

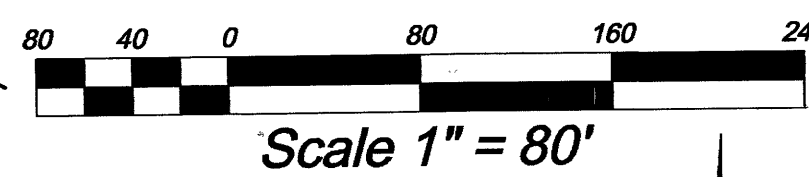
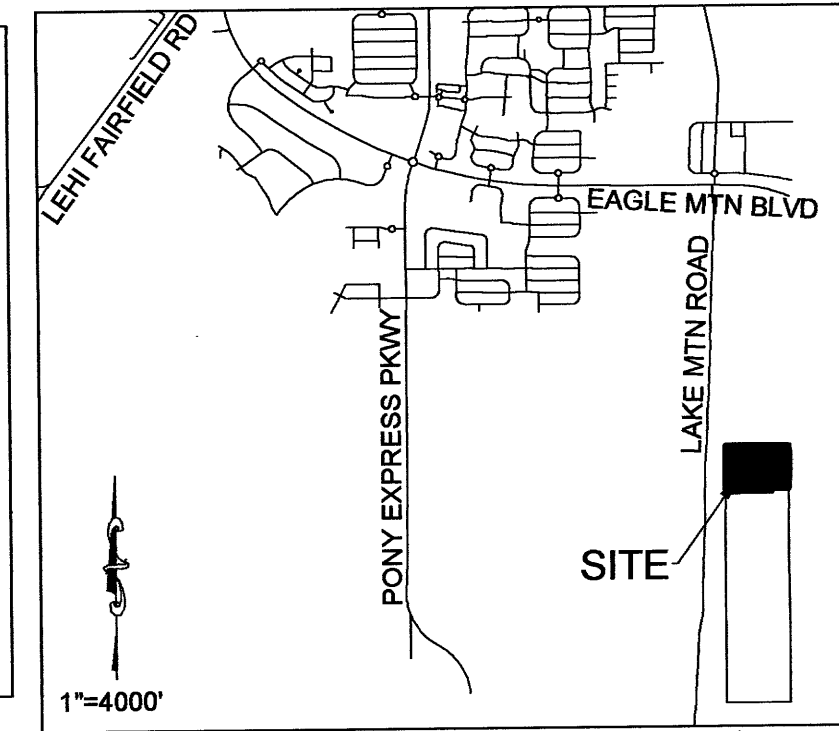
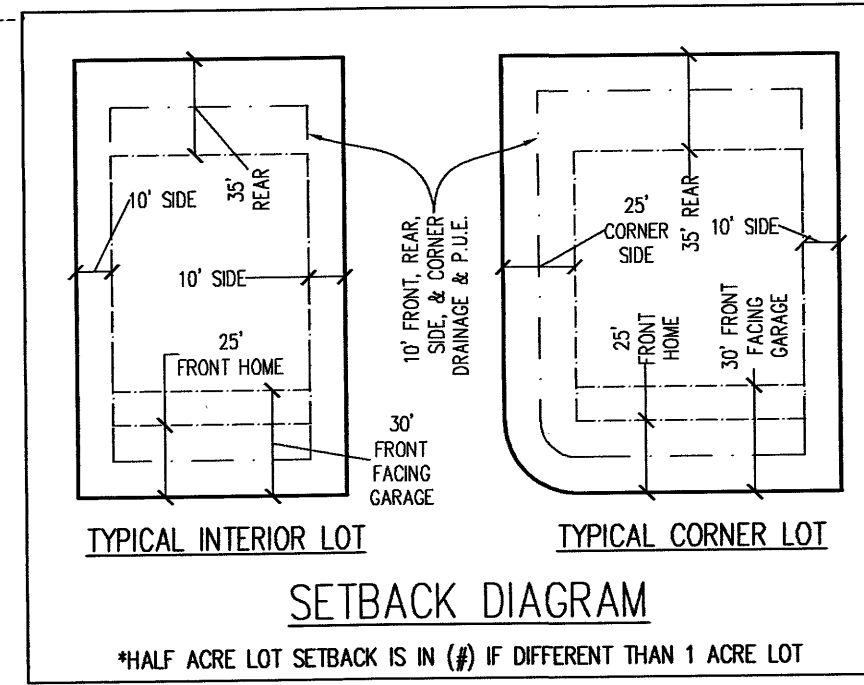
SCARLET RIDGE PHASE A PLAT 1

MONTE VISTA RANCH LC
59-018-0015

S 89°56'03" E 1316.50'

DEVELOPER TO INSTALL
SINKEX FENCE ALONG
TIFFANY LANE

VICINITY MAP



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	328.50	31.62	5°32'54"	31.60	S 83°37'46" W
C2	328.50	32.40	5°41'7"	32.38	N 30°45' E
C3	300.00	58.82	11°14'0"	58.72	N 5°47'12" E
C4	273.50	53.62	11°14'0"	53.54	N 5°47'12" E
C5	15.00	23.59	90°6'15"	21.23	N 44°52'55" W
C6	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C7	15.00	23.56	90°0'0"	21.21	N 45°10'12" E
C8	15.00	23.56	90°0'0"	21.21	N 44°49'48" W
C9	15.00	23.59	90°6'15"	21.23	N 44°52'55" W
C10	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C11	15.00	23.59	90°6'15"	21.23	N 44°52'55" W
C12	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C13	15.00	23.59	90°6'15"	21.23	N 44°52'55" W
C14	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C15	15.00	23.59	90°6'15"	21.23	N 44°52'55" W
C16	15.00	23.56	90°0'0"	21.21	N 45°10'12" W
C17	15.00	23.56	90°0'0"	21.21	N 44°49'48" W
C18	15.00	23.53	89°53'30"	21.19	S 45°7'12" W
C19	15.00	23.59	90°6'30"	21.23	S 44°52'48" E
C20	273.50	22.15	4°38'26"	22.15	S 2°48' E
C21	15.00	25.31	96°39'52"	22.41	S 52°47'55" E
C22	315.00	61.56	11°11'48"	61.48	N 84°28'3" E
C23	288.50	58.38	11°11'48"	58.29	N 84°28'3" E
C24	282.00	51.20	11°11'48"	51.12	N 84°28'3" E
C25	15.00	26.33	100°33'59"	23.08	S 28°36'9" E
C26	300.00	70.70	13°30'7"	70.53	S 6°34'36" E
C27	300.00	43.82	8°22'11"	43.78	S 17°30'45" E
C28	328.50	124.64	21°52'18"	123.88	S 10°45'42" E
C29	328.50	30.05	5°18'26"	30.04	S 19°3'37" E
C30	328.50	94.58	16°35'51"	94.25	S 8°7'28" E
C31	328.50	124.64	21°52'18"	123.88	S 10°45'42" E
C32	273.50	104.40	21°52'18"	103.77	S 10°45'42" E
C33	273.50	103.92	21°46'13"	103.30	S 10°48'44" E
C34	273.50	0.48	0°6'5"	0.48	S 0°7'25" W
C35	15.00	23.59	90°6'30"	21.23	S 44°52'48" E
C36	15.00	23.53	89°53'30"	21.19	S 45°7'12" W
C37	15.00	23.59	90°6'30"	21.23	S 44°52'48" E
C38	15.00	23.53	89°53'30"	21.19	S 45°7'12" W
C39	300.00	114.52	21°52'18"	113.83	S 10°45'42" E

PLAT NOTES:

- SETBACKS:
FRONT=25'
DRIVEWAY=30'
REAR=35'
CORNER=25'
SIDE=20' TOTAL (10' MIN. ON EACH SIDE)
- ALL FRONT-FACING GARAGES MUST BE 30' FROM PROPERTY LINE.
- DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF TIFFANY LANE AND THOMAS ROAD.
- RETENTION AREA IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY EAGLE MOUNTAIN CITY.

FIRE NOTE:

THIRTEEN (13) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

LOT DRAINAGE NOTES:

- ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
- ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

PHASE A PLAT 1 CALCULATIONS

TOTAL ACREAGE:	44.45 ACRES
BUILDABLE ACREAGE:	44.45 ACRES
TOTAL ACREAGE IN LOTS:	35.15 ACRES
RIGHT-OF-WAY AREA:	8.44 ACRES
TOTAL OPEN SPACE:	0.87 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	29,443 SF/0.68 ACRES
LARGEST LOT SIZE:	44,086 SF/1.01 ACRES
SMALLEST LOT SIZE:	21,783 SF/0.50 ACRES
OVERALL DENSITY:	1.17 LOTS/ACRE
TOTAL # OF LOTS:	52 LOTS

SURVEYOR:

AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

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 acknowledgment 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 9 day of August, 2021

Dominion Energy

By *Brenda Caldwell*

Title *Pre-con*

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)(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:
 - 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

D.P. Edwards 8/9/21
ROCKY MOUNTAIN POWER DATE

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.1Tariff.

Brenda Caldwell 8/11/21
DIRECT COMMUNICATIONS DATE

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 PROVIDED 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: *Aug 9, 2021*

Aaron D. Thomas
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT POINT THAT IS LOCATED NORTH 0°10'12" EAST ALONG THE SECTION LINE 1213.01 FEET FROM THE EAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 89°49'48" WEST 350.61 FEET; THENCE ALONG THE ARC OF A 326.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°32'54" FOR 31.62 FEET (CHORD BEARS SOUTH 83°37'46" WEST 31.60 FEET); THENCE NORTH 78°35'48" WEST 53.00 FEET; THENCE NORTH 89°56'03" WEST 638.37 FEET; THENCE SOUTH 0°10'12" WEST 11.00 FEET; THENCE NORTH 89°49'33" WEST 271.00 FEET; THENCE NORTH 0°10'12" EAST ALONG SIXTEENTH SECTION LINE 1484.29 FEET; THENCE NORTH 89°56'03" EAST ALONG SECTION LINE 1316.50 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 0°10'12" WEST ALONG SECTION LINE 1453.61 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 1,936,310 SQUARE FEET OR 44.4516 ACRES

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): **Scarlet Ridge Partners LLC**

PRINTED NAME OF OWNER

Joe Darger *D. Ryan Kent*
MANAGER MANAGER

AUTHORIZED SIGNATURE(S) *Joe Darger* 3/14/22

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): **Scarlet Ridge Partners LLC**

PRINTED NAME OF OWNER

Joe Darger MANAGER

AUTHORIZED SIGNATURE(S) *Joe Darger*

ACKNOWLEDGMENT

On the 14 day of March, 2022, 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: 3/9/24
Finnian B. Koped
NOTARY PUBLIC SIGNATURE

711046
COMMISSION NUMBER
John B. Kopa
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 22 DAY OF March 2022

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

**FINAL PLAT 1
SCARLET RIDGE PHASE A
SUBDIVISION**

LOCATED IN THE NE CORNER OF SEC 19, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

Notary Seal: *Finnian B. Koped* Notary Public, State of Utah, Commission Expires 3/9/24

City Seal: *Christopher Todd* Trustee, State of Utah

Corporate Seal: *Scarlet Ridge Partners LLC*

SCARLET RIDGE PARTNERS LLC
59-019-0005

E 1/4 SEC 19
T6S, R1W, SLB&M
ELEV = 4999.66

18308

Sec 19, T6S, R1W, SLB&M T6 S8 DR