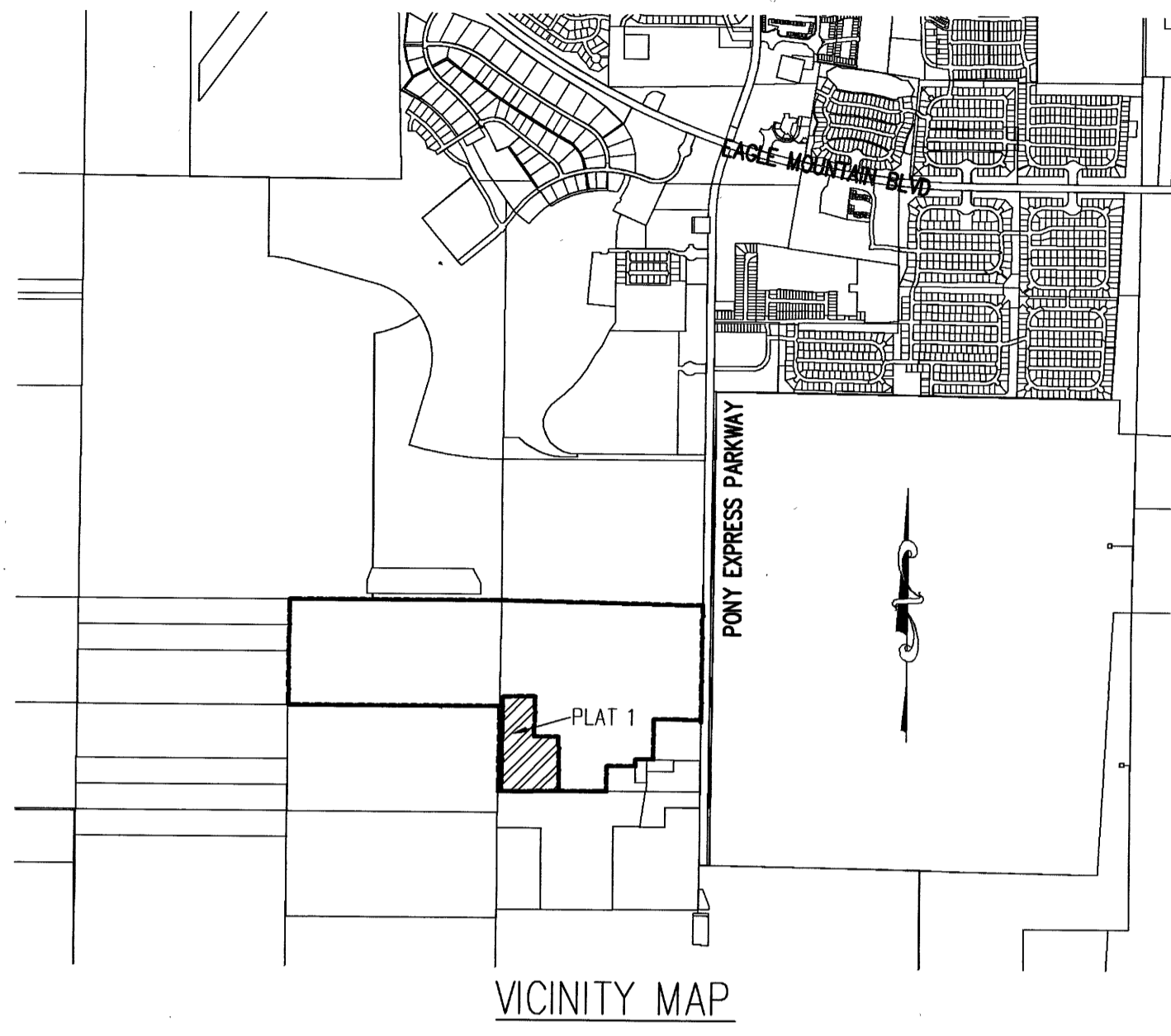


# SWEETWATER INDUSTRIAL PHASE A PLAT 1



VICINITY MAP

**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.  
*Wanda Clifford* 1/20/2021  
 DIRECT COMMUNICATIONS DATE

**DOMINION ENERGY**  
 Dominion Energy approves this plat solely for the purposes 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 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 Energy's Right-of-way department at 1-800-366-8532.  
 Approved this 21 day of January, 2021 Dominion Energy  
 By *Quincy Eldredge*  
 Title *Pre-Com*

**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 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  
 (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 Edward* 1/20/21  
 ROCKY MOUNTAIN POWER DATE

**LOT DRAINAGE NOTES:**  
 1. EACH LOT WILL RETAIN ITS OWN STORM RUNOFF. STORM RUNOFF IN THE ROADWAYS WILL BE CONVEYED UNDETAINED TO THE EXISTING 54" STORM DRAIN PIPE LOCATED IN 1020 EAST.

FUTURE DEVELOPMENT AREA  
 MONTE VISTA RANCH  
 59:056:0039

**PHASE A PLAT 1 CALCULATIONS**

TOTAL ACREAGE:	16.722 ACRES
BUILDABLE ACREAGE:	16.722 ACRES
TOTAL ACREAGE IN LOTS:	15.285 ACRES
RIGHT-OF-WAY AREA:	1.437 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	332,918 SF / 7.643 ACRES
LARGEST LOT SIZE:	441,700 SF / 10.140 ACRES
SMALLEST LOT SIZE:	224,135 SF / 5.145 ACRES
OVERALL DENSITY:	0.12 LOTS/ACRE
TOTAL # OF LOTS:	2 LOTS

**SETBACK NOTES:**

FRONT SETBACK = 25'  
 SIDE SETBACK = 50' (SIDE SETBACK CAN BE ZERO NEXT TO OTHER INDUSTRIAL PROPERTIES)  
 REAR SETBACK = 20'  
 NO BUILDING SHALL BE CLOSER THAN 10 FEET FROM ANY PRIVATE ROAD, DRIVEWAY, OR PARKING SPACE.

FUTURE DEVELOPMENT AREA  
 MONTE VISTA RANCH  
 59:056:0039

**SURVEYOR'S CERTIFICATE**

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY 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 IN LOTS, BLOCKS, STREETS, AND EASEMENTS 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.  
 Jan. 19, 2021  
 DATE  
*Aaron D. Thomas*  
 AARON D. THOMAS (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 00°46'27" EAST ALONG SECTION LINE 266.50 FEET AND NORTH 89°39'38" EAST 38.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;  
 THENCE NORTH 00°46'27" EAST A DISTANCE OF 1195.60 FEET; THENCE NORTH 89°50'46" EAST A DISTANCE OF 447.66 FEET; THENCE SOUTH 00°46'27" WEST A DISTANCE OF 507.02 FEET; THENCE NORTH 89°39'38" EAST A DISTANCE OF 275.11 FEET; THENCE SOUTH 00°20'22" EAST A DISTANCE OF 687.00 FEET; THENCE SOUTH 89°39'38" WEST A DISTANCE OF 736.15 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 728,414 SQUARE FEET OR 16.7221 ACRES, MORE OR LESS.  
 BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

**EAGLE MOUNTAIN CITY PLAT 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.  
 OWNER(S):  
 PRINTED NAME OF OWNER  
 AUTHORIZED SIGNATURE(S)

ENT 368412021 Map # 17559  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2021 FEB 23 10:42 AM FEE \$44.00 BY GS  
 RECORDED FOR EAGLE MOUNTAIN CITY

**EAGLE MOUNTAIN DEVELOPER PLAT 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.  
 OWNER(S):  
 PRINTED NAME OF OWNER  
 AUTHORIZED SIGNATURE(S)

OWNER: Monte Vista Ranch LLC  
 PRINTED NAME TIFFANY WALDO  
*T. Waldo*  
 AUTHORIZED SIGNATURE 1/20/2021

**ACKNOWLEDGMENT**

On the 28 day of January, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.  
 MY COMMISSION EXPIRES 3/4/2024  
 NOTARY PUBLIC SIGNATURE  
 COMMISSION NUMBER 711066  
 PRINTED FULL NAME OF NOTARY FRANCESCA B. KOPEL

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 28 day of January, 2021.  
 APPROVED BY MAYOR  
 APPROVED BY CITY ATTORNEY  
 APPROVED BY ENGINEER (SEE SEAL BELOW)  
 ATTEST BY CITY RECORDER (SEE SEAL BELOW)

17559

FUTURE DEVELOPMENT AREA  
 MONTE VISTA RANCH  
 59:056:0039

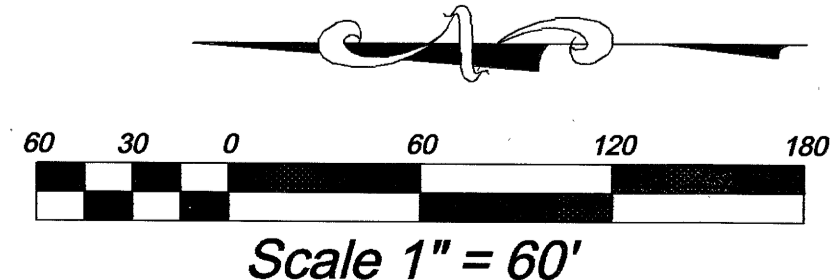
NW COR SEC 24  
 T6S, R2W, SLB&M  
 1976 BRASS CAP

W QTR COR SEC 24  
 T6S, R2W, SLB&M  
 1958 BRASS CAP

**FIRE NOTE:**  
 THREE (3) FIRE HYDRANTS MEET FIC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	19.00	29.48	88°53'11"	26.61	N 45°13'22" E
C2	19.00	30.21	91°8'49"	27.13	N 44°46'58" W



SURVEYOR: AZTEC ENGINEERING INC.  
 732 N. 780 W.  
 AMERICAN FORK, UT. 84003  
 (801) 224-7308

FINAL PLAT 1  
**SWEETWATER INDUSTRIAL PHASE A**  
 SUBDIVISION  
 LOCATED IN THE NW CORNER OF SEC 24, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.  
 EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal: AZTEC ENGINEERING INC. AARON D. THOMAS 1-19-2021  
 Notary Seal: FRANCESCA B. KOPEL  
 City Recorder Seal: ANDREA ALLEN  
 Trustee Seal: TRUSTY STATE OF UTAH  
 Clerk-Recorder Seal: EAGLE MOUNTAIN CITY

SEC 24-6-2W T6-058