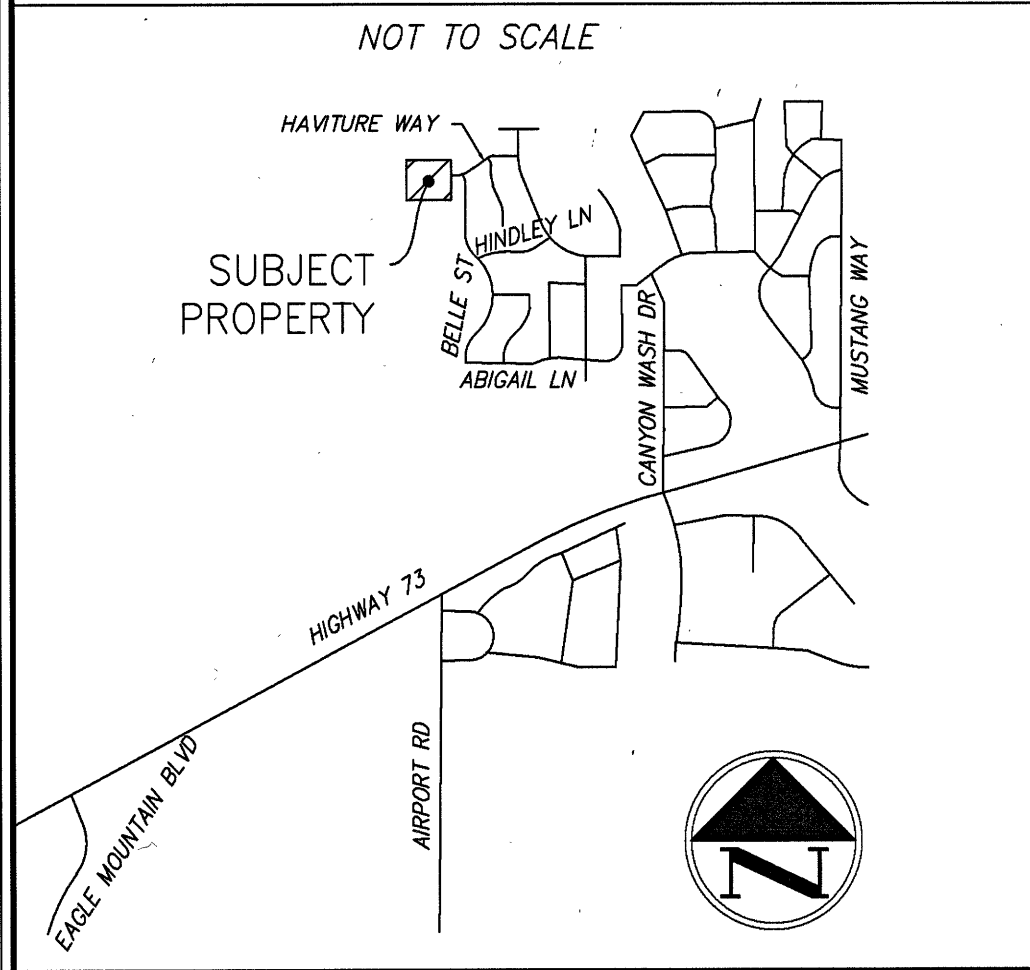


**LOCATION MAP**



**LINE / CURVE TABLE**

#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	9.10'	34°45'57"	15.00'	4.70'	8.96'	S72°25'11"E
C2	9.10'	34°45'57"	15.00'	4.70'	8.96'	N13°03'58"W
C3	21.36'	24°28'34"	50.00'	10.85'	21.20'	S18°12'40"E
C4	75.00'	85°56'37"	50.00'	46.58'	68.16'	S36°59'56"W
C5	39.26'	44°59'33"	50.00'	20.71'	38.26'	N77°31'59"W
C6	37.47'	85°52'50"	25.00'	23.26'	34.06'	S47°15'26"W
C7	135.62'	155°24'44"	50.00'	229.44'	97.71'	S47°15'26"W
C8	75.69'	85°52'50"	50.50'	46.99'	68.80'	S47°15'26"W
L1	50.00'	N85°40'59"W	-	-	-	-
L2	21.65'	N04°19'01"E	-	-	-	-
L3	46.99'	N89°48'09"W	-	-	-	-
L4	46.99'	S04°19'01"W	-	-	-	-

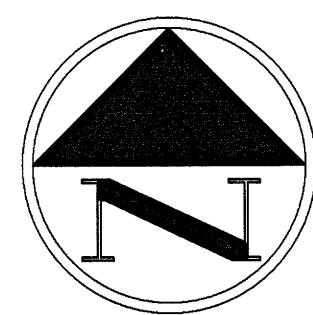
**DOMINION ENERGY UTAH**

QUESTAR GAS COMPANY, d/b/a DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

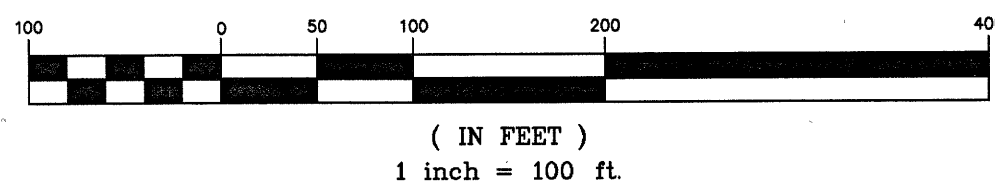
APPROVED THIS 10 DAY OF February, 2024.  
 DOMINION ENERGY  
*[Signature]*  
 TITLE- pre-construction rep II

**LEGEND & ABBREVIATIONS:**

- BOUNDARY LINE
- ROADWAY CENTER LINE
- SECTION/MONUMENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
- EASEMENT, AS NOTED
- LOT LINE
- R.O.W. LINE
- SETBACK LINE
- ◆ PROPOSED STREET MONUMENT
- BOUNDARY CORNER, NOT SET UNLESS NOTED OTHERWISE
- R.O.W. RIGHT OF WAY
- TYP TYPICAL
- MON MONUMENT
- 3389 W LOT ADDRESS
- (R) RADIAL
- (NR) NON RADIAL

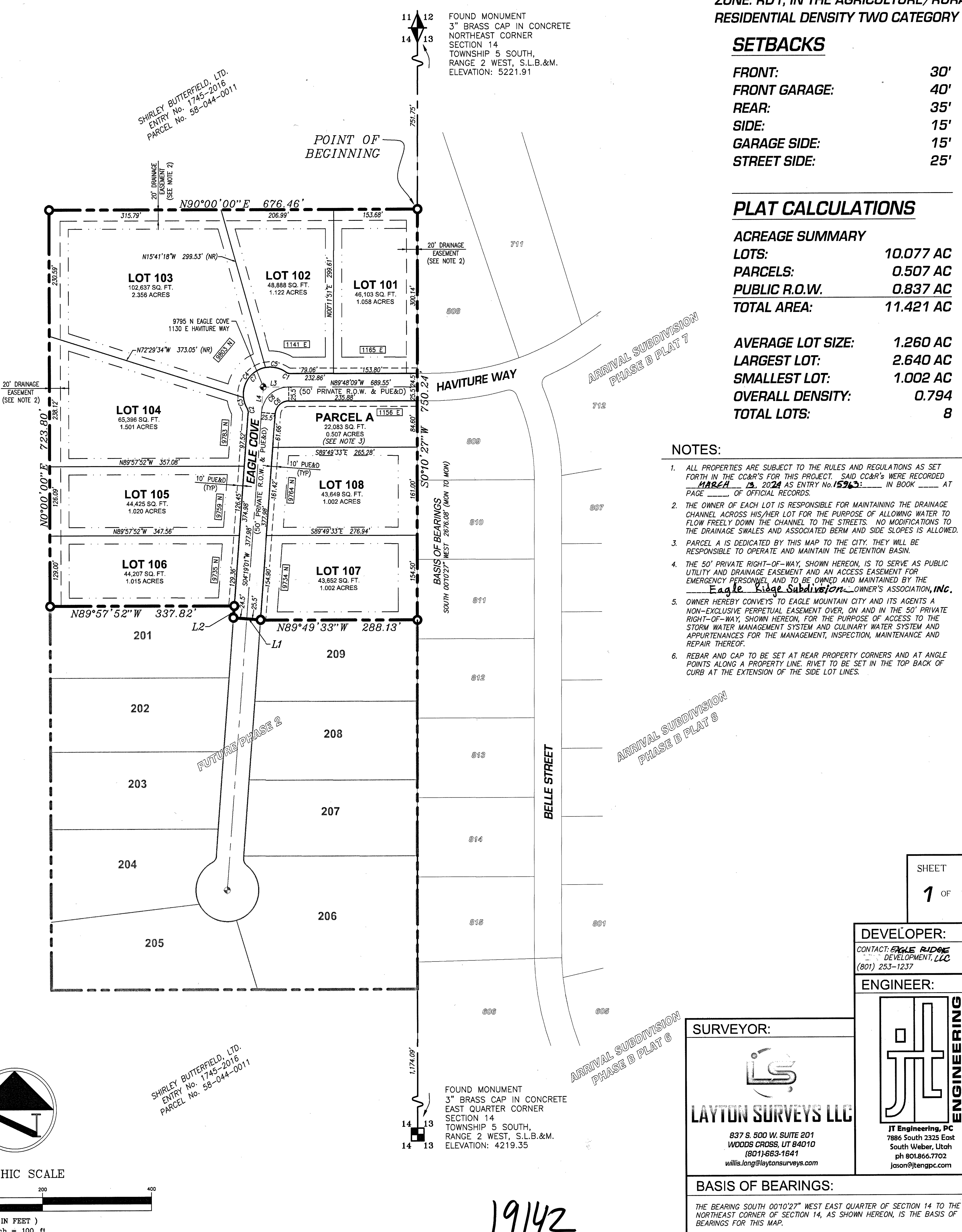


GRAPHIC SCALE



SHIRLEY BUTTERFIELD, LTD.  
 ENTRY No. 1745-2016  
 PARCEL No. 58-044-0011

SHIRLEY BUTTERFIELD, LTD.  
 ENTRY No. 1745-2016  
 PARCEL No. 58-044-0011



**ZONE: RD1, IN THE AGRICULTURE/RURAL RESIDENTIAL DENSITY TWO CATEGORY**

**SETBACKS**

- FRONT: 30'
- FRONT GARAGE: 40'
- REAR: 35'
- SIDE: 15'
- GARAGE SIDE: 15'
- STREET SIDE: 25'

**PLAT CALCULATIONS**

**ACREAGE SUMMARY**  
 LOTS: 10.077 AC  
 PARCELS: 0.507 AC  
 PUBLIC R.O.W.: 0.837 AC  
 TOTAL AREA: 11.421 AC

AVERAGE LOT SIZE: 1.260 AC  
 LARGEST LOT: 2.640 AC  
 SMALLEST LOT: 1.002 AC  
 OVERALL DENSITY: 0.794  
 TOTAL LOTS: 8

**NOTES:**

- ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE CC&R'S FOR THIS PROJECT. SAID CC&R'S WERE RECORDED MARCH 13, 2024 AS ENTRY No. 15263 IN BOOK     AT PAGE     OF OFFICIAL RECORDS.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE CHANNEL ACROSS HIS/HER LOT FOR THE PURPOSE OF ALLOWING WATER TO FLOW FREELY DOWN THE CHANNEL TO THE STREETS. NO MODIFICATIONS TO THE DRAINAGE SWALES AND ASSOCIATED BERM AND SIDE SLOPES IS ALLOWED.
- PARCEL A IS DEDICATED BY THIS MAP TO THE CITY. THEY WILL BE RESPONSIBLE TO OPERATE AND MAINTAIN THE DETENTION BASIN.
- THE 50' PRIVATE RIGHT-OF-WAY, SHOWN HEREON, IS TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT AND AN ACCESS EASEMENT FOR EMERGENCY PERSONNEL AND TO BE OWNED AND MAINTAINED BY THE Eagle Ridge Subdivision - OWNER'S ASSOCIATION, INC.
- OWNER HEREBY CONVEYS TO EAGLE MOUNTAIN CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN THE 50' PRIVATE RIGHT-OF-WAY, SHOWN HEREON, FOR THE PURPOSE OF ACCESS TO THE STORM WATER MANAGEMENT SYSTEM AND CULINARY WATER SYSTEM AND APPURTENANCES FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.
- REBAR AND CAP TO BE SET AT REAR PROPERTY CORNERS AND AT ANGLE POINTS ALONG A PROPERTY LINE. RIVET TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

**SURVEYOR'S CERTIFICATE:**

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO LOTS, PARCELS, AND STREETS.

**PROPERTY DESCRIPTION:**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE, SOUTH 00°10'27" WEST, ALONG THE SECTION LINE COMMON WITH SECTIONS 13 AND 14, A DISTANCE OF 751.75 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, SOUTH 00°10'27" WEST, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 750.24 FEET; THENCE, NORTH 89°49'33" WEST, A DISTANCE OF 288.13 FEET; THENCE, NORTH 85°40'59" WEST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 04°19'01" EAST, A DISTANCE OF 21.65 FEET; THENCE, NORTH 89°57'52" WEST, A DISTANCE OF 337.82 FEET; THENCE, NORTH, A DISTANCE OF 723.80 FEET; THENCE, EAST, A DISTANCE OF 676.46 FEET TO A POINT ON SAID SECTION LINE AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 11.421 ACRES, MORE OR LESS

*Pursuant to Utah Code 10-9a-604(1)(b), the owner conveys the private R.O.W. to the Eagle Ridge Subdivision owner's association, Inc., located at 14572 E. 7900 N. Reno, Bluffdale, UT 84065.*

**OWNERS DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, easements and other public uses as depicted on the plat.

**PLAT 1**  
**EAGLE RIDGE PHASE A, SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 13<sup>th</sup> DAY OF February, A.D. 2024.

*[Signatures]*  
 Eagle Ridge Development, LLC.      Kim Rindlisbacher

**CORPORATE ACKNOWLEDGEMENT:**

STATE OF UTAH } s.s.  
 COUNTY OF UTAH }  
 ON THE 13<sup>th</sup> DAY OF February, A.D. 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, Kim Rindlisbacher, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Eagle Ridge Development, LLC CORPORATION, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID Eagle Ridge Development, LLC COMPANY WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

July 21, 2024      Weker County  
 MY COMMISSION EXPIRES:      NOTARY PUBLIC RESIDING AT:

**ACKNOWLEDGEMENT:**

STATE OF UTAH } s.s.  
 COUNTY OF UTAH }  
 ON THE     DAY OF    , A.D. 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF     IN THE STATE OF    , THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION     IN NUMBER, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT     SIGNED IT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

19142  
 ENT 145033-2024 MAP 19142  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2024 Mar 14 04:12 PM FEE 48.00 BY AC  
 RECORDED FOR EAGLE MOUNTAIN CITY

MY COMMISSION EXPIRES:      NOTARY PUBLIC RESIDING AT:

**ACCEPTANCE BY LEGISLATIVE BODY:**

THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THE 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 11 DAY OF March, A.D. 2024.

*[Signatures]*  
 CITY MANAGER      CITY ATTORNEY

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED *[Signature]* ENGINEER (SEE SEAL BELOW)      ATTEST *[Signature]* CLERK-RECORDER (SEE SEAL BELOW)

**EAGLE RIDGE PHASE A, PLAT 1**  
 SUBDIVISION  
 EAGLE MOUNTAIN CITY      UTAH COUNTY, UTAH  
 SCALE: 1" = 100 FEET

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THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

**SURVEYOR:**

**LAYTON SURVEYS LLC**  
 837 S. 500 W, SUITE 201  
 WOODS CROSS, UT 84010  
 (801)-883-1841  
 willis.long@laytonsurveys.com

**DEVELOPER:**  
 CONTACT: EAGLE RIDGE DEVELOPMENT, LLC  
 (801) 253-1237

**ENGINEER:**

**JT Engineering, PC**  
 7886 South 2325 East  
 South Weber, Utah  
 ph 801.866.7702  
 jason@tengpc.com

**BASIS OF BEARINGS:**  
 THE BEARING SOUTH 00°10'27" WEST EAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF SECTION 14, AS SHOWN HEREON, IS THE BASIS OF BEARINGS FOR THIS MAP.

19142