

ORDINANCE NO. O- 12-2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
RECORDED PLAT OF "EAGLE MOUNTAIN BUSINESS CAMPUS PLAT A" AND
APPROVING THE "EAGLE MOUNTAIN BUSINESS CAMPUS PLAT C"**

PREAMBLE

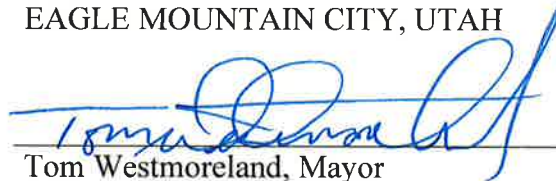
WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Business Campus Plat A and approve the Eagle Mountain Business Campus Plat C, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Business Campus Plat A and approve the Eagle Mountain Business Campus Plat C, as set forth more specifically in Exhibit A.
2. The Eagle Mountain Business Campus Plat A is hereby amended, and the Eagle Mountain Business Campus Plat C is approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of April, 2021.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:


Fionnuala B. Kofoed, MMC
City Recorder



CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of April, 2021.

Those voting aye:

☒ Donna Burnham

☒ Melissa Clark

☐ Colby Curtis

☒ Jared Gray

☒ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☒ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

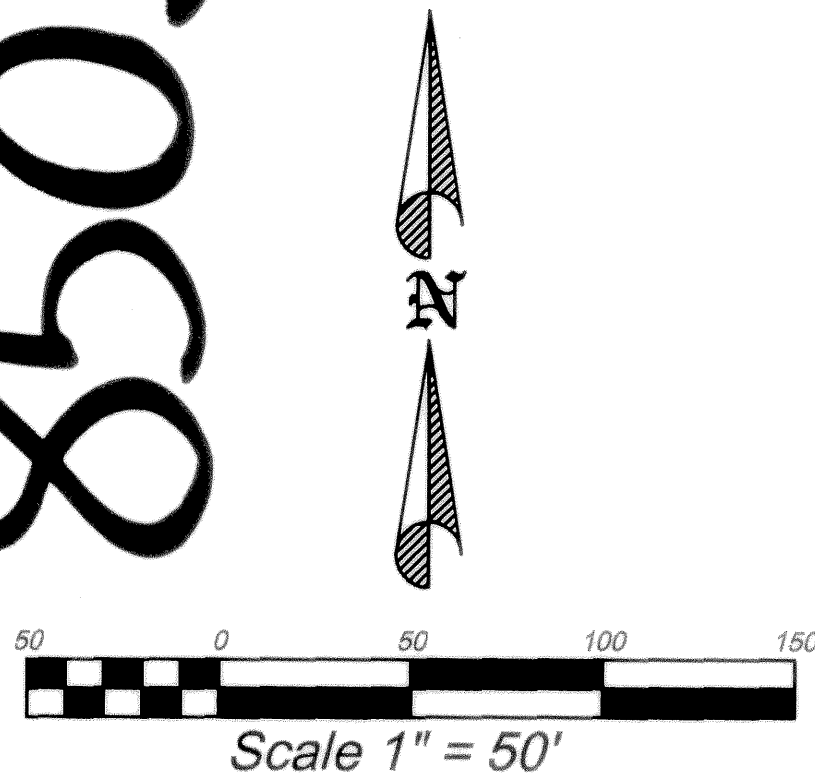
☐ Carolyn Love


Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on 4/16/21 by CP.

Exhibit A

8503-98



CURVE TABLE

NUMBER	DELTA	CHORD BEARING	R	L	LC
C1	18°03'12"	N 00°08'08" W	603.00	190.00	189.22
C2	11°52'35"	S 86°37'23" E	253.56	52.56	52.46
C3	69°59'36"	N 64°05'02" E	118.15	144.33	135.52
C4	38°15'02"	S 48°12'45" W	718.79	479.87	471.00
C5	12°39'05"	S 87°02'20" E	288.56	63.72	63.59
C6	69°59'36"	N 64°05'02" E	93.15	113.79	106.85
C7	28°13'39"	N 43°12'03" E	743.79	366.44	362.75
C8	04°20'42"	N 59°29'14" E	743.79	56.40	56.39
C9	59°21'10"	N 31°58'59" E	35.00	36.26	34.66
C10	259°25'17"	S 47°58'57" E	50.00	226.39	76.93
C11	17°16'04"	S 73°05'39" W	75.00	22.60	22.52
C12	10°58'00"	S 58°58'37" W	693.79	132.79	132.59
C13	24°24'23"	S 41°17'25" W	693.79	295.54	293.31
C14	16°53'53"	S 37°32'10" W	143.15	42.22	42.07
C15	44°32'44"	S 68°42'44" W	143.15	113.56	110.61
C16	02°54'30"	S 89°57'22" W	218.56	11.09	11.09

C1
LENGTH = 190.00
RADIUS = 603.00
DELTA = 18°03'12"
BEARING = N 00°08'08" W
CHORD LENGTH = 189.22'

SW CORNER, SECTION 18
T5S, R1W, SLB&M
FOUND BRASS CAP MON.



NORTH 658.00'
EAST 7816.83'

THE RANCHES PARKWAY
ENTRY # 58148
MAP # 8059
YEAR: 1999

5
PRIVATE OPEN SPACE - THE RANCHES L.C.
1.296 ACRES

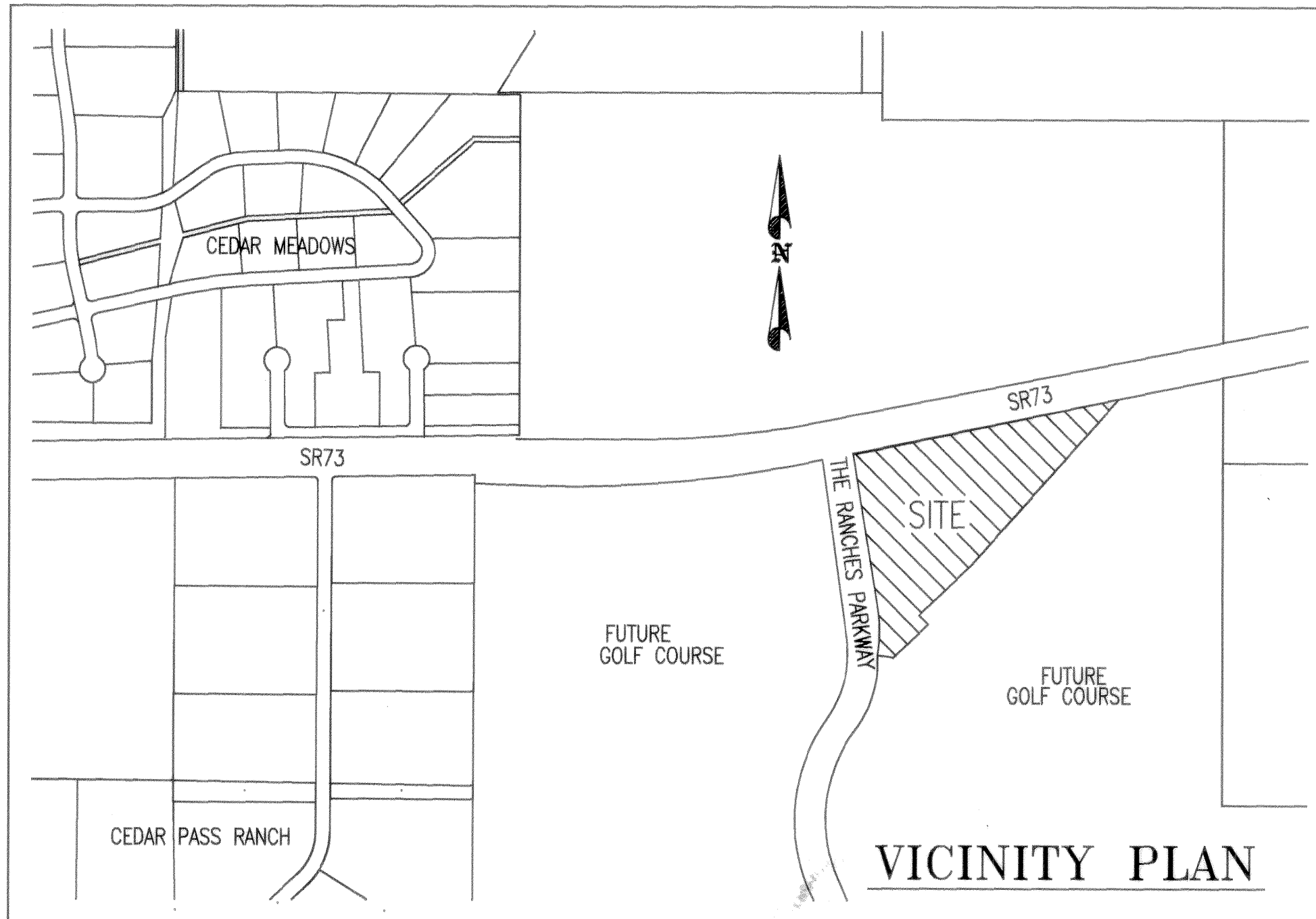
1
1.60 ACRES

3
1.63 ACRES

4
2.08 ACRES

2
2.24 ACRES

NOTE: CROSS EASEMENTS FOR PARKING AND ACCESS HEREBY GRANTED FOR ALL LOTS.



TABULATIONS

TOTAL ACREAGE	=9.826 ACRES
TOTAL LOT ACREAGE	=7.550 ACRES
TOTAL OPEN SPACE	=1.296 ACRES
TOTAL STREET ACREAGE	=09.80 ACRES
AVERAGE LOT SIZE	=1.888 ACRES
AVERAGE LOT SIZE REQUIRED BY TOWN DEVELOPMENT CODE	=1/3 ACRES

ADDRESS BLOCK

PARCEL	ADDRESS
A	3709 E. CAMPUS DRIVE
B	3782 E. CAMPUS DRIVE
C	3726 E. CAMPUS DRIVE
D	3688 E. CAMPUS DRIVE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7
DAY OF April, A.D., 2000

CITY ATTORNEY

SBC 28 MAR 2000

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 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 INTO LOTS, BLOCKS, STREETS, PUBLIC OPEN SPACE, 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.
DATE MARCH 31, 2000 SURVEYOR David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point which is East 7816.83 feet and North 658.00 feet from the Southwest corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian;

thence along the arc of a 603.00 foot radius curve to the left 190.00 feet (Curve has a central angle of 18°03'12" and a chord bearing North 00°08'08" West 189.22 feet); thence North 09°09'44" West 595.593 feet; thence North 78°14'03" East 1051.667 feet; thence South 41°37'21" West 867.00 feet; thence South 46°12'47" West 271.90 feet; thence South 43°47'13" East 50.00 feet; thence South 46°12'47" West 186.44 feet; thence North 81°06'32" West 62.87 feet to the point of beginning.

Area contained: 428,029 sf or 9.849 acres

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 THE PLAT TO BE DIVIDED INTO LOTS, STREETS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th
DAY OF April, A.D. 2000
The Ranches L.C. BY G. K. KIRKLAND
SCOTT KIRKLAND, Managing Partner

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 5th DAY OF April, A.D. 2000 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 Sept. 20, 2003 Jana Kay Schach
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN
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
DAY OF April, A.D. 2000
T. R. Bond, Jr.
MAYOR

APPROVED Kay L. Smith ATTEST Janet B. Valentine
CITY ENGINEER CITY CLERK-RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

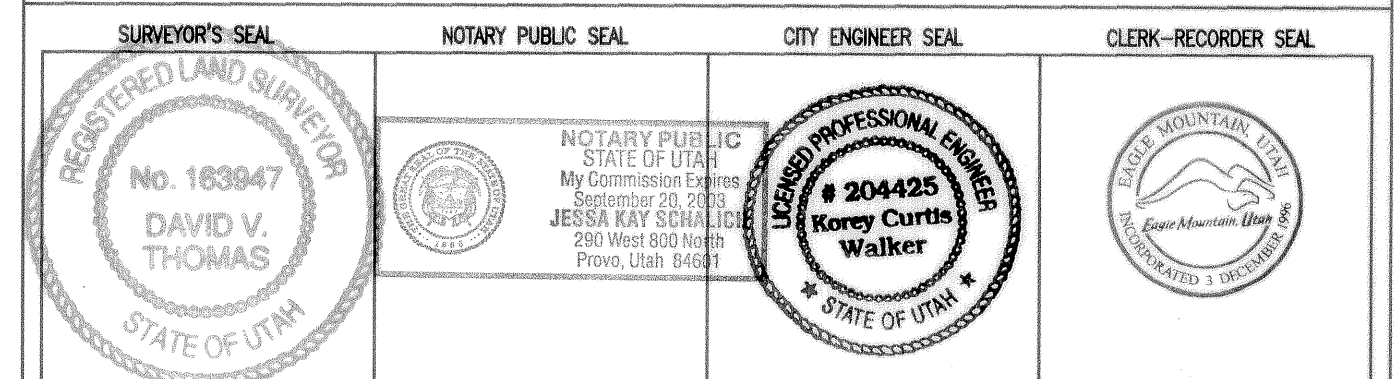
PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF April, A.D. 2000 BY THE
EAGLE MOUNTAIN TOWN PLANNING COMMISSION
DIRECTOR - SECRETARY Michael L. CHAIRMAN, PLANNING COMMISSION

PLAT "A" BOOK 27, PAGE 209, EAGLE MOUNTAIN, UTAH COUNTY RECORDER
RECORDED FOR TOWN OF EAGLE MOUNTAIN

EAGLE MOUNTAIN BUSINESS CAMPUS

LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W, SLB&M
SUBDIVISION, EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 50 FEET



R361114/Kub5/B38

EAGLE MOUNTAIN BUSINESS CAMPUS - PLAT "C"

NOTE: CROSS EASEMENTS FOR PARKING AND ACCESS HEREBY GRANTED FOR ALL LOTS.

PARCEL A
EAGLE MOUNTAIN CITY
14,460 SF
0.332 AC
NOT A BUILDING LOT

LOT 2
55,694 SF
1.279 AC

LOT 1
55,695 SF
1.279 AC

PLAT "C" CALCULATIONS

TOTAL ACREAGE:	2.889 ACRES
BUILDABLE ACREAGE:	2.557 ACRES
TOTAL ACREAGE IN LOTS:	2.557 ACRES
RIGHT-OF-WAY AREA:	0.00 ACRES
TOTAL OPEN SPACE*:	0.332 ACRES
TOTAL IMPROVED OPEN SPACE:	0.332 ACRES
AVERAGE LOT SIZE:	55,694 SF/1.279 ACRES
LARGEST LOT SIZE:	55,695 SF/1.279 ACRES
SMALLEST LOT SIZE:	55,694 SF/1.279 ACRES
OVERALL DENSITY:	0.78 LOTS/ACRE
TOTAL # OF LOTS:	2 LOTS
*-PARCEL "A" AREA (OPEN SPACE) OWNED BY EAGLE MOUNTAIN CITY AND IS NOT INCLUDED IN LOT ACREAGE.	

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.1ar1arf.

DIRECT COMMUNICATIONS

DATE

ROCKY MOUNTAIN POWER

- 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.
- 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 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 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

ROCKY MOUNTAIN POWER

DATE

DOMINION ENERGY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other 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 acknowledgement of any terms contained in the plat,including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this ____ day of _____, 20____, Dominion Energy

By _____

Title _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____DAY OF _____, A.D., 20____

CITY ATTORNEY

SURVEYOR:



AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED 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.

DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED EAST 7770.65 FEET AND NORTH 1130.73 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 9'09'44" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY A DISTANCE OF 308.41 FEET; THENCE NORTH 78'14'03" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 73 A DISTANCE OF 449.54 FEET; THENCE SOUTH 31'09'32" EAST 123.83 FEET; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE: 1) ALONG THE ARC OF A 743.79 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 366.44 FEET THROUGH A CENTRAL ANGLE OF 28'13'39" (CHORD BEARS SOUTH 43'12'03" WEST 362.75 FEET), 2) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE TO THE RIGHT 133.79 FEET THROUGH A CENTRAL ANGLE OF 69'59'36" (CHORD BEARS SOUTH 64'05'02" WEST 106.85 FEET), 3) NORTH 80'55'11" WEST 49.33 FEET, 4) NORTH 9'04'49" EAST 10.00 FEET, AND 5) ALONG THE ARC OF A 93.15 FOOT RADIUS CURVE 96.02 FEET THROUGH A CENTRAL ANGLE OF 59'03'46" (CHORD BEARS SOUTH 69'32'57" WEST 91.83 FEET) TO THE POINT OF BEGINNING.

CONTAINING 125,850 SQUARE FEET OR 2.889 ACRES, MORE OR LESS.

EAGLE MOUNTAIN CITY 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 10-9a-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 shown 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)/REPRESENTATIVE:

PRINTED NAME/TITLE

SIGNATURE(S)

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 10-9a-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 shown 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)/REPRESENTATIVE:

PRINTED NAME/TITLE

SIGNATURE(S)

ACKNOWLEDGMENT

On the _____ day of _____, 20____, 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 _____

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

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 _____, 20____.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT "C"

EAGLE MOUNTAIN BUSINESS CAMPUS

SUBDIVISION

INCLUDING A VACATION OF LOTS 1 & 5, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" LOCATED IN THE SOUTH HALF OF SEC 17, TOWNSHIP 5S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

Surveyor's Seal

Notary Public Seal

City Engineer's Seal

Clerk-Recorder Seal



Scale 1" = 30'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	743.79	366.44	28'13'39"	362.75	S 43'12'3" W
C2	93.15	113.79	69'59'36"	106.85	S 64'5'2" W
C3	288.56	63.72	12'39'5"	63.59	N 87'2'20" W
C4	93.15	17.77	10'55'50"	17.74	S 34'33'9" W
C5	93.15	96.02	59'3'46"	91.83	S 69'32'57" W

VICINITY MAP

SCALE: 1"=2000'

