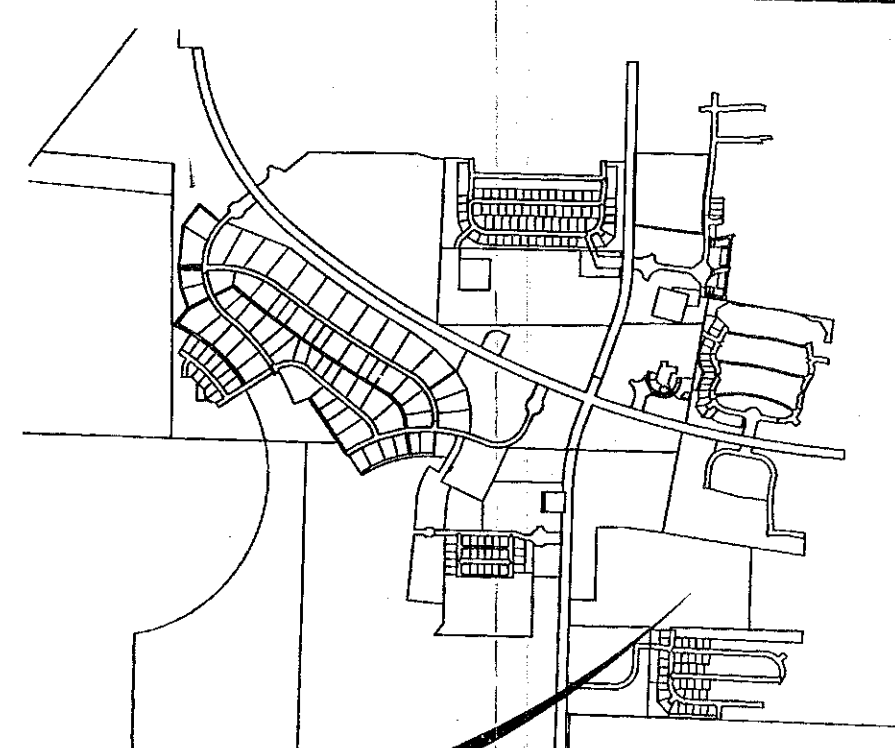
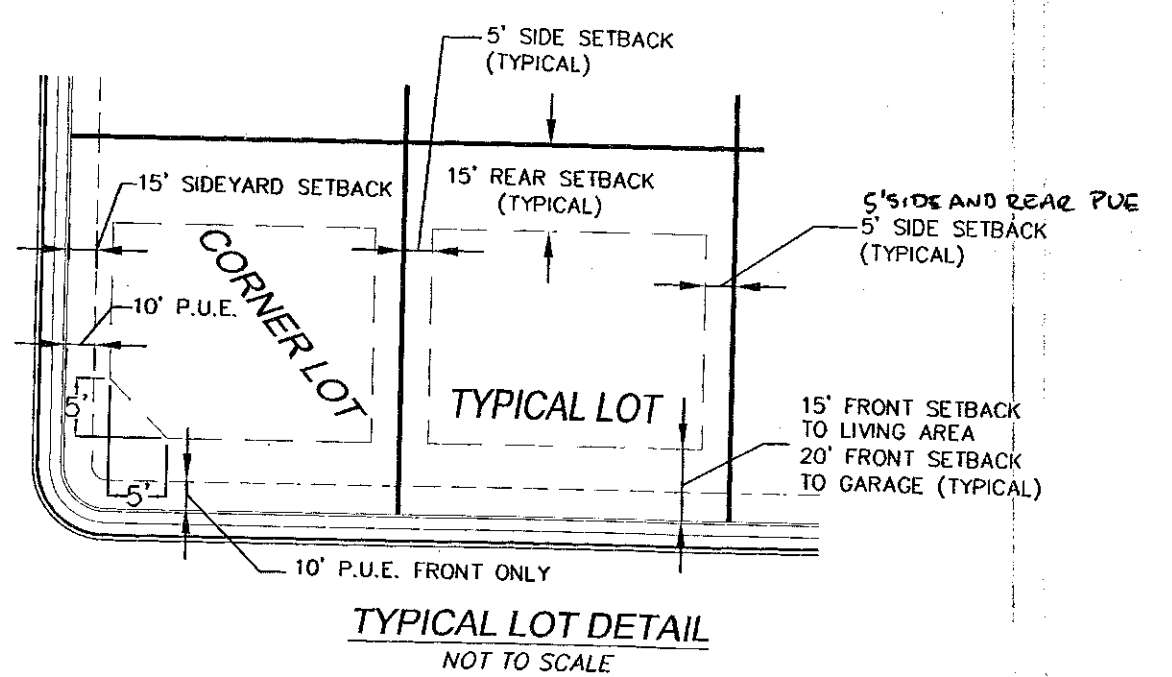


BASIS OF BEARINGS
 NORTH 1/4 CORNER SECTION 13 T6S, R2W, SLB&M
 N89°32'12"W 2666.39'
 N89°32'12"W 1132.07'
 N89°32'12"W 1132.07'
 NORTHEAST CORNER SECTION 13 T6S, R2W, SLB&M



PROJECT LOCATION

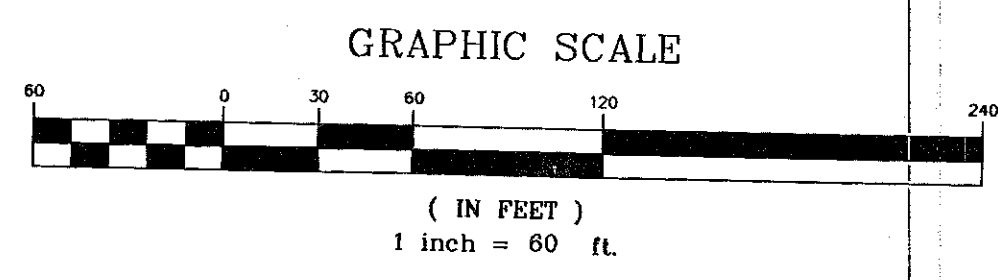
VICINITY MAP N-T-S



TYPICAL LOT DETAIL NOT TO SCALE

EXISTING REGIONAL DETENTION POND MONTE VISTA RANCH, LC ENTRY NO. 37003-02

NOTE: SEE RECORDED CC&R'S FOR SPECIAL STANDARDS



TOTAL AREA	3.986 ACRES
27 LOTS	3.116 ACRES
ROW DEDICATION	0.87 ACRES
AVERAGE LOT SIZE	0.12 ACRES
OPEN SPACE	0.00 ACRES

DEVELOPER/OWNER
 TI MORTGAGE COMPANY
 ATTN: TIFFANY WALDEN
 TEL: 801-403-9197
 1757 E AMERICAN WAY #1
 EAGLE MOUNTAIN, UT 84005

H&H
ENGINEERING AND SURVEYING, INC.
 42 NORTH 200 EAST, STE 1
 AMERICAN FORK, UT 84003
 TEL: (801) 756-2488 FAX: (801) 756-3499

SURVEYOR'S CERTIFICATE
 I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 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 INTO 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 TO THE BEST OF MY KNOWLEDGE.
 Victor E. Hansen
 VICTOR E. HANSEN RLS 176695 DATE June 15, 2015

BOUNDARY DESCRIPTION
 A PARCEL OF LAND IN THE WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE N89°32'12"W 1132.07' FLET ALONG THE NORTH LINE OF SAID SECTION 13; THENCE SOUTH 884.79 FEET TO THE POINT OF BEGINNING; THENCE S82°04'01"E 237.82 FEET; THENCE S00°27'08"W 320.69 FEET; THENCE N19°32'52"W 100.00 FEET; THENCE S00°27'08"W 100.00 FEET; THENCE S89°32'52"E 100.00 FEET; THENCE S00°27'08"W 300.00 FEET; THENCE N89°32'52"W 100.00 FEET; THENCE N85°21'40"W 51.14' FLET; THENCE N89°32'33"W 100.00 FEET; THENCE N00°27'08"E 597.61 FEET; THENCE N12°53'51"E 51.20 FEET; THENCE N07°55'59"E 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.986 ACRES, MORE OR LESS.

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, RESERVATION 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: Tiffany Walden AUTHORIZED SIGNATURE(S): [Signature]
TI Mortgage Company

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 23rd DAY OF September, 2015, 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 8-1-19
684011
 COMM. SSION NUMBER
 NOTARY PUBLIC SIGNATURE: [Signature]
 PRINTED FULL NAME OF NOTARY: Karen Weeks

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 4 DAY OF January, 2015.
 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]

SWEETWATER PLAT 5
 A RESIDENTIAL SUBDIVISION
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 WEST 1/2 OF THE NE 1/4 OF SECTION 13 T6S R2W, SLB&M

SEALS: NOTARY PUBLIC SEAL (KAREN WEEKS), CITY-COUNTY ENGINEER SEAL (CHRISTOPHER TOB), CLERK-RECORDER SEAL (EAGLE MOUNTAIN CITY), SURVEYOR SEAL (VICTOR E. HANSEN).

ADDRESS

LOT 501	3699 N	LOT 515	1805 E
LOT 502	3709 N	LOT 516	1811 E
LOT 503	3719 N	LOT 517	3814 N
LOT 504	3729 N	LOT 518	3804 N
LOT 505	3739 N	LOT 519	3794 N
LOT 506	3749 N	LOT 520	3784 N
LOT 507	3755 N	LOT 521	3774 N
LOT 508	3763 N	LOT 522	3748 N
LOT 509	3771 N	LOT 523	3738-N
LOT 510	3779 N	LOT 524	3728 N
LOT 511	3787 N	LOT 525	3718 N
LOT 512	3795 N/1792 E	LOT 526	3708 N
LOT 513	1791 E	LOT 527	3698 N
LOT 514	1799 E		

FUTURE RESIDENTIAL DEVELOPMENT MONTE VISTA RANCH, LC ENTRY NO. 37003-02

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	143.30	99.50	82°31'09"	N40°48'27"W	131.23
C2	44.00	150.50	16°45'09"	S73°41'27"E	43.85
C3	10.93	15.00	41°44'49"	N86°11'17"W	10.69
C4	138.76	60.00	132°30'30"	S40°48'27"E	109.84
C5	10.93	15.00	41°44'49"	S4°34'24"W	10.69
C6	44.00	150.50	16°45'09"	S7°55'27"E	43.85
C7	22.01	150.50	8°22'52"	S77°52'35"E	21.99
C8	21.99	150.50	8°22'17"	S69°30'01"E	21.97
C9	8.46	60.00	8°04'47"	N76°58'42"E	8.45
C10	34.20	60.00	32°39'33"	S82°39'08"E	33.74
C11	29.62	60.00	28°16'59"	S52°10'52"E	29.32
C12	29.62	60.00	28°16'59"	S23°53'53"E	29.32
C13	36.86	60.00	35°12'12"	S7°50'42"W	36.29
C14	3.40	15.00	12°37'21"	S85°38'38"W	3.34
C15	7.53	15.00	28°46'28"	S1°54'47"E	7.45
C16	132.10	99.50	76°04'05"	N44°01'59"W	122.61
C17	11.20	99.50	6°21'04"	N02°46'24"W	11.20

SWEETWATER PLAT 2

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.
 Date: 9-23-15

Rocky Mountain Power Approval
 Pursuant to Utah Code Ann. 854-3-27 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.
 Date: 9-23-15

Questar Gas Approval
 Questar 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 acceptance, approval or acknowledgment of any terms or conditions of 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 1-800-366-6532.
 Approved this 15 day of September, 2015.

2015-09-23