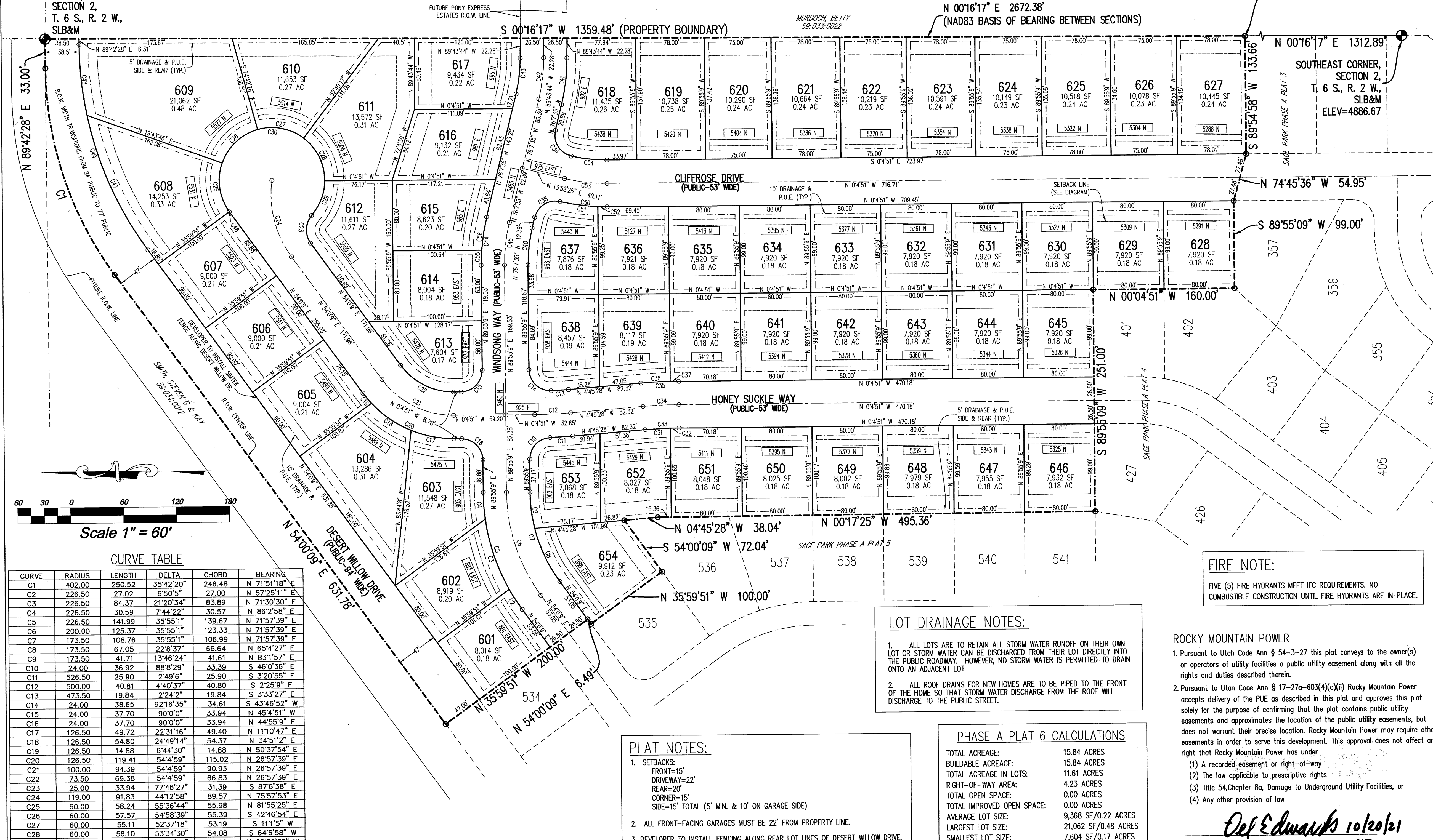
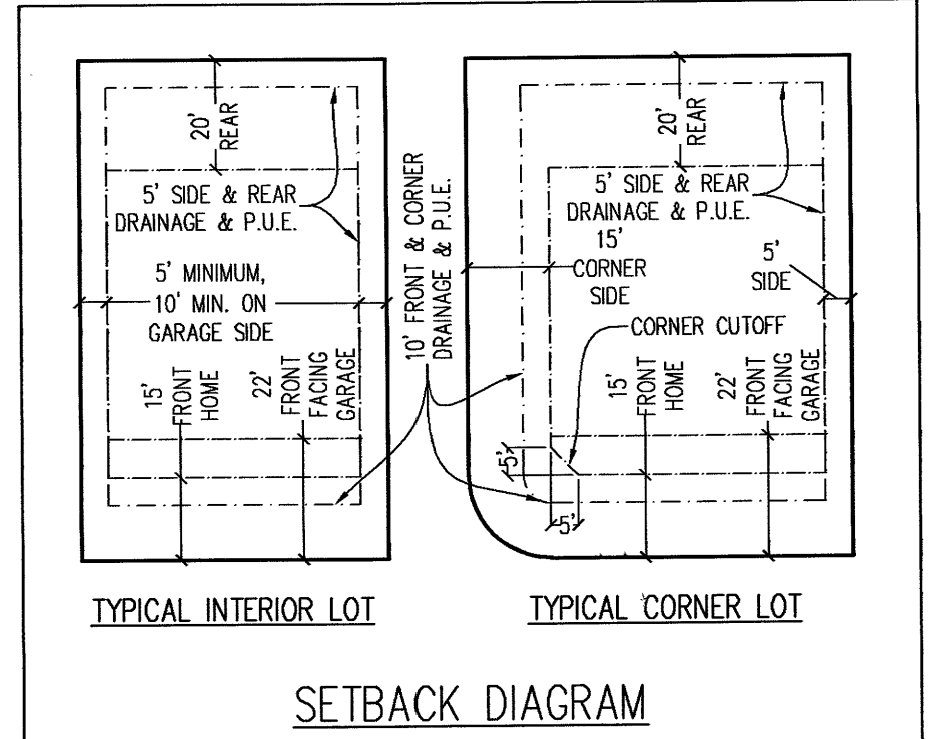
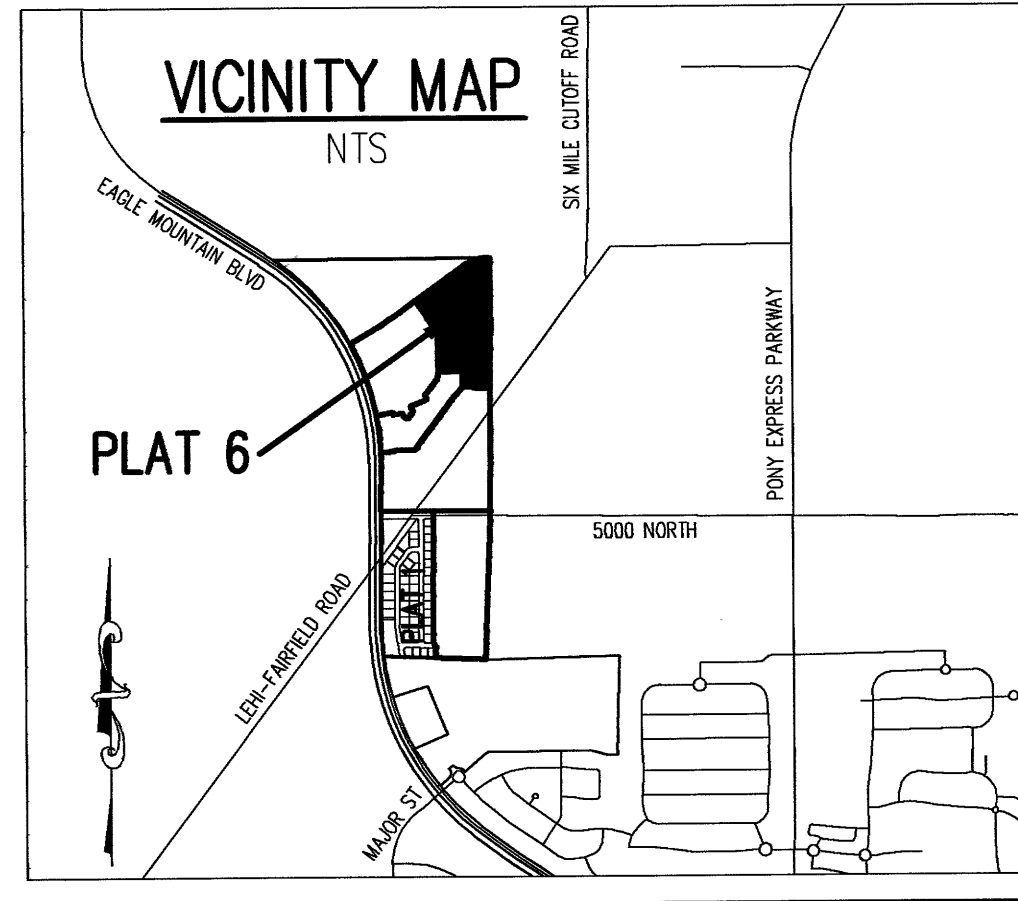


SAGE PARK PHASE A PLAT 6

EAST 1/4 CORNER, SECTION 2, T. 6 S., R. 2 W., S.L.B.&M.



CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	402.00	250.52	35°42'20"	246.48	N 71°51'18" E
C2	226.50	27.02	6°50'5"	27.00	N 57°25'11" E
C3	226.50	84.37	21°20'34"	83.89	N 71°30'30" E
C4	226.50	30.59	7°44'22"	30.57	N 86°2'58" E
C5	226.50	141.99	35°55'1"	139.67	N 71°57'39" E
C6	200.00	125.37	35°55'1"	123.33	N 71°57'39" E
C7	173.50	108.76	35°55'1"	106.99	N 71°57'39" E
C8	173.50	67.05	22°8'57"	66.84	N 65°4'27" E
C9	173.50	41.71	13°46'24"	41.61	N 83°1'57" E
C10	24.00	36.92	88°8'29"	33.39	S 46°0'36" E
C11	526.50	25.90	2°49'6"	25.90	S 3°20'55" E
C12	500.00	40.81	4°40'37"	40.80	S 2°25'9" E
C13	473.50	19.84	2°24'2"	19.84	S 3°33'27" E
C14	24.00	38.65	92°16'35"	34.61	S 43°46'52" W
C15	24.00	37.70	90°0'0"	33.94	N 45°4'51" W
C16	24.00	37.70	90°0'0"	33.94	N 44°55'9" W
C17	126.50	49.72	22°31'16"	49.40	N 11°10'47" E
C18	126.50	54.80	24°49'14"	54.37	N 34°51'2" E
C19	126.50	14.88	6°44'30"	14.88	N 50°37'54" E
C20	126.50	119.41	54°4'59"	115.02	N 26°57'39" E
C21	100.00	94.39	54°4'59"	90.93	N 26°57'39" E
C22	73.50	69.38	54°4'59"	66.84	N 26°57'39" E
C23	28.00	33.94	77°46'27"	31.39	S 87°6'38" E
C24	119.00	91.83	44°12'58"	89.57	N 75°57'53" E
C25	60.00	58.24	55°36'44"	55.98	N 81°55'25" E
C26	60.00	57.57	54°58'39"	55.39	S 42°46'54" E
C27	60.00	55.11	52°37'18"	53.19	S 11°1'5" W
C28	60.00	56.10	53°34'30"	54.08	S 64°6'58" W
C29	60.00	42.80	40°52'22"	41.90	N 68°39'35" W
C30	60.00	269.94	257°46'27"	93.41	S 2°53'22" W
C31	473.50	28.83	3°29'19"	28.83	S 30°48' E
C32	473.50	9.82	1°11'18"	9.82	S 0°40'30" E
C33	473.50	38.65	4°40'37"	38.64	S 2°25'9" E
C34	500.00	40.81	4°40'37"	40.80	S 2°25'9" E
C35	526.50	42.98	4°40'37"	42.97	S 2°25'9" E
C36	526.50	33.16	3°36'30"	33.15	S 2°25'11" E
C37	526.50	9.82	1°11'18"	9.82	S 0°36'54" E
C38	24.00	37.57	89°40'59"	33.85	S 31°17'6" E
C39	24.00	37.92	90°31'52"	34.10	S 58°36'29" W
C40	173.50	42.26	13°57'15"	42.15	S 83°6'13" W
C41	226.50	53.77	13°36'9"	53.65	S 82°55'40" E
C42	200.00	47.48	13°36'9"	47.37	S 82°55'40" E
C43	173.50	41.19	13°36'9"	41.09	S 82°55'40" E
C44	226.50	55.16	13°57'15"	55.03	N 83°6'13" W
C45	200.00	48.71	13°57'15"	48.59	N 83°6'13" W
C46	60.00	0.12	0°6'54"	0.12	S 54°3'36" W
C47	400.00	168.46	24°7'49"	167.22	N 66°4'3" E
C48	400.00	80.81	11°34'31"	80.67	N 83°55'13" E
C49	400.00	249.27	35°42'20"	245.26	N 71°51'18" E
C50	226.50	53.36	10°58'14"	53.78	S 84°4'16" W
C51	226.50	43.36	10°58'14"	43.29	S 84°4'16" W
C52	226.50	10.55	2°40'11"	10.55	S 11°5'15" W
C53	200.00	48.71	13°57'15"	48.59	S 65°3'47" W
C54	173.50	40.65	13°25'23"	40.55	S 63°7'51" W
C55	226.50	16.99	4°17'53"	16.99	S 87°55'54" E
C56	226.50	38.17	9°39'23"	38.13	S 80°57'17" E



LOT DRAINAGE NOTES:

- ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN INTO AN ADJACENT LOT.
- ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

PLAT NOTES:

- SETBACKS:
FRONT=15'
DRIVEWAY=22'
REAR=20'
CORNER=15'
SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
- ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
- DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF DESERT WILLOW DRIVE.

PHASE A PLAT 6 CALCULATIONS

TOTAL ACREAGE:	15.84 ACRES
BUILDABLE ACREAGE:	15.84 ACRES
TOTAL ACREAGE IN LOTS:	11.61 ACRES
RIGHT-OF-WAY AREA:	4.23 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	9,368 SF/0.22 ACRES
LARGEST LOT SIZE:	21,062 SF/0.48 ACRES
SMALLEST LOT SIZE:	7,604 SF/0.17 ACRES
OVERALL DENSITY:	3.41 LOTS/ACRE
TOTAL # OF LOTS:	54 LOTS

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 20 day of October, 2021

By: *Pre-Com*
Title: *Pre-Com*

ROCKY MOUNTAIN POWER

- 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.
- 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 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:
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

Def Edwards 10/20/21
ROCKY MOUNTAIN POWER DATE

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.1Tariff.

Maurice Clufford 10/20/21
DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE
I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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.

DATE: Oct. 6, 2021
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 1312.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE THE FOLLOWING EVEN (11) COURSES AND DISTANCES ALONG THE NORTHERLY BOUNDARY OF SAGE PARK PHASE A PLATS 3 & 4 AND THE EASTERLY BOUNDARY OF SAGE PARK PHASE A PLAT 5 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER: 1) SOUTH 89°54'58" WEST 133.66 FEET, 2) NORTH 74°45'36" WEST 54.95 FEET, 3) SOUTH 89°55'09" WEST 99.00 FEET, 4) NORTH 00°04'51" WEST 160.00 FEET, 5) SOUTH 89°55'09" WEST 251.00 FEET, 6) NORTH 00°17'25" WEST 495.36 FEET, 7) NORTH 04°45'28" WEST 38.04 FEET, 8) SOUTH 54°00'09" WEST 72.04 FEET, 9) NORTH 35°59'51" WEST 100.00 FEET, 10) NORTH 54°00'09" EAST 6.49 FEET, 11) NORTH 35°59'51" WEST 200.00 FEET; THENCE NORTH 54°00'09" EAST 631.78 FEET; THENCE ALONG THE ARC OF A 402.00 FOOT RADIUS CURVE TO THE RIGHT 250.52 FEET THROUGH A CENTRAL ANGLE OF 35°42'20" (CHORD BEARS NORTH 71°51'18" EAST 246.48 FEET); THENCE NORTH 89°42'28" EAST 33.00 FEET; THENCE SOUTH 00°16'17" WEST ALONG SECTION LINE A DISTANCE OF 1359.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 689,969 S.F. OR 15.840 ACRES, MORE OR LESS

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: ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 16 9:37 am FEE 158.00 BY TR
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S):

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): PATTERSON CONSTRUCTION, INC
PRINTED NAME OF OWNER: James K. Patterson, President
10/27/2021

AUTHORIZED SIGNATURE(S):

ACKNOWLEDGMENT
On the 27th day of October, 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: 01-08-2024
709876
COMMISSION NUMBER

Julie Ann Allen
NOTARY PUBLIC SIGNATURE
PRINTED FULL NAME OF NOTARY

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 7th day of December, 2021.

APPROVED BY MAYOR: *Chris Tandy*
APPROVED BY CITY ATTORNEY: *Chris Tandy*
APPROVED BY ENGINEER (SEE SEAL BELOW): *Chris Tandy*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *Julie Ann Allen*

FINAL PLAT 6
SAGE PARK PHASE A
SUBDIVISION
LOCATED IN THE SE CORNER OF SEC 2, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

Notary Public Seal: *Julie Ann Allen*
Professional Engineer Seal: *Christopher Todd*
Clerk-Recorder Seal: *Julie Ann Allen*

STATE OF UTAH
AARON D. THOMAS
10-6-21
COMM. EXP. 01-08-2024

STATE OF UTAH
JULIE ANN ALLEN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 709876
COMM. EXP. 01-08-2024

STATE OF UTAH
CHRISTOPHER TODD
PROFESSIONAL ENGINEER
NO. 261052
COMM. EXP. 01-08-2024

STATE OF UTAH
JULIE ANN ALLEN
CLERK-RECORDER
NO. 1000000000
COMM. EXP. 01-08-2024

Sec. 2, T. 6S, R. 2W, S.L.B.&M., T. 038, AN