

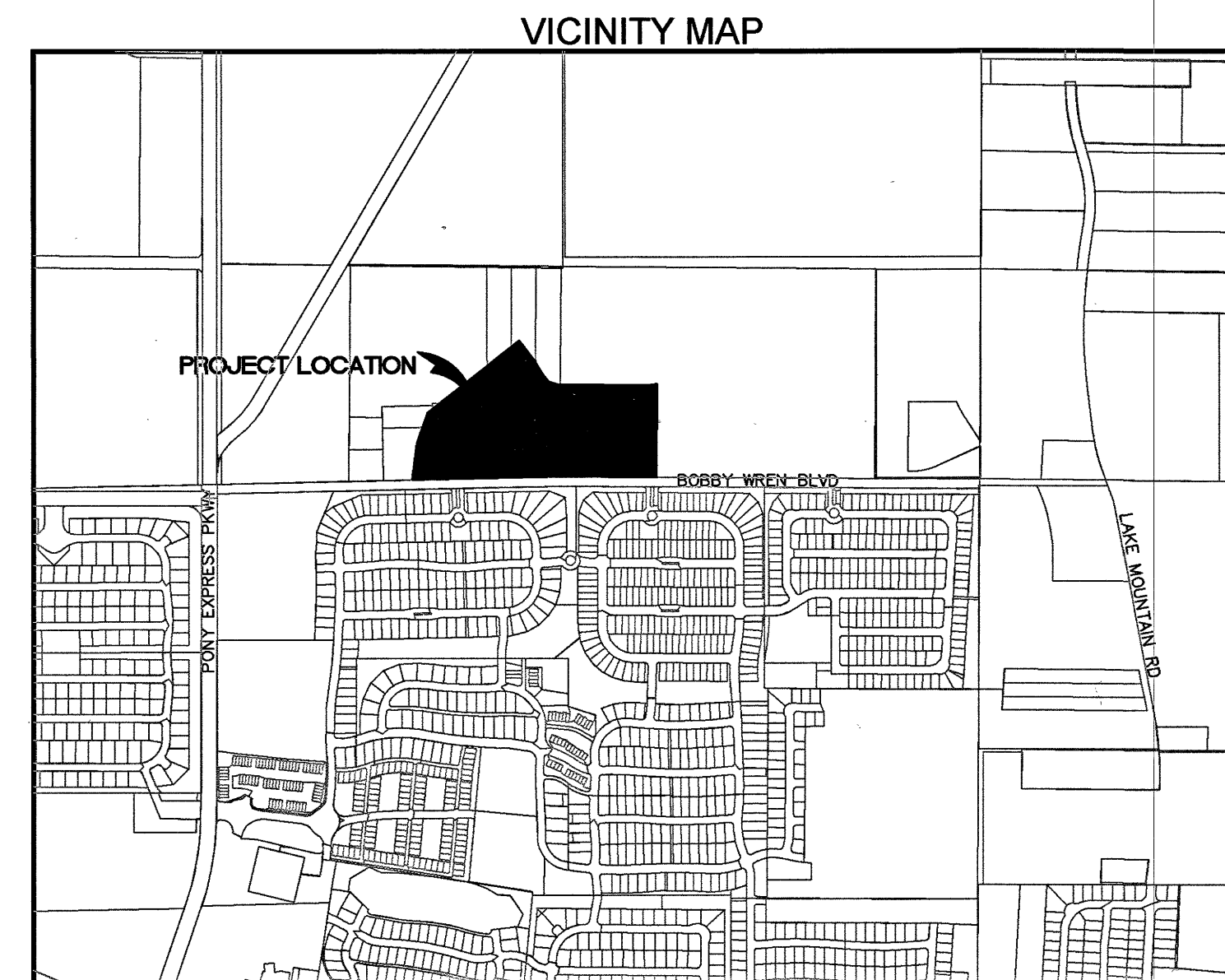
SUNSET FLATS PHASE "A" PLAT 1

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	478.98'	700.00'	39°12'20"	N20°52'01"W	469.69'
C2	452.48'	700.00'	37°02'09"	N19°46'56"W	444.64'
C3	26.51'	700.00'	2°10'10"	N39°23'06"W	26.50'
C4	15.94'	20.00'	45°40'06"	N20°19'50"E	15.52'
C5	447.29'	673.50'	38°03'05"	N21°31'46"W	439.11'
C6	15.13'	20.00'	43°20'25"	S24°01'09"E	14.77'
C7	410.57'	726.50'	32°22'48"	N18°32'20"W	405.13'
C8	89.72'	726.50'	7°04'32"	N05°53'12"W	89.66'
C9	86.62'	726.50'	6°49'54"	N12°50'25"W	86.57'
C10	83.62'	726.50'	6°35'41"	N19°33'13"W	83.58'
C11	84.06'	726.50'	6°37'47"	N26°09'58"W	84.02'
C12	86.54'	726.50'	5°14'53"	N32°06'17"W	86.52'
C13	30.17'	20.00'	86°25'43"	S08°29'08"W	27.39'
C14	32.27'	20.00'	92°27'26"	N82°04'17"W	28.88'
C15	26.51'	983.00'	1°32'42"	N39°26'33"W	26.51'
C16	414.70'	983.00'	24°10'17"	N28°07'46"W	411.63'
C17	388.19'	983.00'	22°37'35"	N27°21'25"W	385.68'
C18	330.53'	956.50'	19°47'57"	N25°56'36"W	328.89'
C19	352.76'	1009.50'	20°01'17"	N26°03'15"W	350.97'
C20	91.28'	956.50'	5°28'04"	N33°06'32"W	91.25'
C21	112.95'	956.50'	6°45'57"	N26°59'31"W	112.88'
C22	108.23'	956.50'	6°29'00"	N20°22'03"W	108.18'
C23	71.83'	1009.50'	4°03'56"	N34°01'56"W	71.82'
C24	91.27'	1009.50'	5°10'48"	N29°24'34"W	91.23'
C25	91.26'	1009.50'	5°10'48"	N24°13'46"W	91.23'
C26	98.59'	1009.50'	5°35'45"	N18°50'30"W	98.56'
C27	17.81'	73.50'	13°52'59"	S22°59'07"E	17.77'
C28	78.68'	73.50'	61°20'15"	S60°35'44"E	74.98'
C29	96.49'	73.50'	75°13'14"	N53°39'14"W	89.71'
C30	18.07'	956.50'	1°04'56"	N16°35'05"W	18.07'
C31	54.96'	126.50'	24°53'27"	S28°29'21"E	54.52'
C32	66.20'	126.50'	29°58'56"	S55°55'32"E	65.44'
C33	44.92'	126.50'	20°20'51"	S81°05'26"E	44.69'
C34	131.28'	100.00'	75°13'14"	S53°39'14"E	122.06'
C35	166.08'	126.50'	75°13'14"	S53°39'14"E	154.40'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C36	30.64'	20.00'	87°45'53"	N07°49'03"E	27.73'
C37	87.75'	3000.00'	1°40'33"	S89°34'25"W	87.74'
C38	88.52'	3026.50'	1°40'33"	S89°34'25"W	88.52'
C39	86.97'	2973.50'	1°40'33"	S89°34'25"W	86.97'
C40	13.14'	2973.50'	0°15'12"	S88°51'45"W	13.14'
C41	73.83'	2973.50'	1°25'21"	S89°42'01"W	73.83'
C42	2.19'	3026.50'	0°02'29"	S88°45'23"W	2.19'
C43	86.33'	3026.50'	1°38'04"	S89°35'40"W	86.33'
C44	15.51'	20.00'	44°25'39"	N22°37'31"E	15.12'
C45	31.42'	20.00'	90°00'00"	N44°35'18"W	28.28'
C46	31.42'	20.00'	90°00'00"	S45°24'42"W	28.28'
C47	31.49'	20.00'	90°12'22"	S44°41'29"E	28.34'
C48	31.34'	20.00'	89°47'38"	S45°18'31"W	28.23'
C49	113.03'	100.00'	64°45'42"	S57°24'49"E	107.11'
C50	83.08'	73.50'	64°45'42"	N57°24'49"W	78.72'
C51	142.98'	126.50'	64°45'42"	S57°24'49"E	135.49'
C52	10.69'	126.50'	4°50'27"	S87°22'27"E	10.68'
C53	58.55'	126.50'	26°31'13"	S71°41'37"E	58.03'
C54	55.67'	126.50'	25°13'00"	S45°49'30"E	55.23'
C55	18.07'	126.50'	8°11'02"	S29°07'29"E	18.05'
C56	50.38'	73.50'	39°16'29"	S70°09'26"E	49.40'
C57	32.69'	73.50'	25°29'13"	S37°46'35"E	32.43'
C58	326.00'	1266.00'	14°45'14"	N32°24'36"W	325.10'
C59	299.50'	1266.00'	13°33'16"	N31°48'37"W	298.80'
C60	246.20'	1239.50'	11°22'49"	S30°43'23"E	245.79'
C61	259.74'	1292.50'	11°30'51"	N30°47'24"W	259.30'
C62	97.98'	1292.50'	4°20'37"	N27°12'17"W	97.96'
C63	90.66'	1292.50'	4°01'09"	N31°23'10"W	90.65'
C64	71.09'	1292.50'	3°09'05"	N34°58'17"W	71.08'
C65	30.80'	20.00'	88°14'49"	N07°34'35"E	27.85'
C66	32.07'	20.00'	91°53'12"	S82°21'24"E	28.75'
C67	78.84'	1239.50'	3°38'40"	N34°35'28"W	78.83'
C68	97.69'	1239.50'	4°30'56"	N30°30'40"W	97.66'
C69	69.67'	1239.50'	3°13'14"	N26°38'35"W	69.66'
C70	26.50'	1266.00'	1°11'58"	N39°11'14"W	26.50'



SURVEYOR'S CERTIFICATE
 I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, STREETS, AND EASEMENTS TO BE KNOWN AS SUNSET FLATS PHASE "A" PLAT 1 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.

MAY 7, 2020 DATE
 SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 89°30'01" WEST ALONG THE SECTION LINE AT A DISTANCE OF 844.39 FEET AND SOUTH 933.45 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 51°42'00" EAST 737.68 FEET; THENCE SOUTH 38°33'31" EAST 53.00 FEET; THENCE SOUTH 36°07'21" EAST 100.36 FEET; THENCE SOUTH 30°41'25" EAST 98.76 FEET; THENCE SOUTH 37°55'12" EAST 69.02 FEET; THENCE SOUTH 74°51'23" EAST 66.33 FEET; THENCE SOUTH 89°47'40" EAST 571.60 FEET; THENCE NORTH 83°13'33" EAST 53.42 FEET; THENCE SOUTH 00°24'42" WEST 580.78 FEET; THENCE SOUTHEASTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE, TO THE LEFT (CHORD BEARS SOUTH 22°48'21" EAST 15.78 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°35'17" WEST 621.19 FEET; 2) SOUTH 88°44'16" WEST 934.72 FEET; THENCE NORTH 07°31'36" EAST 236.98 FEET; THENCE NORTH 19°50'25" EAST 206.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 943,827 SQUARE FEET OR 21.67 ACRES, MORE OR LESS

BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

OWNERS' DEDICATION
 WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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 10-96-607, 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.

Cedar Corners Management LLC
 Heath J. Johnston AUTHORIZED SIGNATURE(S) May 13, 2020
 PRINTED NAME OF OWNER: Heath J. Johnston
 Trustee of the Tristar Irrevocable Trust, dated February 13, 2009
 PRINTED NAME OF OWNER: Trust Manager AUTHORIZED SIGNATURE(S)

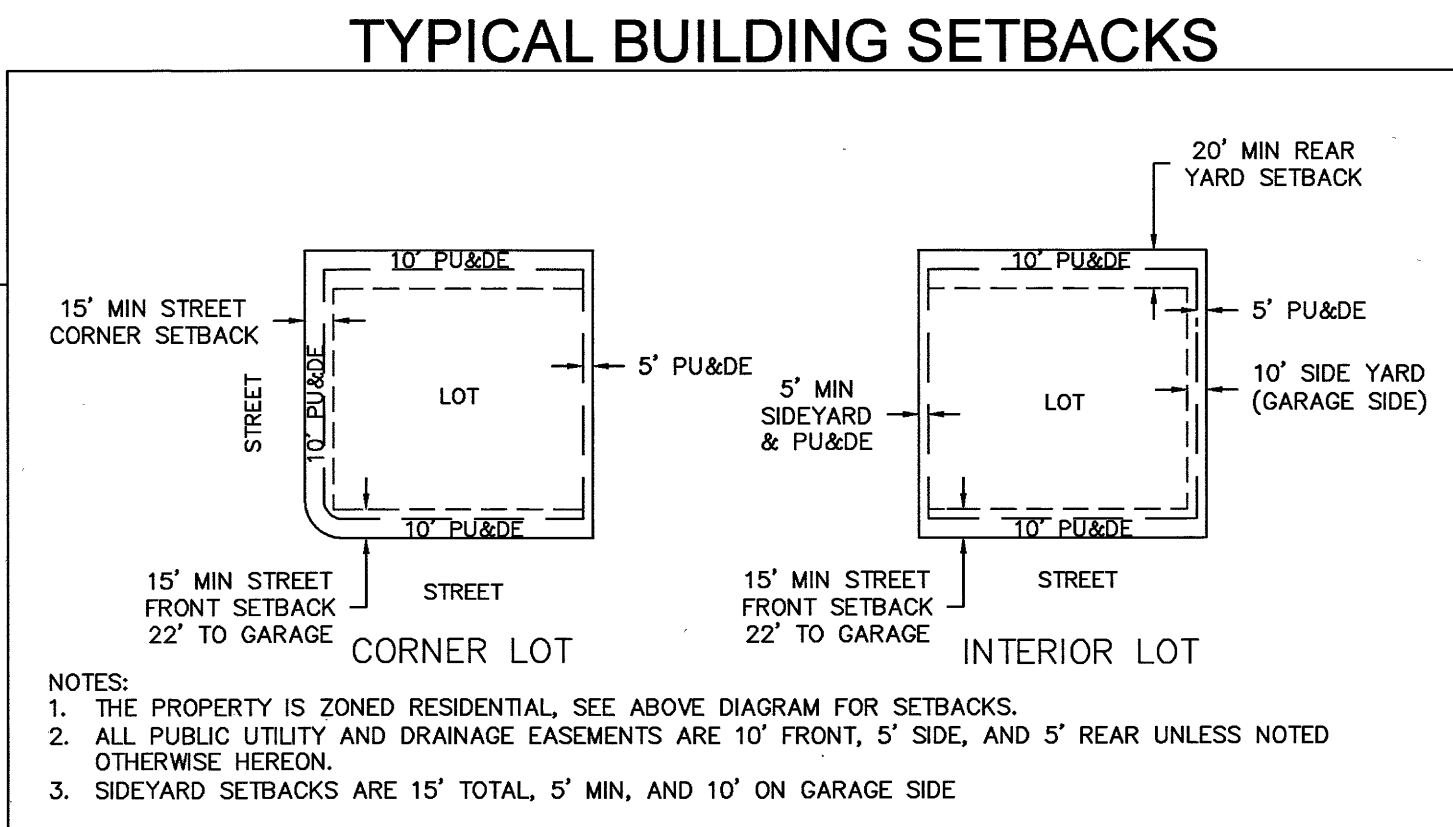
ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 18 DAY OF May, A.D. 2020, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 9/17/2023
 701924
 COMMISSION NUMBER
 Susan G. Palmer, Notary Public Commissioned in Utah
 Susan G. Palmer PRINTED FULL NAME OF NOTARY

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 18 DAY OF May 2020.

APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 APPROVED BY CITY ENGINEER: [Signature]
 APPROVED BY CITY RECORDER: [Signature]

17367 10/2



TABULATIONS

TOTAL AREA	21.67 ACRES
56 LOTS	14.89 ACRES
OVERALL DENSITY	2.59 LOTS/ACRE
SMALLEST LOT SIZE	10,813 SQ FT
LARGEST LOT SIZE	18,764 SQ FT
AVERAGE LOT SIZE	11,582 SQ FT
ROW DEDICATION	5.10 ACRES
OPEN SPACE	1.68 ACRES

DIRECT COMMUNICATIONS
 DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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] DIRECT COMMUNICATIONS DATE 5/11/20

DOMINION ENERGY
 DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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.
 APPROVED THIS 15 DAY OF May, A.D. 2020
 DOMINION ENERGY BY: [Signature] TITLE: Pres. Cons.

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT 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 EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS
 (3) TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 (4) ANY OTHER PROVISION OF LAW
 [Signature] DATE 5/14/20

ENT 177123:2020 Map # 17367
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 3000 Hwy 89 11452 #6 FEE 212.00 BY 17367
 RECORDED FOR EAGLE MOUNTAIN CITY

SUNSET FLATS PHASE "A" PLAT 1
 A RESIDENTIAL SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

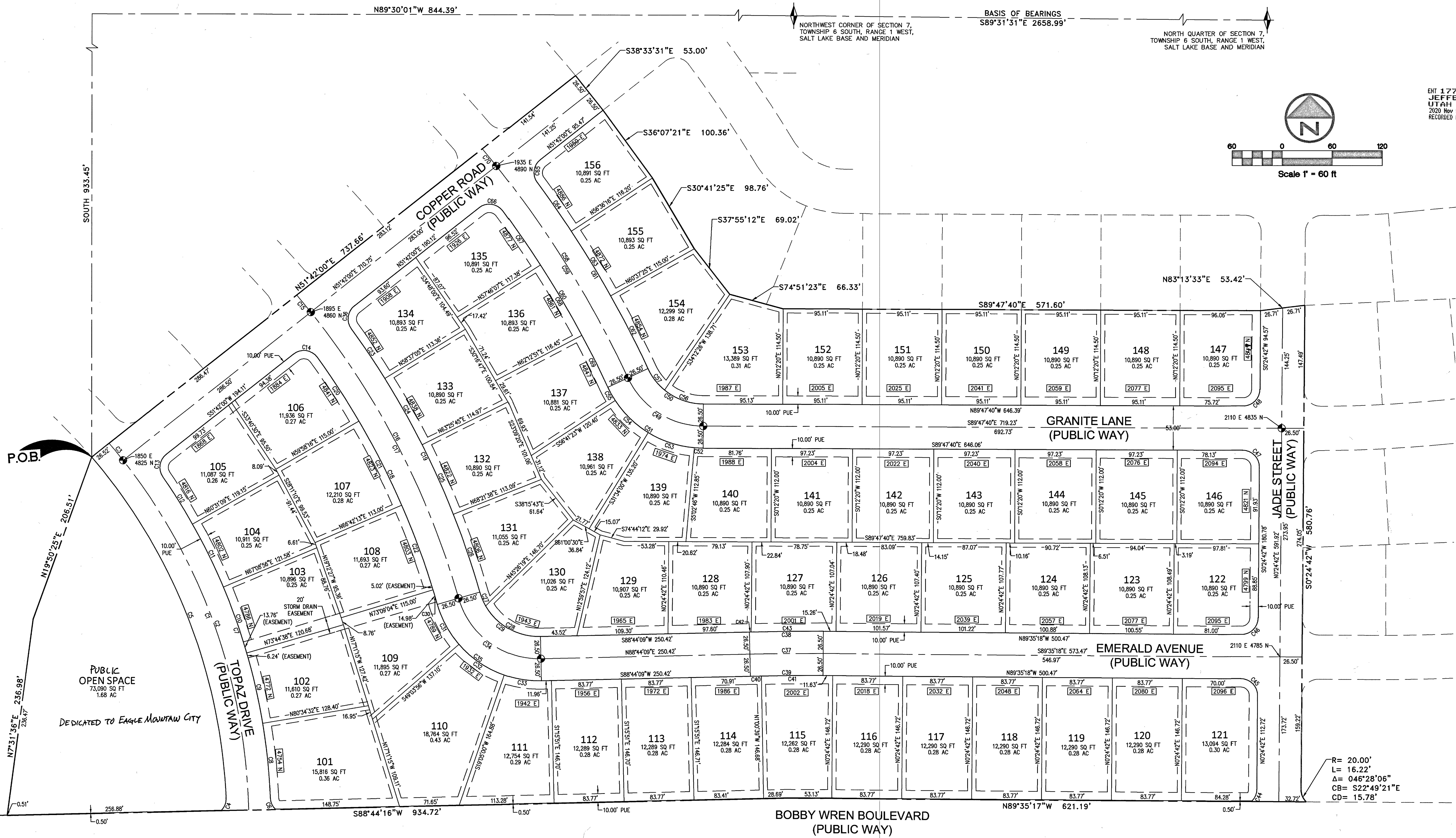
SURVEYOR'S SEAL: KAGAN M. DIXON, No. 9061091, 5/7/2020
 NOTARY PUBLIC SEAL: Susan G. Palmer, Notary Public Commissioned in Utah
 CITY ENGINEER SEAL: [Signature]
 CLEAK-RECORDER SEAL: [Signature]

17367
 TO 038 JT
 SEC 7 T6 S R1W
 SEC 7 T6 S R2W

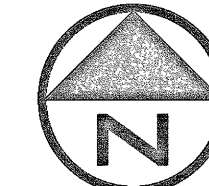
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EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



ENT 177123:2020 Map & 17357
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Nov 09 11:42 am FEE 212.00 BY 11
RECORDED FOR EAGLE MOUNTAIN CITY



Scale 1" = 60 ft

P.O.B.

PUBLIC OPEN SPACE
73,080 SQ FT
1.68 AC
DEDICATED TO EAGLE MOUNTAIN CITY

R= 20.00'
L= 16.22'
Δ= 046°28'06"
CB= S22°49'21"E
CD= 15.78'

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

LEGEND

	SECTION LINE
	FOUND SECTION CORNER
	NEW ROAD CENTERLINE
	NEW STREET MONUMENT
	SET 5/8 REBAR AND CAP (WILDING ENGINEERING)

17367 2 of 2