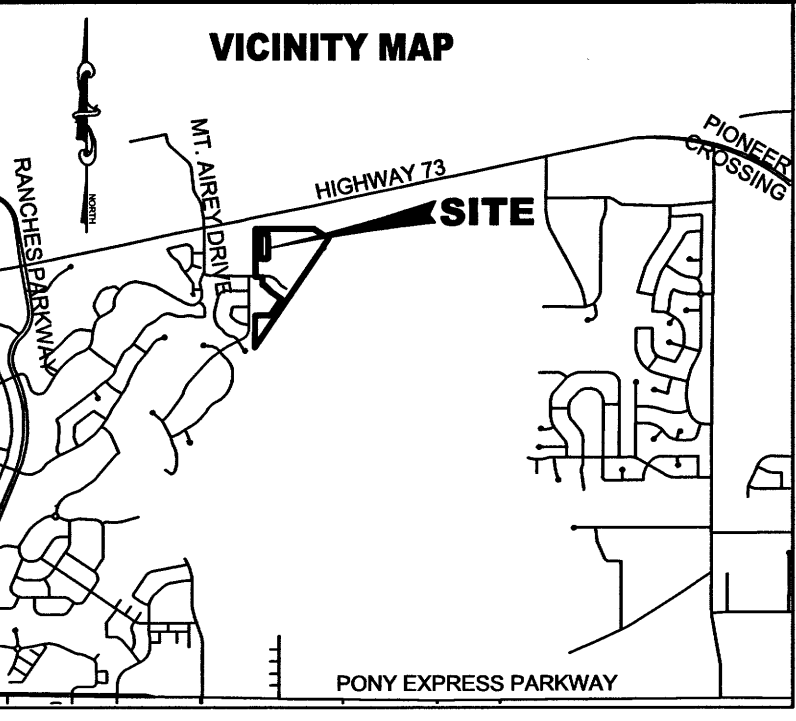


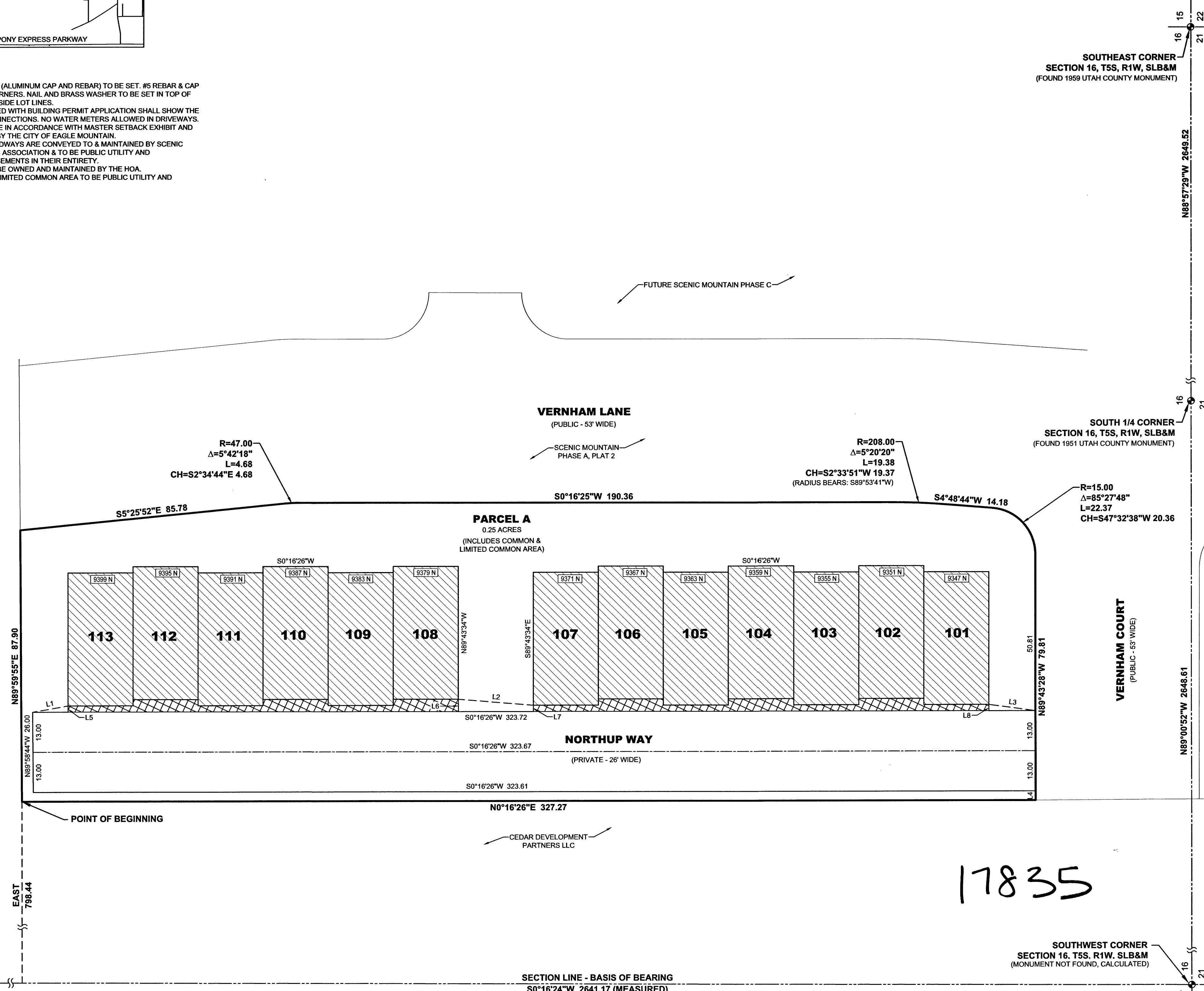
SCENIC MOUNTAIN

PHASE C, PLAT 1

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



- 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.
 - PARCEL A & PRIVATE ROADWAYS ARE CONVEYED TO & MAINTAINED BY SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION & TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
 - SEWER LIFT STATION TO BE OWNED AND MAINTAINED BY THE HOA.
 - ALL COMMON AREA AND LIMITED COMMON AREA TO BE PUBLIC UTILITY AND DRAINAGE EASEMENT.



TABULATIONS PHASE C PLAT 1

TOTAL ACREAGE:	0.72 ACRES
TOTAL COMMON/LIMITED COMMON:	.25 ACRES
TOTAL # OF UNITS:	13 UNITS
OVERALL DENSITY:	18.06 UNITS/ACRE
ROAD ROW (PRIVATE):	0.19 ACRES
ROAD ROW (PUBLIC):	0.00 ACRES

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S9°38'25"E	11.62
L2	S4°53'05"W	24.34
L3	S8°01'16"W	15.16
L4	N88°43'28"W	3.00
L5	N90°00'00"W	2.00
L6	N89°43'34"W	4.00
L7	N89°43'34"W	2.04
L8	N89°43'34"W	2.04

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.

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 LOCATIONS OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT PLATS. DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING 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 PRESPECTIVE 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 17 DAY OF June 20 21

BY: *Quarry Eldridge*

TITLE: *Pre-ten*

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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY.
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- ANY OTHER PROVISION OF LAW.

Del Edwards 6/17/21

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 & MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THAT REAL PROPERTY FOUND AT ENTRY NO. 681862018 IN THE OFFICIAL RECORDS OF UTAH COUNTY, SAID POINT BEING LOCATED S0°16'24"W ALONG THE SECTION LINE 527.89 FEET AND EAST 798.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, T5S, R1W, S.L.B.&M.; THENCE N89°59'55"E ALONG SAID LINE 87.90 FEET TO THE WEST LINE OF VERNHAM LANE; THENCE ALONG SAID LINE THE FOLLOWING FIVE (5) COURSES: S5°25'52"E 85.78 FEET; THENCE ALONG THE ARC OF A 47.00 FOOT RADIUS CURVE TO THE RIGHT 4.68 FEET THROUGH A CENTRAL ANGLE OF 5°42'18" (CHORD: S2°34'44"E 4.68 FEET); THENCE S0°16'25"W 190.36 FEET; THENCE ALONG THE ARC OF A 208.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S89°53'41"W) 19.38 FEET THROUGH A CENTRAL ANGLE OF 5°20'20" (CHORD: S2°33'51"W 19.37 FEET); THENCE S4°48'44"W 14.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.37 FEET THROUGH A CENTRAL ANGLE OF 85°27'48" (CHORD: S47°32'38"W 20.36 FEET) TO THE NORTH LINE OF VERNHAM COURT; THENCE N89°43'28"W ALONG SAID LINE 79.81 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 374412009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N0°16'26"E ALONG SAID LINE 327.27 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.72 ACRES

DATE: 6-10-2021

SURVEYOR: *Ryan W. Hall*

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 10-9A-604(1)(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA & LIMITED COMMON AREA AS INDICATED HEREON, TO THE SCENIC MOUNTAIN HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS ROAD, SUITE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS July DAY OF 2nd, A.D. 2021

Brett Woodland Assistant Secretary, Fieldstone Scenic Mountain West, LLC

Brett Woodland Assistant Secretary, Fieldstone Scenic Mountain West, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.

COUNTY OF UTAH S.S.

ON THIS 2nd DAY OF July, A.D. 2021, PERSONALLY APPEARED BEFORE ME *Brett Woodland* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Assistant Secretary OF *Fieldstone Scenic Mountain West* LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

Mindy Danse
NOTARY PUBLIC FULL NAME: *Mindy Danse*
COMMISSION NUMBER: *711224*
MY COMMISSION EXPIRES: *1-19-2025*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *Utah Council* OF *Scenic 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 19 DAY OF July, A.D. 2021

APPROVED BY MAYOR: *John...* APPROVED BY CITY ATTORNEY: *...*

APPROVED: *...* ENGINEER (See Seal Below) ATTEST: *...* 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 T&E

... 6/17/21 DATE

PHASE C, PLAT 1

SCENIC MOUNTAIN

SUBDIVISION

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

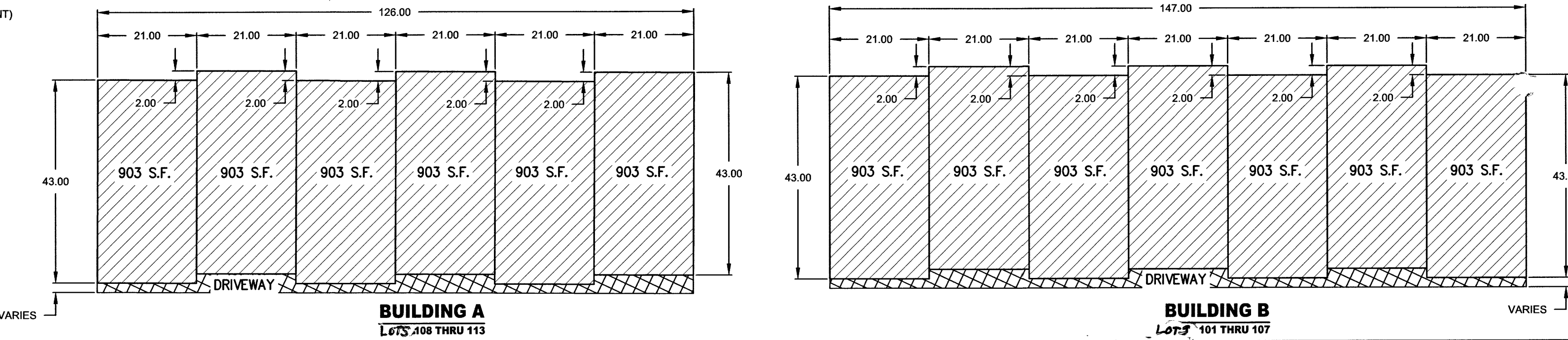
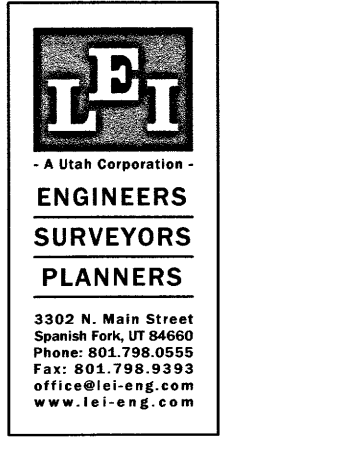
ENT 134347-2021 Map # 17835
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Map 02 11:28 am FEE 78.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 20'

SURVEYOR'S SEAL <i>Ryan W. Hall</i> No. 286052 No. 6310734	NOTARY PUBLIC SEAL <i>Mindy Danse</i>	CITY-COUNCIL ENGINEER SEAL <i>...</i>	COUNTY-RECORDER SEAL <i>Andrea Allen</i>
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This form approved by Utah County and the municipalities therein. 18-0025



17835

Sec 16, T5S, R1W, S.L.B.&M. 038 G-T