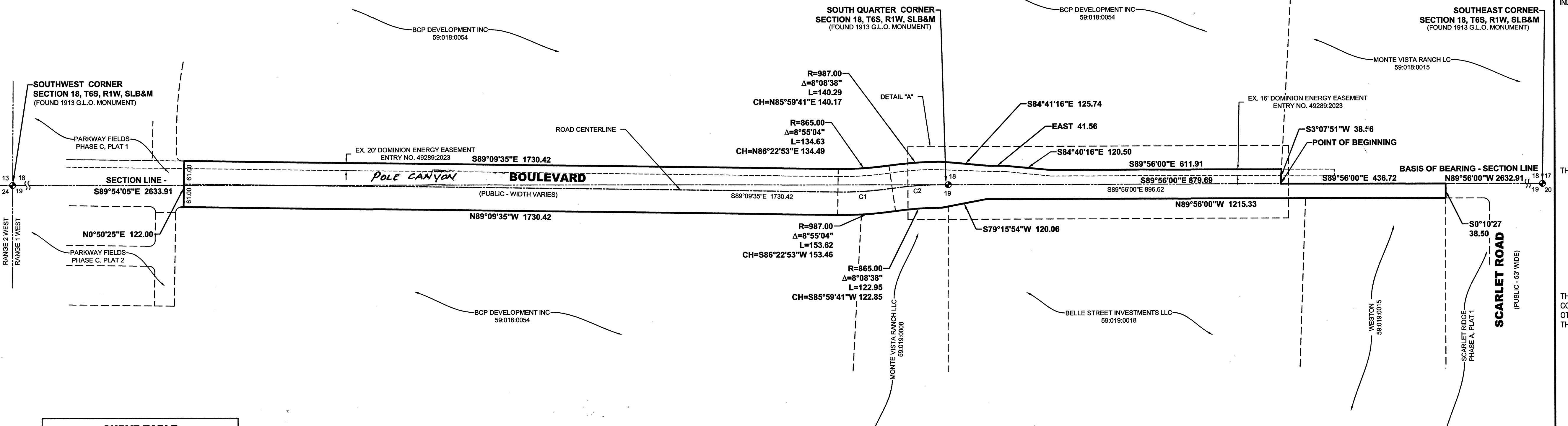
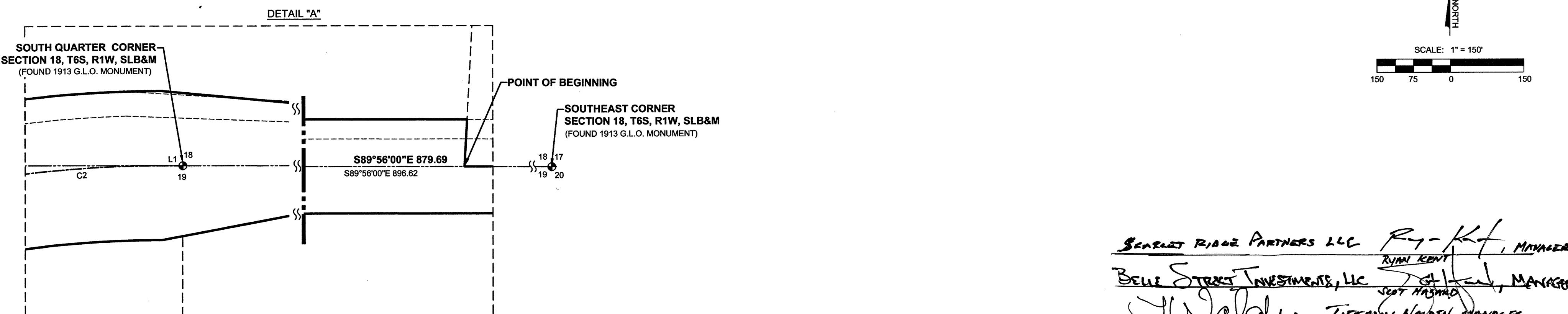


LEGEND	
BOUNDARY LINE	
CENTERLINE	
SECTION LINE	
EASEMENT LINE	
EXISTING LOT LINES	
PROPOSED LOT LINES	
EXISTING MONUMENT	●
PROPOSED MONUMENT	○

NOTES:

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



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	926.00	8°55'04"	144.12
C2	926.00	8°08'38"	131.62

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

ACKNOWLEDGMENT	
STATE OF UTAH S.S.	
COUNTY OF <u>Utah</u> ON THE <u>22</u> DAY OF <u>December</u> , A.D. <u>2023</u> PERSONALLY APPEARED BEFORE ME <u>Ryan Kent</u>	
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.	
<p><i>Ryan Kent</i></p> <p>LOREEN N JOHNSON NOTARY PUBLIC-STATE OF UTAH COMMISSION # 725202 COMM. EXP. 06-10-2026</p>	

ACKNOWLEDGMENT	
STATE OF UTAH S.S.	
COUNTY OF <u>Utah</u> ON THE <u>29</u> DAY OF <u>February</u> , A.D. <u>2024</u> PERSONALLY APPEARED BEFORE ME <u>Tiffany Walden</u> , <u>Monte Vista Ranch, LLC</u> & <u>Scot Hazard, Belle Street Investments, LLC</u>	
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.	
<p><i>Tiffany Walden</i></p> <p>FIONNULA B KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION # 711066 COMM. EXP. 03-09-2024</p>	

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 GRANTED 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 AND WARRANTY OF THE RECORDS OF THE PUBLIC LAND OFFICE AND THE PUBLIC UTILITY COMPANY. THIS APPROVAL IS NOT A CONSENT IN ORDER TO EASE THE PLAT. 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 800-368-6532.	
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVED THIS <u>11</u> DAY OF <u>November</u> , <u>2023</u> BY: <u>Lei Engineers</u> TITLE: <u>Construction Map</u>	
<p><i>Lei Engineers</i></p> <p>FIONNULA B KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION # 735665 COMM. EXP. 02-20-2028</p>	

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"E 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 140.17 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 140.17 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.

Ryan Kent *Scot Hazard* *Tiffany Walden* *Monte Vista Ranch, LLC* *Lei Engineers* *Lei Engineers* *Lei Engineers*

2/29/24
2/29/24
2/29/24
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 15 DAY OF November, A.D. 2023

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

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF Utah ON THE 15 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: 718 363
MY COMMISSION EXPIRES: 6/10/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

THE Pole Canyon 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 November, A.D. 2023

Lei Engineers APPROVED BY Lei Engineers *City Attorney*

APPROVED Lei Engineers ATTEST Lei Engineers CLERK RECORDER (See Seal Below)

ENT. #82294-2024 MAP # 1544
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 16 09120 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'
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
COUNTY-RECORDER SEAL
PROFESSIONAL ENGINEER
LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3402 N. Main Street
Spanish Fork, UT 84660
Phone: 801-798-9393
Fax: 801-798-9393
Email: info@leieng.com
www.leieng.com
19544

This form approved by Utah County and the municipalities therein.