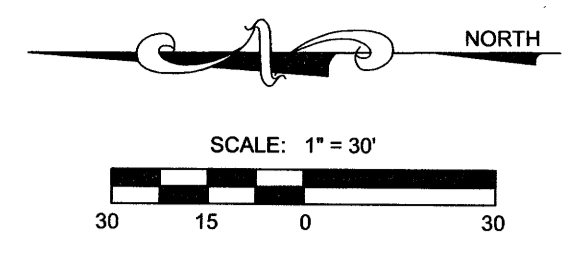


# SCENIC MOUNTAIN

## PHASE C, PLAT 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN, UTAH

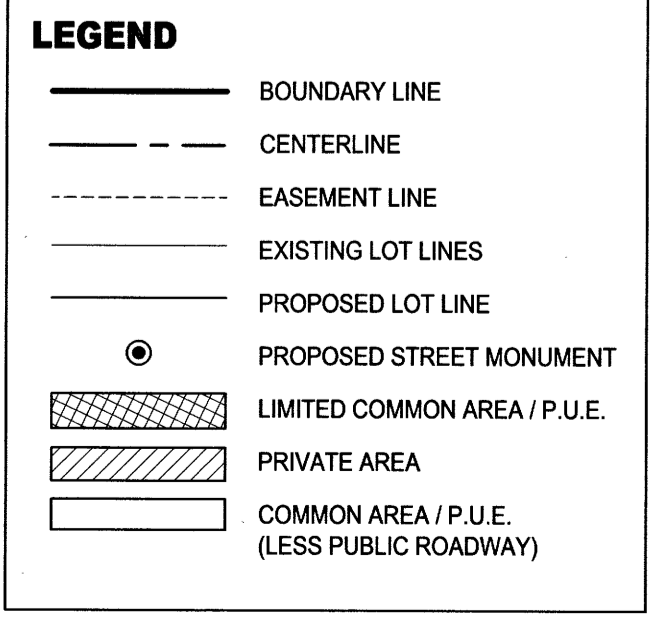


CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°43'43"	23.49	N45°08'11"E 21.16
C2	5.00	90°00'00"	7.85	N45°00'00"W 7.07
C3	5.00	90°00'00"	7.85	S44°59'58"W 7.07
C4	46.00	58°41'58"	47.13	S29°20'55"E 45.09
C5	33.00	58°41'51"	33.81	S24°20'55"E 32.35
C6	20.00	58°41'51"	20.49	S29°20'55"E 19.60
C7	20.00	37°14'24"	13.00	S40°04'39"E 12.77
C8	33.00	37°14'24"	21.45	S40°04'39"E 21.07
C9	46.00	37°14'24"	29.90	S40°04'39"E 29.37
C10	31.00	68°32'34"	37.09	S55°43'43"E 34.91
C11	18.00	68°32'34"	21.53	S55°43'43"E 20.27
C12	5.00	68°32'34"	5.98	S55°43'43"E 5.63
C13	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C14	28.00	90°00'00"	43.98	N45°00'00"E 39.60
C15	41.00	90°00'00"	64.40	N45°00'00"E 57.98
C16	5.00	89°59'44"	7.85	N45°00'13"W 7.07
C17	5.00	90°00'00"	7.85	S45°00'00"W 7.07
C18	5.00	90°00'00"	7.85	N45°00'00"W 7.07
C19	5.00	67°47'31"	5.92	S33°53'46"W 5.58
C20	40.00	7°48'24"	5.45	N86°05'43"E 5.45
C21	40.00	71°36'51"	50.00	S54°11'30"W 46.80
C22	57.00	49°24'28"	49.15	S43°05'17"W 47.64
C23	40.00	63°48'27"	44.55	N50°17'18"E 42.28
C24	44.50	66°09'10"	51.38	S51°27'39"W 48.57
C25	27.50	65°29'37"	31.40	S51°05'53"W 29.72

LINE	DIRECTION	LENGTH
L1	N12°07'25"E	16.87
L2	S62°32'04"E	26.60
L3	N35°00'25"W	10.65
L4	S13°14'12"E	34.32
L5	N48°02'48"E	20.90
L6	S14°32'04"E	13.95
L7	N5°42'38"E	20.10
L8	N16°41'56"W	5.22
L9	N16°41'59"E	5.22
L10	S28°33'50"E	7.83
L11	N18°47'38"W	9.79
L12	N84°32'13"E	1.20
L13	S0°15'52"E	1.31
L14	S55°00'29"W	13.42
L15	N90°00'00"W	14.61
L16	S69°50'41"W	3.36
L17	N90°00'00"E	1.50
L18	N90°00'00"E	3.50
L19	N90°00'00"W	1.50
L20	N90°00'00"W	3.50
L21	N90°00'00"W	1.50
L22	N89°57'11"W	13.51
L23	N0°00'00"E	12.08
L24	N0°00'00"W	24.50
L25	N90°00'00"E	3.50
L26	N90°00'00"E	3.50
L27	N90°00'00"W	3.50
L28	N90°00'00"W	1.67
L29	N90°00'00"E	10.28
L30	N90°00'00"E	3.50

**NOTES:**

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET, #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
- SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
- PARCELS A & B & PRIVATE ROADWAYS ARE CONVEYED TO & MAINTAINED BY SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION & TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
- SEWER LIFT STATION TO BE OWNED AND MAINTAINED BY THE HOA.
- ALL COMMON AREA AND LIMITED COMMON AREA TO BE PUBLIC UTILITY AND DRAINAGE EASEMENT.



**ROCKY MOUNTAIN POWER APPROVAL**

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. §17-2a-803(4)(vii) 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
- ANY OTHER PROVISION OF LAW.

*[Signature]* 10/25/21  
ROCKY MOUNTAIN POWER DATE

**DIRECT COMMUNICATIONS APPROVAL**

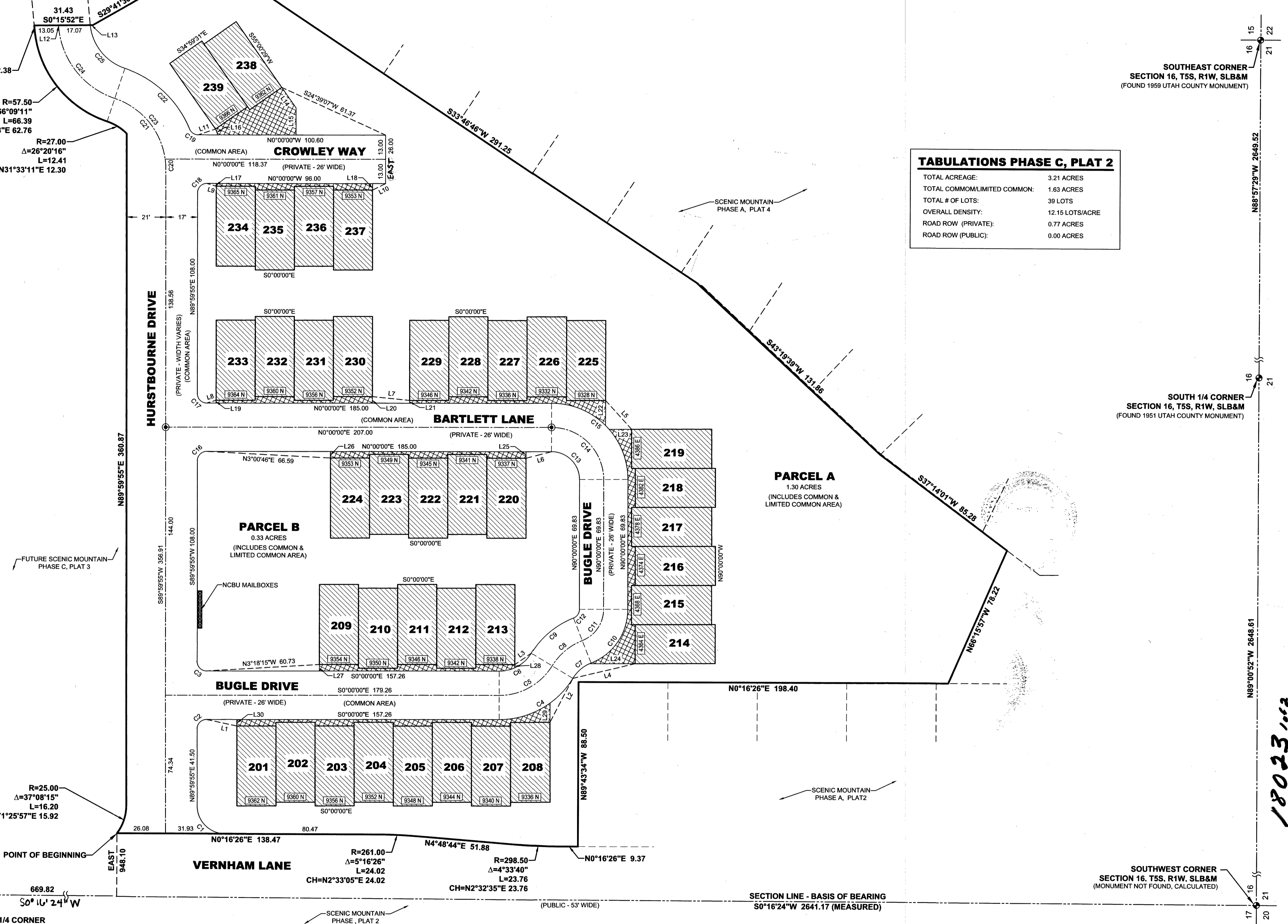
DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 117-RIF.

*[Signature]* 10/25/21  
DIRECT COMMUNICATIONS DATE

**DOMINION ENERGY UTAH ACCEPTANCE**

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, HOWEVER, 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 AND OTHER 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 OR 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 801-368-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVED THIS 25 DAY OF October, 2021  
BY *[Signature]* TITLE: *Rec-Com*



**TABLATIONS PHASE C, PLAT 2**

TOTAL ACREAGE:	3.21 ACRES
TOTAL COMMON/LIMITED COMMON:	1.63 ACRES
TOTAL # OF LOTS:	39 LOTS
OVERALL DENSITY:	12.15 LOTS/ACRE
ROAD ROW (PRIVATE):	0.77 ACRES
ROAD ROW (PUBLIC):	0.00 ACRES

**SURVEYOR'S CERTIFICATE**

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°16'24"W ALONG THE SECTION LINE 669.82 FEET AND EAST 948.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 16.20 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 37°08'15"; CHORD: S71°25'57"E 15.92 FEET; THENCE N89°59'55"E 360.87 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.41 FEET WITH A RADIUS OF 27.00 FEET THROUGH A CENTRAL ANGLE OF 26°20'16"; CHORD: N31°33'11"E 12.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 66.39 FEET WITH A RADIUS OF 57.50 FEET THROUGH A CENTRAL ANGLE OF 66°09'11"; CHORD: N51°27'38"E 62.76 FEET; THENCE N84°32'13"E 2.38 FEET TO THE WEST LINE OF PHASE B, PLAT 1, SCENIC MOUNTAIN SUBDIVISION; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: S0°15'52"E 31.43 FEET; THENCE S29°41'30"E 47.23 FEET; THENCE S1°50'59"W 43.98 FEET; THENCE ALONG THE WEST LINE OF PHASE A, PLAT 4, SCENIC MOUNTAIN SUBDIVISION THE FOLLOWING THREE (3) COURSES: S33°46'46"W 291.25 FEET; THENCE S43°19'39"W 131.86 FEET; THENCE S37°14'01"W 85.28 FEET; THENCE ALONG THE EAST LINE OF PHASE A, PLAT 2, SCENIC MOUNTAIN SUBDIVISION THE FOLLOWING TEN (10) COURSES: N66°15'57"W 78.22 FEET; THENCE N0°16'26"E 198.40 FEET; THENCE N89°43'34"W 88.50 FEET; THENCE N0°16'26"E 9.37 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.76 FEET WITH A RADIUS OF 298.50 FEET THROUGH A CENTRAL ANGLE OF 4°33'40"; CHORD: N2°32'35"E 23.76 FEET; THENCE N44°44'46"E 51.88 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 24.02 FEET WITH A RADIUS OF 261.00 FEET THROUGH A CENTRAL ANGLE OF 5°16'26"; CHORD: N2°33'05"E 24.02 FEET; THENCE N0°16'26"E 138.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.21 ACRES

10-20-2021 DATE *[Signature]* SURVEYOR (See Seal Below)

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNER(S) HEREBY CONVEYS THE PRIVATE ROADS, COMMON AREA & LIMITED COMMON AREA AS INDICATED HEREON, TO THE SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12866 SOUTH PONY EXPRESS ROAD, SUITE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28<sup>th</sup> DAY OF October, A.D. 2021

*[Signature]* Assistant Secretary, Fieldstone Scenic Mountain West, LLC

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
COUNTY OF UTAH

ON THIS 28<sup>th</sup> DAY OF October, A.D. 2021, PERSONALLY APPEARED BEFORE ME *[Signature]* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE *Assistant Secretary* OF *Fieldstone Scenic Mountain West* LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: *Mindy Dansie*  
COMMISSION NUMBER: *7149224*  
MY COMMISSION EXPIRES: *1/19/2025*  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
COUNTY OF UTAH

ON THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACCEPTANCE BY LEGISLATIVE BODY**

THE *City Council* OF *Scenic Mountain, UT* COUNTY OF UTAH, APPROVES THIS 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 15<sup>th</sup> DAY OF November, A.D. 2021.

APPROVED BY MAYOR *[Signature]* APPROVED BY CITY ATTORNEY *[Signature]*

APPROVED *[Signature]* ENGINEER (See Seal Below) ATTEST *[Signature]* CLERK-RECORDER (See Seal Below)

PHASE C, PLAT 2

# SCENIC MOUNTAIN

SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SHEET 1 OF 2

19604812021 Map # 18023  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Nov 22 2:56 pm FEE: 180.00 BY SA  
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL: *[Signature]* RYAN W. HALL No. 6310734

NOTARY PUBLIC SEAL: *[Signature]* MINDY DANSIE No. 7149224

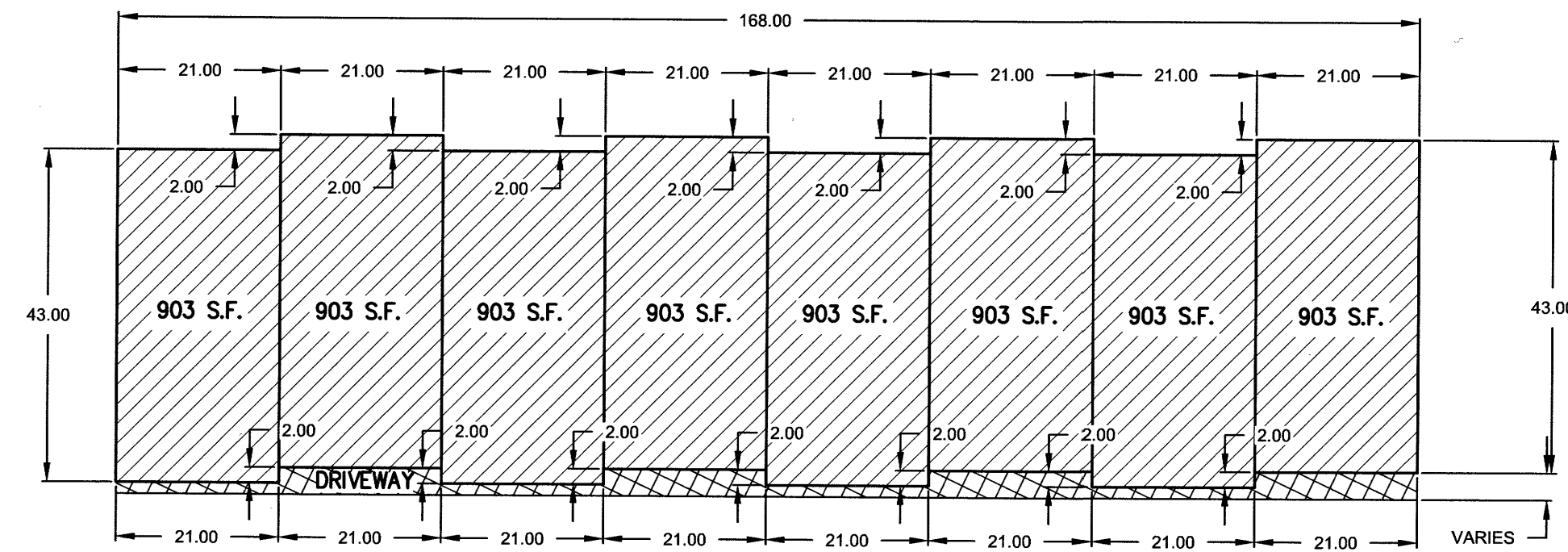
CITY COUNTY ENGINEER SEAL: *[Signature]* CHRISTOPHER TODD

COUNTY RECORDER SEAL: *[Signature]* ANDREA ALLEN

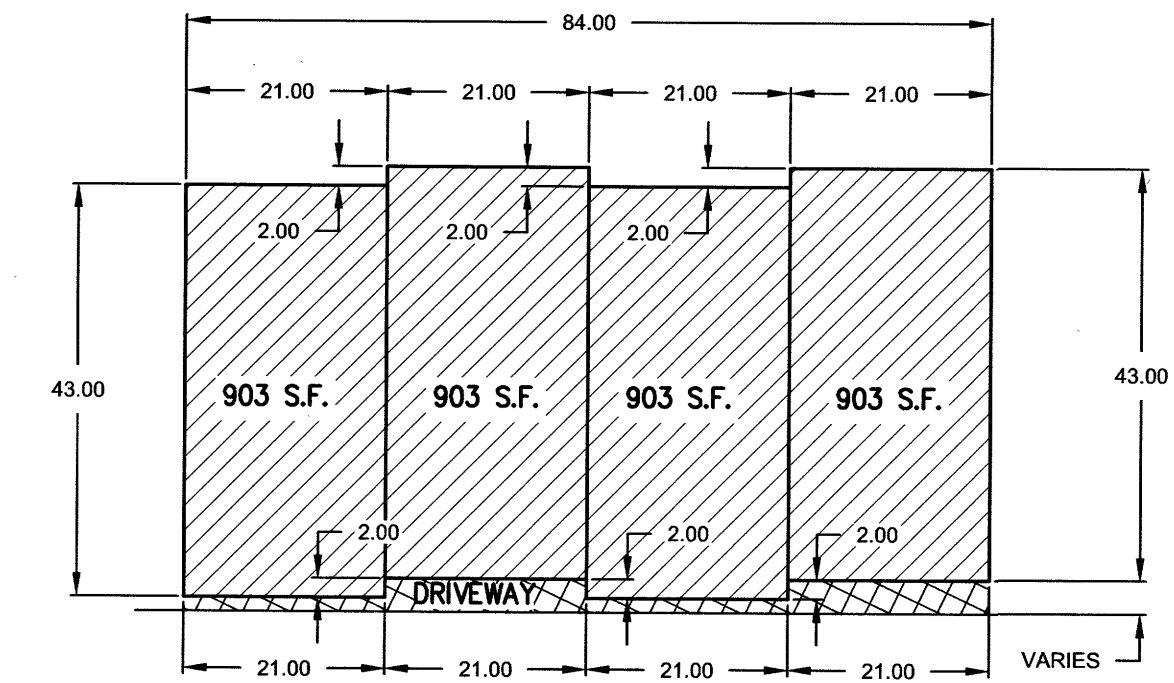
APPROVED THIS 25 DAY OF October, 2021  
BY *[Signature]* TITLE: *Rec-Com*

18023.112

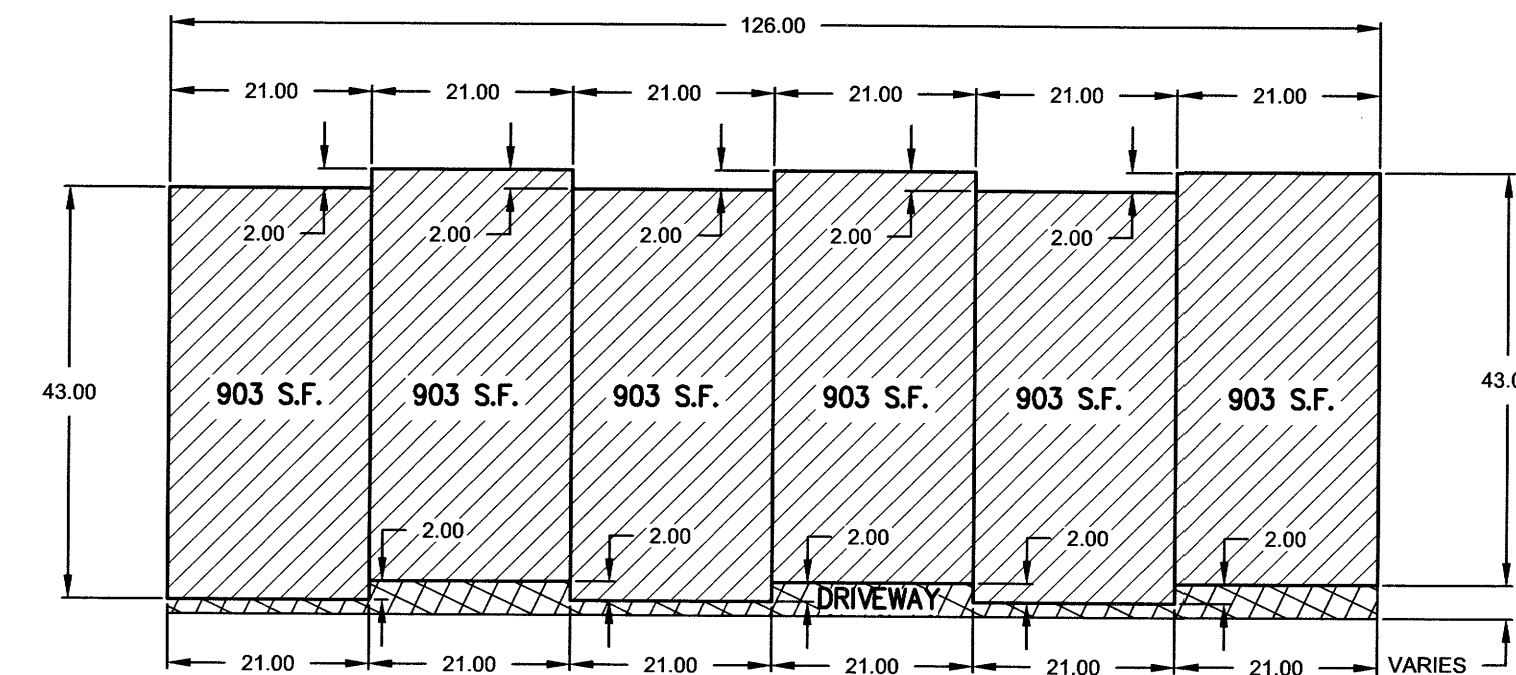
Sec. 16, T5S, R1W TU 038



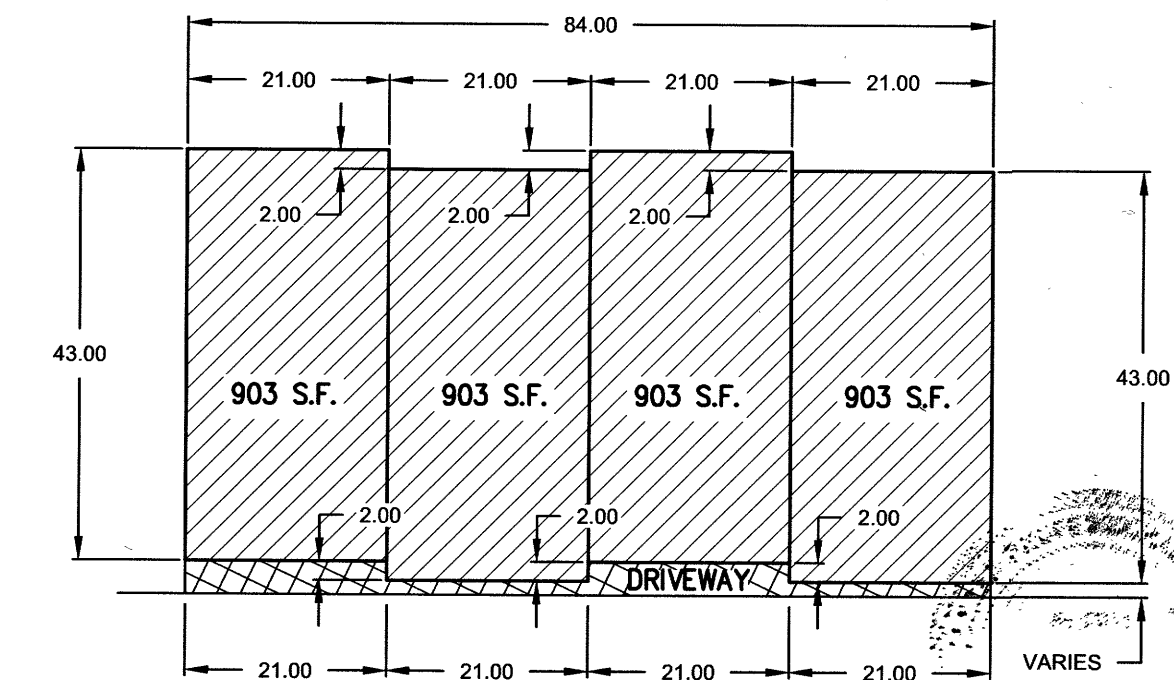
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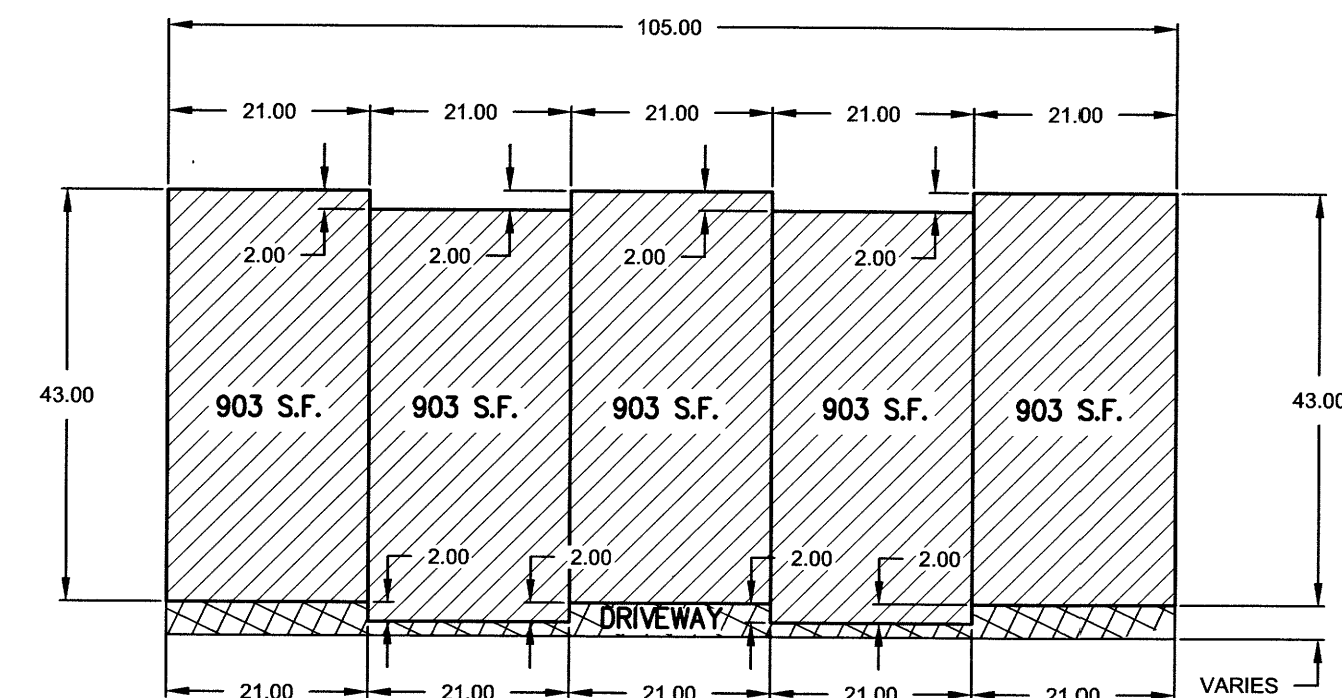
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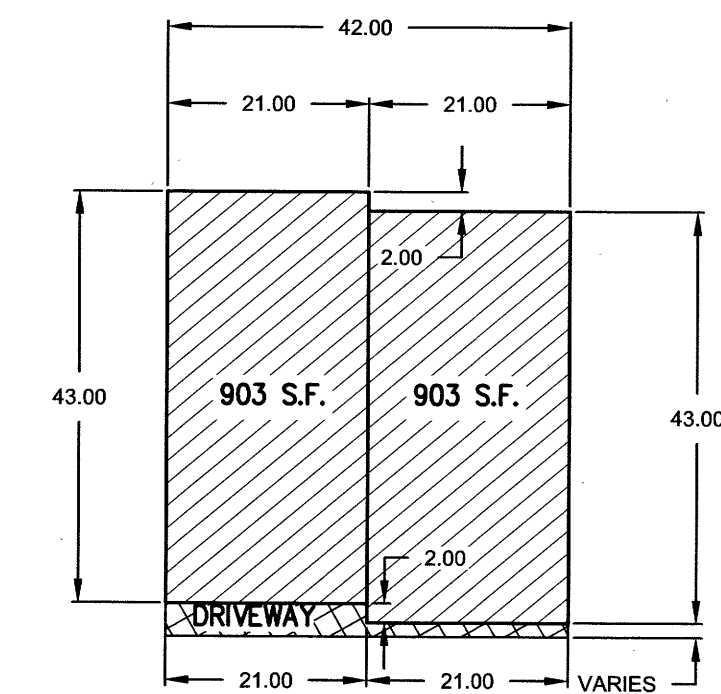
LOTS 214 THRU 219



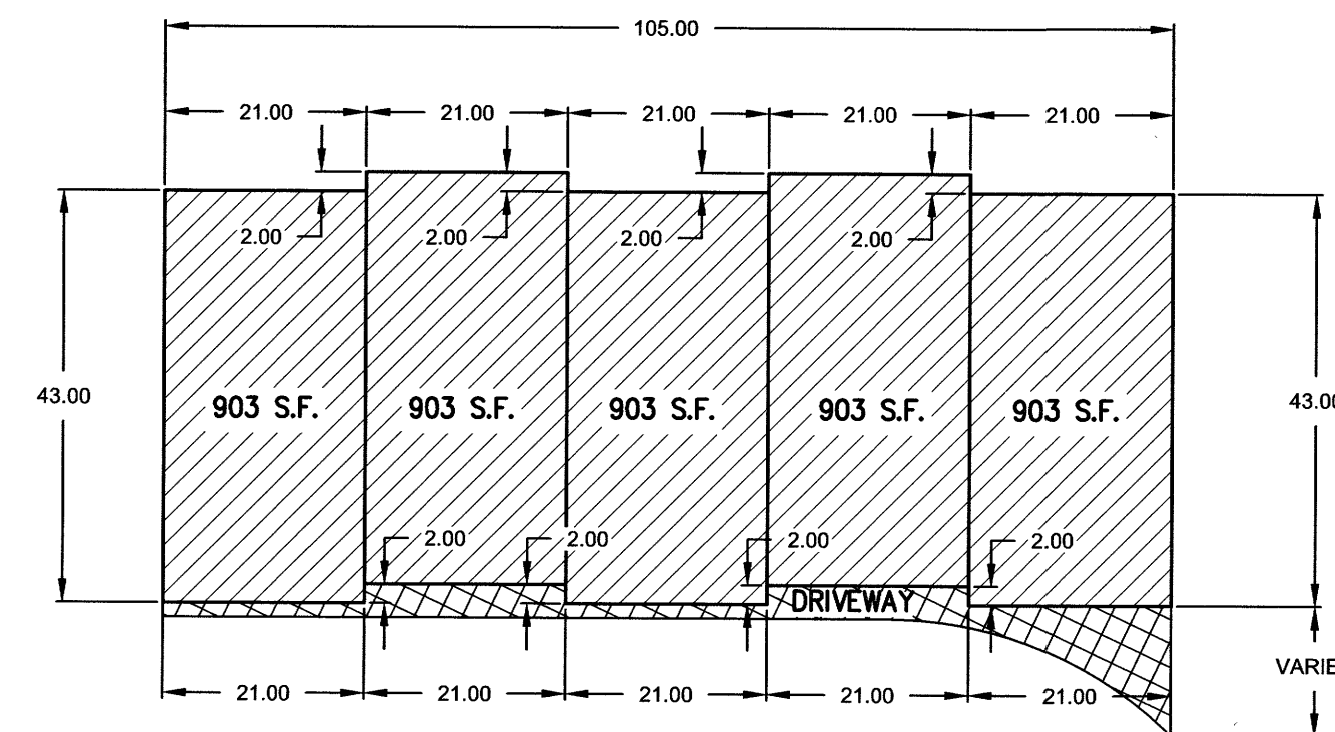
LOTS 234 THRU 237



LOTS 209 THRU 213 AND LOTS 220 THRU 224



LOTS 238 THRU 239



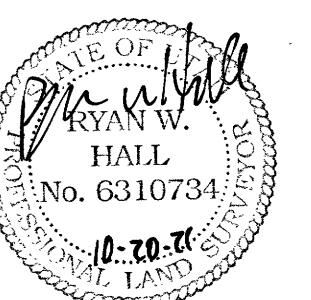
LOTS 225 THRU 229

**LEGEND**

	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINE
	PROPOSED STREET MONUMENT
	LIMITED COMMON AREA / P.U.E.
	PRIVATE AREA
	COMMON AREA / P.U.E.

18023202

ENT 196048-2021 Map 4 18023  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2024 Nov 22 2:56 pm FEE 180.00 BY SA  
 RECORDED FOR EAGLE MOUNTAIN CITY



PHASE C, PLAT 2  
**SCENIC MOUNTAIN**

SUBDIVISION  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SHEET 2 OF 2



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 Fax: 801.798.0593  
 www.lei-eng.com