

TYPICAL BUILDING SETBACKS
N.T.S.

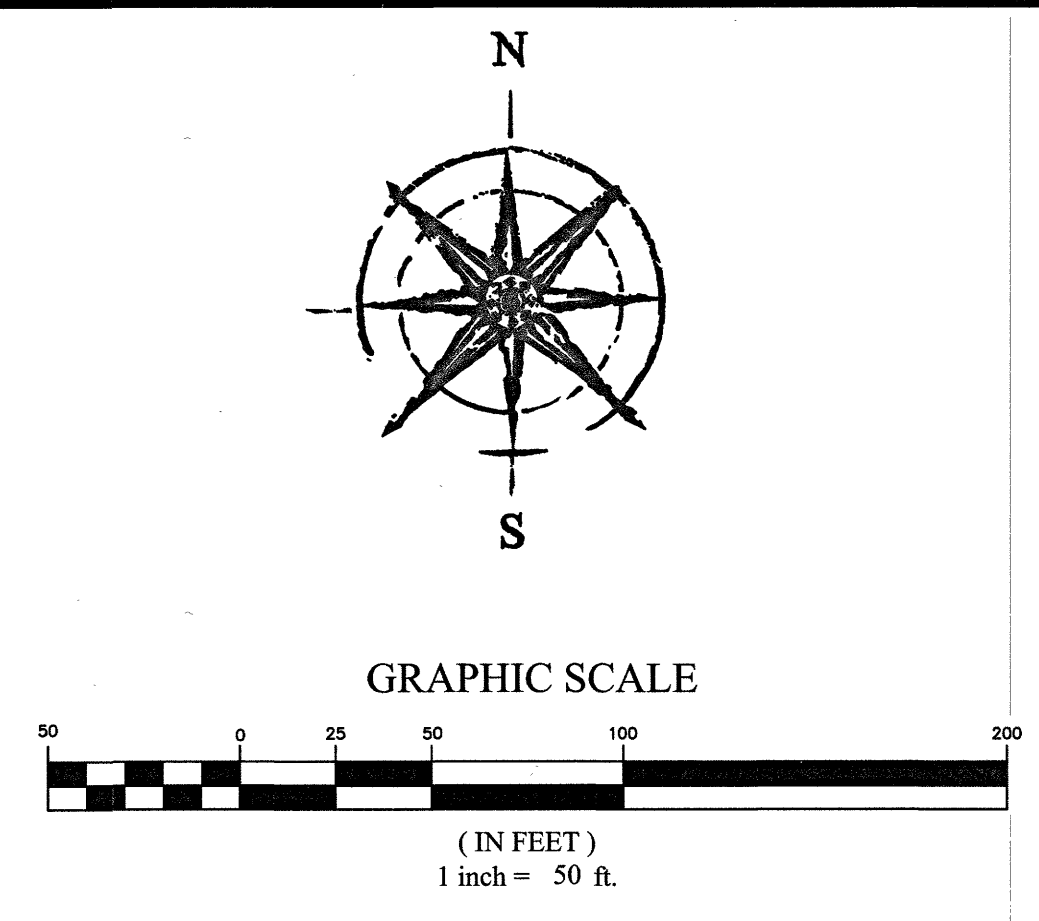
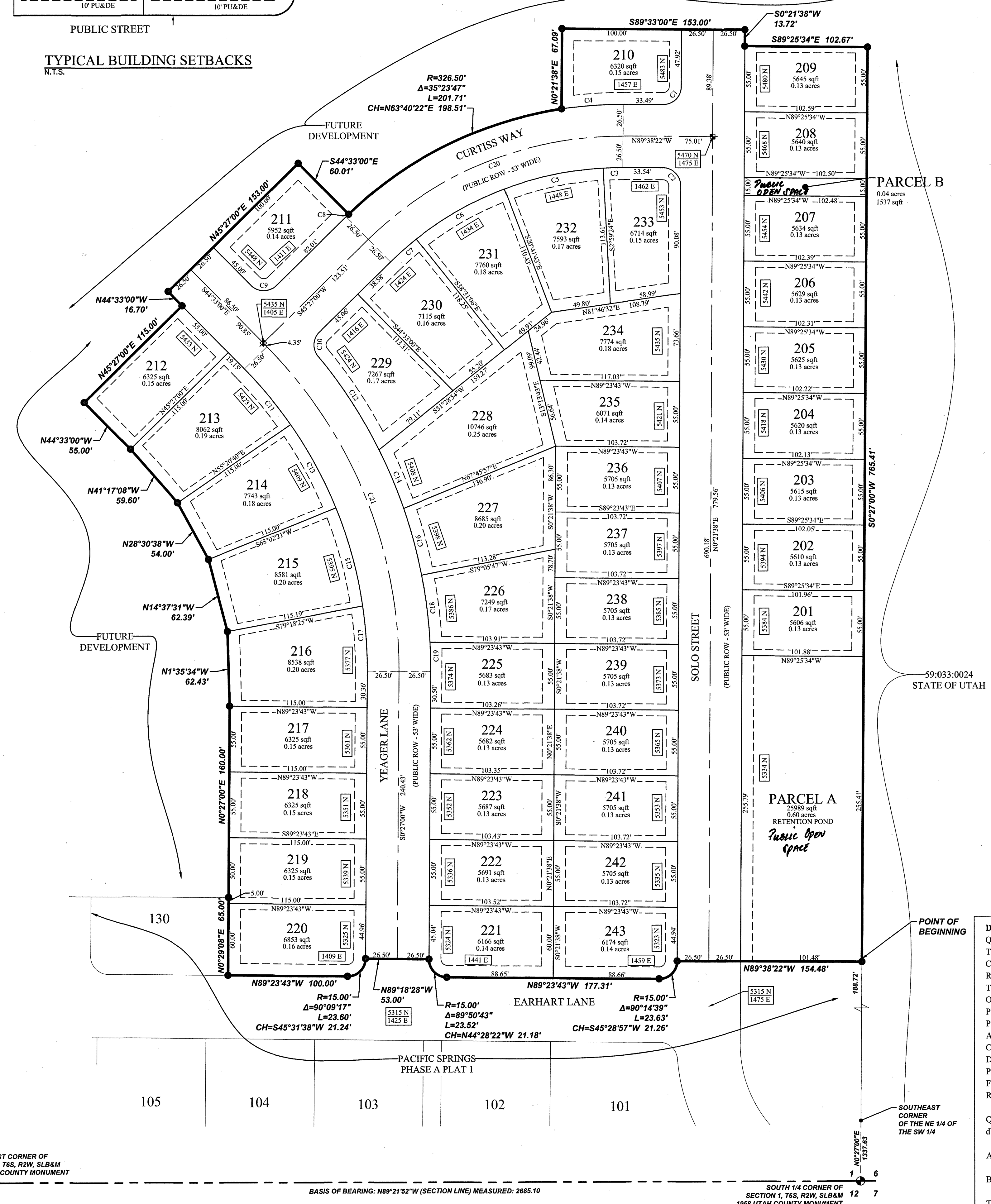
VICINITY MAP
N.T.S.

- LEGEND**
- BOUNDARY SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - BOUNDARY MARKER
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°21'38"E	21.21
C2	15.00	90°00'00"	23.56	N44°38'22"W	21.21
C3	273.50	3°26'39"	16.44	S88°43'55"W	16.44
C4	326.50	9°04'31"	51.72	N85°54'31"E	51.66
C5	273.50	17°42'19"	84.52	S78°09'26"W	84.18
C6	273.50	17°49'22"	85.08	S60°23'35"W	84.73
C7	273.50	6°01'54"	28.79	S48°27'57"W	28.78
C8	326.50	0°31'28"	2.99	N45°42'44"E	2.99
C9	15.00	90°00'00"	23.56	S89°33'00"E	21.21
C10	15.00	84°58'44"	22.25	S02°57'38"W	20.26
C11	356.50	9°42'28"	60.40	N39°41'46"W	60.33
C12	409.50	13°04'08"	93.40	S32°59'40"E	93.20
C13	356.50	12°47'32"	79.59	N28°26'46"W	79.43
C14	409.50	7°27'01"	53.25	S22°44'06"E	53.21
C15	356.50	13°41'22"	85.18	N15°12'19"W	84.97
C16	409.50	8°06'23"	57.94	S14°57'24"E	57.89
C17	356.50	8°48'38"	54.82	N03°57'19"W	54.77
C18	409.50	7°55'25"	56.63	S06°56'30"E	56.59
C19	409.50	3°25'48"	24.51	S01°15'54"E	24.51
C20	300.00	45°00'00"	235.62	S67°57'00"W	229.61
C21	383.00	45°00'00"	300.81	S22°03'00"E	293.14

- GENERAL NOTES**
- PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - PARCEL B IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY AND IS IN ITS ENTIRETY A PUBLIC UTILITY EASEMENT.
 - #5 REBAR AND CAP TO BE SET AT ALL REAR CORNERS.

- SITE TABULATIONS**
- TOTAL # OF LOTS: 43 LOTS
 - TOTAL ACREAGE: 9.24 ACRES
 - TOTAL ACREAGE IN LOTS: 6.63 ACRES
 - TOTAL R.O.W ACREAGE: 2.19 ACRES
 - TOTAL PARCEL ACREAGE: 0.60 ACRES
 - TOTAL OPEN SPACE ACREAGE: 0.00 ACRES
 - AVERAGE LOT SIZE: 0.15 ACRES OR 6,534 SQ.FT.
 - LARGEST LOT SIZE: 0.25 ACRES
 - SMALLEST LOT SIZE: 0.13 ACRES
 - OVERALL DENSITY: 4.65 UNITS/ACRE



SURVEYOR'S CERTIFICATE
I, Spencer Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(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.

Spencer Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date: 06/28/2020

BOUNDARY DESCRIPTION

A portion of the NE1/4 of the SW1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N00°27'00"E along the 1/4 Section line 188.72 feet from the Southeast Corner of the NE1/4 of the SW1/4 of Section 1, T6S, R2W, SLB&M, said Southeast Corner being located N02°7'00"E along the 1/4 Section line 1,337.63 feet from the South 1/4 Corner of said Section 1 (Basis of Bearing: N89°21'52"W along the Section line between the South 1/4 Corner and Southwest Corner of said Section 1); then along the Northernly line of PACIFIC SPRINGS PHASE A PLAT 1, according to the Official Plat thereof recorded August 15, 2019 as Entry No. 77951-2019 of the Official Records of Utah County the following (8) courses: 1) N89°38'22"W 154.48 feet; 2) Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N89°38'22"W) a distance of 23.63 feet through a central angle of 90°14'39" Chord: S45°28'57"W 21.26 feet; 3) N89°23'43"W 177.31 feet; 4) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'43" Chord: N44°28'22"W 21.18 feet; 5) N89°18'28"W 53.00 feet; 6) Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N89°33'00"W) a distance of 23.60 feet through a central angle of 90°09'17" Chord: S45°31'38"W 21.24 feet; 7) N89°23'43"W 180.00 feet; 8) N00°29'08"E 65.00 feet; then N00°27'00"E 160.00 feet; then N01°35'34"W 62.43 feet; then N14°37'11"W 62.39 feet; then S23°30'38"W 54.00 feet; then S23°30'38"W 54.00 feet; then S41°17'08"W 59.60 feet; then N44°33'00"W 55.00 feet; then N45°27'00"E 115.00 feet; then S44°33'00"W 16.70 feet; then N45°27'00"E 153.00 feet; then S44°33'00"E 60.01 feet; then Northwesterly along the arc of a non-tangent curve to the right having a radius of 326.50 feet (radius bears: S44°10'12"E) a distance of 20.71 feet through a central angle of 35°23'47" Chord: N63°40'22"E 198.51 feet; then N00°21'38"E 67.09 feet; then S89°33'00"E 153.00 feet; then S00°21'38"W 13.72 feet; then S89°25'34"E 102.67 feet to the 1/4 Section line; then S00°27'00"W along the 1/4 Section line 765.41 feet to the point of beginning.

Contains: 9.24 acres +/-

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: **RICHMOND AMERICAN HOMES OF UTAH**

AUTHORIZED SIGNATURE(S):
Paul Peterson
DIVISION PRESIDENT

ACKNOWLEDGMENT

ON THE 21 DAY OF FEBRUARY, 2021, 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: _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER: _____ PRINTED FULL NAME OF NOTARY _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake

ENT 56769-2021 Map # 17613
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Map 29 10112 on Fee 140.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

ON THE 21 DAY OF FEBRUARY, A.D. 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, PAUL PETERSON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE DIVISION PRESIDENT OF RICHMOND AMERICAN HOMES A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 07-28-2023 *Kay Van Wagoner*
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 706644 *Kay Van Wagoner*
PRINTED FULL NAME OF NOTARY

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 23 DAY OF March, 2021.

Tommy Johnson
APPROVED BY MAYOR

Paul Peterson
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PACIFIC SPRINGS PHASE A PLAT 2 SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 1, T6S, R2W, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

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)(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 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

Brad Hill
ROCKY MOUNTAIN POWER 3-9-21 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.

Yancy De
DIRECT COMMUNICATIONS 3/11/21 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. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 4 DAY OF March, A.D. 2021

By: *Quincy Eldridge*

Title: *Pre Con*

SURVEYOR'S SEAL: *Spencer Llewellyn*

NOTARY PUBLIC SEAL: *Paul Peterson*

CITY-COUNTY ENGINEER SEAL: *Tommy Johnson*

COUNTY RECORDER SEAL: *Andrea Allen*

PROFESSIONAL ENGINEER SEAL: *Christopher Todd*

CORPORATE SEAL: *RICHMOND AMERICAN HOMES OF UTAH*

PREPARED BY

FOCUS

ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SOUTHWEST CORNER OF SECTION 1, T6S, R2W, SLB&M 1958 UTAH COUNTY MONUMENT

BASEIS OF BEARING: N89°21'52"W (SECTION LINE) MEASURED: 2685.10

SOUTH 1/4 CORNER OF SECTION 1, T6S, R2W, SLB&M 1958 UTAH COUNTY MONUMENT

17613

1-765-R2W Tu 038 - PLAT