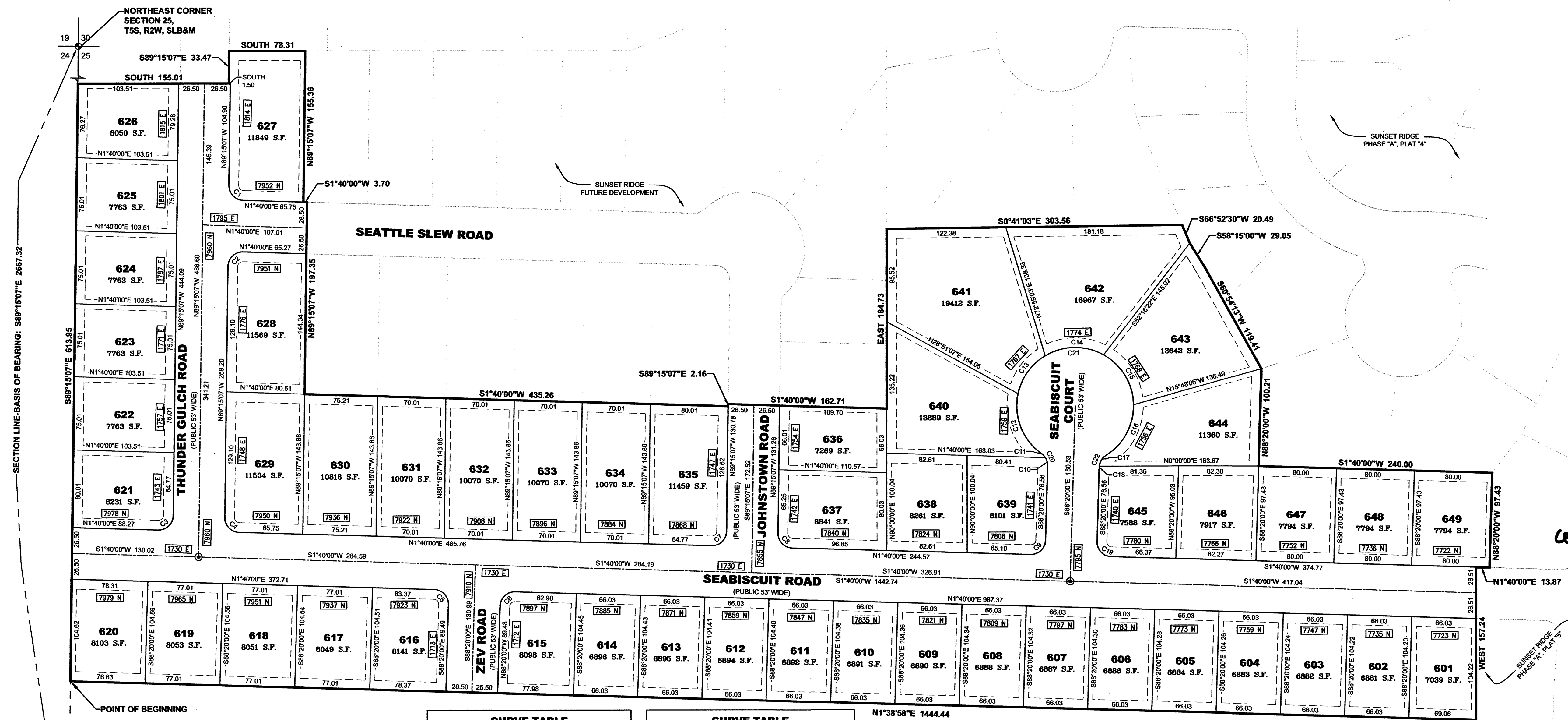
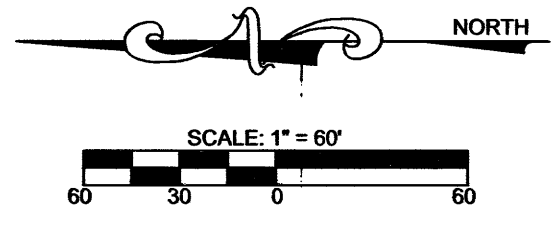


SUNSET RIDGE - PHASE A PLAT 6

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



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 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 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 100.94 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 THE SECTION LINE 613.95 FEET TO THE NORTHWEST CORNER OF LOT 213, PHASE "A", PLAT "2", SUNSET RIDGE SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: SOUTH 155.01 FEET; THENCE S89°15'07"E 33.47 FEET; THENCE SOUTH 78.31 FEET; THENCE N89°15'07"W 155.36 FEET; THENCE S1°40'00"W 3.70 FEET; THENCE N89°15'07"W 197.35 FEET; THENCE S1°40'00"W 435.26 FEET; THENCE S89°15'07"E 2.16 FEET; THENCE S1°40'00"W 162.71 FEET; THENCE EAST 184.73 FEET; THENCE S0°41'03"E 303.56 FEET TO THE NORTHERLY BOUNDARY LINE OF PHASE "A", PLAT "4", SUNSET RIDGE SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: S66°52'30"W 20.49 FEET; THENCE S58°15'00"W 29.05 FEET; THENCE S0°51'10"W 119.41 FEET; THENCE N88°20'00"W 100.21 FEET; THENCE S1°40'00"W 240.00 FEET; THENCE N88°20'00"W 97.43 FEET; THENCE N1°40'00"E 13.87 FEET; THENCE WEST 157.24 FEET; THENCE N1°38'58"E 1444.44 FEET TO THE POINT OF BEGINNING.
 CONTAINS: ±13.13 ACRES

FEB. 12, 2019
 DATE SURVEYOR
 (See Seal Below)

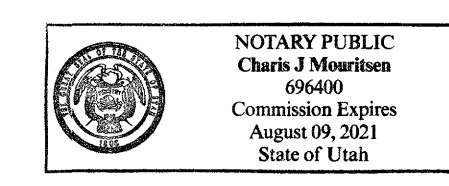
OWNERS DEDICATION

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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF FEBRUARY, A.D. 2019

Todd Ambery
 Todd Ambery
 Century Communities of Utah, LLC
 LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
 COUNTY OF UTAH
 ON THE 22nd DAY OF Feb. A.D. 2019 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, *Todd Ambery* WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT *Century Communities of Utah* 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.



Chad A. Poulsen
 NOTARY PUBLIC FULL NAME: *Chad A. Poulsen*
 COMMISSION NUMBER: *501182*
 MY COMMISSION EXPIRES: *8.9.2021*
 A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *City Council of Eagle Mountain City, Utah*, 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 9th DAY OF March, A.D. 2019

APPROVED *Christopher J. Tutz* ENGINEER (See Seal Below) ATTEST *Chad A. Poulsen* CLERK-RECORDER (See Seal Below)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C2	15.00	90°55'07"	23.80	N43°47'34"E 21.38
C3	15.00	90°55'07"	23.80	S43°47'34"E 21.38
C4	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C5	15.00	90°00'00"	23.56	N46°40'00"E 21.21
C6	15.00	90°00'00"	23.56	N43°20'00"W 21.21
C7	15.00	90°55'07"	23.80	S43°47'34"E 21.38
C8	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C9	15.00	90°00'00"	23.56	S43°20'00"E 21.21
C10	15.00	34°13'55"	8.96	N74°33'02"E 8.83
C11	15.00	22°10'19"	5.80	N46°20'55"E 5.77
C12	60.00	66°43'30"	69.87	S68°37'31"W 65.99
C13	60.00	47°09'50"	49.39	N54°25'49"W 48.01

CURVE TABLE

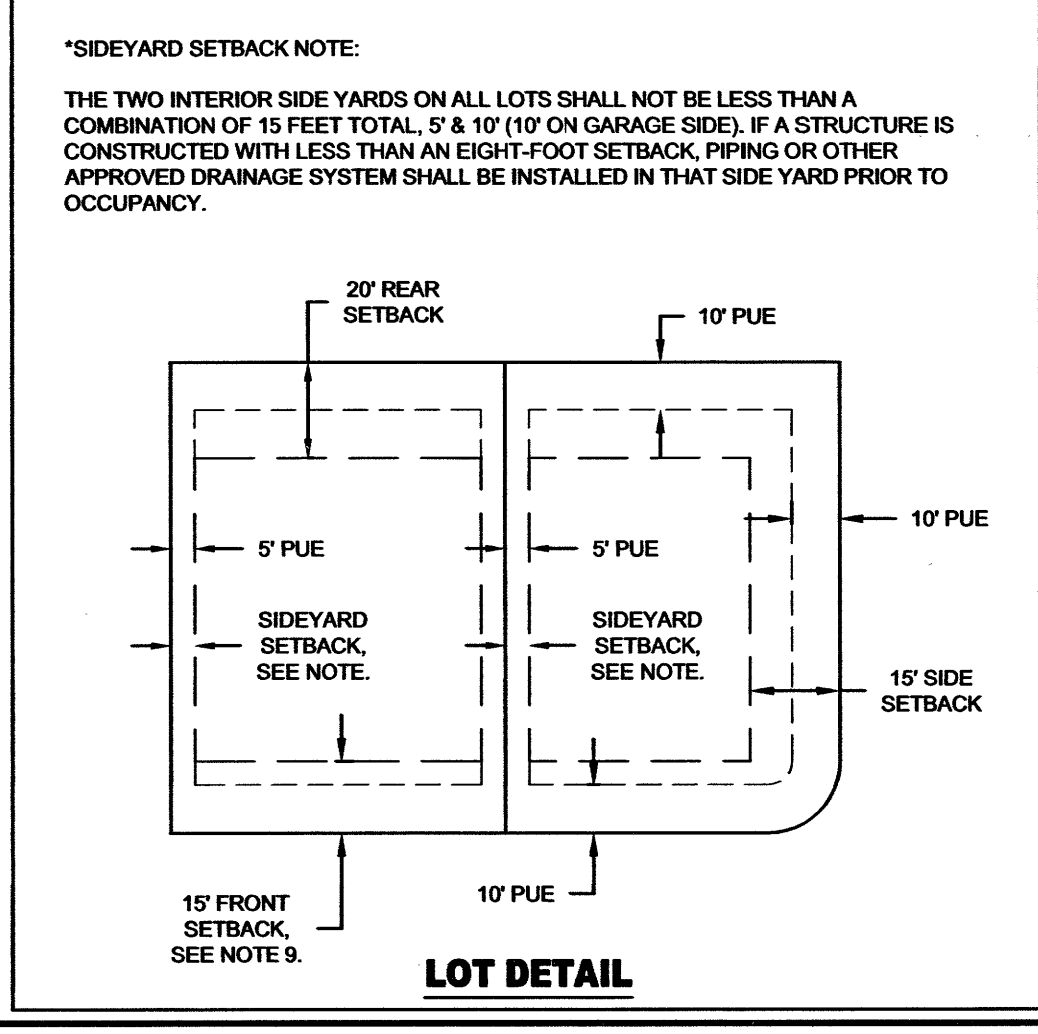
CURVE	RADIUS	DELTA	LENGTH	CHORD
C14	60.00	60°00'00"	62.83	N0°50'54"W 60.00
C15	60.00	60°00'00"	62.83	N59°09'06"E 60.00
C16	60.00	58°55'09"	61.70	S61°23'20"E 59.02
C17	15.00	52°10'27"	13.66	N58°00'59"W 13.19
C18	15.00	4°13'48"	1.11	N86°13'06"W 1.11
C19	15.00	90°00'00"	23.56	S46°40'00"W 21.21
C20	15.00	56°24'14"	14.77	N63°27'53"E 14.18
C21	60.00	292°48'29"	306.63	N1°40'00"E 66.40
C22	15.00	56°24'14"	14.77	N60°07'53"W 14.18

TABLATIONS

16487

TOTAL SITE ACREAGE	13.13
TOTAL ACREAGE IN LOTS	10.03
TOTAL ACREAGE IN OPEN SPACE	0.00
TOTAL ACREAGE IN PUBLIC STREETS	3.10
TOTAL NUMBER OF LOTS	49
AVERAGE LOT SIZE	8,916 SF (0.20 ACRES)
LARGEST LOT SIZE	19,412 SF
SMALLEST LOT SIZE	6,881 SF
OVERALL DENSITY	3.73 UNITS PER ACRE

- ### NOTES
- SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.)
 - 1# REBAR & CAP TO BE SET AT ALL LOT CORNERS
 - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - 12% MAX. SLOPES ON DRIVEWAYS.
 - TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
 - EACH LOT WILL REQUIRE A SOILS REPORT PRIOR TO OBTAINING A BUILDING PERMIT.
 - LOTS WITH SLOPE EXCEEDING 2% 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.



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 TARRJFF

Wesley Clifford 2/19/19
 DIRECT COMMUNICATIONS DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE 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 AT 1-800-366-8532

APPROVED THIS 14th DAY OF Feb. 2019

DOMINION ENERGY GAS COMPANY
 BY: *Wesley Clifford*
 TITLE: *AS ACCOUNT SUPPORT REP*

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-803(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 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 RECORD 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

Mark Spivey 2/16/19
 ROCKY MOUNTAIN POWER DATE

SUNSET RIDGE

PHASE A PLAT "6"

SUBDIVISION
 EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 60' FEET

ENT. 22189-2019 Map # 16487
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2019 Mar 19 12:43 PM FEE \$75.00 BY SR
 RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, 2/19/19
 NOTARY PUBLIC SEAL: CHRISTOPHER TODD, No. 248652, 5-15-19
 CITY-COUNTY ENGINEER SEAL: TRISTY S. B. 2/19/19
 COUNTY-RECORDER SEAL: JEFFERY SMITH, No. 16487, 2019 Mar 19 12:43 PM FEE \$75.00 BY SR

This form approved by Utah County and the municipalities therein.

SEC. 25-5-2W-10-028