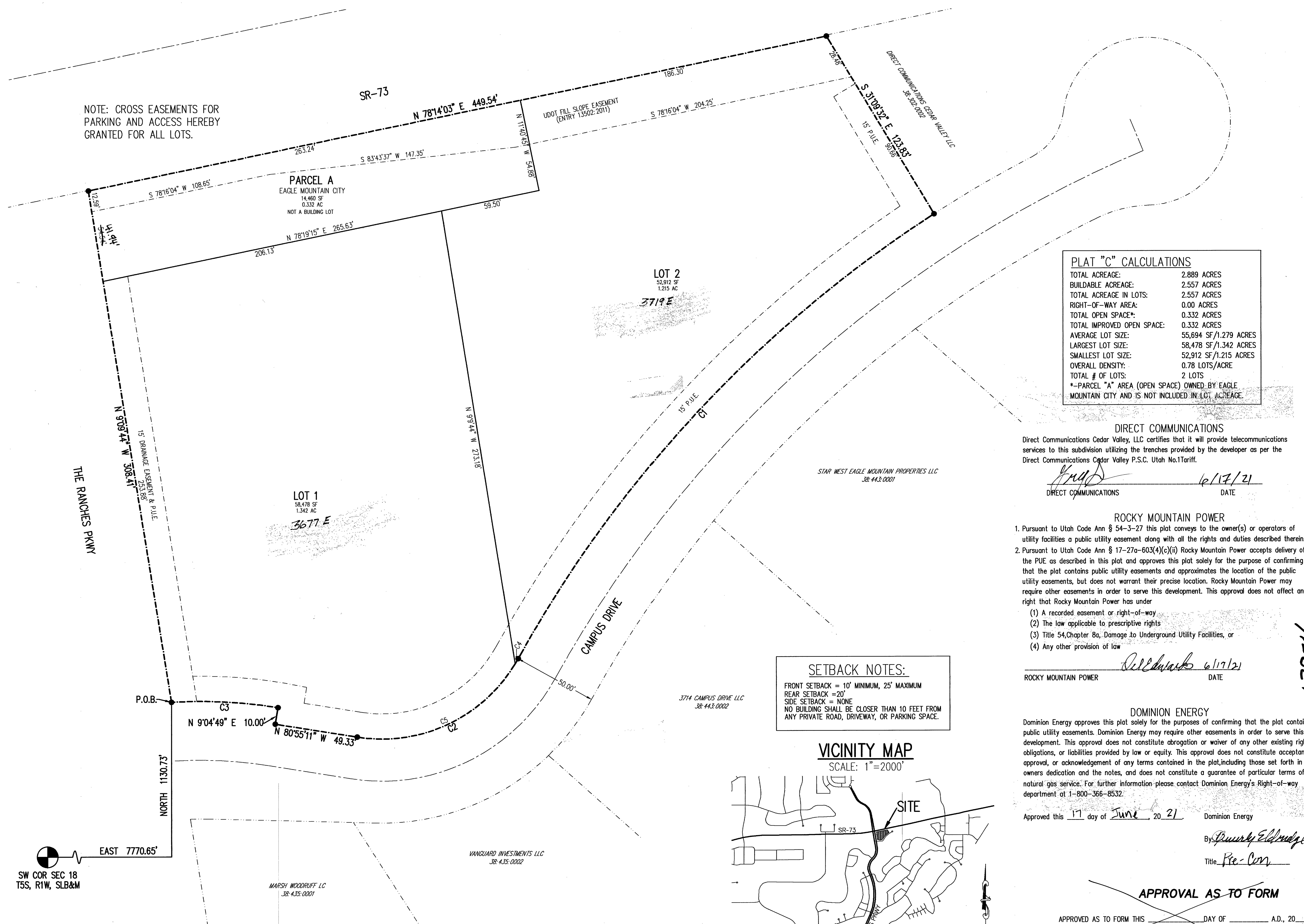


EAGLE MOUNTAIN BUSINESS CAMPUS - PLAT "C"

NOTE: CROSS EASEMENTS FOR PARKING AND ACCESS HEREBY GRANTED FOR ALL LOTS.



PLAT "C" CALCULATIONS

TOTAL ACREAGE:	2.889 ACRES
BUILDABLE ACREAGE:	2.557 ACRES
TOTAL ACREAGE IN LOTS:	2.557 ACRES
RIGHT-OF-WAY AREA:	0.00 ACRES
TOTAL OPEN SPACE*:	0.332 ACRES
TOTAL IMPROVED OPEN SPACE:	0.332 ACRES
AVERAGE LOT SIZE:	55,694 SF/1.279 ACRES
LARGEST LOT SIZE:	58,478 SF/1.342 ACRES
SMALLEST LOT SIZE:	52,912 SF/1.215 ACRES
OVERALL DENSITY:	0.78 LOTS/ACRE
TOTAL # OF LOTS:	2 LOTS

*-PARCEL "A" AREA (OPEN SPACE) OWNED BY EAGLE MOUNTAIN CITY AND IS NOT INCLUDED IN LOT ACREAGE.

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.11ar1f.

Signature: *[Signature]* DATE: 6/17/21

ROCKY MOUNTAIN POWER
1. 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.
2. 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:
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law

Signature: *[Signature]* DATE: 6/17/21

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 17 day of June, 2021 Dominion Energy
By: *[Signature]*
Title: *Pre-Comm*

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

SURVEYOR: **AZTEC ENGINEERING INC.**
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

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: JUNE 15, 2021
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED EAST 7770.65 FEET AND NORTH 1130.73 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 9°09'44" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY A DISTANCE OF 308.41 FEET; THENCE NORTH 78°14'03" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 73 A DISTANCE OF 449.54 FEET; THENCE SOUTH 31°09'32" EAST 123.83 FEET; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE: 1) ALONG THE ARC OF A 743.79 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 366.44 FEET THROUGH A CENTRAL ANGLE OF 28°13'39" (CHORD BEARS SOUTH 43°12'03" WEST 362.75 FEET), 2) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE TO THE RIGHT 113.79 FEET THROUGH A CENTRAL ANGLE OF 69°59'36" (CHORD BEARS SOUTH 64°05'02" WEST 106.85 FEET), 3) NORTH 80°55'11" WEST 49.33 FEET, 4) NORTH 9°04'49" EAST 10.00 FEET, AND 5) ALONG THE ARC OF A 288.56 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 63.72 FEET THROUGH A CENTRAL ANGLE OF 12°39'05" (CHORD BEARS NORTH 87°02'20" WEST 63.59 FEET) TO THE POINT OF BEGINNING.

CONTAINING 125,850 SQUARE FEET OR 2.889 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)/REPRESENTATIVE: *[Signature]*
PRINTED NAME/TITLE: TOM WESTMORELAND Mayor
SIGNATURE(S): *[Signature]* DATE: 6/23/21

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)/REPRESENTATIVE: *[Signature]*
PRINTED NAME/TITLE: Stewart Grow
SIGNATURE(S): *[Signature]* DATE: 6/23/21

ACKNOWLEDGMENT
On the 23rd day of June, 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: 11-5-2021
COMMISSION NUMBER: 697204

Signature: *[Signature]* NOTARY PUBLIC SIGNATURE
Signature: *[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 17th DAY OF June, 2021.

APPROVED BY MAYOR: *[Signature]* APPROVED BY CITY ATTORNEY: *[Signature]*
APPROVED BY ENGINEER (SEE SEAL BELOW): *[Signature]* ATTEST BY CITY RECORDER (SEE SEAL BELOW): *[Signature]*

PLAT "C"
EAGLE MOUNTAIN BUSINESS CAMPUS
SUBDIVISION
INCLUDING A VACATION OF LOTS 1 & 5, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" LOCATED IN THE SOUTH HALF OF SEC 17, TOWNSHIP 5S, RANGE 1W, S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

CITY ATTORNEY: _____
SURVEYOR: **AZTEC ENGINEERING INC.**
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

SEALS: AZTEC ENGINEERING INC., AARON D. THOMAS, STATE OF UTAH, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "C", TRUSTY STATE OF UTAH, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH.

Sec. 17, T5S, R 1W, S1B&M (Lots 1 & 5, Eagle Mountain Business Campus Plat A) T5-05-B CT