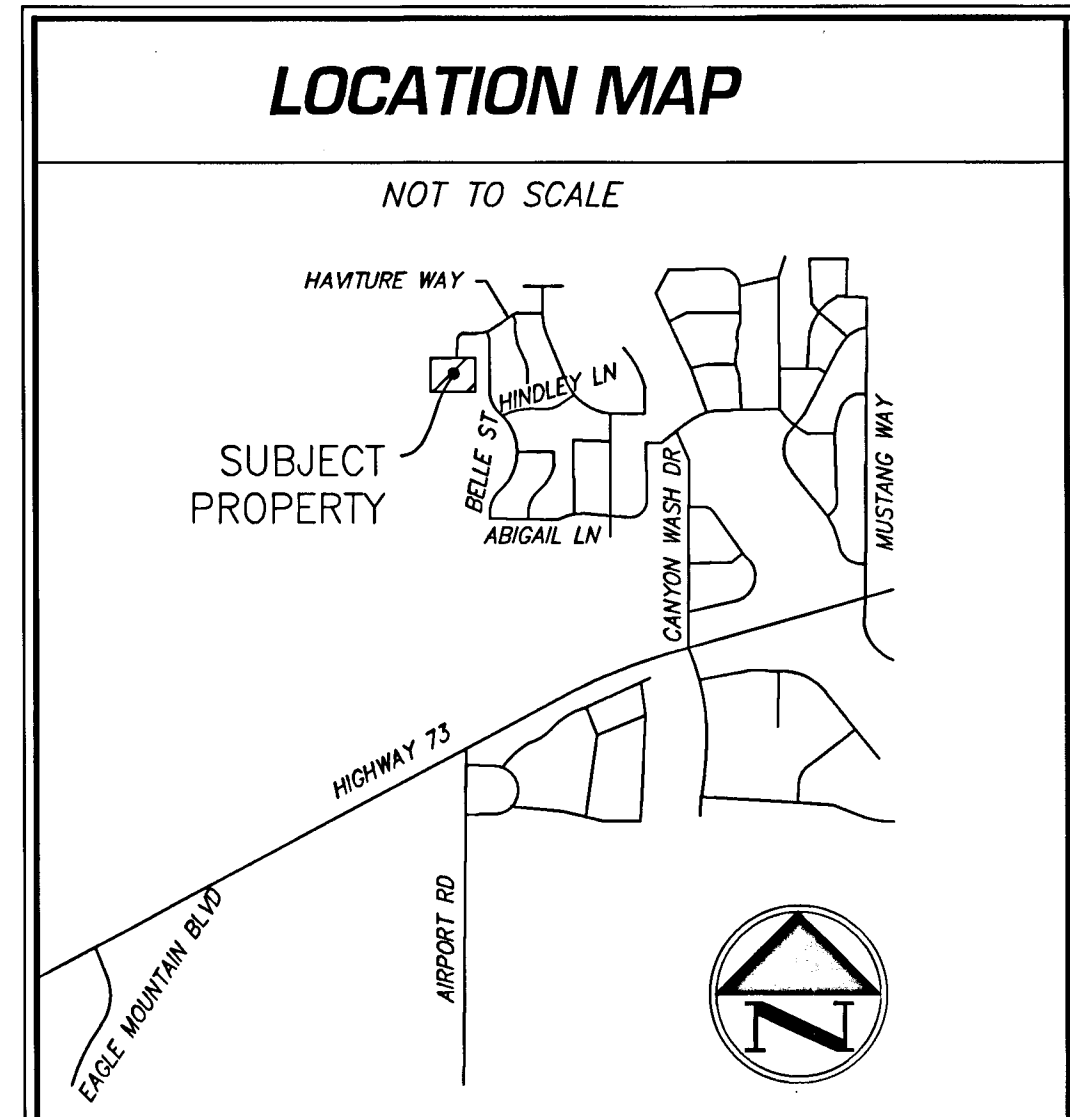




LINE / CURVE TABLE

#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C6	294.07'	293°01'36"	57.50'	38.04'	63.45'	S85°12'33"E

1. Pursuant to Utah Code ANN 54-3-2.7 This Plat conveys to the owner(s) or operators of utility facilities a Public Utility Easement along with all the rights & duties described therein.

2. Pursuant to Utah Code ANN 16-1A-603 Rock Mountain Power accepts delivery of the PUE as described in this Plat. Approves this Plat solely for the purpose of confirming that the Plat contains Public Utility Easements & Approximates the location of the Public Utility Easements, but does not warrant their precise location. Rock Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rock Mountain Power has under: a) A recorded easement or right of way 2.2 The law applicable to prescriptive rights. 2.3 Title 54, Chapter 6A Subtitle 10 or 2.4 Any other provisions of law.

APPROVED THIS 14 DAY OF September 20 25

DOMINION ENERGY

APPROVED THIS 14 DAY OF September 20 25

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LEGEND & ABBREVIATIONS:

BOUNDARY LINE

ROADWAY CENTER LINE

SECTION/MONUMENT LINE

PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)

EASEMENT, AS NOTED

LOT LINE

R.O.W. LINE

SETBACK LINE

PROPOSED STREET MONUMENT

BOUNDARY CORNER, NOT SET UNLESS NOTED OTHERWISE

SET REBAR & CAP, LS#190633

R.O.W. RIGHT OF WAY

TYP TYPICAL

MON MONUMENT

3389 W LOT ADDRESS

(R) RADIAL

(NR) NON RADIAL

Comcast Corporation

Comcast Corporation certifies that it will provide telecommunication services to this subdivision utilizing the trenches provided by the developer.

APPROVED THIS 9/18/25

COMCAST CORPORATION

SHIRLEY BUTTERFIELD, LTD.

ENTRY No. 1745-2016

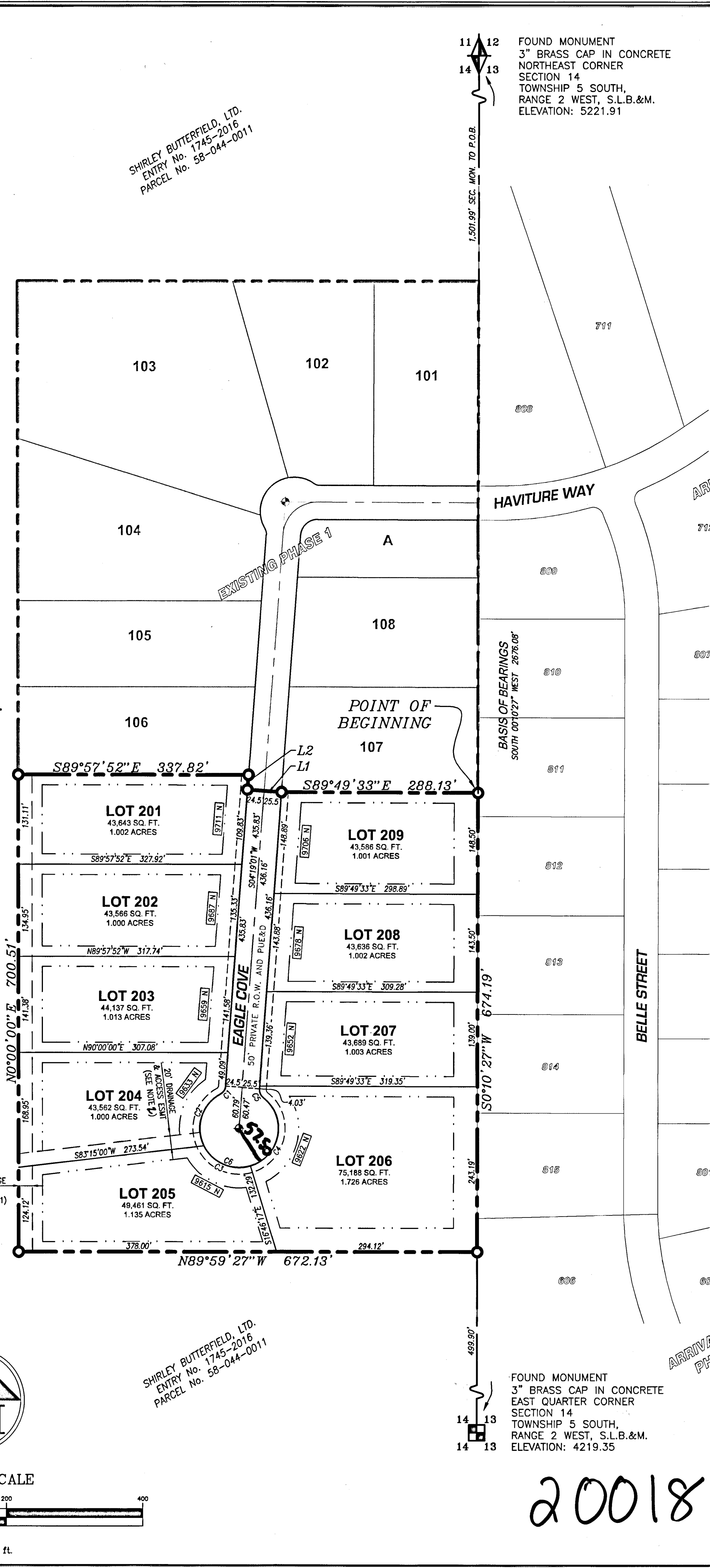
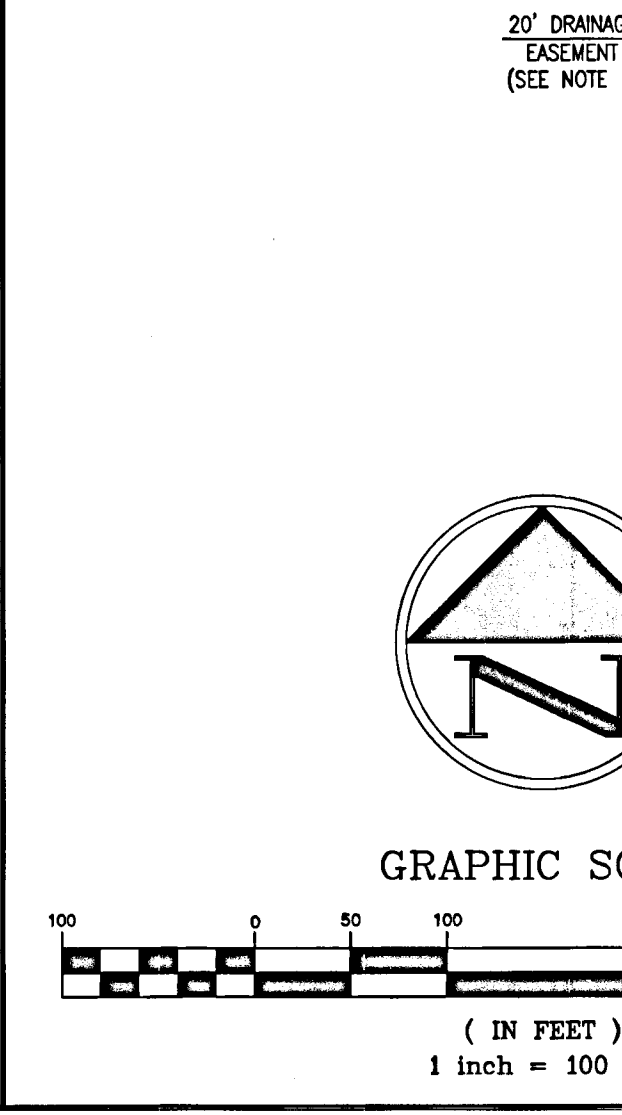
PARCEL No. 58-044-0011

Direct Communications

Direct Communications Cedar Valley LLC certifies that it will provide telecommunication service to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 TARIFF

APPROVED THIS 9/16/25

DIRECT COMMUNICATIONS



ZONE: RD1, IN THE AGRICULTURE/RURAL RESIDENTIAL DENSITY TWO CATEGORY

SETBACKS

FRONT: 30'

FRONT GARAGE: 40'

REAR: 35'

SIDE: 15'

GARAGE SIDE: 15'

STREET SIDE: 25'

PLAT CALCULATIONS

ACREAGE SUMMARY

LOTS: 9.882 AC

PARCELS: 0 AC

PUBLIC R.O.W.: 0.745 AC

TOTAL AREA: 10.627 AC

AVERAGE LOT SIZE: 1.098 AC

LARGEST LOT: 1.726 AC

SMALLEST LOT: 1.000 AC

OVERALL DENSITY: 0.911

TOTAL LOTS: 9

NOTES:

1. THE OWNER OF EACH LOT IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE CHANNEL ACROSS HIS/HER LOT FOR THE PURPOSE OF ALLOWING WATER TO FLOW FREELY DOWN THE CHANNEL TO THE STREETS. NO MODIFICATIONS TO THE DRAINAGE SWALES AND ASSOCIATED BERM AND SIDE SLOPES IS ALLOWED.

2. A 20 FOOT WIDE EASEMENT IS DEDICATED BY THIS MAP ALONG THE SOUTH SIDE OF LOT 204 FOR PUBLIC ACCESS TO THE ADJACENT LAND FOR UPLAND DRAINAGE.

LINE TABLE

L1 S85°40'59"E 50.00'

L2 64°19'01"W 21.66'

BRG. DIST.

CURVE TABLE CONTINUED

LEN DELTA RAD CHD BRG

1 14.92' 56°59'14" 15.00' 14.31 32°48'38" W

2 87.81' 87°30'57" 50.79 51°33'10" W

3 80.86' 80°34'24" 74.36 56°29'06" E

4 125.40' 124°57'04" 101.98 110°45'11" E

5 15.00' 57°18'51" 15.00' 14.39 23°03'56" W

1 14.92' 56°59'14" 15.00' 14.31 32°48'38" W

1 OF 1

DEVELOPER:

CONTACT:

SCENIC DEVELOPMENT, INC.

(801) 253-1237

ENGINEER:

IT Engineering, PC

7886 South 2325 East

South Weber, Utah

ph 801.866.7702

jacon@itengpc.com

SURVEYOR:

LAYTON SURVEYS LLC

1857 N. 100 W. SUITE 1

CLINTON, UT 84015

(801)-663-1641

willis.long@laytonsveys.com

BASIS OF BEARINGS:

THE BEARING SOUTH 00°10'27" WEST EAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF SECTION 14, AS SHOWN HEREON, IS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO LOTS, PARCELS, AND STREETS.

PROPERTY DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 00°10'27" WEST, ALONG THE SECTION LINE COMMON WITH SECTIONS 13 AND 14, A DISTANCE OF 1501.99 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, SOUTH 00°10'27" WEST, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 674.19 FEET; THENCE, NORTH 89°59'27" WEST, A DISTANCE OF 672.13 FEET; THENCE, NORTH, A DISTANCE OF 700.51 FEET; THENCE, SOUTH 89°57'52" EAST, A DISTANCE OF 337.82 FEET; THENCE, SOUTH 04°10'01" WEST, A DISTANCE OF 21.65 FEET; THENCE, SOUTH 85°40'59" EAST, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 89°49'33" EAST, A DISTANCE OF 288.13 FEET TO A POINT ON SAID SECTION LINE AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 10.627 ACRES, MORE OR LESS

PURSUANT TO UTAH CODE 10-2-204(1)(c), THE OWNER CONVEYS THE PRIVATE R.O.W. TO THE EAGLE RIDGE SUBDIVISION OWNER ASSOCIATION, INC. LOCATED AT 1458T SO. 790 W. C201, BLUFFDALE, UT 84065

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS EASEMENTS AND OTHER PUBLIC AREAS AS DESIGNATED ON THE PLAT.

EAGLE RIDGE PHASE A, PLAT 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 3 DAY OF September A.D. 2025.

Kim Rindlsbacher

Eagle Ridge Development, LLC

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH } S.S.

COUNTY OF UTAH }

ON THE 3 DAY OF September A.D. 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, (SIGNED) Kim Rindlsbacher, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Eagle Ridge Development, LLC, A UTAH LIMITED LIABILITY CORPORATION, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID Eagle Ridge Development, LLC COMPANY WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

8/16/2025

MY COMMISSION EXPIRES:

NOTARY PUBLIC RESIDING AT: South Jordan

ACKNOWLEDGEMENT:

STATE OF UTAH } S.S.

COUNTY OF UTAH }

ON THE DAY OF A.D. 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, (THE SIGNER) OF THE ABOVE OWNER'S DEDICATION IN NUMBER, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:

NOTARY PUBLIC RESIDING AT:

ACCEPTANCE BY LEGISLATIVE BODY:

THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THE 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 28 DAY OF October, A.D. 2025

APPROVED

ENGINEER (SEE SEAL BELOW)

ATTEST

CLERK-RECORDER (SEE SEAL BELOW)

EAGLE RIDGE PHASE A, PLAT 2

SUBDIVISION

EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN