

# SAGE PARK PHASE A PLAT 5

## 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 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.

DATE: MAY 12, 2021  
 AARON D. THOMAS (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 1486.65 FEET AND WEST 537.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG THE NORTHERLY BOUNDARY OF SAGE PARK PHASE A PLAT 4 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER: 1) SOUTH 9°40'31" WEST 69.39 FEET, 2) SOUTH 36°48'39" WEST 215.79 FEET, 3) SOUTH 23°25'12" WEST 48.75 FEET, 4) SOUTH 66°34'48" WEST 130.92 FEET, 5) SOUTH 72°20'54" WEST 53.00 FEET, 6) ALONG THE ARC OF A 151.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 59.09 FEET THROUGH A CENTRAL ANGLE OF 22°20'54" (CHORD BEARS SOUTH 28°49'34" EAST 58.72 FEET), 7) SOUTH 36°48'39" WEST 103.00 FEET, 8) NORTH 53°11'21" WEST 55.26 FEET, 9) NORTH 13°44'00" WEST 24.96 FEET, 10) SOUTH 81°19'27" WEST 101.13 FEET, 11) NORTH 9°14'49" WEST 25.08 FEET, 12) SOUTH 80°36'55" WEST 53.00 FEET, 13) SOUTH 79°58'44" WEST 120.24 FEET, THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF EAGLE MOUNTAIN BOULEVARD ALONG THE ARC OF A 2562.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 788.50 FEET THROUGH A CENTRAL ANGLE OF 17°51'14" (CHORD BEARS NORTH 19°46'08" WEST 795.27 FEET), THENCE ALONG THE ARC OF A 5000.00 FOOT RADIUS CURVE TO THE LEFT 670.45 FEET THROUGH A CENTRAL ANGLE OF 7°41'19" (CHORD BEARS NORTH 57°50'48" EAST 670.45 FEET), THENCE NORTH 54°00'09" EAST 143.91 FEET; THENCE SOUTH 35°59'51" EAST 100.00 FEET; THENCE SOUTH 54°00'09" WEST 6.49 FEET; THENCE SOUTH 35°59'51" EAST 100.00 FEET; THENCE NORTH 54°00'09" EAST 72.04 FEET; THENCE SOUTH 4°45'28" EAST 38.04 FEET; THENCE SOUTH 09°17'25" EAST 495.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 717.522 S.F. OR 16.472 ACRES, MORE OR LESS  
 BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

## 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, 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

AUTHORIZED SIGNATURE(S)

## 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): PATTERSON CONSTRUCTION, INC.  
 PRINTED NAME OF OWNER James K. Patterson June 9, 2021

AUTHORIZED SIGNATURE(S)

## ACKNOWLEDGMENT

On the 9th day of June, 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 acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 01-08-2024  
 NOTARY PUBLIC SIGNATURE  
 Julie Ann Allen  
 PRINTED FULL NAME OF NOTARY

## 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 22nd DAY OF June, 2021.

APPROVED BY MAYOR  
 APPROVED BY CITY ATTORNEY  
 APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

## FINAL PLAT 5 SAGE PARK PHASE A SUBDIVISION

LOCATED IN THE SE CORNER OF SEC 2, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
 SCALE: 1" = 60 FEET

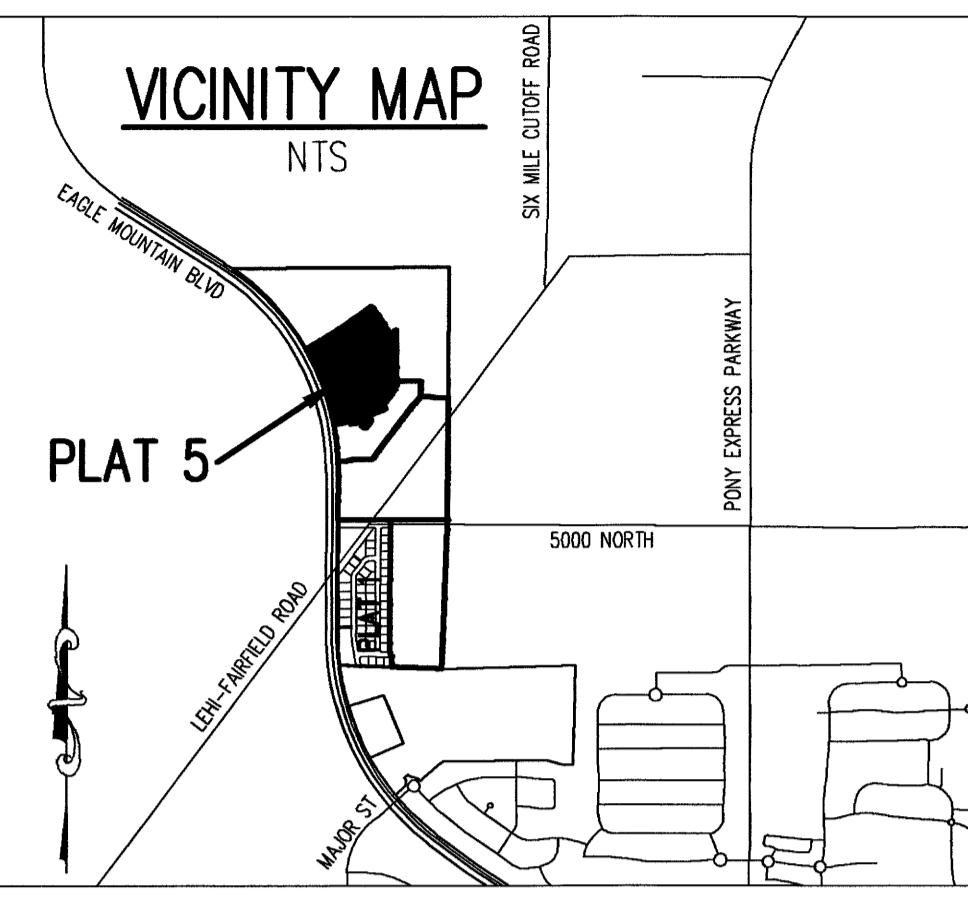
Surveyor's Seal: AARON D. THOMAS, No. 6418780, State of Utah, Commission Expires 01-08-2024.

Notary Public Seal: JULIE ANN ALLEN, No. 26652, State of Utah, Commission Expires 01-08-2024.

Clerk-Recorder Seal: CHRISTOPHER TODD, No. 26652, State of Utah, Commission Expires 01-08-2024.

## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	151.50	59.09	22°20'54"	58.72	S 28°49'34" E
C2	2562.50	798.50	17°51'14"	795.27	N 19°46'08" W
C3	5000.00	670.45	7°41'19"	670.45	N 57°50'48" E
C4	151.50	10.36	3°55'7"	10.36	N 15°41'33" W
C5	5000.00	300.81	3°26'49"	300.76	N 55°43'33" E
C6	5000.00	370.14	4°14'30"	370.06	N 59°34'13" E
C7	673.50	13.14	1°7'4"	13.14	N 54°33'41" E
C8	2562.50	61.72	1°22'48"	61.72	S 28°0'21" E
C9	15.00	23.26	88°50'27"	21.00	N 17°6'16" E
C10	5047.00	39.00	0°26'34"	39.00	N 61°18'12" E
C11	5047.00	129.06	1°27'55"	129.06	N 60°20'58" E
C12	5047.00	80.06	0°54'32"	80.06	N 59°9'45" E
C13	5047.00	64.77	0°44'7"	64.77	N 58°20'28" E
C14	5047.00	312.89	3°33'7"	312.84	N 59°44'56" E
C15	24.00	36.04	86°1'46"	32.74	S 79°0'45" E
C16	24.00	40.15	95°51'47"	35.63	S 11°56'2" W
C17	647.00	16.35	1°26'53"	16.35	S 60°35'21" W
C18	60.00	17.07	16°18'18"	17.02	S 69°27'57" W
C19	60.00	7.26	6°55'51"	7.25	S 81°5'2" W
C20	60.00	24.33	23°14'10"	24.17	S 72°55'53" W
C21	60.00	59.15	56°29'5"	56.78	S 56°18'25" W
C22	60.00	47.11	44°58'56"	45.90	S 53°4'24" W
C23	60.00	35.55	33°57'0"	35.03	S 33°53'34" E
C24	60.00	141.81	1°55'25"	141.03	S 16°50'27" W
C25	60.00	29.50	2°45'32"	29.51	S 14°41'28" E
C26	1973.50	27.00	0°47'2"	27.00	S 26°7'21" E
C27	1973.50	86.18	2°30'7"	86.17	S 24°28'46" E
C28	1973.50	74.67	2°10'5"	74.67	S 22°8'40" E
C29	1973.50	80.43	2°20'6"	80.43	S 19°53'35" E
C30	1973.50	80.43	2°20'7"	80.43	S 17°33'28" E
C31	1973.50	80.44	2°20'7"	80.43	S 15°13'21" E
C32	1973.50	80.44	2°20'8"	80.44	S 12°53'14" E
C33	1973.50	80.42	2°20'5"	80.41	S 10°33'7" E
C34	1973.50	590.01	17°7'47"	587.82	S 17°56'58" E
C35	2562.50	76.80	1°43'2"	76.80	N 11°42'2" W
C36	2562.50	76.77	1°43'0"	76.77	N 13°25'3" W
C37	2562.50	76.77	1°42'59"	76.76	N 15°8'3" W
C38	2562.50	76.77	1°42'57"	76.77	N 16°51'9" W
C39	2562.50	76.80	1°43'2"	76.81	N 18°34'3" W
C40	2562.50	71.09	1°35'22"	71.08	N 20°13'15" W
C41	2562.50	82.64	1°50'52"	82.63	N 21°56'21" W
C42	2562.50	96.11	2°8'57"	96.11	N 23°56'16" W
C43	2562.50	103.03	2°18'13"	103.02	N 26°9'51" W
C44	2000.00	670.30	19°12'10"	667.17	N 18°59'10" W
C45	2026.50	54.97	1°33'15"	54.97	N 10°9'42" W
C46	2026.50	80.04	2°15'47"	80.04	N 12°41'3" W
C47	2026.50	80.04	2°15'47"	80.04	N 14°20'1" W
C48	2026.50	80.04	2°15'47"	80.04	N 16°35'48" W
C49	2026.50	80.04	2°15'47"	80.04	N 18°51'35" W
C50	2026.50	88.51	2°30'9"	88.50	N 21°14'33" W
C51	2026.50	88.99	2°30'57"	88.98	N 23°45'6" W
C52	2026.50	75.75	2°8'30"	75.75	N 26°45'0" W
C53	2026.50	62.99	1°42'49"	62.88	N 18°18'5" W
C54	25.00	38.60	88°27'53"	34.89	N 17°4'51" E
C55	700.00	27.71	2°16'5"	27.71	N 60°10'45" E
C56	673.50	72.80	6°11'35"	72.76	N 58°13'0" E
C57	24.00	35.59	84°57'26"	32.42	S 78°28'34" E
C58	449.00	70.36	8°58'41"	70.28	S 31°30'31" E
C59	449.00	104.12	13°17'11"	103.89	S 20°22'35" E
C60	449.00	174.48	22°15'52"	173.38	S 24°51'56" E
C61	475.50	184.77	22°15'51"	183.61	S 24°51'56" E
C62	502.00	45.03	5°8'24"	45.02	S 16°18'12" E
C63	502.00	80.51	9°11'21"	80.43	S 23°28'4" E
C64	502.00	195.07	22°15'51"	193.84	N 24°51'56" W
C65	24.00	37.70	90°0'0"	33.94	N 9°0'9" E
C66	24.00	37.70	90°0'0"	33.94	N 80°59'51" E
C67	24.00	37.70	90°0'0"	33.94	S 9°0'9" W
C68	5047.00	72.92	0°49'40"	72.92	N 56°24'57" E
C69	5047.00	80.03	0°54'31"	80.03	N 55°32'51" E
C70	5047.00	80.01	0°54'30"	80.00	N 54°38'21" E
C71	5047.00	16.09	0°10'58"	16.09	N 54°53'37" E
C72	5047.00	249.04	2°49'38"	249.02	N 55°24'58" E
C73	24.00	37.70	90°0'0"	33.94	S 9°0'9" W
C74	24.00	37.70	90°0'0"	33.94	S 80°59'51" E
C75	150.00	1.77	0°40'39"	1.77	N 35°39'32" W
C76	150.00	92.26	35°14'21"	90.81	S 17°42'1" E
C77	150.00	94.03	35°55'1"	92.50	S 18°21'2" E
C78	176.50	110.89	35°59'51"	109.08	S 17°59'56" E
C79	203.00	1.77	0°30'3"	1.77	N 35°44'50" W
C80	203.00	63.36	17°53'0"	63.10	S 26°33'19" E
C81	203.00	62.12	17°31'58"	61.88	S 26°30'50" E
C82	203.00	127.25	35°55'1"	125.18	S 18°21'2" E
C83	203.00	56.05	15°49'6"	55.87	S 7°49'42" W
C84	203.00	79.38	22°24'15"	78.87	S 26°56'23" W
C85	203.00	70.48	19°53'37"	70.13	S 48°51'9" W
C86	203.00	64.59	18°13'53"	64.32	S 67°9'3" W
C87	203.00	270.50	76°20'51"	250.93	S 38°53'5" W
C88	150.00	235.19	76°20'51"	218.17	S 38°53'5" W
C89	150.00	46.86	17°54'3"	46.67	S 8°52'11" W
C90	150.00	153.01	58°26'48"	146.46	S 47°23'6" W
C91	150.00	199.88	76°20'51"	185.41	S 38°53'5" W
C92	24.00	37.70	90°0'0"	33.94	N 58°44'0" W
C93	24.00	37.70	90°0'0"	33.94	S 15°13'19" W
C94	98.00	6.74	3°55'6"	6.73	S 15°41'33" E
C95	125.00	8.55	3°55'6"	8.55	S 15°41'33" E
C96	502.00	69.52	7°56'7"	69.47	S 32°1'48" E



**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

*Ed Edwards* 5/24/21 DATE

**DOMINION ENERGY**

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy 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 acknowledgment 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 Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this 24th day of May, 2021

Dominion Energy  
*Deborah Ellridge*  
 Title: P-CM

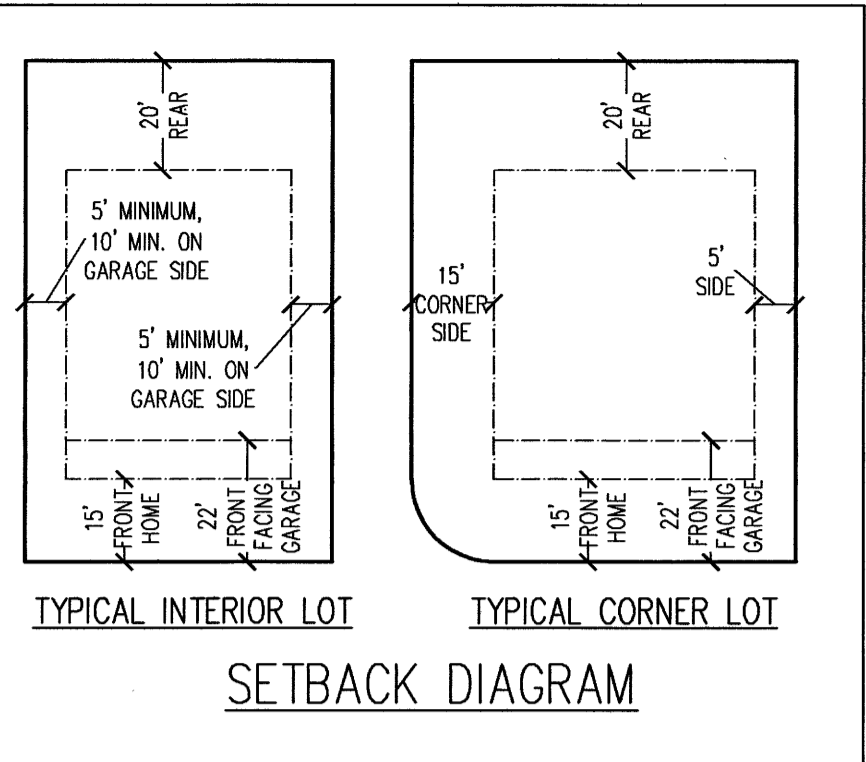
**DIRECT COMMUNICATIONS**

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.

*Maureen Cuffard* 5/14/2021 DATE  
 DIRECT COMMUNICATIONS

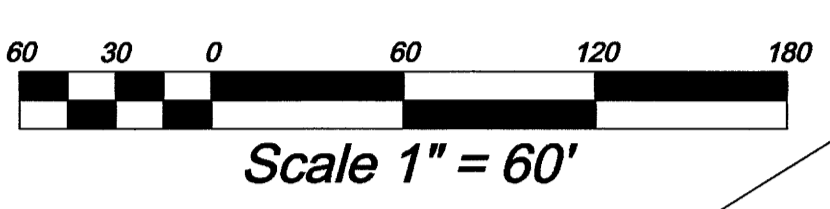
**PHASE A PLAT 5 CALCULATIONS**

TOTAL ACREAGE: 16.47 ACRES  
 BUILDABLE ACREAGE: 16.47 ACRES  
 TOTAL ACREAGE IN LOTS: 11.97 ACRES  
 RIGHT-OF-WAY AREA: 4.50 ACRES  
 TOTAL OPEN SPACE: 0.00 ACRES  
 TOTAL IMPROVED OPEN SPACE: 0.00 ACRES  
 AVERAGE LOT SIZE: 9,313 SF/0.21 ACRES  
 LARGEST LOT SIZE: 13,884 SF/0.32 ACRES  
 SMALLEST LOT SIZE: 7,624 SF/0.18 ACRES  
 OVERALL DENSITY: 3.40 LOTS/ACRE  
 TOTAL # OF LOTS: 56 LOTS



**FIRE NOTE:**  
 SIX (6) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

SMITH, STEVEN G & KAY  
 59-034-0012

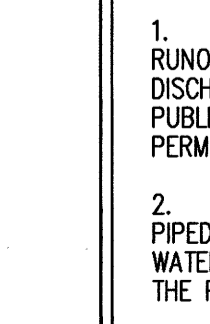


## PLAT NOTES:

1. ALL PUBLIC USE OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY. PUBLIC USE OPEN SPACE IS A PUBLIC UTILITY EASEMENT.
2. SETBACKS:  
 FRONT=15'  
 DRIVEWAY=22'  
 REAR=20'  
 CORNER=15'  
 SIDE=15' TOTAL  
 (5' MIN. & 10' ON GARAGE SIDE)
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
4. DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF EAGLE MOUNTAIN BLVD. & DESERT WILLOW DR.

## LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.



Sec. 2, T.6S, R.1W, S.L.B.&M. T.0038