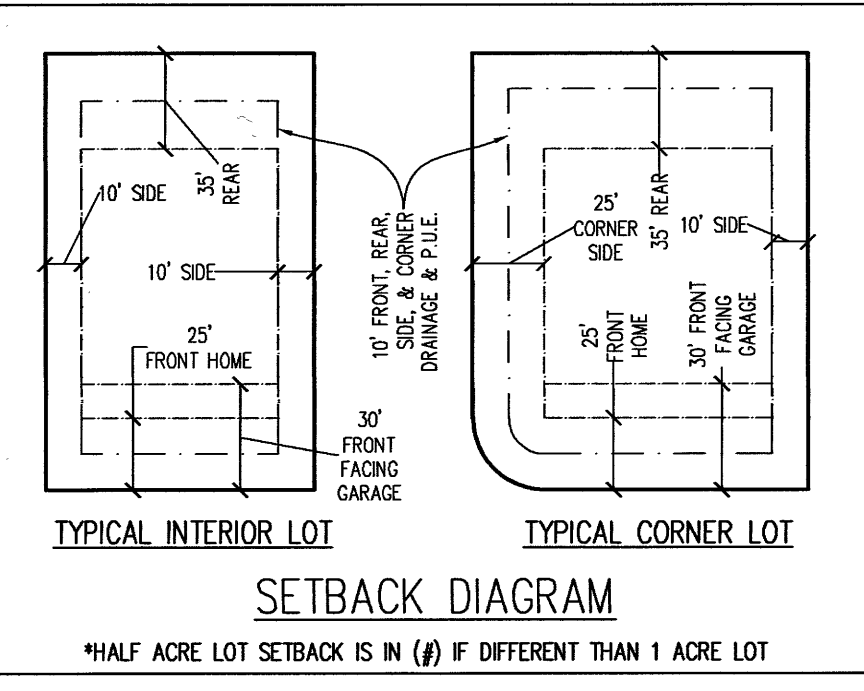
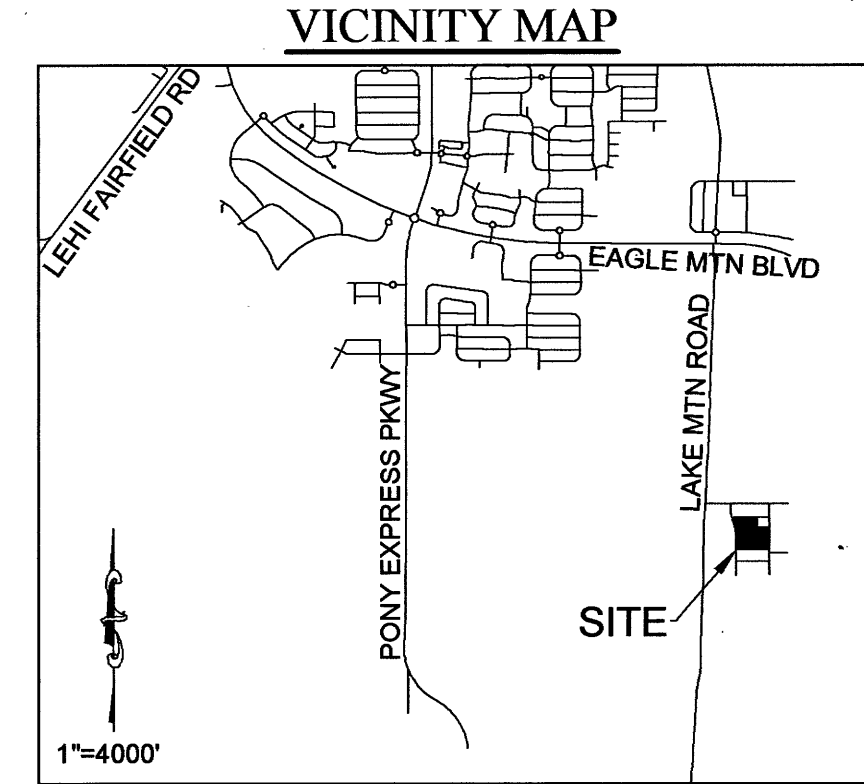


SCARLET RIDGE PHASE A PLAT 1A

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: SEPT. 20, 2022
 AARON D. THOMAS (SEE SEAL BELOW)



SURVEYOR:
AZTEC ENGINEERING
 732 N. 780 W. AMERICAN FORK, UT. 84003
 aztecengineering@gmail.com

BOUNDARY DESCRIPTION
 BEGINNING AT POINT THAT IS LOCATED NORTH 00°10'12" EAST ALONG SECTION LINE 1710.58 FEET AND WEST 402.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
 THENCE N 89°56'03" W, A DISTANCE OF 643.57 FEET; THENCE N 00°10'27" E, A DISTANCE OF 371.21 FEET; THENCE ALONG THE ARC OF A 326.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°52'18" FOR 124.64 FEET (CHORD BEARS N 10°45'42" W 123.88 FEET); THENCE N 21°41'50" W, A DISTANCE OF 152.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°33'59" FOR 26.33 FEET (CHORD BEARS N 23°35'09" E 23.08 FEET); THENCE N 78°52'09" E, A DISTANCE OF 0.10 FEET; THENCE ALONG THE ARC OF A 262.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°11'48" FOR 51.20 FEET (CHORD BEARS N 84°28'03" E 51.12 FEET); THENCE S 89°56'03" E, A DISTANCE OF 435.67 FEET; THENCE S 00°03'57" W, A DISTANCE OF 195.00 FEET; THENCE S 89°56'03" E, A DISTANCE OF 225.75 FEET; THENCE S 00°10'12" W, A DISTANCE OF 464.50 FEET TO THE POINT OF BEGINNING.
 CONTAINING AN AREA OF 390,492 SQUARE FEET OR 8.9645 ACRES
 BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

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 pieces 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: NCS DEVELOPMENT, LLC
SHELDON KILLACK, MANAGER

ACKNOWLEDGMENT
 AUTHORIZED SIGNATURE(S): Sheldon Killack
 October 17, 2022
 STATE OF UTAH NOTARY PUBLIC
 GABRIEL S. CLARK
 COMMISSION #718473
 MY COMMISSION EXPIRES: 05-26-2025

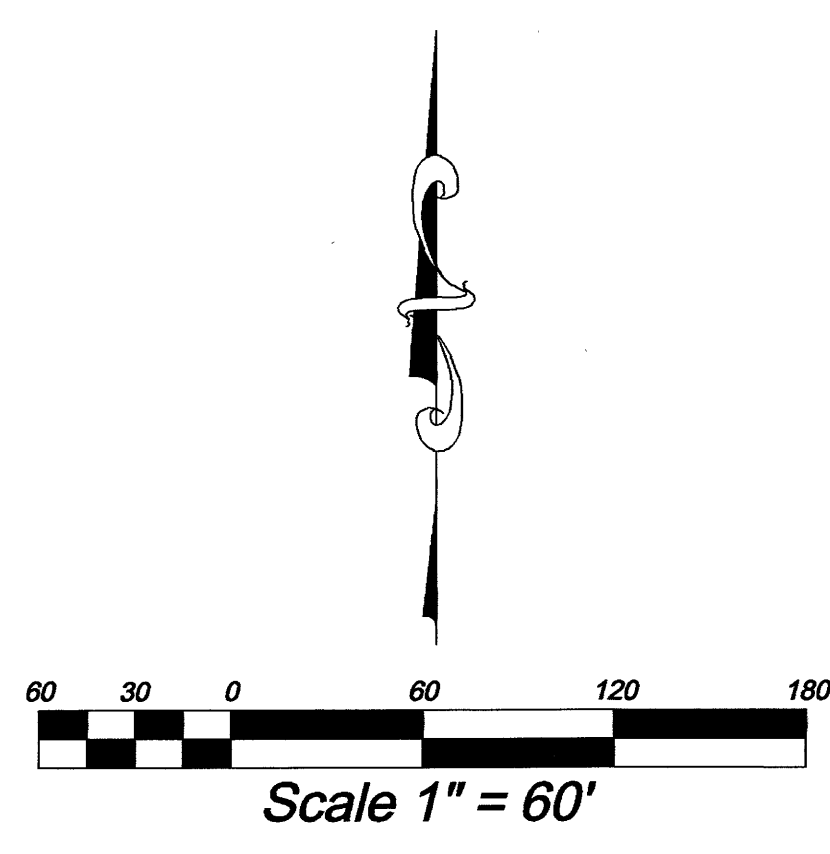
On the 17th day of October, 2022, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.
 MY COMMISSION EXPIRES: 5/26/25
 NOTARY PUBLIC SIGNATURE: Gabriel S. Clark
 PRINTED FULL NAME OF NOTARY: Gabriel S. Clark

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 2 DAY OF November, 2022.
 APPROVED BY MAYOR: Tammie Johnson
 APPROVED BY CITY ATTORNEY: Christopher Todd
 APPROVED BY ENGINEER (SEE SEAL BELOW): Aaron D. Thomas
 ATTEST BY CITY RECORDER (SEE SEAL BELOW): Christy B. Kell

FINAL PLAT 1A
SCARLET RIDGE PHASE A
 SUBDIVISION
 (INCLUDING A VACATION OF LOTS 127-138 & 141-144 OF SCARLET RIDGE PHASE A, PLAT 1)
 LOCATED IN THE NE CORNER OF SEC 19, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

Notary Public Seal: Aaron D. Thomas
 City Engineer's Seal: Christopher Todd
 Clerk-Recorder Seal: Christy B. Kell
 State of Utah Professional Engineer Seal: Aaron D. Thomas
 State of Utah Notary Seal: Gabriel S. Clark
 Eagle Mountain City Seal: Christy B. Kell



NE COR SEC 19
 T6S, R1W, SLB&M

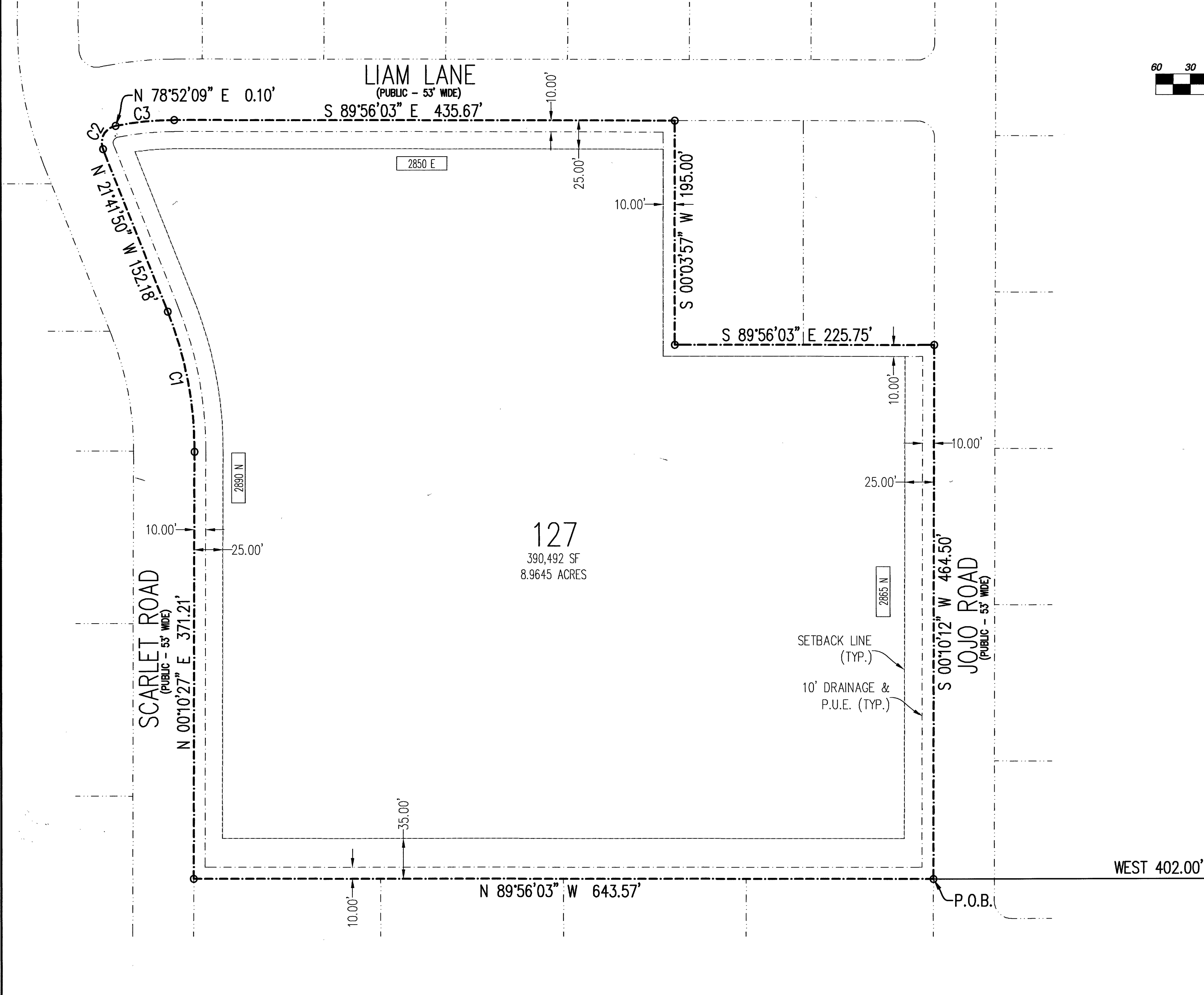
N 00°10'12" E 2666.62' (SECTION LINE) BASIS OF BEARING (NAD83)
 WEST 402.00'
 N 00°10'12" E 1710.58'

18563

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 13 day of October, 2022.
 Dominion Energy
 By: Quinty Edwards
 Title: Prc Com

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)(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
 Approved this 10-13-22
 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.11ariff.
Maurice Cliftah 10/13/2022
 DIRECT COMMUNICATIONS DATE



127
 390,492 SF
 8.9645 ACRES

PHASE A PLAT 1A CALCULATIONS

TOTAL ACREAGE:	8.9645 ACRES
BUILDABLE ACREAGE:	8.9645 ACRES
TOTAL ACREAGE IN LOTS:	8.9645 ACRES
RIGHT-OF-WAY AREA:	0.00 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	8.9645 ACRES
LARGEST LOT SIZE:	8.9645 ACRES
SMALLEST LOT SIZE:	8.9645 ACRES
OVERALL DENSITY:	0.11 LOTS/ACRE
TOTAL # OF LOTS:	1 LOT

PLAT NOTES:
 1. SETBACKS:
 FRONT=25'
 DRIVEWAY=30'
 REAR=35'
 CORNER=25'
 SIDE=20' TOTAL (10' MIN. ON EACH SIDE)
 2. ALL FRONT-FACING GARAGES MUST BE 30' FROM PROPERTY LINE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	326.50	124.64	21°52'18"	123.88	N 10°45'42" W
C2	15.00	26.33	100°33'59"	23.08	N 28°35'09" E
C3	262.00	51.20	11°11'48"	51.12	N 84°28'03" E

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