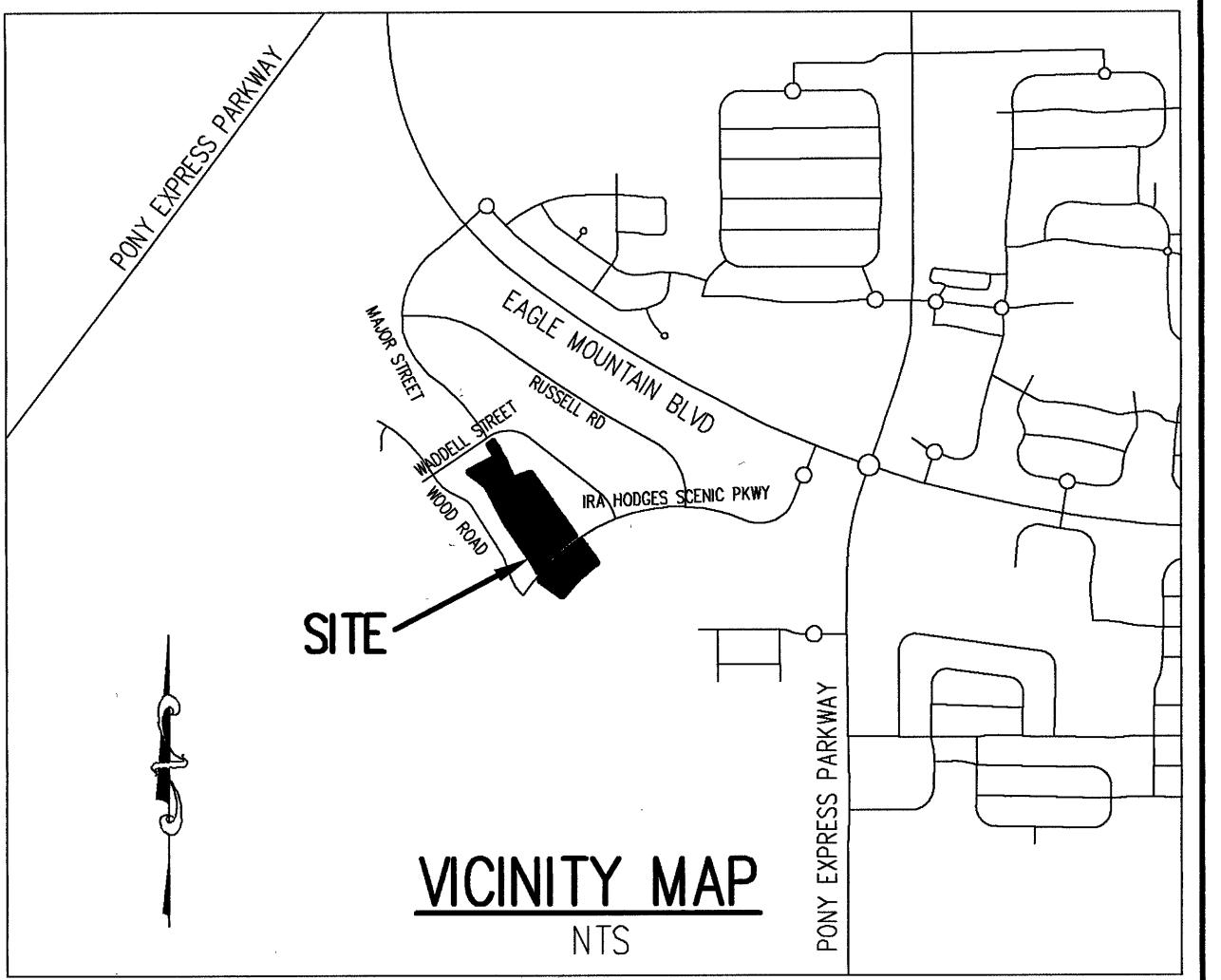
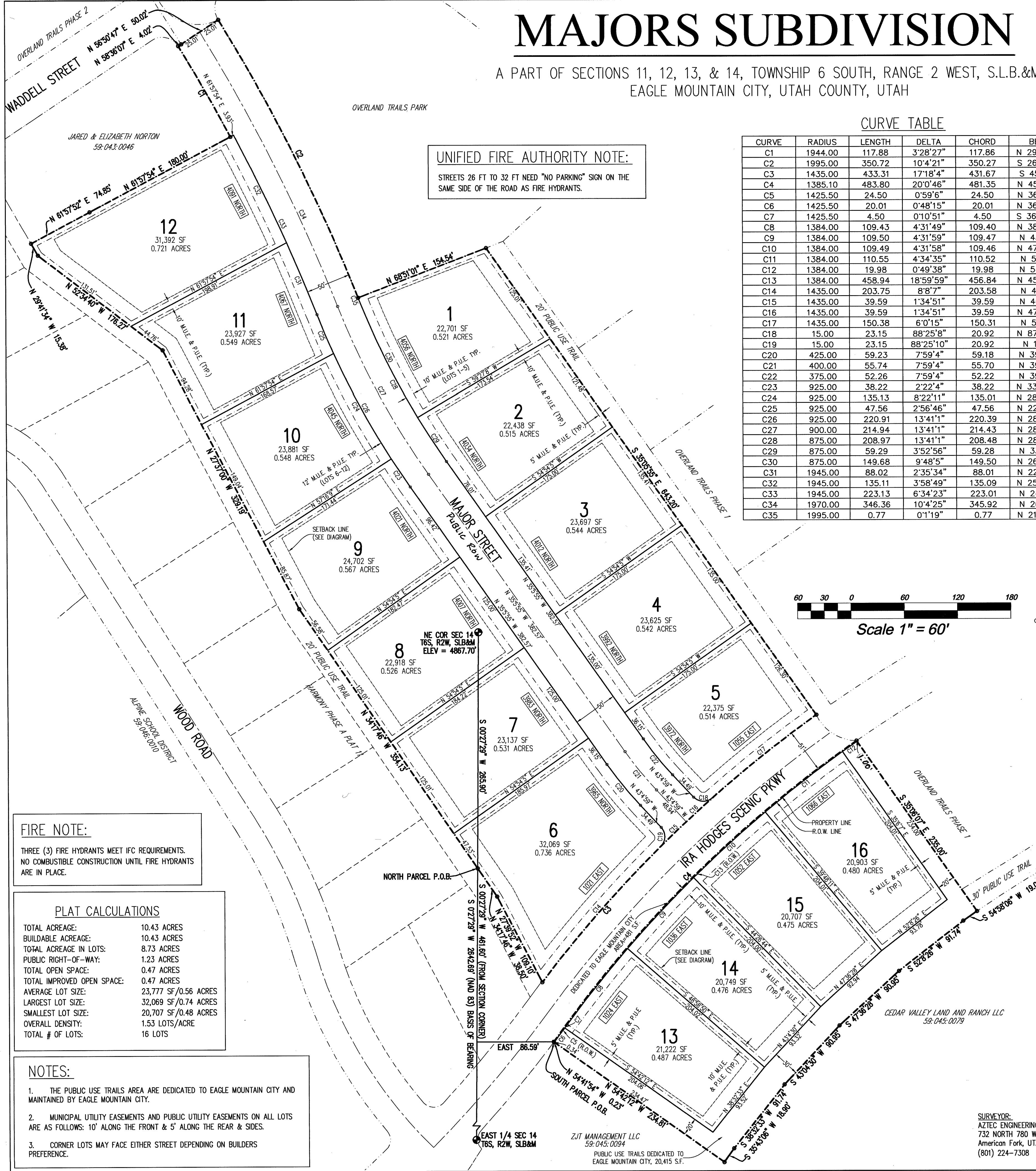
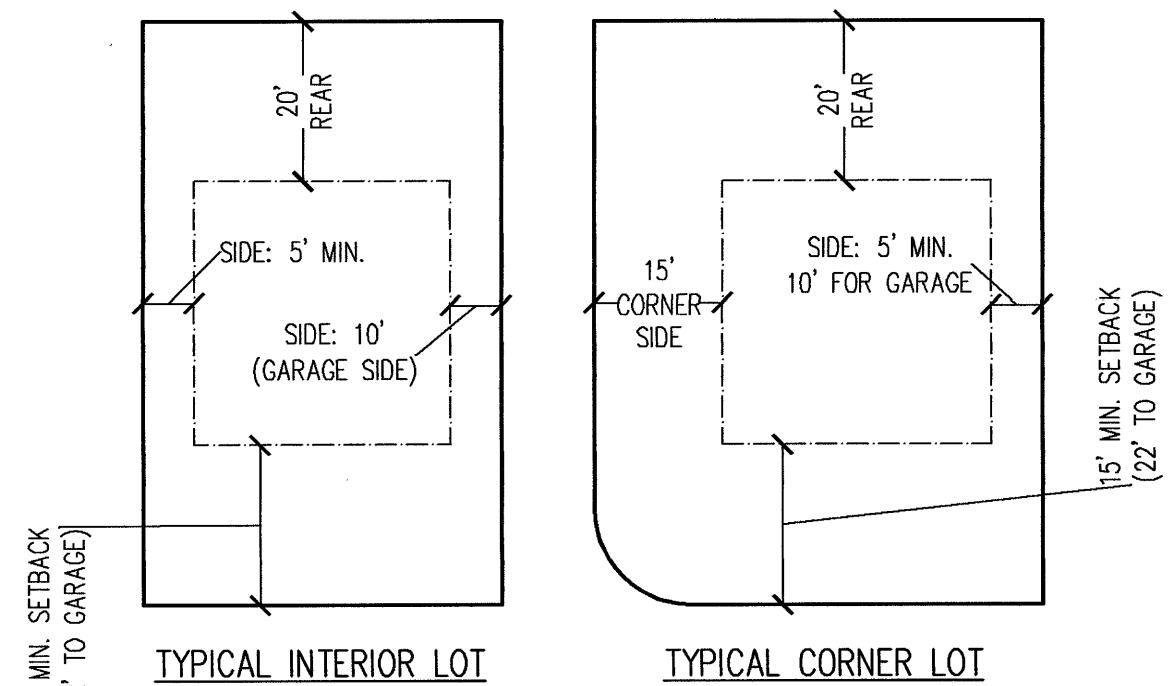


MAJORS SUBDIVISION

A PART OF SECTIONS 11, 12, 13, & 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



VICINITY MAP
NTS



TYPICAL INTERIOR LOT

TYPICAL CORNER LOT

SETBACK DIAGRAM

FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1 tariff.

10-13-2022

10/13/2022

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.

10/13/2022

10/13/2022

Dominion Energy Utah

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plot contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights or other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plot, including those set forth in the Owner's Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 13 day of October, 2022

By: *Brandy Ellingson*
Title: Pre-Com

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plot 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 plot 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

10-13-22
10/13/22
ROCKY MOUNTAIN POWER

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.

Oct 12 2022
DATE

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

BOUNDARY DESCRIPTION

NORTH PARCEL

BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 265.90 FEET ALONG SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 34°17'46" W, A DISTANCE OF 354.13 FEET; THENCE N 27°37'00" W, A DISTANCE OF 329.19 FEET; THENCE N 52°34'40" W, A DISTANCE OF 176.27 FEET; THENCE N 29°41'34" W, A DISTANCE OF 15.36 FEET; THENCE N 61°57'52" E, A DISTANCE OF 74.85 FEET; THENCE N 35°05'53" E, A DISTANCE OF 180.00 FEET; THENCE ALONG THE ARC OF A 1,944.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°28'27" FOR 117.88 FEET (CHORD BEARS N 29°46'18" E 109.40 FEET); THENCE N 58°36'07" E, A DISTANCE OF 4.02 FEET; THENCE N 56°50'47" E, A DISTANCE OF 50.02 FEET; THENCE ALONG THE ARC OF A 1,995.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°42'1" FOR 350.72 FEET (CHORD BEARS S 26°28'24" E 350.27 FEET); THENCE N 68°51'01" E, A DISTANCE OF 154.54 FEET; THENCE S 35°05'53" E, A DISTANCE OF 643.20 FEET; THENCE ALONG THE ARC OF A 1,435.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°18'04" FOR 433.31 FEET (CHORD BEARS S 45°18'32" E 431.67 FEET); THENCE N 58°36'07" E, A DISTANCE OF 109.10 FEET; THENCE N 34°17'46" W, A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 349,854 SQUARE FEET OR 8.0315 ACRES, MORE OR LESS.

SOUTH PARCEL

BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 461.60 FEET ALONG SECTION LINE AND EAST 86.59 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 1,985.10 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°04'6" FOR 483.80 FEET (CHORD BEARS N 45°18'32" E 481.35 FEET); THENCE S 35°06'07" E, A DISTANCE OF 235.00 FEET; THENCE S 54°58'06" W, A DISTANCE OF 19.03 FEET; THENCE S 52°08'26" W, A DISTANCE OF 91.74 FEET; THENCE S 47°36'28" W, A DISTANCE OF 90.95 FEET; THENCE S 38°32'33" W, A DISTANCE OF 91.74 FEET; THENCE S 35°43'06" W, A DISTANCE OF 18.90 FEET; THENCE N 54°42'12" W, A DISTANCE OF 234.81 FEET; THENCE N 54°41'54" W, A DISTANCE OF 0.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 104,477 SQUARE FEET OR 2.3985 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE

3415:2023 Map 18623
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jan 12 REC'D BY REC'D 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 10-8a-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 known 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

EMH Development LLC *J. Walsh* 10/25/22

AUTHORIZED SIGNATURE(S)

Manager

ACKNOWLEDGMENT

On the 25 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 JULY 31, 2024

NOTARY PUBLIC SIGNATURE

713309

PRINTED FULL NAME OF NOTARY

Christy Hogenow

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 November, 2022

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 1

MAJORS SUBDIVISION

SUBDIVISION

