

# EAGLE POINT PHASE J PLAT 3

## 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 INTO 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: May 26, 2021

AARON D. THOMAS (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°44'57" EAST ALONG SECTION LINE 1956.55 FEET AND NORTH 0.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N 10°10'57" E, A DISTANCE OF 174.94 FEET; THENCE ALONG THE ARC OF A 3,180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°16'04" FOR 70.36 FEET (CHORD BEARS S 79°16'36" E 70.36 FEET); THENCE N 19°48'44" E, A DISTANCE OF 53.57 FEET; THENCE N 11°51'29" E, A DISTANCE OF 75.85 FEET; THENCE N 00°25'58" E, A DISTANCE OF 1,045.89 FEET; THENCE WEST, A DISTANCE OF 27.75 FEET; THENCE NORTH, A DISTANCE OF 99.95 FEET; THENCE EAST, A DISTANCE OF 272.00 FEET; THENCE SOUTH, A DISTANCE OF 99.95 FEET; THENCE EAST, A DISTANCE OF 16.26 FEET; THENCE S 00°25'58" W, A DISTANCE OF 596.19 FEET; THENCE S 01°06'08" E, A DISTANCE OF 58.02 FEET; THENCE S 00°25'58" W, A DISTANCE OF 535.00 FEET; THENCE ALONG THE ARC OF A 3,233.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°31'23" FOR 29.52 FEET (CHORD BEARS N 73°42'40" W 29.52 FEET); THENCE S 16°01'38" W, A DISTANCE OF 228.25 FEET; THENCE ALONG THE ARC OF A 3,046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°51'43" FOR 311.69 FEET (CHORD BEARS N 76°53'12" W 311.55 FEET) TO THE POINT OF BEGINNING.

CONTAINING 399,073 SQUARE FEET OR 9.16 ACRES, MORE OR LESS.

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

ENT 1343492021 Map 4 17836  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jun 02 11:32 am FEE 124.00 BY AS  
RECORDED FOR EAGLE MOUNTAIN CITY

## 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): **PATERSON HOMES, LLC**

PRINTED NAME OF OWNER  
**Scott Dunn, Manager**

**MATTHEW J. CHILDS**

AUTHORIZED SIGNATURE(S)

*[Signature]*

*[Signature]* 6/14/21

## ACKNOWLEDGMENT

On the 14 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 01-08-2024

*[Signature]*  
NOTARY PUBLIC SIGNATURE

709876  
COMMISSION NUMBER

*[Signature]*  
PRINTED FULL NAME OF NOTARY  
**Julie Ann Allen**

## 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 14 DAY OF June, 2021.

APPROVED BY MAYOR  
*[Signature]*

APPROVED BY CITY ATTORNEY  
*[Signature]*

APPROVED BY ENGINEER (SEE SEAL BELOW)

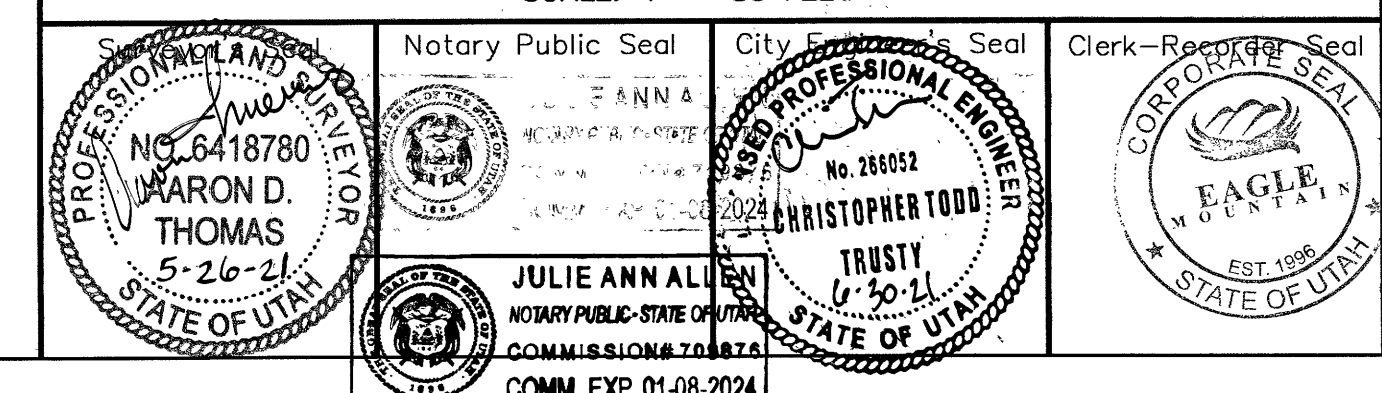
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

## FINAL PLAT 3 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



### PHASE J PLAT 3 CALCULATIONS

TOTAL ACREAGE:	9.16 ACRES
BUILDABLE ACREAGE:	9.16 ACRES
TOTAL ACREAGE IN LOTS:	6.33 ACRES
RIGHT-OF-WAY AREA:	2.33 ACRES
TOTAL OPEN SPACE:	0.50 ACRES
TOTAL IMPROVED OPEN SPACE:	0.50 ACRES
AVERAGE LOT SIZE:	7,452 SF/0.17 ACRES
LARGEST LOT SIZE:	10,031 SF/0.23 ACRES
SMALLEST LOT SIZE:	6,297 SF/0.14 ACRES
OVERALL DENSITY:	4.04 LOTS/ACRE
TOTAL # OF LOTS:	37 LOTS

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

- ### 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.

### 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.1 Tariff.

*[Signature]* 6/14/2021  
DIRECT COMMUNICATIONS DATE

### 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

*[Signature]* 6/14/21  
ROCKY MOUNTAIN POWER DATE

### DOMINION ENERGY

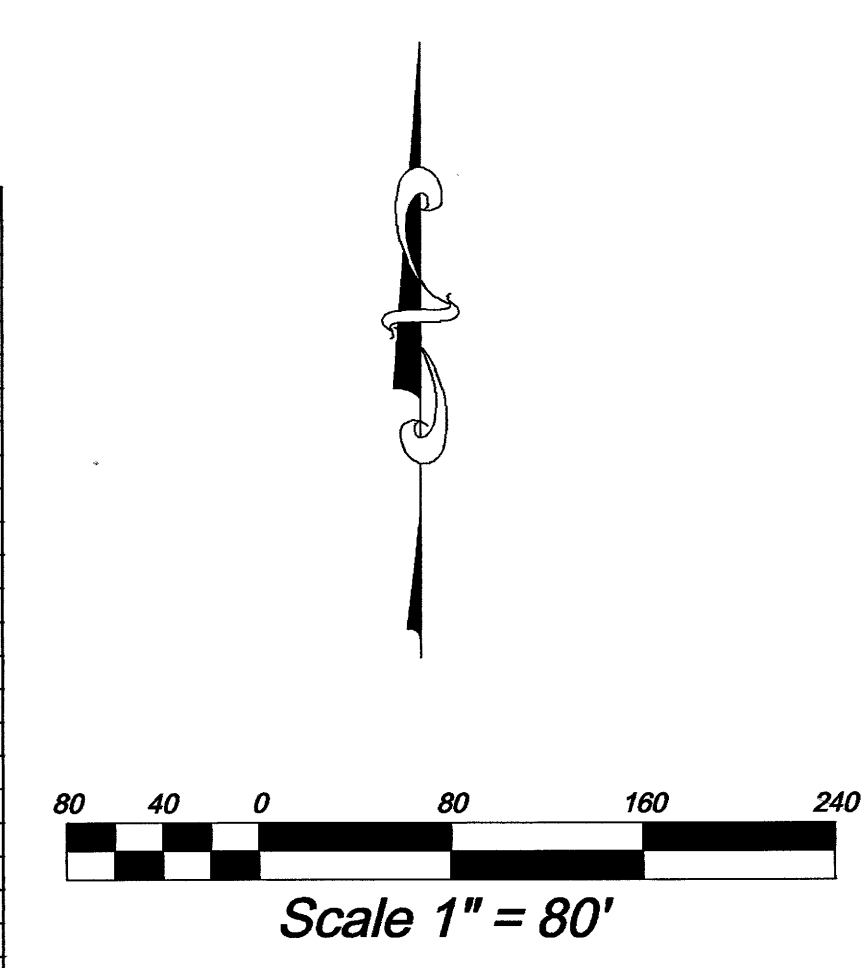
Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or 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 14 day of June, 2021  
Dominion Energy  
*[Signature]*  
Title: Pte-Com

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

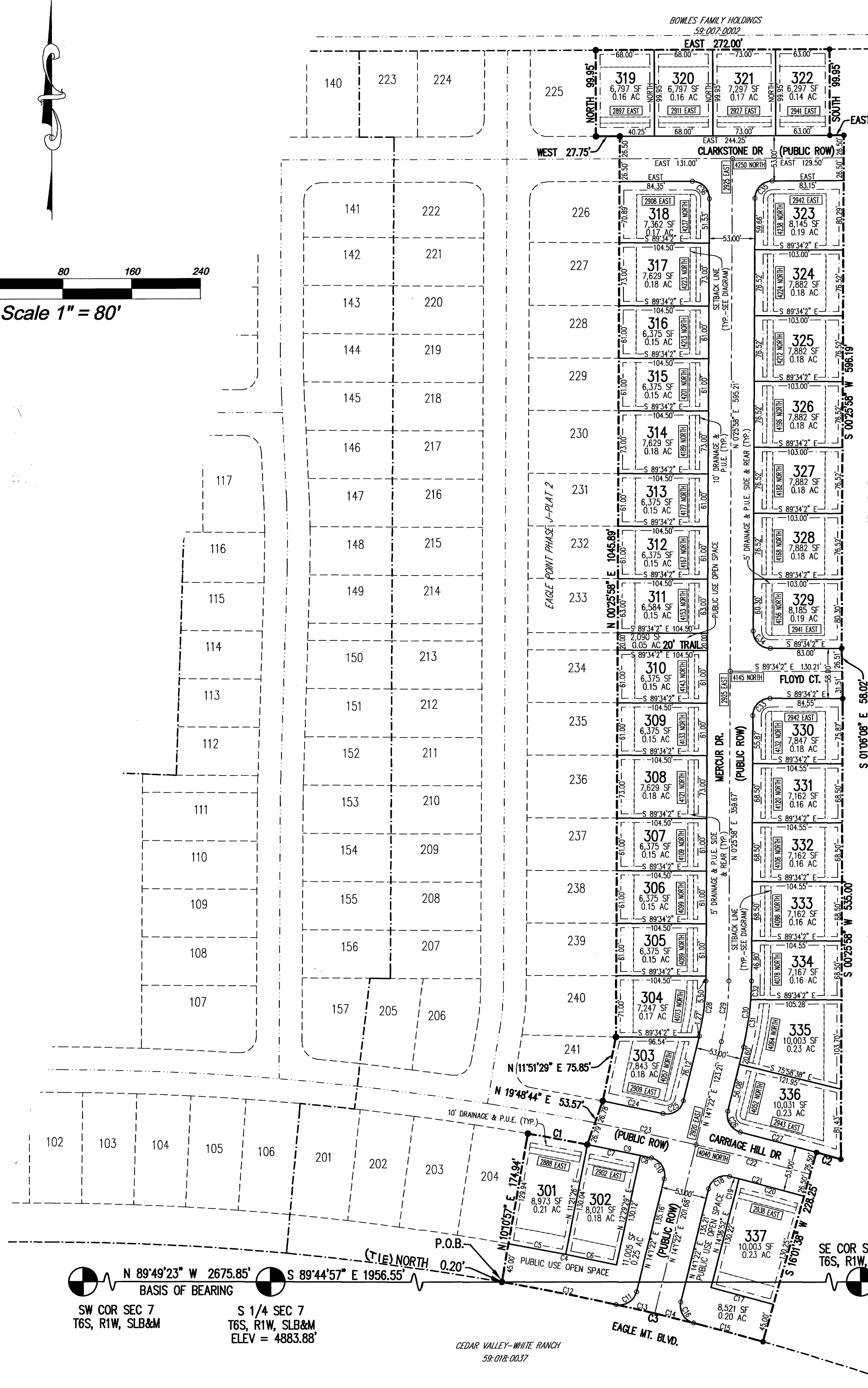
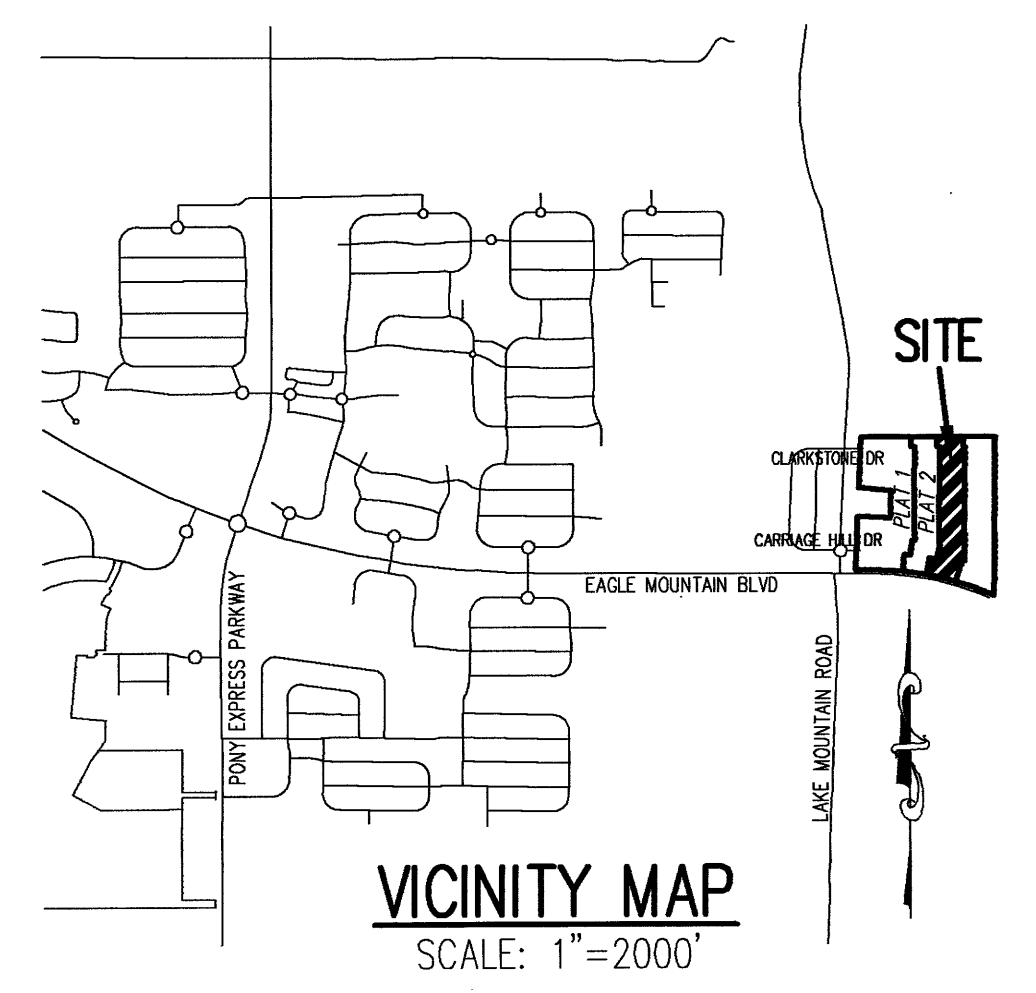
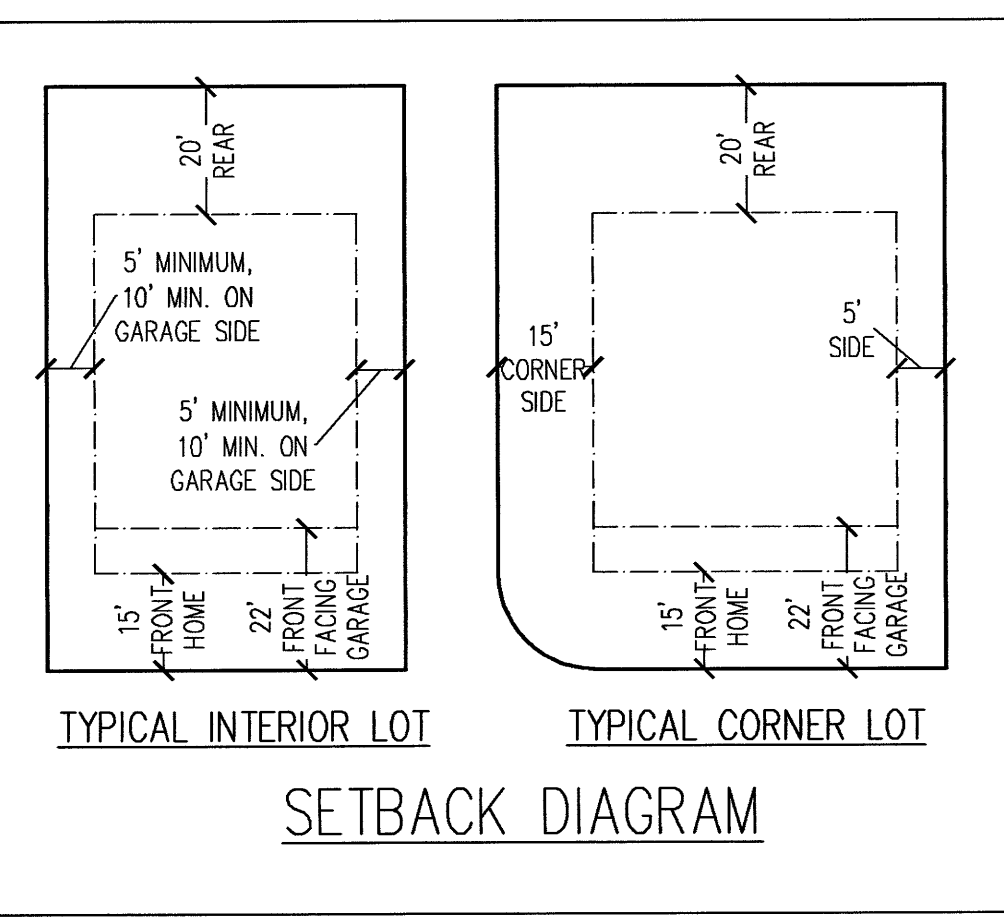
### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3180.00	70.36	1°16'4"	70.36	S 79°16'36" E
C2	3233.00	29.52	0°31'23"	29.52	N 73°42'40" W
C3	3046.50	311.69	5°51'43"	311.55	N 76°53'12" W
C4	3091.50	128.07	2°22'25"	128.06	S 78°37'51" E
C5	3091.50	67.70	1°15'17"	67.69	S 79°11'25" E
C6	3091.50	60.37	1°7'8"	60.37	S 78°0'13" E
C7	3180.00	62.95	1°18'3"	62.94	S 78°4'32" E
C8	3180.00	13.03	0°14'5"	13.03	S 77°23'28" E
C9	3180.00	75.97	1°22'8"	75.97	S 77°57'30" E
C10	20.00	31.87	91°17'47"	28.60	S 31°37'32" E
C11	20.00	30.96	88°42'29"	27.96	S 58°22'36" W
C12	3046.50	135.50	2°32'54"	135.49	S 78°32'36" E
C13	3046.50	46.05	0°51'58"	46.05	S 76°50'10" E
C14	3046.50	46.34	0°52'18"	46.34	S 75°58'2" E
C15	3046.50	83.78	1°34'33"	83.78	S 74°44'37" E
C16	20.00	31.26	89°33'15"	28.17	N 30°45'16" W
C17	3091.50	75.20	1°23'37"	75.20	S 74°39'10" E
C18	20.00	31.55	90°23'23"	28.38	N 59°13'3" E
C19	3180.00	11.21	0°12'7"	11.21	S 75°29'11" E
C20	3180.00	78.41	1°24'46"	78.41	S 74°40'43" E
C21	3180.00	89.62	1°36'53"	89.62	S 74°48'48" E
C22	3206.50	137.19	2°27'5"	137.18	N 75°11'54" W
C23	3206.50	120.23	2°8'54"	120.22	N 77°29'53" W
C24	3233.00	71.46	1°15'59"	71.45	S 77°52'12" E
C25	20.00	30.98	88°44'26"	27.97	N 58°23'35" E
C26	20.00	31.28	89°37'17"	28.19	S 30°47'17" E
C27	3233.00	91.75	1°37'33"	91.74	S 74°47'8" E
C28	273.50	64.87	1°35'24"	64.72	N 71°34'0" E
C29	300.00	71.16	1°35'24"	70.99	N 71°34'0" E
C30	326.50	77.44	1°35'24"	77.26	N 71°34'0" E
C31	326.50	55.73	9°46'45"	55.66	N 9°7'59" E
C32	326.50	21.72	3°48'39"	21.71	N 2°20'17" E
C33	20.00	31.42	90°0'0"	28.28	N 45°25'58" E
C34	20.00	31.42	90°0'0"	28.28	N 44°34'2" W
C35	20.00	31.26	89°34'2"	28.18	N 45°12'59" E
C36	20.00	31.57	90°25'58"	28.39	N 44°47'1" W



### FIRE NOTE:

FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



N 89°49'23" W 2675.85'  
BASIS OF BEARING  
S 1/4 SEC 7  
T6S, R1W, SLB&M  
ELEV = 4883.88'

17836

Sec. 7, T6S, R1W, f sec 18, T6S, R1W, SLB&M T6-038 G-T