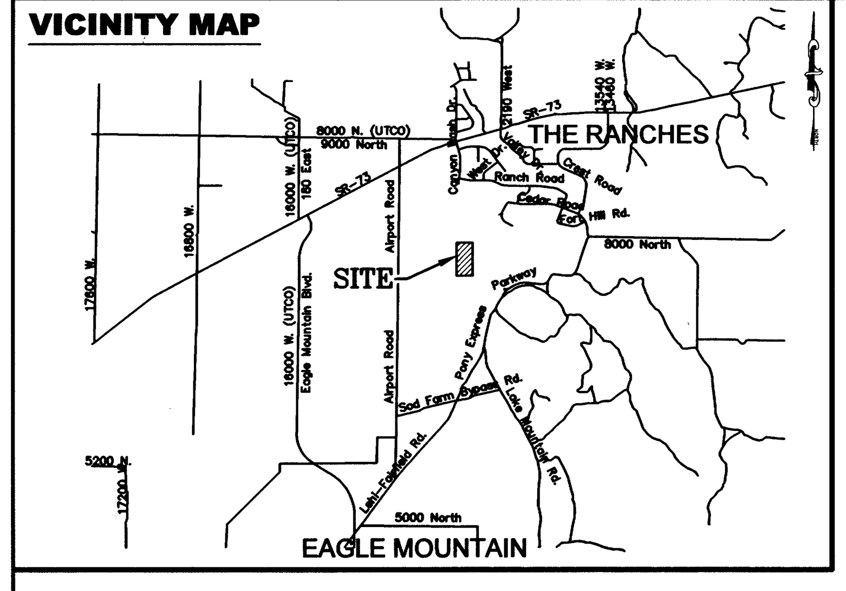
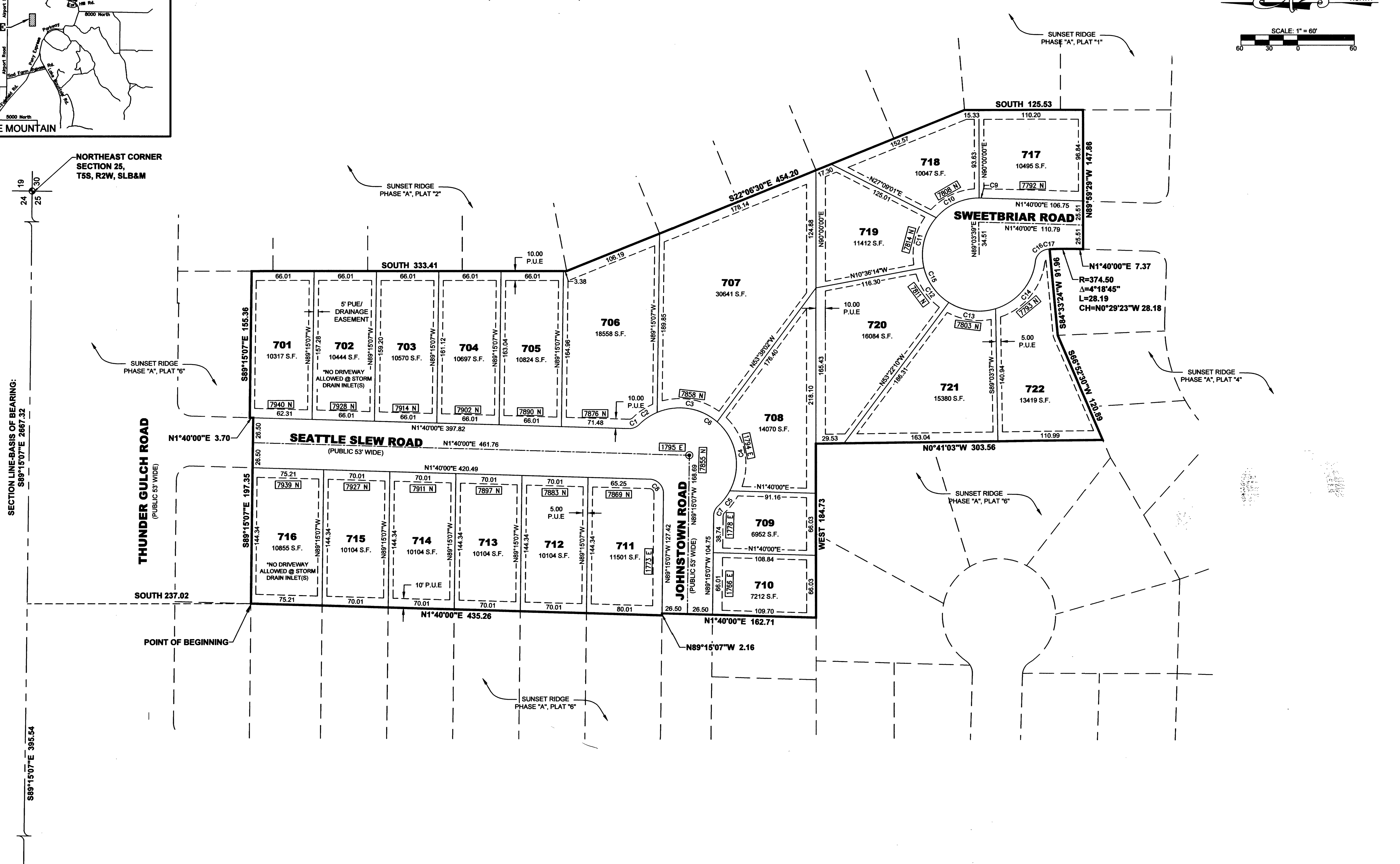
SUNSET RIDGE - PHASE A PLAT 7

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

VICINITY MAP





SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 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 NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°15'07"E ALONG THE SECTION LINE 395.54 FEET AND SOUTH 237.02 FEET FROM THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°15'07"E 197.35 FEET; THENCE N1°40'00"E 3.70 FEET; THENCE S89°15'07"E 155.36 FEET TO THE WESTERLY BOUNDARY LINE OF SUNSET RIDGE PHASE "A", PLAT 2 TOGETHER WITH SUNSET RIDGE PHASE "A", PLAT 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY PLAT LINES THE FOLLOWING THREE (3) COURSES: SOUTH 333.41 FEET; THENCE S22°06'30"E 454.20 FEET; SOUTH 125.53 FEET TO THE NORTHEAST CORNER OF SUNSET RIDGE PHASE "A", PLAT 4 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT THE FOLLOWING FIVE (5) COURSES: N89°59'29"W 147.86 FEET; THENCE N1°40'00"E 7.37 FEET; THENCE ALONG THE ARC OF A 374.50 FOOT RADIUS CURVE TO THE LEFT 28.19 FEET THROUGH A CENTRAL ANGLE OF 4°18'45" (CHORD: N0°29'23"W 28.18 FEET); THENCE S84°33'24"W 91.96 FEET; THENCE S66°52'30"W 120.89 FEET; THENCE N0°41'03"W 303.56 FEET; THENCE WEST 184.73 FEET; THENCE N1°40'00"E 162.71 FEET; THENCE N89°15'07"W 2.16 FEET; THENCE N1°40'00"E 435.26 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.37 ACRES

MARCH 22, 2021
DATE

SURVEYOR
(See Seal Below)

ENT 102608:2021 Map # 17705
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 03 12:51 pm FEE 94.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF MAY, A.D. 2021

R5 DEVELOPMENT, LLC
Al Rafati, Mgr.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 10 DAY OF May, A.D. 2021 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, AL RAFATI WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT R5 Development, LLC A LIMITED LIABILITY COMPANY( ), THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN.

NOTARY PUBLIC FULL NAME: Brian Rammell
COMMISSION NUMBER: 709307
MY COMMISSION EXPIRES: 12-15-23
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 25th OF May, A.D. 2021

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED ENGINEER (See Seal Below)

ATTEST CLERK-RECORDER (See Seal Below)

PHASE A PLAT "7"

SUNSET RIDGE

SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 60' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
STATE OF UTAH, CHAD A. POULSEN, No. 501182, 3/22/2021, PROFESSIONAL LAND SURVEYOR		PROFESSIONAL ENGINEER, No. 266052, CHRISTOPHER TODD TRUSTY, 5/18/21, STATE OF UTAH	CORPORATE SEAL, EAGLE MOUNTAIN, EST. 1996, STATE OF UTAH

This form approved by Utah County and the municipalities therein.

Sec. 25, T5S, R2W, SLB&M TV038 GT

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	46°37'59"	12.21	S21°39'00"E 11.87
C2	60.00	21°57'46"	23.00	N33°59'07"W 22.86
C3	60.00	64°09'00"	67.18	N9°04'17"E 63.72
C4	60.00	76°54'30"	80.54	N79°36'02"E 74.63
C5	60.00	19°19'36"	20.24	S52°16'55"E 20.14
C6	60.00	182°20'52"	190.95	S46°12'26"W 119.97
C7	15.00	46°37'59"	12.21	N65°56'07"W 11.87
C8	15.00	89°04'53"	23.32	N46°12'26"E 21.04
C9	60.00	3°20'00"	3.49	N1°40'00"E 3.49
C10	60.00	49°14'55"	51.57	N24°37'28"W 50.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C11	60.00	54°01'22"	56.57	N76°15'36"W 54.50
C12	60.00	44°28'28"	46.57	S54°29'29"W 45.41
C13	60.00	49°14'55"	51.57	S7°37'47"W 50.00
C14	60.00	65°53'52"	69.01	S49°56'36"E 65.27
C15	60.00	266°13'32"	278.79	S50°13'14"W 87.60
C16	15.00	80°06'14"	20.97	S42°50'25"E 19.30
C17	374.50	0°08'33"	0.93	S2°43'02"E 0.93

TABULATIONS

TOTAL SITE ACREAGE.......... 7.37
TOTAL ACREAGE IN LOTS.......... 6.20
TOTAL ACREAGE IN OPEN SPACE.......... 0.00
TOTAL ACREAGE IN PUBLIC STREETS.......... 1.17
TOTAL NUMBER OF LOTS.......... 22
AVERAGE LOT SIZE.......... 12,268 SF (0.28 ACRES)
LARGEST LOT SIZE.......... 30,641 SF
SMALLEST LOT SIZE.......... 6,952 SF
OVERALL DENSITY.......... 2.99 UNITS PER ACRE

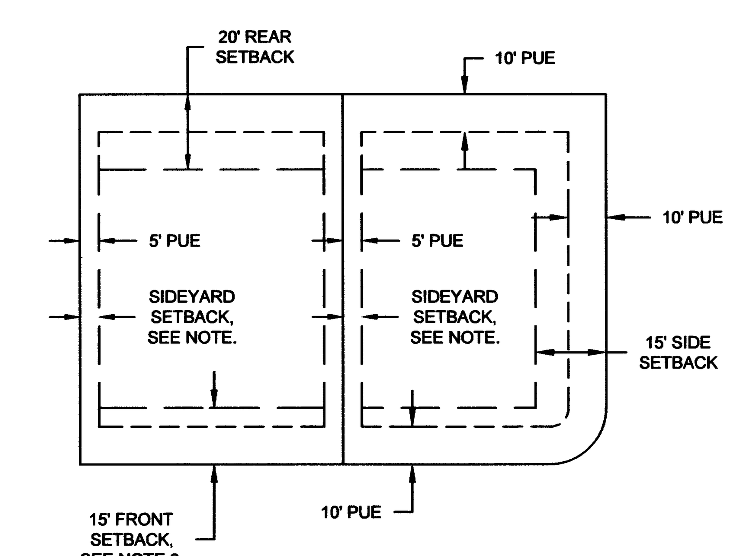
NOTES

1. SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
3. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
4. ◉TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
5. 12% MAX. SLOPES ON DRIVEWAYS.
6. EACH LOT WILL REQUIRE A SOILS REPORT PRIOR TO OBTAINING A BUILDING PERMIT.
7. LOTS WITH SLOPE EXCEEDING 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.
8. EJECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FIXTURES ALLOWED ON EJECTOR PUMPS.
9. DRIVEWAYS TO BE MINIMUM 22' LONG.

17705

*SIDEYARD SETBACK NOTE:

THE TWO INTERIOR SIDE YARDS ON ALL LOTS SHALL NOT BE LESS THAN A COMBINATION OF 15 FEET TOTAL, 5' & 10' (10' ON GARAGE SIDE). IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY.



LOT DETAIL

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 COMMUNICATION S CEDAR VALLEY P.S.C. UTAH NO. 1 TARRIFF

Marjorie Clifford 4/7/21
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE 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 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 ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS 7 DAY OF April, 2021

DOMINION ENERGY GAS COMPANY

BY- Beverly Eldredge
TITLE- Pre-Con

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 § 17-27A-603(4)(C)(II) 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 EASEMENT 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 APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

Del Edwards 4/13/21
ROCKY MOUNTAIN POWER DATE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com