

VICINITY MAP

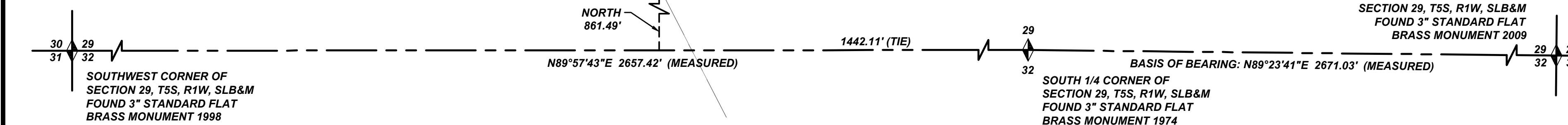
- NOTES:**
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
 - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

SITE TABULATIONS

- TOTAL # OF LOTS: 16 LOTS
- TOTAL ACREAGE: 36.72 ACRES
- TOTAL ACREAGE IN LOTS: 5.73 ACRES
- TOTAL COMMON AREA: 29.98 ACRES
- TOTAL AREA IN ROW: 1.01 ACRES
- TOTAL ASPHALT AREA: 28,341 SQFT.
- AVERAGE LOT SIZE: 15,602 SQFT.
- LARGEST LOT SIZE: 31,824 SQFT.
- SMALLEST LOT SIZE: 6,800 SQFT.
- OVERALL DENSITY: 0.44 UNITS/ACRE



PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 4900 HIGHLAND DRIVE
 MIDVALE, UTAH 84047 PH: (801) 352-5407
 www.focusutah.com

PREPARED FOR
BACH HOMES
 11650 SOUTH STATE STREET SUITE 300
 DRAPER, UTAH 84020
 PH: 801-727-9500

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.

DIRECT COMMUNICATIONS DATE _____
 ROCKY MOUNTAIN POWER DATE _____

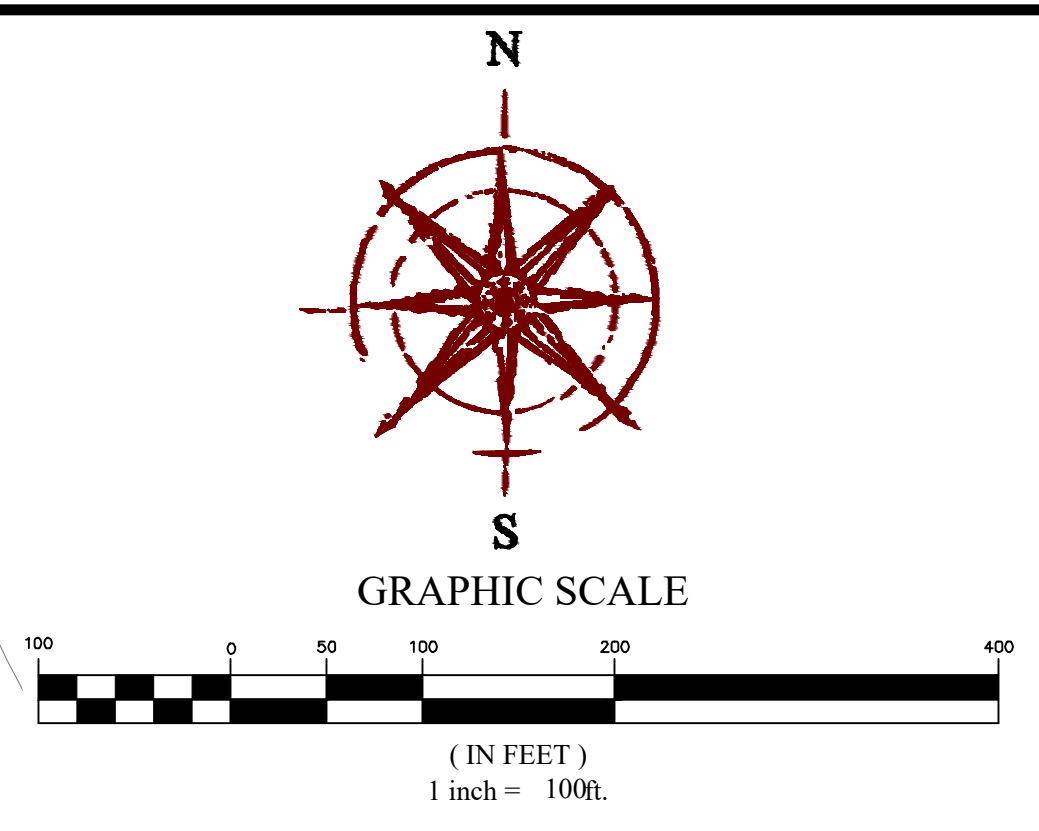
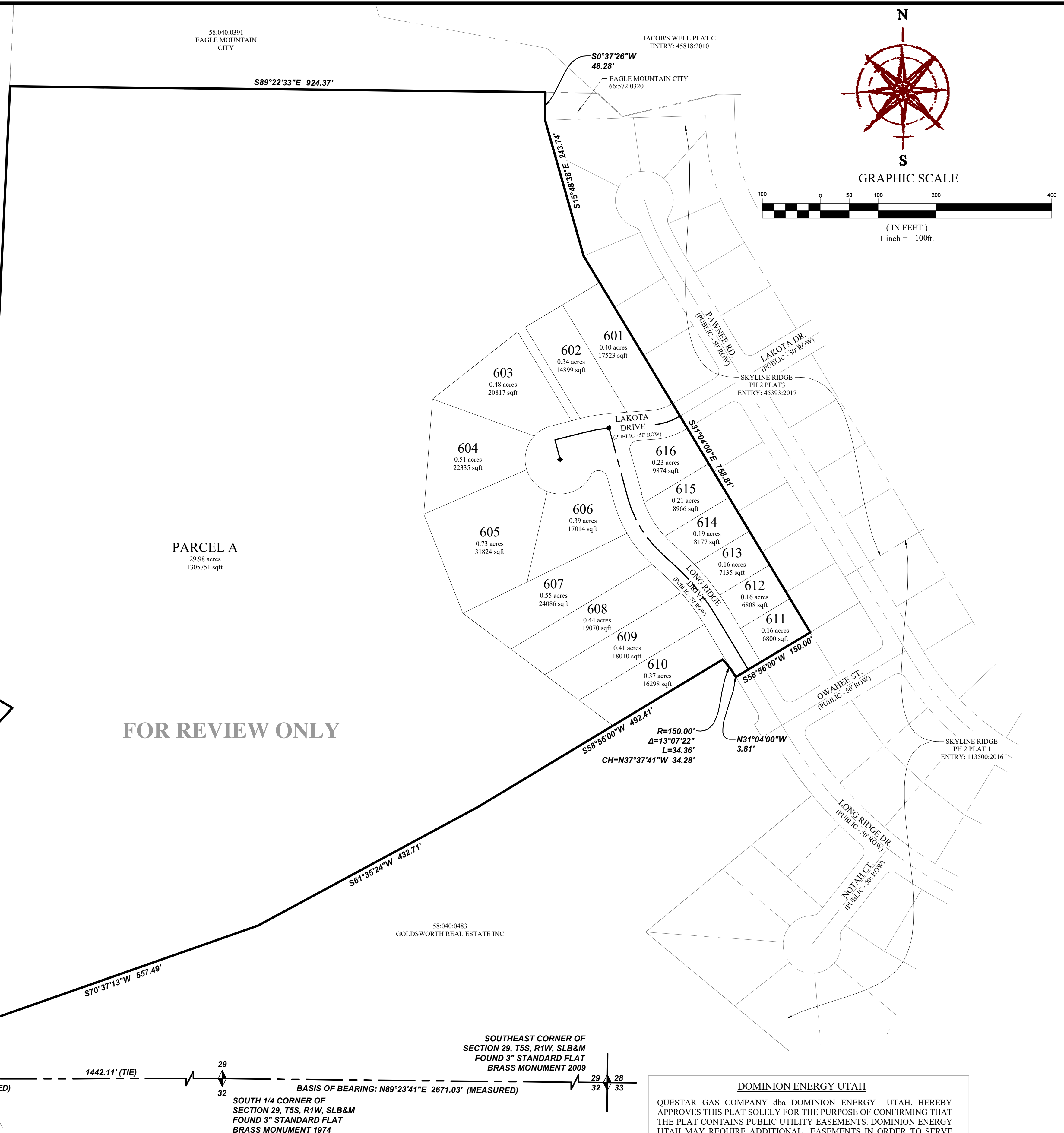
ROCKY MOUNTAIN POWER

- 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)(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
 - 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

QUESTAR GAS COMPANY
 dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20____

BY _____
 TITLE _____



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as SKYLINE RIDGE PHASE 6, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

EVAN J. WOOD
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 183395

DATE _____

BOUNDARY DESCRIPTION

A parcel of land located in the SW1/4 and SE1/4 of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being a part of that land described in that certain Warranty Deed recorded January 15, 2016 as Entry No. 4405:2016 in the office of the Utah County Recorder, more particularly described:

Beginning at a point located on the Easterly deed line described in that certain Warranty Deed recorded January 15, 2016 as Entry No. 4405:2016 in the office of the Utah County Recorder, said point also being located along the Section line S89°57'43"W 1442.11 feet and North 861.49 feet from the South Quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being N89°23'41"E between the South Quarter and Southeast Corner of said Section 29); thence along said deed the following five (5) courses: (1) thence N01°06'45"E 461.71 feet; (2) thence N43°04'04"E 136.30 feet; (3) thence N59°44'37"W 62.21 feet; (4) thence N02°43'26"E 1,043.43 feet; (5) thence S89°22'33"E 924.37 feet to the extension of the westerly line of SKYLINE RIDGE PHASE 2 PLAT 3 RESIDENTIAL SUBDIVISION according to the official plat thereof recorded May 10, 2017 as Entry No. 45393:2017 in the office of the Utah County Recorder; thence to and along said plat the following three (3) courses (1) S00°37'26"W 48.28 feet; (2) thence S15°48'38"E 243.74 feet; (3) S31°04'00"E 758.81 feet to the northwesterly line of SKYLINE RIDGE PHASE 2 PLAT 1 RESIDENTIAL SUBDIVISION according to the official plat thereof recorded November 10, 2016 as Entry No. 113500:2016 in the office of the Utah County Surveyor; thence along said plat S58°56'00"W 150.00 feet; thence N31°04'00"W 3.81 feet; thence along the arc of a curve to the left with a radius of 150.00 feet a distance of 34.36 feet through a central angle of 13°07'22" Chord: N37°37'41"W 34.28 feet; thence S58°56'00"W 492.41 feet; thence S61°35'24"W 432.71 feet; thence S70°37'13"W 557.49 feet to the point of beginning.

Contains: 36.72 acres +/-
16 Lots, Parcel A

OWNER'S 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, 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)
_____	_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 S.S.
 COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

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 _____ DAY OF _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) _____ ATTEST BY CITY RECORDER (SEE SEAL BELOW) _____

SKYLINE RIDGE PHASE 2 PLAT 6
 SUBDIVISION
 LOCATED IN THE SW1/4 AND SE1/4 OF SECTION 29, T5S, R1W,
 SALT LAKE BASE & MERIDIAN
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

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