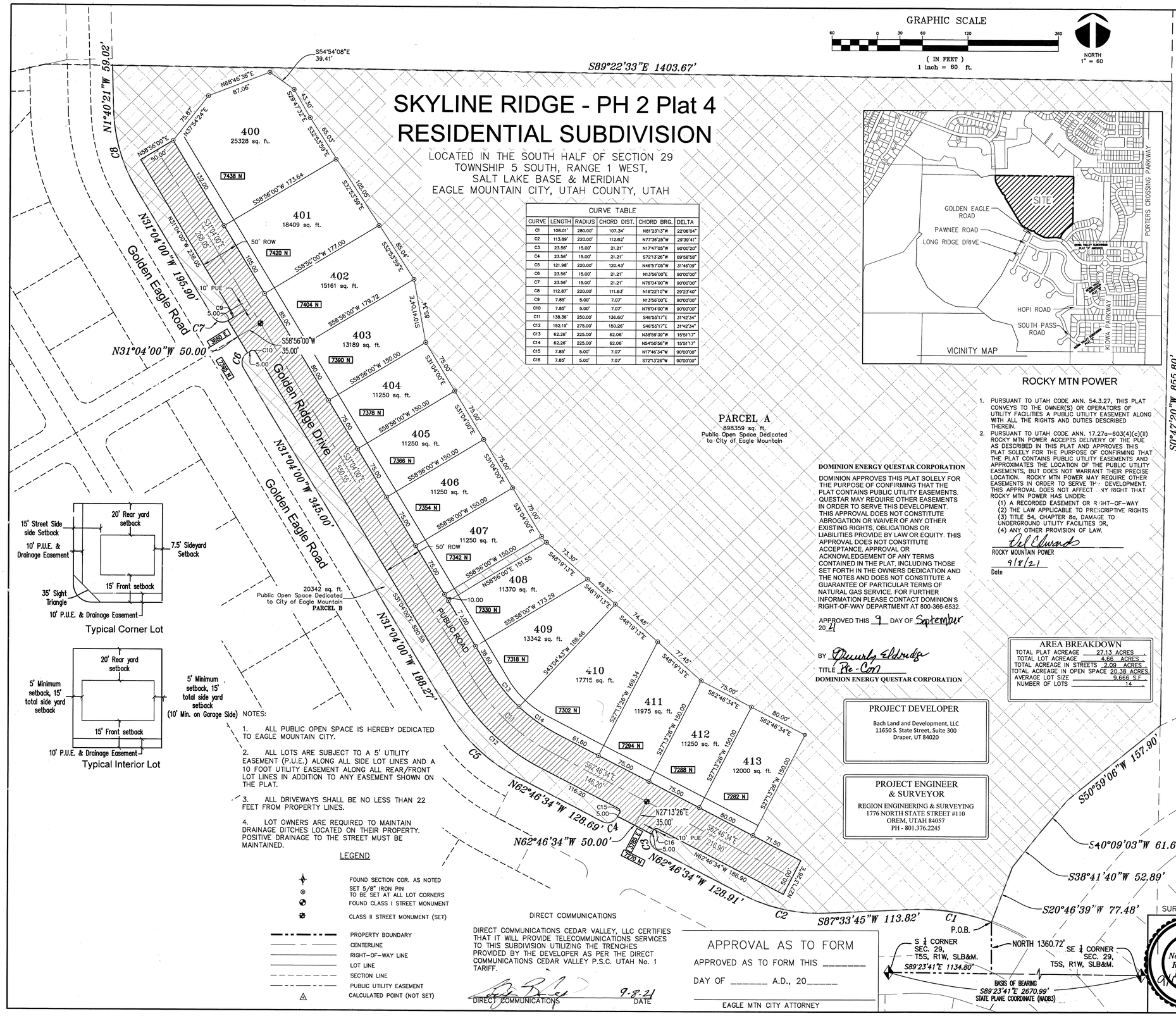
SKYLINE RIDGE - PH 2 Plat 4
RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	108.01'	280.00'	107.34'	N81°23'13"W	22°06'04"
C2	113.89'	220.00'	112.62'	N77°36'25"W	29°39'41"
C3	23.56'	15.00'	21.21'	N17°47'05"W	90°00'20"
C4	23.56'	15.00'	21.21'	S72°13'26"W	89°58'58"
C5	121.98'	220.00'	120.43'	N46°57'05"W	31°46'09"
C6	23.56'	15.00'	21.21'	N13°56'00"E	90°00'00"
C7	23.56'	15.00'	21.21'	N76°04'00"W	90°00'00"
C8	112.87'	220.00'	111.63'	N16°22'10"W	29°23'40"
C9	7.85'	5.00'	7.07'	N13°56'00"E	90°00'00"
C10	7.85'	5.00'	7.07'	N76°04'00"W	90°00'00"
C11	138.36'	250.00'	136.60'	S46°55'17"E	31°42'34"
C12	152.19'	275.00'	150.26'	S46°55'17"E	31°42'34"
C13	62.26'	225.00'	62.06'	N38°59'39"W	15°51'17"
C14	62.26'	225.00'	62.06'	N54°50'56"W	15°51'17"
C15	7.85'	5.00'	7.07'	N17°46'34"W	90°00'00"
C16	7.85'	5.00'	7.07'	S72°13'26"W	90°00'00"

ROCKY MTN 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 MTN 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 MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN 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
ROCKY MOUNTAIN POWER
9/8/21
Date

DOMINION ENERGY QUESTAR CORPORATION

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS 9 DAY OF September 20 21

BY Kimberly Eldridge
TITLE Pre-Con
DOMINION ENERGY QUESTAR CORPORATION

AREA BREAKDOWN

TOTAL PLAT ACREAGE	27.13 ACRES
TOTAL LOT ACREAGE	4.66 ACRES
TOTAL ACREAGE IN STREETS	2.09 ACRES
TOTAL ACREAGE IN OPEN SPACE	20.38 ACRES
AVERAGE LOT SIZE	9,666 S.F.
NUMBER OF LOTS	14

PROJECT DEVELOPER

Bach Land and Development, LLC
11650 S. State Street, Suite 300
Draper, UT 84020

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

NOTES:

1. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
3. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.
4. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

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.

DIRECT COMMUNICATIONS — 9-8-21 DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____
DAY OF _____ A.D., 20_____

EAGLE MTN CITY ATTORNEY

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT ON A CURVE BEING S.89°23'41"E. 1134.80' ALONG THE SECTION LINE AND NORTH 1360.72' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
THENCE 108.01' ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 06' 04", HAVING A RADIUS OF 280.00 FEET, AND WHOSE LONG CHORD BEARS N 81° 23' 13" W FOR A DISTANCE OF 107.34 FEET. THENCE, S 87° 33' 45" W 113.82 FEET TO A CURVE; THENCE 113.89 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29° 39' 41", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 36' 25" W FOR A DISTANCE OF 112.62 FEET. THENCE, N 62° 46' 34" W 128.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE 23.56 ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 20", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 17° 47' 05" W FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 62° 46' 34" W 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE 23.56 ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 58' 58", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 72° 13' 26" W FOR A DISTANCE OF 21.21 FEET. THENCE, N 62° 46' 34" W 128.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE 121.98 ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 46' 09", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 46° 57' 05" W FOR A DISTANCE OF 120.43 FEET. THENCE, N 31° 04' 00" W FOR A DISTANCE OF 188.27 FEET TO A POINT ON A LINE. THENCE, N 31° 04' 00" W 345.00 FEET TO THE BEGINNING OF A CURVE; THENCE 23.56 ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 56' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 31° 04' 00" W 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE 23.56 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 76° 04' 00" W FOR A DISTANCE OF 21.21 FEET. THENCE, N 31° 04' 00" W 195.90 FEET TO THE BEGINNING OF A CURVE; THENCE 112.87 ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 16° 22' 10" W FOR A DISTANCE OF 111.63 FEET. THENCE, N 01° 40' 21" W FOR A DISTANCE OF 59.02 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 33" E FOR A DISTANCE OF 1403.67 FEET TO A POINT ON A LINE. THENCE, S 00° 47' 20" W FOR A DISTANCE OF 855.80 FEET TO A POINT ON A LINE. THENCE, S 50° 59' 06" W FOR A DISTANCE OF 157.90 FEET TO A POINT ON A LINE. THENCE, S 40° 09' 03" W FOR A DISTANCE OF 61.67 FEET TO A POINT ON A LINE. THENCE, S 38° 41' 40" W FOR A DISTANCE OF 52.89 FEET TO A POINT ON A LINE. THENCE S 20° 46' 39" W A DISTANCE OF 77.48 FEET TO THE POINT OF BEGINNING

CONTAINING 27.13 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Oct 14, 2021
Date

Surveyor (See Seal Below)

Owner's 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.

OWNERS (PRINTED NAME) — AUTHORIZED SIGNATURE(S)

Bach Land & Development LLC by: Greg Rindlisbacher, Owner — by: _____ 9/8/21

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ENT 214695:2021 Ppg 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 30 11:08 am FEE 78.00 BY JC
RECORDED FOR EAGLE MOUNTAIN CITY

On the 8 day of SEPTEMBER, 2021, personally appeared before me the persons signing the forgoing Owner's Dedication known to me to be authorized to execute the forgoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires JULY 5, 2023

NOTARY PUBLIC (See Seal Below)

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 12 day of November, 20 21

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (See Seal Below) — ATTEST BY CITY RECORDER (See Seal Below)

Mayor of Eagle Mountain

Approved this _____ day of _____, A.D. 20____.

Approved: _____ Mayor of Eagle Mountain — Attest: _____ City Recorder

SKYLINE RIDGE - PH 2 Plat 4
RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYORS SEAL — No. 368356 ROBBIN J. MULLEN 10/06/2021

NOTARY PUBLIC SEAL — NOTARY PUBLIC NIC ABBOTT, COMM. # 707078, COMMISSION EXPIRES JULY 5, 2023, STATE OF UTAH

CIVIL ENGINEERS SEAL — LICENSED PROFESSIONAL ENGINEER, No. 246052, CHRISTOPHER TODD TRUSTY, 11-1-21, STATE OF UTAH

CLERK-RECORDER SEAL — EAGLE MOUNTAIN, STATE OF UTAH

18100

Sec. 29, T5S, R1W, SLB&M, TU 038 DLC