

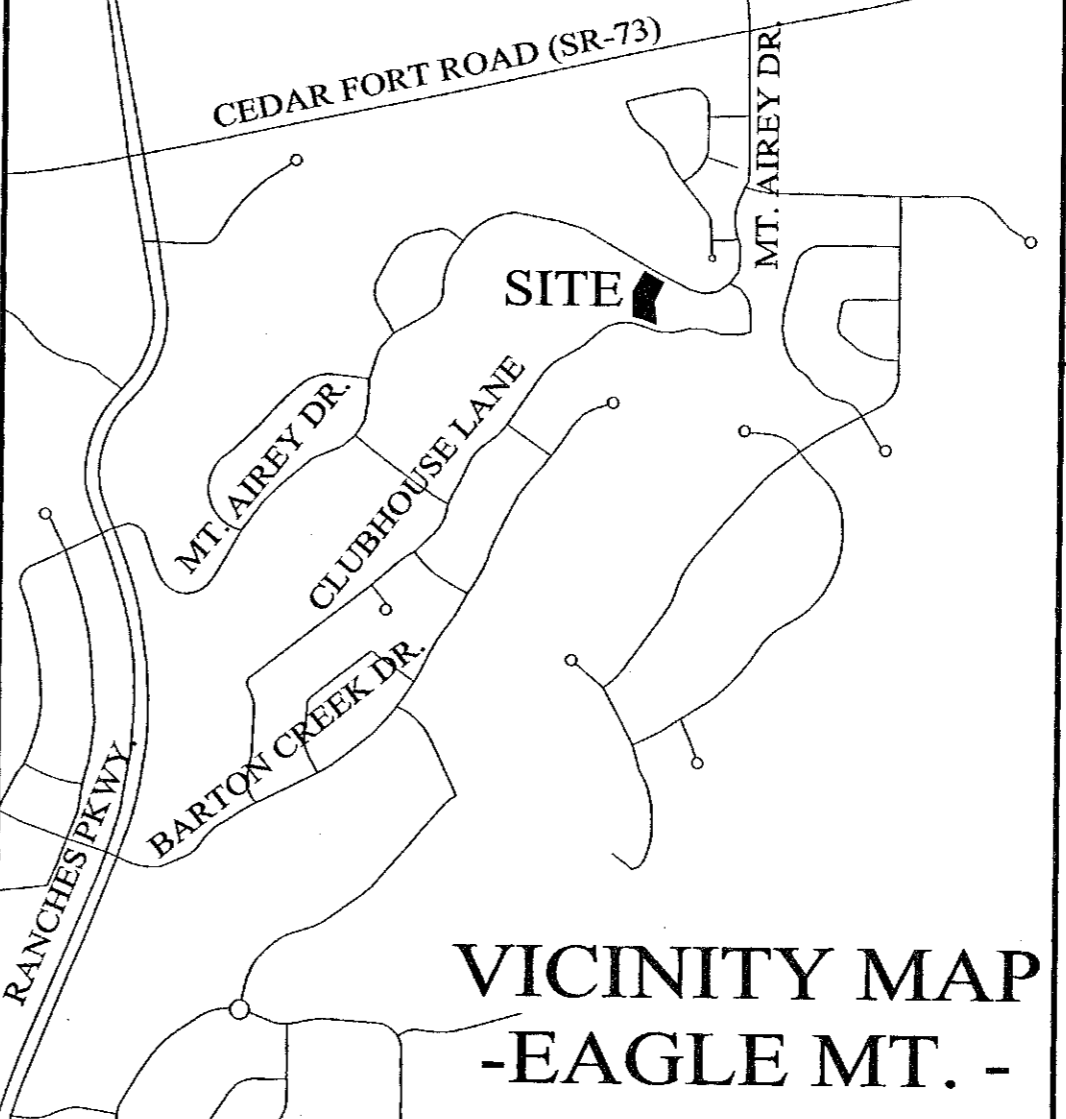
TABULATIONS

LOT AREA: 0.51 AC. = 100%
 # OF LOTS: 2
 AVERAGE LOT SIZE: 11,129.75 S.F.

SYMBOL LEGEND:

- SECTION LINE
- - - BOUNDARY LINE
- - - ADJACENT PROPERTY
- - - PUBLIC UTILITY EASEMENT

Mt. Airey Plat G, Lot 1-2
 Located in the Southeast Quarter of
 Section 17, Township 5 South, Range 1 West,
 Salt Lake Base and Meridian
 Eagle Mountain, Utah



SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 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 INTO 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.

June 29, 2017
 SURVEYOR - SEAN A. FERNANDEZ (SEE SEAL BELOW) DATE

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE MT. AIREY PLAT F, LOT 2, SAID POINT BEING LOCATED NORTH 00°15'56" EAST ALONG THE SECTION LINE 843.09 FEET AND WEST 330.35 FEET TO THE NORTHEAST CORNER OF MT. AIREY PLAT F, LOT 1 AND NORTH 59°51'38" WEST ALONG THE NORTH PROPERTY LINE OF SAID LOT AND SOUTHERLY RIGHT-OF-WAY OF MT. AIREY DRIVE 102.77 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 23°58'52" WEST ALONG THE EASTERLY PROPERTY LINE OF MT. AIREY PLAT F, LOT 2 103.47 FEET TO THE COMMON CORNER OF MT. AIREY PLAT F, LOT 1-4; THENCE SOUTH 05°50'11" EAST ALONG THE EASTERLY PROPERTY LINE OF MT. AIREY PLAT F, LOT 3 101.75 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CLUBHOUSE LANE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF CLUBHOUSE LANE AND THE SOUTHERLY PROPERTY LINE OF MT. AIREY PLAT F, LOT 3 THE FOLLOWING TWO CALLS: ALONG AN ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT 46.17 FEET (CHORD BEARS NORTH 71°20'43" WEST 46.06 FEET), ALONG AN ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT 68.44 FEET (CHORD BEARS NORTH 73°26'49" WEST 68.18 FEET) TO THE SOUTHWEST CORNER OF MT. AIREY PLAT F, LOT 3; THENCE NORTH ALONG THE WESTERLY PROPERTY LINE OF MT. AIREY PLAT F, LOT 3 119.72 FEET TO THE COMMON CORNER OF MT. AIREY PLAT F, LOT 2-3 AND MT. AIREY PLAT B, LOT 3-4; THENCE NORTH 30°08'10" EAST ALONG THE WESTERLY PROPERTY LINE OF MT. AIREY PLAT F, LOT 2 106.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND SOUTHERLY RIGHT-OF-WAY OF MT. AIREY DRIVE; THENCE SOUTH 59°51'38" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF MT. AIREY DRIVE 100.66 FEET TO THE POINT OF BEGINNING.

AREA = 22,259.5085 SQ.FT. / 0.51 ACRES

OWNER'S CERTIFICATE OF CONSENT TO RECORD

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, 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, 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5 DAY OF July, A.D. 2017

PRINTED NAME OF OWNER(S): Kelli Kemp
 David Kemp
 AUTHORIZED SIGNATURE(S): [Signatures]

ACKNOWLEDGMENT

COUNTY OF UTAH } S.S.
 STATE OF UTAH }

ON THIS 5 DAY OF July, A.D. 2017, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY FULL NAME: FIONNUALA B. KOFOED
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 MY COMMISSION EXPIRES: 1/17/2021 # 686717

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF July, A.D. 2017.

MAYOR: [Signature]
 CITY ENGINEER (SEE SEAL BELOW): [Signature]
 ATTEST CLERK-RECORDER (SEE SEAL BELOW): [Signature]

APPROVAL AS TO FORM

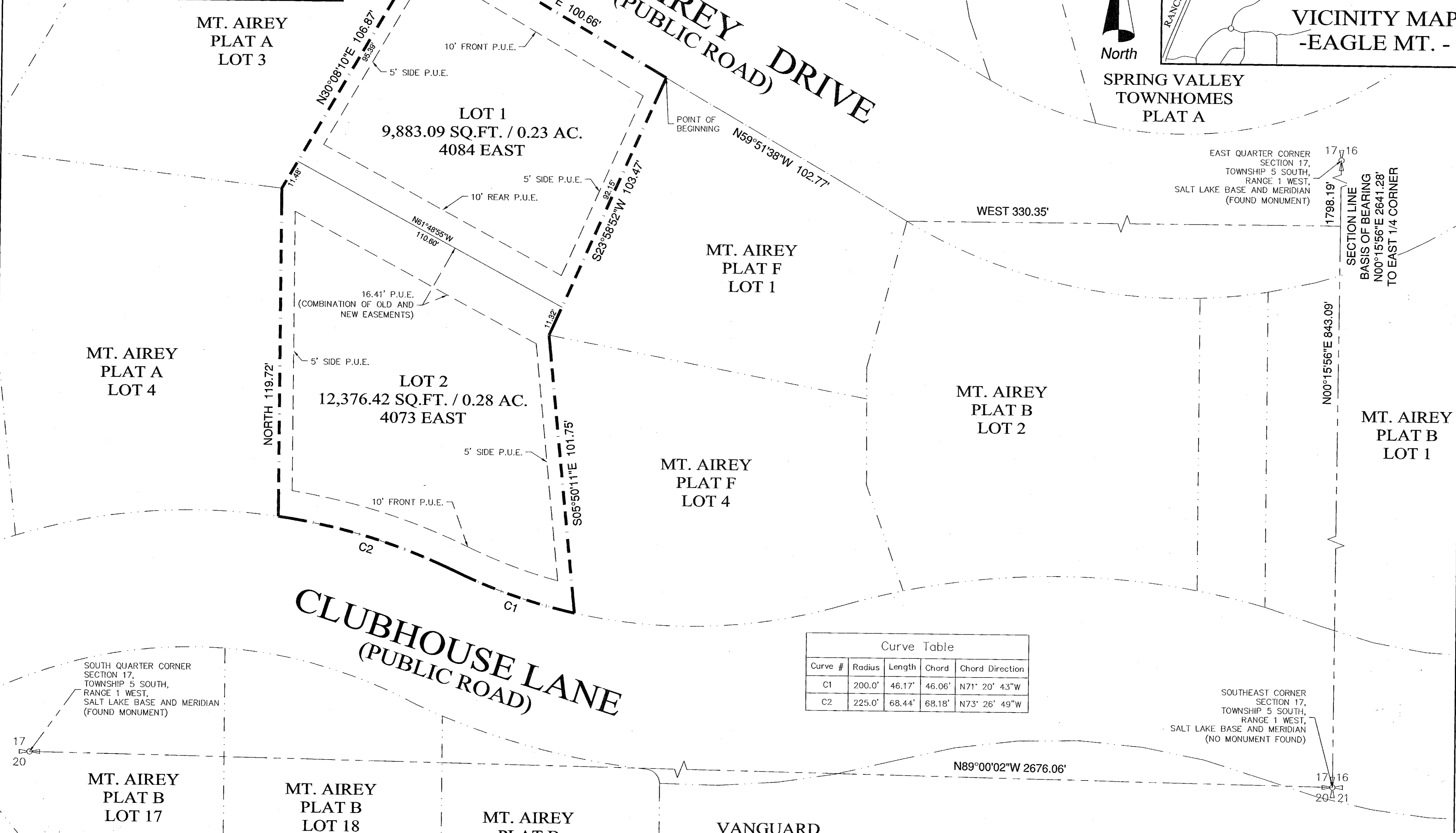
APPROVED AS TO FORM THIS 10th DAY OF July, A.D. 2017.

CITY ATTORNEY: [Signature]

UTAH COUNTY SPACE FOR RECORDING

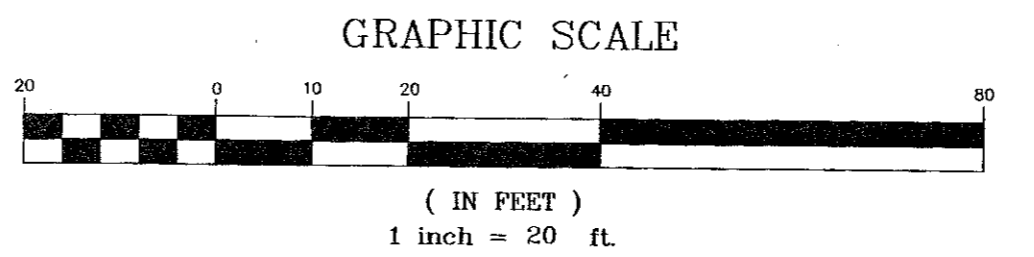
ENT 66319:2017 Map # 15612
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Jul 10 2:57 pm FEE 32.00 BY HIS
 RECORDED FOR EAGLE MOUNTAIN CITY

PLAT "G"
MT. AIREY
 AN AMENDMENT OF LOT 2 & 3 OF MT. AIREY PLAT "F"
 LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W, S.L.B. & M.
 SUBDIVISION EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 20 FEET



Curve Table

Curve #	Radius	Length	Chord	Chord Direction
C1	200.0'	46.17'	46.06'	N71° 20' 43"W
C2	225.0'	68.44'	68.18'	N73° 26' 49"W



ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-7 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. 17-27-402(2)(B) ROCKY MOUNTAIN POWER ACCEPTS THE USE OF THE PUBLIC UTILITY EASEMENTS IN THIS PLAT AND APPROVES THE PLAT AS TO THE LOCATION OF THE PUBLIC UTILITY EASEMENTS AND APPROVES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS OR RIGHTS TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 a. A RECORDED EASEMENT OR RIGHT-OF-WAY
 b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 c. TITLE 54, CHAPTER 66, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 d. ANY OTHER PROVISION OF LAW

APPROVED THIS 5 DAY OF July, A.D. 2017
 [Signature]

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS OR RIGHTS TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, OR A GUARANTEE OF THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. QUESTAR MAY REQUIRE OTHER EASEMENTS OR RIGHTS TO SERVE THIS DEVELOPMENT. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6622.

APPROVED THIS 5 DAY OF July, A.D. 2017
 [Signature]

DIRECT COMMUNICATIONS

APPROVED THIS 7 DAY OF July, A.D. 2017, BY DIRECT COMMUNICATIONS.
 DIRECT COMMUNICATIONS REPRESENTATIVE: [Signature]

SEAN A. FERNANDEZ
 No. 312775
 6/29/2017
 STATE OF UTAH
 ENGINEERING - SURVEYING
 A.L.M. & Associates, Inc.
 801-374-6262

FIONNUALA B. KOFOED
 No. 686717
 1/17/2021
 STATE OF UTAH
 NOTARY PUBLIC

CHRISTOPHER TODD TRUSTY
 No. 15592
 STATE OF UTAH
 CITY ENGINEER

EAGLE MOUNTAIN CITY
 STATE OF UTAH
 CLERK-RECORDER SEAL

PLAT 17-5-1W TO -OSP (LOT 243, MT AIREY "F")