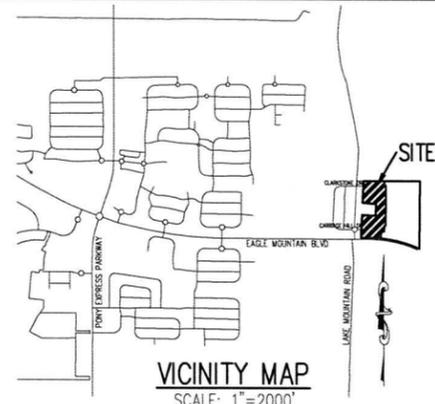
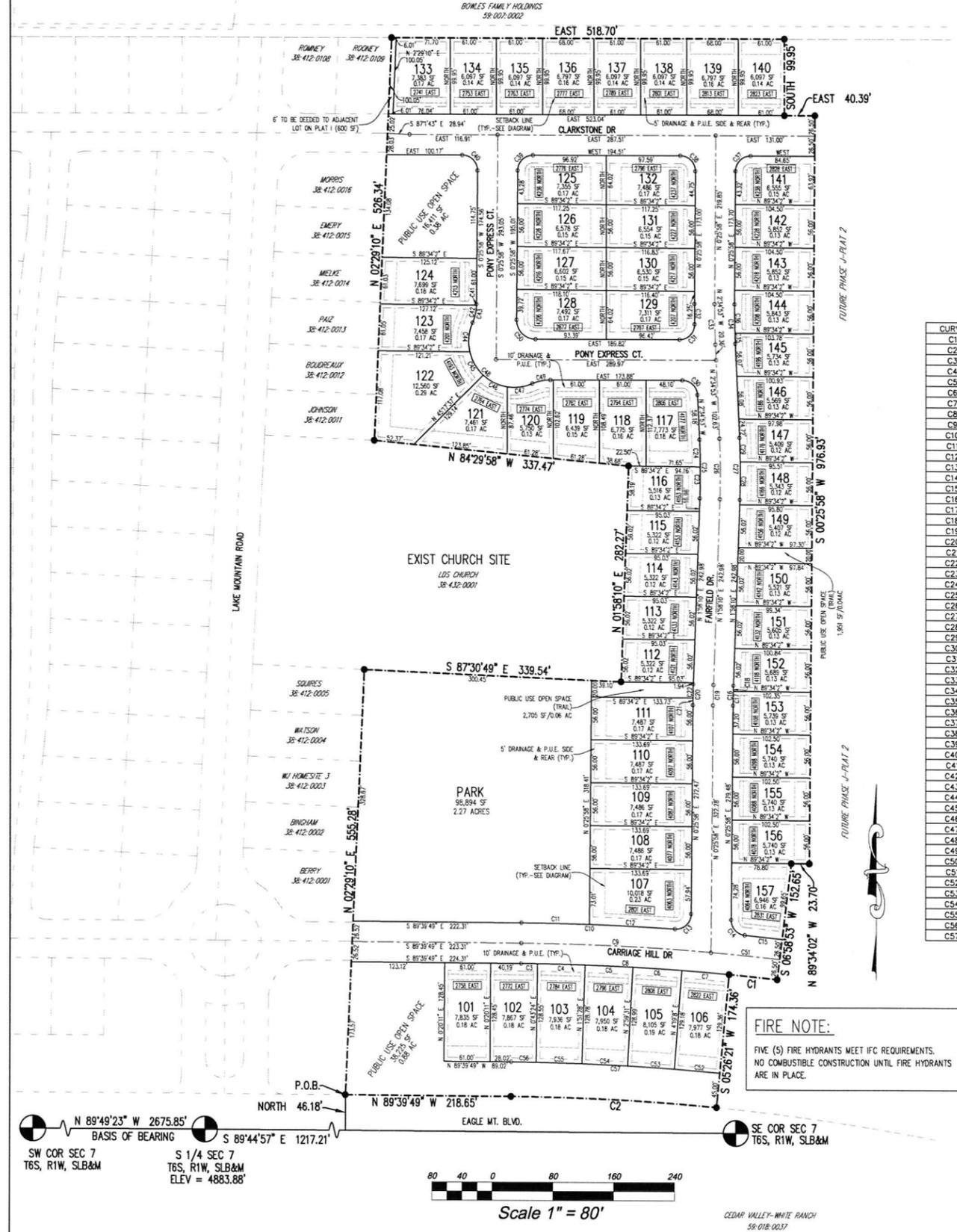


EAGLE POINT PHASE J - PLAT 1



PHASE J - PLAT 1 CALCULATIONS

TOTAL ACRES:	15.70 ACRES
BUILDABLE ACRES:	15.70 ACRES
TOTAL ACRES IN LOTS:	8.78 ACRES
RIGHT-OF-WAY AREA:	3.29 ACRES
TOTAL OPEN SPACE:	3.63 ACRES
TOTAL IMPROVED OPEN SPACE:	3.15 ACRES
AVERAGE LOT SIZE:	6,712 SF/0.15 ACRES
LARGEST LOT SIZE:	12,560 SF/0.29 ACRES
SMALLEST LOT SIZE:	5,322 SF/0.12 ACRES
OVERALL DENSITY:	3.63 LOTS/ACRE
TOTAL # OF LOTS:	57 LOTS

*-INCLUDES DETENTION BASINS

- PLAT NOTES:**
- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
 - SETBACKS: FRONT=15', DRIVEWAY=22', REAR=20', CORNER=15', SIDE=15' TOTAL (5' & 10')
 - ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

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. 111111.

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

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 _____ day of _____, 20____
By _____
Title _____

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°44'57" EAST ALONG SECTION LINE 1217.21 FEET AND NORTH 46.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 02°29'10" EAST 555.28 FEET; THENCE SOUTH 87°30'49" EAST 339.54 FEET; THENCE NORTH 01°58'10" EAST 282.27 FEET; THENCE NORTH 84°29'58" WEST 337.47 FEET; THENCE NORTH 02°29'10" EAST 526.34 FEET; THENCE EAST 518.70 FEET; THENCE SOUTH 99.95 FEET; THENCE EAST 40.39 FEET; THENCE SOUTH 02°25'58" WEST 976.93 FEET; THENCE NORTH 89°34'02" WEST 23.70 FEET; THENCE SOUTH 06°58'53" WEST 152.65 FEET; THENCE ALONG THE ARC OF A 3,180.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°08'50" FOR 63.67 FEET (CHORD BEARS NORTH 84°08'30" WEST 63.67 FEET); THENCE SOUTH 05°28'21" WEST, A DISTANCE OF 174.36 FEET; THENCE ALONG THE ARC OF A 3,046.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°06'10" FOR 271.32 FEET (CHORD BEARS NORTH 87°06'44" WEST 271.22 FEET); THENCE NORTH 89°39'49" WEST 218.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 684,074.24 SQUARE FEET OR 15.7042 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

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 _____

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):
PRINTED NAME OF OWNER _____

AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGMENT

On the _____ day of _____, 20____, 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 _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ 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 _____ DAY OF _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

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

FINAL PLAT 1
EAGLE POINT PHASE J
SUBDIVISION

LOCATED IN THE SE CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

Surveyor's Seal Notary Public Seal City Engineer's Seal Clerk-Recorder Seal

SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7508