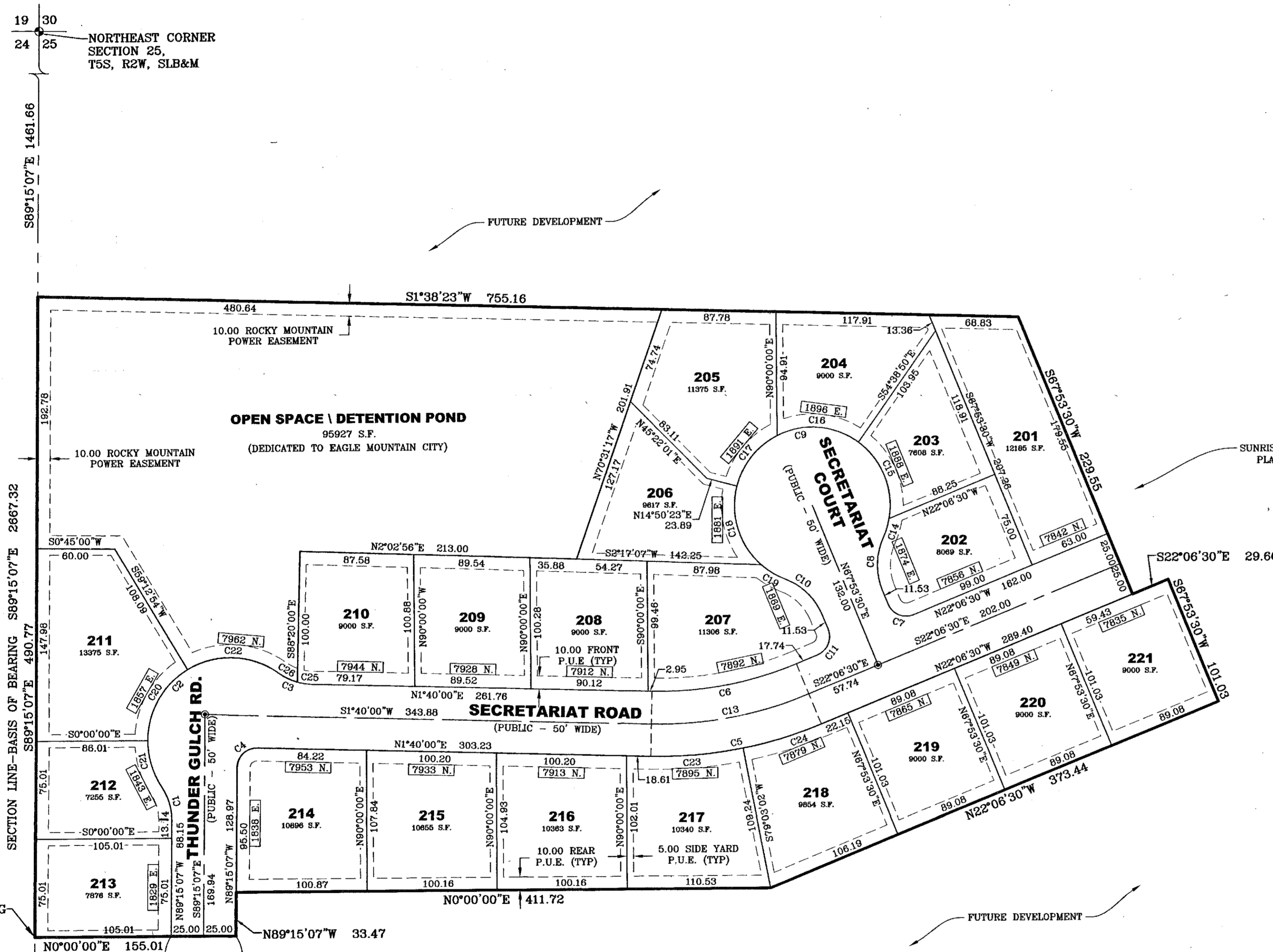
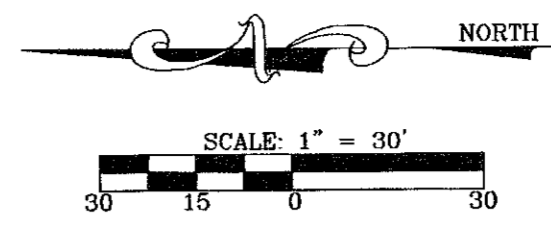


# SUNSET RIDGE - PHASE "A", PLAT "2"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



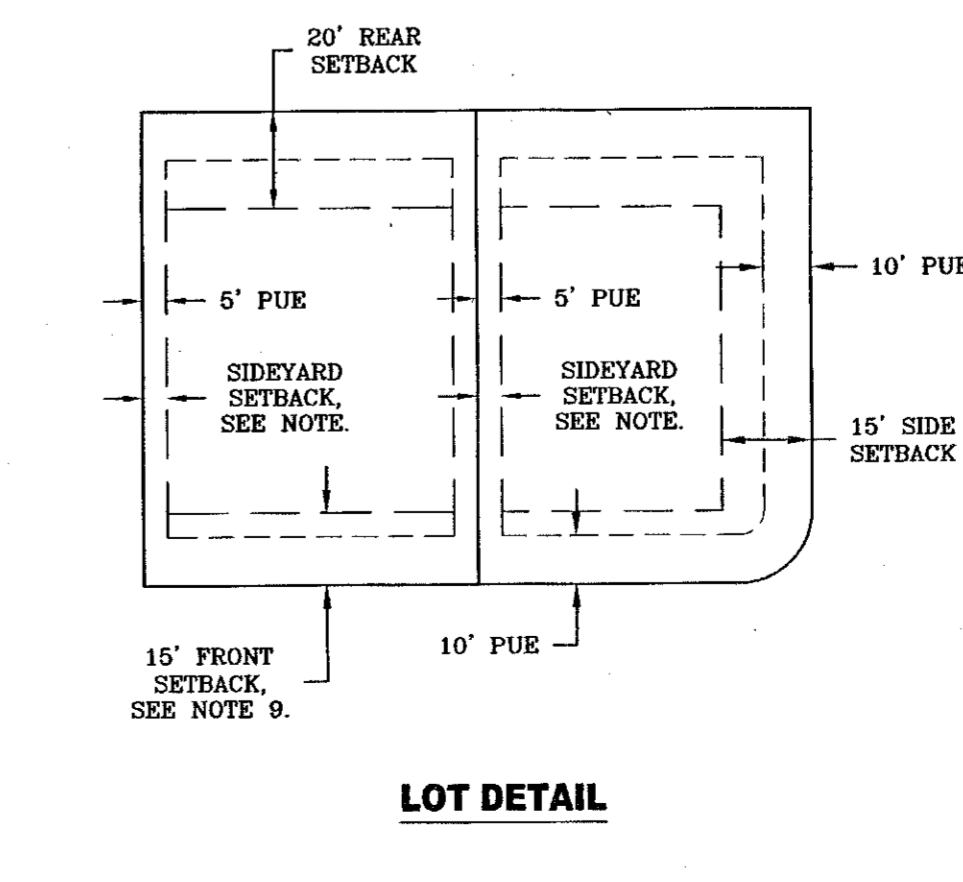
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	46.00	34°10'49"	27.44	N73°39'28"E 27.04
C2	64.00	159°16'46"	177.92	N43°47'34"W 125.91
C3	46.00	34°10'49"	27.44	S18°45'25"W 27.04
C4	15.00	90°55'07"	23.80	N43°47'34"W 21.38
C5	325.00	23°46'30"	134.86	S10°13'15"E 133.89
C6	276.00	23°46'30"	114.11	S10°13'15"E 113.29
C7	15.00	90°00'00"	23.56	S22°06'30"W 21.21
C8	50.00	47°00'51"	41.03	N88°36'05"W 39.89
C9	60.00	27°01'42"	286.96	N22°06'30"W 81.82
C10	50.00	47°00'51"	41.03	N44°23'05"E 39.89
C11	15.00	90°00'00"	23.56	S67°06'30"E 21.21
C13	300.00	23°46'30"	124.49	S10°13'15"E 123.59
C14	60.00	14°46'59"	15.48	S72°29'09"E 15.44
C15	60.00	63°20'11"	66.33	N68°27'16"E 63.00
C16	60.00	63°20'11"	66.33	N5°07'04"E 63.00
C17	60.00	48°36'35"	50.90	N50°51'19"W 49.39
C18	60.00	63°20'11"	66.33	S73°10'18"W 63.00
C19	60.00	20°37'33"	21.60	S31°11'26"W 21.49
C20	64.00	58°37'38"	65.49	N60°05'55"W 62.67
C21	64.00	34°01'12"	38.00	S73°34'40"W 37.45
C22	64.00	66°37'55"	74.43	N2°31'52"E 70.30
C23	325.00	12°36'58"	71.56	S4°38'29"E 71.42
C24	325.00	11°09'32"	63.30	S16°31'44"E 63.20
C25	46.00	14°16'46"	11.46	N8°48'23"E 11.43
C26	46.00	19°54'03"	15.98	N25°53'46"E 15.90

- NOTES**
- SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
  - #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
  - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - 60 TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
  - 12% MAX. SLOPES ON DRIVEWAYS.
  - EACH LOT WILL REQUIRE A SOILS REPORT PRIOR TO OBTAINING A BUILDING PERMIT.
  - LOTS WITH SLOPE EXCEEDING 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.
  - EJECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FIXTURES ALLOWED ON EJECTOR PUMPS.
  - DRIVEWAYS TO BE MINIMUM 22' LONG.

**TABULATIONS**

TOTAL SITE ACREAGE.....	8.29
TOTAL ACREAGE IN LOTS.....	4.68
TOTAL ACREAGE IN OPEN SPACE.....	2.20
TOTAL ACREAGE IN PUBLIC STREETS.....	1.41
TOTAL NUMBER OF LOTS.....	21
AVERAGE LOT SIZE.....	9,703 SF (0.22 ACRES)
LARGEST LOT SIZE.....	13,375 SF
SMALLEST LOT SIZE.....	7,255 SF
OVERALL DENSITY.....	2.53 UNITS PER ACRE

**\*SIDEYARD SETBACK NOTE:**  
THE TWO INTERIOR SIDE YARDS ON ALL LOTS SHALL NOT BE LESS THAN A COMBINATION OF 15 FEET TOTAL AND NO SMALLER THAN FIVE FEET ON ONE SIDE. IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY.



**SURVEYOR'S CERTIFICATE**

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 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 NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED S89°15'07"E ALONG THE SECTION LINE 714.89 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°15'07"E ALONG SAID SECTION LINE 490.77 FEET; THENCE S1°38'23"W 755.16 FEET; THENCE S67°53'30"W 229.55 FEET; THENCE S22°06'30"E 29.66 FEET; THENCE S67°53'30"W 101.03 FEET; THENCE N22°06'30"W 373.44 FEET; THENCE N0°00'00"E 411.72 FEET; THENCE N89°15'07"W 33.47 FEET; THENCE N0°00'00"E 155.01 FEET; TO THE POINT OF BEGINNING.

CONTAINS: ±0.29 ACRES  
ENT 74855-2015 Mod # 14728  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
3015 Ave 17 444 # FE 51.66 BY ELS  
RECORDED FOR EAGLE MOUNTAIN CITY

DATE: July 30, 2015  
SURVEYOR: Chad A. Poulsen  
(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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30th DAY OF July, A.D. 2015.  
Signature: Al Kacab, Manager  
English, LLC

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**

STATE OF UTAH S.S.  
COUNTY OF SALT LAKE  
ON THE 30th DAY OF JULY, A.D. 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, Al Kacab, Manager, English, LLC, WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT ENGLISH, LLC IS A LIMITED LIABILITY COMPANY ( ), THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN.

NOTARY PUBLIC FULL NAME: Mickie Price  
COMMISSION NUMBER: 069193  
MY COMMISSION EXPIRES: 9/15/17  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACCEPTANCE BY LEGISLATIVE BODY**

THE 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 14th DAY OF July, A.D. 2015.

APPROVED BY MAYOR: [Signature]  
APPROVED BY CITY ATTORNEY: [Signature]  
APPROVED BY ENGINEER: [Signature]  
ATTEST: [Signature] CLERK-RECORDER (See Seal Below)

PHASE "A", PLAT "2"  
**SUNSET RIDGE**  
SUBDIVISION  
EAGLE MOUNTAIN UTAH COUNTY, UTAH  
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, 7/30/15  
NOTARY PUBLIC SEAL: MICKIE PRICE, No. 069193, 9/15/17  
CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 255513, 8/16/15  
COUNTY-RECORDER SEAL: EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

**LEI**  
A Utah Corporation  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0355  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

**QUESTAR APPROVAL**  
QUESTAR APPROVES THE 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 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.  
APPROVED THIS 30th DAY OF July, 2015  
QUESTAR GAS COMPANY  
By: [Signature]  
TITLE: [Signature]

**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-602(4)(C)(D) 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 EASEMENT 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 APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 64, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
(4) ANY OTHER PROVISION OF LAW  
By: [Signature] 7/30/15  
ROCKY MOUNTAIN POWER DATE

**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.C. UTAH NO. 1 TARIFF  
By: [Signature] 7/30/15  
DIRECT COMMUNICATIONS DATE

92-C-011-711-01