

SURVEYOR'S CERTIFICATE

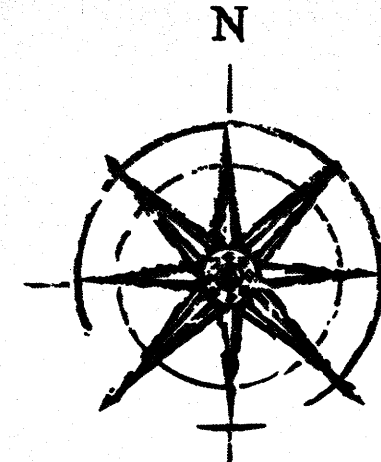
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat 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 W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

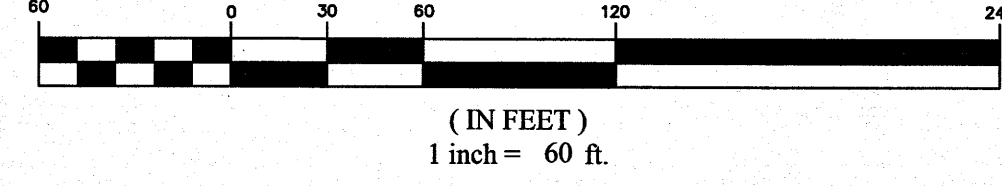
Date 4/10/19

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:
Beginning at a point on the Southerly Line of that Real Property described in Deed Entry No. 68186-2018 of the Official Records of Utah County, located S0°16'29"W along the Section line 527.91 feet and East 886.34 feet from the West 1/4 Corner of Section 16, T5S, R1W, S.L.B.&M.; (Basis of Bearing: S88°57'24"E along the Section line between the South 1/4 Corner and the Southeast Corner of said Section 16); thence East along said deed 53.24 feet; thence S05°25'47"E 80.72 feet; thence along the arc of a curve to the right with a radius of 100.00 feet a distance of 9.96 feet through a central angle of 05°42'18" Chord: S02°34'38"E 9.95 feet; thence S00°16'31"W 27.01 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.63 feet through a central angle of 90°16'31" Chord: S44°51'45"E 21.26 feet; thence S00°33'02"W 30.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South) a distance of 23.49 feet through a central angle of 89°43'29" Chord: S45°08'15"W 21.16 feet; thence S00°16'31"W 103.09 feet; thence along the arc of a curve to the right having a radius of 261.00 feet a distance of 24.02 feet through a central angle of 05°16'26" Chord: S02°33'10"W 24.02 feet; thence S04°48'49"W 51.88 feet; thence along the arc of a curve to the left having a radius of 298.50 feet a distance of 23.76 feet through a central angle of 04°33'40" Chord: S02°32'40"W 23.76 feet; thence S00°16'31"W 9.37 feet; thence S89°43'29"E 88.50 feet; thence S00°16'31"W 198.40 feet; thence S66°15'52"E 78.22 feet; thence S37°14'30"W 22.03 feet; thence South 82.20 feet; thence S28°07'01"W 21.04 feet to the Northwest corner of Lot 110, SCENIC MOUNTAIN PHASE "A", PLAT 1, according to the Official Plat thereof recorded August 21, 2018 as Entry No. 79244-2018 in the Office of the Utah County Recorder; thence along said plat the following 4 (four) courses: 1) N76°03'21"W 50.51 feet; 2) N89°43'29"W 88.50 feet; 3) N00°16'31"E 7.25 feet; 4) N89°43'29"W 143.66 feet to the Westerly line of that Real Property described in Deed Entry No. 37441-2009 of the Official Records of Utah County; thence N00°16'33"E along said deed 390.00 feet; thence S89°43'23"E 79.81 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.37 feet through a central angle of 85°27'48" Chord: N47°32'43"E 20.36 feet; thence N04°48'49"E 14.18 feet; thence along the arc of a curve to the left having a radius of 208.00 feet a distance of 19.38 feet through a central angle of 05°20'20" Chord: N02°33'56"E 19.37 feet; thence N00°16'31"E 190.36 feet; thence along the arc of a curve to the left having a radius of 47.00 feet a distance of 4.68 feet through a central angle of 05°42'18" Chord: N02°34'38"E 4.68 feet; thence N05°25'47"W 85.76 feet to the point of beginning.



GRAPHIC SCALE



Line Table

LINE	DIRECTION	LENGTH
L1	N40°27'39"W	6.58
L2	N01°22'56"E	48.02
L3	N32°11'12"E	6.38
L4	S00°16'57"W	5.42

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	100.00	5°42'18"	9.96	S02°34'38"E	9.95
C2	15.00	90°16'31"	23.63	S44°51'45"E	21.26
C3	15.00	89°43'29"	23.49	S45°08'15"W	21.16
C4	261.00	5°16'26"	24.02	S02°33'10"W	24.02
C5	298.50	4°33'40"	23.76	S02°32'40"W	23.76
C6	15.00	85°27'48"	22.37	N47°32'43"E	20.36
C7	208.00	5°20'20"	19.38	N02°33'56"E	19.37
C8	47.00	5°42'18"	4.68	N02°34'38"E	4.68
C9	326.50	4°32'18"	25.86	S02°32'40"W	25.86
C10	326.50	4°27'30"	25.41	S02°30'16"W	25.40
C11	326.50	0°04'49"	0.46	S04°46'25"W	0.46
C12	234.50	5°18'52"	21.75	S02°33'12"W	21.74
C13	73.50	5°42'18"	7.32	S02°34'38"E	7.32
C14	15.00	89°59'54"	23.56	N44°43'26"W	21.21

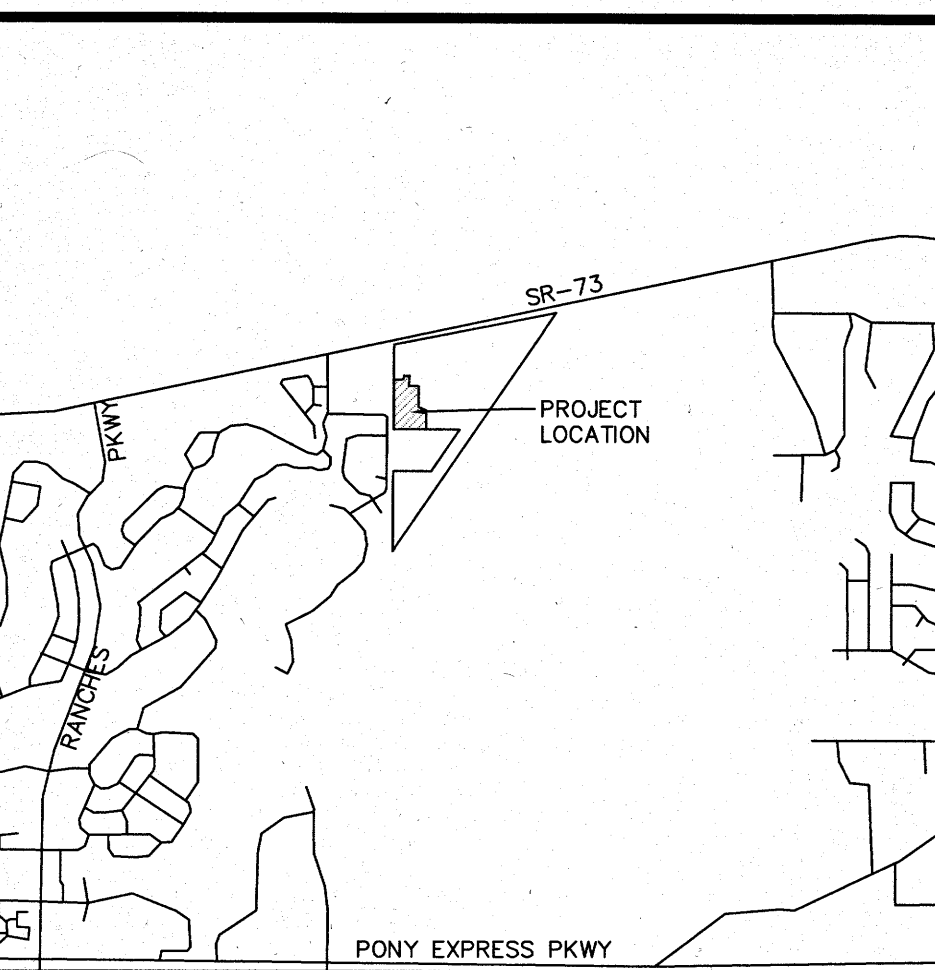
SITE TABULATIONS

- TOTAL # OF LOTS: 13 LOTS
- TOTAL ACREAGE: 2.56 ACRES
- TOTAL ACREAGE IN LOTS: 1.38 ACRES
- TOTAL OPEN SPACE: 0.18 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.18 ACRES
- AVERAGE LOT SIZE: 0.11 ACRES OR 4,633 SQ.FT.
- LARGEST LOT SIZE: 5,572 SQ.FT.
- SMALLEST LOT SIZE: 4,248 SQ.FT.
- OVERALL DENSITY: 5.08 UNITS/ACRE
- ROW: 43,575 SQ.FT.

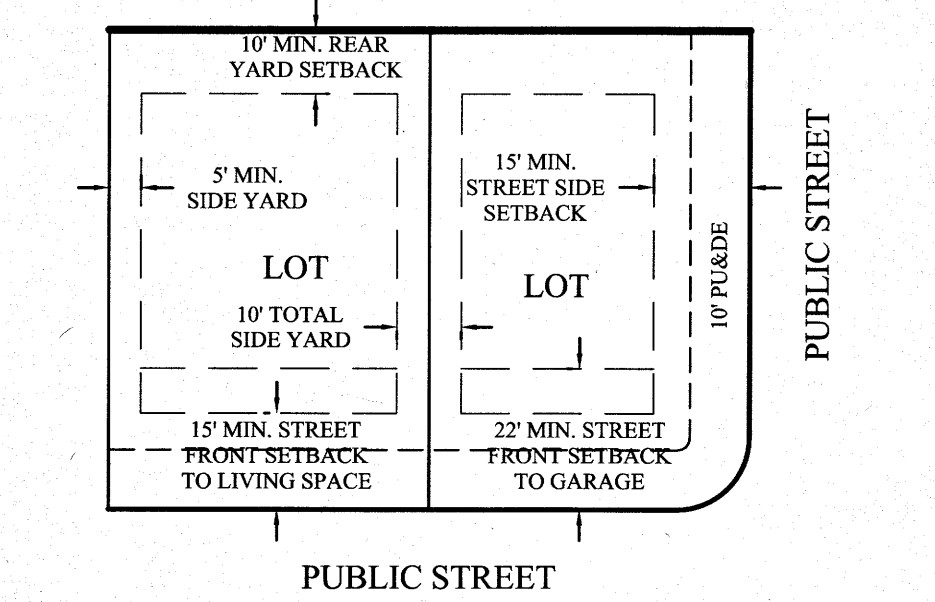
- NOTES:
- THE DRIVEWAY ON LOT 124 WILL BE PLACED ON THE SOUTH SIDE OF THE LOT AS TO NOT INTERFERE WITH PROPOSED ADA RAMPS.
 - BUILDING PERMITS FOR LOTS 124 & 125 CAN NOT BE ISSUED WITHOUT THE COMPLETION OF THE SEWER LINE & LIFT STATION.
 - PARCEL "A" WILL BE DEEDED TO AND MAINTAINED BY THE H.O.A. BY SEPARATE DOCUMENT.
 - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT. DIRECT COMMUNICATIONS HAS ACCESS TO THE P.U. & D.E.
 - #5 REBAR AND CAP (FOCUS ENGINEERING) WILL BE SET AT ALL REAR LOT CORNERS. PLUG OR NAIL TO BE SET IN CURB AT THE EXTENSION OF THE SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.

LEGEND

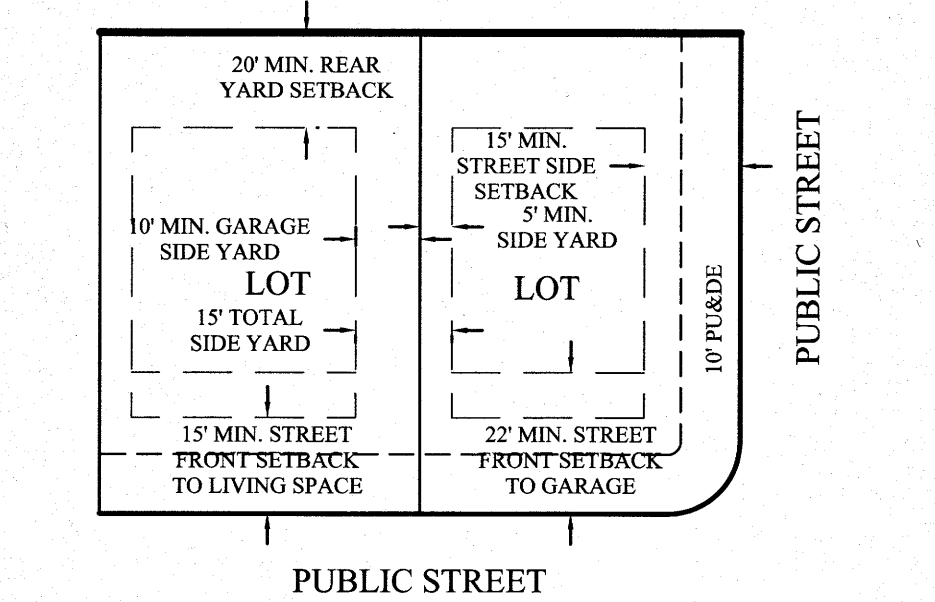
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- LOT LINE
- SECTION MONUMENT



VICINITY MAP
N.T.S.



BUILDING SETBACKS LOTS 118-124
N.T.S.



BUILDING SETBACKS LOTS 125-130
N.T.S.

ROCKY MOUNTAIN POWER

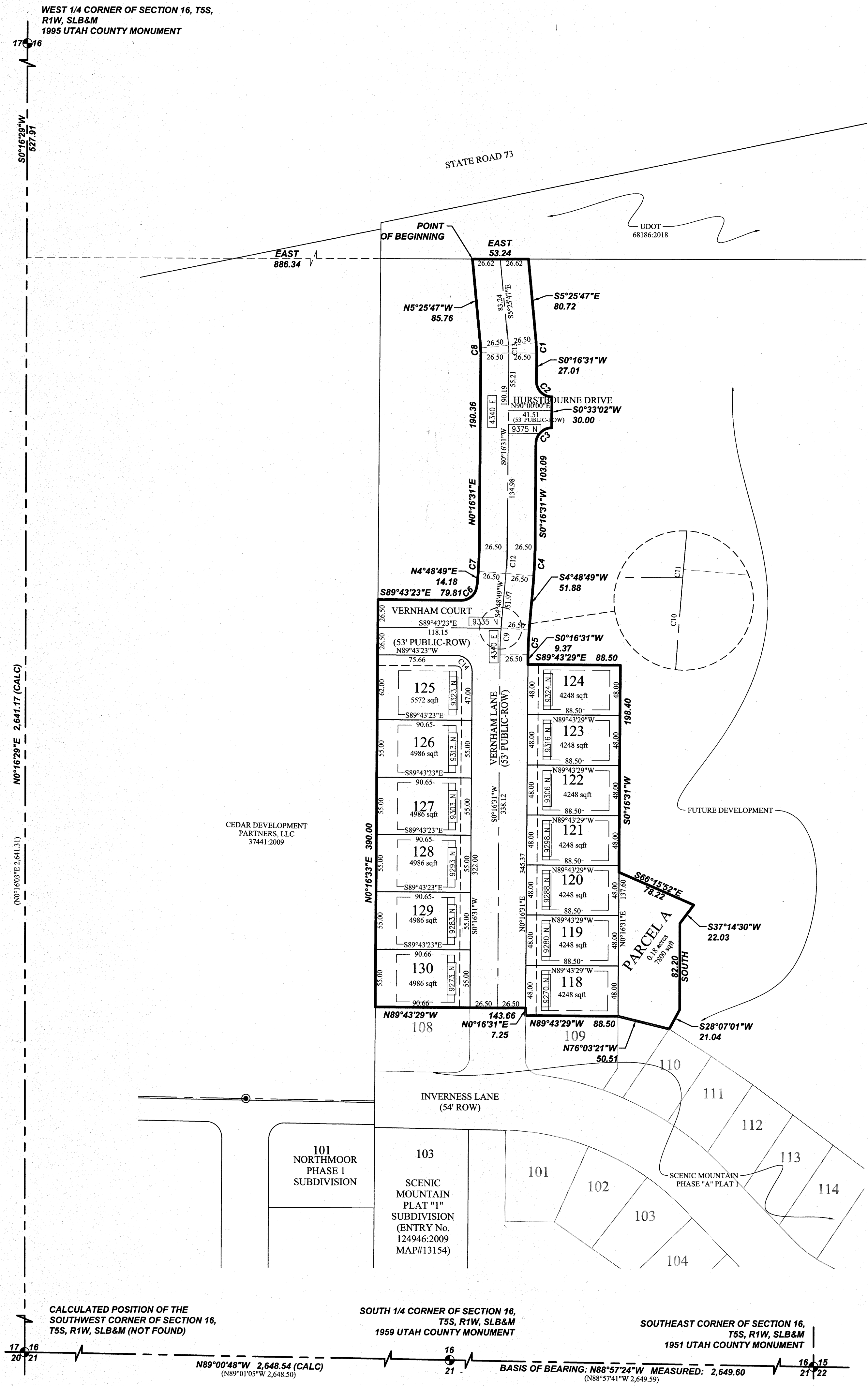
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described 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
Del Edwards 4/15/19 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. 1 Tariff.
Margie Clifford 4/15/19 DATE
DIRECT COMMUNICATIONS

DOMINION ENERGY COMPANY

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 10 day of April, 2019. Dominion Energy Company
Spencer W. Llewellyn
Title gas account rep



WEST 1/4 CORNER OF SECTION 16, T5S, R1W, SLB&M 1995 UTAH COUNTY MONUMENT
CALCULATED POSITION OF THE SOUTHWEST CORNER OF SECTION 16, T5S, R1W, SLB&M (NOT FOUND)
SOUTH 1/4 CORNER OF SECTION 16, T5S, R1W, SLB&M 1959 UTAH COUNTY MONUMENT
SOUTHEAST CORNER OF SECTION 16, T5S, R1W, SLB&M 1951 UTAH COUNTY MONUMENT
BASIS OF BEARING: N88°57'24"W MEASURED: 2,649.60 (N88°57'41"W 2,649.59)

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
Travis Stolk
Assistant Secretary
Fieldstone Scenic Mountain LLC
AUTHORIZED SIGNATURE(S)
Travis Stolk
Stephanie Talbot

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 12 DAY OF April, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Travis Stolk, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Assistant Secretary OF Fieldstone Scenic Mtn. L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 10/24/22
Stephanie Talbot
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 703024
Stephanie Talbot
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 14 DAY OF May, 2019.
Tom Anderson APPROVED BY MAYOR
Stephanie Talbot APPROVED BY CITY ATTORNEY
Christina Tumb APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
Stephanie Talbot ATTORNEY BY CITY RECORDER (SEE SEAL BELOW)

SCENIC MOUNTAIN PH. A PLAT 2

SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 16, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: *Spencer W. Llewellyn* 4/10/19
NOTARY PUBLIC SEAL: *Stephanie Talbot*
CITY-COUNTY ENGINEER SEAL: *Christina Tumb*
COUNTY RECORDER SEAL: *Stephanie Talbot*

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