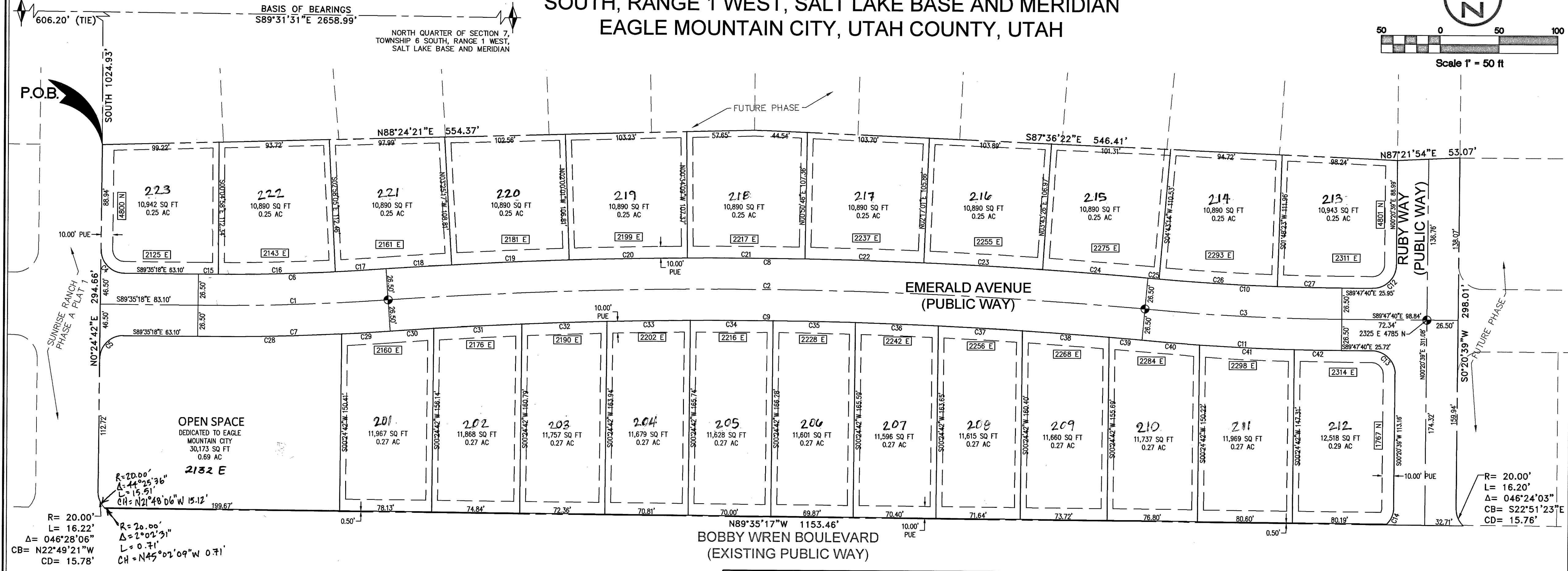


SUNSET FLATS PHASE "A" PLAT 2

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS SUNSET FLATS PHASE "A" PLAT 1 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

December 07, 2020
DATE

[Signature]
SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE AT A DISTANCE OF 606.20 FEET AND SOUTH 1024.93 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°24'21" EAST 554.37 FEET; THENCE SOUTH 87°36'22" EAST 546.41 FEET; THENCE NORTH 87°21'54" EAST 53.07 FEET; THENCE SOUTH 00°20'39" WEST 298.01 FEET; THENCE SOUTHEASTERLY 16.20 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°51'23" EAST 15.78 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°35'17" WEST 1153.46 FEET; THENCE NORTHWESTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 22°49'21" WEST 15.78 FEET); THENCE NORTH 00°24'42" EAST 294.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 367,467 SQUARE FEET OR 8.44 ACRES, MORE OR LESS

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

OWNERS' 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.

BRAD JENSEN, MANAGER
PRIME 28, LLC

[Signature]
AUTHORIZED SIGNATURE(S)

ENT 1366912021 Map 6 178
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Reg 04 3141 pm FEE 96.00 BY JO
RECORDED FOR EAGLE MOUNTAIN CITY

LLC ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS 9 DAY OF December, A.D. 2020, PERSONALLY APPEARED BEFORE ME
[Signature] THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF
Prime 28, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

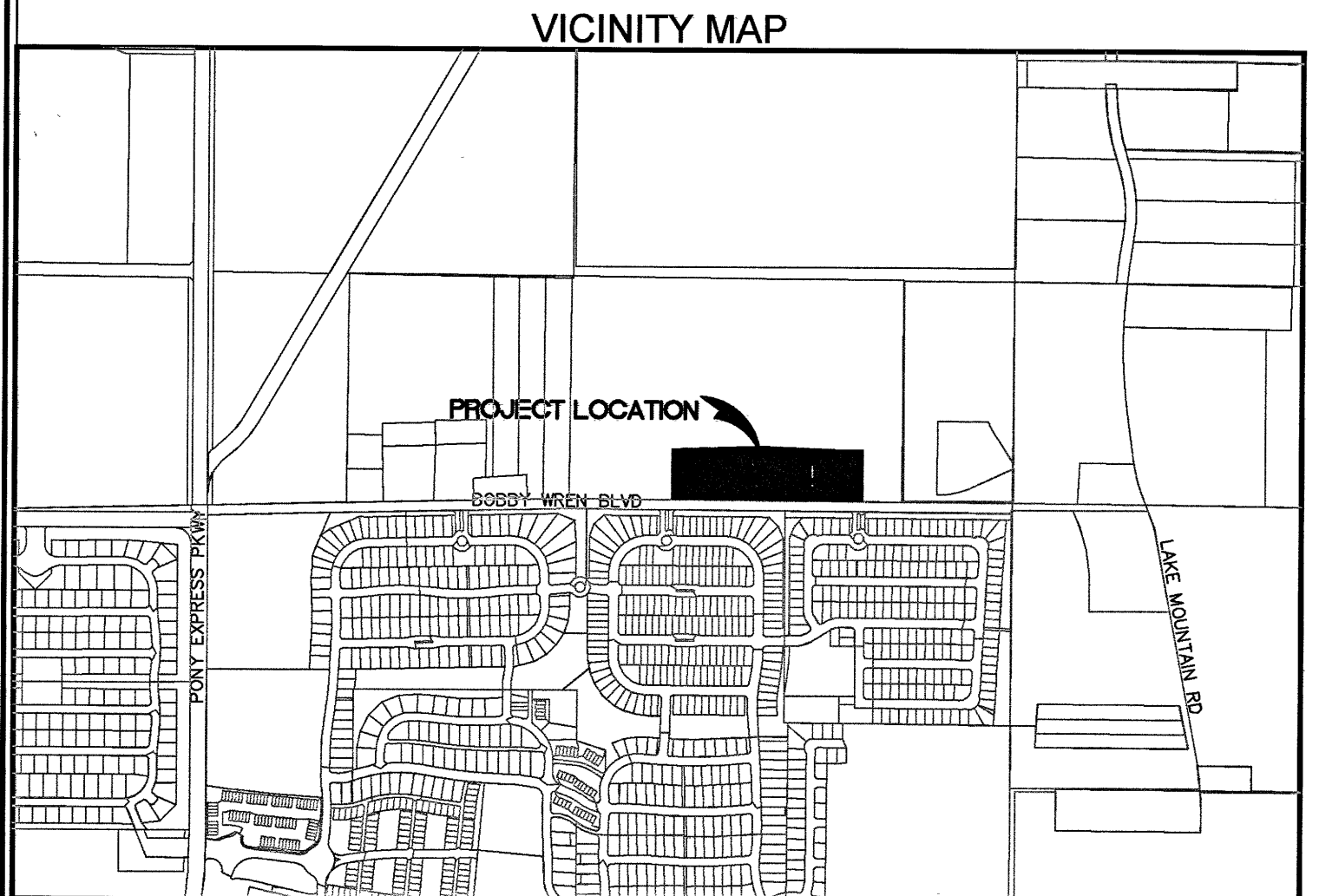
NOTARY PUBLIC FULL NAME: *[Signature]* Scott L. Powell
COMMISSION NUMBER: 713633
MY COMMISSION EXPIRES: 9-05-2024

A NOTARY PUBLIC COMMISSIONED IN UTAH

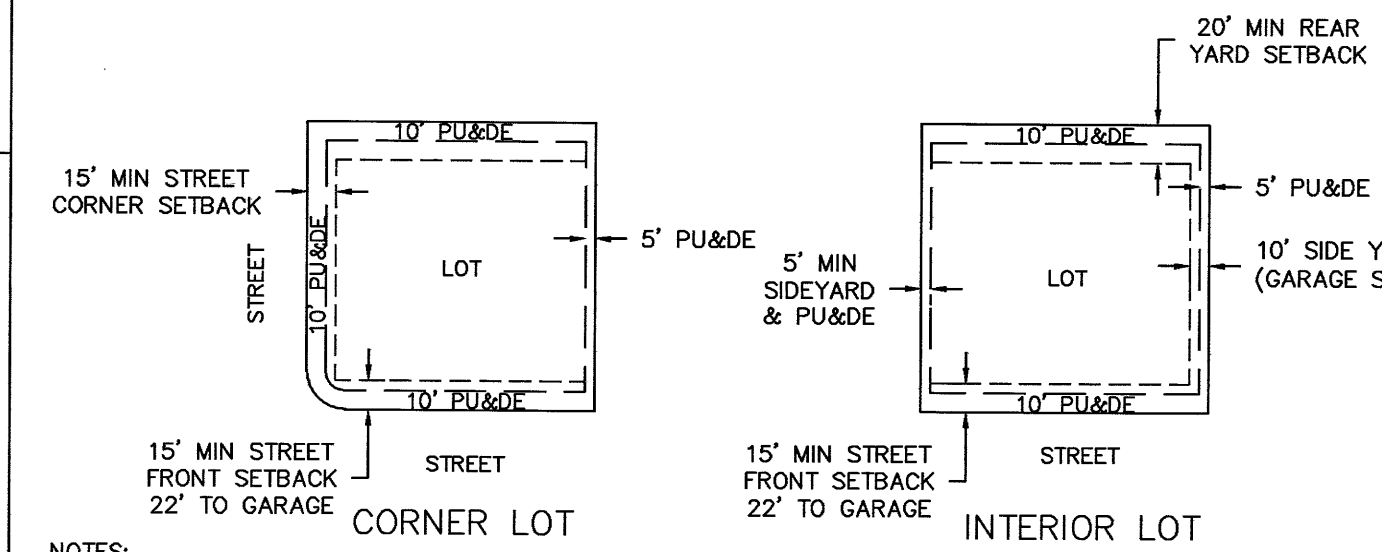
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22 DAY OF 2021.

APPROVED BY MAYOR: *[Signature]*
APPROVED BY CITY ATTORNEY: *[Signature]*
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): *[Signature]*
APPROVED BY CITY RECORDER (SEE SEAL BELOW): *[Signature]*

SUNSET FLATS PHASE "A" PLAT 2
A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



TYPICAL BUILDING SETBACKS



NOTES:
1. THE PROPERTY IS ZONED RESIDENTIAL, SEE ABOVE DIAGRAM FOR SETBACKS.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10' FRONT, 5' SIDE, AND 5' REAR UNLESS NOTED OTHERWISE HEREON.
3. SIDEYARD SETBACKS ARE 15' TOTAL, 5' MIN, AND 10' ON GARAGE SIDE

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	161.54'	2000.00'	4°37'40"	N88°05'52"E	161.49'
C2	643.45'	4000.00'	9°13'00"	N89°36'28"W	642.76'
C3	167.39'	2000.00'	4°47'43"	S87°23'49"E	167.34'
C4	31.42'	20.00'	90°00'00"	S44°35'18"E	28.28'
C5	31.42'	20.00'	90°00'00"	N45°24'42"E	28.28'
C6	159.40'	1973.50'	4°37'40"	N88°05'52"E	159.35'
C7	163.68'	2026.50'	4°37'40"	N88°05'52"E	163.63'
C8	647.71'	4026.50'	9°13'00"	S89°36'28"E	647.02'
C9	639.19'	3973.50'	9°13'00"	S89°36'28"E	638.50'
C10	165.17'	1973.50'	4°47'43"	S87°23'49"E	165.12'
C11	169.60'	2026.50'	4°47'43"	S87°23'49"E	169.55'
C12	31.37'	20.00'	89°51'41"	N45°16'29"E	28.25'
C13	31.46'	20.00'	90°08'19"	S44°43'31"E	28.32'
C14	15.53'	20.00'	44°29'42"	N22°35'30"E	15.14'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C15	17.02'	1973.50'	0°29'39"	S89°50'08"E	17.02'
C16	99.39'	1973.50'	2°53'08"	N88°28'29"E	99.38'
C17	42.98'	1973.50'	1°14'52"	N86°24'28"E	42.98'
C18	55.85'	4026.50'	0°47'41"	S86°10'53"W	55.85'
C19	99.87'	4026.50'	1°25'16"	S87°17'21"W	99.87'
C20	100.56'	4026.50'	1°25'51"	S88°42'55"W	100.56'
C21	99.47'	4026.50'	1°24'56"	N89°51'41"W	99.47'
C22	101.02'	4026.50'	1°26'15"	N88°28'06"W	101.02'
C23	101.21'	4026.50'	1°26'25"	N86°59'46"W	101.20'
C24	89.73'	4026.50'	1°16'36"	N85°38'16"W	89.73'
C25	9.64'	1973.50'	0°16'48"	S85°08'22"E	9.64'
C26	100.38'	1973.50'	2°54'51"	S86°44'11"E	100.37'
C27	55.14'	1973.50'	1°36'04"	S88°59'39"E	55.14'
C28	122.36'	2026.50'	3°27'34"	N88°40'55"E	122.34'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C29	41.32'	2026.50'	1°10'06"	N86°22'05"E	41.32'
C30	37.02'	3973.50'	0°32'02"	S86°03'03"W	37.02'
C31	74.98'	3973.50'	1°04'52"	S86°51'30"W	74.98'
C32	72.43'	3973.50'	1°02'40"	S87°55'16"W	72.43'
C33	70.83'	3973.50'	1°01'17"	S88°57'14"W	70.83'
C34	70.00'	3973.50'	1°00'34"	S89°58'09"W	70.00'
C35	69.87'	3973.50'	1°00'27"	N89°01'20"W	69.87'
C36	70.43'	3973.50'	1°00'56"	N88°00'38"W	70.42'
C37	71.71'	3973.50'	1°02'03"	N86°59'09"W	71.71'
C38	73.87'	3973.50'	1°03'55"	N85°56'10"W	73.87'
C39	28.04'	3973.50'	0°24'15"	N85°12'05"W	28.04'
C40	48.96'	2026.50'	1°23'04"	S85°41'29"E	48.96'
C41	80.66'	2026.50'	2°16'50"	S87°31'26"E	80.66'
C42	39.98'	2026.50'	1°07'49"	S89°13'46"E	39.98'

17844

TABULATIONS

TOTAL AREA	8.44 ACRES
23 LOTS	6.00 ACRES
OVERALL DENSITY	2.72 LOTS/ACRE
SMALLEST LOT SIZE	10,890 SQ FT
LARGEST LOT SIZE	12,518 SQ FT
AVERAGE LOT SIZE	11,369 SQ FT
ROW DEDICATION	1.75 ACRES
OPEN SPACE	0.69 ACRES

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- NEW ROAD CENTERLINE
- NEW STREET MONUMENT
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)

DIRECT COMMUNICATIONS
DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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.

APPROVED BY: *[Signature]* DATE: 1/1/21

DOMINION ENERGY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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.

APPROVED THIS 17 DAY OF December, A.D. 2020
DOMINION ENERGY BY: *[Signature]* TITLE: *[Signature]*

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(i) 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 EASEMENT, 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 APPLICATION TO PRESERVE RIGHTS
(3) TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

APPROVED BY: *[Signature]* DATE: 12/28/20

WILDING ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.953.8112
WWW.WILDINGENGINEERING.COM

STATE OF UTAH
PROFESSIONAL ENGINEER
KAGAN M. DIXON
No. 266002
CHRISTOPHER TORO
TRUSTY
3-25-21
STATE OF UTAH

STATE OF UTAH
NOTARY PUBLIC
SCOTT L. POWELL
No. 713633
COMM. EXP. 09-05-2024

STATE OF UTAH
CITY ENGINEER
EAGLE MOUNTAIN CITY

STATE OF UTAH
CLEAK-RECORDER SEAL

17844
Sec. 7, Twp. 6S, R. 1W, S. 16E, M. 2N-03B