

SCENIC MOUNTAIN

PHASE B, PLAT 1

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

WEST 1/4 CORNER
SECTION 16, T5S, R1W, SLB&M
(FOUND 1995 UTAH COUNTY MONUMENT)

SECTION LINE - BASIS OF BEARING
S0°16'24"W 2841.17 (MEASURED)

SOUTHWEST CORNER
SECTION 16, T5S, R1W, SLB&M
(MONUMENT NOT FOUND, CALCULATED)

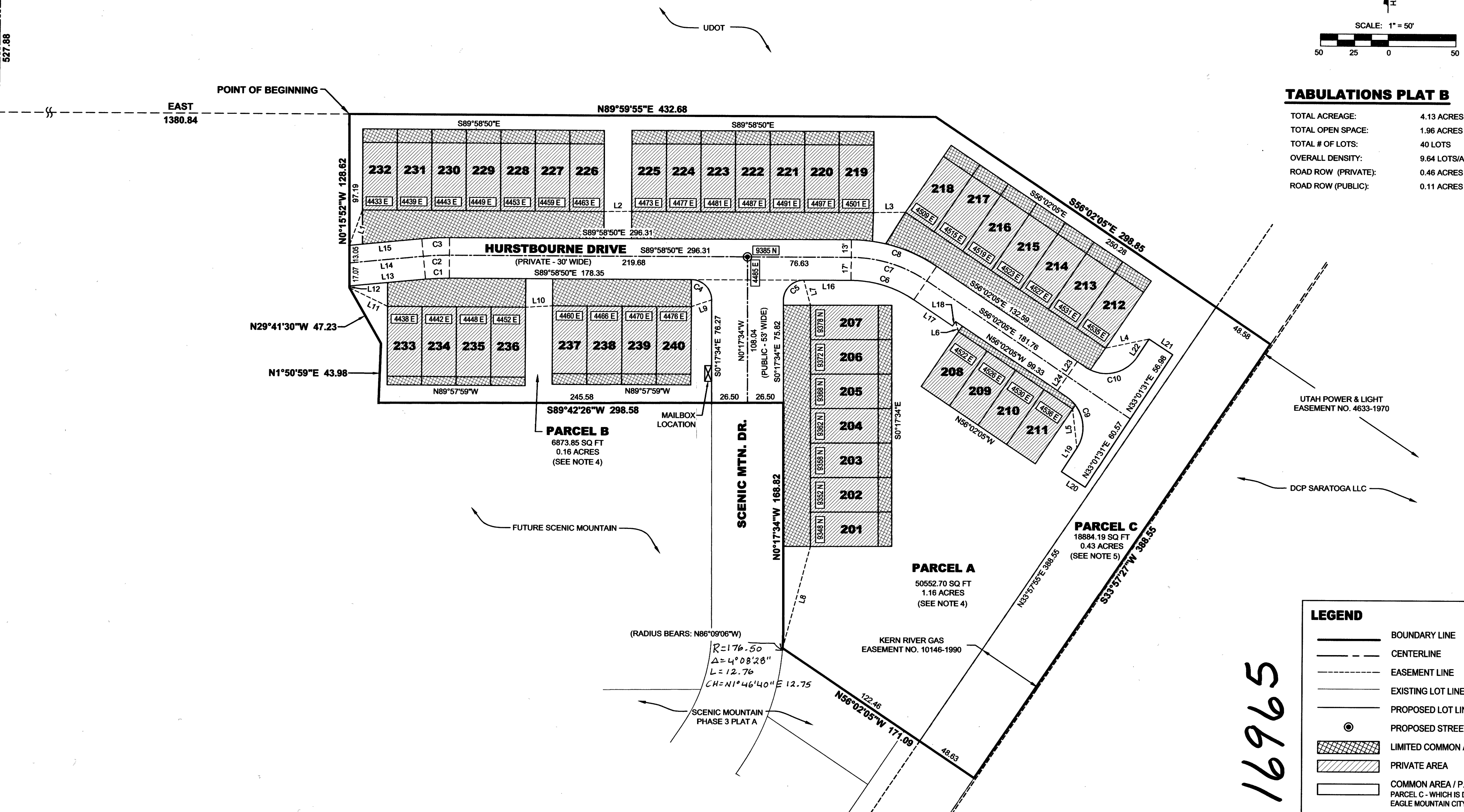
SOUTH 1/4 CORNER
SECTION 16, T5S, R1W, SLB&M
(FOUND 1951 UTAH COUNTY MONUMENT)

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

LINE	DIRECTION	LENGTH
L1	N20°02'39"E	27.88
L2	S89°48'44"W	20.00
L3	S89°16'43"W	23.65
L4	S77°52'21"W	32.79
L5	N6°31'59"W	28.99
L6	S16°12'22"E	7.81
L7	S15°03'52"E	19.29
L8	S14°55'17"W	77.97
L9	N7°11'28"E	15.80
L10	N86°34'13"E	20.03
L11	S64°11'28"E	31.33
L12	N0°15'52"W	1.31
L13	N84°32'13"E	56.40
L14	N84°32'13"E	54.85
L15	N84°32'13"E	53.67
L16	N89°58'50"W	34.95
L17	N56°02'05"W	34.59
L18	S33°57'55"W	4.00
L19	N33°01'31"E	20.86
L20	N56°58'29"W	21.00
L21	S56°58'29"E	21.00
L22	N33°01'31"E	15.68
L23	N33°57'55"E	13.00
L24	N33°57'55"E	13.00

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	185.00	5°28'58"	17.70	N87°16'41"E 17.70
C2	202.00	5°28'58"	19.33	N87°16'41"E 19.32
C3	215.00	5°28'58"	20.57	N87°16'41"E 20.57
C4	15.00	89°41'16"	23.48	S45°08'12"E 21.16
C5	15.00	90°18'44"	23.64	S44°51'48"W 21.27
C6	83.00	33°56'45"	49.17	N73°00'27"W 48.48
C7	100.00	33°56'45"	59.25	S73°00'27"E 58.38
C8	113.00	33°56'45"	66.95	S73°00'27"E 65.97
C9	27.50	89°03'36"	42.75	N11°30'17"W 38.57
C10	27.50	90°56'26"	43.65	N78°29'43"E 39.21

- 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.
 - PARCELS A, B & PRIVATE ROADWAYS ARE CONVEYED TO & MAINTAINED BY SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION & TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
 - PARCEL C IS DEDICATED TO EAGLE MOUNTAIN CITY & TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENT IN ITS ENTIRETY.
 - SEWER LIFT STATION TO BE MAINTAINED BY THE HOA.
 - GARAGES SHALL HAVE A 22' DRIVEWAY EXCEPT UNITS 208-211 TO BE 5' MINIMUM.
 - ALL COMMON AREA AND LIMITED COMMON AREA SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENT, AND PUBLIC UTILITY ACCESS.



TABULATIONS PLAT B

TOTAL ACREAGE:	4.13 ACRES
TOTAL OPEN SPACE:	1.96 ACRES
TOTAL # OF LOTS:	40 LOTS
OVERALL DENSITY:	9.64 LOTS/ACRE
ROAD ROW (PRIVATE):	0.46 ACRES
ROAD ROW (PUBLIC):	0.11 ACRES

LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - EXISTING LOT LINES
- - - PROPOSED LOT LINE
- ⊙ PROPOSED STREET MONUMENT
- ▨ LIMITED COMMON AREA / P.U.E.
- ▩ PRIVATE AREA
- ▧ COMMON AREA / P.U.E. (LESS PARCEL C - WHICH IS DEDICATED TO EAGLE MOUNTAIN CITY)

DOMINION ENERGY UTAH NOTE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES 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 GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING 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 ABROGATION OR WAIVER OF ANY OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING RESPECTIVE 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 PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

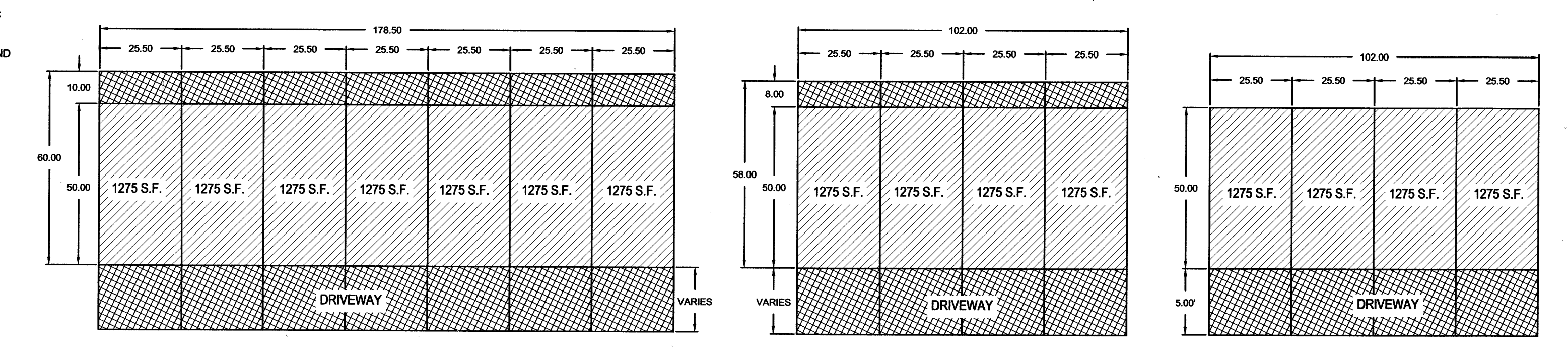
QUESTAR GAS COMPANY
DBA DOMINION ENERGY OF UTAH

APPROVED THIS 13 DAY OF February 20 2020
BY: *Christy Eldridge*
TITLE: *Pre-Com 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.

Del Edwards 2/18/20
ROCKY MOUNTAIN POWER DATE



BUILDING A
LOTS 201 THRU 211

BUILDING B
LOTS 212 THRU 222

BUILDING C
LOTS 223 THRU 236

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 OWNERS, 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 S0°16'24"W ALONG THE SECTION LINE 527.88 FEET AND EAST 1380.84 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°59'55"E 432.68 FEET; THENCE S56°02'05"E 298.85 FEET; THENCE S33°57'27"W 388.55 FEET; THENCE N56°02'05"W 171.09 FEET; THENCE ALONG THE ARC OF A 176.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS N86°09'06"W) 12.76 FEET THROUGH A CENTRAL ANGLE OF 41°08'29" (CHORD: N1°46'40"E 12.75 FEET); THENCE N0°17'34"W 168.82 FEET; THENCE S89°42'26"W 298.58 FEET; THENCE N1°50'59"E 43.98 FEET; THENCE N29°41'30"W 47.23 FEET; THENCE N0°15'52"W 128.82 FEET TO THE POINT OF BEGINNING.

CONTAINS: 34.13 ACRES

2-12-2020 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, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 18-8A-604(1). THE OWNERS HEREBY CONVEYS THE COMMON AREA & LIMITED COMMON AREA AS INDICATED HEREON, TO THE SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12866 SOUTH PONY EXPRESS ROAD, SUITE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF February, A.D. 20 20.

Stephanie Talbot
FIELDSTONE SCENIC MOUNTAIN LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 13 DAY OF February, A.D. 20 20 PERSONALLY APPEARED BEFORE ME *Jason Harris* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE *Asst. Secretary* 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.

Stephanie Talbot
NOTARY PUBLIC FULL NAME: *Stephanie Talbot*
COMMISSION NUMBER: *703024*
MY COMMISSION EXPIRES: *10/31/23*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *Eagle Mountain 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 20 DAY OF February, A.D. 20 20.

APPROVED BY MAYOR: *Christy Eldridge* APPROVED BY CITY ATTORNEY: *Stephanie Talbot*

APPROVED: *Christy Eldridge* ENGINEER (See Seal Below) ATTEST: *Stephanie Talbot* 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. UTAH NO. 1 TARIFF.

Christy Eldridge 2/18/20
DIRECT COMMUNICATIONS DATE

PHASE B, PLAT 1

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'

ENT 21581:2020 Map # 16765
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Feb 21 9:58 AM FEE: 150.00 \$1.50
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL: *Ryan W. Hall*
NOTARY PUBLIC SEAL: *Stephanie Talbot*
CITY COUNTY ENGINEER SEAL: *Christy Eldridge*
COUNTY RECORDER SEAL: *Jeffery Smith*

This form approved by Utah County and the municipalities therein.

16965

ES-16-5-16 70-037