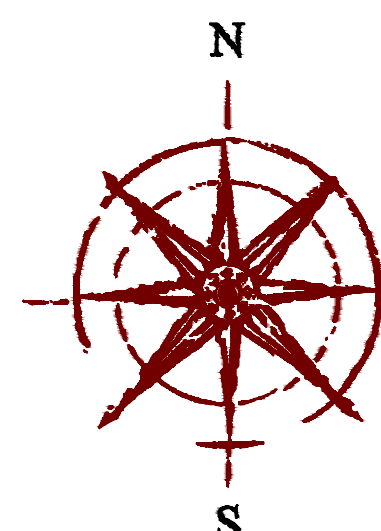
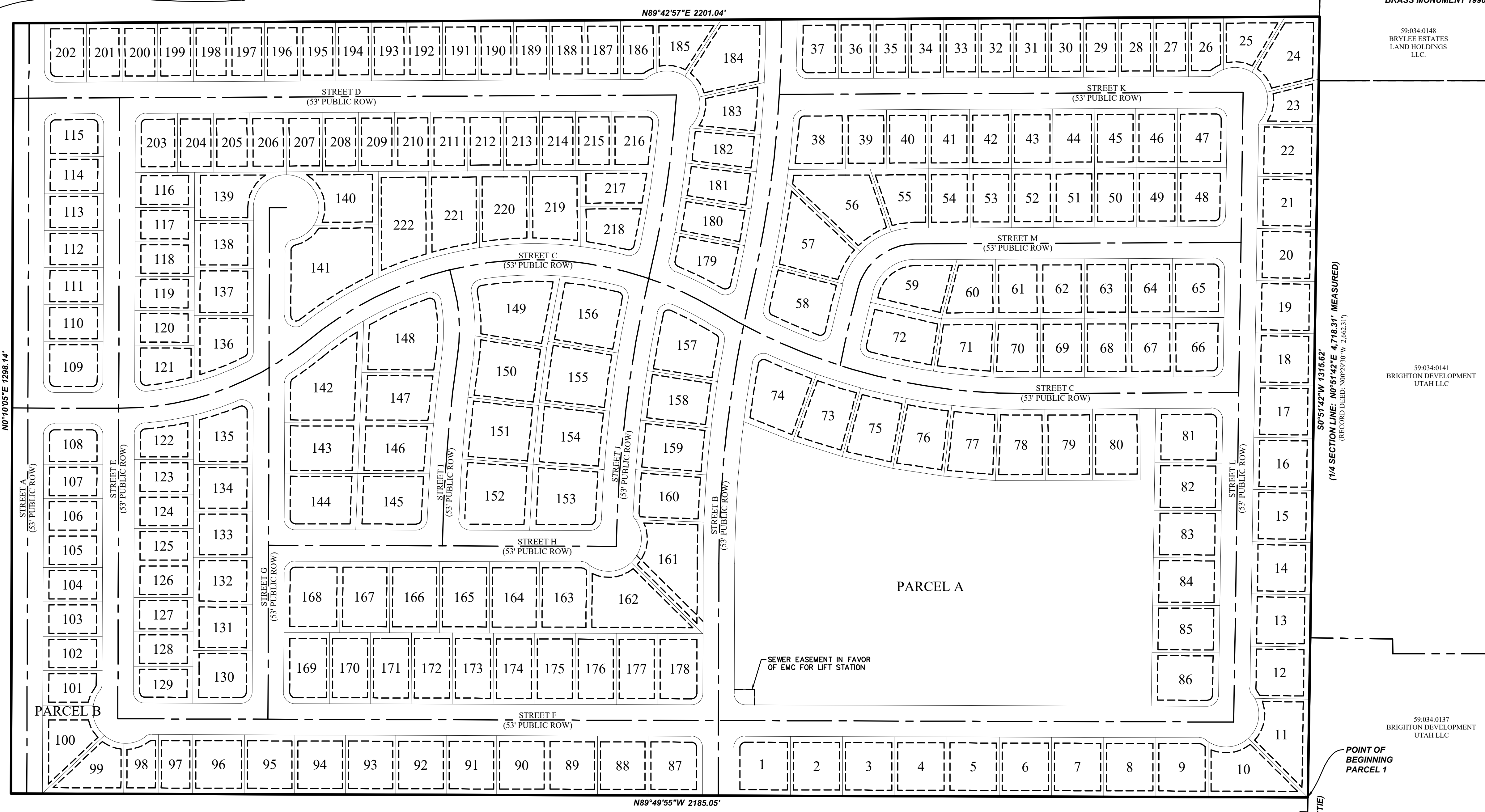


VICINITY MAP  
N.T.S.



GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.



**OVERALL SITE TABULATIONS**

- TOTAL # OF LOTS: 222 LOTS
- TOTAL ACREAGE: 65.79 ACRES
- TOTAL ACREAGE IN LOTS: 42.26 ACRES
- TOTAL OPEN SPACE: 6.61 ACRES OR 287,060 SQFT.
- TOTAL AREA IN ROW: 17.5 ACRES
- TOTAL ASPHALT AREA: 9.75 ACRES
- AVERAGE LOT SIZE: 0.19 ACRES OR 8,252.97 SQFT.
- LARGEST LOT SIZE: 0.46 ACRES OR 20,097.24 SQFT.
- SMALLEST LOT SIZE: 0.12 ACRES OR 5,356.00 SQFT.
- OVERALL DENSITY: 3.37 LOTS/ACRE

**ZONE R2 SITE TABULATIONS**

- TOTAL # OF LOTS: 47 LOTS
- TOTAL ACREAGE IN LOTS: 12.33 ACRES
- AVERAGE LOT SIZE: 0.26 ACRES OR 11,430 SQFT.
- LARGEST LOT SIZE: 0.46 ACRES OR 20,097 SQFT.
- SMALLEST LOT SIZE: 0.21 ACRES OR 9,041 SQFT.
- OVERALL DENSITY: 3.81 LOTS/ACRE

**ZONE R3 SITE TABULATIONS**

- TOTAL # OF LOTS: 87 LOTS
- TOTAL ACREAGE IN LOTS: 16.99 ACRES
- AVERAGE LOT SIZE: 0.20 ACRES OR 8,506 SQFT.
- LARGEST LOT SIZE: 0.33 ACRES OR 14,286 SQFT.
- SMALLEST LOT SIZE: 0.16 ACRES OR 7,000 SQFT.
- OVERALL DENSITY: 5.12 LOTS/ACRE

**ZONE RC SITE TABULATIONS**

- TOTAL # OF LOTS: 88 LOTS
- TOTAL ACREAGE IN LOTS: 12.94 ACRES
- AVERAGE LOT SIZE: 0.15 ACRES OR 6,406 SQFT.
- LARGEST LOT SIZE: 0.30 ACRES OR 12,834 SQFT.
- SMALLEST LOT SIZE: 0.12 ACRES OR 5,356 SQFT.
- OVERALL DENSITY: 6.80 LOTS/ACRE

**SOUTHWEST CORNER OF SECTION 2, T6S, R2W, SLB&M FOUND 3" STANDARD FLAT BRASS MONUMENT 1958**

**BASIS OF BEARING: S89°49'57"E 2,638.98' (MEASURED)**  
(RECORD PER DEPENDENT RESURVEY: S89°50'15"E 2,638.95')  
(RECORD PER BRANDON PARK PHASE 6 PLAT: S89°49'57"E 2,638.89')  
(RECORD DEED: N88°49'00"E 2,638.88')

**SOUTH 1/4 CORNER OF SECTION 2, T6S, R2W, SLB&M FOUND 3" STANDARD FLAT BRASS MONUMENT 2021**

OWNER/DEVELOPER  
CENTURY COMMUNITIES  
10644 SOUTH JORDAN GATEWAY SUITE 300  
SOUTH JORDAN, UTAH 84095  
(385)345-4987  
CONTACT: ANDREW BURBIDGE

**SURVEYOR'S CERTIFICATE**

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, a parcel, streets, and easements, to be hereafter known as CENTURY PINNACLES, 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  
CERTIFICATE NO. 183395

DATE

**BOUNDARY DESCRIPTION**

Beginning at a point located along the Quarter Section Line North 00°51'42" East 275.02 feet from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°49'55" West 2,185.05 feet; thence North 00°10'05" East 1,298.14 feet; thence North 89°42'57" East 2,201.04 feet to the Quarter Section Line; thence along the Quarter Section Line South 00°51'42" West 1,315.62 feet to the point of beginning.

**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, 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) \_\_\_\_\_

**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) \_\_\_\_\_

PRELIMINARY PLAT  
**CENTURY PINNACLES**  
PLAT A

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, T6S, R2W, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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