



EAGLE MOUNTAIN CITY
City Council Staff Report

DECEMBER 3, 2013

Project: **Clearview Ranch Phase A Final Plats 1 & 2**
Applicant: Stephen Sowby
Type of Action: Action Item
Planning Commission: Recommended Approval 4-1 on November 12, 2013

Planning Commission Action

The Planning Commission approved the Clearview Ranch Preliminary Plat, including 54 lots on 38.74 acres, on September 24, 2013. They reviewed the proposed final plats on November 12, 2013, and received a staff recommendation at the meeting that the plats either be tabled or that they not be placed on a City Council agenda until a solution to the water pressure issue is determined. The Commission decided to recommend approval to the City Council with a 4-1 vote, with the following conditions of approval:

- 1) The plats cannot be recorded until the applicant can demonstrate to the City Engineer's satisfaction that adequate water can be provided to these developments.
- 2) If required by any regulatory authority, a copy of an approved stream alteration permit for changes to the West Wash must be submitted.
- 3) The SR 73 road widening improvements must be completed along with the infrastructure for the applicable plat, prior to receiving building permits.
- 4) Comply with the City Engineer's redline comments on the construction drawings and plats.

Surrounding properties

North & West – Future phases of Clearview Estates, vacant property

East – North Ranch neighborhood

South – SR73 and Sage Valley

Proposed Final Plats

The two proposed final plats are simply two phases of the approved preliminary plat. The following are the tabulations for both plats:

Plat 1

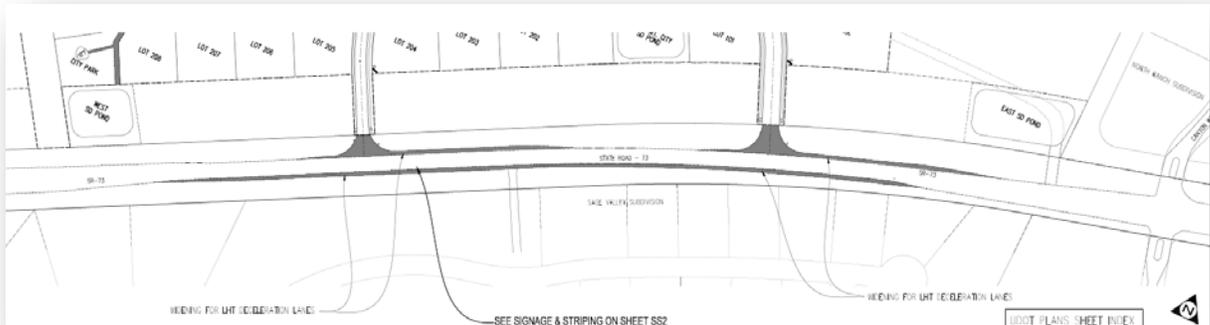
TOTAL ACREAGE = 19.4063 ACRES
TOTAL ACREAGE IN LOTS = 13.7165 ACRES
UNIMPROVED OPEN SPACE = 0.59 ACRES = SD POND
IMPROVED OPEN SPACE = 1.10 ACRES = PARKS
AVERAGE LOT SIZE = 0.508 ACRES = 22,129 SF
LARGEST LOT SIZE = LOT 2 = 23,572 SF
SMALLEST LOT SIZE = LOTS 41 = 21,780 SF
OVERALL DENSITY = 1.39 DU/AC
TOTAL NUMBER OF LOTS = 27

Plat 2

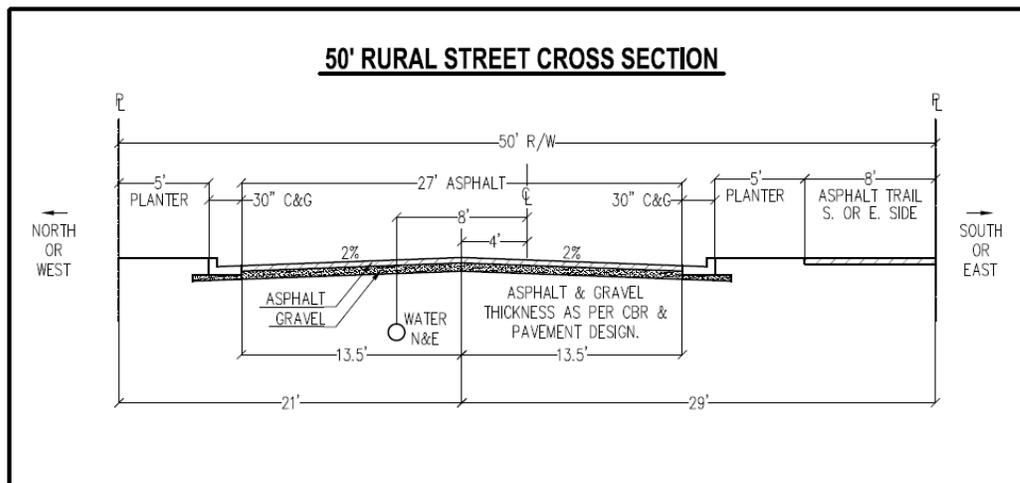
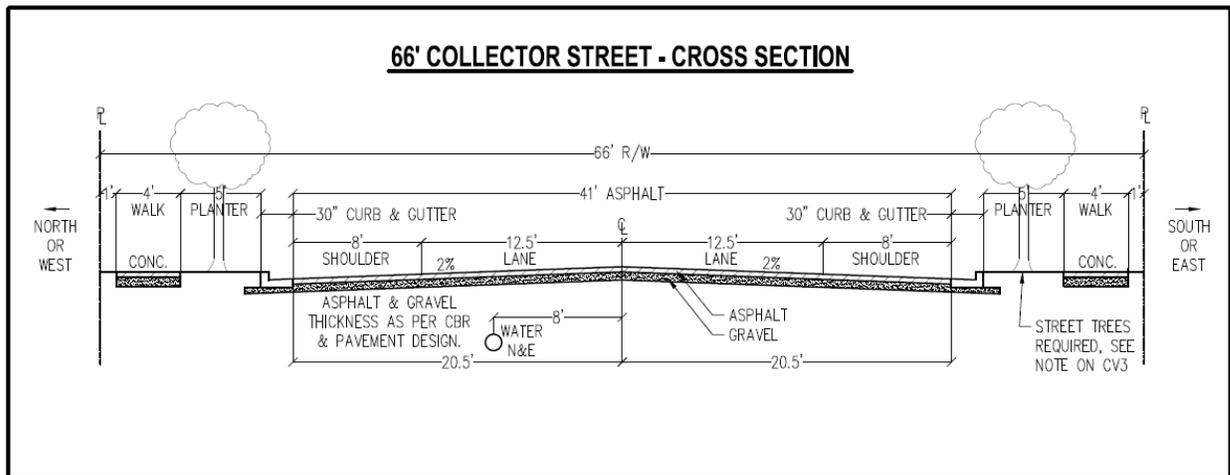
TOTAL ACREAGE = 19.3298 ACRES
TOTAL ACREAGE IN LOTS = 14.1097 ACRES
UNIMPROVED OPEN SPACE = 1.19 ACRES = SD CHANNEL
IMPROVED OPEN SPACE = 0.48 ACRES = PARKS
AVERAGE LOT SIZE = 0.523 ACRES = 22,764 SF
LARGEST LOT SIZE = LOT 21 = 31,745 SF
SMALLEST LOT SIZE = LOTS 24, 30, & 44 = 21,780 SF
OVERALL DENSITY = 1.40 DU/AC
TOTAL NUMBER OF LOTS = 27

Noteworthy Items

- **Water System.** A report was submitted by the applicant that shows that the City cannot currently supply this subdivision adequately with water. The Public Works Director (Chris Trusty) and Assistant Public Works Director (Dave Norman) are working with a consulting engineer to do more in depth water modeling and to come up with potential solutions. As of today, solutions have not been fully determined and/or decided. More information and study is needed on the issue, and the applicant will work with them to come up with a solution. The Council may either table the item until this can be resolved, deny it, or recommend approval of the plats with a condition of approval that does not allow the plats to be recorded until the applicant can demonstrate that there is adequate water for this project.
- **SR-73.** The applicant has submitted plans to the City and to UDOT that include the widening of SR73 to allow for right-turn deceleration lanes and left-turn deceleration lanes, as required by the Planning Commission.



- **Roads.** 8000 North Street will be a 66-foot wide collector road, and all lots fronting onto that street are required to have a circular drive or must be designed for forward motion out of the driveway. The following are the cross-sections of the streets in the project:



- **Parks, Open Space.** The two parks have been revised to meet the required point totals for amenities, as shown on the submitted landscaping plans. Each City park must be completed prior to 50% of the building permits being issued in the respective plat. The parks will be included in the subdivision bonds as well. A split rail fence will be provided at the parks as shown on the plan as well, to separate the parks from SR-73 and from the wash/gulley. The entryway monuments shown on the plan must be improved along with the 1.10-acre park, prior to 50% of the building permits are issued.
- **Dry Utilities.** Off-site utility improvements are required along SR73 from the east side of North Ranch across the project's frontage.
- **Septic Tank Approvals.** Each lot will be required to submit a septic tank approval letter from the County Health Department prior to obtaining a building permit. The lots have already been pre-tested and received feasibility clearance from the Health Department.
- **Community Improvements.** \$2,000 per acre of buildable land is required in a community improvement escrow fund for the project at plat recordation. Plat 1 Total = \$38,813; Plat 2 Total = \$38,660.
- **Water Rights.** The applicant will be using water rights for this project that have been banked with the City.

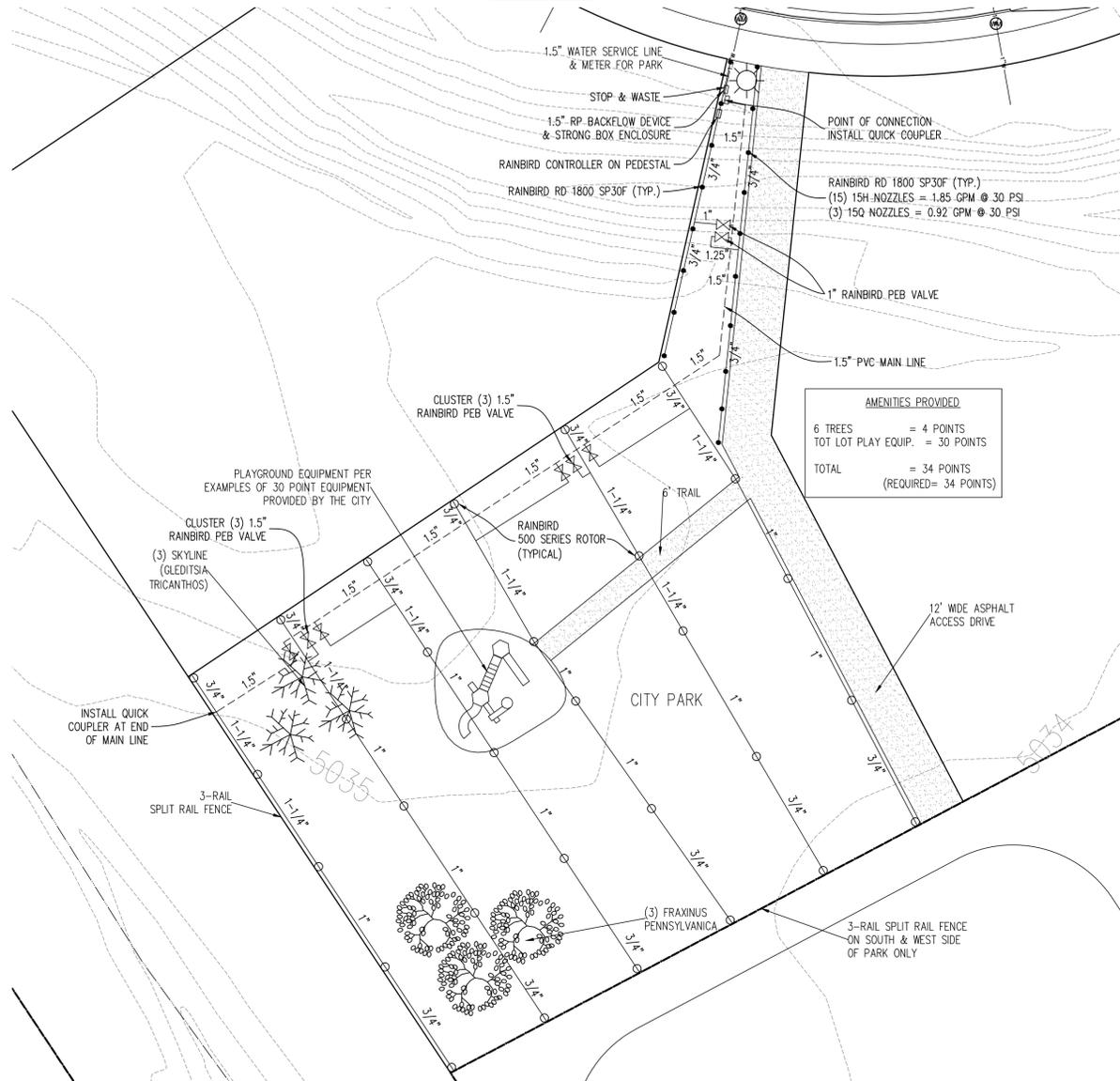
Motion Options

The City Council may choose to take any of the following actions:

- (1) Approve the project with the conditions as recommended by the Planning Commission;
- (2) Deny the project based upon specific findings of fact (valid reasons);
- (3) Table the project with valid reasons;
- (4) Approve the project with modifications to the conditions of approval.

ATTACHMENTS: Proposed Final Plats 1 & 2, Landscape plans, SR73 access plan

WEST PARK

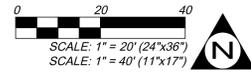


IMPROVED PARK NOTES

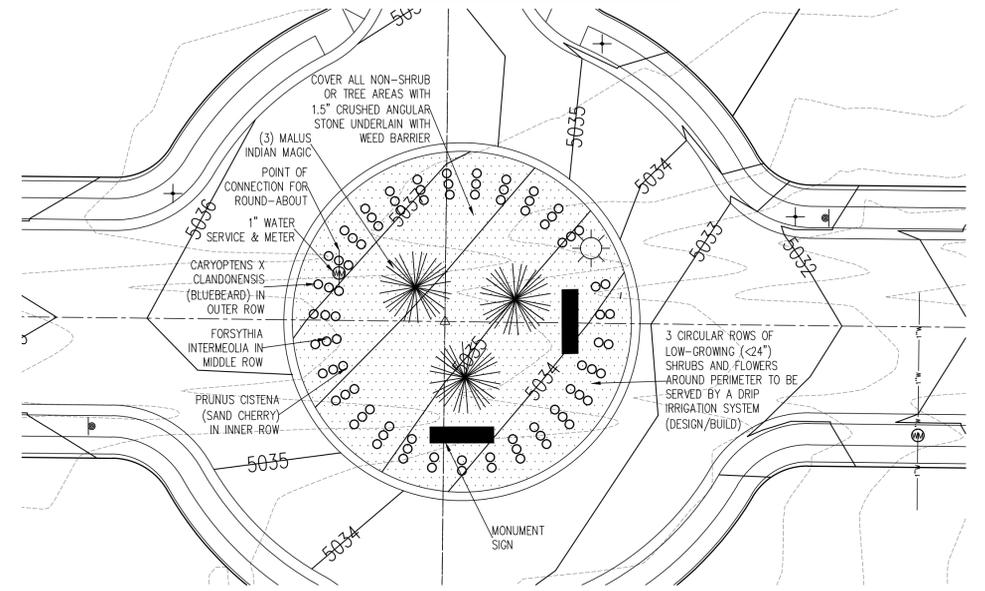
- BOTH THE EAST AND WEST PARK AREAS ARE TO BE IMPROVED WITH GRASS TURF, SPRINKLING SYSTEM, AND PERIMETER TREES SPACED AT A MAXIMUM OF 40 FEET.
- THESE TWO PARKS TOTALING 1.58 ACRES COMPLY WITH THE REQUIREMENT IN THE MASTER DEVELOPMENT AGREEMENT OF 4% IMPROVED OPEN SPACE.
- PARK FACILITIES ARE TO HAVE AN APPROPRIATELY-SIZED WATER STUB TO THE SITE (SEE UTILITY PLAN).
- OTHER AMENITIES ARE LISTED ON THIS SHEET.
- ALSO, SEE BRAD FOR WIRING SPECS AND COLOR AS FOLLOWS:
RED = STATION WIRE
WHITE = COMMON WIRE
YELLOW = FLOW SENSOR
BLUE = SPARE WIRE
- WATER CONNECTION (REQUIREMENTS IN ORDER OF INSTALLATION):
1) WATER METER
2) STOP & WASTE
3) BACKFLOW PREVENTER W/ STRONG BOX
4) QUICK COUPLER (RAINBIRD 44-LRC)
5) MASTER VALVE (RAINBIRD, PEB-SIZE PER PLAN)
6) FLOW SENSOR (RAINBIRD, PEB-SIZE PER PLAN)
- INSTALL APPROPRIATE CHASE LINES UNDER SIDEWALKS & HARDSCAPES
- FOR 1" INLET HEADS, USE 8005 SERIES
FOR 3/4" INLET HEADS, USE 5000 SERIES

STREET TREES NOTES

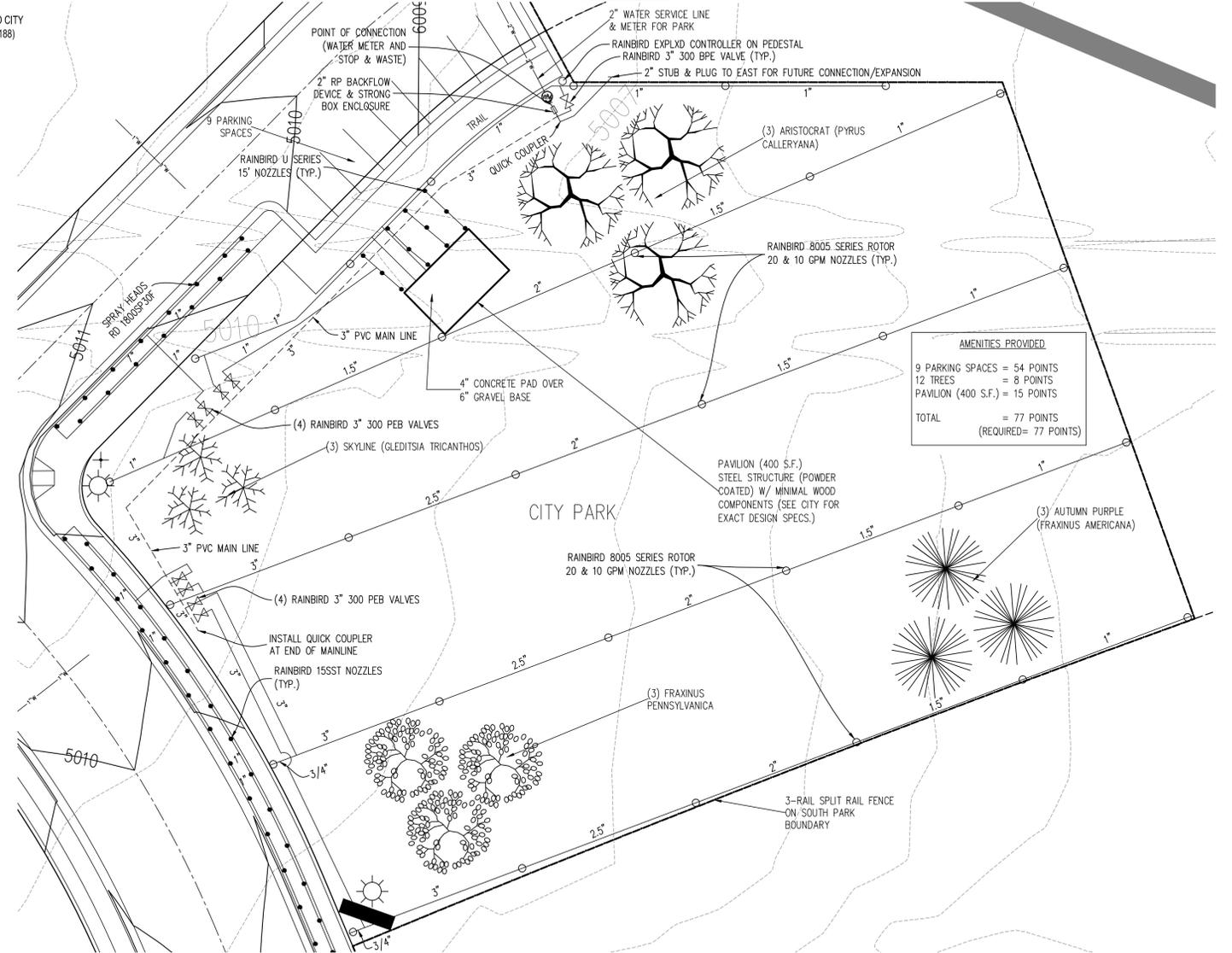
- STREET TREES ON COLLECTOR ROAD SHALL COMPLY WITH SECTION 16.35.080 OF THE CITY CODE AND SHALL BE PLACED APPROXIMATELY EVERY 40' FEET. THIS MEANS 3 TREES PER LOT SHALL BE INSTALLED BY THE INDIVIDUAL LOT OR PROPERTY OWNER IN FRONT OF HIS OR HER LOT AT THE TIME OF OTHER REQUIRED FRONT LOT LANDSCAPING.
- TREES SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM AND SHALL BE MAINTAINED BY THE HOME OWNER. STREET TREES ON RURAL ROADS ARE OPTIONAL. USE PYRUS CALLERYANA 'CHANTICLEER/CLEVELAND' (FLOWERING PEAR) WHICH IS ON THE APPROVED CITY LIST. (CITY CONTACT = BRAD HICKMAN 801-420-3188)



ROUND-ABOUT LANDSCAPE DETAIL



EAST PARK



WEST PARK PLAY SET



SIGN EXAMPLE

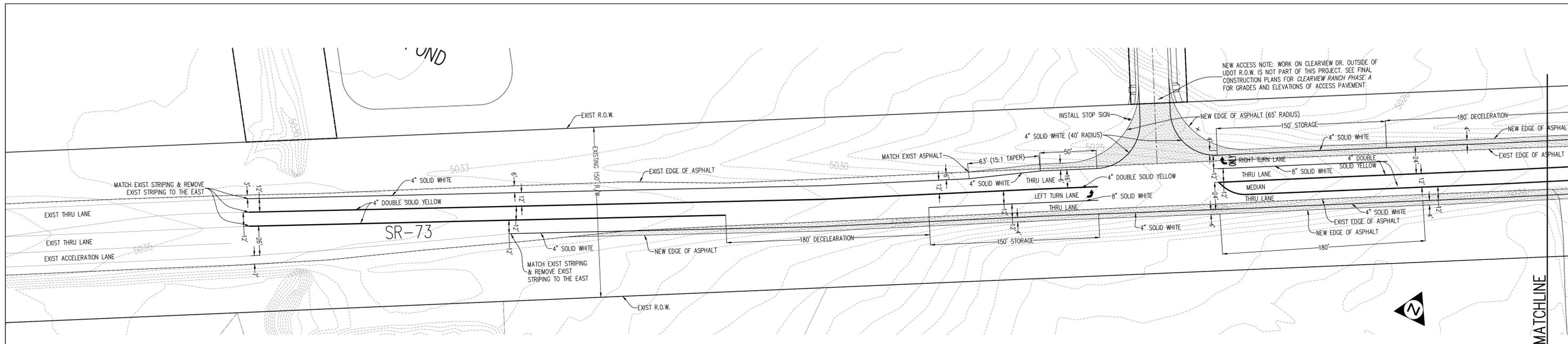


THIS IS AN EXAMPLE OF THE PROPOSED TYPE OF ENTRANCE MONUMENT SIGN TO BE INSTALLED AT 3 OR 4 LOCATIONS NOTED ON THE PLAN. THE SIGN IS 10' WIDE BY 6' HIGH (MAX).

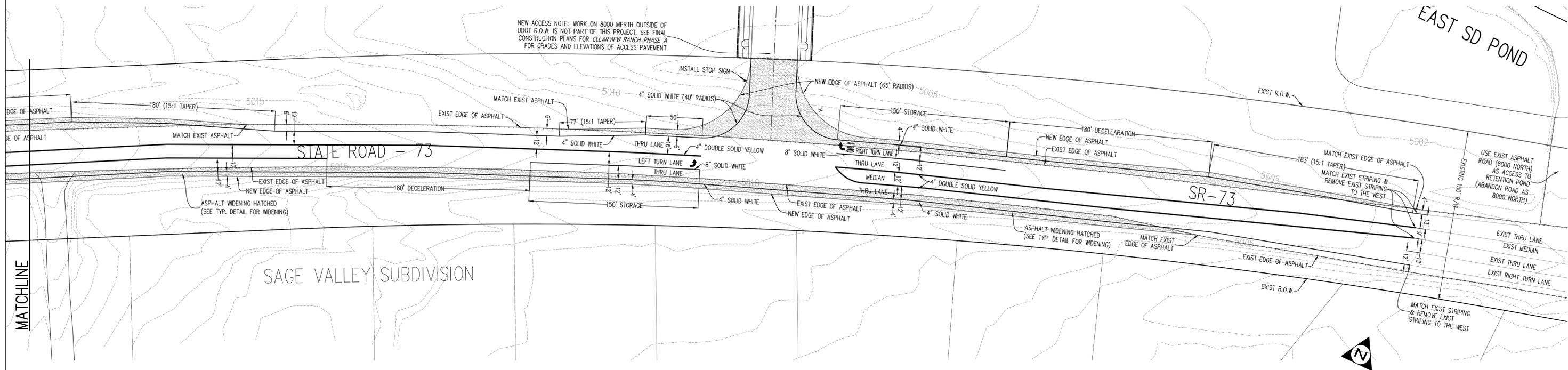
TYPICAL GANG MAILBOX



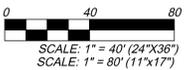
TO BE PLACED NEAR LOT 127 AND LOT 219. TWO UNITS ARE REQUIRED SIDE BY SIDE IN THE PLANTER STRIP AT EACH LOCATION.



SR-73 SIGNING & STRIPING PLAN



SR-73 SIGNING & STRIPING PLAN



TWIN PEAKS ENGINEERING & DESIGN
 1189 N. 1270 E. AMERICAN FORK, UT 84003
 STEPHEN SOWBY, P.E. 801-636-7150 stevesowby@yahoo.com

GENESIS DEVELOPMENT, LLC
 PROPERTY OWNERS

CLEARVIEW RANCH RESIDENTIAL SUBDIVISION - PHASE A- CONST. DRAWINGS

DESIGN BY: SES
 DRAWN BY: GY

SCALE: 1" = 40' (24"x36")
 DATE: 01 NOV 2013

SHEET
SS2

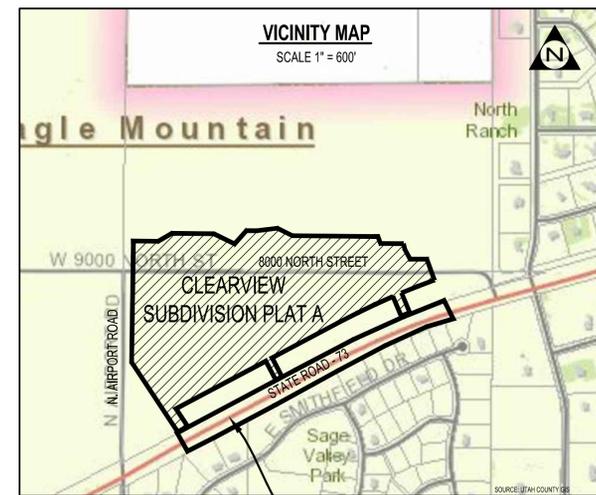
SR-73 SIGNAGE & STRIPING PLAN

UDOT NOTES:

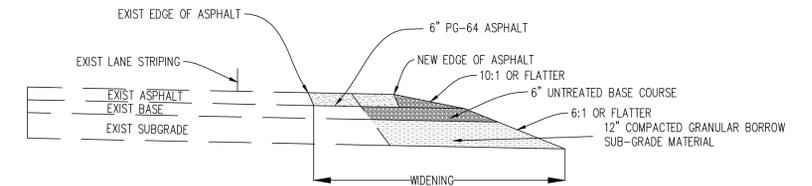
1. ANY NEW PAVEMENT MARKINGS OR PAVEMENT MARKINGS THAT ARE REMOVED FROM THE HIGHWAY ARE TO BE REPLACED WITH IN KIND MATERIALS SUCH AS 3M TAPE, THERMOPLASTIC, ETC. ALL PAINT LINES ARE TO BE INSTALLED WITH PERMANENT PAINT APPLICATION BEFORE COMPLETION OF THE PERMIT AND MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
2. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY WILL BE HIGH INTENSITY GRADE PER UDOT STANDARD DRAWING SN 11. BASE IS SLB1 AND POSTS MUST MEET THE SN10 AND FOR INTENSE SIGNING, REFER TO SN 14 SERIES. P4 POST ARE REQUIRED FOR LESS THAN 40 MPH. P5 POSTS ARE REQUIRED FOR GREATER THAN 40 MPH.
3. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE CONTRACTOR WHO IS AWARDED THE PROJECT MUST HAVE A PERFORMANCE BOND ON FILE WITH UDOT, AND OBTAIN AN ENCROACHMENT PERMIT FROM THE REGION TWO PERMITS OFFICE, AND PROVIDE PROOF OF LIABILITY INSURANCE IN THE UTAH DEPARTMENT OF TRANSPORTATIONS NAME. THE MINIMUM AMOUNT IS \$1,000,000.00 PER OCCURENCE AND \$2,000,000.00 IN AGGREGATE. FOR DETAILS CONTACT 801-975-4808.
4. FOR ALL UTILITY TAPS (ROAD CUTS), FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI).
5. FOR EXCAVATIONS OUTSIDE OF THE ASPHALT OR CONCRETE, YOU MUST BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE COMPACTING IN 6" LIFTS AND MEET 97% COMPACTION.
6. PROPERTY OWNER, AND/OR DEVELOPER WILL BE REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITH IN THE UDOT RIGHT OF WAY.
7. PROPERTY OWNER, DEVELOPER, GENERAL CONTRACTORS AND ANY/ALL SUB CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO UDOT RIGHT OF WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY YOUR DEVELOPMENT.
8. WORK ON A TRAFFIC SIGNAL OR SIGNAL INSTALLATION WILL REQUIRE A SPERATE BOND THAT WILL BE DETERMINED ONCE THE WORK HAS BEEN APPROVED. AN INDEPENDENT INSPECTION COMPANY WILL BE REQUIRED FOR YOU TO HIRE FOR INSPECTION OR THE WORK ON AND/OR INSTALLATION OF THE TRAFFIC SIGNAL. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE UDOT REGION 3 TRAFFIC SIGNALS ENGINEER.
9. FOR CONCRETE PANAL REPLACEMENT, YOU MUST REPLACE THE ENTIRE PANEL PER UDOT STANDARDS AND SPECIFICATIONS, AND UDOT STANDARD DRAWINGS PV 2-5.
10. DOUBLE CUT THE CONCRETE TO PREVENT THE SPALLING OF THE OTHER CONCRETE PANEALES AND TO AVOID OVERCUTS, OVERCUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
11. ANY ASPHALT WIDENING OR REPLACEMENT BE BE 12" OF GRANULAR BORROW, 6" UNTREATED BASE COURSE, AND 6" OF PG-64 OR BETTER GRADE ASPHALT CONFORMING TO CURRENT STATE SPECIFICATIONS.

GENERAL NOTES

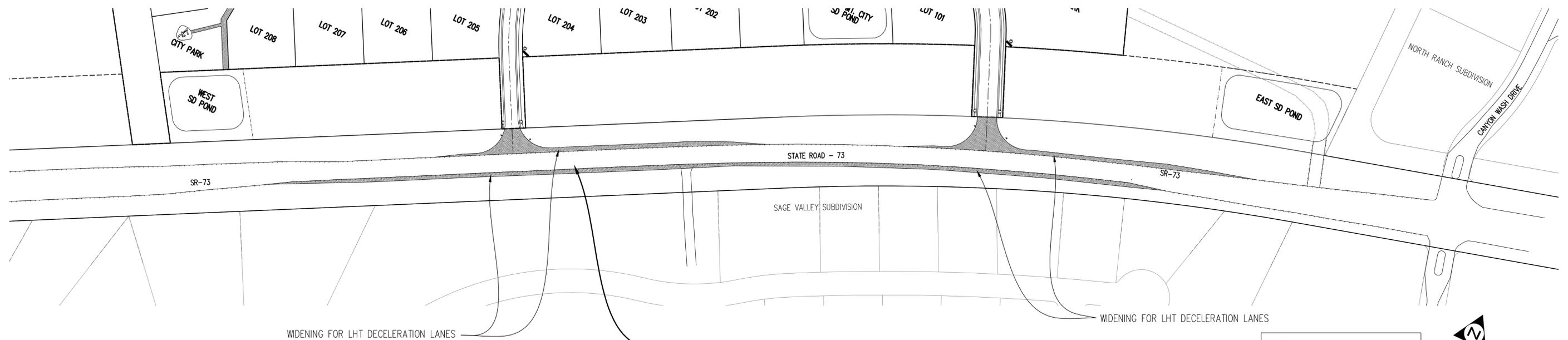
1. ALL CONSTRUCTION IN UDOT RIGHT-OF-WAY TO CONFORM TO UDOT SPECIFICATIONS.
2. POSTED SPEED LIMIT = 65 MPH WEST OF EXISTING 8000 NORTH ROADWAY CONNECTION IN THIS PROJECT AREA.
3. EAGLE MOUNTAIN CITY WILL BE THE APPLICANT FOR THE PERMIT FOR CONSTRUCTION NOTED HEREON.
4. SEE DETAILED TRAFFIC IMPACT STUDY DATED AUGUST 2013, UT13-490, PREPARED BY HALES ENGINEERING FOR CLEARVIEW ESTATES.
5. CONNECTING ROADWAYS TO CONFORM TO EAGLE MOUNTAIN STANDARDS AS APPROVED IN THE FINAL CONSTRUCTION PLANS FOR CLEARVIEW RANCH PHASE 1, PLATS A & B.
6. THE EXISTING COUNTY ACCESS ROAD TO 8000 NORTH STREET IS TO BE CLOSED AND ABANDONED. ONLY A SMALL GRAVEL ACCESS TO THE STORM DRAIN POND AREA WILL REMAIN.
7. ALL ACCESSES THAT ARE TO BE CLOSED WILL HAVE THE ACCESS FENCE OR OPENING REPLACED WITH A FENCE SIMILAR TO THE ADJACENT FENCES.
8. IF EXISTING SPEED LIMIT OR TRAFFIC SIGNS ARE IN THE NEW ASPHALT OR CLEAR AREA, THEY ARE TO BE MOVED LATERALLY AT THE SAME STATIONING TO THE CLEAR AREA ON THE SHOULDER.
9. THERE IS NO UTILITY WORK KNOWN AT THIS TIME THAT IS TO BE PERFORMED IN THE HIGHWAY RIGHT-OF-WAY.
10. REFER TO UDOT STANDARD DRAWINGS FOR DETAILS ON ROADWAY CROSS SECTIONS, PAVEMENT MARKINGS, ETC. INCLUDING ST 5, DD 1, DD 11, AND DD 13A.
11. DO NOT DISTURB EXISTING DRAINAGE PATTERNS IN THE HIGHWAY RIGHT-OF-WAY. ROADSIDE SWALES ARE TO REMAIN IN THEIR CURRENT CONFIGURATION EXCEPT FOR MINOR WIDENING THAT MAY ENCRACH SIGHTLY INTO THE SWALES. ALL OTHER CONSTRUCTION OF DRAINAGE FACILITIES TO BE ON PRIVATE PROPERTY NORHT OF R/W.
12. ALL ROAD GRADES/PROFILES TO REMAIN AS IS. SLOPE NEW ASPHALT 2% TO THE SHOULDER AS SHOWN ON THE CROSS SECTION.
13. SURVEYOR FOR THIS PROJECT WILL BE AZTEC ENGINEERING, 801-224-7308.



SR-73 STRIPING & WIDENING

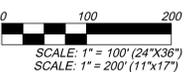


SR-73 TYPICAL WIDENING DETAIL
SCALE: NTS



UDOT PLANS SHEET INDEX

- SS1 UDOT COVER SHEET
- SS2 SR-73 SIGNAGE & STRIPING PLAN
- SS3 UDOT DETAILS



TWIN PEAKS ENGINEERING & DESIGN
1189 N. 1270 E. AMERICAN FORK, UT 84003
STEPHEN SOWBY, P.E. 801-636-7150 stevesowby@yahoo.com

GENESIS DEVELOPMENT, LLC
PROPERTY OWNERS

CLEARVIEW RANCH RESIDENTIAL SUBDIVISION - PHASE A- CONST. DRAWINGS

DESIGN BY: SES
DRAWN BY: GY
SCALE: 1" = 100' (24"x36")
DATE: 01 NOV 2013

SHEET
SS1



Utah County Health Department

Joseph K. Miner, M.D., M.S.P.H.
Executive Director

Ralph L. Clegg, E.H.S., M.P.A.
Deputy Director

September 20, 2013

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84005

Re: Clearview Ranch Subdivision
Approx 15000 W 8000 N
Eagle Mountain
A New 54- Lot Subdivision

Information and plans on the wastewater disposal facilities and drinking water system for the above referred development have been received by this office. If the following recommendations are complied with, the wastewater and drinking water facilities would be adequate.

Wastewater Disposal Facilities

Adequate soil feasibility tests have been conducted on the above referenced property.

1. The design for each septic tank and seepage device layout within the subdivision must be based on the results of individual soil exploration and percolation tests, conducted on each lot. Tests conducted for subdivision feasibility cannot be used for building. These soil tests must be supervised by a representative of the Health Department. If these soil tests disclose unfavorable conditions for subsurface wastewater disposal on certain lots, septic tanks and subsurface absorption systems cannot be installed.
2. Each wastewater disposal system must be installed in compliance with the Utah Department of Environmental Quality rules for "Individual Wastewater Disposal Systems".
3. Approval of individual disposal systems will be given only after an inspection of each installation by a representative of the Utah County Health Department following construction and installation, but prior to backfilling.
4. Subsurface wastewater absorption lines must be a minimum of 100 feet from any well, stream, ditch, drain or underground drain. The bottom of the absorption trenches must be at least two feet above the highest known water table. The water table at the time of the tests was not observed at a depth of 10 feet..

Soils

The soils were classified using the USDA Soil Textural Classification. The soils are classified to be Sandy Loam, Silt Loam, Sand, Loamy Sand, Loam, and Sandy Clay Loam. The percolation test rates were between 3 and 24 minutes per inch.

Water

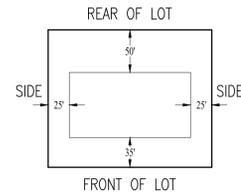
Culinary water will be supplied by Eagle Mountain water, an Approved public water system.

Sincerely,

Lanty Ross
Program Manager
Utah County Environmental Health Dept

TYPICAL SETBACKS

(UNLESS OTHERWISE SHOWN ON LOT 127)

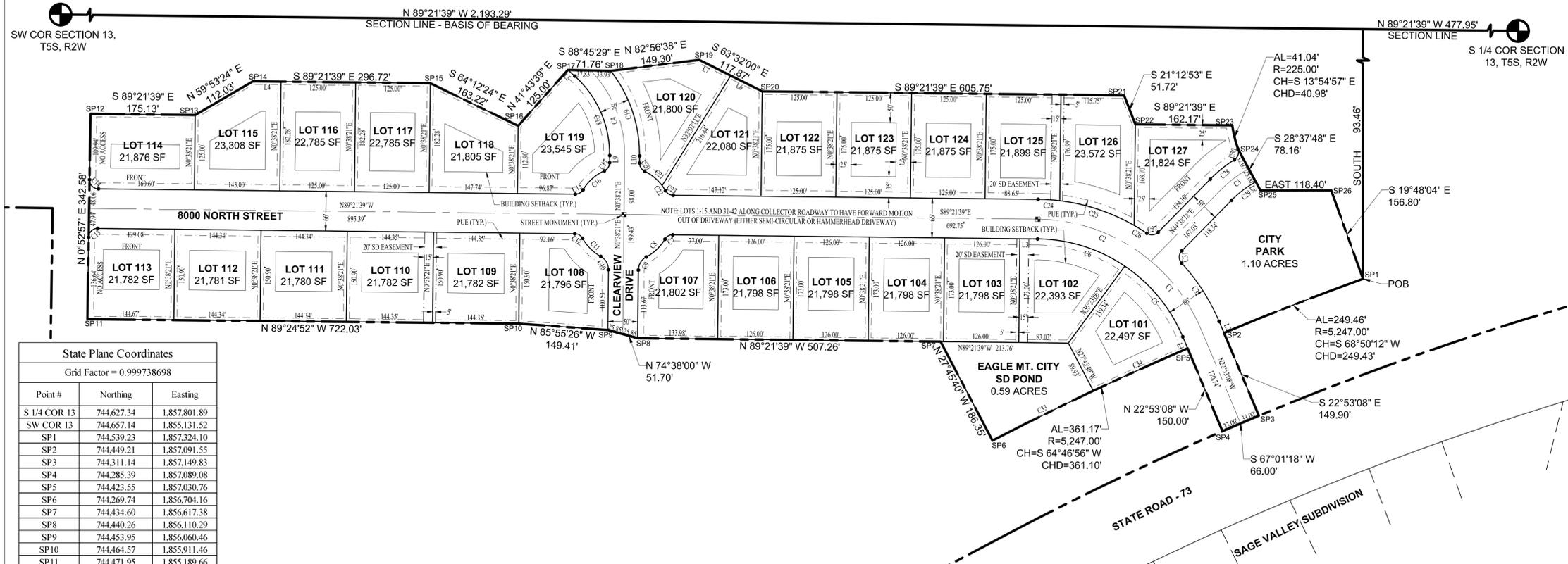


| Line # | Length | Direction |
|--------|--------|----------------|
| L1 | 20.74' | S22° 53' 08" E |
| L2 | 20.74' | N22° 53' 08" W |
| L3 | 29.77' | S89° 21' 39" E |
| L4 | 46.72' | N89° 21' 39" W |
| L5 | 15.54' | N48° 16' 21" W |
| L6 | 58.93' | S63° 32' 00" E |
| L7 | 58.93' | S63° 32' 00" E |
| L8 | 16.09' | S28° 37' 48" E |
| L9 | 11.84' | N0° 38' 21" E |
| L10 | 11.84' | N0° 38' 21" E |

| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
|---------|---------|---------|-----------|---------|----------------|
| C1 | 142.53' | 300.00' | 27°13'14" | 141.19' | N36° 29' 45" W |
| C2 | 205.54' | 300.00' | 39°15'16" | 201.54' | N69° 44' 00" W |
| C3 | 58.41' | 200.00' | 16°43'55" | 58.20' | S53° 00' 15" W |
| C4 | 157.49' | 200.00' | 45°07'04" | 153.45' | N21° 55' 11" W |
| C5 | 154.89' | 267.00' | 33°14'15" | 152.73' | N39° 30' 16" W |
| C6 | 154.89' | 267.00' | 33°14'15" | 152.73' | N72° 44' 31" W |
| C7 | 15.62' | 15.00' | 59°39'04" | 14.92' | S60° 08' 49" W |
| C8 | 43.58' | 80.00' | 31°12'51" | 43.05' | N46° 35' 43" E |
| C9 | 26.86' | 25.00' | 61°33'47" | 25.59' | S31° 25' 15" W |
| C10 | 26.86' | 25.00' | 61°33'47" | 25.59' | N30° 08' 32" W |
| C11 | 43.58' | 80.00' | 31°12'51" | 43.05' | S45° 19' 00" E |
| C12 | 15.62' | 15.00' | 59°39'04" | 14.92' | N59° 32' 06" W |

| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
|---------|---------|---------|-----------|---------|----------------|
| C13 | 23.50' | 15.00' | 89°45'25" | 21.17' | S45° 45' 39" W |
| C14 | 23.63' | 15.00' | 90°14'35" | 21.26' | S44° 14' 21" E |
| C15 | 15.62' | 15.00' | 59°39'04" | 14.92' | N60° 48' 49" E |
| C16 | 48.52' | 80.00' | 34°45'00" | 47.78' | S48° 21' 47" W |
| C17 | 17.04' | 15.00' | 65°05'56" | 16.14' | N33° 11' 19" E |
| C18 | 149.39' | 175.00' | 48°54'43" | 144.90' | N23° 49' 00" W |
| C19 | 152.84' | 225.00' | 38°55'15" | 149.92' | N18° 49' 16" W |
| C20 | 17.04' | 15.00' | 65°05'56" | 16.14' | S31° 54' 37" E |
| C21 | 38.25' | 80.00' | 27°23'45" | 37.89' | N50° 45' 42" W |
| C22 | 10.27' | 80.00' | 7°21'15" | 10.26' | N33° 23' 12" W |
| C23 | 15.62' | 15.00' | 59°39'04" | 14.92' | S59° 32' 06" E |
| C24 | 36.42' | 333.00' | 6°16'02" | 36.41' | N86° 13' 38" W |

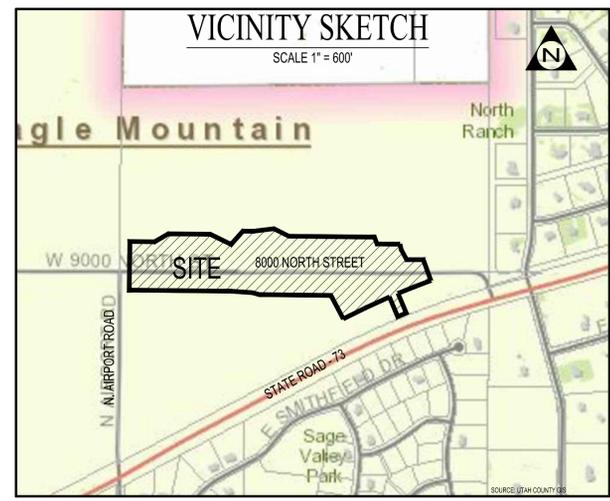
| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
|---------|---------|----------|-----------|---------|----------------|
| C25 | 132.02' | 333.00' | 22°42'55" | 131.16' | N71° 44' 10" W |
| C26 | 24.89' | 333.00' | 4°16'59" | 24.89' | N58° 14' 13" W |
| C27 | 20.75' | 15.00' | 79°15'59" | 19.14' | N84° 16' 17" E |
| C28 | 51.83' | 225.00' | 13°11'52" | 51.71' | S51° 14' 13" W |
| C29 | 51.10' | 175.00' | 16°43'55" | 50.92' | S53° 00' 15" W |
| C30 | 20.15' | 15.00' | 76°58'36" | 18.67' | N19° 20' 51" E |
| C31 | 22.91' | 15.00' | 87°29'56" | 20.75' | S0° 53' 20" W |
| C32 | 116.09' | 333.00' | 19°58'30" | 115.51' | N32° 52' 23" W |
| C33 | 188.12' | 5247.00' | 2°03'15" | 188.11' | S63° 50' 14" W |
| C34 | 173.05' | 5247.00' | 1°53'23" | 173.04' | S65° 48' 33" W |



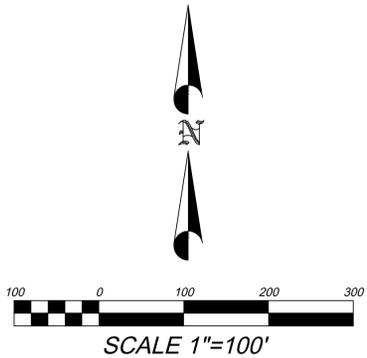
| Point # | Northing | Easting |
|--------------|------------|--------------|
| S 1/4 COR 13 | 744.627.34 | 1.857.801.89 |
| SW COR 13 | 744.657.14 | 1.855.131.52 |
| SP1 | 744.539.23 | 1.857.324.10 |
| SP2 | 744.449.21 | 1.857.091.55 |
| SP3 | 744.311.14 | 1.857.149.83 |
| SP4 | 744.285.39 | 1.857.089.08 |
| SP5 | 744.423.55 | 1.857.030.76 |
| SP6 | 744.269.74 | 1.856.704.16 |
| SP7 | 744.434.60 | 1.856.617.38 |
| SP8 | 744.440.26 | 1.856.110.29 |
| SP9 | 744.453.95 | 1.856.060.46 |
| SP10 | 744.464.57 | 1.855.911.46 |
| SP11 | 744.471.95 | 1.855.189.66 |
| SP12 | 744.814.40 | 1.855.194.93 |
| SP13 | 744.812.44 | 1.855.370.00 |
| SP14 | 744.868.63 | 1.855.466.89 |
| SP15 | 744.865.32 | 1.855.763.52 |
| SP16 | 744.794.32 | 1.855.910.43 |
| SP17 | 744.887.58 | 1.855.993.61 |
| SP18 | 744.886.03 | 1.856.065.33 |
| SP19 | 744.904.36 | 1.856.213.46 |
| SP20 | 744.851.85 | 1.856.318.95 |
| SP21 | 744.845.09 | 1.856.924.50 |
| SP22 | 744.796.89 | 1.856.943.21 |
| SP23 | 744.795.08 | 1.857.105.33 |
| SP24 | 744.755.31 | 1.857.115.18 |
| SP25 | 744.686.72 | 1.857.152.63 |
| SP26 | 744.686.72 | 1.857.271.00 |

NOTES

- PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
- ALL DRIVEWAYS TO BE A MINIMUM 22 FEET LONG.
- 12% MAX SLOPE ON ALL DRIVEWAYS. SEE EAGLE MOUNTAIN BUILDING DEPT. FOR STANDARDS.
- ALL LOTS REQUIRE THAT THE BUILDER SUBMIT A PLOT GRADING PLAN TO EAGLE MOUNTAIN BUILDING DEPT. FOR APPROVAL PRIOR TO CONSTRUCTION TO SHOW THAT ALL STORM RUNOFF IS BEING CONTROLLED, TO SHOW ANY RETAINING WALLS THAT MAY BE NEEDED, AND TO SHOW GENERAL CONFORMITY TO GRADING STANDARDS.



NOTE: SEPTIC TANKS AND DRAINFIELDS ARE TO BE USED FOR ALL LOTS ON THIS PLAT FOR SEWAGE DISPOSAL FOR INDIVIDUAL HOMES. LOTS HAVE BEEN PRE-TESTED AND RECEIVED A FEASIBILITY CLEARANCE FROM THE UTAH COUNTY HEALTH DEPARTMENT. EACH INDIVIDUAL LOT OWNER OR HOME OWNER IS RESPONSIBLE FOR FINAL PERCOLATION TEST AND SOIL EXPLORATION LOG AND APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A RESIDENTIAL BUILDING PERMIT.



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

 CITY ATTORNEY

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, 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 _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°21'39" West 477.95 feet along the Section Line and South 93.46 feet from the South 1/4 Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, to the point of beginning; thence on a non-tangent curve to the left having a radius of 5247.00 feet and a length of 249.46 feet, chord of said curve bears South 68° 50' 12" West 249.43 feet; thence South 22° 53' 08" East 149.90 feet more or less to the northerly right-of-way of State Road 73; thence along said right-of-way South 67°01'18" West 66.00 feet; thence North 22° 53' 08" W 150.00 feet; thence on a non-tangent curve to the left having a radius of 5,247.00 feet and a length of 361.17 feet, chord of said curve bears South 64° 46' 56" West 361.10 feet; thence North 27° 45' 40" West 186.35 feet; thence North 89° 21' 39" West 507.26 feet; thence North 74° 38' 00" West 51.70 feet; thence North 85° 55' 26" West 149.41 feet; thence North 89° 24' 52" West 722.03 feet; thence North 00° 52' 57" East 342.58 feet; thence South 89° 21' 39" East 175.13 feet; thence North 59° 53' 24" East 112.03 feet; thence South 89° 21' 39" East 296.72 feet; thence South 64° 12' 24" East 163.22 feet; thence North 41° 43' 39" East 125.00 feet; thence South 88° 45' 29" East 71.76 feet; thence North 82° 56' 38" East 149.30 feet; thence South 63° 32' 00" East 117.87 feet; thence South 89° 21' 39" East 605.75 feet; thence South 21° 12' 53" East 51.72 feet; thence South 89° 21' 39" East 162.17 feet; thence on a non-tangent curve to the left having a radius of 225.00 feet and a length of 41.04 feet, chord of said curve bears South 13°54'57" East 40.98 feet; thence South 28° 37' 48" East 78.16 feet; thence East 118.40 feet; thence South 19° 48' 04" East 156.80 feet to the point of beginning. Containing 845,339 Square Feet or 19.4063 Acres

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, 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 CITY 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 CITY OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____
 GENESIS DEVELOPMENT, LLC
 PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____
 PRINTED NAME OF OWNER _____ AUTHORIZED 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 (SEE SEAL BELOW)

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 (SEE SEAL BELOW)

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

THE ACCEPTANCE BY LEGISLATIVE BODY

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 _____ DAY OF _____, A.D. 20____

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PRELIMINARY PHASE A, FINAL PLAT "1"

CLEARVIEW RANCH

SUBDIVISION IN EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 100 FEET

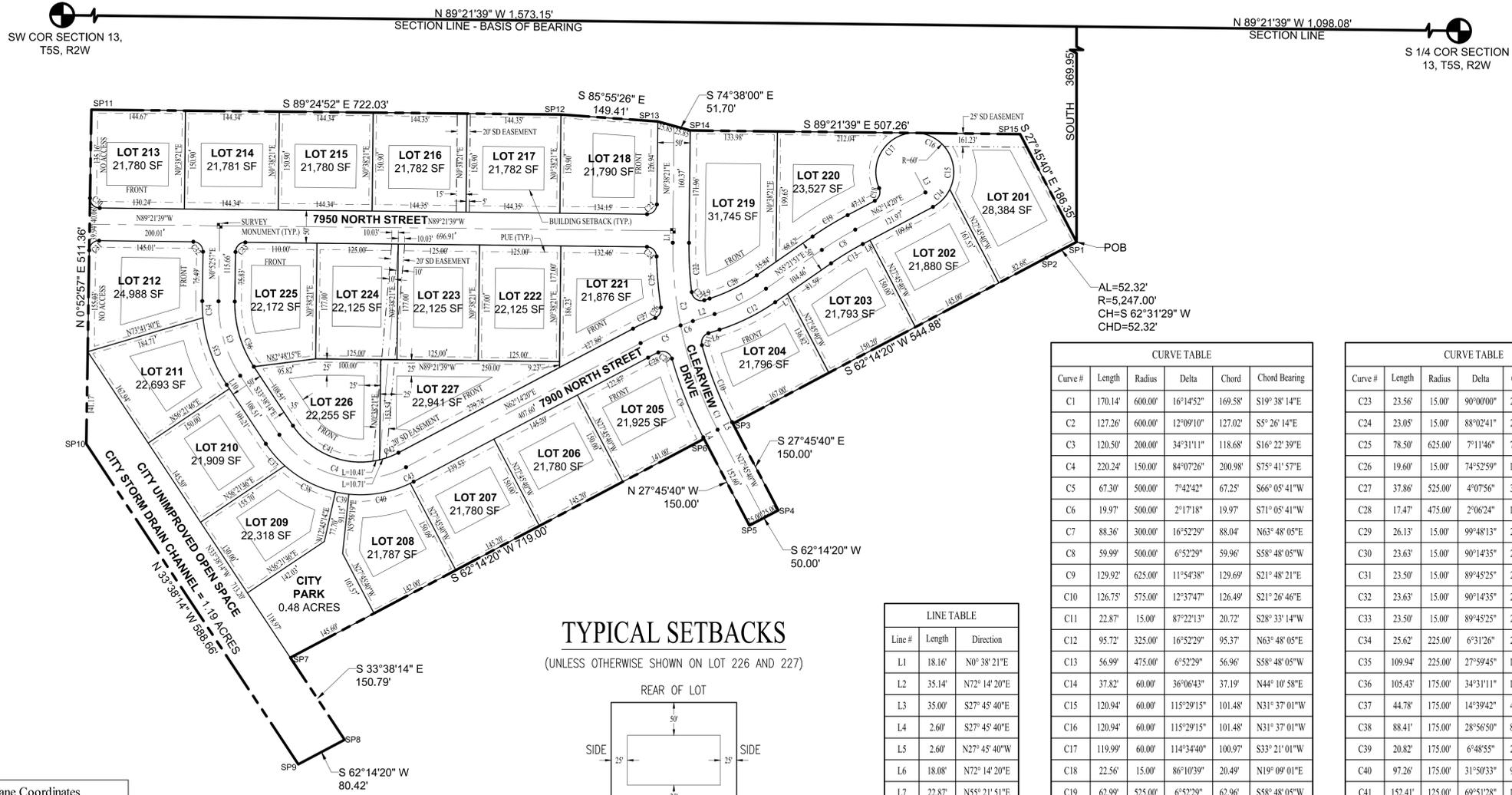
TABULATIONS

TOTAL ACREAGE = 19.4063 ACRES
 TOTAL ACREAGE IN LOTS = 13.7165 ACRES
 UNIMPROVED OPEN SPACE = 0.59 ACRES = SD POND
 IMPROVED OPEN SPACE = 1.10 ACRES = PARKS
 AVERAGE LOT SIZE = 0.508 ACRES = 22,129 SF
 LARGEST LOT SIZE = LOT 2 = 23,572 SF
 SMALLEST LOT SIZE = LOTS 41 = 21,780 SF
 OVERALL DENSITY = 1.39 DU/AC
 TOTAL NUMBER OF LOTS = 27

SURVEYOR

DAVID V. THOMAS
 491 NORTH 450 WEST
 OREM, UT 84057
 (801) 224-7308

1 NOV 2013

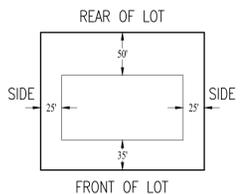


SW COR SECTION 13,
T5S, R2W

S 1/4 COR SECTION
13, T5S, R2W

TYPICAL SETBACKS

(UNLESS OTHERWISE SHOWN ON LOT 226 AND 227)



| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 18.16' | N0° 38' 21"E |
| L2 | 35.14' | N72° 14' 20"E |
| L3 | 35.00' | S27° 45' 40"E |
| L4 | 2.60' | S27° 45' 40"E |
| L5 | 2.60' | N27° 45' 40"W |
| L6 | 18.08' | N72° 14' 20"E |
| L7 | 22.87' | N55° 21' 51"E |
| L8 | 12.34' | N62° 14' 20"E |
| L9 | 8.60' | S72° 14' 20"W |
| L10 | 7.30' | S33° 38' 14"E |

| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
|---------|---------|---------|------------|---------|---------------|
| C1 | 170.14' | 600.00' | 16°14'52" | 169.58' | S19° 38' 14"E |
| C2 | 127.26' | 600.00' | 12°09'10" | 127.02' | S5° 26' 14"E |
| C3 | 120.50' | 200.00' | 34°31'11" | 118.68' | S16° 22' 39"E |
| C4 | 220.24' | 150.00' | 84°07'26" | 200.98' | S75° 41' 57"E |
| C5 | 67.30' | 500.00' | 7°42'42" | 67.25' | S66° 05' 41"W |
| C6 | 19.97' | 500.00' | 2°17'18" | 19.97' | S71° 05' 41"W |
| C7 | 88.36' | 300.00' | 16°52'29" | 88.04' | N63° 48' 05"E |
| C8 | 59.99' | 500.00' | 6°52'29" | 59.96' | S58° 48' 05"W |
| C9 | 129.92' | 625.00' | 11°54'38" | 129.69' | S21° 48' 21"E |
| C10 | 126.75' | 575.00' | 12°37'47" | 126.49' | S21° 26' 46"E |
| C11 | 22.87' | 15.00' | 87°22'13" | 20.72' | S28° 33' 14"W |
| C12 | 95.72' | 325.00' | 16°52'29" | 95.37' | N63° 48' 05"E |
| C13 | 56.99' | 475.00' | 6°52'29" | 56.96' | S58° 48' 05"W |
| C14 | 37.82' | 60.00' | 36°06'43" | 37.19' | N44° 10' 58"E |
| C15 | 120.94' | 60.00' | 115°29'15" | 101.48' | N31° 37' 01"W |
| C16 | 120.94' | 60.00' | 115°29'15" | 101.48' | N31° 37' 01"W |
| C17 | 119.99' | 60.00' | 114°34'40" | 100.97' | S33° 21' 01"W |
| C18 | 22.56' | 15.00' | 86°10'39" | 20.49' | N19° 09' 01"E |
| C19 | 62.99' | 525.00' | 6°52'29" | 62.96' | S58° 48' 05"W |
| C20 | 80.99' | 275.00' | 16°52'29" | 80.70' | N63° 48' 05"E |
| C21 | 26.41' | 15.00' | 100°52'45" | 23.13' | S57° 19' 17"E |
| C22 | 75.48' | 575.00' | 7°31'16" | 75.43' | S3° 07' 17"E |

| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
|---------|---------|---------|-----------|---------|---------------|
| C23 | 23.56' | 15.00' | 90°00'00" | 21.21' | N45° 38' 21"E |
| C24 | 23.05' | 15.00' | 88°02'41" | 20.85' | N45° 20' 18"W |
| C25 | 78.50' | 625.00' | 7°11'46" | 78.45' | S4° 54' 50"E |
| C26 | 19.60' | 15.00' | 74°52'59" | 18.24' | N28° 55' 46"E |
| C27 | 37.86' | 525.00' | 4°07'56" | 37.86' | S64° 18' 18"W |
| C28 | 17.47' | 475.00' | 2°06'24" | 17.46' | S63° 17' 32"W |
| C29 | 26.13' | 15.00' | 99°48'13" | 22.95' | N65° 45' 09"W |
| C30 | 23.63' | 15.00' | 90°14'35" | 21.26' | S44° 14' 21"E |
| C31 | 23.50' | 15.00' | 89°45'25" | 21.17' | S45° 45' 39"W |
| C32 | 23.63' | 15.00' | 90°14'35" | 21.26' | N44° 14' 21"W |
| C33 | 23.50' | 15.00' | 89°45'25" | 21.17' | S45° 45' 39"W |
| C34 | 25.62' | 225.00' | 6°31'26" | 25.61' | S2° 22' 46"E |
| C35 | 109.94' | 225.00' | 27°59'45" | 108.85' | S19° 38' 22"E |
| C36 | 105.43' | 175.00' | 34°31'11" | 103.85' | S16° 22' 39"E |
| C37 | 44.78' | 175.00' | 14°39'42" | 44.66' | S40° 58' 05"E |
| C38 | 88.41' | 175.00' | 28°56'50" | 87.48' | S62° 46' 21"E |
| C39 | 20.82' | 175.00' | 6°48'55" | 20.80' | S80° 39' 14"E |
| C40 | 97.26' | 175.00' | 31°50'33" | 96.01' | N80° 01' 03"E |
| C41 | 152.41' | 125.00' | 69°51'28" | 143.14' | S68° 33' 58"E |
| C42 | 31.12' | 125.00' | 14°15'58" | 31.04' | N69° 22' 19"E |
| C43 | 5.67' | 175.00' | 1°51'26" | 5.67' | N63° 10' 03"E |

| Point # | Northing | Easting |
|--------------|------------|--------------|
| S 1/4 COR 13 | 744,627.34 | 1,857,801.89 |
| SW COR 13 | 744,657.14 | 1,855,131.52 |
| SP1 | 744,269.74 | 1,856,704.16 |
| SP2 | 744,245.60 | 1,856,657.76 |
| SP3 | 743,991.87 | 1,856,175.72 |
| SP4 | 743,859.17 | 1,856,245.57 |
| SP5 | 743,835.89 | 1,856,201.34 |
| SP6 | 743,968.59 | 1,856,131.49 |
| SP7 | 743,633.78 | 1,855,495.41 |
| SP8 | 743,508.27 | 1,855,578.92 |
| SP9 | 743,470.82 | 1,855,507.77 |
| SP10 | 743,960.78 | 1,855,181.78 |
| SP11 | 744,471.95 | 1,855,189.66 |
| SP12 | 744,464.57 | 1,855,911.46 |
| SP13 | 744,453.95 | 1,856,060.46 |
| SP14 | 744,440.26 | 1,856,110.29 |
| SP15 | 744,434.60 | 1,856,617.38 |

TABULATIONS

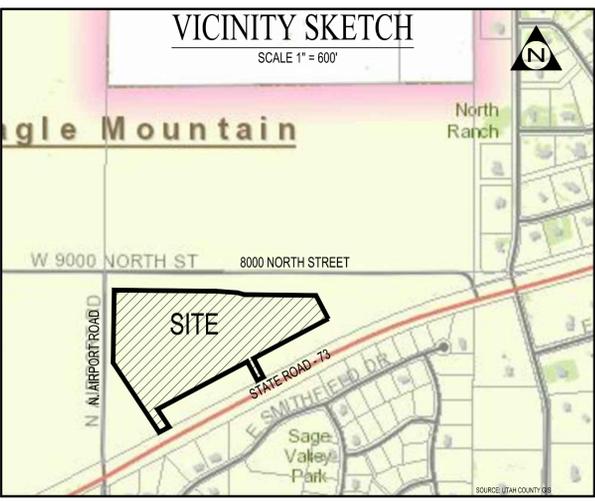
TOTAL ACREAGE = 19.3298 ACRES
 TOTAL ACREAGE IN LOTS = 14.1097 ACRES
 UNIMPROVED OPEN SPACE = 1.19 ACRES = SD CHANNEL
 IMPROVED OPEN SPACE = 0.48 ACRES = PARKS
 AVERAGE LOT SIZE = 0.523 ACRES = 22,764 SF
 LARGEST LOT SIZE = LOT 21 = 31,745 SF
 SMALLEST LOT SIZE = LOTS 24, 30, & 44 = 21,780 SF
 OVERALL DENSITY = 1.40 DU/AC
 TOTAL NUMBER OF LOTS = 27

NOTES

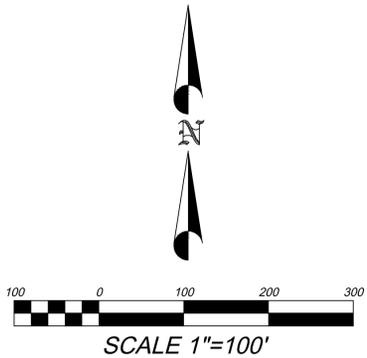
- PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
- ALL DRIVEWAYS TO BE A MINIMUM 22 FEET LONG.
- 12% MAX SLOPE ON ALL DRIVEWAYS. SEE EAGLE MOUNTAIN BUILDING DEPT. FOR STANDARDS.
- ALL LOTS REQUIRE THAT THE BUILDER SUBMIT A PLOT GRADING PLAN TO EAGLE MOUNTAIN BUILDING DEPT. FOR APPROVAL PRIOR TO CONSTRUCTION TO SHOW THAT ALL STORM RUNOFF IS BEING CONTROLLED, TO SHOW ANY RETAINING WALLS THAT MAY BE NEEDED, AND TO SHOW GENERAL CONFORMITY TO GRADING STANDARDS.

SURVEYOR

DAVID V. THOMAS
 491 NORTH 450 WEST
 OREM, UT 84057
 (801) 224-7308



NOTE: SEPTIC TANKS AND DRAINFIELDS ARE TO BE USED FOR ALL LOTS ON THIS PLAT FOR SEWAGE DISPOSAL FOR INDIVIDUAL HOMES. LOTS HAVE BEEN PRE-TESTED AND RECEIVED A FEASIBILITY CLEARANCE FROM THE UTAH COUNTY HEALTH DEPARTMENT. EACH INDIVIDUAL LOT OWNER OR HOME OWNER IS RESPONSIBLE FOR FINAL PERCOLATION TEST AND SOIL EXPLORATION LOG AND APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A RESIDENTIAL BUILDING PERMIT.



APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____
 DAY OF _____, A.D., 20____.
 CITY ATTORNEY

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, 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 _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°21'39" West 1,098.08 feet along the Section Line and South 369.95 feet from the South 1/4 Corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, to the point of beginning; thence on a non-tangent curve to the left having a radius of 5247.00 feet and a length of 52.32 feet, chord of said curve bears South 62° 31' 29" West 52.32 feet; thence South 62° 14' 20" West 544.88 feet; thence South 27° 45' 40" East 150.00 feet more or less to the northerly right-of-way of State Road 73; thence along said right-of-way South 62° 14' 20" West 50.00 feet; thence North 27° 45' 40" West 150.00 feet; thence South 62° 14' 20" West 719.00 feet; thence South 33° 38' 14" East 150.79 feet more or less to the northerly right-of-way of State Road 73; thence along said right-of-way South 62° 14' 20" West 80.42 feet; thence North 33° 38' 14" East 150.79 feet more or less to the northerly right-of-way of State Road 73; thence along said right-of-way South 62° 14' 20" West 80.42 feet; thence South 89° 24' 52" East 722.03 feet; thence South 85° 55' 26" East 149.41 feet; thence South 74° 38' 00" East 51.70 feet; thence South 89° 21' 39" East 507.26 feet; thence South 27° 45' 40" East 186.35 feet to the point of beginning.

Contains 842,008 Square Feet or 19.3298 Acres

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, 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 CITY 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 CITY OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS _____
 DAY OF _____, A.D. 20____
 GENESIS DEVELOPMENT, LLC
 PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____
 PRINTED NAME OF OWNER _____ AUTHORIZED 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 (SEE SEAL BELOW)

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 (SEE SEAL BELOW)

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

THE ACCEPTANCE BY LEGISLATIVE BODY

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 _____ DAY OF _____, A.D. 20____

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PRELIMINARY PHASE A, FINAL PLAT "2"
CLEARVIEW RANCH

SUBDIVISION IN EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 100 FEET

| | | | | |
|-----------------|---------------------|---------------------|--------------------|---------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEALS | NOTARY PUBLIC SEALS | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|-----------------|---------------------|---------------------|--------------------|---------------------|

1 NOV 2013