2011 as Entry No. 17040:2011, of the Official Records.
7. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein (Utah Power & Light Company Easement)
Recorded: 05/13/1970
Entry No.: 4638:1970

(OWNER-DEVELOPER)
TYLER J. WOODWARD
5224 NORTH LAKE MOUNTAIN
EAGLE MOUNTAIN, UTAH

| LOT # | Sq. Ft. | ACRES | ADDRESS |
|-------|-------------------|-------------|--------------------------|
| LOT 1 | 118,815.3 Sq. Ft. | 2.727 ACRES | 5224 NORTH LAKE MOUNTAIN |
| LOT 2 | 77,950.9 Sq. Ft. | 1.789 ACRES | 5223 NORTH LAKE MOUNTAIN |
| ROAD | 10,885.5 Sq. Ft. | 0.249 ACRES | (TOTAL ROAD DEDICATION) |



17708

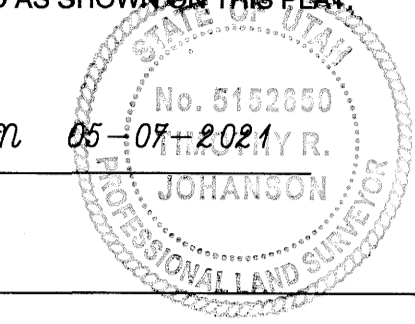
SURVEYOR'S CERTIFICATE

I, TIMOTHY R. JOHANSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, TO BE HEREAFTER KNOWN AS:

McCoy Place Subdivision

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

TIMOTHY R. JOHANSON
LICENSE NO. 5152650



ANDREA ALLEN
UTAH COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE 40 ACRE LINE SAID POINT BEING (NORTH 20 CHAINS) NORTH 0°04'27" WEST 1336.69 FEET ALONG THE QUARTER SECTION LINE AND (EAST 60 FEET) SOUTH 89°49'15" EAST 60.00 FEET ALONG THE SAID ENSIGN 40 ACRE SURVEY LINE FROM THE SOUTH QUARTER CORNER OF SECTION 06, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THENCE RUNNING (EAST 1260) SOUTH 89°49'15" EAST 1259.76 FEET ALONG THE SAID 40 ACRE LINE TO THE FARMER PROPERTY; THENCE (SOUTH 165.00) SOUTH 0°10'45" WEST 164.76 FEET TO A SURVEY MONUMENT (REBAR & CAP) AND THE COMMON LINE OF THE FARMER PROPERTY; THENCE (WEST ALONG THE JENSEN PROPERTY) NORTH 89°49'26" WEST 720.73 FEET TO THE EAST RIGHT OF WAY LINE OF THE LAKE MOUNTAIN ROAD; THENCE (WEST 66) SOUTH 89°56'46" WEST 66 FEET TO THE WEST RIGHT OF WAY LINE OF THE SAID LAKE MOUNTAIN ROAD; THENCE (WEST ALONG THE CHADWICK PROPERTY) NORTH 89°48'45" WEST 472.31 FEET TO THE SCHMALL TAX DEED, (NORTH 165) NORTH 0°04'27" W 165.00 FEET TO THE POINT OF BEGINNING. () = RECORD

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER BE KNOWN AS:

McCoy Place Subdivision

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 24 DAY OF May, 2021 A.D.

OWNER'S NAME:
Tyler J. Woodward

Tyler J. Woodward
PRINT NAME: _____

OWNER
TITLE: _____

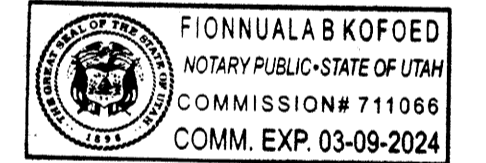
Tyler J. Woodward
SIGNATURE: _____

5-24-2021
DATE: _____

ACKNOWLEDGEMENT

STATE OF Utah } S.S.
COUNTY OF Utah }
ON THIS 24 DAY OF May, 2021, PERSONALLY APPEARED BEFORE ME
Tyler J. Woodward
WHO BEING BY ME DULY SWORN DID SAY THAT HE EXECUTED
Tyler J. Woodward
THE SAME.

NOTARY PUBLIC
Fionnuala B. Koford



MY COMMISSION EXPIRES: 3/9/24
RESIDING IN Utah COUNTY, Utah

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS AMENDED SUBDIVISION 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 1 DAY OF June, 2021.

Tom Edwards
APPROVED BY MAYOR: _____

[Signature]
APPROVED BY CITY ATTORNEY: _____

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

[Signature]
ATTES BY CITY RECORDER:
(SEE SEAL BELOW)

McCoy Place Subdivision

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Surveyor Seal: *[Seal]* Notary: *[Seal]* City Engineer Seal: *[Seal]* Clerk Recorders Seal: *[Seal]*

JOHANSON
LAND CONSULTANTS
• SURVEYING • PLANNING • LAND DEVELOPMENT
Professional Land Surveyors
Timothy R. Johanson P.L.S.
333 East Main Street, Suite #582
City of Lehi, Utah 84043
(801) 970-0905
johansonsurvey.com
johansonsurvey@gmail.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 COMMUNICATION CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.
[Signature]
DATE: 5/20/21

DOMINION ENERGY NOTES:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 ACKNOWLEDGMENT 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 RIGHT OF WAY DEPARTMENT AT 1-801-366-8532.
APPROVED THIS 24 DAY OF May, 2021
DOMINION ENERGY:
[Signature] *[Signature]*
BY: Brendy Eldridge Pre-Con
TITLE: _____ DATE: May 24, 21

ROCKY MOUNTAIN POWER NOTES:
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 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:
2.1 A RECORDED EASEMENT OR RIGHT OF WAY
2.2 THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3 TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4 ANY OTHER PROVISION OF LAW.
[Signature]
ROCKY MOUNTAIN POWER: _____ DATE: 5/20/21

Sec. 6, T6S, R 1 W SLB4M T6O38 G7