



NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS ADEQUATE WATER PRESSURE IS DEMONSTRATED TO EAGLE MOUNTAIN CITY.

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS ADEQUATE WATER PRESSURE IS DEMONSTRATED TO EAGLE MOUNTAIN CITY.

**TABULATIONS**

TOTAL AREA	69.76 AC
IMPR. OPEN SPACE	4.08 AC=5.85%
PLUS AMENITIES IN PARKS INCL. 100 YD. TENS. TOWELS, ETC.	
NON-IMPR. OPEN SPACE	3.40 AC=4.87%
STORM DRAIN PONDS	2.25 AC
ROADWAY R/W	9.62 AC
TOTAL LOT AREA	50.41 AC
# OF LOTS	77 LOTS
DENSITY	1.10 DU/AC
AVG. LOT SIZE	28,518 SF (0.65 AC)
SMALLEST LOT	21,780 SF (0.50 AC)
LARGEST LOT	59,677 SF (1.37 AC)

**GENERAL NOTES**

- ALL WATER LINES UP TO AND INCLUDING THE METER, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
- ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (PUE) ALONG ALL SIDE AND REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT ALONG ALL STREET FRONTAGES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAN.
- NO PRIMARY OR ACCESSORY STRUCTURES SHALL BE CONSTRUCTED WITHIN THE FLIGHT EASEMENT.

APPROVAL AS TO FORM

APPROVER AS TO FORM THIS 12th DAY OF APRIL, 2007

*[Signature]*  
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, OPEN SPACE, 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.

APR 23 2007 DATE  
*[Signature]* SURVEYOR (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A HIGHWAY, SAID POINT BEING LOCATED WEST 1761.05 FEET AND SOUTH 00'45"19" WEST 1052.82 FEET FROM THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

THENCE N 62°14'20" E 870.42 FEET; THENCE ALONG THE ARC OF A 4547.00 FOOT RADIUS CURVE TO THE RIGHT (1078.51 FEET CHORD BEARS N 62°29'04" E 1076.30 FEET); THENCE S 00°45'19" W 2413.87 FEET; THENCE N 68°37'10" W 1431.52 FEET; THENCE N 12°35'10" E 354.95 FEET; THENCE ALONG THE ARC OF A 2875.00 FOOT RADIUS CURVE TO THE LEFT 20.08 FEET (CHORD BEARS N 82°35'45" W 20.08 FEET); THENCE N 12°35'10" E 649.66 FEET; THENCE N 02°52'34" W 401.54 FEET; THENCE N 37°45'40" W 138.40 FEET; THENCE S 82°14'20" W 100.00 FEET; THENCE N 00°25'28" E 283.63 FEET TO THE POINT OF BEGINNING.

AREA=69.76 ACRES.

**OWNER'S 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 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, 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.

Scott L. Dumas  
*[Signature]*  
 AUTHORIZED SIGNATURE(S)

OWNER(S):  
 PRINTED NAME OF OWNER

APR 24 2007

**ACKNOWLEDGMENT**

ON THE 24th DAY OF April, 2007, 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 1-3-2009

*[Signature]*  
 NOTARY PUBLIC

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

13 DAY OF June A.D. 2007

APPROVED *[Signature]* ATTEST *[Signature]*  
 CITY ENGINEER CLERK-RECORDER  
 (SEE SEAL BELOW) (SEE SEAL BELOW)

PLAT "B"  
**SAGE VALLEY**  
 SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH  
 LOCATED IN THE N.W. 1/4 OF SECTION 24, T.5S., R.2W., S.13.B.&M.

SHEET 1 / 2

SCALE: 1" = 100'

SURVEYOR'S SEAL: *[Seal]*

UTAH PUBLIC SEAL: *[Seal]*

CITY ENGINEER SEAL: *[Seal]*

CLERK-RECORDER SEAL: *[Seal]*

2 of 1 sheets 5/22/07

CORP. OF THE PRESIDING BISHOP CHURCH OF JESUS CHRIST OF I.D.S. COUNTY BOOK & PAGE # 58-047-0010

~ CEDAR PASS RANCH ~