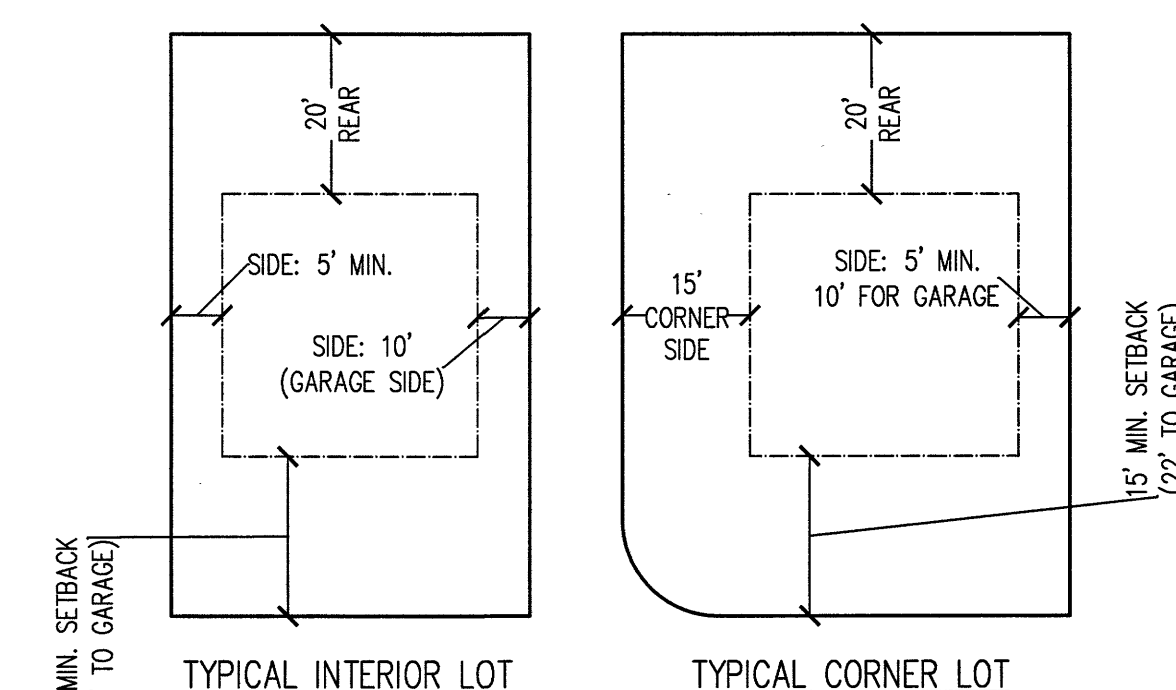
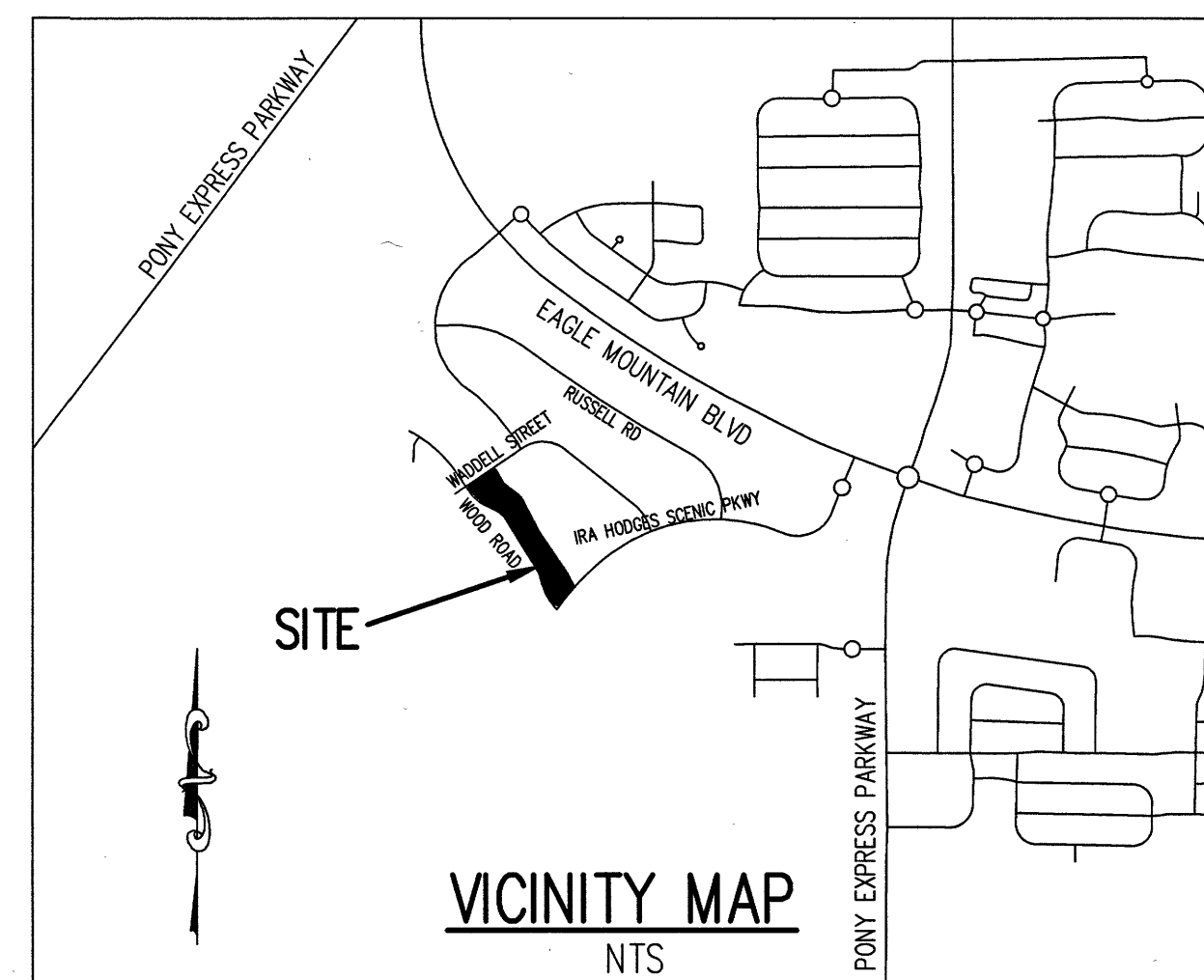
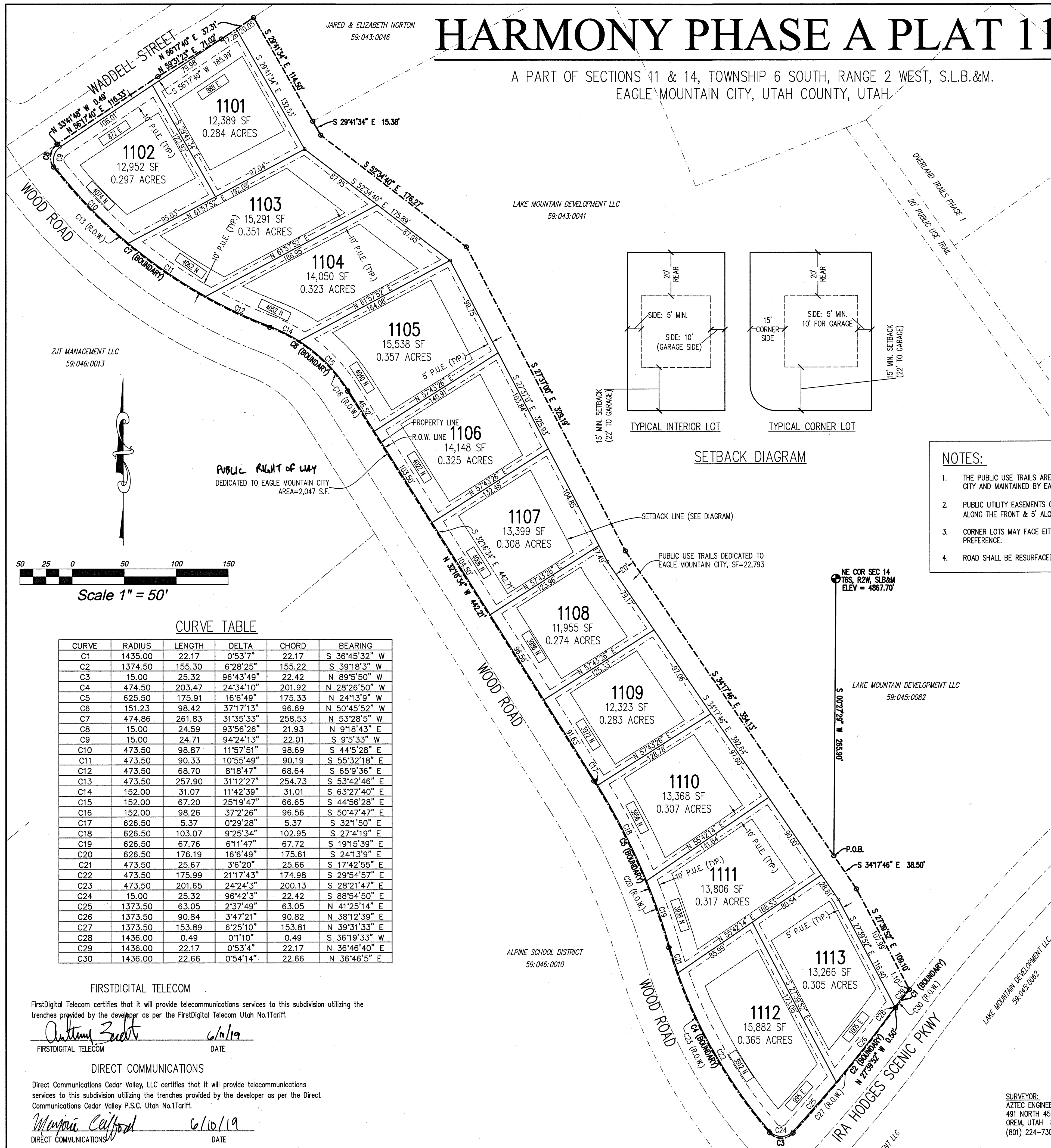


HARMONY PHASE A PLAT 11

A PART OF SECTIONS 11 & 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH.

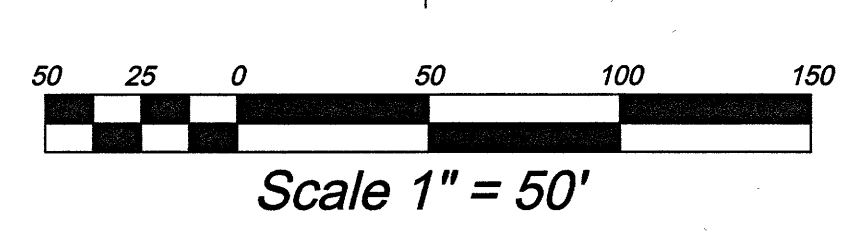


FIRE NOTE:
TWO (2) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PLAT CALCULATIONS

TOTAL ACREAGE:	4.67 ACRES
BUILDABLE ACREAGE:	4.67 ACRES
TOTAL ACREAGE IN LOTS:	4.09 ACRES
PUBLIC RIGHT-OF-WAY:	0.05 ACRES
TOTAL OPEN SPACE:	0.52 ACRES
TOTAL IMPROVED OPEN SPACE:	0.52 ACRES
AVERAGE LOT SIZE:	13,721 SF/0.31 ACRES
LARGEST LOT SIZE:	15,882 SF/0.36 ACRES
SMALLEST LOT SIZE:	11,955 SF/0.27 ACRES
OVERALL DENSITY:	2.79 LOTS/ACRE
TOTAL # OF LOTS:	13 LOTS

- NOTES:**
- THE PUBLIC USE TRAILS AREA IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY EAGLE MOUNTAIN CITY.
 - PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
 - CORNER LOTS MAY FACE EITHER STREET DEPENDING ON BUILDERS PREFERENCE.
 - ROAD SHALL BE RESURFACED AFTER UTILITIES INSTALLED.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1435.00	22.17	0°53'7"	22.17	S 36°45'32" W
C2	1374.50	155.30	6°28'25"	155.22	S 39°18'3" W
C3	15.00	25.32	96°43'49"	22.42	N 89°5'50" W
C4	474.50	203.47	24°34'10"	201.92	N 28°26'50" W
C5	625.50	175.91	16°6'49"	175.33	N 24°13'9" W
C6	151.23	98.42	37°17'13"	98.69	N 50°45'52" W
C7	474.86	261.83	31°35'33"	258.53	N 53°28'5" W
C8	15.00	24.59	93°56'26"	21.93	N 9°18'43" E
C9	15.00	24.71	94°24'13"	22.01	S 9°5'33" W
C10	473.50	98.87	11°57'51"	98.69	S 44°5'28" E
C11	473.50	90.33	10°55'49"	90.19	S 55°32'18" E
C12	473.50	68.70	8°18'47"	68.64	S 65°9'36" E
C13	473.50	257.90	31°12'27"	254.73	S 53°42'46" E
C14	152.00	31.07	11°42'39"	31.01	S 63°27'40" E
C15	152.00	67.20	25°19'47"	66.65	S 44°56'28" E
C16	152.00	98.26	37°2'26"	96.56	S 50°47'47" E
C17	626.50	5.37	0°29'28"	5.37	S 32°1'50" E
C18	626.50	103.07	9°25'34"	102.95	S 27°4'19" E
C19	626.50	67.76	6°11'47"	67.72	S 19°15'39" E
C20	626.50	176.19	16°6'49"	175.61	S 24°13'9" E
C21	473.50	25.67	3°8'20"	25.66	S 17°42'55" E
C22	473.50	175.99	21°17'43"	174.98	S 29°54'57" E
C23	473.50	201.65	24°24'3"	200.13	S 28°21'47" E
C24	15.00	25.32	96°42'3"	22.42	S 88°54'50" E
C25	1373.50	63.05	2°37'49"	63.05	N 41°25'14" E
C26	1373.50	90.84	3°47'21"	90.82	N 38°12'39" E
C27	1373.50	153.89	6°25'10"	153.81	N 39°31'33" E
C28	1436.00	0.49	0°1'10"	0.49	S 36°19'33" W
C29	1436.00	22.17	0°53'4"	22.17	N 36°46'40" E
C30	1436.00	22.66	0°54'14"	22.66	N 36°46'5" E

FIRSTDIGITAL TELECOM
FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1 tariff.
Anthony Zucht 6/10/19
DATE

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.
Melanie Caldwell 6/10/19
DATE

DOMINION ENERGY UTAH
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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 or other 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 Owner Dedication or in 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 800-366-8532.

Approved this 11 day of June, 2019
By *Shirley Eldridge*
Title Pre-Construction

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 the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(i) 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
(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 6/10/19
DATE

SURVEYOR'S CERTIFICATE
I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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.
DATE JUNE 6, 2019
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 265.90 FEET ALONG SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 34°17'46" EAST 38.50 FEET;
THENCE SOUTH 27°39'52" EAST 109.10 FEET; THENCE ALONG A 1435.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 22.17 FEET THROUGH A CENTRAL ANGLE OF 0°53'07" (CHORD BEARS SOUTH 36°45'32" WEST 22.17 FEET); THENCE NORTH 27°39'52" WEST 0.50 FEET; THENCE ALONG THE ARC OF A 1374.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 155.30 FEET THROUGH A CENTRAL ANGLE OF 06°28'25" (CHORD BEARS SOUTH 39°18'03" WEST 155.22 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 25.32 FEET THROUGH A CENTRAL ANGLE OF 96°43'49" (CHORD BEARS NORTH 89°05'50" WEST 22.42 FEET); THENCE ALONG THE ARC OF A 474.50 FOOT RADIUS CURVE TO THE RIGHT 203.47 FEET THROUGH A CENTRAL ANGLE OF 24°34'10" (CHORD BEARS NORTH 28°26'50" WEST 201.92 FEET); THENCE ALONG THE ARC OF A 625.50 FOOT RADIUS CURVE TO THE LEFT 175.91 FEET THROUGH A CENTRAL ANGLE OF 16°06'49" (CHORD BEARS NORTH 24°13'09" WEST 175.33 FEET); THENCE NORTH 32°16'34" WEST 442.21 FEET; THENCE ALONG THE ARC OF A 151.23 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 98.42 FEET THROUGH A CENTRAL ANGLE OF 37°17'13" (CHORD BEARS NORTH 50°45'52" WEST 96.69 FEET); THENCE ALONG THE ARC OF A 474.86 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 261.83 FEET THROUGH A CENTRAL ANGLE OF 31°35'33" (CHORD BEARS NORTH 53°28'05" WEST 258.53 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 24.59 FEET THROUGH A CENTRAL ANGLE OF 93°56'26" (CHORD BEARS NORTH 09°18'43" EAST 21.93 FEET); THENCE NORTH 33°41'48" WEST 0.49 FEET; THENCE NORTH 56°17'40" EAST 116.33 FEET; THENCE NORTH 59°31'23" EAST 71.02 FEET; THENCE NORTH 56°17'40" EAST 37.31 FEET; THENCE SOUTH 29°41'34" EAST 114.50; THENCE SOUTH 29°41'34" EAST 15.38 FEET; THENCE SOUTH 52°34'40" EAST 176.27 FEET; THENCE SOUTH 27°37'00" EAST 329.19 FEET; THENCE SOUTH 34°17'46" EAST 354.13 FEET, TO THE POINT OF BEGINNING.
CONTAINING 203,208 SQUARE FEET OR 4.6650 ACRES, MORE OR LESS.

EAGLE MOUNTAIN DEVELOPER 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, open 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 OF OWNER: EM Harmony Development LLC
AUTHORIZED SIGNATURE(S): *Tiffany Walden*
Owner/manager: TIFFANY WALDEN

ACKNOWLEDGMENT
On the 10 day of June, 2019, 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 1/1/2020
Jeffery Smith
NOTARY PUBLIC SIGNATURE
686717
COMMISSION NUMBER
Jeffery S. Smith
PRINTED FULL NAME OF NOTARY
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 10 DAY OF June, 2019.
APPROVED BY MAYOR: *Tommy Lundberg*
APPROVED BY CITY ATTORNEY: *Christopher T. Turley*
APPROVED BY ENGINEER (SEE SEAL BELOW): *Del Edwards*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *Christy S. Johnson*

FINAL PLAT 11
HARMONY PHASE A
SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

Surveyor's Seal: *Aaron D. Thomas* 6-6-19
Notary Public Seal: *Jeffery S. Smith*
City Seal: *Tommy Lundberg*
Clerk-Recorder Seal: *Christy S. Johnson*

SURVEYOR:
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308

SEC 14-6-2W T6-03P