

HEATHERWOOD ON THE GREEN PHASE 3 PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

BASIS OF HEARINGS
NORTH 00°54'34" WEST, 2497.54 FEET BETWEEN THE BRASS CAP MONUMENTS FORMING THE WEST QUARTER AND NORTHWEST CORNERS OF SAID SECTION 20, AS SHOWN ON ATTACHED AT THE RANCHES JAWBROOK PHASE 1, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PROJECT BENCHMARK
FOUND BRASS CAP MONUMENT AT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
FILE# 4935 1E

BUILDING ADDRESSES	
LOT	ADDRESS
1	8841 N COTTONWOOD ALLEY (3885 E)
2	8833 N COTTONWOOD ALLEY (3885 E)
3	8827 N COTTONWOOD ALLEY (3885 E)
4	8821 N COTTONWOOD ALLEY (3885 E)
5	8815 N COTTONWOOD ALLEY (3885 E)
6	8809 N COTTONWOOD ALLEY (3885 E)
7	8803 N COTTONWOOD ALLEY (3885 E)
8	8797 N COTTONWOOD ALLEY (3885 E)
9	8791 N COTTONWOOD ALLEY (3885 E)
10	8785 N CYPRESS ALLEY (3930 E)
11	8779 N CYPRESS ALLEY (3930 E)
12	8773 N CYPRESS ALLEY (3930 E)
13	8767 N CYPRESS ALLEY (3930 E)
14	8761 N CYPRESS ALLEY (3930 E)
15	8755 N CYPRESS ALLEY (3930 E)
16	8749 N CYPRESS ALLEY (3930 E)
17	8743 N CYPRESS ALLEY (3930 E)
18	8737 N CYPRESS ALLEY (3930 E)
19	8731 N OAKRIDGE ALLEY (3985 E)
20	8725 N OAKRIDGE ALLEY (3985 E)
21	8719 N OAKRIDGE ALLEY (3985 E)
22	8713 N OAKRIDGE ALLEY (3985 E)
23	8707 N OAKRIDGE ALLEY (3985 E)
24	8701 N OAKRIDGE ALLEY (3985 E)
25	8695 N OAKRIDGE ALLEY (3985 E)
26	8689 N OAKRIDGE ALLEY (3985 E)
27	8683 N OAKRIDGE ALLEY (3985 E)
28	8677 N PINE VALLEY ALLEY (6815 E)
29	8671 N PINE VALLEY ALLEY (6815 E)
30	8665 N PINE VALLEY ALLEY (6815 E)
31	8659 N PINE VALLEY ALLEY (6815 E)
32	8653 N PINE VALLEY ALLEY (6815 E)
33	8647 N PINE VALLEY ALLEY (6815 E)
34	8641 N PINE VALLEY ALLEY (6815 E)
35	8635 N PINE VALLEY ALLEY (6815 E)
36	8629 N PINE VALLEY ALLEY (6815 E)
37	8623 N SHADOW CREEK ALLEY (4010 E)
38	8617 N SHADOW CREEK ALLEY (4010 E)
39	8611 N SHADOW CREEK ALLEY (4010 E)
40	8605 N SHADOW CREEK ALLEY (4010 E)
41	8599 N SHADOW CREEK ALLEY (4010 E)
42	8593 N SHADOW CREEK ALLEY (4010 E)
43	8587 N SHADOW CREEK ALLEY (4010 E)
44	8581 N SHADOW CREEK ALLEY (4010 E)
45	8575 N SHADOW CREEK ALLEY (4010 E)
46	8569 N ABERNETHY LANE (4025 E)
47	8563 N ABERNETHY LANE (4025 E)
48	8557 N SOMERSET ALLEY (4025 E)
49	8551 N SOMERSET ALLEY (4025 E)
50	8545 N SOMERSET ALLEY (4025 E)
51	8539 N SOMERSET ALLEY (4025 E)
52	8533 N RIVERA ALLEY (4060 E)
53	8527 N RIVERA ALLEY (4060 E)
54	8521 N RIVERA ALLEY (4060 E)
55	8515 N RIVERA ALLEY (4060 E)
56	8509 N RIVERA ALLEY (4060 E)
57	8503 N RIVERA ALLEY (4060 E)
58	8497 N RIVERA ALLEY (4060 E)
59	8491 N RIVERA ALLEY (4060 E)
60	8485 N RIVERA ALLEY (4060 E)
61	8479 N RIVERA ALLEY (4060 E)
62	8473 N RIVERA ALLEY (4060 E)
63	8467 N RIVERA ALLEY (4060 E)
64	8461 N RIVERA ALLEY (4060 E)
65	8455 N RIVERA ALLEY (4060 E)
66	8449 N RIVERA ALLEY (4060 E)
67	8443 N RIVERA ALLEY (4060 E)
68	8437 N RIVERA ALLEY (4060 E)
69	8431 N RIVERA ALLEY (4060 E)
70	8425 N RIVERA ALLEY (4060 E)
71	8419 N RIVERA ALLEY (4060 E)
72	8413 N RIVERA ALLEY (4060 E)

Lots 1-3 should be 3895 E.
" 28-36 should be 3985 E.

ML
7/1/18

NOTES

- EAGLE MOUNTAIN CITY IS HEREBY GRANTED AN EMERGENCY ACCESS EASEMENT OVER ALL STREETS AND COMMON AND LIMITED COMMON AREAS FOR EMERGENCY VEHICLES, AND WITHIN ALL ROADS FOR PUBLIC UTILITIES AND DRAINAGE EASEMENTS.
- EAGLE MOUNTAIN CITY IS HEREBY GRANTED A PUBLIC UTILITY EASEMENT OVER ALL STREETS AND COMMON AND LIMITED COMMON AREAS FOR PUBLIC UTILITIES, AND WITHIN ALL ROADS FOR PUBLIC UTILITIES AND DRAINAGE.

5-27-18
Heatherwood on the Green

QUESTAR GAS COMPANY
Questar approves this plat solely for the purposes 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 Questar's Right-of-way department at 1-800-366-8532.

Approved this 19th day of June, 2018
Questar Gas Company
By: [Signature]
Title: General Manager

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 § 27-27a-6(3)(4)(5)(6) 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.

[Signature] 6-12-18
DATE
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. 2 Tariff.

[Signature] 6/13/18
DATE
DIRECT COMMUNICATIONS

UTILITY DEDICATION
OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AND LIMITED COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND IMPROVEMENTS, TOGETHER WITH THE RIGHT OF ACCESS THEREIN.

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 19th day of June, 2018.

[Signature] APPROVED BY MAYOR
[Signature] APPROVED BY CITY ATTORNEY

[Signature] APPROVED BY CITY ENGINEER
[Signature] ATTEST BY CITY RECORDER
(See Seal Below)

16117

SHEET 1 of 2

SURVEYOR OF RECORD

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84093
PHONE: (801) 562-2521 • FAX: (801) 562-2551

SHEET NO. 1/2

GATEWAY CONSULTING, Inc
P.O. BOX 931005 SOUTH JORDAN, UT 84093
PH: (801) 684-3848 FAX: (801) 432-7050
paul@gatewayconsulting.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 56271300, as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be known as:

**HEATHERWOOD ON THE GREEN PHASE 3
PLANNED UNIT DEVELOPMENT**

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point A: 00°44'56" W 925.52 feet along the section line, and N 89°05'04" E 4316.79 feet, from the brass cap monument found marking the West Quarter corner of said Section 20 (basis of bearings being North 00°54'36" W 2,607.53 feet between the brass cap monuments found marking the West Quarter and Northwest corners of said Section 20, as shown on Annex of the Ranches Subdivision, Phase 1, recorded in the Office of the Utah County Recorder) and running thence along phase 2 boundary the following 2 calls: 1) thence N 70°03'53" E 87.66 feet, thence N 56°01'10" E 323.62 feet, thence S 49°09'18" E 8.27 feet, thence S 47°45'12" E 142.04 feet, thence S 20°14'09" E 165.26 feet, thence S 11°14'24" E 51.03 feet, thence S 34°03'35" W 76.82 feet, thence S 09°48'29" W 53.60 feet, thence S 63°03'22" W 48.00 feet, thence S 55°43'34" W 122.48 feet, thence S 80°02'50" W 71.33 feet, thence S 73°02'52" W 716.48 feet, thence S 74°57'35" W 157.02 feet, thence S 69°09'53" W 151.63 feet, thence S 67°33'58" W 35.90 feet, thence S 64°48'14" W 89.48 feet to phase 1 boundary, thence along said boundary the following 18 calls: 1) thence N 24°4'37" W 161.23 feet; 2) thence N 35°17'13" E 35.68 feet to a 50.00-foot radius curve to the right (center bears N 35°11'13" East); 3) thence northwesterly 32.40 feet along the arc of said curve through a central angle of 37°07'35" (chord bears N 36°15'00" W 51.84 feet) to the point of reverse curvature with a 15.00-foot radius curve to the left; 4) thence northwesterly 8.07 feet along the arc of said curve through a central angle of 30°48'53" (chord bears N 33°05'36" W 7.97 feet); 5) thence N 48°30'05" W 21.71 feet; 6) thence S 41°29'55" W 11.00 feet; 7) thence N 49°30'00" W 67.00 feet; 8) thence N 41°29'55" E 61.00 feet; 9) thence S 48°30'05" E 107.83 feet to the point of curvature with a 15.00-foot radius curve to the left; 10) thence southeasterly 15.98 feet along the arc of said curve through a central angle of 60°36'36" (chord bears S 76°58'33" E 15.21 feet); 11) thence N 70°32'58" E 13.83 feet; 12) thence N 19°27'01" W 10.00 feet; 13) thence N 70°32'58" E 48.50 feet; 14) thence S 19°27'01" E 10.00 feet; 15) thence N 70°32'58" E 108.54 feet; 16) thence N 19°27'01" W 108.75 feet; 17) thence N 70°32'58" E 156.66 feet; 18) thence N 19°27'01" W 22.55 feet to the point of beginning.

Contains 6.66 acres, more or less.

[Signature] 6/12/2018
DATE

OWNER'S 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 10-9a-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: AL Rafail for Eagle Hill AUTHORIZED SIGNATURE(S): [Signature]
[Signature]

ACKNOWLEDGEMENT

On the 20 day of June, 2018, 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: 1/1/2020
[Signature]
NOTARY PUBLIC SIGNATURE

468977 COMMISSION NUMBER
[Signature] PRINTED FULL NAME OF NOTARY

HEATHERWOOD ON THE GREEN
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PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

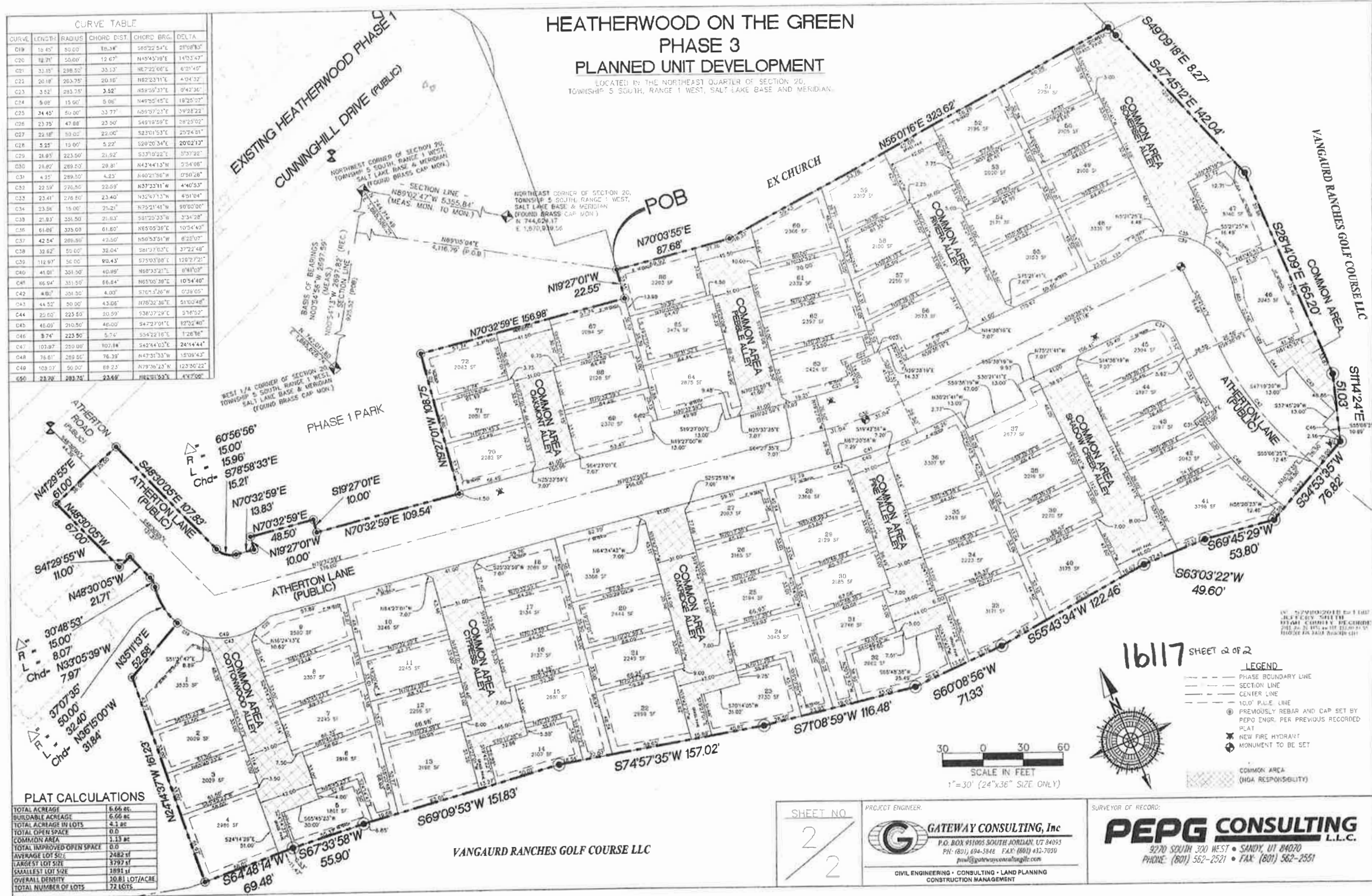
SURVEYOR'S SEAL: ROBERT LAW 56271300
NOTARY PUBLIC SEAL: [Signature]
CITY ENGINEER'S SEAL: [Signature]
CLERK-RECORDER SEAL: [Signature]

SEC. 20-5-1W 7V-038

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C19	19.45'	50.00'	18.34'	S85°22'34"E	210°08'35"
C20	18.71'	50.00'	12.67'	N45°45'19"E	143°32'47"
C21	31.15'	298.52'	33.13'	N67°22'06"E	6°31'45"
C22	20.18'	263.79'	20.16'	N62°23'11"E	4°04'32"
C23	3.52'	293.78'	3.52'	N58°59'37"E	0°42'36"
C24	5.08'	15.00'	5.08'	N49°55'45"E	18°25'07"
C25	34.45'	50.00'	33.77'	N59°57'21"E	39°28'22"
C26	23.75'	47.88'	23.50'	S49°19'29"E	28°25'02"
C27	22.18'	50.00'	22.00'	S23°01'53"E	25°24'31"
C28	3.25'	13.00'	3.22'	S20°20'34"E	20°02'17"
C29	21.91'	223.50'	21.92'	S37°10'22"E	37°37'22"
C30	21.87'	289.52'	28.81'	N42°44'13"W	3°54'08"
C31	4.35'	289.50'	4.25'	N40°21'36"W	0°00'28"
C32	22.59'	276.50'	23.69'	N37°22'11"W	4°40'53"
C33	23.41'	276.50'	23.40'	N32°27'13"W	4°51'04"
C34	23.84'	15.00'	23.21'	N75°21'41"W	59°03'08"
C35	21.93'	231.50'	21.83'	S81°29'33"W	33°47'28"
C36	61.88'	379.00'	61.80'	N65°09'39"E	10°54'40"
C37	42.54'	289.50'	43.50'	N50°53'51"W	6°22'07"
C38	38.62'	50.00'	38.04'	S61°37'03"W	37°22'48"
C39	112.97'	50.00'	90.43'	S75°03'08"E	128°27'21"
C40	41.01'	351.50'	40.89'	N69°33'21"E	8°41'03"
C41	66.94'	351.50'	66.64'	N63°09'38"E	10°54'40"
C42	46.07'	351.50'	43.07'	S70°42'26"W	07°39'05"
C43	44.52'	50.00'	43.08'	N78°32'36"E	51°03'48"
C44	29.60'	223.50'	29.59'	S28°37'29"E	57°52'32"
C45	46.09'	210.50'	46.00'	S47°27'01"E	12°32'40"
C46	8.74'	223.50'	8.74'	S34°22'16"E	1°28'16"
C47	107.87'	250.00'	107.18'	S42°44'03"E	24°14'44"
C48	76.61'	289.50'	76.39'	N47°31'33"W	15°08'43"
C49	109.37'	50.00'	89.23'	N79°36'23"W	123°30'22"
C50	23.28'	293.24'	23.68'	N42°01'52"E	47°17'00"

HEATHERWOOD ON THE GREEN PHASE 3 PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



TOTAL ACREAGE	8.66 AC.
BUILDABLE ACREAGE	6.66 AC.
TOTAL ACREAGE IN LOTS	4.3 AC.
TOTAL OPEN SPACE	0.3
COMMON AREA	1.33 AC.
TOTAL IMPROVED OPEN SPACE	0.0
AVERAGE LOT SIZE	2482 SF
LARGEST LOT SIZE	3797 SF
SMALLEST LOT SIZE	1891 SF
OVERALL DENSITY	30.81 LOTS/ACRE
TOTAL NUMBER OF LOTS	72 LOTS

SHEET NO.
2 / 2

PROJECT ENGINEER:

GATEWAY CONSULTING, Inc
 P.O. BOX 951095 SOUTH JORDAN, UT 84095
 PH: (801) 694-3848 FAX: (801) 412-7050
 pww@gatewayconsulting.com
 CIVIL ENGINEERING • CONSULTING • LAND PLANNING
 CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD:

PEPG CONSULTING L.L.C.
 9270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551



SCALE IN FEET
1" = 30' (24" X 36" SIZE ONLY)

- LEGEND
- PHASE BOUNDARY LINE
 - - - SECTION LINE
 - CENTER LINE
 - - - 10.0' P.U.E. LINE
 - ⊙ PREVIOUSLY REBAR AND CAP SET BY PEPO ENGR. PER PREVIOUS RECORDED PLAT
 - ⊙ NEW FIRE HYDRANT MONUMENT TO BE SET
 - COMMON AREA (HOA RESPONSIBILITY)

16117 SHEET 2 OF 2