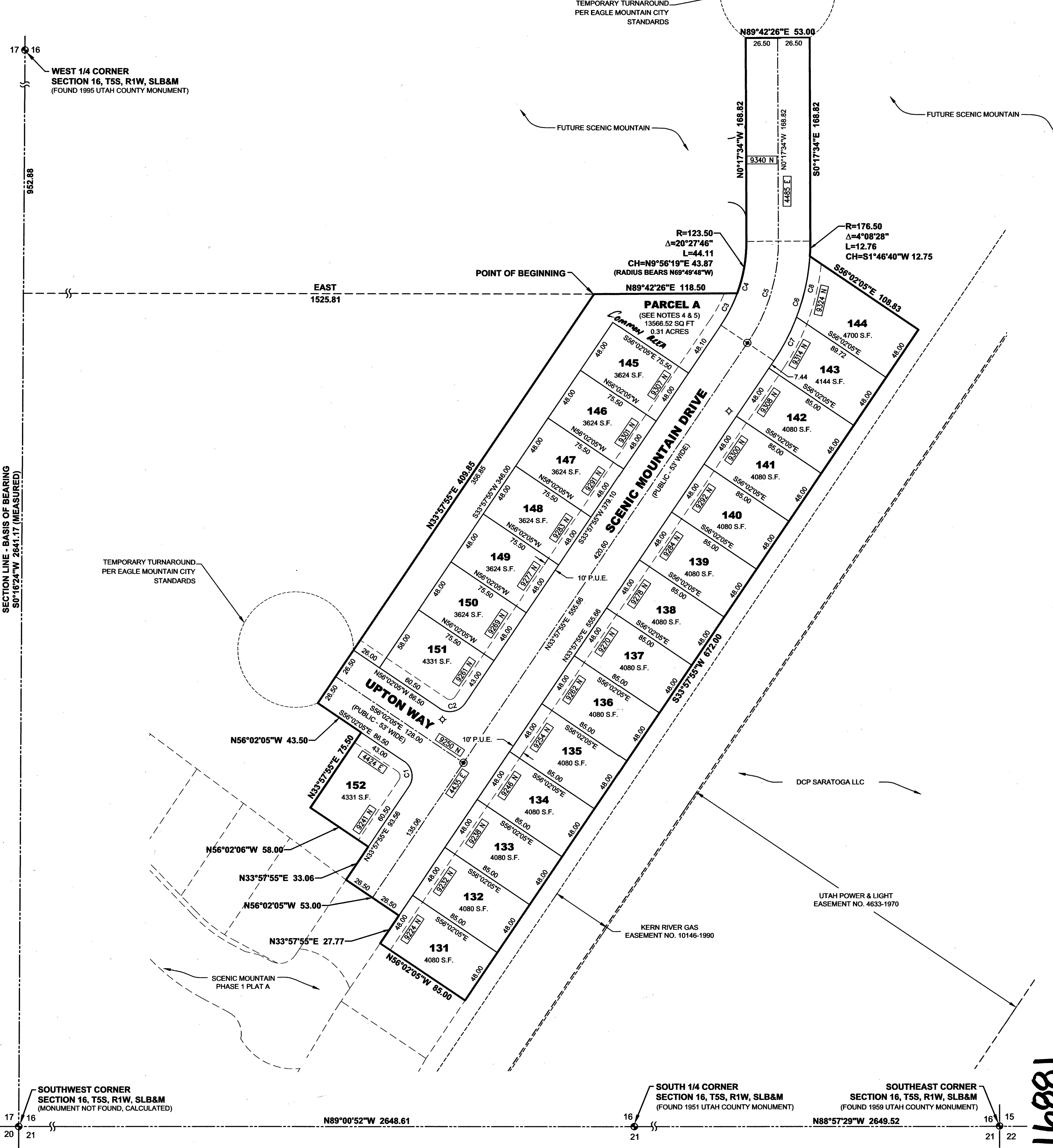
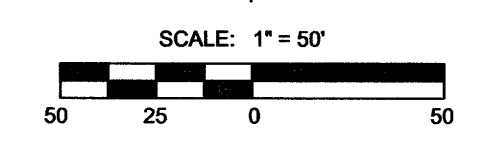


SCENIC MOUNTAIN

PHASE A, PLAT 3

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH



TABULATIONS PHASE 3 PLAT A

TOTAL ACREAGE:	3.45 ACRES
BUILDABLE ACREAGE:	3.45 ACRES
TOTAL ACREAGE IN LOTS:	2.03 ACRES
TOTAL OPEN SPACE:	.31 ACRES
TOTAL IMPROVED OPEN SPACE:	.31 ACRES
AVERAGE LOT SIZE:	4,010 SQ. FT. (.09 AC)
LARGEST LOT SIZE:	4,700 SQ. FT. (.11 AC)
SMALLEST LOT SIZE:	3,624 SQ. FT. (.08 AC)
OVERALL DENSITY:	4.99 LOTS/ACRE
TOTAL # OF LOTS:	22 LOTS
TOTAL ACREAGE IN ROW:	1.12 ACRES

LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - SETBACK LINE
- - - EASEMENT LINE
- - - EXISTING LOT LINES
- PROPOSED LOT LINE
- PROPOSED STREET MONUMENT

NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
- SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
- ALL OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
- PARCEL A TO BE MAINTAINED BY SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N11°02'05"W 21.21
C2	15.00	90°00'00"	23.56	N78°57'55"E 21.21
C3	123.50	13°47'43"	29.74	N27°04'04"E 28.66
C4	123.50	34°15'29"	73.84	N18°50'11"E 72.75
C5	150.00	34°15'29"	89.69	N16°50'11"E 88.36
C6	176.50	34°15'29"	105.53	N16°50'11"E 103.97
C7	176.50	13°17'10"	40.83	N27°19'20"E 40.84
C8	176.50	16°49'51"	51.85	N12°15'49"E 51.66

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 16 DAY OF November, 2019
BY: Bridget Eldridge
TITLE: Pre-Conn Specialist

ROCKY MOUNTAIN POWER APPROVAL

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
- (4) ANY OTHER PROVISION OF LAW.

Col Edwards 11-8-19
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 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.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED 50°16'24"W ALONG THE SECTION LINE 952.88 FEET AND EAST 1525.81 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°42'26"E 118.50 FEET; THENCE ALONG THE ARC OF A 123.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N69°49'48"W) 44.11 FEET THROUGH A CENTRAL ANGLE OF 20°27'46" (CHORD: N9°56'19"E 43.87 FEET); THENCE N0°17'34"W 168.82 FEET; THENCE N89°42'26"E 53.00 FEET; THENCE S0°17'34"E 168.82 FEET; THENCE ALONG THE ARC OF A 176.50 FOOT RADIUS CURVE TO THE RIGHT 12.76 FEET THROUGH A CENTRAL ANGLE OF 4°08'28" (CHORD: S1°46'40"W 12.75 FEET); THENCE S86°02'05"W 108.83 FEET; THENCE S33°57'55"W 67.20 FEET; THENCE N68°02'05"W 85.00 FEET; THENCE N33°57'55"E 27.77 FEET; THENCE N56°02'05"W 53.00 FEET; THENCE N33°57'55"E 33.06 FEET; THENCE N56°02'05"W 58.00 FEET; THENCE N33°57'55"E 75.50 FEET; THENCE N56°02'05"W 43.50 FEET; THENCE N33°57'55"E 408.85 FEET TO THE POINT OF BEGINNING.
CONTAINS: ±3.45 ACRES

11-05-2019 DATE
Ryan W. Hall SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS Eighth DAY OF NOV, A.D. 2019.

Travis Stolk
Travis Stolk
Assistant Secretary

Fieldstone Scenic Mountain LLC
*Pursuant to Utah Code, 17-2a-603(4)(c)(ii) the owner conveys Parcel A to Scenic Mountain Homeowners Association, 12896 Pony Express Rd, Suite 400, Draper Utah 84020.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THIS 8 DAY OF NOV, A.D. 2019, PERSONALLY APPEARED BEFORE ME Travis Stolk THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Assistant Sec. OF Fieldstone Scenic Mountain LLC LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

Ashley Hawker
NOTARY PUBLIC FULL NAME: Ashley Hawker
COMMISSION NUMBER: 69710
MY COMMISSION EXPIRES: 9/27/2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 November, A.D. 2019.

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

APPROVED: [Signature] ATTEST: [Signature]
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

DIRECT COMMUNICATIONS APPROVAL

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.U. UTAH NO. TARIFF.

[Signature] 11/10/19 DATE
DIRECT COMMUNICATIONS

COUNTY RECORDER STAMP

ENT 1333242019 Reg # 16881
JEFFERY SHITH
UTAH COUNTY RECORDER
2019 Dec 16 3:31 pm FEE 98.00 BY HA
RECORDED FOR EAGLE MOUNTAIN CITY

PHASE A, PLAT 3
SCENIC MOUNTAIN
SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
SCALE: 1" = 50'

SURVEYOR'S SEAL <u>Ryan W. Hall</u> No. 265952 6310734 NOV 12 2019 STATE OF UTAH	NOTARY PUBLIC SEAL <u>Ashley Hawker</u> No. 69710 9/27/2021 STATE OF UTAH	CITY COMMISSIONER SEAL <u>Christopher Todd</u> TRUSTY 11-3-19 STATE OF UTAH	COUNTY RECORDER SEAL <u>Jeffery Shith</u> UTAH COUNTY RECORDER 2019 Dec 16 3:31 pm FEE 98.00 BY HA RECORDED FOR EAGLE MOUNTAIN CITY
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SOUTHWEST CORNER SECTION 16, T5S, R1W, SLB&M (MONUMENT NOT FOUND, CALCULATED)

SOUTH 1/4 CORNER SECTION 16, T5S, R1W, SLB&M (FOUND 1951 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER SECTION 16, T5S, R1W, SLB&M (FOUND 1959 UTAH COUNTY MONUMENT)

16881

REC. 16-5-19-10-037