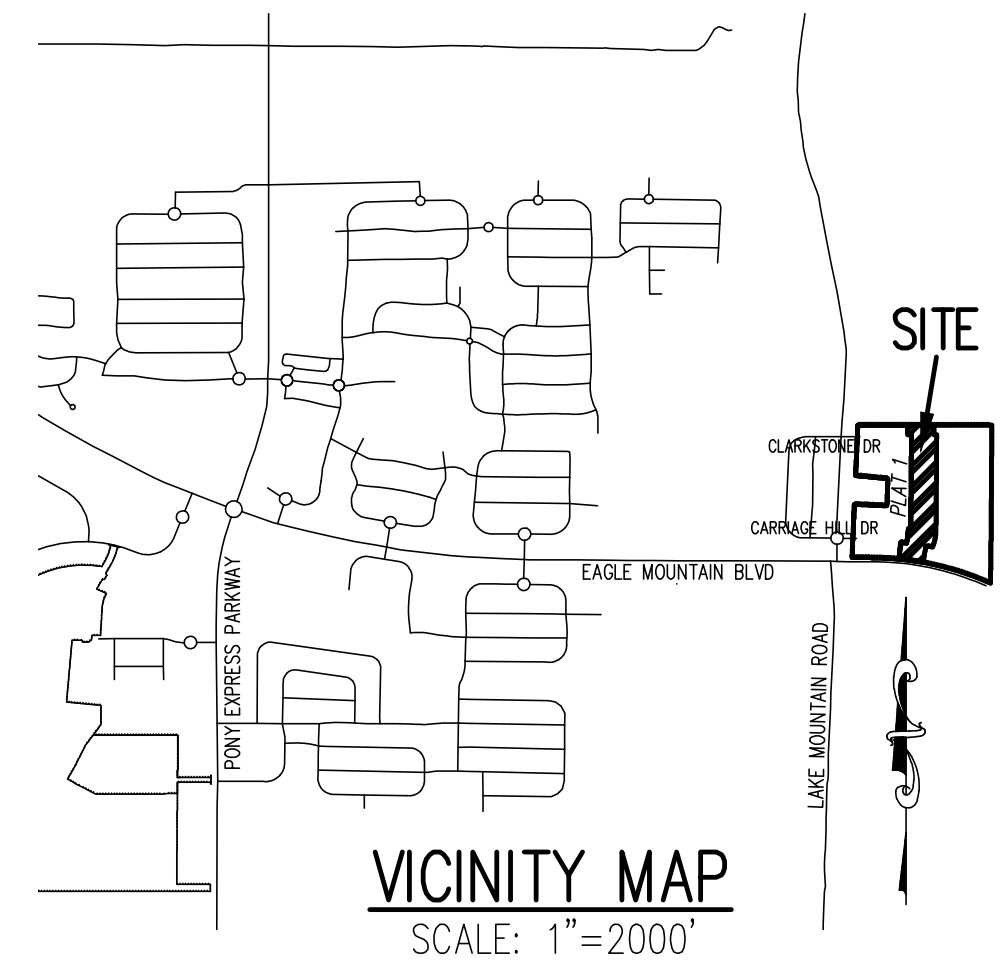


# EAGLE POINT PHASE J PLAT 2

BOWLES FAMILY HOLDINGS  
59-007-0002

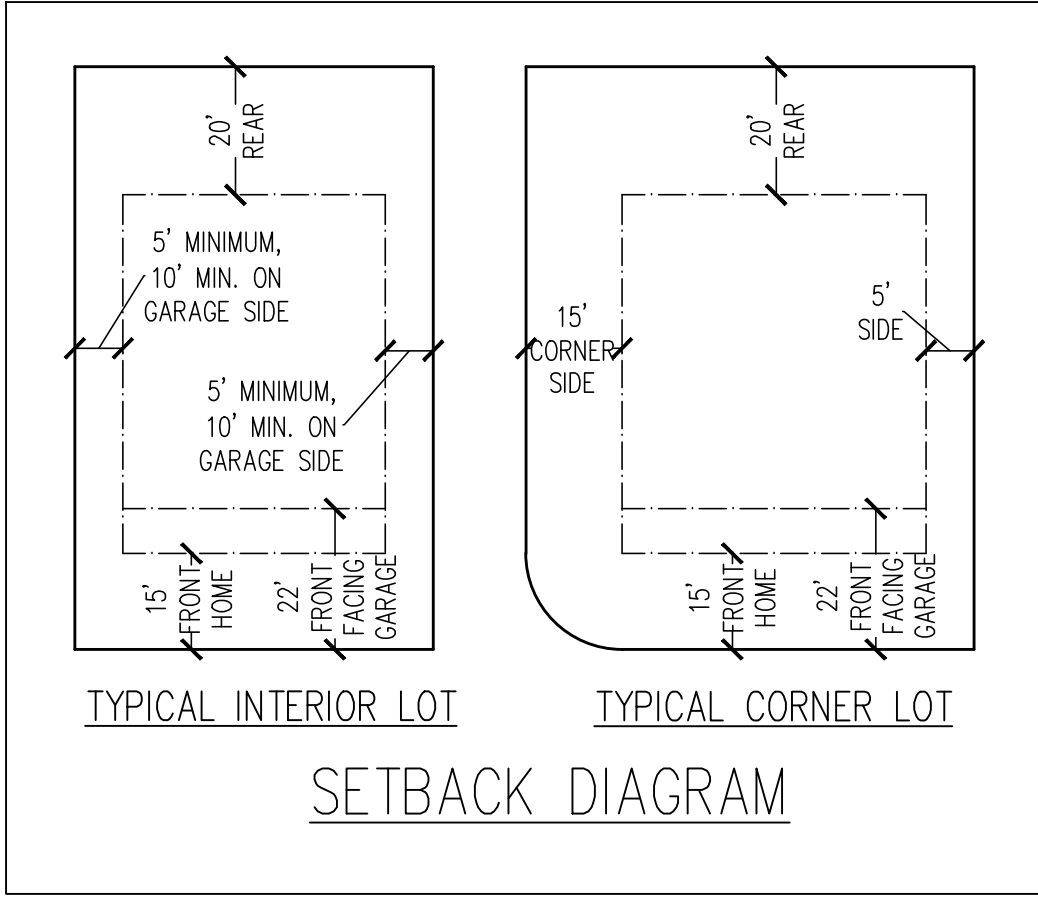
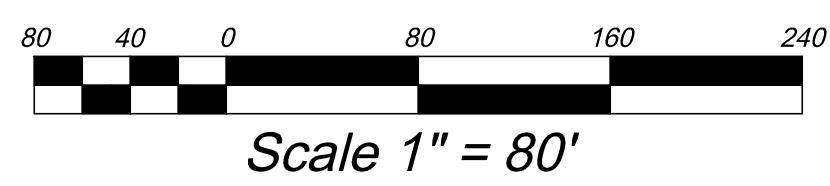


**FIRE NOTE:**  
FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3180.00	63.67	1°50'0"	63.67	S 84°38'30" E
C2	3046.50	252.21	4°44'36"	252.14	N 82°11'21" W
C3	3091.50	255.94	4°44'36"	255.87	N 82°11'21" W
C4	3091.50	67.53	1°15'6"	67.53	S 83°56'7" E
C5	3091.50	60.44	1°17'12"	60.44	S 82°44'57" E
C6	3091.50	67.53	1°15'5"	67.53	S 81°33'49" E
C7	3091.50	60.44	1°17'13"	60.44	S 80°22'40" E
C8	3180.00	62.98	1°8'5"	62.98	N 80°28'40" W
C9	3180.00	70.36	1°16'4"	70.36	N 81°40'45" W
C10	3180.00	62.97	1°8'4"	62.97	N 83°30'28" W
C11	3180.00	6.69	0°7'14"	6.69	N 83°30'28" W
C12	3180.00	203.01	3°39'28"	202.97	N 81°44'21" W
C13	3206.50	152.12	2°43'5"	152.10	S 82°12'16" E
C14	3206.50	127.21	2°16'23"	127.20	S 79°42'32" E
C15	3233.00	107.33	1°54'8"	107.33	S 82°36'29" E
C16	3233.00	61.00	1°15'2"	61.00	S 83°11'7" E
C17	3233.00	46.33	0°49'16"	46.33	S 82°4'3" E
C18	20.00	30.95	88°39'16"	27.95	N 54°0'57" E
C19	20.00	31.31	89°42'27"	28.21	S 35°9'54" E
C20	3233.00	85.53	1°30'57"	85.53	S 79°15'39" E
C21	326.50	52.75	9°15'22"	52.69	N 5°3'38" E
C22	300.00	48.46	9°15'22"	48.41	N 5°3'38" E
C23	273.50	44.18	9°15'22"	44.14	N 5°3'38" E
C24	20.00	31.57	90°25'58"	28.39	N 44°47'1" W
C25	20.00	31.26	89°34'2"	28.18	N 45°12'59" W
C26	20.00	31.57	90°25'58"	28.39	N 44°47'1" W
C27	20.00	31.26	89°34'2"	28.18	S 45°12'59" W



**PHASE J PLAT 2 CALCULATIONS**

TOTAL ACREAGE:	8.68 ACRES
BUILDABLE ACREAGE:	8.68 ACRES
TOTAL ACREAGE IN LOTS:	6.26 ACRES
RIGHT-OF-WAY AREA:	2.06 ACRES
TOTAL OPEN SPACE:	0.36 ACRES
TOTAL IMPROVED OPEN SPACE:	0.36 ACRES
AVERAGE LOT SIZE:	6,649 SF/0.15 ACRES
LARGEST LOT SIZE:	8,946 SF/0.21 ACRES
SMALLEST LOT SIZE:	5,852 SF/0.13 ACRES
OVERALL DENSITY:	4.72 LOTS/ACRE
TOTAL # OF LOTS:	41 LOTS

- PLAT NOTES:**
- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
  - 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.11ariff.

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-60(3)(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

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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ Dominion Energy  
By \_\_\_\_\_  
Title \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 \_\_\_\_\_ AARON D. THOMAS (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT LOCATED SOUTH 89°44'57" EAST ALONG SECTION LINE 1706.74 FEET AND NORTH 33.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;  
THENCE NORTH 05°26'21" EAST, A DISTANCE OF 174.36 FEET; THENCE ALONG THE ARC OF A 3,180.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°08'50" FOR 63.67 FEET (CHORD BEARS SOUTH 84°08'30" EAST 63.67 FEET); THENCE NORTH 06°58'53" EAST, A DISTANCE OF 152.65 FEET; THENCE SOUTH 89°34'02" EAST, A DISTANCE OF 23.70 FEET; THENCE NORTH 00°25'58" EAST, A DISTANCE OF 976.93 FEET; THENCE WEST, A DISTANCE OF 40.39 FEET; THENCE NORTH, A DISTANCE OF 99.95 FEET; THENCE EAST, A DISTANCE OF 274.64 FEET; THENCE SOUTH, A DISTANCE OF 104.50 FEET; THENCE EAST, A DISTANCE OF 27.75 FEET; THENCE SOUTH 00°25'58" WEST, A DISTANCE OF 1,045.89 FEET; THENCE SOUTH 11°51'05" WEST, A DISTANCE OF 75.79 FEET; THENCE SOUTH 19°48'44" WEST, A DISTANCE OF 53.64 FEET; THENCE NORTH 79°16'36" WEST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 10°10'57" WEST, A DISTANCE OF 174.94 FEET; THENCE ALONG THE ARC OF A 3,046.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°44'36" FOR 252.21 FEET (CHORD BEARS NORTH 82°11'21" WEST 252.14 FEET) TO THE POINT OF BEGINNING.  
CONTAINING 378,093.33 SQUARE FEET OR 8.6798 ACRES, MORE OR LESS.

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):  
PRINTED NAME OF OWNER \_\_\_\_\_  
AUTHORIZED SIGNATURE(S) \_\_\_\_\_

**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):  
PRINTED NAME OF OWNER \_\_\_\_\_  
AUTHORIZED SIGNATURE(S) \_\_\_\_\_

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_ APPROVED BY CITY ATTORNEY \_\_\_\_\_  
APPROVED BY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_ ATTEST BY CITY RECORDER (SEE SEAL BELOW) \_\_\_\_\_

FINAL PLAT 2  
**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

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
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SURVEYOR: **AZTEC ENGINEERING INC.**  
491 N. 450 W.  
OREM, UT. 84057  
(801) 224-7308

N 89°49'23" W 2675.85'  
BASIS OF BEARING  
S 89°44'57" E 1706.74'  
SW COR SEC 7  
T6S, R1W, SLB&M  
S 1/4 SEC 7  
T6S, R1W, SLB&M  
ELEV = 4883.88'

CEGAR VALLEY-WHITE RANCH  
59-018-0037

SE COR SEC 7  
T6S, R1W, SLB&M