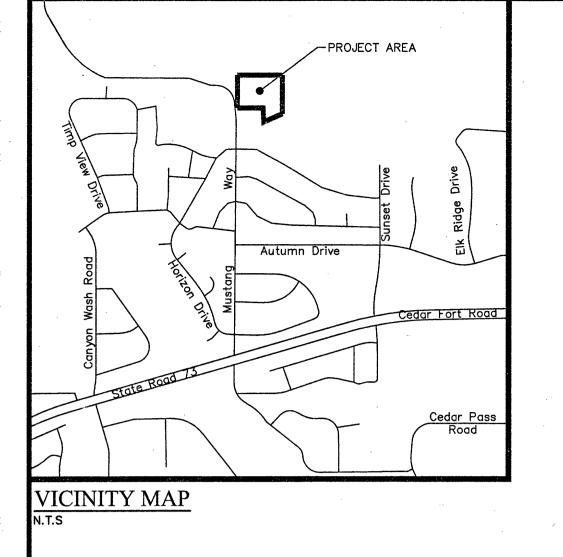
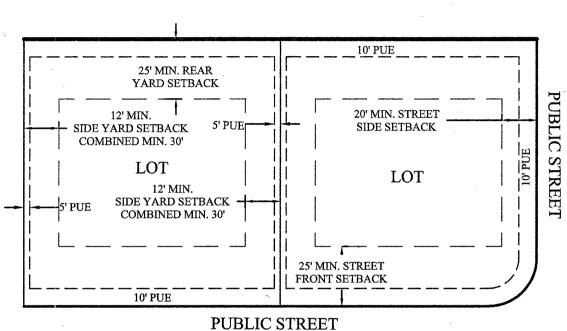
GRAPHIC SCALE 1 inch = 60 ft

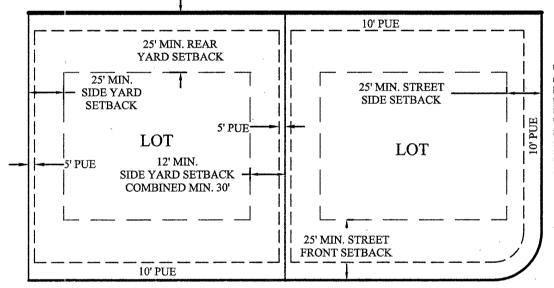
\$70°44'49"E ACCESS ROAD &
-53.67 WATERLINE EASEMENT

\$22°33'43"E





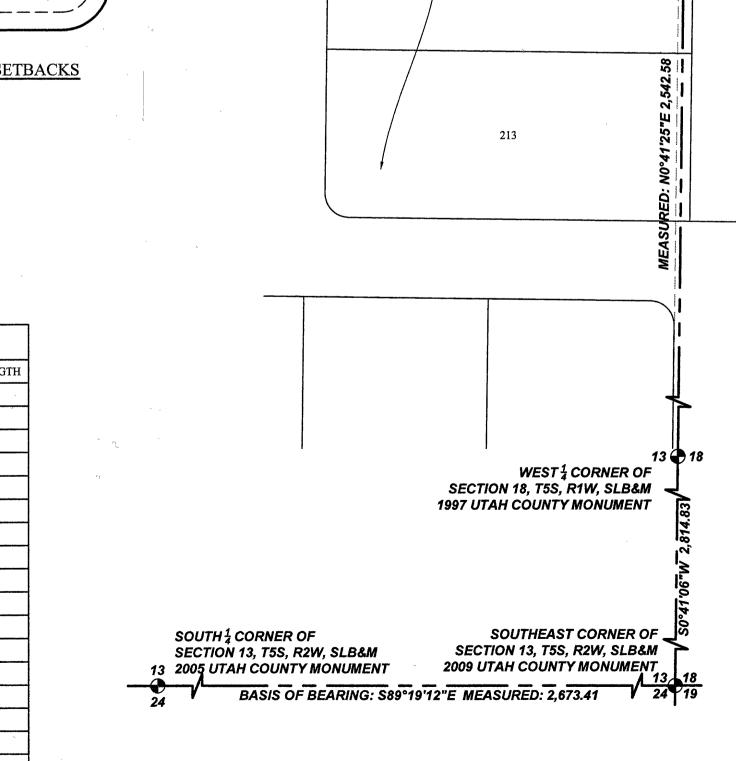
PUBLIC STREET TYPICAL BUILDING SETBACKS



PUBLIC STREET TYPICAL LARGER THAN 3/4 ACRE BUILDING SETBACKS

Line Table					
LINE	DIRECTION	LENGTH			
L1	S89°58'54"E	9.01			

CID	50.00	9400'11"	73.31	N05°51'48"E	66.91
C17	325.00	7°24'52"	42.06	N28°32'42"W	42.03
C16	375.00	3°25'53"	22.46	S26°33'12"E	22.45
C15	375.00	12°01'05"	78.66	S34°16'41"E	78.51
C14	375.00	15°16'44"	100.00	S47°55'35"E	99.70
C13	375.00	9°17'00"	60.76	S60°12'27"E	60.69
C12	50.00	35°53'24"	31.32	S39°01'12"E	30.81
C11	50.00	75°10'14"	65.60	N85°27'00"E	60.99
C9	50.00	87°56'17"	76.74	N80°06'26"W	69.43
C8	325.00	12°03'56"	68.44	N56°48'19"W	68.31
C7	325.00	18°31'13"	105.05	N41°30'44"W	104.60
C6	325.00	38°00'01"	215.55	N43°50'16"W	211.62
C5	375.00	40°00'41"	261.87	N44°50'37"W	256.59
C4	15.00	43°46'27"	11.46	S42°57'43"E	11.18
C3	50.00	283°00'05"	246.97	S17°25'28"W	62.25
C2	15.00	61°14'18"	16.03	S86°32'34"W	15.28
C1	346.00	47°28'45"	286.72	N48°34'38"W	278.59
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LEN
Curve Table					



NOTES:

1. PARCEL 4A & 4B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN 2. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.

3. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT 4. ____ STREET MONUMENT (TO BE SET)

SITE TABULATIONS

• LARGEST LOT SIZE:

• OVERALL DENSITY:

SMALLEST LOT SIZE:

NORTHWEST CORNER OF

SECTION 18, T5S, R1W, SLB&M

0.50 acres 21963 sqft

46.65

ACCESS ROAD &

51044:2015

- WATERLINE EASEMENT

1986 UTAH COUNTY MONUMENT

S89°58'54"E

8' TRAIL EASEMENT

537.51

PARCEL 4A

POINT OF -

BEGINNING

N89°17'30"W

212

30.00

S89°50'57**"**E

97.32

PARCEL 4E

- VALLEY VIEW -

FOOTHILLS

PHASE "A" PLAT 2

- TOTAL # OF LOTS:TOTAL ACREAGE: 8.95 ACRES TOTAL ACREAGE IN LOTS: **7.84 ACRES** TOTAL ACREAGE IN ROADS: **0.75 ACRES** 0.36 ACRES • TOTAL OPEN SPACE: TOTAL IMPROVED OPEN SPACE: 0.00 ACRES • AVERAGE LOT SIZE:
 - 0.65 ACRES OR 28,459 SQFT. 0.75 ACRES 0.50 ACRES 1.34 UNITS/ACRE

ROCKY MOUNTAIN POWER 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or

0.54 acres

23359 saft

R=321.00-Δ=7°49'40"

L=43.86

CH=S69°04'34"W 43.82

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)(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

(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 Made Stute ROCKY MOUNTAIN POWER

Δ=90°00'00"

CH=S20°09'44"W 21.21

L=23.56

DOMINION ENERGY, INC.

Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. 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 furthe information please contact Dominion Energy, Inc. Right-of-way department at

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

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 13, Township 5 South, Range 2 West, & the NW1/4 of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

SURVEYOR'S CERTIFICATE I SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAF STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 C SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND

EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND TH MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND

Beginning at the Northwest Corner of Section 18, T5S, R1W, SLB&M (Basis of Bearing: S89°19'12"E Between the South 1/4 Corner and Southeast Corner of Section 13, T5S, R2W, SLB&M); thence S89°58'54"E along the Section line 537.51 feet; thence S22°33'43"E 105.71 feet; thence S70°44'49"E 53.67 feet; thence S22°33'43"E 294.04 feet; thence S20°04'09"E 142.47 feet; thence S65°09'44"W 270.51 feet; thence N24°50'16"W 41.69 feet; thence S65°09'44"W 50.00 feet; thence southwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: S65°09'44"W) 23.56 feet through a central angle of 90°00'00" (chord: S20°09'44"W 21.21 feet); thence S65°09'44"W 73.98 feet; thence along the arc of a 321.00 foot radius curve to the right 43.86 feet through a central angle of 7°49'40" (chord: S69°04'34"W 43.82 feet); thence N14°34'35"W 213.23 feet; thence S75°19'29"W 78.96 feet; thence N89°17'21"W 107.90 feet; thence N00°42'11"E 46.65 feet; thence S65°27'00"W 109.31 feet; thence N89°17'30"W 30.00 feet to the easterly line of VALLEY VIEW FOOTHILLS, PHASE "A", PLAT 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°43'17"E along said plat 313.43 feet; thence N29°05'18"W along said plat 208.07 feet to the Section line; thence S89°50'57"E along the Section line 97.32 feet to

Contains: 8.95± acres

SAMUEL

ENT 12165:2019 Map \$ 16448

JEFFERY SMITH

UTAH COUNTY RECORDER

2019 Feb 13 3:49 pm FEE 44.00 BY MA

RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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.

IORIZED SIGNATURE(S)

"Its: Member / Manager

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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF

FIONNUALA B. KOLOED PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

A.D. 20 PERSONALLY APPEARED BEFORE ME, TH UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF , IN SAID STATE OF WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME

, LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH

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

SEE SEAL BELOW)

PHASE A, PLAT 4

VALLEY VIEW FOOTHILLS

SUBDIVISION EAGLE MOUNTAIN, UTAH COUNTY, UTAH

