

# SUNSET FLATS PHASE "A" PLAT 1

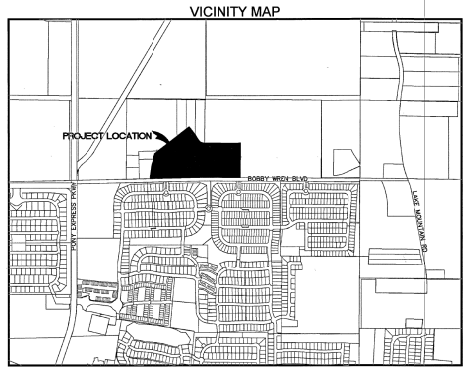
## A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	478.98'	700.00'	39°12'20"	N20°52'01"W	469.69'
C2	452.48'	700.00'	37°02'09"	N18°46'56"W	444.64'
C3	26.51'	700.00'	2°10'10"	N39°23'06"W	26.50'
C4	15.94'	20.00'	45°40'58"	N20°19'50"E	15.52'
C5	447.29'	673.50'	38°03'59"	N21°31'46"W	436.11'
C6	15.15'	20.00'	43°29'25"	S34°01'59"E	14.77'
C7	410.57'	726.50'	32°22'48"	N18°32'20"W	405.13'
C8	89.72'	726.50'	7°04'32"	N25°35'12"W	89.66'
C9	96.62'	726.50'	8°45'14"	N12°50'25"W	96.57'
C10	83.62'	726.50'	6°35'41"	N19°33'13"W	83.58'
C11	84.06'	726.50'	6°37'47"	N28°09'58"W	84.02'
C12	66.54'	726.50'	5°14'53"	N32°06'17"W	66.52'
C13	30.17'	20.00'	86°25'43"	S08°26'08"W	27.39'
C14	32.27'	20.00'	92°27'26"	N28°04'17"W	28.88'
C15	26.51'	983.00'	1°32'42"	N39°28'33"W	26.51'
C16	414.70'	983.00'	24°10'17"	N28°07'46"W	411.63'
C17	388.19'	983.00'	22°37'35"	N27°21'25"W	385.88'
C18	330.53'	956.50'	19°47'33"	N25°56'36"W	328.89'
C19	352.76'	1009.50'	20°01'17"	N28°03'15"W	350.97'
C20	91.28'	956.50'	5°28'04"	N33°06'32"W	91.25'
C21	112.95'	956.50'	6°45'57"	N28°59'31"W	112.88'
C22	108.23'	956.50'	6°29'10"	N27°22'03"W	108.18'
C23	71.63'	1009.50'	4°03'56"	N34°03'54"W	71.62'
C24	91.27'	1009.50'	5°10'48"	N29°24'54"W	91.23'
C25	91.28'	1009.50'	5°10'48"	N28°41'34"W	91.23'
C26	98.99'	1009.50'	5°35'45"	N18°50'30"W	98.96'
C27	17.81'	73.50'	13°52'59"	S22°59'07"E	17.77'
C28	78.68'	73.50'	61°20'15"	S60°35'44"E	74.98'
C29	96.49'	73.50'	70°13'14"	N53°39'14"W	89.71'
C30	18.07'	956.50'	1°04'56"	N16°35'05"W	18.07'
C31	54.96'	126.50'	24°53'27"	S28°29'21"E	54.52'
C32	66.20'	126.50'	29°58'36"	S50°55'32"E	65.44'
C33	44.92'	126.50'	20°20'31"	S81°05'26"E	44.69'
C34	131.28'	100.00'	70°13'14"	S53°39'14"E	122.06'
C35	166.08'	126.50'	70°13'14"	S53°39'14"E	154.40'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C36	30.64'	20.00'	87°45'53"	N07°49'03"E	27.73'
C37	87.75'	1000.00'	1°40'33"	S89°34'25"W	87.74'
C38	88.52'	1026.50'	1°40'33"	S89°34'25"W	88.52'
C39	88.97'	973.50'	1°40'33"	S89°34'25"W	88.97'
C40	13.14'	2973.50'	0°15'12"	S89°51'45"W	13.14'
C41	73.83'	973.50'	1°25'11"	S89°42'01"W	73.83'
C42	2.19'	1026.50'	0°02'20"	S89°45'23"W	2.19'
C43	86.33'	1026.50'	1°38'04"	S89°35'40"W	86.33'
C44	15.51'	20.00'	44°25'38"	S22°37'31"E	15.12'
C45	31.42'	20.00'	90°00'00"	N44°35'18"W	28.28'
C46	31.42'	20.00'	90°00'00"	S49°24'42"W	28.28'
C47	31.49'	20.00'	90°12'22"	S44°41'29"E	28.34'
C48	31.34'	20.00'	89°47'38"	S45°18'31"W	28.23'
C49	113.03'	100.00'	64°45'42"	S57°24'49"E	107.11'
C50	63.08'	73.50'	64°45'42"	S57°24'49"E	78.72'
C51	142.98'	126.50'	64°45'42"	S57°24'49"E	135.49'
C52	10.69'	126.50'	4°50'27"	S87°22'27"E	10.68'
C53	58.55'	126.50'	26°31'13"	S71°41'37"E	58.03'
C54	55.67'	126.50'	29°13'00"	S48°49'30"E	55.23'
C55	18.07'	126.50'	8°11'02"	S28°07'29"E	18.05'
C56	50.38'	73.50'	38°18'29"	S70°09'26"E	49.40'
C57	32.89'	73.50'	29°59'11"	S37°46'35"E	32.43'
C58	286.00'	286.00'	144°16'11"	N32°24'36"W	325.10'
C59	299.50'	286.00'	133°33'18"	N31°48'37"W	298.80'
C60	246.20'	238.50'	112°22'49"	S30°43'23"E	245.79'
C61	259.74'	292.50'	113°05'11"	S30°47'24"W	259.30'
C62	97.98'	292.50'	42°03'27"	N27°12'17"W	97.86'
C63	90.66'	292.50'	40°19'09"	N31°23'10"W	90.65'
C64	71.09'	292.50'	37°09'05"	N34°58'17"W	71.08'
C65	30.80'	20.00'	88°14'49"	N07°34'35"E	27.85'
C66	32.07'	20.00'	91°53'12"	S82°21'24"E	28.75'
C67	78.84'	239.50'	37°36'40"	N34°35'28"W	78.83'
C68	97.69'	239.50'	47°30'56"	N32°30'40"W	97.66'
C69	69.67'	239.50'	31°13'14"	N28°38'35"W	69.66'
C70	26.50'	286.00'	1°11'58"	N39°11'14"W	26.50'



### SURVEYOR'S CERTIFICATE

I, KAGAN M. OXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5401018 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, STREETS, AND EASEMENTS TO BE KNOWN AS SUNSET FLATS PHASE "A" PLAT 1, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

MAY 17, 2020 DATE  
SURVEYOR (SEE SEAL BELOW)

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°30'01" WEST ALONG THE SECTION LINE AT A DISTANCE OF 844.39 FEET AND SOUTH 933.45 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 51°20'07" EAST 720.68 FEET; THENCE SOUTH 98°33'31" EAST 53.00 FEET; THENCE SOUTH 36°07'21" EAST 100.36 FEET; THENCE SOUTH 30°42'20" EAST 86.78 FEET; THENCE SOUTH 37°06'12" EAST 68.02 FEET; THENCE SOUTH 14°57'24" EAST 68.33 FEET; THENCE SOUTH 89°47'40" EAST 571.60 FEET; THENCE NORTH 83°12'33" EAST 53.42 FEET; THENCE SOUTH 90°24'42" WEST 580.78 FEET; THENCE SOUTH 37°06'12" EAST 68.02 FEET; THENCE SOUTH 14°57'24" EAST 68.33 FEET; THENCE SOUTH 89°47'40" EAST 571.60 FEET; THENCE NORTH 83°12'33" EAST 53.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WHEEL BOULEVARD, THENCE ALONG SAID 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°49'21" EAST 15.78 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°35'17" WEST 621.19 FEET; 2) SOUTH 88°41'48" WEST 624.72 FEET; THENCE NORTH 07°31'36" EAST 236.98 FEET; THENCE NORTH 19°50'22" EAST 206.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 943,827 SQUARE FEET OR 21.67 ACRES, MORE OR LESS

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

### OWNERS' DEDICATION

ME, THE UNDESIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND 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 DESCRIBED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF UTAH CODE ANNOTATED, SECTION 10-1-101, AND RESERVATION TO PUBLIC MONUMENTS AND EAGLE MOUNTAIN CITY, UTAH, SENIOR AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT OF EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS RECEIVED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

Cedar Concrete Management LLC  
Heath J. Johnston  
Printed Name of Owner: Heath Johnston  
Signature of Heath Johnston  
Trust, dated February 13, 2009  
Printed Name of Owner: Heath Johnston  
AUTHORIZED SIGNATURE(S)  
AUTHORIZED SIGNATURE(S)

### ACKNOWLEDGMENT

STATE OF UTAH, 3-6  
COUNTY OF KANE, 5-1  
ON THE 18 DAY of May, A.D. 2020, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION INSTRUMENT TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION INSTRUMENT AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 9/17/2023  
107924  
COMMISSION NUMBER  
Suzanne P. Johnson, Commissioner  
Suzanne P. Johnson  
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 PLACES OF LAND PROVIDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS 5th DAY of May, 2020.

APPROVED BY MAYOR  
APPROVED BY CITY ATTORNEY  
APPROVED BY CITY ENGINEER  
APPROVED BY CITY RECORDER

### DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THE SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DEDICATION INSTRUMENT CEDAR VALLEY PUBLIC UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES OBTAINED THEREIN.

### DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT EXCEPT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY RESERVE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABANDONMENT OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR CONTRACT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY THINGS CONTAINED IN THE PLAN, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION, AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF MATERIAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT.

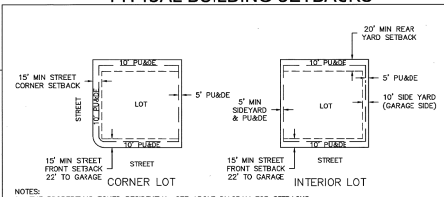
### ROCKY MOUNTAIN POWER

PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES OBTAINED THEREIN. PURSUANT TO UTAH CODE ANN. § 17-27a-602(6)(b)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
(1) A RECORDING EASEMENT IN RIGHT OF WAY  
(2) TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
(3) ANY OTHER PROVISION OF LAW

### TABULATIONS

TOTAL AREA	21.67 ACRES
56 LOTS	14.89 ACRES
OVERALL DENSITY	2.99 LOTS/ACRE
SMALLEST LOT SIZE	10,813 SQ FT
LARGEST LOT SIZE	18,764 SQ FT
AVERAGE LOT SIZE	11,282 SQ FT
ROW DEDICATION	5.10 ACRES
OPEN SPACE	1.68 ACRES

### TYPICAL BUILDING SETBACKS



NOTES:  
1. THE PROPERTY IS ZONED RESIDENTIAL. SEE ABOVE DIAGRAM FOR SETBACKS.  
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10' FRONT, 5' SIDE, AND 5' REAR UNLESS NOTED OTHERWISE HEREON.  
3. SIDEWALK SETBACKS ARE 15' TOTAL, 5' MIN, AND 10' ON GARAGE SIDE



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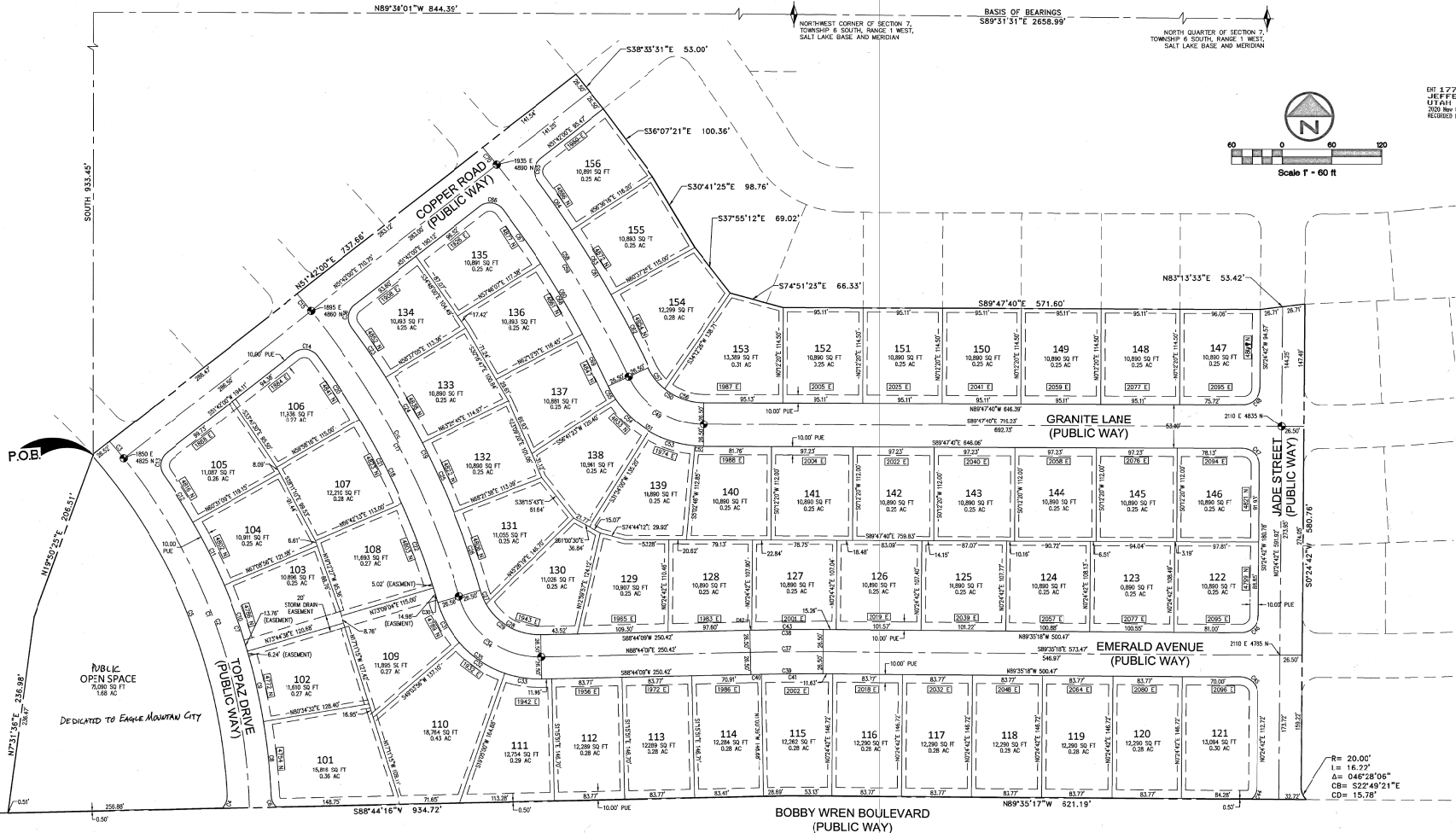
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SEC 17-16 R/W TO 2028-17  
REC'D FOR RECORDED

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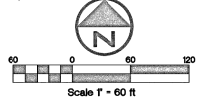
# SUNSET FLATS PHASE "A" PLAT 1

## A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



ENR 172123:2020 Rev 1.173  
JEFFERY SMITH  
UTAH COUNTY RECORDS  
2020 Rev No 1142 on FILE 212.00 87  
Record for Eagle Mountain City



- LEGEND**
- SECTION LINE
  - FOUND SECTION CORNER
  - NEW ROAD CENTERLINE
  - NEW STREET MONUMENT
  - SET 5/8 REBAR AND CAP (WILDING ENGINEERING)

**WILDING ENGINEERING**  
14781 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84005  
801.959.8112  
WWW.WILDINGENGINEERING.COM

17367 sub 2