

PROJECT DEVELOPER
 Bach Land and Development, LLC
 11650 S. State Street, Suite 300
 Draper, UT 84020

PROJECT ENGINEER & SURVEYOR
 REGION ENGINEERING & SURVEYING
 1776 NORTH STATE STREET #110
 OREM, UTAH 84057
 PH - 801.376.2245

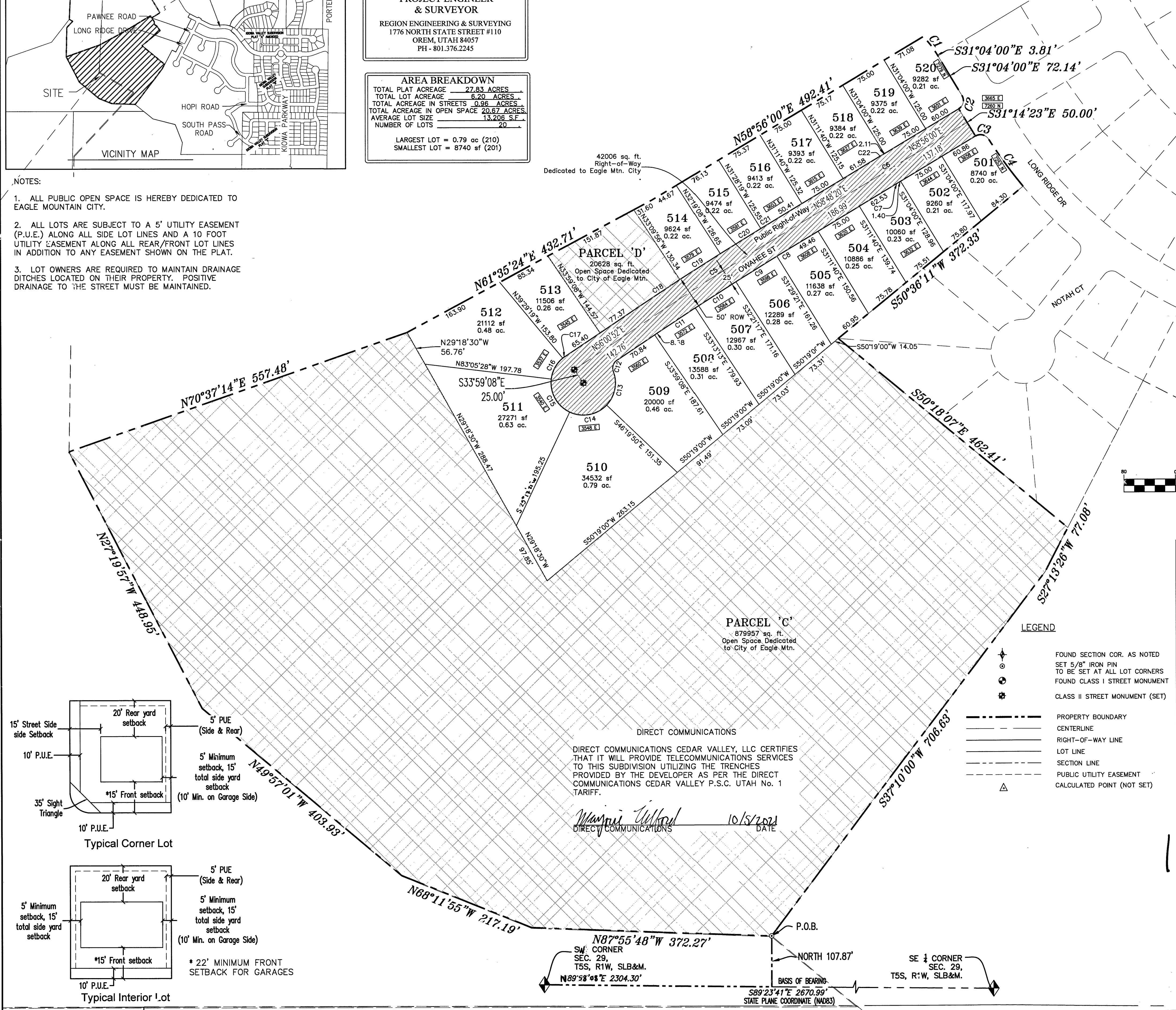
AREA BREAKDOWN
 TOTAL PLAT ACREAGE 27.83 ACRES
 TOTAL LOT ACREAGE 6.20 ACRES
 TOTAL ACREAGE IN STREETS 0.96 ACRES
 TOTAL ACREAGE IN OPEN SPACE 20.67 ACRES
 AVERAGE LOT SIZE 13,206 S.F.
 NUMBER OF LOTS 20

LARGEST LOT = 0.79 ac (210)
 SMALLEST LOT = 8740 sf (201)

SKYLINE RIDGE - PH 2 Plat 5 RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN
 CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

- NOTES:**
- ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
 - LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.



DOMINION ENERGY QUESTAR CORPORATION
 DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

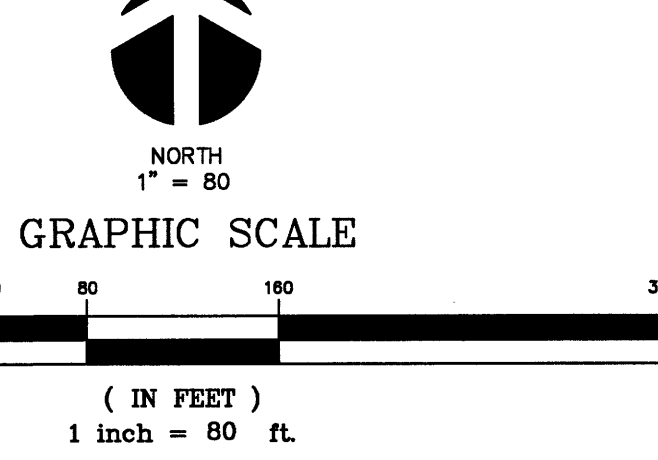
APPROVED THIS 5 DAY OF October 2021

BY *Roxie Clark*
 TITLE *Pres Con*
 DOMINION ENERGY QUESTAR CORPORATION

ROCKY MTN POWER

- PURSUANT TO UTAH CODE ANN. 54.3.27, THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17.27-603(4)(c)(i) ROCKY MTN 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 MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN 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.

Olden Madsen
 ROCKY MOUNTAIN POWER
 Date 10/5/21



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	34.35'	150.00'	34.28'	S37°37'41"E	130°7'21"
C2	23.56'	15.00'	21.21'	S13°56'00"W	80°00'00"
C3	23.26'	15.00'	21.00'	S76°38'37"E	88°50'47"
C4	91.44'	730.00'	91.38'	S35°48'31"E	71°0'36"
C5	243.57'	5000.00'	243.55'	N57°24'36"E	247°28"
C6	11.14'	5000.00'	11.14'	N58°52'10"E	0°07'40"
C7	11.09'	4975.00'	11.09'	N58°52'10"E	0°07'40"
C8	25.59'	4975.00'	25.59'	N58°39'29"E	0°17'41"
C9	75.15'	4975.00'	75.15'	N58°04'41"E	0°51'56"
C10	75.15'	4975.00'	75.15'	N57°12'49"E	0°51'56"
C11	66.46'	4975.00'	66.46'	N56°23'50"E	0°45'55"
C12	20.07'	15.00'	18.61'	N174°1'08"E	76°39'27"
C13	56.12'	50.00'	53.22'	N11°30'47"E	84°18'45"
C14	62.50'	50.00'	58.51'	N79°28'45"E	71°37'11"
C15	62.50'	50.00'	58.51'	S28°54'04"E	71°37'11"
C16	38.05'	50.00'	37.14'	S28°42'36"W	43°36'09"
C17	4.80'	50.00'	4.80'	S53°15'46"W	5°30'11"
C18	71.92'	5025.00'	71.92'	S56°25'28"W	0°49'12"
C19	74.26'	5025.00'	74.26'	S57°15'28"W	0°50'48"
C20	74.26'	5025.00'	74.26'	S58°06'16"W	0°50'48"
C21	24.35'	5025.00'	24.35'	S58°40'00"W	0°16'39"
C22	11.20'	5025.00'	11.20'	S58°52'10"W	0°07'40"

- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS I STREET MONUMENT
 - CLASS II STREET MONUMENT (SET)
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - CALCULATED POINT (NOT SET)

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.

Margie Wilford 10/5/2021
 DIRECT COMMUNICATIONS DATE

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING $N89^{\circ}58'04"E$ 2304.30' ALONG THE SECTION LINE AND NORTH 107.87' FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; Thence, N 87° 55' 48" W for a distance of 372.27 feet to a point on a line.
 Thence, N 68° 11' 55" W for a distance of 217.19 feet to a point on a line.
 Thence, N 49° 57' 01" W for a distance of 403.93 feet to a point on a line.
 Thence, N 27° 19' 57" W for a distance of 448.95 feet to a point on a line.
 Thence, N 70° 37' 14" E for a distance of 537.48 feet to a point on a line.
 Thence, N 61° 35' 24" E for a distance of 432.71 feet to a point on a line.
 Thence, N 58° 56' 00" E for a distance of 492.41 feet to the beginning of a non-tangential curve, **THENCE 34.35 FEET ALONG**
 Said curve turning to the right through an angle of 13° 07' 20.8", having a radius of 150.00 feet, and whose long chord bears S 37° 37' 41" E for a distance of 34.28 feet.
 Thence, S 31° 04' 00" E for a distance of 3.81 feet to a point on a line.
 Thence, S 31° 04' 00" E for a distance of 72.14 feet to the beginning of a curve, **THENCE 23.56 FEET ALONG**
 Said curve turning to the right through an angle of 90° 00' 00.0", having a radius of 15.00 feet, and whose long chord bears S 13° 56' 00" W for a distance of 21.21 feet to a point of intersection with a non-tangential line.
 Thence, S 31° 14' 23" E for a distance of 50.00 feet to the beginning of a non-tangential curve, **THENCE 23.26 FEET ALONG**
 Said curve turning to the right through 88° 50' 46.7", having a radius of 15.00 feet, and whose long chord bears S 76° 38' 37" E for a distance of 21.00 feet to a point of intersection with a non-tangential line.
 Thence, S 50° 18' 07" E for a distance of 462.41 feet to a point on a line.
 Thence, S 27° 13' 26" W for a distance of 77.08 feet to a point on a line.
 thence S 37° 10' 00" W a distance of 706.63 feet to the POINT OF BEGINNING

CONTAINING 27.83 ACRES OF LAND MORE OR LESS.
 PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Date 10/14/2021
 Surveyor *Robbin J. Mullen*
 (See Seal Below)

Owner's Dedication (See Seal Below)

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 10-3c-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.

OWNERS (PRINTED NAME) *Bach Land & Development*
 AUTHORIZED SIGNATURE(S) *Shon Rindlisbacher* 9/5/21
 OWNER

Acknowledgement

STATE OF UTAH }
 COUNTY OF UTAH } S.S.

On the 5 day of September, 2021, personally appeared before me the persons signing the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires July 5, 2023
 Notary Public *Robbin J. Mullen*
 (See Seal Below)

Acceptance by Legislative Body

The City Council of Eagle Mountain City, 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 12 day of November, 2021.

APPROVED BY MAYOR *Robbin J. Mullen*
 APPROVED BY CITY ATTORNEY *Shon Rindlisbacher*
 APPROVED BY CITY ENGINEER *Shon Rindlisbacher*
 ATTEST BY CITY RECORDER *Shon Rindlisbacher*
 (See Seal Below)

Mayor of Eagle Mountain
 Approved this _____ day of _____, A.D. 20____
 Attest: _____ City Recorder

**SKYLINE RIDGE - PH 2 Plat 5
 RESIDENTIAL SUBDIVISION**

LOCATED IN THE SOUTH HALF OF SECTION 29
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN
 CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

18126

SURVEYORS SEAL

COUNTY RECORDER SEAL

NOTARY PUBLIC SEAL

CIVIL ENGINEERS SEAL

CLERK-RECORDER SEAL

Sec. 29, T5S, R1W, S1B&M