

(2) The law applicable to prescriptive rights

(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or

(4) Any other provision of law

10' FRONT

TYPICAL INTERIOR LOT

SETBACK & EASEMENT DIAGRAM

DRAINAGE & P.U.E.

10' FRONT

TYPICAL CORNER LOT

8-3-2° ROCKY MOUNTAIN POWER

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.1Tariff.

DIRECT COMMUNICATIONS

PLAT VACATION NOTICE

EAGLE MOUNTAIN CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF EAGLE POINT PHASE G, PLAT 1, PARCEL A AND THAT THERE IS GOOD CAUSE FOR THE VACATION. EAGLE POINT PHASE G. PLAT 1. PARCEL A IS HEREBY VACATED.

PLAT NOTES:

1. ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.

FRONT=15' SETBACKS: DRIVEWAY=22'

61.85

2907.04

2907.04

2957.04

2957.04

2957.04

25.00

60.00

60.00

60.00

2957.04

14.03

53.99

56.01

68.00

56.01

49.57

34.16

37.83

10.32

14.37

24.69

43.25

57.63

29.16

1**°**6'14"

0'54'27"

1"19'4"

1"19'10"

0**°**57**'**37"

97**'**50'49"

86'42'25"

9*****51'7"

13°43'28"

23'34'35"

41°18'15"

TOTAL ACREAGE:

BUILDABLE ACREAGE:

RIGHT-OF-WAY AREA:

TOTAL OPEN SPACE:

AVERAGE LOT SIZE:

LARGEST LOT SIZE: SMALLEST LOT SIZE:

OVERALL DENSITY:

TOTAL # OF LOTS:

TOTAL ACREAGE IN LOTS:

60.00 | 140.18 | 133°51'35" | 110.40 | N 46°34'22" E

PLAT TABULATIONS

TOTAL IMPROVED OPEN SPACE:

C2

C3

C4

C5

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

REAR=20' CORNER=15' SIDE=10' TOTAL (MIN. OF 5')

3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

4. EAGLE MOUNTAIN AGREES TO THE ALLOWANCE OF 5' + 5' SIDE SETBACKS IN THE ENTIRE PHASE G AS WAS PREVIOUSLY RECORDED IN PLAT G.

5. EAGLE MOUNTAIN AGREES TO THE USE OF 50' ROADWAY WIDTHS AS PREVIOUSLY RECORDED IN PLAT G. 6. EAGLE MOUNTAIN AGREES TO BE SIGNATORY TO THE EAGLE PARK PHASE G PLAT FOR PROPER DEDICATIONS

7. ALL PUBLIC USE OPEN SPACE AND PARK AREA IS A PUBLIC UTILITY EASEMENT.

17274

ZTEC ENGINEERING INC. 732 N. 780 W. AMERICAN FORK, UT. 84003 AZTECENGINEERING@GMAIL.COM

SURVEYOR'S CERTIFICATE

, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY 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 IN LOTS, BLOCKS, STREETS, AND EASEMENTS 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.

MARCH 25, 2020

WEEPING WILLOW

CHORD

0.02 14.03

53.99

68.00

56.01

68.13

46.05

68.00

56.00

49.57

34.32

14.34

24.52

42.32

55.44

24.69 | 23°34'35" | 24.52 | N 8°34'7" W

N 89.55'.**35** E

N 87**°**38'8" W

S 8818'21"

S 89**'**30'29"

N 8916'11"

N 88**°**2'50"

N 86'42'18" I

N 85**°**34'48" E

N 44°10'22" [

N 88°40'34" |

N 88**"**17'39"

N 88'47'57"

S 8819'0" I

S 89*****31'5" |

N 88***11**'42" [

N 86**'**59'33"

N 85°51'9" E

S 45'42'15"

S 46'34'22" W

S 85'8'52" E

S 78°17'8" E

S 87'8'58" E

N 44°41'3" E

N 12°19'42" E

6.347 ACRES

6.347 ACRES

4.980 ACRES

1.346 ACRES

0.021 ACRES

0.021 ACRES

31 LOTS

6,998 SF/0.161 ACRES

19,217 SF/0.441 ACRES

5,510 SF/0.126 ACRES

4.88 LOTS/ACRE

N 6°26'6" W

S 73°21'34"

N 8916'49"

News Meens AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89'49'23" WEST ALONG SECTION LINE 207.56 FEET AND NORTH 120.91 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7. TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89'55'35" WEST, A DISTANCE OF 537.61 FEET; THENCE NORTH 00'04'25" WEST, A DISTANCE OF 130.00 FEET; THENCE ALONG THE ARC OF A 61.85 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00'00'51" FOR 0.02 FEET (CHORD BEARS NORTH 89'55'35" EAST 0.02 FEET); THENCE NORTH 89'55'35" EAST, A DISTANCE OF 33.16 FEET: THENCE NORTH 00"04"25" WEST, A DISTANCE OF 50.00 FEET: THENCE NORTH, A DISTANCE OF 200.32 FEET: THENCE NORTH 02"33"4" EAST. A DISTANCE OF 50.00 FEET: THENCE ALONG THE ARC OF A 2,907.04 FEET CURVE THE RIGHT THROUGH A CENTRAL ANGLE OF 0016'36" FOR 14.03 FEET (CHORD BEARS NORTH 87'38'08" WEST 14.03 FEET); THENCE NORTH 00"15"53" EAST, A DISTANCE OF 100.22 FEET; THENCE SOUTH 88"04"38" EAST, A DISTANCE OF 68.03 FEET; THENCE SOUTH 89'26'48" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89'11'57" EAST, A DISTANCE OF 56.01 FEET: THENCE NORTH 88'01'35" EAST, A DISTANCE OF 68.05 FEET; THENCE NORTH 86'29'44" EAST, A DISTANCE OF 68.15 FEET; THENCE NORTH 85"15"/59" EAST, A DISTANCE OF 68.66 FEET; THENCE SOUTH 86"46"/50" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 03'13'10" WEST, A DISTANCE OF 57.68 FEET; THENCE SOUTH 86'46'50" EAST, A DISTANCE OF 99.99 FEET; THENCE SOUTH 03'13'07" WEST, A DISTANCE OF 475.19 FEET TO THE POINT OF

CONTAINING 276,480 SQUARE FEET OR 6.3471 ACRES, MORE OR LESS.

EAGLE MOUNTAIN CITY PLAT DEDICATION

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, ope spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-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.

OWNER(S): PRINTED NAME C.

AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-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. OWNER(S): PATTERSON DEVELOPMENT, LLC ENT 144028:2020 Hap \$ 17274

PRINTED NAME OF OWNER

JEFFERY SMITH UTAH COUNTY RECORDER 2020 Sep 21 2:07 pm FEE 112.00 BY MA RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(

ACKNOWLEDGMENT

On the 3RD day of AUGUST _____, 20**_Z;**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 acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 10-18-2022

COMMISSION NUMBER

ALPON D.

M'HOMAS

3-25-20

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION

ATTEST BY CHY RECORDER (SEE SEAL BELOW)

PLAT 2

EAGLE POINT PHASE G

SUBDIVISION

INCLUDING A VACATION OF EAGLE POINT PHASE G, PLAT 1, PARCEL A

LOCATED IN THE SW CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M. _ UTAH COUNTY, UTAH EAGLE MOUNTAIN CITY

SCALE: 1" = 50 FEET

Surveyor's Seal

8.610



