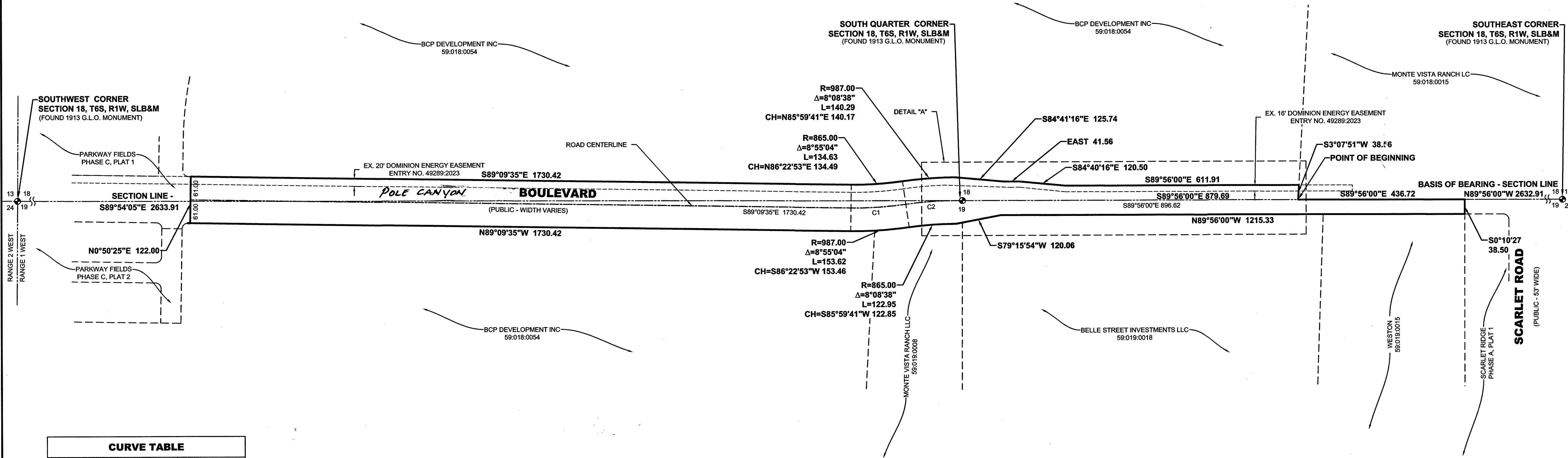
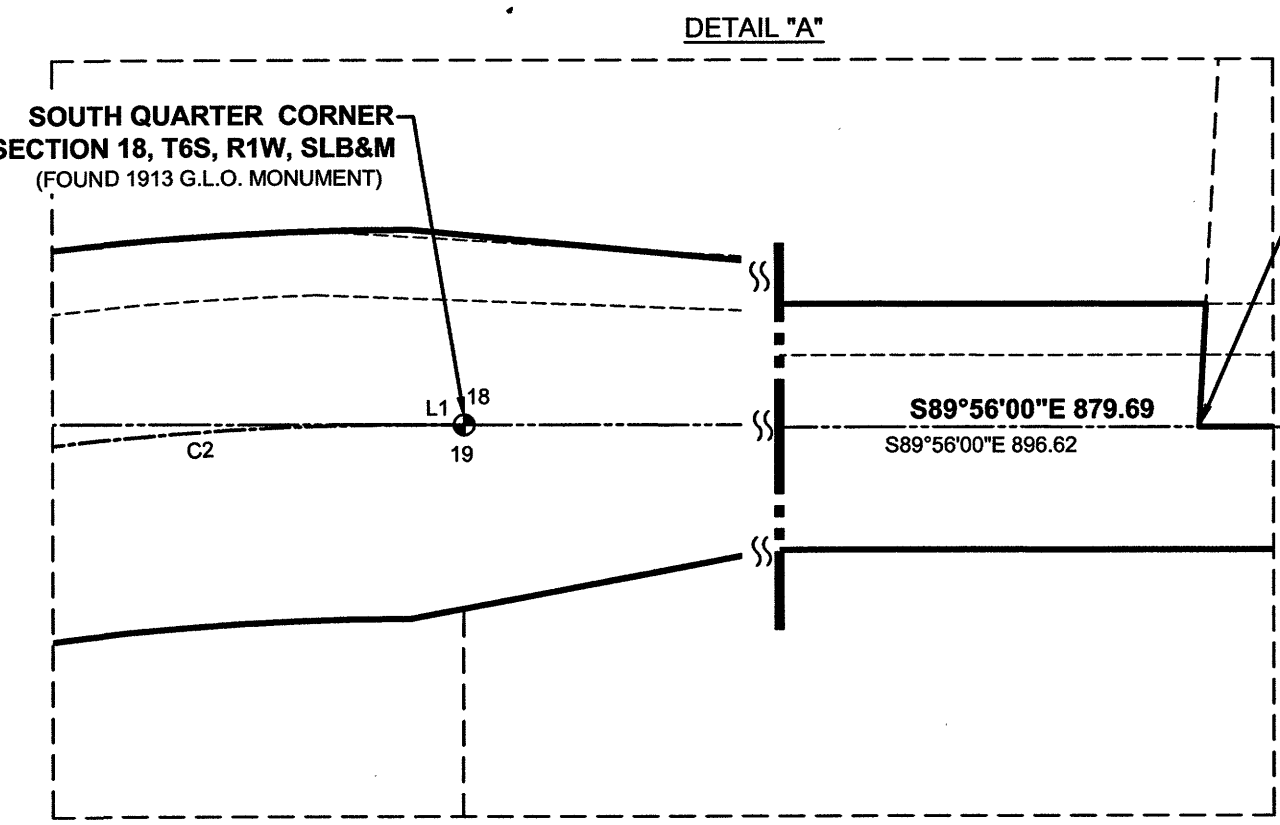


LEGEND

—	BOUNDARY LINE
- - -	CENTERLINE
- - -	SECTION LINE
- - -	EASEMENT LINE
- - -	EXISTING LOT LINES
- - -	PROPOSED LOT LINES
●	EXISTING MONUMENT
○	PROPOSED MONUMENT

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.

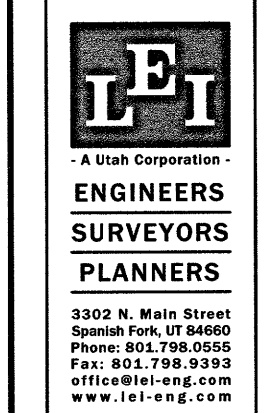


CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	926.00	8°55'04"	144.12	N86°22'53"E 143.98
C2	926.00	8°08'38"	131.62	N85°59'41"E 131.51

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S89°56'00"E	16.93



STATE OF UTAH S.S.
COUNTY OF Utah
ON THE 22 DAY OF December, A.D. 2023 PERSONALLY APPEARED BEFORE ME Ryan Kent
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

LOREEN N JOHNSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 725202
COMM. EXP. 06-10-2026

NOTARY PUBLIC FULL NAME: Loreen N. Johnson
COMMISSION NUMBER: 725202
MY COMMISSION EXPIRES: 06-10-2026
A NOTARY PUBLIC COMMISSIONED IN UTAH

STATE OF UTAH S.S.
COUNTY OF Utah
ON THE 4 DAY OF December, A.D. 2024 PERSONALLY APPEARED BEFORE ME
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

FIONNUALA B KOFOED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 735665
Comm. Expires: 02-20-2028

NOTARY PUBLIC FULL NAME: Fionnuala B. Kofoed
COMMISSION NUMBER: 735665
MY COMMISSION EXPIRES: 2/20/28
A NOTARY PUBLIC COMMISSIONED IN UTAH

STATE OF UTAH S.S.
COUNTY OF Utah
ON THE 29 DAY OF February, A.D. 2024 PERSONALLY APPEARED BEFORE ME Tiffany Walden, Monte Vista Ranch, LLC & Scot Haggard, Belle Street Investments, LLC
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

FIONNUALA B KOFOED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 711066
COMM. EXP. 03-09-2024

NOTARY PUBLIC FULL NAME: Fionnuala B. Kofoed
COMMISSION NUMBER: 711066
MY COMMISSION EXPIRES: 3-9-24
A NOTARY PUBLIC COMMISSIONED IN UTAH

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. 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 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 OWNER 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 800-866-8532

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 11 DAY OF November, A.D. 2023
BY: Andrea Allen
TITLE: gas construction rep

DIRECT COMMUNICATIONS APPROVAL

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.

Wendy Wilson 11/21/2023
DIRECT COMMUNICATIONS

ROCKY MOUNTAIN POWER APPROVAL

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-402(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 16, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

Robert Johnson 11/21/23
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S89°56'00"E ALONG THE SECTION LINE 879.69 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUING ALONG SAID SECTION LINE S89°56'00"E 436.72 FEET TO THE NORTHWEST CORNER OF SCARLET RIDGE PHASE A, PLAT 1, DESCRIBED IN ENTRY NUMBER 51340/2022, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S00°10'27"W ALONG THE WEST LINE OF SAID PLAT 38.50 FEET; THENCE PARALLEL WITH SAID SECTION LINE N89°56'00"W 1215.33 FEET; THENCE S79°15'54"W 120.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 122.95 FEET WITH A RADIUS OF 865.00 FEET THROUGH A CENTRAL ANGLE OF 08°08'38", CHORD: S85°59'41"W 122.85 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 153.62 FEET WITH A RADIUS OF 987.00 FEET THROUGH A CENTRAL ANGLE OF 08°55'04", CHORD: S86°22'53"W 153.46 FEET; THENCE N89°09'35"W 1730.42 FEET; THENCE N00°50'25"E 122.00 FEET; THENCE S89°09'35"E 1730.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 134.63 FEET WITH A RADIUS OF 865.00 FEET THROUGH A CENTRAL ANGLE OF 08°55'04", CHORD: N86°22'53"E 134.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 140.29 FEET WITH A RADIUS OF 987.00 FEET THROUGH A CENTRAL ANGLE OF 08°08'38", CHORD: N85°59'41"E 140.17 FEET; THENCE S84°41'16"E 125.74 FEET; THENCE EAST 41.56 FEET; THENCE S84°40'16"E 120.50 FEET; THENCE PARALLEL WITH SAID SECTION LINE S89°56'00"E 611.91 FEET; THENCE S03°07'51"W 38.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.69 ACRES
335,190 SQ. FT.

NOVEMBER 13, 2023
DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13th DAY OF November, A.D. 2023

BCP Development Inc., President, Nate Hutchinson
Flagship EM Holdings LLC, Manager, Nate Hutchinson

STATE OF UTAH S.S.
COUNTY OF Utah
ON THE 13th DAY OF November, A.D. 2023 PERSONALLY APPEARED BEFORE ME Nate Hutchinson
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718383
MY COMMISSION EXPIRES: 6/1/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain
COUNTY OF Utah APPROVES THIS SUBDIVISION 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 4 DAY OF December, A.D. 2023

APPROVED BY Mayor
CITY ATTORNEY

APPROVED Christy French
ENGINEER
(See Seal Below)

ATTEST J.B. Kent
CLERK/RECORDER
(See Seal Below)

ENT 55294-2024 MAP# 19544
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 16 09:10 AM FEE 0.00 BY AS
RECORDED FOR EAGLE MOUNTAIN

POLE CANYON BOULEVARD, ADDITION 1
(ROADWAY DEDICATION)

LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 150'

SHEET 1 OF 2

SURVEYOR'S SEAL
CHAD A. POULSEN
No. 501182
11/21/23

NOTARY PUBLIC SEAL
MATT RASBAND
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 718383
COMM. EXP. 06-11-2025

CITY-COUNTY ENGINEER SEAL
TRUSTY
11/21/23
STATE OF UTAH

COUNTY-RECORDER SEAL
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 16 09:10 AM FEE 0.00 BY AS
RECORDED FOR EAGLE MOUNTAIN

This form approved by Utah County and the municipalities therein. LEI #19-0046