



EAGLE MOUNTAIN CITY COUNCIL MEETING

January 21, 2020, 3:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

3:00 PM CITY COUNCIL OATH OF OFFICE – CITY COUNCIL CHAMBERS

Oath of Office for Newly Elected City Council Members Colby Curtis, Jared Gray and Carolyn Love.

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A. **RECOGNITION - Volunteer Awards from the Lt. Governor's Office in Partnership with the Utah Commission on Service and Volunteerism.**

Recipients:

1. Dave Becar
2. Anjanel Larsen
3. Bill Lindsay
4. Joye Roberts

1.B. **PRESENTATION - Eagle Mountain Arts Alliance Update**

This is not an action item.

1.C. **PRESENTATION - Eagle Mountain Chamber of Commerce Update**

This is not an action item.

2. CONCEPT PLAN

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

- 2.A. [Ault Farms Concept Plan](#)
This is not an action item.

3. **AGENDA REVIEW**

The City Council will review items on the Consent Agenda and Policy Session Agenda.

4. **ADJOURN TO A CLOSED EXECUTIVE SESSION**

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

5. **CALL TO ORDER**

6. **PLEDGE OF ALLEGIANCE**

7. **INFORMATION ITEMS/UPCOMING EVENTS**

8. **PUBLIC COMMENTS**

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

9. **CITY COUNCIL/MAYOR'S ITEMS**

Time has been set aside for the City Council and Mayor to make comments.

10. **APPOINTMENTS**

10.A. [Cemetery Advisory Board](#)

1. Brian Lambert - Four-year Term
2. Marianne Smith - Four-year Term
3. Corbett Douglas - Four-year Term

10.B. [Deputy Recorder](#)

1. Lianne Pengra

10.C. [Military and Veterans Advisory Board](#)

1. Summer Montgomery - Three-year Term
2. Ben Reaves - Three-year Term

- 10.D. [Parks and Recreation Advisory Board](#)
 - 1. Rod Hess - Three-year Term
 - 2. Liz Evans - Three-year Term
 - 3. Devyn Smith - Three-year Term
 - 4. Zac Summers - Three-year Term

- 10.E. [Planning Commission](#)
 - 1. Erin Wells - Three-year Term
 - 2. Chris Pengra - Completing a One-year Term, Vacated by Councilmember Jared Gray

- 10.F. [Senior Citizen Advisory Council](#)
 - 1. Annette Arndt - Four-year Term

11. RECOGNITION

- 11.A. [City Council](#)
 - 1. Stephanie Gricius, City Councilmember
 - 2. Benjamin Reaves, City Councilmember

- 11.B. [Planning Commission](#)
 - 1. DeLin Anderson, Planning Commissioner
 - 2. Jared Gray, Planning Commissioner

CONSENT AGENDA

12. BOND RELEASES

- 12.A. [Arrival Phase B, Plat 4 - Into Warranty](#)
Motion to approve.
[Arrival B-4 BR Into Warranty Letter](#)
[Arrival B-4 Recorded Plat](#)

- 12.B. [Arrival Phase B, Plat 6 - Into Warranty](#)
Motion to approve.
[Arrival B-6 BR Into Warranty Letter](#)
[Arrival B-6 Recorded Plat](#)

- 12.C. [Brandon Park Phase A, Plat 3 Into Warranty](#)
Motion to approve.
[BP A-3 BR Into Warranty Letter](#)

BP A-3 Recorded Plat

- 12.D. Cedar Corners Phase A, Plat 4 - Into Warranty
Motion to approve.
CC A-4 BR Into Warranty Letter
CC A-4 Recorded Plat
- 12.E. Hidden Hollow Phase A, Plat 2 - Out of Warranty
Motion to approve.
HH A-2 BR Out of Warranty Letter
HH A-2 Recorded Plat
- 12.F. Sage Park Phase A, Plat 2 - Into Warranty
Motion to approve.
SP A-2 BR Into Warranty Letter
SP A-2 Recorded Plat
- 12.G. Spring Run Phase B, Plat 3 - Into Warranty
Motion to approve.
SR B-3 BR Into Warranty Letter
SR B-3 Recorded Plat
- 12.H. Spring Run Phase D, Plat 1 - Into Warranty
Motion to approve.
SR D-1 BR Into Warranty Letter
SR D-1 Recorded Plat
- 12.I. Sunset Ridge Phase A, Plat 6 - Into Warranty
Motion to approve.
SSR A-6 BR Into Warranty Letter
SR A-6 Recorded Plat

13. CHANGE ORDER

- 13.A. Pony Express Parkway Widening Project Change Order #2 - Kenny Seng Construction
Motion to approve.

14. MINUTES

- 14.A. December 3, 2019 Minutes
Motion to approve.
12.03.2019 City Council Minutes - DRAFT

15. PRELIMINARY PLAT

- 15.A. Overland Phase D - Preliminary Plat
Motion to approve.
Overland Phase D Preliminary Plat - Proposed
Overland Village One Lot Count - as of 11.21.2019
Overland MDP Map 2017
Future Land Use Plan - Overland Area

SCHEDULED ITEMS

16. ORDINANCES/PUBLIC HEARINGS

- 16.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to the Fiscal Year 2019-2020 Budget.

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) The proposed amendment to the Fiscal Year 2019-2020 Budget includes funding for a Digital Media Specialist, an operating system upgrade, and design of Airport Road. It also includes an increase to the Pony Express Parkway widening project and Facebook infrastructure projects carried over from fiscal year 2019.

Proposed Third Amendment to FY2020 Budget
ORD--FY 2020 Budget Amendment #3

- 16.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

BACKGROUND: (Presented by Planning Manager Mike Hadley) This applicant-proposed amendment is to allow temporary inflatable signs for special events. The amendment was presented to the City Council on December 3, 2019 and was tabled to allow staff to work with the applicant to make some adjustments to the proposal.

Event Sign Ordinance - DRAFT
ORD--Sign Regulations and Sign Permits (EMCC 17.80)

17. PARKWAY CROSSROADS/PUBLIC HEARING

- 17.A. MOTION - Disposal of Significant Real Property - Identified as a Portion of Utah County Parcel Number 58:040:0191.

BACKGROUND: (Presented by City Recorder Fionnuala Kofoed) Eagle Mountain City received an application for the purchase of a significant parcel of vacant, real property located on the east side of Parkway Crossroads and south of Pony Express Parkway. The property is currently part of the power corridor and the applicant is requesting to purchase approximately 39,864 square feet, which is a portion of Utah County Parcel No. 58:040:0191. The property would be improved and a portion of it would be used for parking for the expansion of the Parkway Crossroads project. As part of the purchase agreement, the applicant would also exchange a 5,788-square foot parcel, to the City, for the future expansion of the right-of-way

along Pony Express Parkway.
[Land Disposal Site Exhibit](#)
[Legal Description](#)

17.B. [SITE PLAN - Parkway Crossroads](#)

BACKGROUND: (Presented by Planning Manager Mike Hadley) Parkway Crossroads is a mixed-use commercial project located at the southeast corner of Ranches Parkway and Pony Express Parkway. The proposed site plan covers lots three and four of the existing Parkway Crossroads plat.

[Parkway Crossroads Site Plan](#)
[Parkway Crossroads Building Renderings](#)
[Parkway Crossroads Elevations & Floor Plans](#)
[Parkway Crossroads Plat A - 2007](#)

18. **RESOLUTION/PUBLIC HEARING**

18.A. [RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving a Sole Source Procurement of a Sensus by Xylem Advance Metering Infrastructure Network through Mountainland Supply Company.](#)

BACKGROUND: (Presented by Public Utilities Manager Mack Straw) The Sensus Advance Metering Infrastructure Network enables two-way communication over a fixed network between the utility system and metering endpoints. City staff currently utilizes a traditional drive-by reading system; this will change to a tower-based system, enabling the entire network to be monitored by continuous, hourly reads.

[Mountainland Supply Company Estimate](#)
[RES-Sole Source Procurement Sensus by Xylem AMI - Mountainland Supply](#)

19. **MOTION**

19.A. [MOTION - Appointment of a City Councilmember as Mayor Pro Tempore.](#)

BACKGROUND: (Presented by Mayor Tom Westmoreland) The City Council will appoint a Councilmember as Mayor Pro Tempore to cover for the Mayor in the event of his absence.

20. **CITY COUNCIL/MAYOR'S BUSINESS**

This time is set aside for the City Council's and Mayor's comments on City business.

21. **CITY COUNCIL BOARD LIAISON REPORTS**

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

22. **COMMUNICATION ITEMS**

- 22.A. [Financial Report](#)
This is not an action item.
[Executive Summary of Revenues and Expenditures - Dec. 2019](#)
- 22.B. [Upcoming Agenda Items](#)
This is not an action item.
[A.CI--Upcoming Agenda Items](#)

23. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **16th day of January, 2020**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, December 16, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Arrival phase "B" plat 4 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Arrival phase B plat 4
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 51,450.48
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 1,500.00
Amount Remaining in Bond:	\$ 49,950.48

Bond Releases Summary	
#1	\$ 1,500.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 1,500.00

12/16/2019

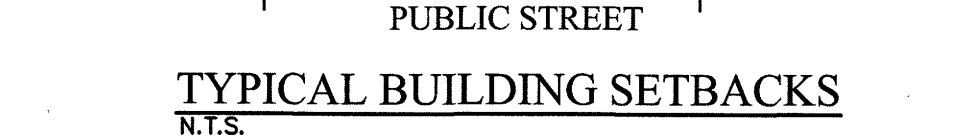
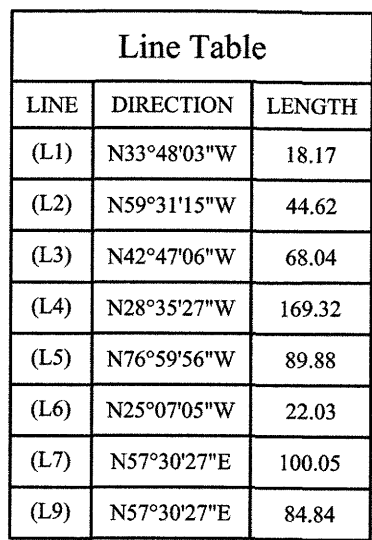
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SWPPP										
a	SWPPP	1	0.5	LS	\$3,000.00	\$1,500.00	0	1	100%	\$1,500.00	\$1,500.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	53835	0	SF	\$1.30	\$0.00	0	0	100%	\$0.00	\$0.00
b	6 inch Road base(1 ft. behind curb)	53835	0	SF	\$0.62	\$0.00	0	0	100%	\$0.00	\$0.00
c	9 inch sub-base(e-fill)(1 ft. behind curb)	67016	0	SF	\$0.66	\$0.00	0	0	100%	\$0.00	\$0.00
d	30" curb & gutter	3722	0	LF	\$21.20	\$0.00	0	0	100%	\$0.00	\$0.00
e	Trail 2.5'x6"x8"	14706	0	SF	\$1.97	\$0.00	0	0	100%	\$0.00	\$0.00
f	Street/Stop signs	2	0	EA	\$700.00	\$0.00	0	0	100%	\$0.00	\$0.00
g	ADA ramp	4	0	EA	\$2,498.00	\$0.00	0	0	100%	\$0.00	\$0.00
3	CULINARY WATER										
a	Fire Hydrant	3	0	EA	\$5,850.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	8" culinary water c-900	1961	0	LF	\$29.90	\$0.00	0	0	100%	\$0.00	\$0.00
c	8" gate valves	6	0	EA	\$2,111.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	1" service	14	0	EA	\$1,524.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	2" blow off	2	0	EA	\$1,939.00	\$0.00	0	0	100%	\$0.00	\$0.00
4	STORM DRAIN										
a	15" RCP storm drain	1010	0	LF	\$39.30	\$0.00	0	0	100%	\$0.00	\$0.00
b	24" RCP storm drain	553	0	LF	\$58.30	\$0.00	0	0	100%	\$0.00	\$0.00
c	60" manholes	7	0	EA	\$3,525.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	Curb inlet 2'x3'x4'	4	0	EA	\$2,651.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	Double inlet box	1	0	EA	\$5,454.00	\$0.00	0	0	100%	\$0.00	\$0.00
f	Tie into existing storm drain	2	0	EA	\$1,456.00	\$0.00	0	0	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$1,500.00					
Original 10% Bond Coverage						\$49,950.48					
TOTAL BOND AMOUNT:						\$51,450.48	Released this Period			\$1,500.00	

Christopher T. Trusty
Christopher T. Trusty P.E.
Engineering Director

12/16/19
Date

Robert Ballif
Robert Ballif
Engineering Tech. 1

12-16-19
Date



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	S77°29'33"W	21.21
C2	525.00	11°10'06"	106.96	S63°01'00"W	100.81
C3	525.00	3°37'31"	33.22	S70°20'19"W	33.21
C4	15.00	90°00'00"	23.56	S27°09'05"W	21.21
C5	15.00	90°00'00"	23.56	S82°50'55"E	21.21
C6	475.00	14°38'38"	121.40	N64°49'46"E	121.07
C7	15.00	90°00'00"	23.56	N12°30'27"E	21.21
C10	500.00	14°38'38"	127.79	N64°49'46"E	127.44

PLAT CALCULATIONS

TOTAL ACREAGE:	18.25± ACRES
TOTAL ACREAGE IN LOTS:	15.48± ACRES
TOTAL ACREAGE IN ROW:	2.18± ACRES
TOTAL OPEN SPACE:	0.57± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	1.11± ACRES
LARGEST LOT SIZE:	1.52± ACRES
SMALLEST LOT SIZE:	1.00± ACRES
OVERALL DENSITY:	0.77 LOTS/ACRE
TOTAL # OF LOTS:	14 LOTS

NOTES:

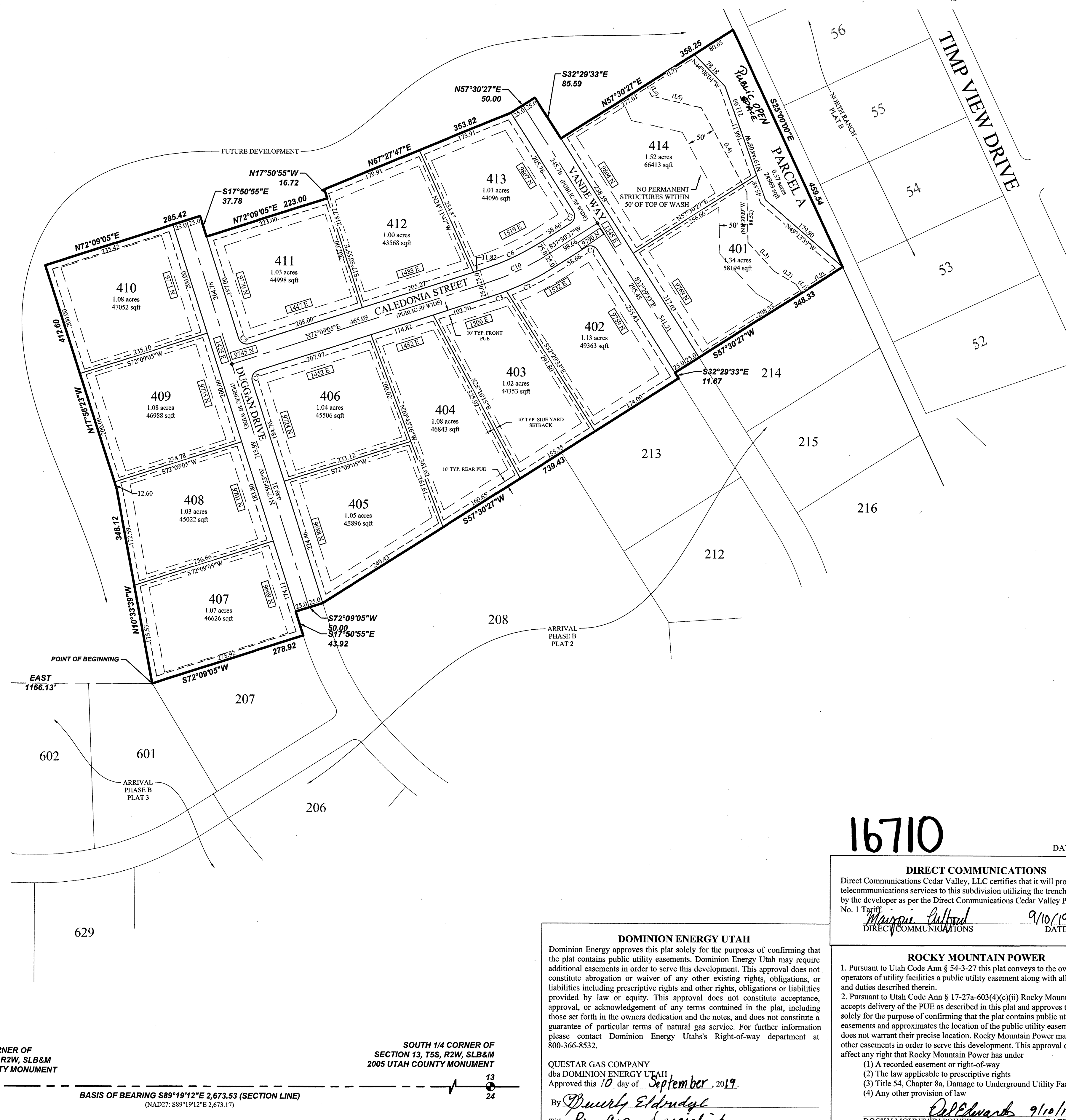
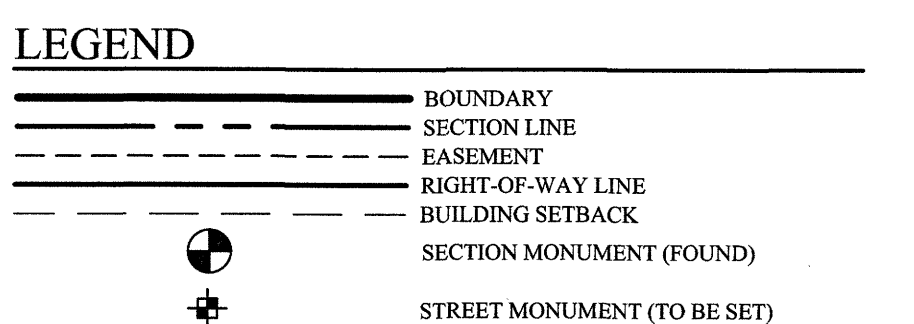
-----STREET MONUMENT TO BE SET

#5 REBAR AND CAP (FOCUS EING) TO BE SET AT ALL LOT CORNERS. LEAD PLUG TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. A LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.

PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.



DOMINION ENERGY UTAH

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights and other 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 Utah's Right-of-way department at 800-366-8532.

QUESTAR GAS COMPANY
d/b/a DOMINION ENERGY UTAH
Approved this 10 day of September, 2017.

By Querry Eldredge
Title Per-Con Specialist

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. 1 Tariff.

Margaret Culford 9/10/19
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

1. 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.

2. 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 carry out 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

Dale Edwards 9/10/19

ROCKY MOUNTAIN POWER **DATE**

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(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.



Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

09/08/19

Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N01°09'52"E along the Section line 748.35 feet and 1,166.13 feet from the West 1/4 Corner of Section 13, T5S, R2W, SLBKM, said corner located N01°07'13"E 2,633.33 feet from the Southwest Corner of said Section 13 (Basis of Bearing: S89°19'12"E) along the Section line from the Southwest Corner to the South 1/4 Corner of Section 13, T5S, R2W, SLBKM; thence N10°33'39"W 348.12 feet; thence N17°56'23"W 412.60 feet; thence N72°09'05"E 285.42 feet; thence S11°50'55"E 37.78 feet; thence N17°56'23"W 223.00 feet; thence N17°50'55"W 16.72 feet; thence N67°24'47"E 353.82 feet; thence N57°30'27"E 50.00 feet; thence S32°29'33"E 85.59 feet; thence N57°30'27"E 358.25 feet to the Westerly line of Plat "B", NORTH RANCH, according to the Official Plat thereof recorded in 12, 1998 as Entry No. 46922:1998 in the Office of the Utah County Recorder; thence S25°00'00"E along said plat 459.54 feet to the Northeast Corner of Lot 214, PHASE "B" PLAT 2, ARROYO SUBDIVISION, according to the Official Plat thereof recorded May 17, 2018 as Entry No. 46424:2018 in the Office of the Utah County Recorder; thence along said plat the following 6 (six) courses and distances: 1) S57°30'27"W 348.33 feet; 2) S32°29'33"E 11.67 feet; 3) S57°30'27"W 739.43 feet; 4) S72°09'05"W 50.00 feet; 5) S11°50'55"E 43.92 feet; 6) S72°09'05"W 278.92 feet to the point of beginning.

Contains: 18.25 acres +/-

ENT 929862019 Mod # 16710
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2019 Sep 19 11:40 am FEE \$0.00 87 SH
 RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S 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):
 PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

Belle Street Partners, LLC

Jeffery Smith, Manager

ACKNOWLEDGMENT

ON THE 1st DAY OF September 2014, 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
ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF
THE OWNERS.

MY COMMISSION EXPIRES April 25, 2023

Melanie A. Lehman
A NOTARY PUBLIC COMMISSIONED IN UTAH

705978
COMMISSION NUMBER

Melanie A. Lehman
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THE 11th DAY OF SEP. A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, SEOT J. HAZARD, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF BELLE SPREAD PARTNERS LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES APRIL 25, 2023

Melanie R Lehman
A NOTARY PUBLIC COMMISSIONED IN UTAH

Eagle Mountain UT 84005
NOTARY ADDRESS Melanie A. Lehman
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

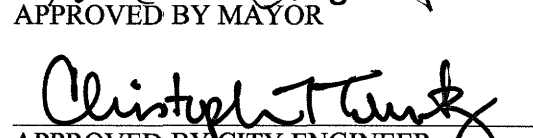
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF September, 2019.



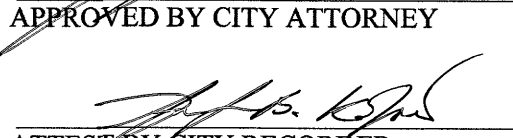
APPROVED BY MAYOR



APPROVED BY CITY ATTORNEY



APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)



ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE "B" PLAT 4 ARRIVAL SUBDIVISION EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH			
SCALE: 1"=100			
SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL MELANIE A. LAHMAN WORDEN/CLERK OF DISTRICT COURT COMMISSION # 7058 COMM. EXP. 04-25-2023 	CITY-COUNTY ENGINEER SEAL 	COUNTY RECORDER SEAL 



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Monday, December 16, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Arrival phase "B" plat 6 into warranty Bond Release

City Recorder:

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Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Arrival phase B plat 6
Reduced
Formally plat 3

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 85,739.19
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 5,471.35
Amount Remaining in Bond:	\$ 80,267.84

Bond Releases Summary	
#1	\$ 5,471.35
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 5,471.35

12/16/2019

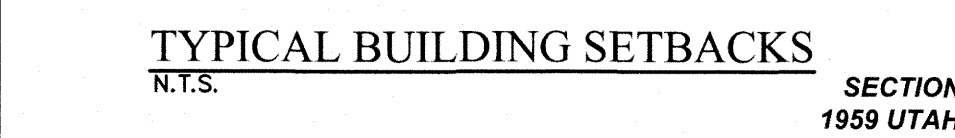
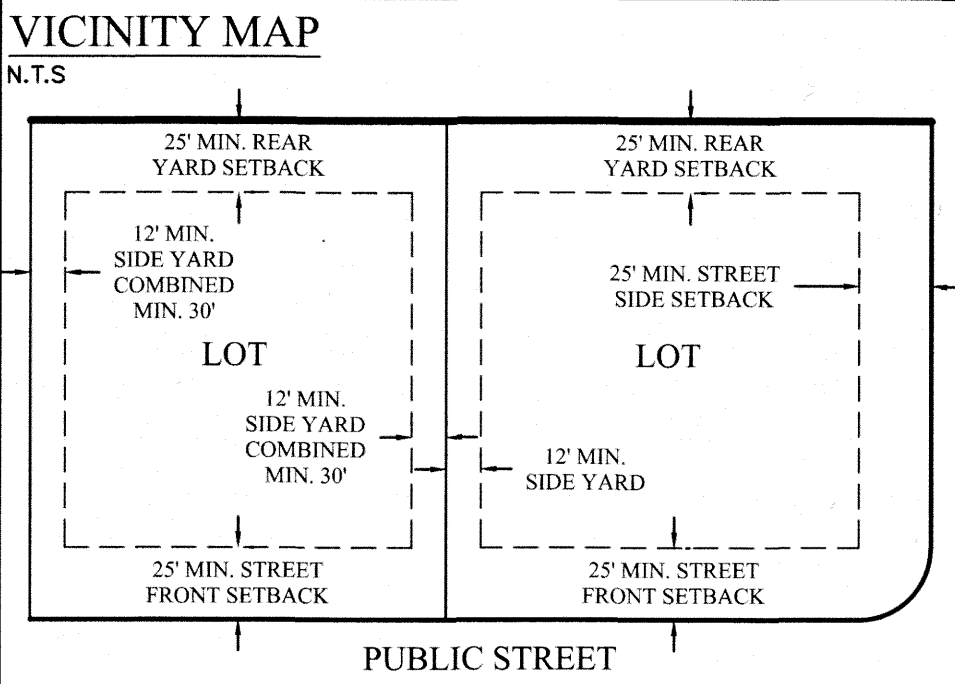
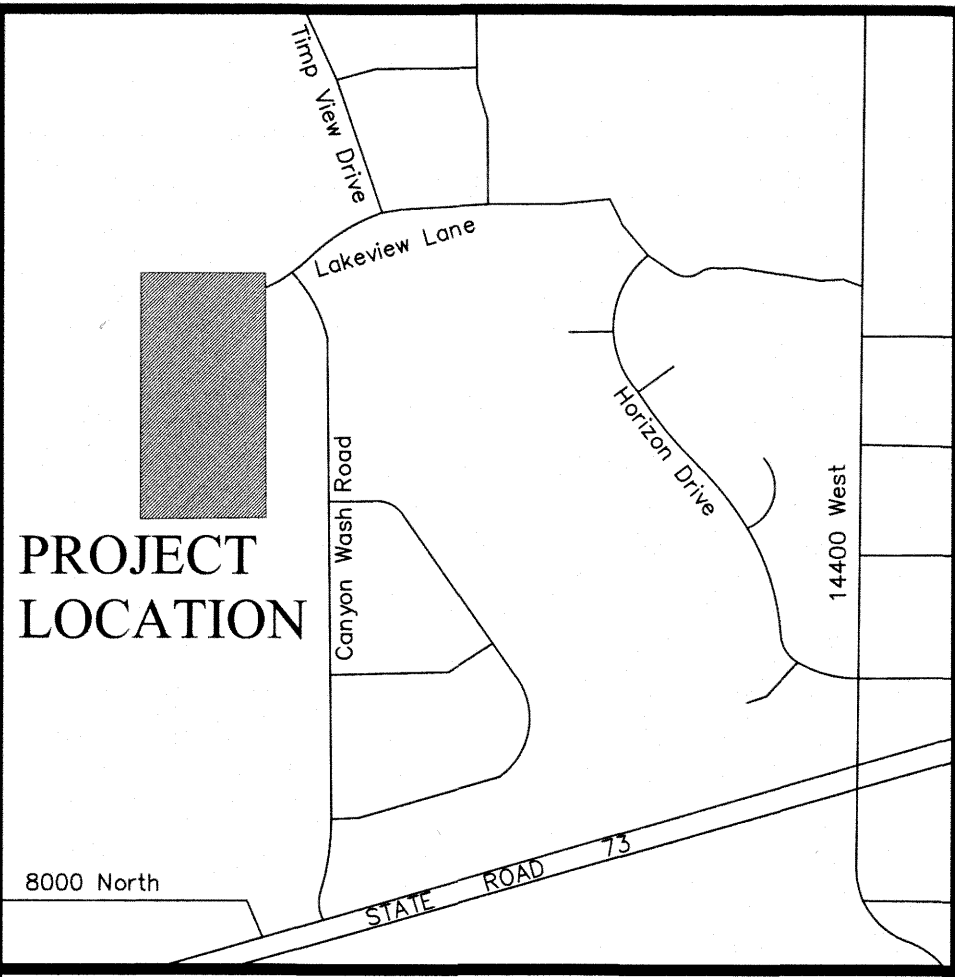
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SWPPP										
a	Gravel Construction Entrance	1875	187.5	SF	\$2.11	\$395.63	0	1875	100%	\$395.63	\$395.63
b	Silt Fence	2810	281	SF	\$2.47	\$694.07	0	2810	100%	\$694.07	\$694.07
c	Curb inlet box protection	11	1.1	EA	\$12.00	\$13.20	0	11	100%	\$13.20	\$13.20
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	112853	0	SF	\$1.15	\$0.00	0	0	100%	\$0.00	\$0.00
b	6 inch Road base(1 ft. behind curb)	131718	0	SF	\$0.85	\$0.00	0	0	100%	\$0.00	\$0.00
c	9 inch sub-base(e-fill)(1 ft. behind curb)	139426	0	SF	\$0.52	\$0.00	0	0	100%	\$0.00	\$0.00
d	30" curb & gutter	7548	0	LF	\$17.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	Trail 2.5'x6"x8"	1537	1537	SF	\$1.85	\$2,843.45	0	1537	100%	\$2,843.45	\$2,843.45
f	Street/Stop signs	4	0	EA	\$350.00	\$0.00	0	0	100%	\$0.00	\$0.00
g	ADA ramp	5	5	EA	\$305.00	\$1,525.00	0	5	100%	\$1,525.00	\$1,525.00
3	CULINARY WATER										
a	Fire Hydrant	6	0	EA	\$6,200.00	\$0.00	0	0	100%	\$0.00	\$0.00
b	8" culinary water c-900	3922	0	LF	\$20.00	\$0.00	0	0	100%	\$0.00	\$0.00
c	8" gate valves	14	0	EA	\$2,100.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	1" service	30	0	EA	\$1,050.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	2" blow off	1	0	EA	\$1,900.00	\$0.00	0	0	100%	\$0.00	\$0.00
4	STORM DRAIN										
a	15" RCP storm drain	921	0	LF	\$33.80	\$0.00	0	0	100%	\$0.00	\$0.00
b	18" RCP storm drain	896	0	LF	\$38.50	\$0.00	0	0	100%	\$0.00	\$0.00
c	24" RCP storm drain	998	0	LF	\$50.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	60" manholes	13	0	EA	\$2,900.00	\$0.00	0	0	100%	\$0.00	\$0.00
e	Curb inlet 2'x3'x4'	7	0	EA	\$2,100.00	\$0.00	0	0	100%	\$0.00	\$0.00
f	Combination box	4	0	EA	\$5,500.00	\$0.00	0	0	100%	\$0.00	\$0.00
g	Tie into existing storm drain	2	0	EA	\$650.00	\$0.00	0	0	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$5,471.35					
Original 10% Bond Coverage						\$80,267.84					
TOTAL BOND AMOUNT:						\$85,739.19					
							Released this Period			\$5,471.35	

Christopher T. Trusty
Christopher T. Trusty P.E.
Engineering Director

12/16/19
Date

Robert Ballif
Robert Ballif
Engineering Tech. 1

12-16-19
Date



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	525.00	72°50'3"	67.97	S40°16'48"W
C2	475.00	46°12'28"	383.08	S20°53'05"W
C3	475.00	42°50'31"	355.17	S23°38'24"E
C4	525.00	21°17'04"	195.03	S34°25'07"E
C5	525.00	22°17'24"	204.24	N12°37'53"W
C6	500.00	42°22'25"	369.78	S22°48'07"W
C7	500.00	89°02'59"	777.10	N00°32'10"W
C8	500.00	41°44'35"	364.28	N23°07'02"E
C9	500.00	47°18'24"	412.83	S21°24'28"E
C10	500.00	43°34'29"	380.26	N23°16'25"W
C11	500.00	72°38'30"	65.23	N41°19'24"W
C12	500.00	36°05'58"	315.03	N19°32'10"W
C13	500.00	37°46'43"	329.68	S71°18'13"W
C14	500.00	32°41'07"	285.23	N73°51'00"E
C15	700.00	14°50'48"	181.38	S29°44'38"W
C16	500.00	37°10'02"	324.35	N18°35'01"E
C17	525.00	15°23'30"	141.03	N28°52'31"E
C18	525.00	19°33'53"	179.27	N11°23'50"E
C19	475.00	17°24'54"	144.38	S21°29'22"W
C20	475.00	13°47'30"	114.34	S37°05'34"W
C21	525.00	6°09'49"	56.48	S40°54'25"W
C22	525.00	16°49'02"	154.10	S29°25'00"W
C23	525.00	14°40'20"	134.44	S13°40'19"W
C24	15.00	83°39'51"	21.90	S48°10'04"W
C25	15.00	90°00'00"	23.56	N45°00'00"W
C26	475.00	7°12'04"	59.70	N03°36'02"E
C27	475.00	16°49'39"	139.51	N15°36'54"E
C28	475.00	13°08'19"	108.92	N30°35'53"E
C29	725.00	3°53'12"	49.18	N35°13'26"E
C30	725.00	11°55'13"	150.83	N27°19'13"E
C31	475.00	13°05'50"	108.58	S06°14'00"W
C32	15.00	87°50'03"	22.99	S46°04'59"E

PLAT CALCULATIONS	
TOTAL ACREAGE:	41.34 ACRES
TOTAL ACREAGE IN LOTS:	36.92 ACRES
TOTAL ACREAGE IN ROW:	4.42 ACRES
TOTAL OPEN SPACE:	2.16 ACRES
TOTAL IMPROVED OPEN SPACE:	2.16 ACRES
AVERAGE LOT SIZE:	1.12 ACRES
LARGEST LOT SIZE:	5.42 ACRES
SMALLEST LOT SIZE:	0.55 ACRES
OVERALL DENSITY:	0.75 LOTS/ACRE
TOTAL # OF LOTS:	31 LOTS

PREPARED BY

FOCUS

ENGINEERING AND SURVEYING, LLC

32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

NOTES:

PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR LEAD PULGERS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

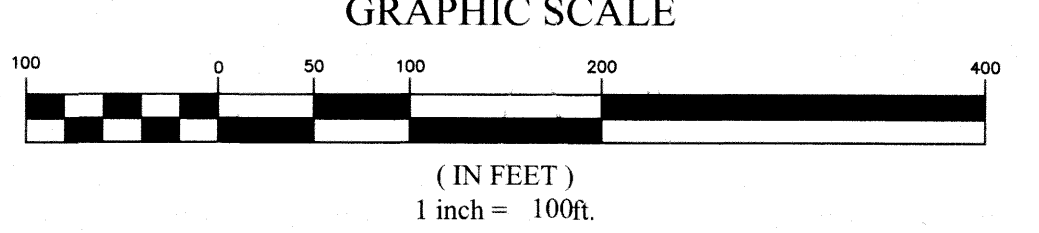
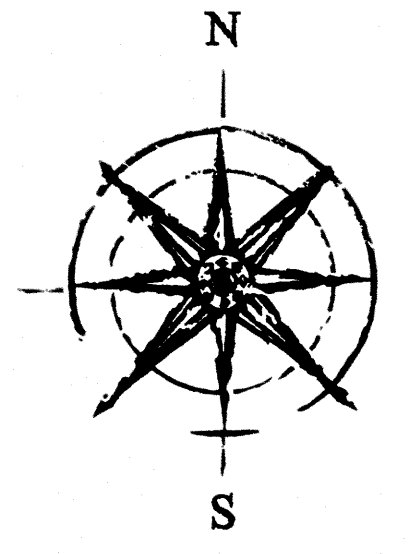
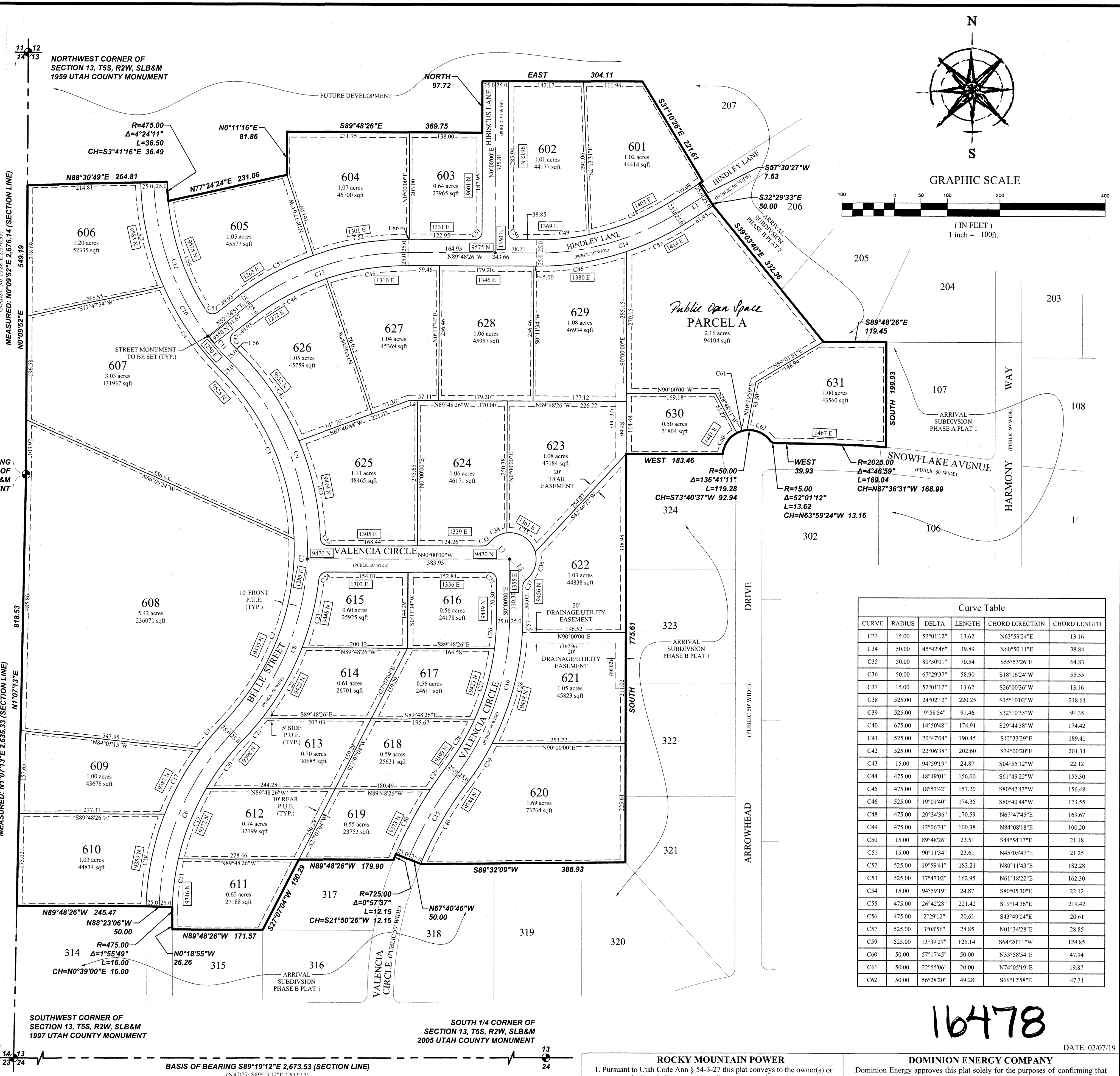
ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.

Line Table		
LINE	DIRECTION	LENGTH
L1	S57°30'27"W	61.45
L2	S37°58'48"E	50.00
L3	S52°01'12"E	50.00
L4	N89°48'26"W	17.21

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. 1 Tariff.

DATE: 2/20/19



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C33	15.00	52°01'12"	13.62	N63°59'24"E
C34	50.00	45°42'46"	39.89	N60°50'11"E
C35	50.00	80°50'01"	70.54	S55°53'26"E
C36	50.00	67°29'37"	58.90	S18°16'24"W
C37	15.00	52°01'12"	13.62	S26°00'36"W
C38	525.00	24°02'12"	220.25	S15°10'02"W
C39	525.00	9°58'54"	91.46	S32°10'35"W
C40	675.00	14°50'48"	174.91	S29°44'38"W
C41	525.00	20°47'04"	190.45	S12°33'29"E
C42	525.00	22°06'38"	202.60	S34°00'20"E
C43	15.00	94°59'19"	24.87	S04°55'12"W
C44	475.00	18°49'01"	156.00	S61°49'22"W
C45	475.00	18°57'42"	157.20	S80°42'43"W
C46	525.00	19°01'40"	174.35	S80°40'44"W
C48	475.00	20°34'36"	170.59	N67°47'45"E
C49	475.00	12°06'31"	100.38	N84°08'18"E
C50	15.00	89°48'26"	23.51	S44°54'13"E
C51	15.00	90°11'34"	23.61	N45°05'47"E
C52	525.00	19°59'41"	183.21	N80°11'43"E
C53	525.00	17°47'02"	162.95	N61°18'22"E
C54	15.00	94°59'19"	24.87	S80°05'30"E
C55	475.00	26°42'28"	221.42	S19°14'36"E
C56	475.00	2°29'12"	20.61	S43°49'04"E
C57	525.00	3°08'56"	28.85	N01°34'28"E
C59	525.00	13°39'27"	125.14	S64°20'11"W
C60	50.00	57°17'45"	50.00	N33°58'54"E
C61	50.00	22°55'06"	20.00	N74°05'19"E
C62	50.00	56°28'20"	49.28	S66°12'58"E

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

Approved this 25 day of February, 2019, Dominion Energy Company

DATE: 2/20/19

DOMINION ENERGY COMPANY

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 acknowledgment 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 25 day of February, 2019, Dominion Energy Company

By: [Signature]
Title: GAS ACCOUNT SUP REP

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 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 THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: 2/20/19

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION

A portion of the NW1/4 and SW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 13, T5S, R2W, SLB&M, said corner located N01°07'13"E 2,635.33 feet from the Southwest Corner of said Section 13 (Basis of Bearing S89°19'12"E along the Section line from the Southwest Corner to the South 1/4 Corner of Section 13, T5S, R2W, SLB&M); then N00°09'52"E along the Section line 549.19 feet; then N88°30'49"E 264.81 feet; then South along the arc of a non-tangent curve to the left having a radius of 475.00 feet (Radius bears: N88°30'49"E a distance of 36.50 feet through a central angle of 04°24'11" Chord: S03°41'16"E 36.49 feet; then N77°24'24"E 231.06 feet; then N00°11'16"E 81.86 feet; then S89°48'26"E 369.75 feet; then North 97.72 feet; then East 304.11 feet to the Northwest Corner of Lot 207, Phase "B"; Plat 2, ARRIVAL Subdivision, according to the file in the Office of the Utah County Recorder; then along said plat the following 5 (five) courses: 1) S31°10'26"E 221.61 feet; 2) S57°30'27"W 7.63 feet; 3) S32°29'33"E 50.00 feet; 4) S39°03'40"E 332.36 feet; 5) S89°48'26"E 119.45 feet to the Northwest corner of Lot 107, Phase "A", Plat 1, ARRIVAL Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder; then South along said lot 199.93 feet to the Northern line of Snowflake Avenue also being the Easterly Extension of the Northern line of Phase "B", Plat 1, ARRIVAL Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder; then along said extension and plat the following 16 (sixteen) courses: Westerly along the arc of a non-tangent curve to the left having a radius of 2,025.00 feet (radius bears: S04°46'59"W) a distance of 169.04 feet through a central angle of 04°46'59" Chord: N87°36'31"W 168.99 feet; then West 39.93 feet; then North 13.62 feet through a central angle of 52°01'12" Chord: N63°59'24"W 13.16 feet to the point of reverse curvature; then along the arc of a curve to the left having a radius of 50.00 feet a distance of 119.28 feet through a central angle of 136°41'11" Chord: S73°40'37"W 92.94 feet; then West 183.46 feet; then South 775.61 feet; then S89°32'09"W 388.93 feet; then N67°40'46"W 50.00 feet; then South along the arc of a non-tangent curve to the left having a radius of 725.00 feet (Radius bears: S67°40'46"E) a distance of 12.15 feet through a central angle of 00°57'37" Chord: S21°50'26"W 12.15 feet; then N89°48'26"W 179.90 feet; then S27°07'04"W 150.29 feet; then N89°48'26"W 171.57 feet; then N00°11'55"W 26.26 feet; then along the arc of a curve to the right having a radius of 475.00 feet a distance of 16.00 feet through a central angle of 01°55'49" Chord: N00°39'00"E 16.00 feet; then N89°48'26"W 245.47 feet to the point of beginning.

Contains: 41.34 acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THIS CERTIFICATE, ON THIS PLAT, HAVE CALLED 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):
PRINTED NAME OF OWNER: Belle Street Partners, LLC
AUTHORIZED SIGNATURE(S): Scott Hazard, Manager

ACKNOWLEDGMENT

ON THE 5 DAY OF March, 2019, 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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 1/1/2020
COMMISSION NUMBER: 686717

A NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED FULL NAME OF NOTARY: Fawnwala B. KAPOD

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 5 DAY OF March, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, [Signature], IN SAID STATE OF UTAH, [Signature], WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE [Signature] OF Belle Street Partners, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/1/2020
NOTARY ADDRESS: [Signature]
PRINTED FULL NAME OF NOTARY: Fawnwala B. KAPOD

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, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF March, 2019.

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]

APPROVED BY CITY ENGINEER (SEE SEAL BELOW): [Signature]
ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]

PHASE "B" PLAT 6

ARRIVAL

SUBDIVISION

(INCLUDING THE VACATION OF LOT 301 OF ARRIVAL PHASE "B" PLAT 1 SUBDIVISION)

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=100'

SURVEYOR'S SEAL: [Seal]
NOTARY PUBLIC SEAL: [Seal]
CITY-COUNTY ENGINEER SEAL: [Seal]
COUNTY RECORDER SEAL: [Seal]

16478

DATE: 02/07/19

Sec. 13, S. 24, T. 5, R. 2, W. 2, SLB&M, 1959



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, January 09, 2020

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Brandon Park phase "A" plat 3 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
 Brandon Park ph "A" plat 3 Bond
 Reduced

Engineering Division
 2565 North Pony Express Parkway
 Eagle Mountain City, Utah 84005
 (801) 789-8871

1st Bond Release	
Original Bond Amount:	\$ 869,876.83
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 763,683.78
Amount Remaining in Bond:	\$ 106,192.85

Bond Releases Summary	
#1	\$ 763,683.78
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 763,683.78

1/9/2020

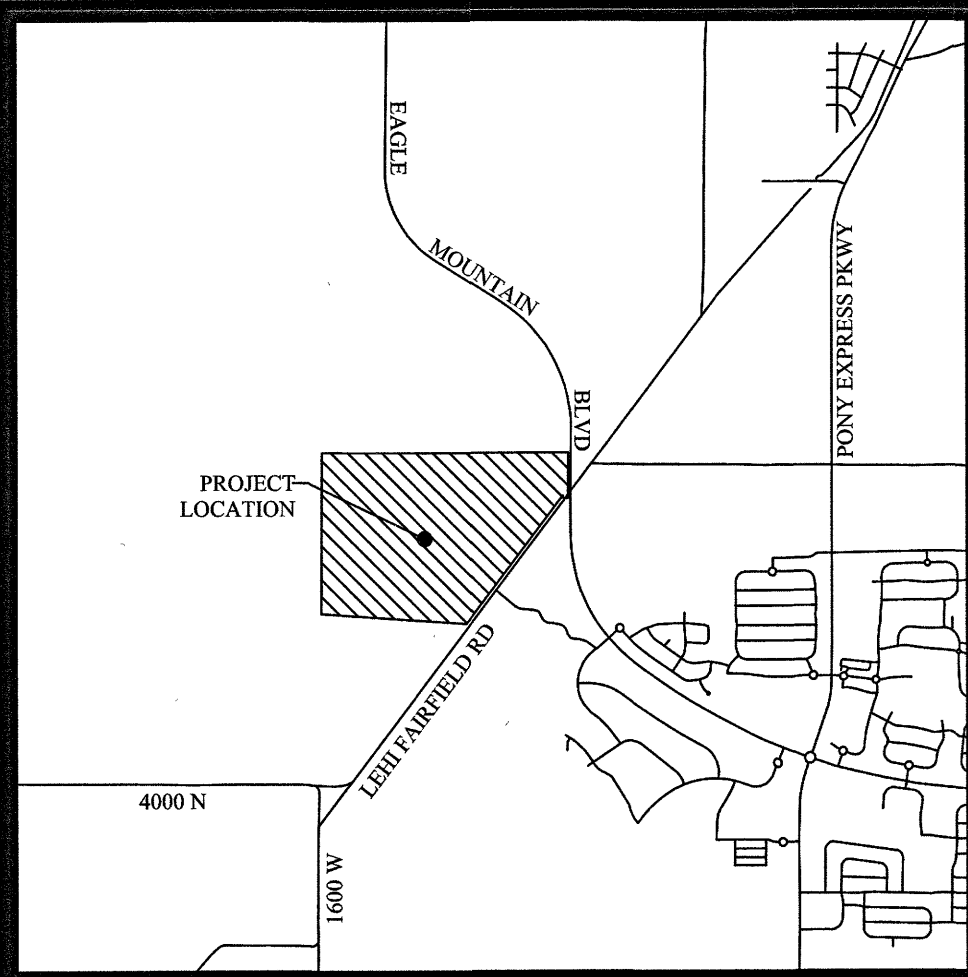
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	SWPPP	1	0.5	LS	\$5,000.00	\$2,500.00	0	1	100%	\$2,500.00	\$2,500.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	107036	107036	SF	\$1.52	\$162,694.72	0	107036	100%	\$162,694.72	\$162,694.72
b	6 inch Road base(also behind curb)	160719	160719	SF	\$0.79	\$126,968.01	0	160719	100%	\$126,968.01	\$126,968.01
c	9 inch sub-base(e-fill)9behind curb)	122887	122887	SF	\$0.81	\$99,538.47	0	122887	100%	\$99,538.47	\$99,538.47
d	30" curb & gutter	6329	6329	LF	\$17.00	\$107,593.00	0	6329	100%	\$107,593.00	\$107,593.00
e	Sidewalk	37832	37832	SF	\$4.95	\$187,268.40	0	37832	100%	\$187,268.40	\$187,268.40
f	Street/stop signs	3	3	EA	\$350.00	\$1,050.00	0	3	100%	\$1,050.00	\$1,050.00
g	ADA access ramps for trail	7	7	EA	\$305.00	\$2,135.00	0	7	100%	\$2,135.00	\$2,135.00
3	CULINARY WATER										
a	8" culinary water c-900	2243	448.6	LF	\$20.00	\$8,972.00	0	2243	100%	\$8,972.00	\$8,972.00
b	Fire Hydrant	4	0.8	EA	\$6,257.00	\$5,005.60	0	4	100%	\$5,005.60	\$5,005.60
c	3/4" water service	42	8.4	EA	\$1,098.00	\$9,223.20	0	42	100%	\$9,223.20	\$9,223.20
d	2" blow off	2	0.4	EA	\$2,032.00	\$812.80	0	2	100%	\$812.80	\$812.80
4	STORM DRAIN										
a	15" RCP	1526	305.2	LF	\$33.80	\$10,315.76	0	1526	100%	\$10,315.76	\$10,315.76
b	18" RCP	136	27.2	LF	\$38.50	\$1,047.20	0	136	100%	\$1,047.20	\$1,047.20
c	Flared end section w/rip rap	2	0.4	EA	\$3,215.00	\$1,286.00	0	2	100%	\$1,286.00	\$1,286.00
d	Combo box	2	0.4	EA	\$5,541.00	\$2,216.40	0	2	100%	\$2,216.40	\$2,216.40
e	Catch basin 2x3	5	1	EA	\$1,775.00	\$1,775.00	0	5	100%	\$1,775.00	\$1,775.00
f	60" manhole	3	0.6	EA	\$2,938.00	\$1,762.80	0	3	100%	\$1,762.80	\$1,762.80
5	SEWER										
a	10" Sewer pipe	351	70.2	LF	\$30.10	\$2,113.02	0	351	100%	\$2,113.02	\$2,113.02
b	8" Sewer pipe	2657	531.4	LF	\$24.00	\$12,753.60	0	2657	100%	\$12,753.60	\$12,753.60
c	4" sewer laterals	42	8.4	EA	\$900.00	\$7,560.00	0	42	100%	\$7,560.00	\$7,560.00
d	60" sewer manhole	4	0.8	EA	\$4,552.00	\$3,641.60	0	4	100%	\$3,641.60	\$3,641.60
e	48" sewer manholes	8	1.6	EA	\$3,407.00	\$5,451.20	0	8	100%	\$5,451.20	\$5,451.20
TOTAL CONSTRUCTION COST						\$763,683.78					
Original 10% Bond Coverage						\$106,192.85					
TOTAL BOND AMOUNT:						\$869,876.63	Released this Period			\$763,683.78	

Christopher T. Trusty P.E.
 Engineering Director

1/9/2020
 Date

Robert Ballif
 Engineering Design Tech

1/9/2020
 Date



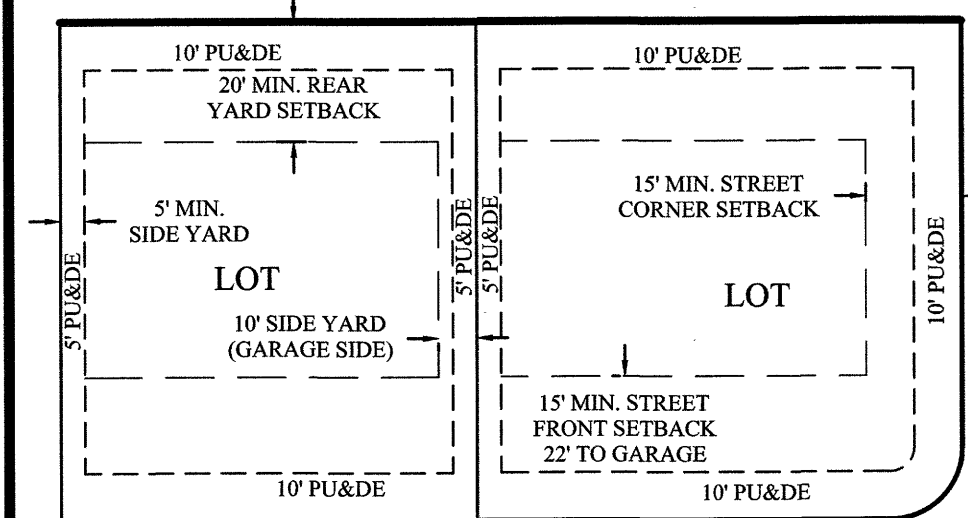
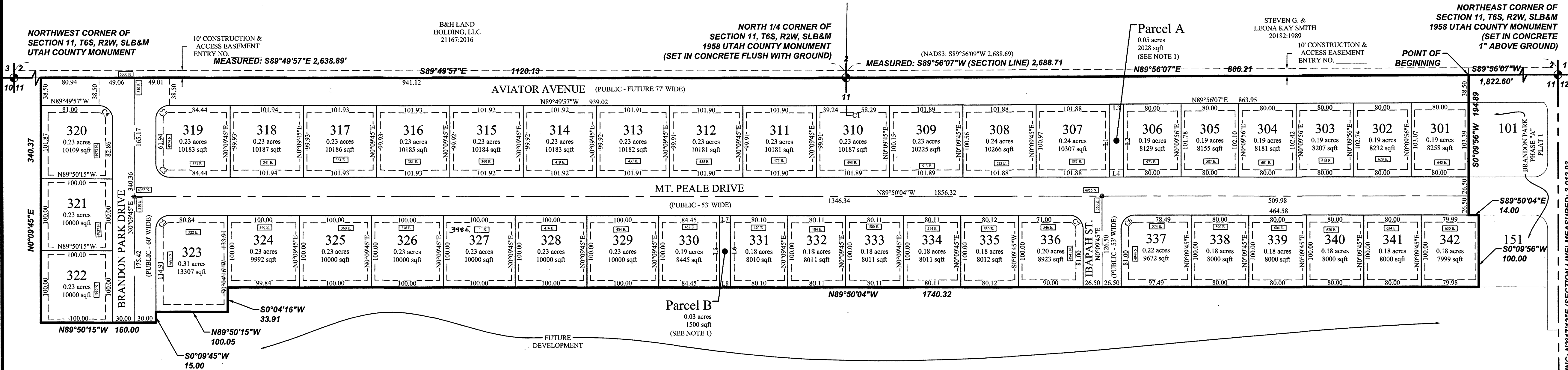
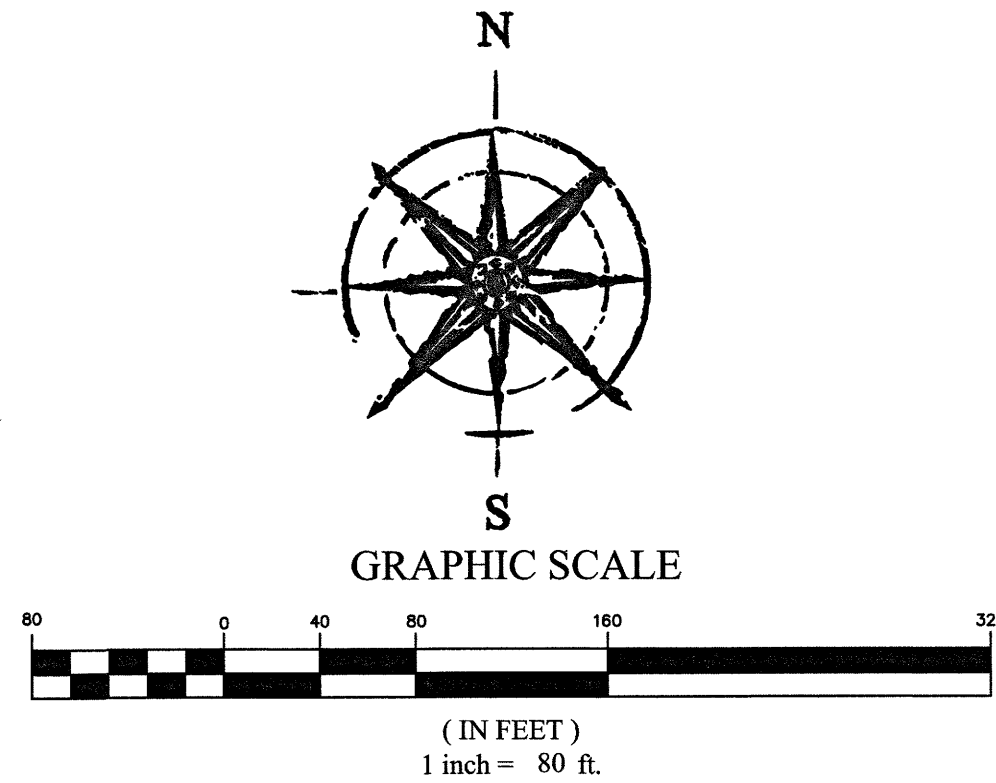
VICINITY MAP
N.T.S.

NOTES

1. PARCELS A AND B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. DRIVEWAYS FOR LOTS 316 AND 326 MUST BE INSTALLED ON THE EAST SIDE OF THE LOTS.

SITE TABULATIONS

• TOTAL # OF LOTS:	42 LOTS
• TOTAL ACREAGE:	13.61 ACRES
• TOTAL ACREAGE IN LOTS:	9.00 ACRES
• TOTAL ROAD ACREAGE (ASPHALT):	2.46 ACRES
• TOTAL OPEN SPACE:	0.08 ACRES
• TOTAL IMPROVED OPEN SPACE:	0.09 ACRES
• TOTAL ACREAGE IN ROW:	4.53 ACRES
• AVERAGE LOT SIZE:	0.21 ACRES OR 9,334 SQFT.
• LARGEST LOT SIZE:	0.31 ACRES OR 13,307 SQFT.
• SMALLEST LOT SIZE:	0.18 ACRES OR 8,000 SQFT.
• OVERALL DENSITY:	3.09 UNITS/ACRE



TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1077.00	0°13'56"	4.37	N89°56'55\"W	4.37
C2	19.00	90°00'00"	29.85	S45°09'54\"W	26.87
C3	19.00	89°59'49"	29.84	S44°50'10\"E	26.87
C4	19.00	90°00'00"	29.85	N44°50'17\"W	26.87
C5	19.00	90°00'11"	29.85	S45°09'50\"W	26.87
C6	19.00	90°00'11"	29.85	S45°09'50\"W	26.87
C7	19.00	89°59'49"	29.84	S44°50'10\"E	26.87

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°09'56\"E	101.38
L2	N00°09'56\"E	101.46
L3	N89°56'07\"E	20.00
L4	S89°50'04\"E	20.00
L5	N00°09'45\"E	100.00
L6	S00°09'45\"W	100.00
L7	S89°50'04\"E	15.00
L8	S89°50'04\"E	15.00

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- CENTER LINE
- LOT LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

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. 1 Tariff.
DATE 8/29/19

ROCKY MOUNTAIN POWER
1. 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.
2. 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
DATE 8/29/19

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY d/b/a DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR 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 800-366-8532.
QUESTAR GAS COMPANY
d/b/a DOMINION ENERGY UTAH
APPROVED THIS 28 DAY OF Aug A.D. 2019
BY Spencer W. Llewellyn
DATE 8/28/19
TITLE GAS ACCOUNT SUPERVISOR

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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.
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
Date 08/28/19

BOUNDARY DESCRIPTION
Located in the NE1/4 & NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:
Beginning at the Northwest Corner of BRANDON PARK, PHASE A, PLAT 1 SUBDIVISION according to the Official Plat thereof recorded December 18, 2018 as Entry No. 119103:2018 in the Office of the Utah County Recorder, located S89°56'07\"W along the Section line 1,822.60 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12\"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); thence along said plat the following (3) three courses: (1) S00°09'56\"W 194.89 feet; thence (2) S89°50'04\"E 14.00 feet; thence (3) S00°09'56\"W 100.00 feet; thence N89°50'04\"W 1,740.32 feet; thence S00°04'16\"W 33.91 feet; thence N89°50'15\"W 100.05 feet; thence S00°09'45\"W 15.00 feet; thence N89°50'15\"W 160.00 feet; thence N00°09'45\"E 340.37 feet to the section line; thence S89°49'57\"E along the section line 1,120.13 feet to the N1/4 corner of Section 11; thence N89°56'07\"E along the section line 866.21 feet to the point of beginning.
Contains: 13.61 acres +/-

ENT 87073:2019 Map # 16688
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 05 2:51 pm FEE 138.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

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, 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):
PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)
Steve Maddox - Edge Homes Utah, LLC Steve Maddox

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Utah
ON THE 28 DAY OF August A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Maddox, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Edge Homes Utah, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 7-10-21
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 195954
Shelley Mae King
PRINTED FULL NAME OF NOTARY

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, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 3 DAY OF September 2019.
APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

BRANDON PARK
PHASE "A" PLAT 3
SUBDIVISION
LOCATED IN THE NE 1/4 & NW 1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 Spencer W. Llewellyn UTAH STATE OF UTAH
UTAH PROFESSIONAL ENGINEER No. 245523 CHRISTOPHER TODD TRUSTY 9-5-19 UTAH STATE OF UTAH
CORPORATE SEAL EAGLE MOUNTAIN CITY UTAH STATE OF UTAH



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, December 04, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Cedar Corners phase "A" plat 4 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Cedar Corners phase "A" plat 4 Bond
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8871

1st Bond Release	
Original Bond Amount:	\$ 155,896.98
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 3,698.08
Amount Remaining in Bond:	\$ 152,198.90

Bond Releases Summary	
#1	\$ 3,698.08
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 3,698.08

12/4/2019

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	SWPPP	1	0	LS	\$24,110.27	\$0.00	0	0	100%	\$0.00	\$0.00
b	Mobilization	1	0	LS	\$4,454.37	\$0.00	0	0	100%	\$0.00	\$0.00
c	Clear and grub	1	0	LS	\$13,933.87	\$0.00	0	0	100%	\$0.00	\$0.00
d	Imported Granular fill	2500	0	TON	\$14.50	\$0.00	0	0	100%	\$0.00	\$0.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	94220	0	SF	\$1.36	\$0.00	0	0	100%	\$0.00	\$0.00
b	6 inch Road base(also behind curb)	117775	0	SF	\$0.94	\$0.00	0	0	100%	\$0.00	\$0.00
c	9 inch sub-base(e-fill)9behind curb)	117775	0	SF	\$0.99	\$0.00	0	0	100%	\$0.00	\$0.00
d	30" curb & gutter	6695	0	LF	\$20.29	\$0.00	0	0	100%	\$0.00	\$0.00
e	Install 5 foot sidewalk	6593	0	LF	\$35.28	\$0.00	0	0	100%	\$0.00	\$0.00
f	Street signs	5	0	EA	\$250.00	\$0.00	0	0	100%	\$0.00	\$0.00
g	ADA access ramps	8	0	EA	\$450.00	\$0.00	0	0	100%	\$0.00	\$0.00
h	Slurry seal	1	0	LS	\$47,875.30	\$0.00	0	0	100%	\$0.00	\$0.00
i	Street monuments	3	0	EA	\$850.00	\$0.00	0	0	100%	\$0.00	\$0.00
3	CULINARY WATER										
a	8" culinary water c-900	3466	0	LF	\$15.49	\$0.00	0	0	100%	\$0.00	\$0.00
b	Fire Hydrant	4	0	EA	\$5,147.38	\$0.00	0	0	100%	\$0.00	\$0.00
c	8" gate valves	9	0	EA	\$2,244.20	\$0.00	0	0	100%	\$0.00	\$0.00
d	connect to existing water	4	0	EA	\$1,330.50	\$0.00	0	0	100%	\$0.00	\$0.00
e	1 inch water service	88	0	EA	\$1,327.05	\$0.00	0	0	100%	\$0.00	\$0.00
f	8" bends withrust blocks	1	0	EA	\$1,350.08	\$0.00	0	0	100%	\$0.00	\$0.00
g	8"x8" tee withrust block	3	0	EA	\$1,350.08	\$0.00	0	0	100%	\$0.00	\$0.00
h	Import trench backfill	936	0	TON	\$14.50	\$0.00	0	0	100%	\$0.00	\$0.00
i	Import bedding material	1445	0	TON	\$14.50	\$0.00	0	0	100%	\$0.00	\$0.00
j	Trace wire	3466	0	LF	\$0.35	\$0.00	0	0	100%	\$0.00	\$0.00
k	Valve collars	9	0	EA	\$450.00	\$0.00	0	0	100%	\$0.00	\$0.00
4	STORM DRAIN										
a	15" storm drain pipe	2229	0	LF	\$23.37	\$0.00	0	0	100%	\$0.00	\$0.00
b	48" manhole	4	0	EA	\$3,054.00	\$0.00	0	0	100%	\$0.00	\$0.00
c	Curb Inlet	4	0	EA	\$1,518.99	\$0.00	0	0	100%	\$0.00	\$0.00
d	Combo box	4	0	EA	\$3,533.68	\$0.00	0	0	100%	\$0.00	\$0.00
e	Double inlet	1	0	EA	\$2,909.85	\$0.00	0	0	100%	\$0.00	\$0.00
f	Import trench backfill	1532	0	TON	\$14.50	\$0.00	0	0	100%	\$0.00	\$0.00
g	Import bedding material	1254	0	TON	\$17.14	\$0.00	0	0	100%	\$0.00	\$0.00
h	Manhole collars	4	0	EA	\$750.00	\$0.00	0	0	100%	\$0.00	\$0.00
i	TV testing	1	0	EA	\$1,350.00	\$0.00	0	0	100%	\$0.00	\$0.00
5	SEWER										
a	8" PVC sewer main	2912	145.6	LF	\$15.96	\$2,323.78	0	2912	100%	\$2,323.78	\$2,323.78
b	48" sewer manhole	9	0.45	EA	\$3,054.00	\$1,374.30	0	9	100%	\$1,374.30	\$1,374.30
c	4" service	88	0	EA	\$980.00	\$0.00	0	0	100%	\$0.00	\$0.00
d	connect to existing sewer	3	0	EA	\$1,587.95	\$0.00	0	0	100%	\$0.00	\$0.00
e	Manhole collars	9	0	EA	\$750.00	\$0.00	0	0	100%	\$0.00	\$0.00
f	Import trench backfill	5045	0	TON	\$14.50	\$0.00	0	0	100%	\$0.00	\$0.00
g	Mainline pipe bedding	1214	0	TON	\$17.14	\$0.00	0	0	100%	\$0.00	\$0.00
h	TV testing	1	0	LS	\$1,350.00	\$0.00	0	0	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$3,698.08					
Original 10% Bond Coverage						\$152,198.90					
TOTAL BOND AMOUNT:						\$155,896.98	Released this Period			\$3,698.08	

Christopher T. Trusty
Christopher T. Trusty P.E.
Engineering Director

12/10/19
Date

Robert Ballif
Robert Ballif
Engineering Tech.

12/10/19
Date

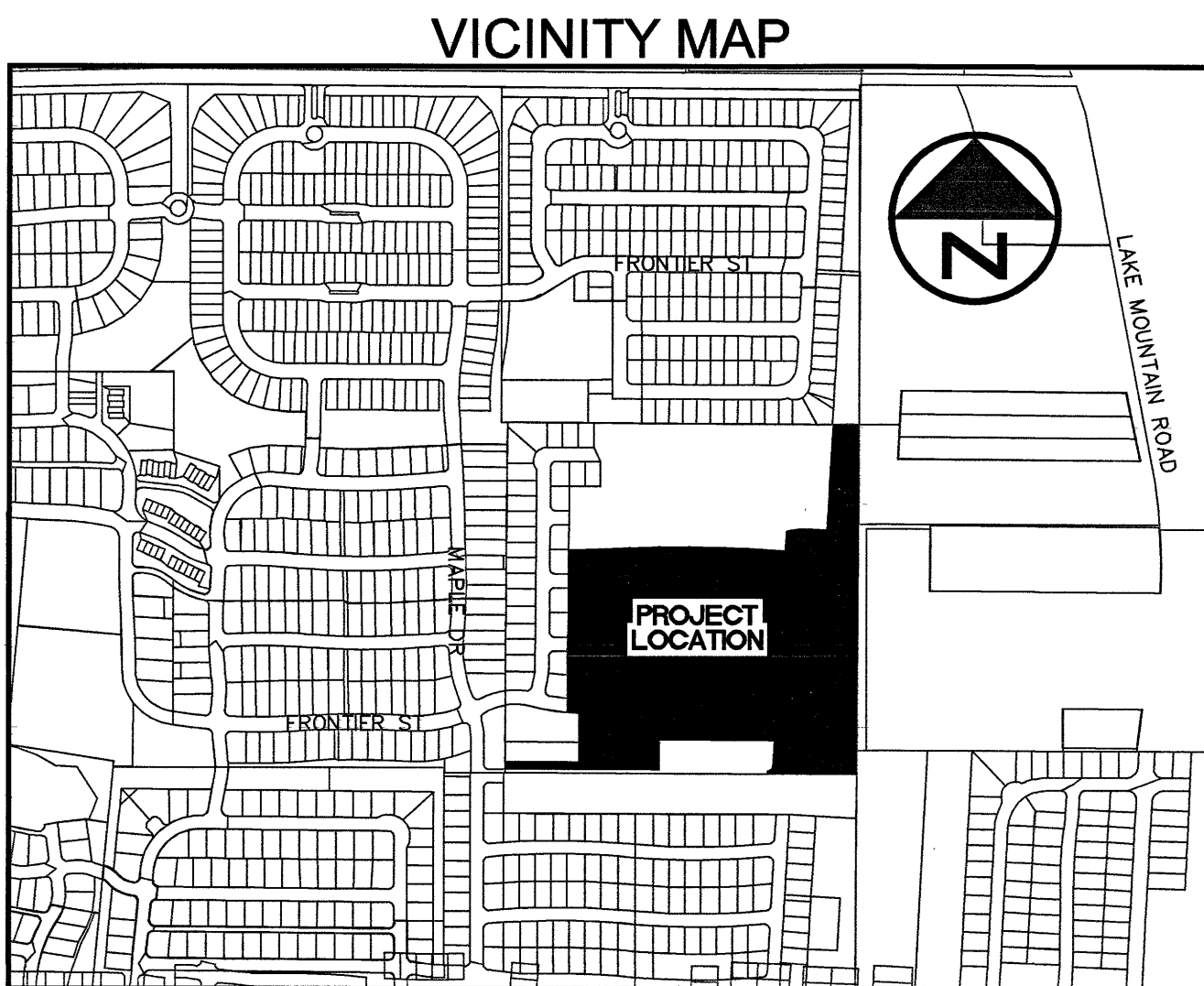
CEDAR CORNERS - PHASE A PLAT 4

A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SHEET 1 OF 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	178.23'	4000.00'	2°33'11"	N88°25'49"E	178.21'
C2	526.03'	5000.00'	6°01'40"	N89°49'56"W	525.79'
C3	149.73'	3000.00'	2°51'35"	N88°23'12"E	149.72'
C4	543.23'	5000.00'	6°13'30"	S89°55'51"E	542.96'
C5	159.60'	1000.00'	9°08'39"	N88°14'05"W	159.43'
C6	522.60'	5000.00'	5°59'19"	N89°48'45"W	522.36'
C7	53.61'	472.12'	6°30'22"	S00°04'17"E	53.58'
C8	176.75'	3973.50'	2°32'55"	N88°25'41"E	176.73'
C9	528.82'	5026.50'	6°01'40"	N89°49'56"W	528.58'
C10	31.42'	20.00'	90°00'00"	N48°10'54"E	28.28'
C11	179.71'	4026.50'	2°33'26"	N88°25'57"E	179.70'
C12	523.24'	4973.50'	6°01'40"	N89°49'56"W	523.00'
C13	31.42'	20.00'	90°00'00"	N41°49'06"W	28.28'
C14	31.42'	20.00'	90°00'00"	N48°10'54"E	28.28'
C15	546.11'	5026.50'	6°13'30"	S89°55'51"E	545.84'
C16	147.28'	2973.50'	2°50'17"	N88°22'33"E	147.27'
C17	152.18'	3026.50'	2°52'52"	N88°23'50"E	152.17'
C18	540.35'	4973.50'	6°13'30"	S89°55'51"E	540.08'
C19	31.42'	20.00'	90°00'00"	N41°49'06"W	28.28'
C20	31.42'	20.00'	90°00'00"	N48°10'54"E	28.28'
C21	525.36'	5026.50'	5°59'19"	N89°48'45"W	525.13'
C22	158.14'	973.50'	9°18'27"	N88°09'11"W	157.97'
C23	161.05'	1026.50'	8°59'22"	S88°18'44"E	160.89'
C24	519.83'	4973.50'	5°59'19"	N89°48'45"W	519.59'
C25	31.42'	20.00'	90°00'00"	N41°49'06"W	28.28'
C26	52.27'	445.82'	6°43'13"	S00°10'43"E	52.24'
C27	19.58'	5026.50'	0°13'24"	N86°55'48"W	19.58'
C28	56.69'	5026.50'	0°38'46"	N87°21'53"W	56.69'
C29	57.02'	5026.50'	0°39'00"	N88°00'46"W	57.02'
C30	57.01'	5026.50'	0°38'59"	N88°39'45"W	57.01'
C31	57.00'	5026.50'	0°38'59"	N89°18'45"W	57.00'
C32	56.76'	5026.50'	0°38'49"	N89°57'39"W	56.76'
C33	58.02'	5026.50'	0°39'41"	S89°23'06"W	58.02'
C34	57.04'	5026.50'	0°39'01"	S88°43'45"W	57.04'
C35	57.09'	5026.50'	0°39'03"	S88°04'44"W	57.09'
C36	52.61'	5026.50'	0°35'59"	S87°27'13"W	52.61'
C37	5.19'	3973.50'	0°04'28"	N87°11'28"E	5.19'
C38	57.24'	3973.50'	0°49'31"	N87°38'28"E	57.23'
C39	57.06'	3973.50'	0°49'22"	N88°27'55"E	57.06'
C40	57.26'	3973.50'	0°49'32"	N89°17'22"E	57.26'
C41	65.02'	4026.50'	0°55'31"	N89°14'54"E	65.02'
C42	58.08'	4026.50'	0°49'35"	N88°22'21"E	58.08'
C43	56.62'	4026.50'	0°48'20"	N87°33'24"E	56.61'
C44	1.54'	4973.50'	0°01'04"	S87°09'45"W	1.54'
C45	65.15'	4973.50'	0°45'02"	S87°32'48"W	65.15'
C46	58.07'	4973.50'	0°40'08"	S88°15'23"W	58.07'
C47	62.38'	4973.50'	0°43'07"	S88°57'01"W	62.38'
C48	57.76'	4973.50'	0°39'55"	S89°38'32"W	57.75'
C49	65.00'	4973.50'	0°44'56"	N89°39'02"W	65.00'
C50	58.00'	4973.50'	0°40'06"	N88°56'32"W	58.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	58.02'	4973.50'	0°40'06"	N88°16'26"W	58.02'
C52	72.75'	4973.50'	0°50'17"	N87°31'14"W	72.75'
C53	24.58'	4973.50'	0°16'59"	N86°57'36"W	24.58'
C54	24.20'	5026.50'	0°16'33"	N86°57'23"W	24.20'
C55	63.54'	5026.50'	0°43'27"	N87°27'23"W	63.54'
C56	58.02'	5026.50'	0°39'41"	N88°08'57"W	58.02'
C57	58.01'	5026.50'	0°39'40"	N88°48'38"W	58.01'
C58	65.00'	5026.50'	0°44'27"	N89°30'41"W	65.00'
C59	57.75'	5026.50'	0°39'30"	S89°47'20"W	57.75'
C60	62.38'	5026.50'	0°42'40"	S89°06'15"W	62.38'
C61	58.06'	5026.50'	0°39'43"	S88°25'04"W	58.06'
C62	65.14'	5026.50'	0°44'33"	S87°42'56"W	65.14'
C63	34.01'	5026.50'	0°23'15"	S87°09'02"W	34.01'
C64	24.17'	2973.50'	0°27'56"	N87°11'22"E	24.17'
C65	58.09'	2973.50'	1°07'10"	N87°58'55"E	58.09'
C66	65.02'	2973.50'	1°15'11"	N89°10'06"E	65.02'
C67	65.03'	3026.50'	1°13'52"	N89°13'20"E	65.03'
C68	58.06'	3026.50'	1°05'57"	N88°03'25"E	58.06'
C69	29.09'	3026.50'	0°33'03"	N87°13'56"E	29.09'
C70	29.07'	4973.50'	0°20'06"	S87°07'27"W	29.07'
C71	58.13'	4973.50'	0°40'11"	S87°37'35"W	58.13'
C72	65.07'	4973.50'	0°44'59"	S88°20'10"W	65.07'
C73	58.03'	4973.50'	0°40'06"	S89°02'42"W	58.03'
C74	58.82'	4973.50'	0°40'40"	S89°43'05"W	58.82'
C75	58.00'	4973.50'	0°40'05"	N89°36'32"W	58.00'
C76	58.00'	4973.50'	0°40'06"	N88°56'27"W	58.00'
C77	65.02'	4973.50'	0°44'57"	N88°13'55"W	65.02'
C78	66.00'	4973.50'	0°45'37"	N87°28'36"W	66.00'
C79	24.20'	4973.50'	0°16'44"	N86°57'28"W	24.20'
C80	24.54'	5026.50'	0°16'47"	N86°57'30"W	24.54'
C81	56.54'	5026.50'	0°38'40"	N87°25'13"W	56.54'
C82	65.02'	5026.50'	0°44'28"	N88°06'48"W	65.02'
C83	58.01'	5026.50'	0°39'40"	N88°48'52"W	58.01'
C84	58.00'	5026.50'	0°39'40"	N89°28'32"W	58.00'
C85	58.82'	5026.50'	0°40'14"	S89°51'31"W	58.82'
C86	58.02'	5026.50'	0°39'41"	S89°11'34"W	58.02'
C87	65.07'	5026.50'	0°44'30"	S88°29'28"W	65.06'
C88	58.12'	5026.50'	0°39'45"	S87°47'21"W	58.12'
C89	23.22'	5026.50'	0°15'53"	S87°19'32"W	23.22'
C90	34.91'	973.50'	2°03'17"	N88°13'14"E	34.91'
C91	58.02'	973.50'	3°24'54"	S89°02'41"E	58.01'
C92	65.21'	973.50'	3°50'16"	S85°25'06"E	65.20'
C93	191.20'	4973.50'	2°12'10"	S88°17'40"W	191.19'
C94	65.00'	4973.50'	0°44'56"	S89°46'13"W	65.00'
C95	58.00'	4973.50'	0°40'05"	N89°31'16"W	58.00'
C96	58.01'	4973.50'	0°40'06"	N88°51'11"W	58.01'
C97	65.03'	4973.50'	0°44'57"	N88°08'40"W	65.02'
C98	57.05'	4973.50'	0°39'26"	N87°26'28"W	57.05'
C99	25.55'	4973.50'	0°17'39"	N86°57'56"W	25.55'
C100	115.05'	1026.50'	6°25'18"	S89°55'46"E	114.99'



SURVEYOR'S CERTIFICATE
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9081091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 TO BE KNOWN AS CEDAR CORNERS - PHASE A PLAT 4 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.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARINGS IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 89°31'31" EAST 1545.01 FEET ALONG THE SECTION LINE AND SOUTH 3145.77 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 24 OF CEDAR CORNERS-PHASE A PLAT 1 SUBDIVISION AND ALSO THE SOUTHWEST CORNER OF LOT 331 OF CEDAR CORNERS-PHASE A PLAT 3 SUBDIVISION), AND RUNNING THENCE ALONG THE BOUNDARY LINE OF THE CEDAR CORNERS-PHASE A PLAT 3 SUBDIVISION BOUNDARY THE FOLLOWING ELEVEN (11) COURSES: 1) NORTH 88°52'15" EAST 114.32 FEET; 2) NORTH 87°37'20" EAST 115.02 FEET; 3) NORTH 88°27'49" EAST 114.12 FEET; 4) NORTH 89°46'25" EAST 114.78 FEET; 5) SOUTH 89°51'27" EAST 114.01 FEET; 6) SOUTH 87°33'52" EAST 118.26 FEET; 7) SOUTH 86°49'08" EAST 131.00 FEET; 8) NORTH 93°10'54" EAST 75.06 FEET; 9) NORTH 80°28'24" EAST 54.33 FEET; 10) SOUTH 86°49'06" EAST 99.97 FEET; 11) SOUTH 89°43'39" EAST 120.80 FEET; THENCE SOUTH 00°16'21" WEST 930.13 FEET; THENCE NORTH 89°43'33" WEST 339.07 FEET; THENCE NORTH 00°16'37" EAST 14.25 FEET; THENCE NORTHEASTERLY 31.24 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 45°51'50" EAST 28.16 FEET); THENCE NORTHEASTERLY 20.86 FEET ALONG THE ARC OF A 498.62 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 01°58'59" EAST 20.86 FEET; THENCE NORTH 03°10'54" EAST 72.09 FEET; THENCE NORTH 89°43'18" WEST 435.05 FEET; THENCE SOUTH 00°16'37" WEST 112.68 FEET; THENCE NORTH 89°43'23" WEST 586.38 FEET TO THE EAST LINE OF PIONEER ADDITION PHASE II, ON FILE WITH THE UTAH COUNTY RECORDER; THENCE NORTH 00°24'37" EAST ALONG SAID EAST LINE A DISTANCE OF 30.58 FEET TO THE SOUTHWEST CORNER OF CEDAR CORNERS PHASE A PLAT 2 PARCEL 1; THENCE SOUTH 89°38'11" EAST 279.97 FEET; THENCE NORTH 00°21'49" EAST 181.74 FEET TO A POINT ON THE CEDAR CORNERS PHASE A PLAT 1 SUBDIVISION BOUNDARY, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL A; THENCE ALONG SAID PHASE A PLAT 1 SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1) NORTHWESTERLY 46.01 FEET ALONG THE ARC OF A 1026.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 80°06'08" WEST 46.00 FEET; 2) NORTH 00°21'44" EAST 234.82 FEET; 3) NORTH 02°15'20" EAST 53.05 FEET; 4) NORTH 00°21'44" EAST 499.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.76 ACRES, MORE OR LESS.

July 31, 2019
DATE
KAGAN M. DIXON
SURVEYOR
(SEE SEAL BELOW)

OWNERS' 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 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.

SHANE FEELY, Manager
PRINTED NAME OF OWNER
CAMILLE WINN
AUTHORIZED SIGNATURE(S)
7-31-19
COMMISSION # 706776
COMMISSION EXPIRES 06-13-2022
PRINTED FULL NAME OF NOTARY

ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF UTAH
ON THE 31 DAY OF July A.D. 2019, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FORGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

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, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 31 DAY OF July 2019.

APPROVED BY MAYOR
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)
APPROVED BY CITY ATTORNEY
APPROVED BY CITY RECORDER
(SEE SEAL BELOW)
16800
ENT 114263/2019 Map 1 16800
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Nov 04 11:10 am FEE 276.00 BY
RECORDED FOR EAGLE MOUNTAIN CITY

TABULATIONS

TOTAL AREA	20.76 ACRES
88 LOTS	11.89 ACRES
OVERALL DENSITY	4.24 LOTS/ACRE
SMALLEST LOT SIZE	5,258 SQ FT
LARGEST LOT SIZE	7,366 SQ FT
AVERAGE LOT SIZE	5,883 SQ FT
ROW DEDICATION	4.09 ACRES
OPEN SPACE	4.78 ACRES

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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. 1 TARIFF.

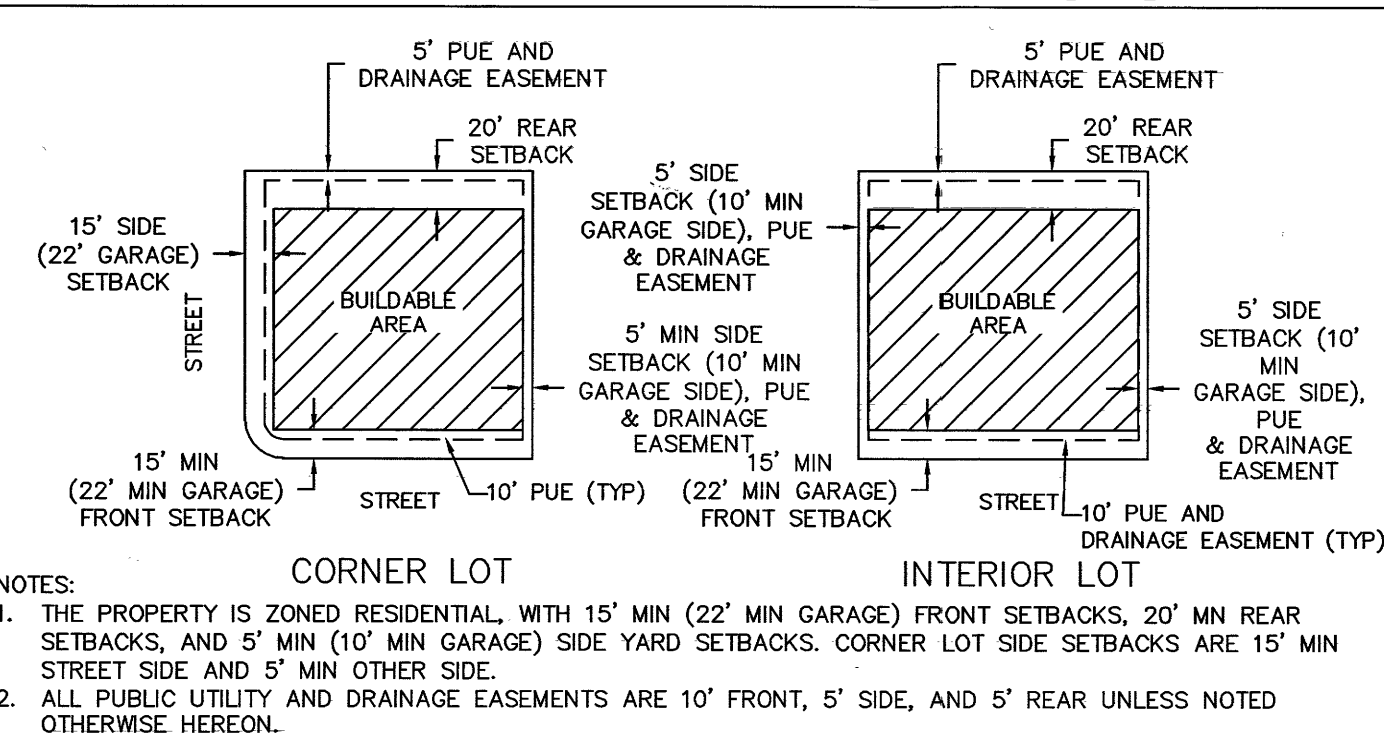
DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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.

ROCKY MOUNTAIN POWER

APPROVED THIS 16 DAY OF August A.D. 2019
DOMINION ENERGY BY: Geoffrey Reddridge TITLE: Pre-Com Spec
1. 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 RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603A(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 EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

TYPICAL BUILDING SETBACKS



DEVELOPER / OWNER
DESERT PEAK MANAGEMENT GROUP
947 SOUTH 500 EAST SUITE 100
AMERICAN FORK, UT 84003
801-764-9000



16800 SHEET 1 OF 2

Sec. 7-6-11-70-03

CEDAR CORNERS - PHASE A PLAT 4

A RESIDENTIAL SUBDIVISION

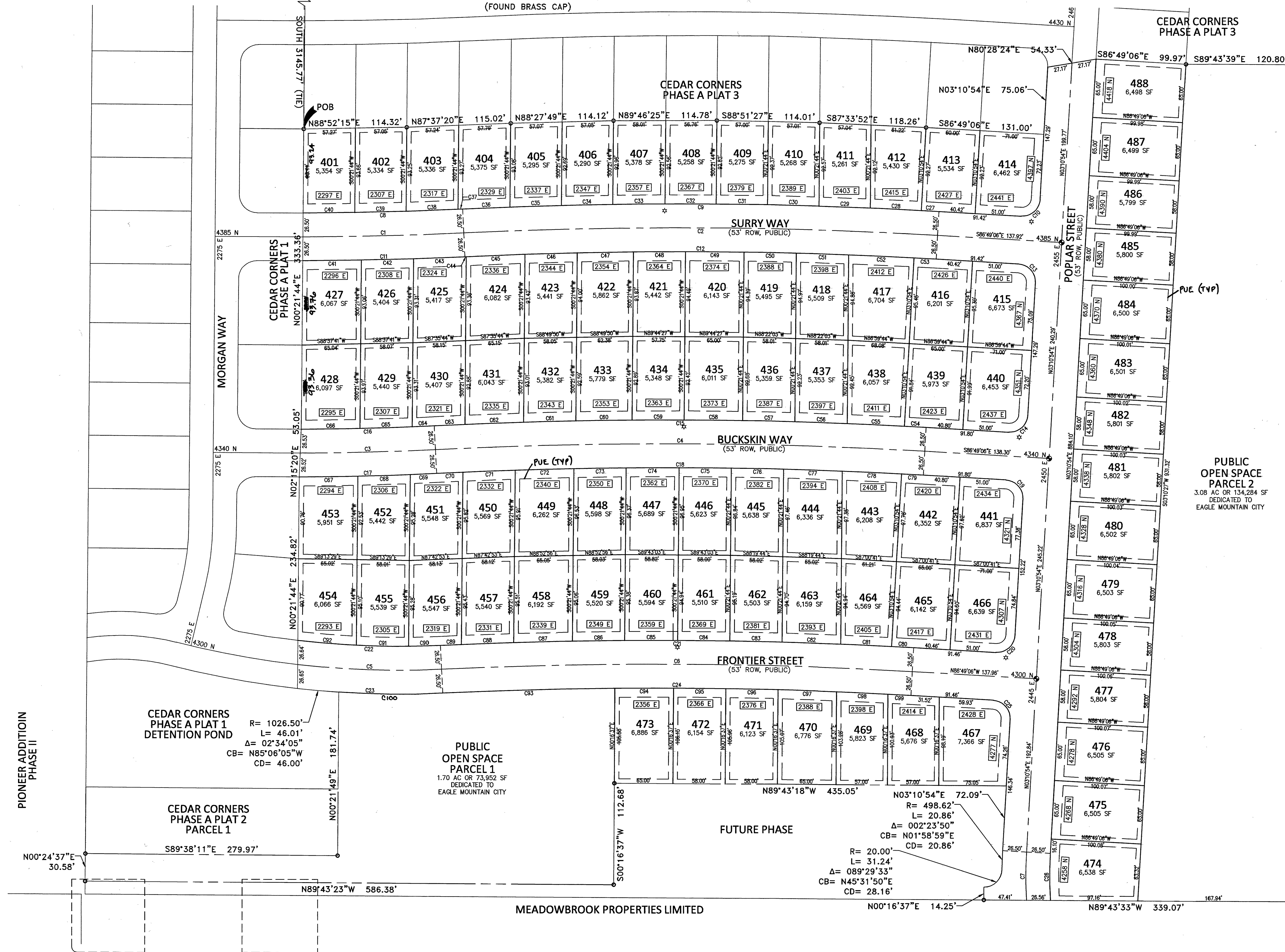
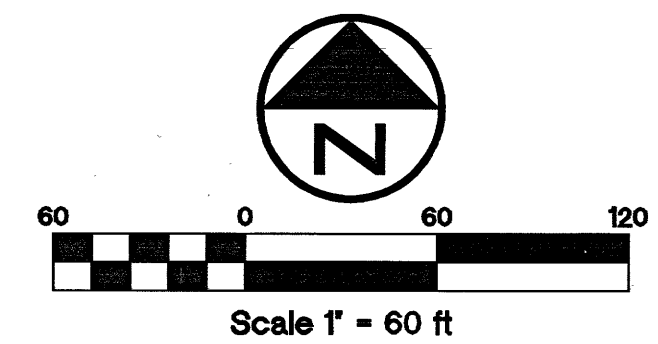
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

NORTHWEST CORNER OF
SECTION 7, TOWNSHIP 6
SOUTH, RANGE 1 WEST SALT
LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

2658.99' (MEASURED MON TO MON)
S89°31'31"E 1545.01' (TIE)

NORTH QUARTER CORNER OF
SECTION 7, TOWNSHIP 6
SOUTH, RANGE 1 WEST SALT
LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)



BOWLES FAMILY
HOLDINGS, LLC

EAGLE MOUNTAIN CITY

LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- SET 5/8 REDAR AND CAP
(WILDING ENGINEERING)
- (BOUNDARY LINE)
- STREET MONUMENT
- ROW CENTERLINE
- ADJACENT PROPERTY / ROW LINE
- STREETLIGHT
- FIRE HYDRANT



CEDAR CORNERS
PHASE A PLAT 1
DETENTION POND

R= 1026.50'
L= 46.01'
Δ= 02°34'05"
CB= N85°06'05"W
CD= 46.00'

CEDAR CORNERS
PHASE A PLAT 2
PARCEL 1

PUBLIC
OPEN SPACE
PARCEL 1
1.70 AC OR 73,952 SF
DEDICATED TO
EAGLE MOUNTAIN CITY

FUTURE PHASE

16800 SHEET 2 OF 2
CEDAR CORNERS - PHASE A PLAT 4
A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SHEET 2 OF 2



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, November 06, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Hidden Hollow phase "A" plat 2 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds still held by the developer for this subdivision.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

HIDDEN HOLLOW PHASE "A" PLAT "2"

SITUATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

FOUND BRASS CAP 1959
NORTH QUARTER CORNER OF
SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SLB&M

FOUND BRASS CAP 2001
NORTHEAST CORNER OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SLB&M

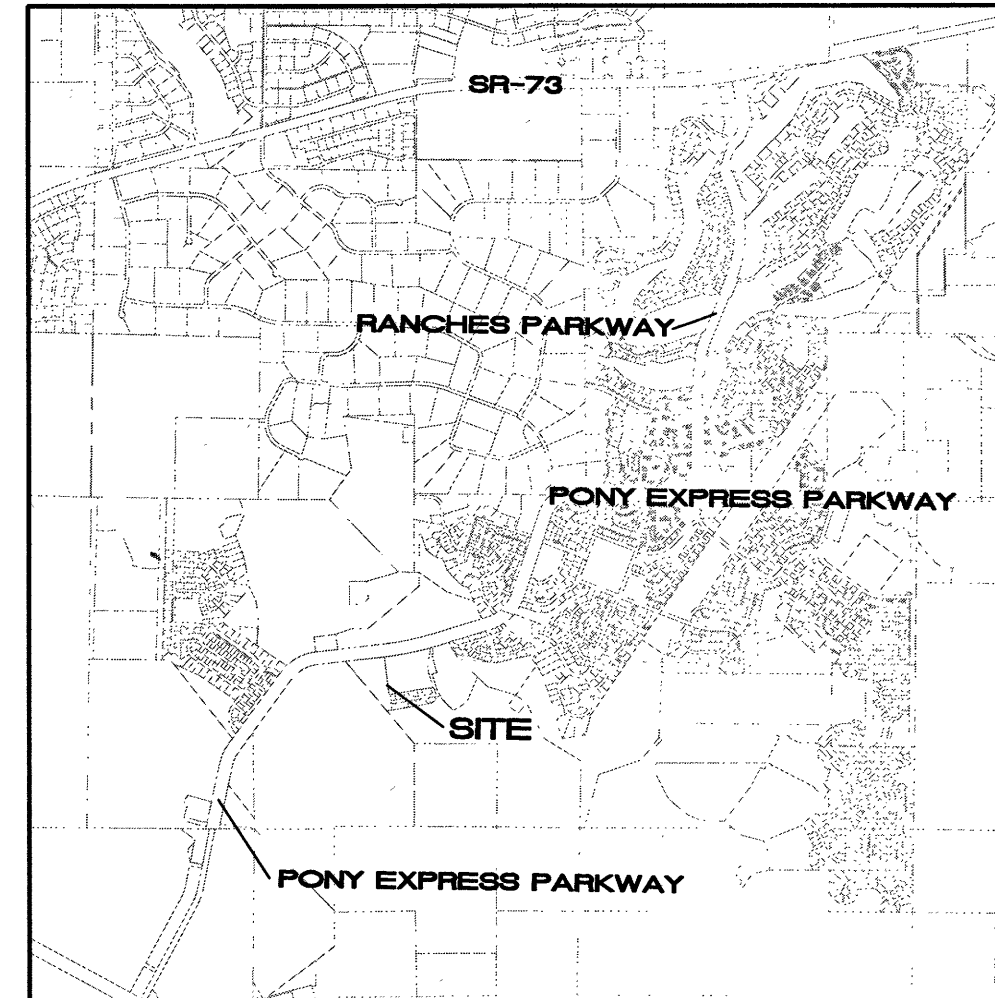
S 89°19'2" E
2760.91'

WEST 474.28'
BASIS OF BEARING: S 0°3'34" W
2630.48'
5350.72'

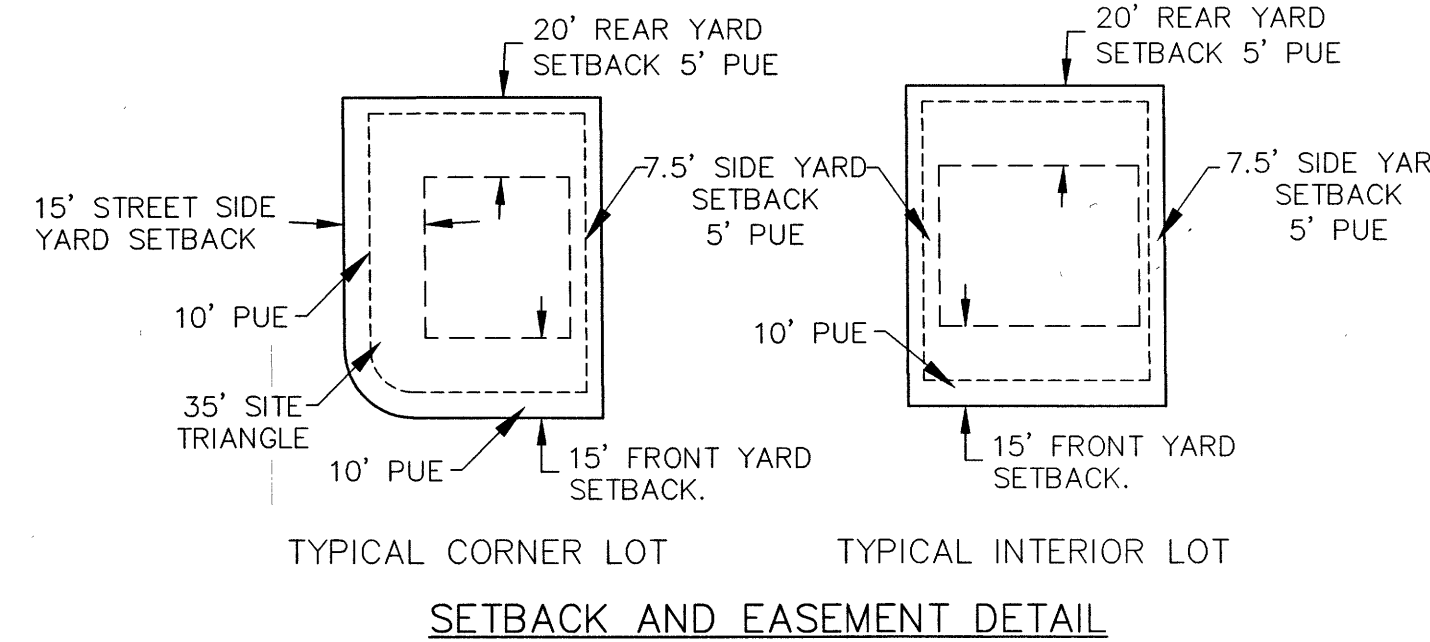
FOUND BRASS CAP 1974
SOUTH QUARTER CORNER OF
SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SLB&M

BOARD OF EDUCATION
ALPINE SCHOOL DISTRICT

0 60 120 180
SCALE: 1" = 60'
(24"x36")
SCALE: 1" = 120'
(11"x17")



VICINITY MAP



- 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:

- A recorded easement of right of way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities
- Any other provision of law

Carolyn De La... 6-7-17
ROCKY MOUNTAIN POWER DATE

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar 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 of 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 Questar's right-of-way department at 1-800-366-8532

Approved this 4th day of JUNE 2017 Quest Gas Company
By: *[Signature]* Title: PRE-CONSTRUCTION SPECIALIST

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.1 Tariff.

Ch. McLean 6-12-17
DIRECT COMMUNICATIONS DATE

15575

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as HIDDEN HOLLOW PHASE "A" PLAT "2" PHASE "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point on the South Right of Way line of the Pony Express Parkway Extension Roadway Dedication Plat Entry #9656/2006 which is South 00°03'34" West 2630.48 feet along the quarter section line and West 474.28 feet from the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along a Order of Condemnation Entry #56880/2010 the following two courses South 06°41'01" East 593.23 feet; thence Southeasterly 25.92 feet along the arc of a 16.00 foot radius curve to the left, through a central angle of 92°50'02", the chord of which bears South 53°06'05" East 23.18 feet; thence South 09°31'06" East 100.00 feet; thence South 07°32'44" West 52.60 feet; thence South 09°31'08" East 100.71 feet; thence South 80°28'52" West 79.13 feet to a line surveyed by Aztec Engineering Survey Entry #07-41; thence along said surveyed line North 39°41'29" West 1033.78 feet to a found rebar and cap (AZTEC); thence along the South Right of Way line of the Pony Express Parkway Extension Roadway Dedication Plat Entry #9656/2006 the following two courses North 83°33'01" East 581.68 feet; thence Easterly 46.73 feet along the arc of a 5,103.00 radius curve to the left, through a central angle 00°31'29", the chord of which bears North 83°17'17" East 46.73 feet the point of beginning.

Parcel contains: 11.08 acres

Basis of Bearing: the line between the North Quarter Corner and the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears South 00°03'34" East (NAD 83).

6-5-17
DATE

Travis Trane
SURVEYOR
(See Seal Below)

ENT 5152741
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jun 14 4:26 PM FEE \$5.00 BY DA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S 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, 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 on the inhabitants thereof.

OWNER(S):
PRINTED
Nathan Ricks
Manager, Hidden Canyon LLC

AUTHORIZED SIGNATURES
[Signature]
DANICE A TAYLOR
PRINTED NAME OF NOTARY

ACKNOWLEDGEMENT

On the 12th day of June, 2017, 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 acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 8/3/2020
690060
COMMISSION NUMBER

Danice A Taylor
NOTARY PUBLIC SIGNATURE
DANICE A TAYLOR
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on 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 14th day of June, 2017

[Signature]
APPROVED BY MAYOR
[Signature]
APPROVED BY CITY ENGINEER
(See Seal Below)

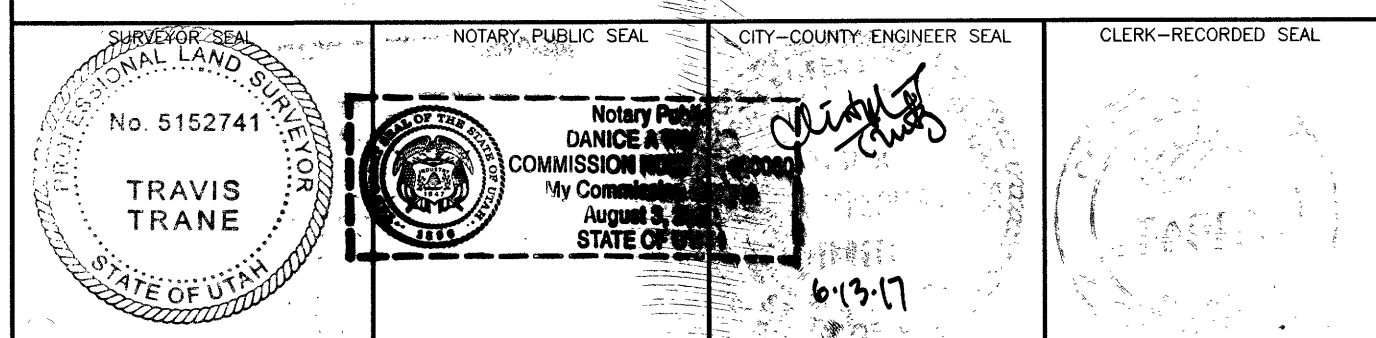
[Signature]
APPROVED BY CITY ATTORNEY
[Signature]
ATTEST BY CITY RECORDER
(See Seal Below)

PHASE "A" PLAT "2"

HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



SEC. 30-5-1W 70-038



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, December 04, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Sage Park phase "A" plat 2 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Sage Park phase "A" plat 2 Bond
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8871

1st Bond Release	
Original Bond Amount	\$ 361,520.29
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 211,881.25
Amount Remaining in Bond	\$ 149,639.04

Bond Releases Summary	
#1	\$ 211,881.25
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 211,881.25

0/24/2019

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SWPPP & SITE WORK										
a	SWPPP	1	0.5	LS	\$3,000.00	\$1,500.00	0	1	100%	\$1,500.00	\$1,500.00
2	ROADWAY IMPROVEMENTS										
a	3 inch Surface Course	88084	0	SF	\$1.20	\$0.00	0	88084	100%	\$0.00	\$0.00
b	6 inch Road base(also behind curb)	109791	0	SF	\$0.55	\$0.00	0	109791	100%	\$0.00	\$0.00
c	9 inch sub-base(e-fill)@behind curb	109791	0	SF	\$0.75	\$0.00	0	109791	100%	\$0.00	\$0.00
d	30" curb & gutter	6976	0	LF	\$21.00	\$0.00	0	6976	100%	\$0.00	\$0.00
e	8' Sidewalk	218	218	LF	\$36.00	\$7,848.00	0	218	100%	\$7,848.00	\$7,848.00
f	4' Sidewalk	5747	5747	LF	\$21.00	\$120,687.00	0	5747	100%	\$120,687.00	\$120,687.00
g	8' Asphalt path 4" thick	23786	23786	SF	\$1.50	\$35,679.00	0	23786	100%	\$35,679.00	\$35,679.00
h	8" road base for path	26495	26495	SF	\$0.65	\$17,221.75	0	26495	100%	\$17,221.75	\$17,221.75
i	12" road base for path	26495	26495	SF	\$0.90	\$23,845.50	0	26495	100%	\$23,845.50	\$23,845.50
j	Stop signs	3	3	EA	\$200.00	\$600.00	0	3	100%	\$600.00	\$600.00
k	Street signs	3	3	EA	\$200.00	\$600.00	0	3	100%	\$600.00	\$600.00
l	ADA ramps	6	6	EA	\$650.00	\$3,900.00	0	6	100%	\$3,900.00	\$3,900.00
3	CULINARY WATER										
a	8" culinary water c-900 w/fitings	3157	0	LF	\$28.00	\$0.00	0	3157	100%	\$0.00	\$0.00
c	Fire Hydrant	8	0	EA	\$4,200.00	\$0.00	0	8	100%	\$0.00	\$0.00
b	8" gate valves w/collars	7	0	EA	\$1,400.00	\$0.00	0	7	100%	\$0.00	\$0.00
c	12" culinary water c-900 w/fitings	585	0	LF	\$34.00	\$0.00	0	585	100%	\$0.00	\$0.00
d	12" gate valves w/collars	4	0	EA	\$1,800.00	\$0.00	0	4	100%	\$0.00	\$0.00
e	connect to existing water w/valve	2	0	LS	\$1,400.00	\$0.00	0	2	100%	\$0.00	\$0.00
f	3/4 inch water service	264	0	EA	\$1,100.00	\$0.00	0	264	100%	\$0.00	\$0.00
g	2" blow off	3	0	EA	\$1,000.00	\$0.00	0	3	100%	\$0.00	\$0.00
h	Sampling station	1	0	EA	\$1,100.00	\$0.00	0	1	100%	\$0.00	\$0.00
4	STORM DRAIN										
a	15" AOS HP pipe	1734	0	LF	\$25.00	\$0.00	0	1734	100%	\$0.00	\$0.00
b	18" AOS HP pipe	870	0	LF	\$30.00	\$0.00	0	870	100%	\$0.00	\$0.00
c	Connect to existing 24" pipe w/4x4 box	1	0	EA	\$3,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	Connect to existing manhole	1	0	EA	\$1,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
e	60" dia. Manholes	6	0	EA	\$3,000.00	\$0.00	0	6	100%	\$0.00	\$0.00
f	3x6 combo box	5	0	EA	\$3,100.00	\$0.00	0	5	100%	\$0.00	\$0.00
g	2x3 Catch Basin	15	0	EA	\$2,300.00	\$0.00	0	15	100%	\$0.00	\$0.00
h	Snout type 30f	1	0	EA	\$800.00	\$0.00	0	1	100%	\$0.00	\$0.00
i	Retention pond	1020	0	CY	\$5.00	\$0.00	0	1020	100%	\$0.00	\$0.00
5	SEWER										
a	8" PVC Sewer pipe	3198	0	LF	\$26.00	\$0.00	0	3198	100%	\$0.00	\$0.00
b	48" dia. Manholes	10	0	EA	\$2,600.00	\$0.00	0	10	100%	\$0.00	\$0.00
c	60" dia. Manholes	1	0	EA	\$2,800.00	\$0.00	0	1	100%	\$0.00	\$0.00
d	4" sewer laterals	264	0	EA	\$650.00	\$0.00	0	264	100%	\$0.00	\$0.00
e	Connect to existing manhole	1	0	EA	\$1,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$211,881.25					
Original 10% Bond Coverage						\$149,639.04					
TOTAL BOND AMOUNT:						\$361,520.29	Released this Period \$211,881.25				

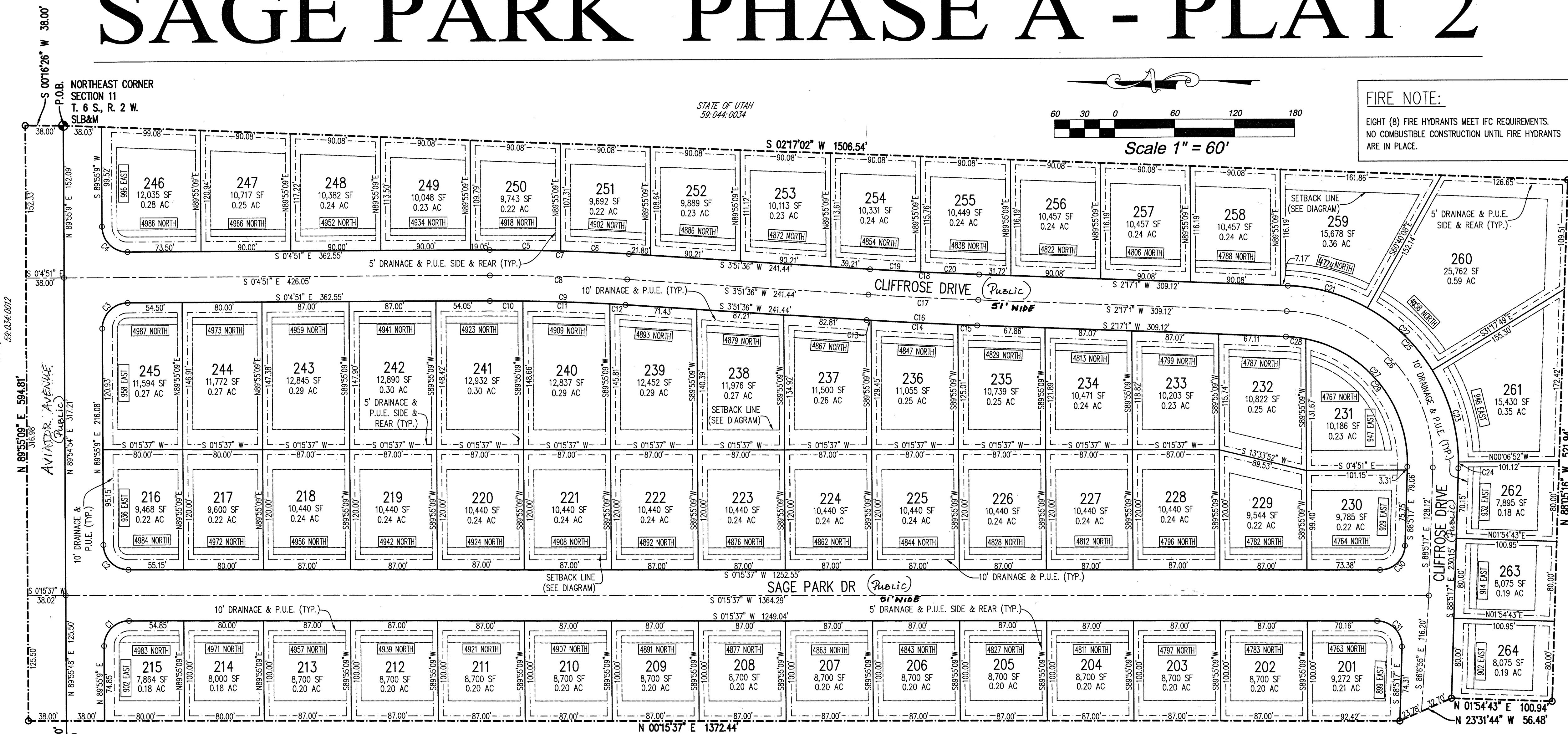
Christopher T. Trusty P.E.
Engineering Director

6/26/19
Date

Marty Bahr
Eagle Mountain City Inspector

6/26/19
Date

SAGE PARK PHASE A - PLAT 2



FIRE NOTE:
EIGHT (8) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

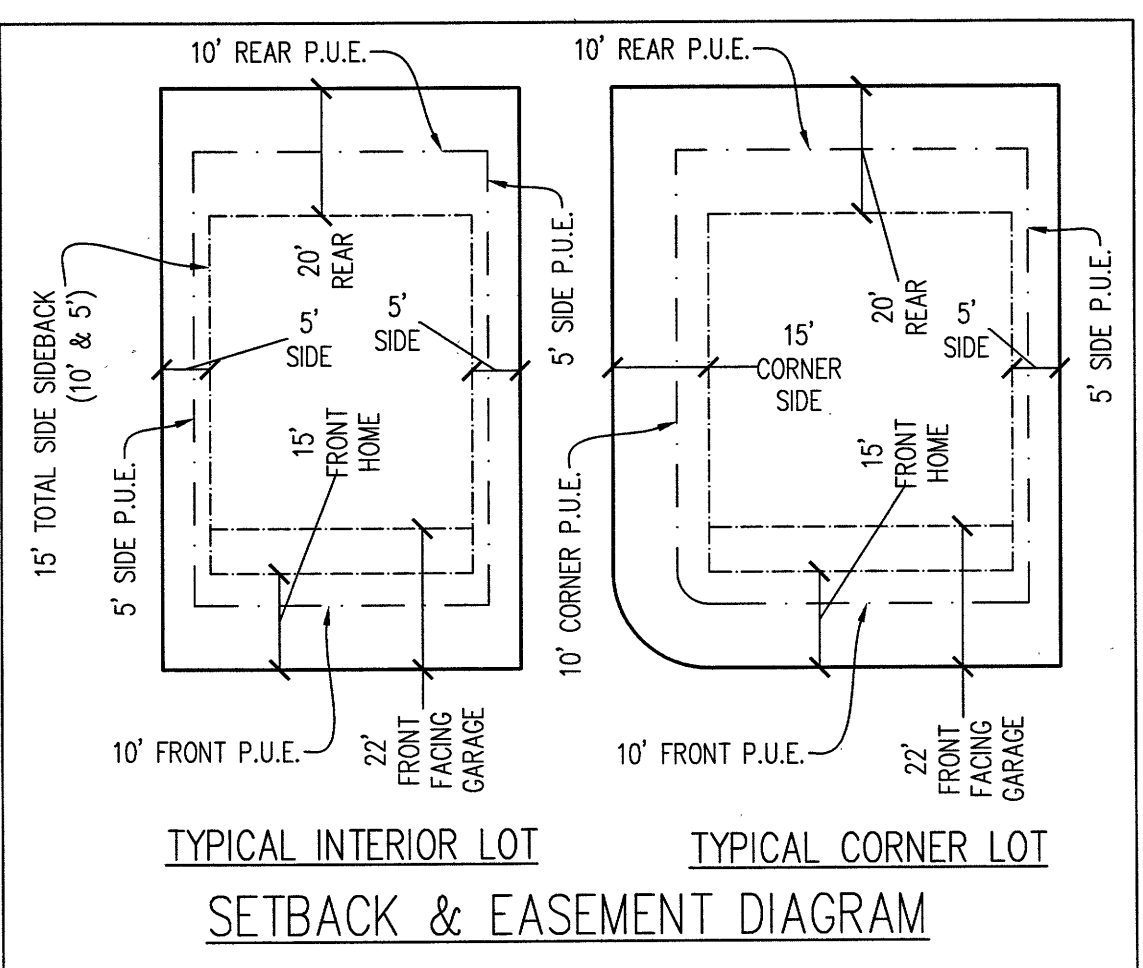
PHASE A - PLAT 2 CALCULATIONS

TOTAL ACREAGE:	19.97 ACRES
BUILDABLE ACREAGE:	19.97 ACRES
TOTAL ACREAGE IN LOTS:	15.44 ACRES
RIGHT-OF-WAY AREA:	4.53 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	10,512 SF/0.24 ACRES
LARGEST LOT SIZE:	25,762 SF/0.59 ACRES
SMALLEST LOT SIZE:	7,864 SF/0.18 ACRES
OVERALL DENSITY:	3.20 LOTS/ACRE
TOTAL # OF LOTS:	64 LOTS

- NOTES:**
- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - SETBACKS:
FRONT=15'
DRIVEWAY=22'
REAR=20'
CORNER=15'
SIDE=15' TOTAL (10' & 5')
Garage side Setback = 10'
 - ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00	39.42	90°20'28"	35.46	S 44°54'37" E
C2	25.00	39.12	89°39'32"	35.25	N 45°5'23" E
C3	25.00	40.06	90°0'0"	36.06	S 45°4'51" E
C4	25.00	40.06	90°0'0"	36.06	N 44°55'9" E
C5	2025.50	70.97	2°0'27"	70.96	S 0°55'23" W
C6	2025.50	68.34	1°56'0"	68.34	S 2°53'36" W
C7	2025.50	139.31	3°56'27"	139.28	S 1°53'23" W
C8	2000.00	137.56	3°56'27"	137.53	S 1°53'23" W
C9	1974.50	135.80	3°56'27"	135.78	S 1°53'23" W
C10	1974.50	32.96	0°57'23"	32.95	S 0°23'51" W
C11	1974.50	87.07	2°31'36"	87.07	S 2°8'20" W
C12	1974.50	15.78	0°27'28"	15.78	S 3°37'52" W
C13	4025.50	4.39	0°3'45"	4.39	N 3°49'43" E
C14	4025.50	87.14	1°14'25"	87.14	S 3°10'38" W
C15	4025.50	19.22	0°16'25"	19.22	S 2°25'13" W
C16	4025.50	110.75	1°34'35"	110.75	S 3°4'18" W
C17	4000.00	110.05	1°34'35"	110.05	S 3°4'18" W
C18	3974.50	109.35	1°34'35"	109.35	S 3°4'18" W
C19	3974.50	50.98	0°44'6"	50.98	S 3°29'33" W
C20	3974.50	58.37	0°50'29"	58.37	S 2°42'16" W
C21	177.50	83.79	27°2'51"	83.02	S 15°48'26" W
C22	177.50	90.99	29°22'19"	90.00	S 44°1'1" W
C23	177.50	96.60	31°10'57"	95.41	S 74°17'40" W
C24	177.50	6.28	21°35"	6.28	N 89°6'4" W
C25	177.50	277.66	89°37'42"	250.21	S 47°5'52" W
C26	152.00	237.78	89°37'42"	214.26	S 47°5'52" W
C27	126.50	197.89	89°37'42"	178.32	S 47°5'52" W
C28	126.50	20.11	9°6'31"	20.09	S 6°50'17" W
C29	126.50	177.77	80°31'11"	163.50	S 51°39'8" W
C30	25.00	38.55	88°20'54"	34.84	N 43°54'50" W
C31	25.00	39.99	91°39'6"	35.86	S 46°5'10" W



APPROVAL AS TO FORM

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

CITY ATTORNEY

SURVEYOR: **16197**

AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7508

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 acknowledgment 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 11 day of July, 2018

Dominion Energy
[Signature]
Title: General Manager

ROCKY MOUNTAIN POWER

1. 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.

2. 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

[Signature] 6/26/18
DATE

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.1 tariff.

[Signature] 6/27/18
DATE

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: MAY 31, 2018

[Signature]
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 02°17'02" WEST A DISTANCE OF 1506.54 FEET; THENCE NORTH 88°05'16" WEST A DISTANCE OF 521.94 FEET; THENCE NORTH 01°54'43" EAST A DISTANCE OF 100.94 FEET; THENCE NORTH 23°31'44" WEST A DISTANCE OF 56.48 FEET; THENCE NORTH 00°15'37" EAST A DISTANCE OF 1372.44 FEET; THENCE NORTH 89°55'09" EAST A DISTANCE OF 594.81 FEET; THENCE SOUTH 00°16'26" WEST A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 870,053 SQUARE FEET OR 19.974 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

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):
PRINTED NAME OF OWNER
Patterson Construction, Inc.
James K. Patterson, President
AUTHORIZED SIGNATURE(S)
[Signature]

ACKNOWLEDGMENT.

On the 13 day of June, 2018, 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 7-17-2021

696013
COMMISSION NUMBER

[Signature]
NOTARY PUBLIC SIGNATURE
Kent P. Smith
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 20 DAY OF August, 2018.

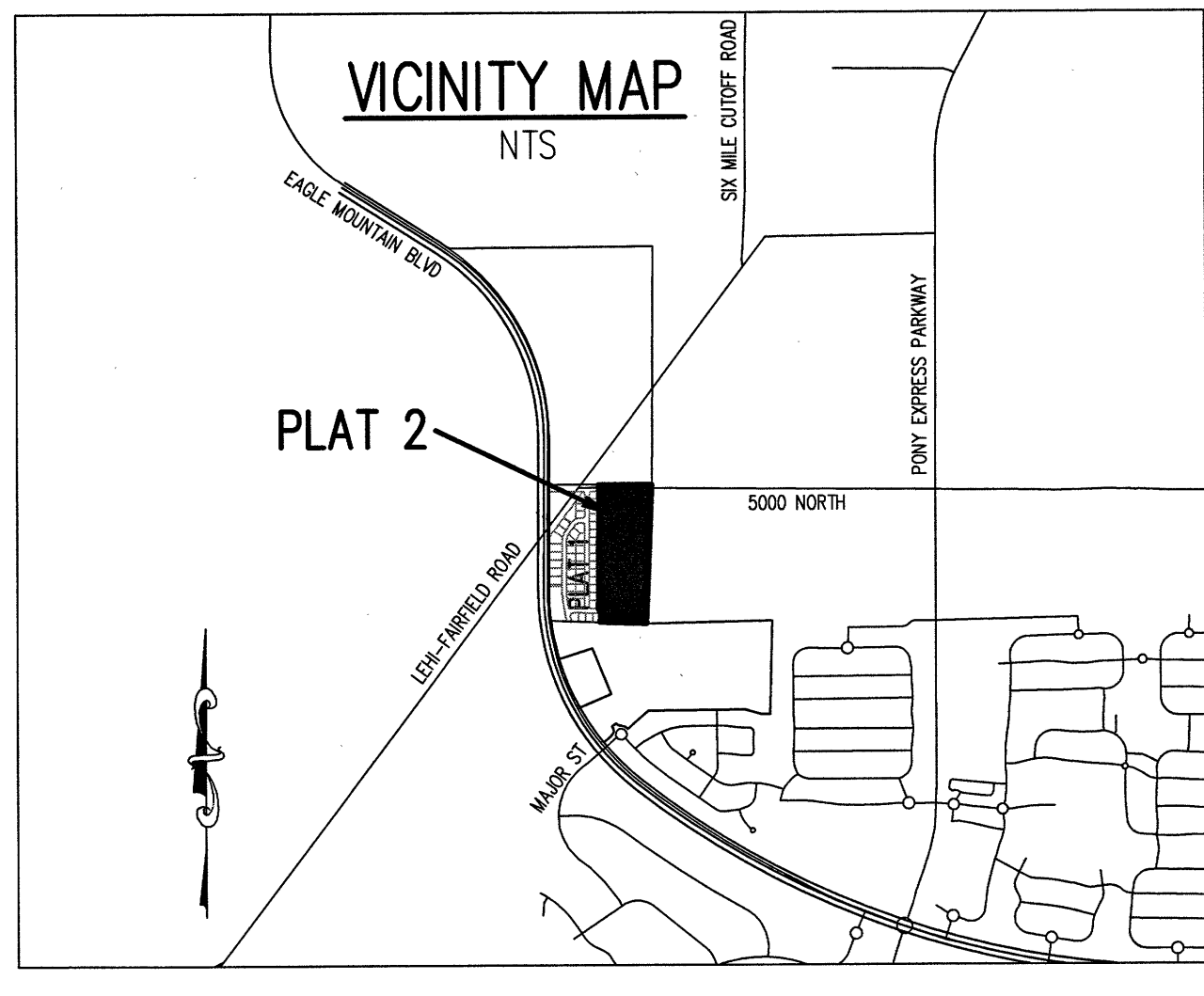
APPROVED BY MAYOR: *[Signature]*
APPROVED BY CITY ATTORNEY: *[Signature]*
APPROVED BY ENGINEER (SEE SEAL BELOW): *[Signature]*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *[Signature]*

FINAL PLAT 2
SAGE PARK PHASE A
SUBDIVISION
LOCATED IN THE NE CORNER OF SEC 11, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal: *[Seal]*
Notary Public Seal: *[Seal]*
City Recorder Seal: *[Seal]*
Clerk-Recorder Seal: *[Seal]*





Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, December 10, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Spring Run phase "B" plat 3 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated; reducing all bond items's which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Spring Run phase B plat 3

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 318,900.74
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 289,909.76
Amount Remaining in Bond:	\$ 28,990.98

Bond Releases Summary	
#1	\$ 289,909.76
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 289,909.76

12/10/2019

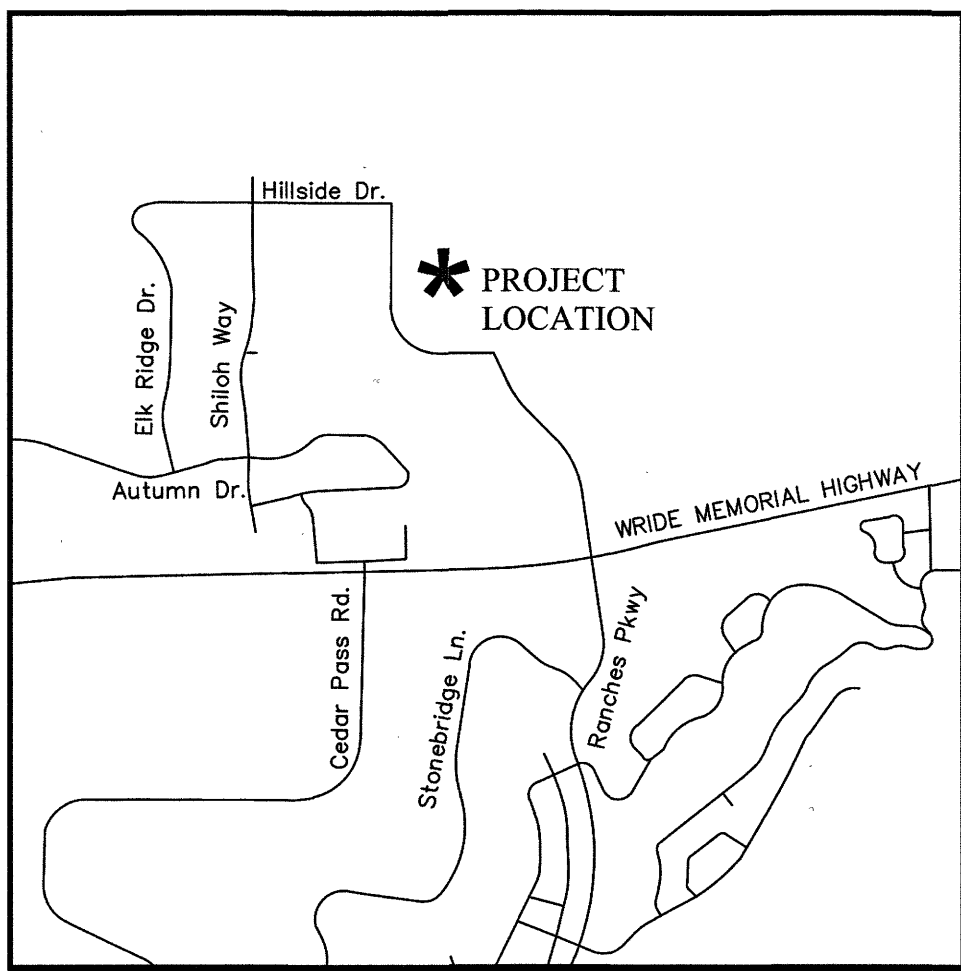
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS									
a	3 inch Surface Course	19550	SF	\$1.22	\$23,851.00	0	19550	100%	\$23,851.00	\$23,851.00
b	6 inch Road base(also behind curb)	19550	SF	\$0.84	\$16,422.00	0	19550	100%	\$16,422.00	\$16,422.00
c	9 inch sub-base(e-fill)behind curb)	24110	SF	\$0.57	\$13,742.70	0	24110	100%	\$13,742.70	\$13,742.70
d	30" curb & gutter	1320	LF	\$18.80	\$24,816.00	0	1320	100%	\$24,816.00	\$24,816.00
e	Sidewalk	5200	SF	\$4.00	\$20,800.00	0	5200	100%	\$20,800.00	\$20,800.00
f	Street signs	1	EA	\$400.00	\$400.00	0	1	100%	\$400.00	\$400.00
g	Stop Signs	2	EA	\$400.00	\$800.00	0	2	100%	\$800.00	\$800.00
h	Sawcut asphalt	78	SF	\$7.07	\$551.46	0	78	100%	\$551.46	\$551.46
i	ADA ramp	2	EA	\$443.00	\$886.00	0	2	100%	\$886.00	\$886.00
2	CULINARY WATER									
a	8" culinary water c-900	710	LF	\$26.80	\$19,028.00	0	710	100%	\$19,028.00	\$19,028.00
b	8" gate valve	5	EA	\$2,176.00	\$10,880.00	0	5	100%	\$10,880.00	\$10,880.00
c	Fire Hydrant	1	EA	\$5,847.00	\$5,847.00	0	1	100%	\$5,847.00	\$5,847.00
d	Sampling station	1	EA	\$3,193.00	\$3,193.00	0	1	100%	\$3,193.00	\$3,193.00
e	3/4 inch water service	20	EA	\$1,192.00	\$23,840.00	0	20	100%	\$23,840.00	\$23,840.00
f	2" blow off	1	EA	\$1,483.00	\$1,483.00	0	1	100%	\$1,483.00	\$1,483.00
g	Import Pipe bedding	480	TON	\$9.61	\$4,612.80	0	480	100%	\$4,612.80	\$4,612.80
3	STORM DRAIN									
a	15" RCP	260	LF	\$37.60	\$9,776.00	0	260	100%	\$9,776.00	\$9,776.00
b	Curb Inlet	1	EA	\$2,871.00	\$2,871.00	0	1	100%	\$2,871.00	\$2,871.00
c	Combo box	2	EA	\$5,235.00	\$10,470.00	0	2	100%	\$10,470.00	\$10,470.00
d	8" ADS storm drain	410	LF	\$33.10	\$13,571.00	0	410	100%	\$13,571.00	\$13,571.00
e	2x2 yard drain	7	EA	\$1,312.00	\$9,184.00	0	7	100%	\$9,184.00	\$9,184.00
f	5' manhole	1	EA	\$3,232.00	\$3,232.00	0	1	100%	\$3,232.00	\$3,232.00
4	SEWER									
a	8" Sewer pipe	560	LF	\$20.50	\$11,480.00	0	560	100%	\$11,480.00	\$11,480.00
b	4" Sewer manhole	3	EA	\$2,560.00	\$7,680.00	0	3	100%	\$7,680.00	\$7,680.00
c	Connect to existing	1	EA	\$1,166.00	\$1,166.00	0	1	100%	\$1,166.00	\$1,166.00
d	4" service	20	EA	\$1,216.00	\$24,320.00	0	20	100%	\$24,320.00	\$24,320.00
e	Import Pipe bedding	2730	TON	\$9.16	\$25,006.80	0	2730	100%	\$25,006.80	\$25,006.80
TOTAL CONSTRUCTION COST					\$289,909.76					
10% Bond Coverage					\$28,990.98					
TOTAL BOND AMOUNT:					\$318,900.74	Released this Period			\$289,909.76	

Christopher T. Trusty P.E.
Engineering Director

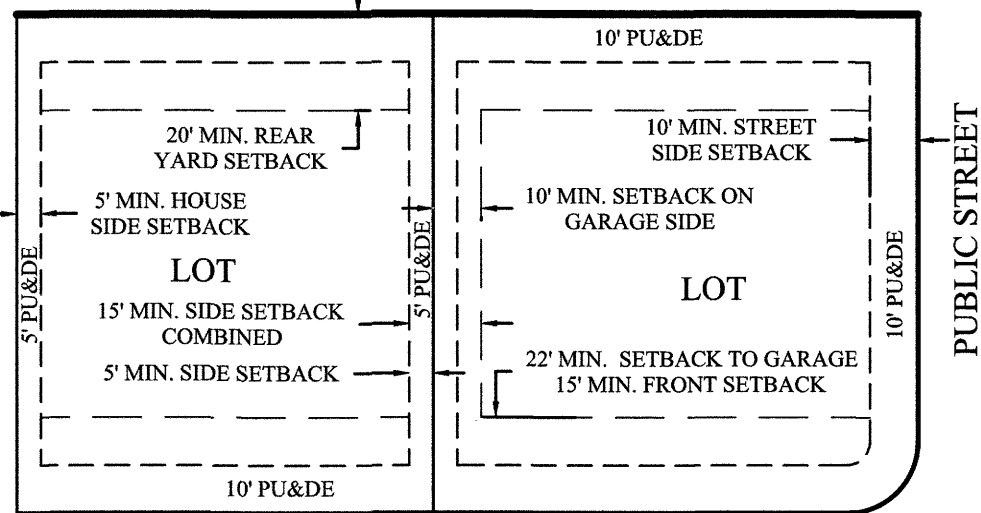
12/10/19
Date

Robert Ballif
Engineering Tech.

12/10/19
Date



VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

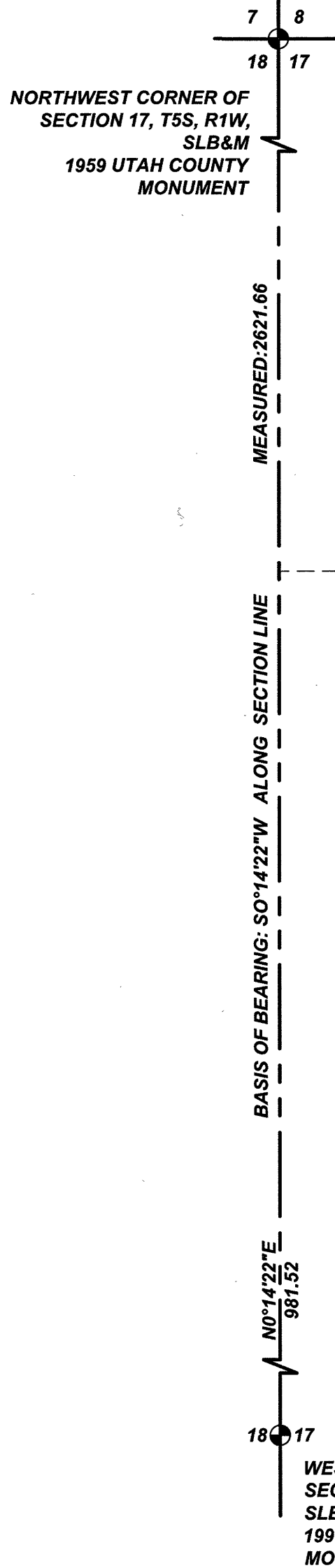
NOTES:

- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT

SITE TABULATIONS

- TOTAL # OF LOTS: 20 LOTS
- TOTAL ACREAGE: 3.09 ACRES
- TOTAL ACREAGE IN LOTS: 2.3 ACRES
- TOTAL R.O.W AREA: 0.79 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.115 ACRES OR 5,023.8 SQFT.
- LARGEST LOT SIZE: 0.125 ACRES
- SMALLEST LOT SIZE: 0.114 ACRES
- OVERALL DENSITY: 6.45 UNITS/ACRE

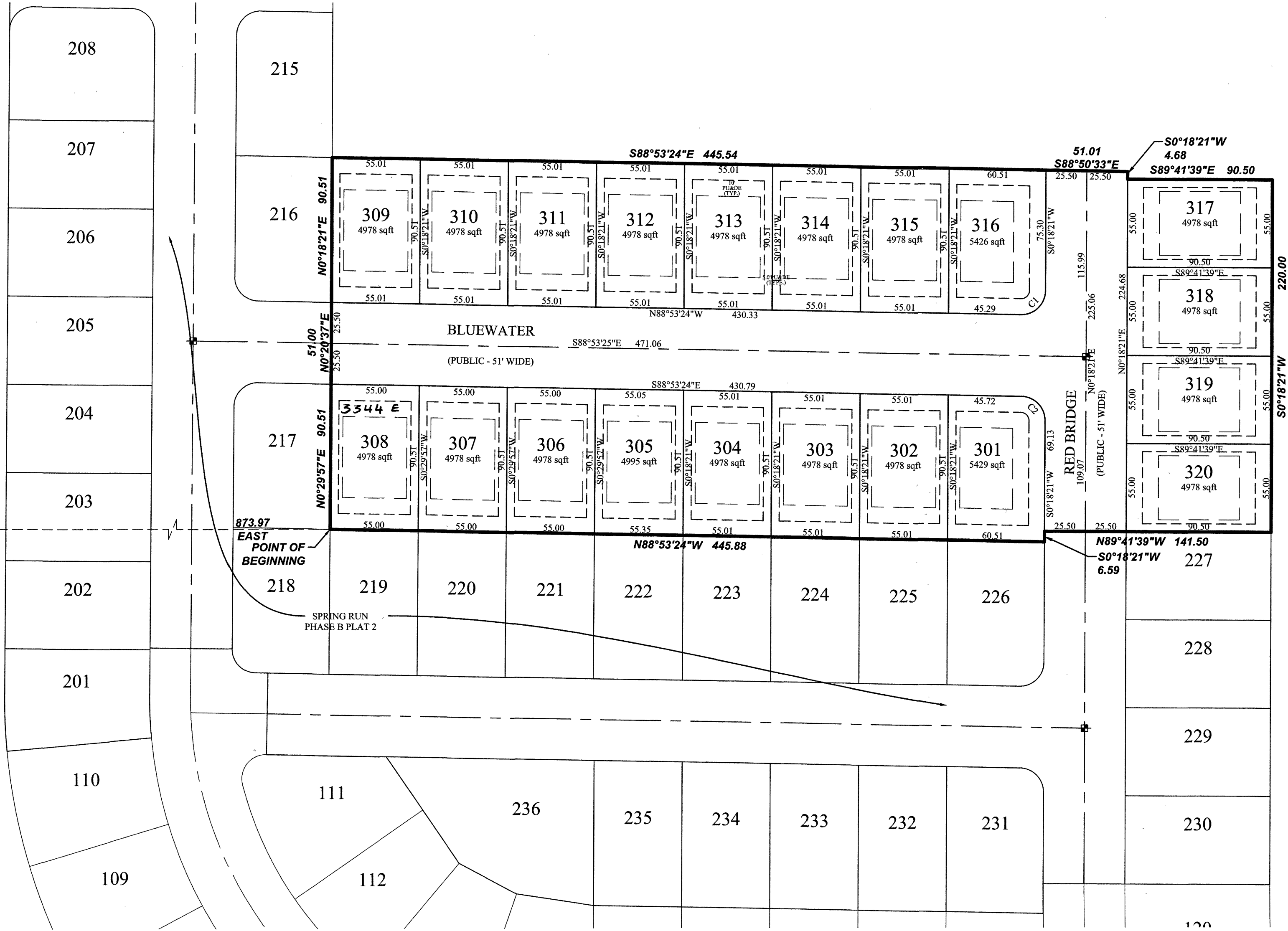
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°48'15"	23.77	N45°42'28"E	21.36
C2	15.00	89°11'45"	23.35	N44°17'32"W	21.06



DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR 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 800-366-8552.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS 26 DAY OF November A.D. 2019
By *Christy Eldridge*
TITLE Pre-Com Specialist

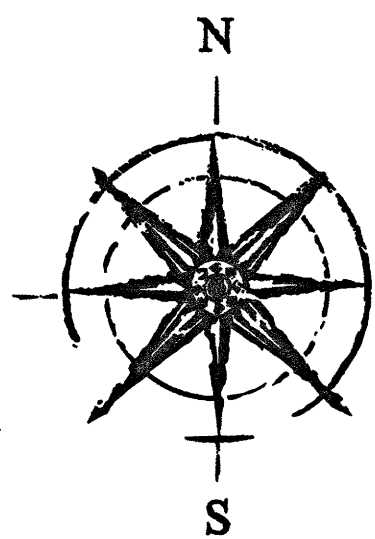


ROCKY MOUNTAIN POWER

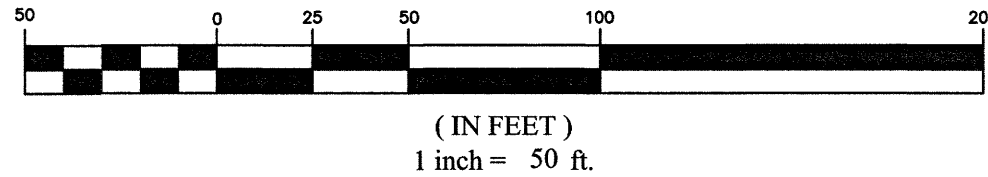
- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 - Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described 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:
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law
- Mark Shabo* 11/26/19 DATE
ROCKY MOUNTAIN POWER

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. 1 Tariff.
Wendy Wilson 11/26/19 DATE
DIRECT COMMUNICATIONS



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, SPENCER LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 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 THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Spencer Llewelyn
SPENCER LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE 08/22/19

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the Southeast corner of Lot 217, Phase "B", Plat 2, SPRING RUN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 981.52 feet and East 873.97 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B. & M; thence along said plat the following 3 (three) courses and distances: N00°29'57"E 90.51 feet; thence N00°20'37"E 51.00 feet; thence N00°18'21"E 90.51 feet; thence S88°53'24"E 445.54 feet; thence S88°50'33"E 51.01 feet; thence S00°18'21"W 4.68 feet; thence S89°41'39"E 90.50 feet; thence S00°18'21"W 220.00 feet to the Northeast corner of Lot 227 of said plat; thence along said plat the following 3 (three) courses and distances: N89°41'39"W 141.50 feet; thence S00°18'21"W 6.59 feet; thence N88°53'24"W 445.88 feet to the point of beginning.

Contains: 3.09 acres +/-

OWNER'S 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):
PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

Two A L L C
BY JAMES F. ALFRED
MANAGER 11/19/19

James F. Alfred

ACKNOWLEDGEMENT

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 ACKNOWLEDGE 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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 19th DAY OF Nov A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James F. Alfred, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Two A L L C, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 6 - 5 - 2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
1710 S 900 E, #202, Midvale UT 84047
NOTARY ADDRESS
Andrea Nelson
PRINTED FULL NAME OF NOTARY



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, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF December, 2019.

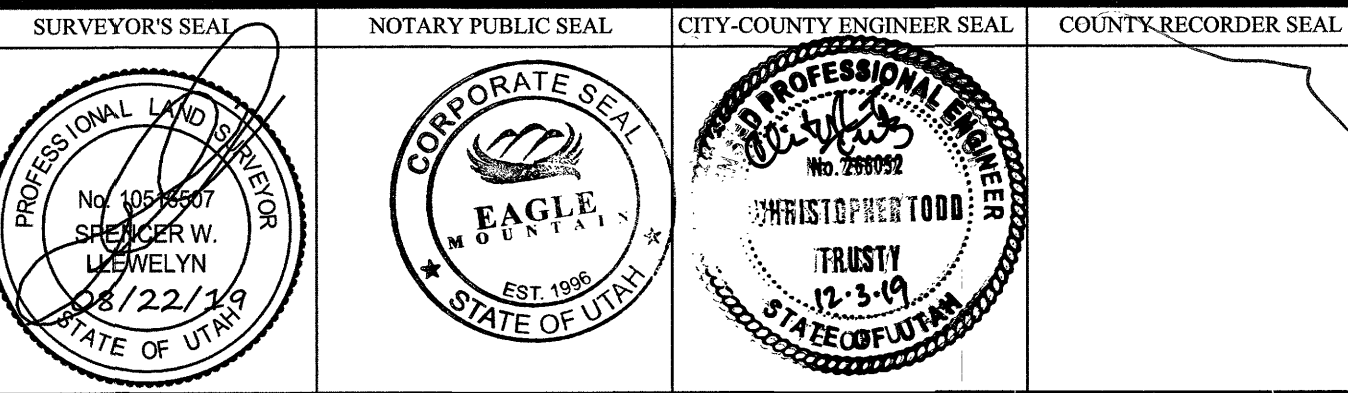
Tommy Daniel APPROVED BY MAYOR
Christy Eldridge APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
James F. Alfred APPROVED BY CITY ATTORNEY
Mark Shabo ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PHASE B PLAT 3

SPRING RUN
SUBDIVISION

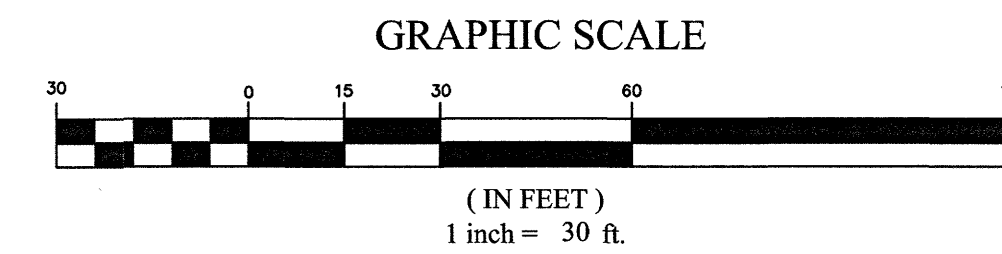
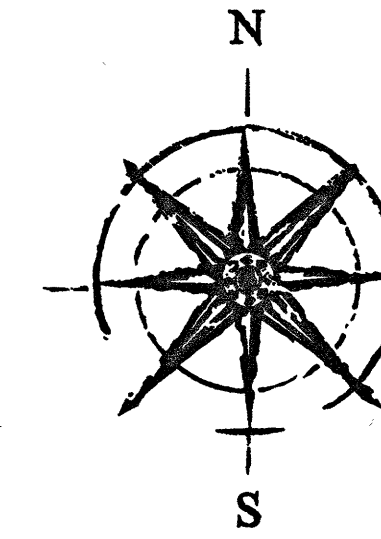
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=50'

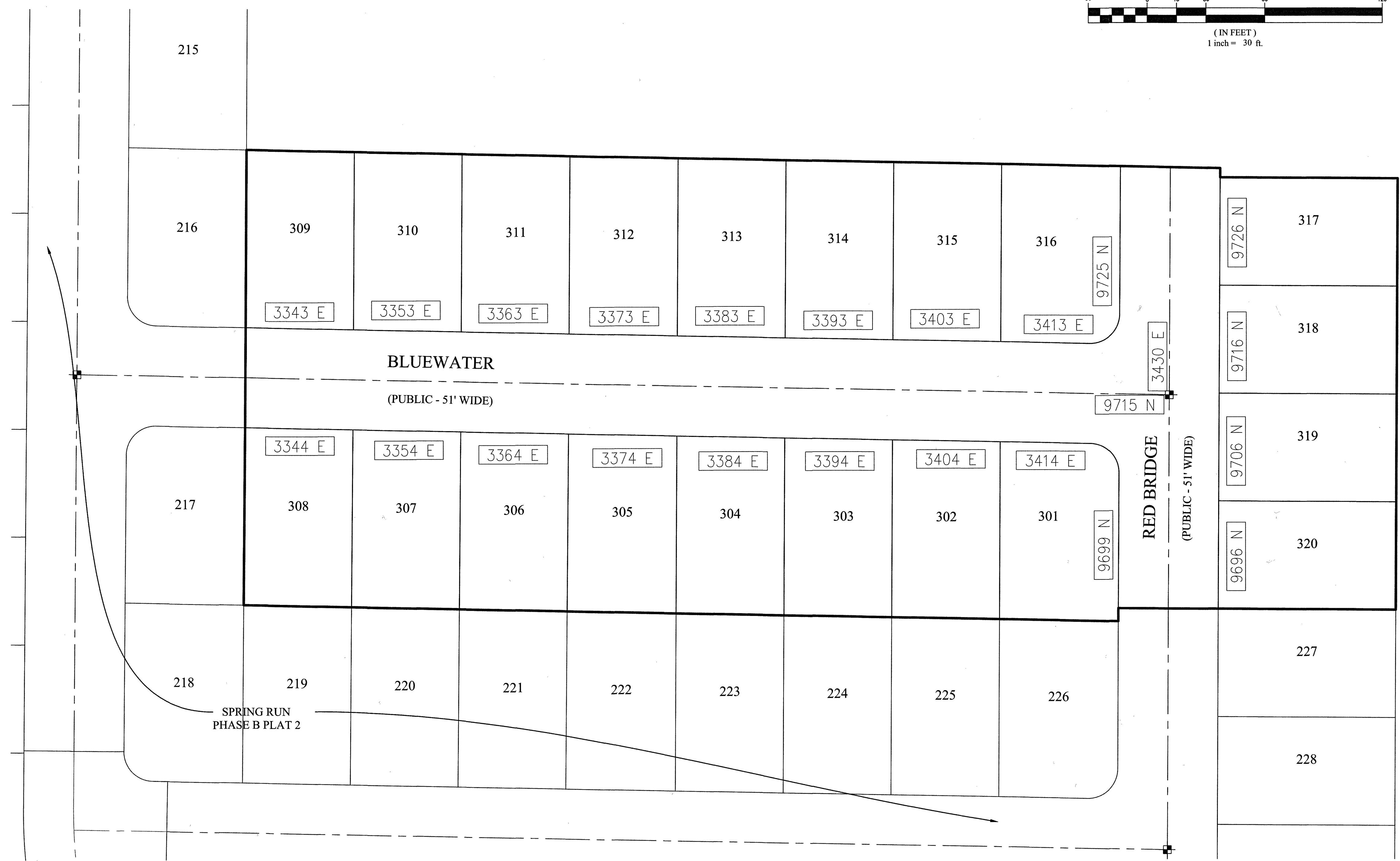


16875 SHEET 1 OF 2

16875 SHEET 1 OF 2



ENT 131089:2019 Map 8 16875
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Dec 11 2:33 PM FEE 140.00 BY RA
RECORDED FOR EAGLE MOUNTAIN CITY



16875

SHEET 2 of 2

SHEET 2 OF 2

PHASE B PLAT 3
SPRING RUN
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, December 19, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Spring Run phase "D" plat 1 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated; reducing all bond items's which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Spring Run phase D plat 1
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

3rd Bond Release	
Original Bond Amount:	\$ 760,878.32
Previous Release Amount:	\$ 605,791.76
Amount to Release this Period:	\$ 85,915.81
Amount Remaining in Bond:	\$ 69,170.76

Bond Releases Summary	
#1	\$ 466,368.42
#2	\$ 139,423.34
#3	\$ 85,915.81
#4	\$ -
TOTAL	\$ 691,707.57

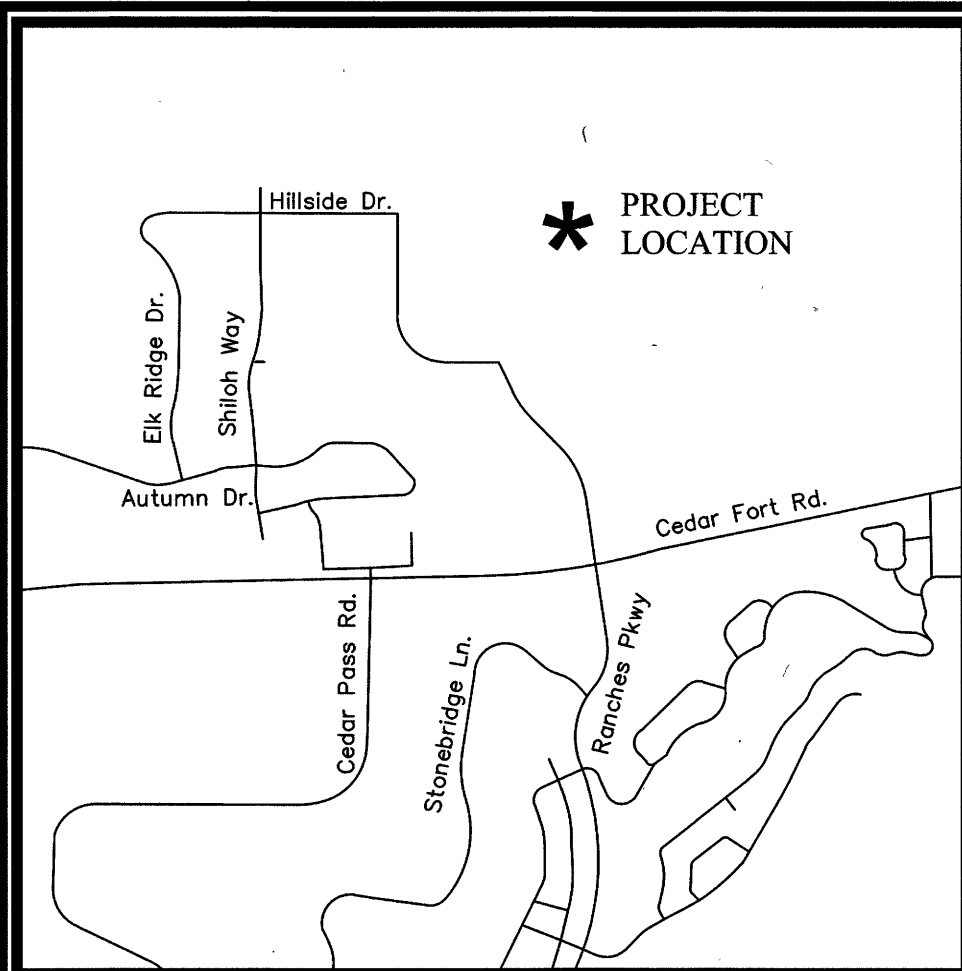
						QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS									
a	3 inch Surface Course	47981.2	SF	\$1.22	\$58,537.06	38,385	9596.24	60%	\$11,707.41	\$58,537.06
b	6 inch Road base(also behind curb)	55307.6	SF	\$0.84	\$46,458.38	55,308	0	60%	\$0.00	\$46,458.38
c	9 inch sub-base(e-fill)behind curb	69134.5	SF	\$0.57	\$39,406.67	69,135	0	100%	\$0.00	\$39,406.67
d	30" curb & gutter	3696.5	LF	\$18.80	\$69,494.20	3,697	0	100%	\$0.00	\$69,494.20
e	Sidewalk	17387.6	SF	\$4.00	\$69,550.40	0	17387.6	60%	\$69,550.40	\$69,550.40
f	ADA ramps	6	EA	\$443.00	\$2,658.00	0	6	100%	\$2,658.00	\$2,658.00
g	Street signs	3	EA	\$400.00	\$1,200.00	0	3	100%	\$1,200.00	\$1,200.00
h	Stop signs	2	EA	\$400.00	\$800.00	0	2	100%	\$800.00	\$800.00
i	Saw cut asphalt	39	SF	\$7.07	\$275.73	39	0	100%	\$0.00	\$275.73
j	Asphalt trail	11050.5	SF	\$4.15	\$45,859.58	11,051	0	100%	\$0.00	\$45,859.58
2	CULINARY WATER									
a	8" culinary water c-900	1689.5	LF	\$35.30	\$59,639.35	1,690	0	100%	\$0.00	\$59,639.35
b	12" culinary water c-900	354.5	LF	\$43.70	\$15,491.65	355	0	100%	\$0.00	\$15,491.65
c	Fire Hydrant	4	EA	\$5,847.00	\$23,388.00	4	0	100%	\$0.00	\$23,388.00
d	8" gate valves	19.5	EA	\$2,011.00	\$39,214.50	20	0	100%	\$0.00	\$39,214.50
e	Hot tap/connect to existing water	0.5	EA	\$5,518.00	\$2,759.00	1	0	100%	\$0.00	\$2,759.00
f	3/4 inch water service	29	EA	\$1,192.00	\$34,568.00	29	0	100%	\$0.00	\$34,568.00
g	2" blow off	1	EA	\$1,483.00	\$1,483.00	1	0	100%	\$0.00	\$1,483.00
3	STORM DRAIN									
a	15" RCP	1037.5	LF	\$37.60	\$39,010.00	1,038	0	100%	\$0.00	\$39,010.00
b	Curb Inlet	3.5	EA	\$2,645.00	\$9,257.50	4	0	100%	\$0.00	\$9,257.50
c	60" manholes	6.5	EA	\$3,340.00	\$21,710.00	7	0	100%	\$0.00	\$21,710.00
d	Combo box	4.5	EA	\$5,085.00	\$22,882.50	5	0	100%	\$0.00	\$22,882.50
e	18" RCP	139.5	LF	\$44.90	\$6,263.55	140	0	100%	\$0.00	\$6,263.55
f	21" RCP	32.5	LF	\$78.00	\$2,535.00	33	0	100%	\$0.00	\$2,535.00
4	SEWER									
a	8" Sewer pipe	1617	LF	\$20.50	\$33,148.50	1,617	0	100%	\$0.00	\$33,148.50
b	60" Sewer manhole	2	EA	\$2,560.00	\$5,120.00	2	0	100%	\$0.00	\$5,120.00
c	48" Sewer manhole	8	EA	\$825.00	\$6,600.00	8	0	100%	\$0.00	\$6,600.00
d	4" service	29	EA	\$1,166.00	\$33,814.00	29	0	100%	\$0.00	\$33,814.00
e	Core existing manhole	0.5	EA	\$1,166.00	\$583.00	1	0	100%	\$0.00	\$583.00
TOTAL CONSTRUCTION COST					\$691,707.57					
10% Bond Coverage					\$69,170.76					
TOTAL BOND AMOUNT:									Released this Period	\$85,915.81

Christopher T. Trusty P.E.
Engineering Director

12/19/19
Date

Robert Ballif
Engineering Tech. 1

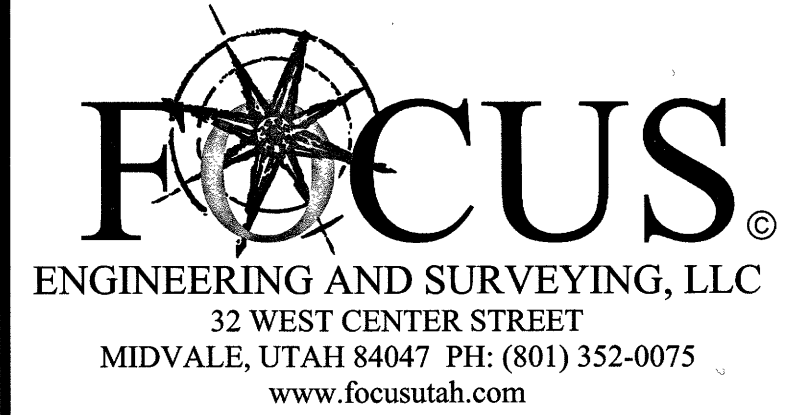
12/19/19
Date



VICINITY MAP
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	173.50	54°37'24"	165.41	N62°55'40"E	159.21
C2	200.00	54°37'24"	190.67	N62°55'40"E	183.53
C3	226.50	54°37'24"	215.94	N62°55'40"E	207.85
C4	480.00	6°03'55"	50.81	N38°38'55"E	50.79
C5	453.50	20°17'12"	160.57	S45°45'34"W	159.73
C6	480.00	20°17'12"	169.95	S45°45'34"W	169.07
C7	480.00	4°33'58"	38.25	N43°57'51"E	38.24
C8	50.00	280°38'44"	244.91	S46°13'24"W	63.85
C9	480.00	4°33'45"	38.22	N48°31'43"E	38.21
C10	480.00	5°05'34"	42.67	N53°21'23"E	42.65
C11	15.00	90°00'00"	23.56	N45°14'22"E	21.21
C12	15.00	90°00'00"	23.56	S44°45'38"E	21.21
C13	15.00	90°00'00"	23.56	S45°14'22"W	21.21
C14	226.50	4°12'12"	16.62	S88°08'16"W	16.61
C15	226.50	18°29'27"	73.10	S76°47'27"W	72.78
C16	226.50	19°26'20"	76.85	S57°49'33"W	76.48
C17	226.50	12°29'25"	49.38	S41°51'40"W	49.28
C18	438.50	11°03'40"	84.65	N22°28'10"E	84.52
C19	438.50	13°01'08"	99.64	N34°30'34"E	99.42
C20	453.50	4°20'43"	34.39	S37°47'19"W	34.38
C21	453.50	10°05'20"	79.85	S45°00'20"W	79.75
C22	438.50	8°19'07"	63.66	N45°10'42"E	63.61
C23	453.50	5°51'09"	46.32	S52°58'35"W	46.30
C24	438.50	6°33'55"	50.24	N52°37'12"E	50.22
C25	15.00	90°00'00"	23.56	N10°54'10"E	21.21
C26	15.00	90°00'00"	23.56	N79°05'50"W	21.21
C27	15.00	90°00'00"	23.56	S79°05'50"E	21.21
C28	15.00	90°00'00"	23.56	S10°54'10"W	21.21
C29	467.50	0°47'41"	6.48	S56°18'00"W	6.48
C30	348.00	1°04'03"	6.48	N56°26'11"E	6.48
C31	506.50	5°05'34"	45.02	S53°21'23"W	45.01
C32	15.00	85°24'49"	22.36	S86°29'00"E	20.35
C33	15.00	50°19'22"	13.17	S18°36'55"E	12.76
C34	50.00	60°01'33"	52.38	S23°28'00"E	50.02
C35	50.00	54°53'22"	47.90	S80°55'28"E	46.09
C36	50.00	53°58'22"	47.10	N44°38'40"E	45.38
C37	50.00	54°41'16"	47.72	N09°41'08"W	45.93
C38	50.00	57°04'12"	49.80	N65°33'52"W	47.77
C39	15.00	50°19'22"	13.17	N68°56'17"W	12.76
C40	15.00	85°27'28"	22.37	N01°02'52"W	20.36
C41	506.50	6°03'55"	53.62	S38°38'55"W	53.59
C42	173.50	9°23'54"	28.46	N40°18'54"E	28.43
C43	173.50	36°55'02"	111.79	N63°28'22"E	109.87
C44	173.50	8°18'29"	25.16	N86°05'07"E	25.14
C45	15.00	90°00'00"	23.56	S44°45'38"E	21.21

WEST 1/4 CORNER OF
SECTION 17, T5S, R1W, SLB&M
1997 UTAH COUNTY MONUMENT



NOTES:
1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS OR NAILS TO BE SET IN THE TOP OF CURB ON THE PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
2. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
3. PARCEL A HEREBY IS DEDICATED TO EAGLE MOUNTAIN CITY AS PUBLIC OPEN SPACE.

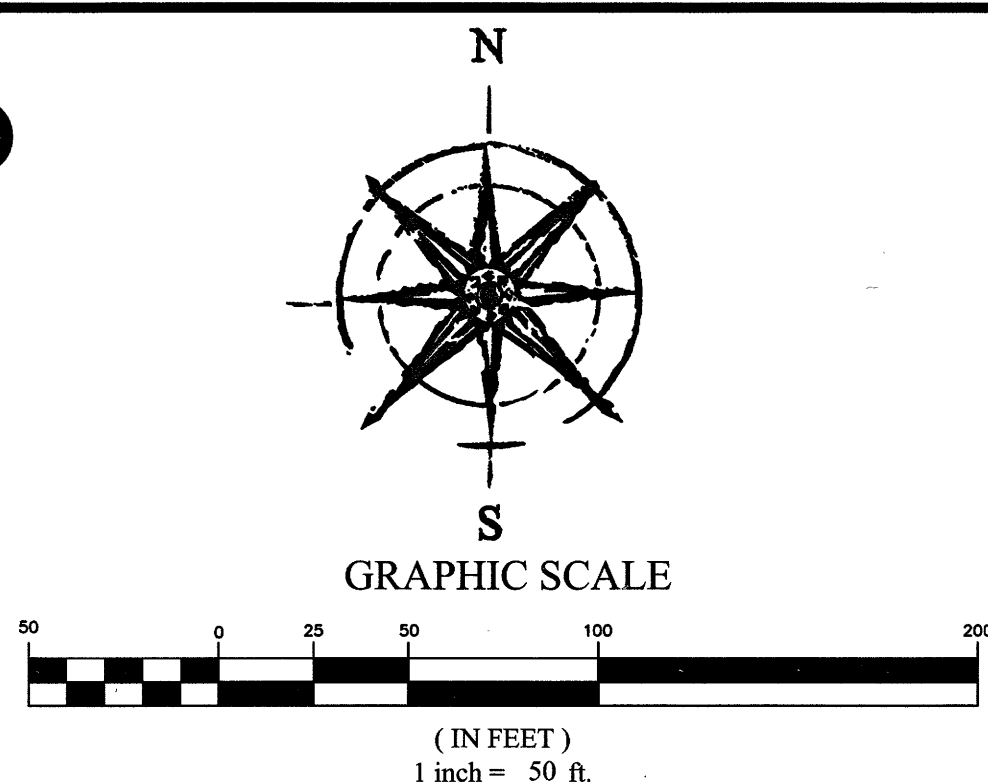
SITE TABULATIONS

- TOTAL # OF LOTS: 23 LOTS
- TOTAL ACRES: 7.61 ACRES
- TOTAL ACRES IN LOTS: 5.44 ACRES
- TOTAL ROAD ACRES: 1.70 ACRES
- TOTAL OPEN SPACE: 0.47 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- TOTAL ACRES IN ROW: 1.70 ACRES
- AVERAGE LOT SIZE: 0.25 ACRES OR 10,890 SQFT.
- LARGEST LOT SIZE: 0.37 ACRES
- SMALLEST LOT SIZE: 0.18 ACRES
- OVERALL DENSITY: 3.02 UNITS/ACRE

SPRING RUN PHASE D

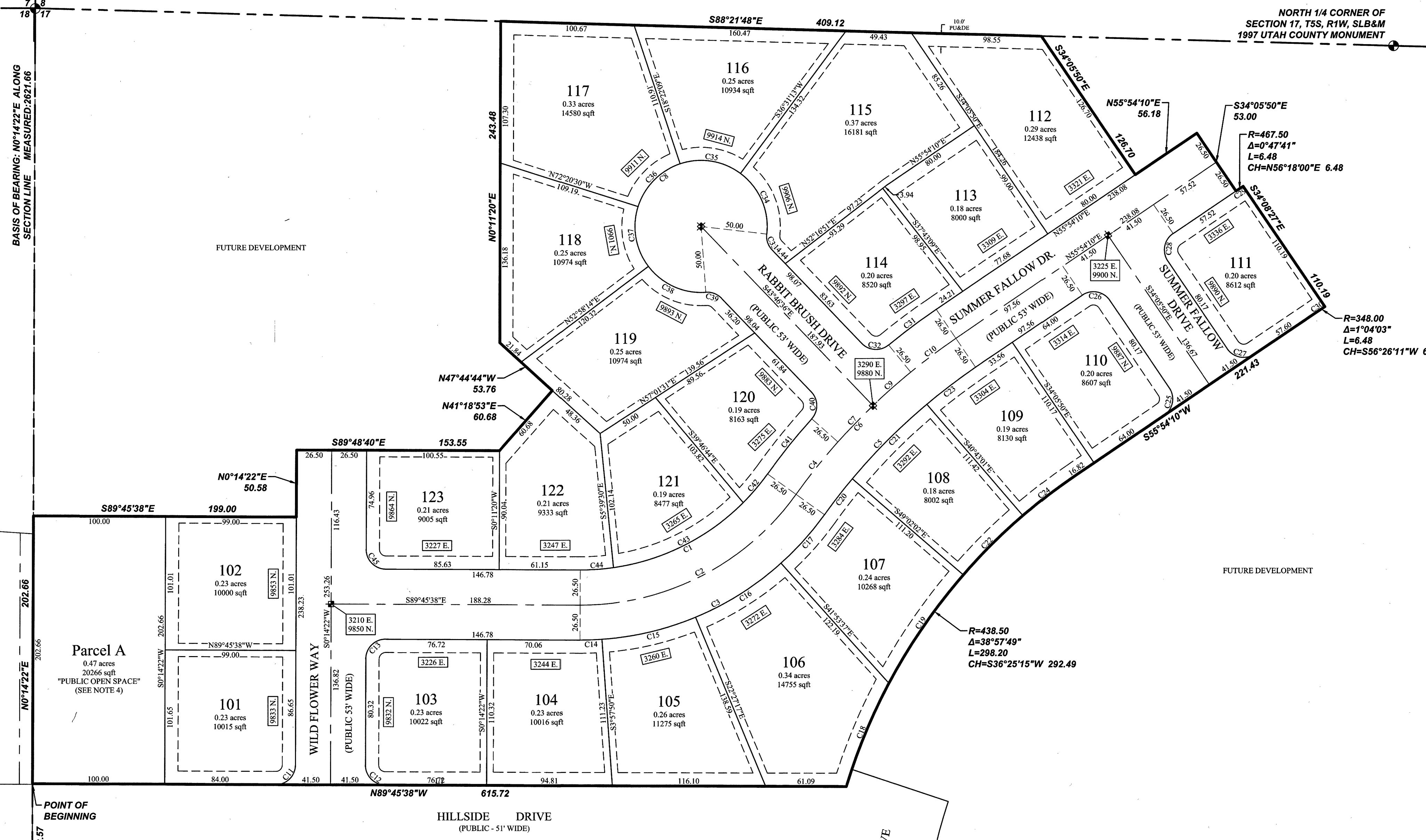
PLAT 1

LOCATED IN THE SW 1/4 OF SECTION 17, T5S, R1W, SLB&M
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



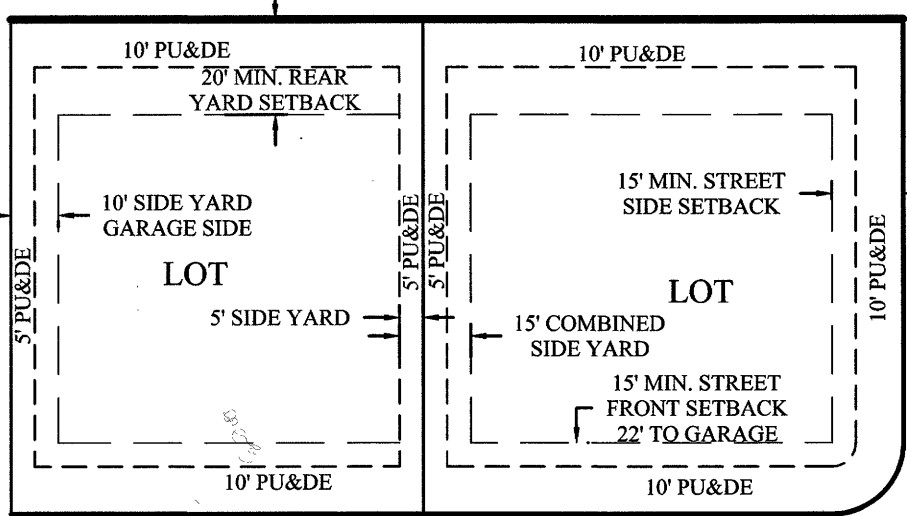
NORTHWEST CORNER OF
SECTION 17, T5S, R1W, SLB&M
1997 UTAH COUNTY MONUMENT

BASE OF BEARING: N0°14'22"E ALONG
SECTION LINE MEASURED 202.66



POINT OF
BEGINNING

WEST 1/4 CORNER OF
SECTION 17, T5S, R1W, SLB&M
1997 UTAH COUNTY MONUMENT



TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- LOT LINE
- CENTER LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

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. 1 Tariff.

2-7-19
DATE

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 800-366-8532.

ROCKY MOUNTAIN POWER

1. 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.
2. 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.

SURVEYOR'S CERTIFICATE

I, Spencer Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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.

Spencer Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date

2/6/19

BOUNDARY DESCRIPTION

A portion of the NW 1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at a point located N00°14'22"E along the Section line 1,683.57 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M; thence N00°14'22"E along the Section line 202.66 feet; thence S89°45'38"E 199.00 feet; thence N00°14'22"E 50.58 feet; thence S89°48'40"E 153.55 feet; thence N41°18'53"E 60.68 feet; thence N47°44'44"W 53.76 feet; thence N00°11'20"E 243.48 feet to the Section line; thence S88°21'48"E along the Section line 409.12 feet; thence S34°05'50"E 126.70 feet; thence N55°54'10"E 56.18 feet; thence S34°05'50"E 53.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 467.50 feet (radius bears: S34°05'50"E) a distance of 6.48 feet through a central angle of 00°47'41" Chord: N56°18'00"E 6.48 feet; thence S34°08'27"E 110.19 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 348.00 feet (radius bears: S33°01'48"E) a distance of 6.48 feet through a central angle of 01°04'03" Chord: S56°26'11"W 6.48 feet; thence S55°54'10"W 221.43 feet; thence along the arc of a curve to the left with a radius of 438.50 feet a distance of 298.20 feet through a central angle of 38°57'49" Chord: S36°25'15"W 292.49 feet; thence N89°45'38"W 615.72 feet to the point of beginning.

Contains: 7.61 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, 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.

PRINTED NAME OF OWNER

Ralph B. Johnson

AUTHORIZED SIGNATURE(S)

Ralph B. Johnson

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 7th DAY OF February, 2019, I, the undersigned, personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake, in said State of Utah, Ralph B. Johnson, the person signing the foregoing Owner's Dedication who duly acknowledged to me that he did execute the same freely and voluntarily and for the uses and purposes therein described.

MY COMMISSION EXPIRES: 6-5-2019

Andrea Nelson
A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 683134

Andrea Nelson
PRINTED FULL NAME OF NOTARY



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, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 13th DAY OF February, 2019.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

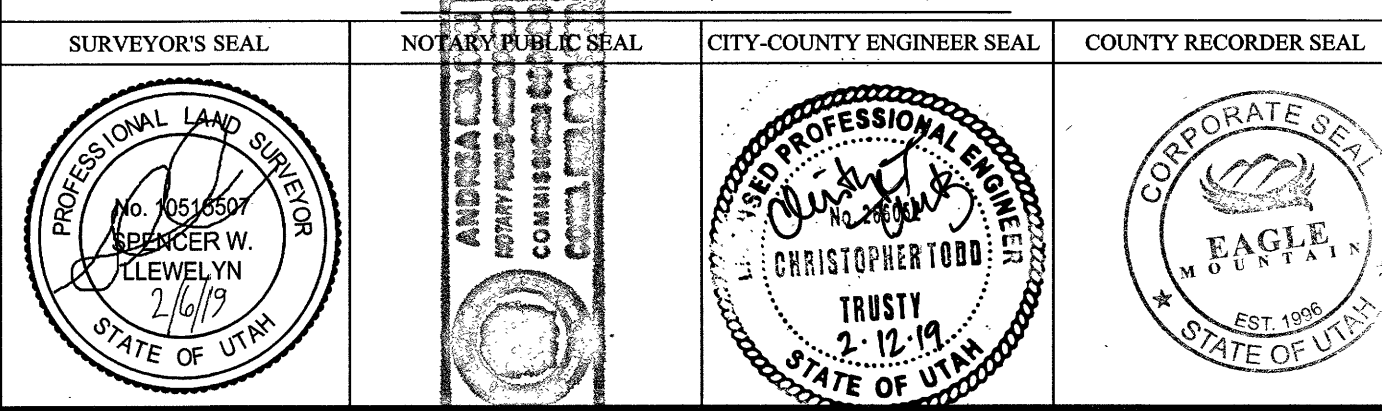
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

12166-2019 Map # 16449
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Feb 13 3:50 PM FEE \$4.00 BY TRN
RECORDED FOR EAGLE MOUNTAIN CITY

SPRING RUN PHASE D, PLAT 1

SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 17, T5S, R1W
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH





Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, January 09, 2020

Eagle Mountain City Recorder
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

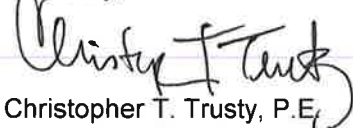
SUBJECT: Sunset Ridge phase "A" plat 6 into warranty Bond Release

City Recorder,

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,



Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



Bond Release Request Letter
Sunset Ridge phase A plat 6
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

2nd Bond Release-Revised	
Original Bond Amount:	\$ 512,480.06
Previous Release Amount:	\$ 434,112.23
Amount to Release this Period:	\$ 1,713.67
Amount Remaining in Bond:	\$ 76,654.16

Bond Releases Summary	
#1	\$ 434,112.23
#2	\$ 1,713.67
#3	\$ -
#4	\$ -
TOTAL	\$ 435,825.90

1/9/2020

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.										
a	Mobilization	1	0	LS	\$3,000.00	\$0.00	0	0%	100%	\$0.00	\$0.00
b	Clear & grub	571943	0	SF	\$0.05	\$0.00	0	0%	100%	\$0.00	\$0.00
2	STREET IMPROVEMENTS										
a	9" road base, place & compacted	4715	4715	TON	\$9.00	\$42,435.00	(4,715)	0%	100%	\$0.00	\$0.00
b	3" Asphalt w/6" road base	76222	76222	SF	\$1.20	\$91,466.40	(76,222)	0%	100%	\$0.00	\$0.00
c	6" road base under curb & gutter	3415	3415	TON	\$13.00	\$44,395.00	(3,415)	0%	100%	\$0.00	\$0.00
d	30" curb & gutter	4833	4833	LF	\$12.00	\$57,996.00	(4,833)	0%	100%	\$0.00	\$0.00
e	ADA ramps	10	10	EA	\$15,000.00	\$15,000.00	(10)	0%	100%	\$0.00	\$0.00
f	Rough Grading	5001	5001	CY	\$2.50	\$12,502.50	(5,001)	0%	100%	\$0.00	\$0.00
g	5' sidewalk w/4" road base	4833	4833	LF	\$16.00	\$77,328.00	(4,833)	0%	100%	\$0.00	\$0.00
3	SEWER										
a	8" PVC sewer line	2471	494.2	LF	\$20.50	\$10,131.10	(395)	10%	90%	\$1,013.11	\$0.00
b	48" manhole w/concrete collar	8	1.6	EA	\$2,800.00	\$4,480.00	(2)	0%	100%	\$0.00	\$0.00
c	4" sewer lateral	49	9.8	EA	\$500.00	\$4,900.00	(10)	0%	100%	\$0.00	\$0.00
d	Connect to existing sewer manhole	1	0.2	EA	\$500.00	\$100.00	(0)	0%	100%	\$0.00	\$0.00
e	Imported pipe bedding	1251	250.2	TON	\$12.00	\$3,002.40	(200)	10%	90%	\$300.24	\$0.00
f	Imported trench backfill	2502	500.4	TON	\$8.00	\$4,003.20	(400)	10%	90%	\$400.32	\$0.00
4	STORM DRAIN										
a	15" RCP	219	43.8	LF	\$27.00	\$1,182.60	(44)	0%	100%	\$0.00	\$0.00
b	18" RCP	1487	297.4	LF	\$28.00	\$8,327.20	(297)	0%	100%	\$0.00	\$0.00
c	24" RCP	146	29.2	LF	\$40.00	\$1,168.00	(29)	0%	100%	\$0.00	\$0.00
d	Curb Inlet Box	13	2.6	EA	\$1,850.00	\$4,290.00	(3)	0%	100%	\$0.00	\$0.00
e	48" Manhole	9	1.8	EA	\$2,800.00	\$5,040.00	(2)	0%	100%	\$0.00	\$0.00
f	Connect to Existing	1	0.2	EA	\$1,500.00	\$300.00	(0)	0%	100%	\$0.00	\$0.00
g	Imported pipe bedding	818	163.6	TON	\$12.00	\$1,963.20	(164)	0%	100%	\$0.00	\$0.00
h	Imported trench backfill	977	199.4	TON	\$8.00	\$1,595.20	(199)	0%	100%	\$0.00	\$0.00
5	WATER										
a	8" C-900 water main	2565	769.5	LF	\$22.00	\$16,929.00	(770)	0%	100%	\$0.00	\$0.00
b	8" gate valves w/concrete collars	16	4.8	EA	\$1,200.00	\$5,760.00	(5)	0%	100%	\$0.00	\$0.00
c	Connect to existing culinary line	2	0.6	EA	\$500.00	\$300.00	(1)	0%	100%	\$0.00	\$0.00
d	Fire Hydrant w/valve	6	1.8	EA	\$3,300.00	\$5,940.00	(2)	0%	100%	\$0.00	\$0.00
e	3/4" water service	49	14.7	EA	\$525.00	\$7,717.50	(15)	0%	100%	\$0.00	\$0.00
f	Blow off valve	4	1.2	EA	\$1,500.00	\$1,800.00	(1)	0%	100%	\$0.00	\$0.00
g	Imported pipe bedding	390	117	TON	\$12.00	\$1,404.00	(117)	0%	100%	\$0.00	\$0.00
h	Imported trench backfill	779	233.7	TON	\$8.00	\$1,869.60	(234)	0%	100%	\$0.00	\$0.00
6	MISC.										
a	Street signs	5	5	EA	\$500.00	\$2,500.00	(5)	0%	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$435,825.90					
Original 10% Bond Coverage						\$76,654.16					
TOTAL BOND AMOUNT:						\$512,480.06	Released this Period			\$1,713.67	

APPROVED BY EAGLE MOUNTAIN:

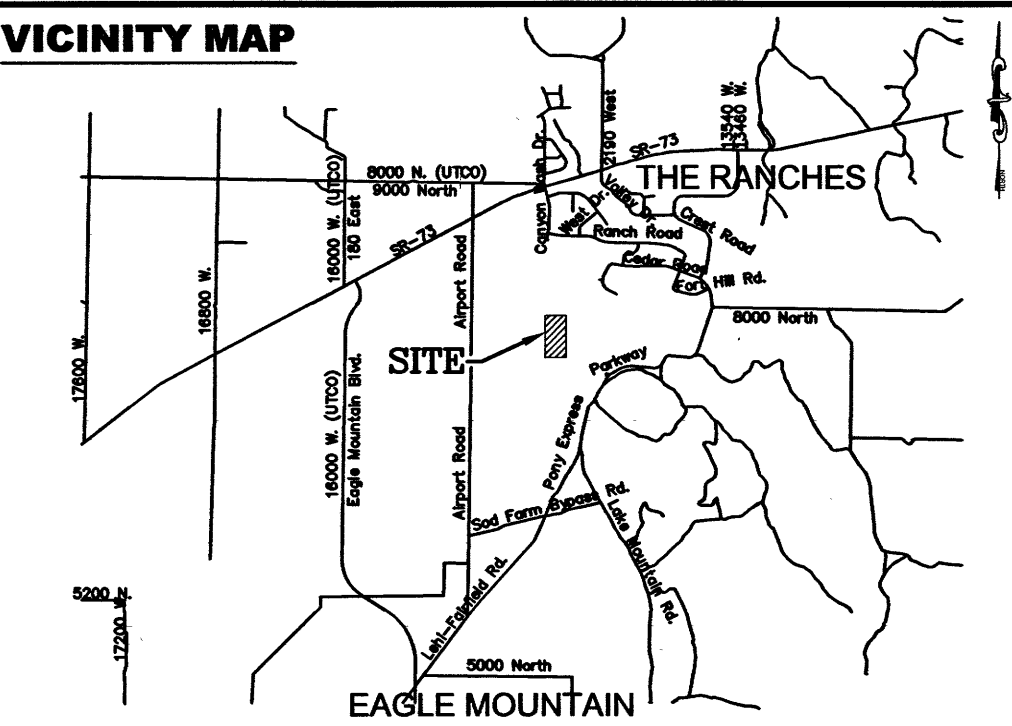
Christopher T. Trusty P.E.
Engineering Director

1/9/2020
Date

Robert Ballif
Engineering Tech. 1

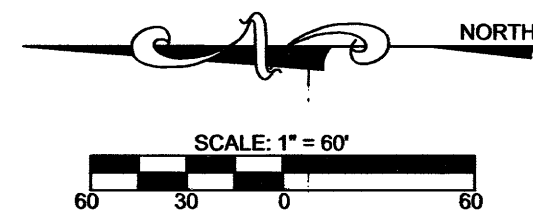
1/9/2020
Date

VICINITY MAP



SUNSET RIDGE - PHASE A PLAT 6

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE 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 PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S89°15'07"E 33.47' ALONG THE SECTION LINE 100.94 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°15'07"E ALONG THE SECTION LINE 613.95 FEET TO THE NORTHWEST CORNER OF LOT 213, PHASE "A", PLAT "2", SUNSET RIDGE SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: SOUTH 155.01 FEET; THENCE S89°15'07"E 33.47 FEET; THENCE SOUTH 78.31 FEET; THENCE N89°15'07"W 155.36 FEET; THENCE S1°40'00"W 3.70 FEET; THENCE N89°15'07"W 197.35 FEET; THENCE S1°40'00"W 435.26 FEET; THENCE S89°15'07"E 2.16 FEET; THENCE S1°40'00"W 162.71 FEET; THENCE EAST 184.73 FEET; THENCE S0°41'03"E 303.56 FEET TO THE NORTHERLY BOUNDARY LINE OF PHASE "A", PLAT "4", SUNSET RIDGE SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: S66°52'30"W 20.49 FEET; THENCE S58°15'00"W 29.05 FEET; THENCE S0°54'19"W 119.41 FEET; THENCE N88°20'00"W 100.21 FEET; THENCE S1°40'00"W 240.00 FEET; THENCE N88°20'00"W 97.43 FEET; THENCE N1°40'00"E 13.87 FEET; THENCE WEST 157.24 FEET; THENCE N1°38'58"E 1444.44 FEET TO THE POINT OF BEGINNING.
CONTAINS: ±13.13 ACRES

FEB. 12, 2019
DATE

Chad A. Poulsen
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF FEBRUARY, A.D. 2019

John Ambrey
TODD AMBREY

Century Communities of Utah, LLC
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.

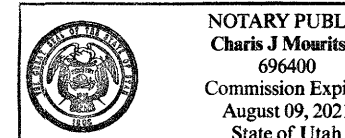
COUNTY OF UTAH

ON THE 22nd DAY OF Feb., A.D. 2019, PERSONALLY APPEARED BEFORE

ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH,

WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT

Century Communities of Utah, LLC A LIMITED LIABILITY COMPANY (), THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN.



Chad A. Poulsen
NOTARY PUBLIC FULL NAME: *Chad A. Poulsen*
COMMISSION NUMBER: *501182*
MY COMMISSION EXPIRES: *8.9.2021*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *City Council of Eagle Mountain City, Utah*, 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 9th DAY OF March, A.D. 2019.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED *Christopher T. Tutz*
ENGINEER
(See Seal Below)

ATTEST *Chad A. Poulsen*
CLERK-RECORDER
(See Seal Below)

PHASE A PLAT "6"

SUNSET RIDGE

SUBDIVISION

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

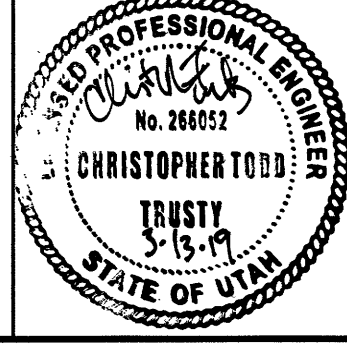
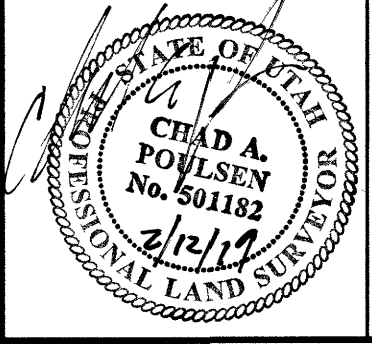
SCALE: 1" = 60' FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

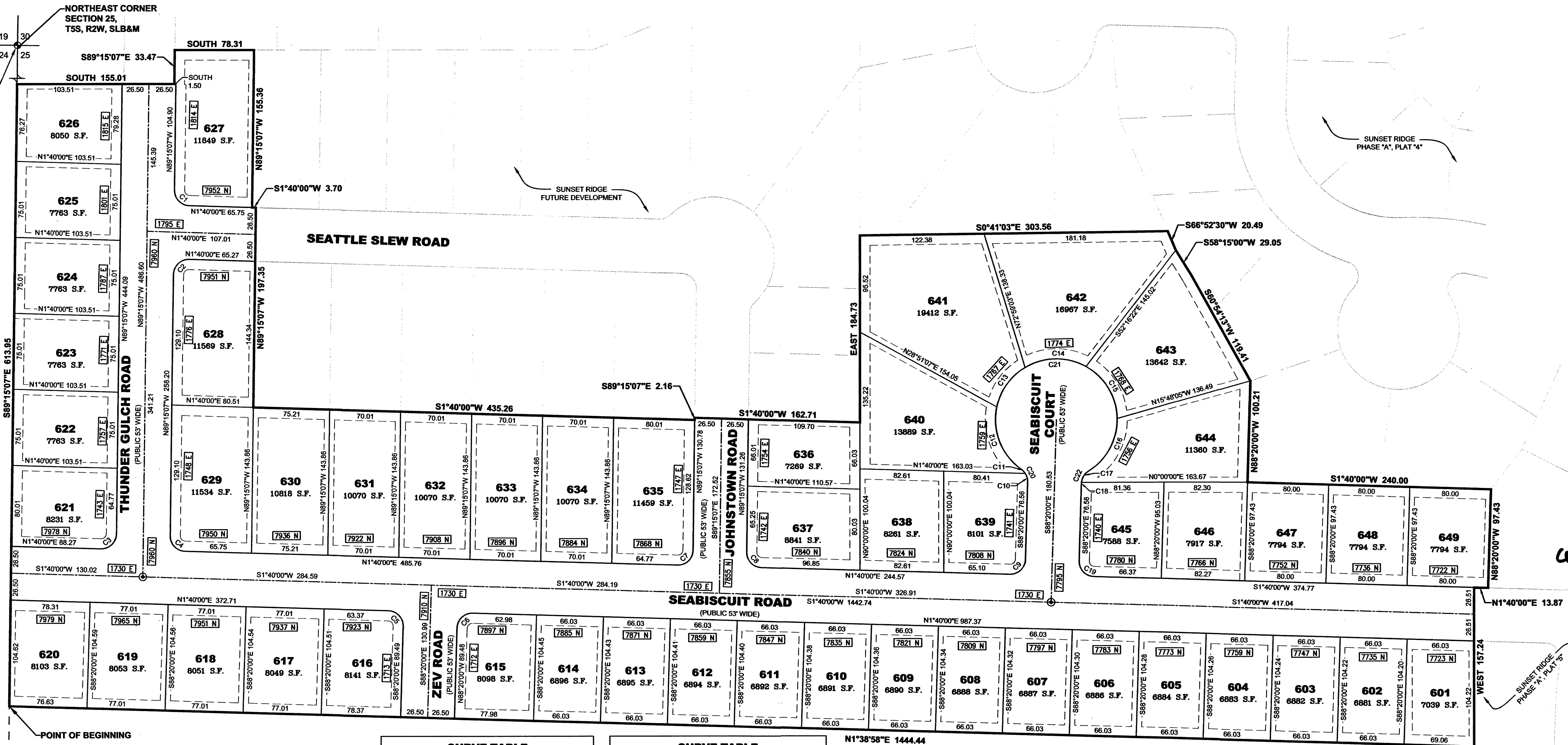
CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDING SEAL



This form approved by Utah County and the municipalities therein.

SECTION LINE-BASIS OF BEARING: S89°15'07"E 2667.32



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C2	15.00	90°55'07"	23.80	N43°47'34"W 21.38
C3	15.00	90°55'07"	23.80	S43°47'34"E 21.38
C4	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C5	15.00	90°00'00"	23.56	N46°40'00"E 21.21
C6	15.00	90°00'00"	23.56	N43°20'00"W 21.21
C7	15.00	90°55'07"	23.80	S43°47'34"E 21.38
C8	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C9	15.00	90°00'00"	23.56	S43°20'00"E 21.21
C10	15.00	34°13'55"	8.96	N74°33'02"E 8.83
C11	15.00	22°10'19"	5.80	N46°20'55"E 5.77
C12	60.00	66°43'30"	69.87	S68°37'31"W 65.99
C13	60.00	47°09'50"	49.39	N54°25'49"W 48.01

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C14	60.00	60°00'00"	62.83	N0°50'54"W 60.00
C15	60.00	60°00'00"	62.83	N59°09'06"E 60.00
C16	60.00	60°00'00"	61.70	S61°23'20"E 59.02
C17	15.00	52°10'27"	13.66	N58°00'59"W 13.19
C18	15.00	4°13'48"	1.11	N86°13'06"W 1.11
C19	15.00	90°00'00"	23.56	S46°40'00"W 21.21
C20	15.00	56°24'14"	14.77	N63°27'53"E 14.18
C21	60.00	292°48'29"	306.63	N1°40'00"E 66.40
C22	15.00	56°24'14"	14.77	N60°07'53"W 14.18

N1°38'58"E 1444.44

TABULATIONS

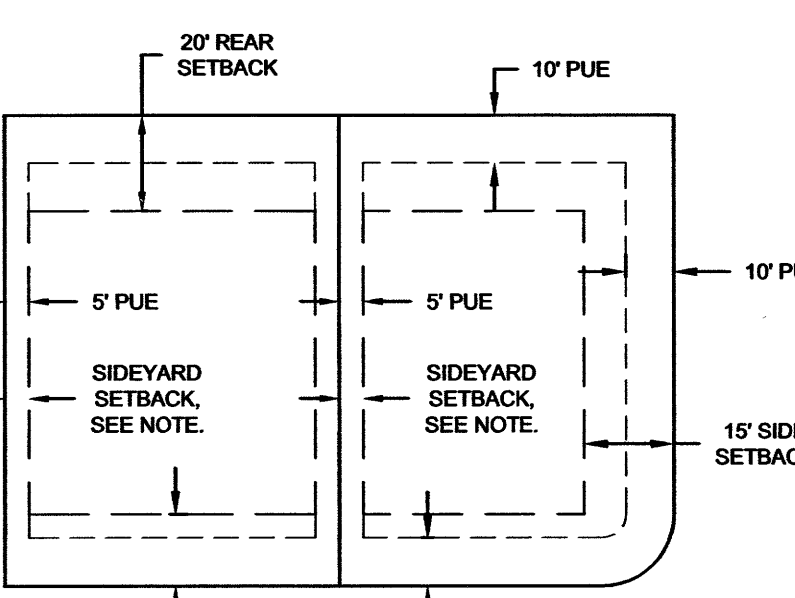
TOTAL SITE ACREAGE.....	13.13
TOTAL ACREAGE IN LOTS.....	10.03
TOTAL ACREAGE IN OPEN SPACE.....	0.00
TOTAL ACREAGE IN PUBLIC STREETS.....	3.10
TOTAL NUMBER OF LOTS.....	49
AVERAGE LOT SIZE.....	8,916 SF (0.20 ACRES)
LARGEST LOT SIZE.....	19,412 SF
SMALLEST LOT SIZE.....	6,881 SF
OVERALL DENSITY.....	3.73 UNITS PER ACRE

NOTES

- SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
- NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- @ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
- 12% MAX. SLOPES ON DRIVEWAYS.
- EACH LOT WILL REQUIRE A SOLS REPORT PRIOR TO OBTAINING A BUILDING PERMIT.
- LOTS WITH SLOPE EXCEEDING 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.
- EJECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FIXTURES ALLOWED ON EJECTOR PUMPS.
- DRIVEWAYS TO BE MINIMUM 22' LONG.

*SIDEYARD SETBACK NOTE:

THE TWO INTERIOR SIDE YARDS ON ALL LOTS SHALL NOT BE LESS THAN A COMBINATION OF 15 FEET TOTAL, 5' & 10' (10' ON GARAGE SIDE), IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY.



LOT DETAIL

DIRECT COMMUNICATIONS APPROVAL

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. 1 TARRIFF

Wendy L. Luff 2/19/19
DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE 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 ACKNOWLEDGMENT 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 14th DAY OF Feb. 2019

DOMINION ENERGY GAS COMPANY

BY: *Wendy L. Luff*

TITLE: *AS ACCOUNT SUPPORT*

ROCKY MOUNTAIN POWER APPROVAL

- 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-803(4)(C)(V) 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 EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, 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

Mark Skelton 2/14/19
DATE

ROCKY MOUNTAIN POWER

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

Sec. 25-5-2W-10-028



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 21, 2020**

TITLE:	Pony Express Parkway Widening Project Change Order #2 - Kenny Seng Construction		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$364,960.30		
APPLICANT:	Chris Trusty		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

That the City Council approves the Change Order with Kenny Seng Construction in the amount of \$364,960.30 for the Pony Express Widening and waterline project.

BACKGROUND:

The original project cost for this project was for \$2,800,078.10. During early work on the project, the contractor encountered issues with the trench on the existing water line and was directed by the City to make corrections to this water line. The total Change order for the original scope of work is \$145,719.30, which includes \$85,000 relates to corrections made to the existing water line trench failure. The city then asked that the widening project be extended to Mid Valley Road, and approved a contract for \$2,000,000 which was based on an estimate but not on actual quantities. The change order for this portion of work consists of increased quantities related to a wider asphalt section, more turn pockets, extension past Mid Valley Road, and storm drain ponds not included in the original cost estimate.

Attachments:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

December 3, 2019, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Donna Burnham, Stephanie Gricius, and Melissa Clark. Councilmember Benjamin Reaves arrived at 4:50 p.m.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Jeff Weber, Facility Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Brad Hickman, Parks and Recreation Director; Robert Ballif, Engineering Assistant; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:14 p.m.

Mayor Westmoreland stated John Linton and Erin Wells have been removed from the Planning Commission appointments to allow the Council more time to consider the appointments, and the Sunset Ridge Phase A Plat 6 Bond Release has been removed from the agenda.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. PRESENTATION – UTA Trustee Kent Millington to discuss current service, community engagement and future planning.

City Administrator Ifo Pili introduced Utah Transit Authority (UTA) Trustee Kent Millington. Mr. Millington explained the organization's structure to the Council, and listed the current UTA Board Members. He offered updates on the UTA Bus Rapid Transit in Utah County, and stated UTA is considering Bus Rapid Transit services in Ogden and in the Salt Lake City area, as well as expansions to FrontRunner lines.

Mr. Millington said a new service UTA offers is a circular bus route from the FrontRunner station in Lehi to the office buildings near Thanksgiving Point. He explained UTA does not want to see large parking lots built at the existing prison location once the prison moves and development begins; this will require significant transit infrastructure. Mr. Millington stated one bus runs through Eagle Mountain, but it has limited ridership. UTA would like to work with municipalities to ensure transit opportunities exist in all communities.

Councilmember Burnham stated the original UTA service included express busses to Salt Lake and to Provo. There was standing room only on these routes, and the City's population was half what it is now. The current UTA service goes to the American Fork FrontRunner station. Residents do not use this service, as it would take two to three hours to use transit to get to Salt Lake.

Councilmember Clark asked why UTA on-demand service is not offered in Eagle Mountain, and strongly encouraged UTA to expand this service to the City. Mr. Millington explained for the first year trial, the service is being offered in southwest Salt Lake County.

Councilmember Clark asked if UTA can provide ridership data to the City. Mr. Millington stated there are approximately 25 riders each way on the bus service from Eagle Mountain to the American Fork FrontRunner station.

Councilmember Curtis asked if the City and UTA could schedule a work session to discuss public transit. Mr. Millington said UTA would welcome the dialog, and he will coordinate with Mr. Pili. Mayor Westmoreland recommended the discussion take place during the City Council budget conference in January.

2. DISCUSSION ITEM – BRYLEE ESTATES

2.A. Brylee Estates Park Concept Plan

Community Development Director Steve Mumford explained Brylee Estates is west of Eagle Mountain Boulevard and north of Aviator Avenue, and introduced Matt Loveland with Brylee Estates.

Mr. Loveland stated they have begun construction on the single-family home portion of Brylee Estates. He showed the original park plan to the Council and presented the modified plan. The water detention ponds now include underground drainage to ensure the ponds will remain dry most of the year.

They have remarketed Brylee Estates to Brylee Farms, and intend to build a barn-style clubhouse for the development. The clubhouse will serve 155 units and will be funded by the subdivision's homeowners association dues, which will be approximately \$50 a month. He explained they will move forward with the presented plans, regardless of the Council's decision regarding the proposed Brylee Estates rezone.

Mr. Mumford stated staff has no concerns with the proposal. He explained he wants the Council to see when developers go above and beyond what is required, and wanted to ensure the Council is aware of the change to the plan.

2.B. Brylee Development Concept Plan

Fieldstone Homes' Multifamily Development Director Randy Smith stated they presented a concept plan to the Planning Commission and would like to have a high-level discussion with the

Council regarding land uses. He explained he understands that they are discussing adding more residential zoning in place of commercial zoning they previously were granted. The proximity to the future highway and the shape of the property make this area desirable for multifamily. Commercial development will thrive near Eagle Mountain Boulevard.

Councilmember Curtis explained the Council allowed multifamily development to the south due to commercial zoning in the area. He stated he is not interested in rezoning to residential.

Councilmember Clark stated the Council has already allowed a mix of multifamily and commercial. Historically in the City, residential areas are developed but the commercial areas remain vacant. Removing commercial area will short-change the community.

Mr. Fieldstone explained they follow the market and he understands the need for commercial development. He said Eagle Mountain Boulevard needs to have approximately 20,000 trips per day in order to support commercial businesses; this amount of trips per day requires additional rooftops.

Councilmember Curtis stated rooftop development is not a concern in Eagle Mountain.

Councilmember Burnham said the presentation showed a walkable community, but the proposed plan does not develop a walkable community.

Councilmember Curtis explained the General Plan designation of Employment Center is more than commercial business development.

Discussion ensued regarding commercial and multifamily zoning throughout the City.

3. AGENDA REVIEW

11. AGREEMENTS

11.A. Reimbursement Agreement Between Eagle Mountain City and Edge Homes, LLC, for Brandon Park Subdivision Wastewater

Councilmember Curtis confirmed with staff that this reimbursement is due to Edge Homes, LLC installing a larger wastewater line than required for the Brandon Park subdivision.

11.B. Reimbursement Agreement Between Eagle Mountain City and Silver Lake Land, LLC, Rockcress Development, Inc., and Flagship Homes, LLC, Regarding SilverLake Park and Landscaping Fee-in-Lieu.

Councilmember Curtis asked if the City receives receipts in addition to invoices to verify funds were expended. He stated he believed the Ansley Park improvements totaled \$80,000; the bridge is not installed yet, either.

Mr. Mumford explained the history of the reimbursements according to the development agreement, as well as plans for Ansley Park and streetscapes. Parks and Recreation Director Brad Hickman verified the final costs presented to staff and compared the estimates to what the City would pay for similar improvements.

12. BID AWARD

12.A. Pony Express Extension Trench Repair – Kenny Seng Construction

City Engineer Chris Trusty explained this bid exceeds the funding provided by Mountainland Association of Governments. He stated he presented the full contract amount to Council, but staff is working to reduce costs.

15. 2020 MEETING SCHEDULE

15.A. City Council Meeting Schedule

Councilmember Gricius stated the January 7th meeting will need to be cancelled as Councilmember Curtis and Councilmember-elect Gray will not be in attendance.

Councilmember Clark stated July 7th may be difficult to be in attendance, but can call if, if necessary.

Councilmember Burnham recommended the meeting during spring break remain on the schedule, as it can be cancelled if needed.

Discussion ensued regarding the Planning Commission schedule for January; the Council determined the Planning Commission will have a quorum, even if the City Council does not meet on January 7, 2020 to appoint two additional Commissioners.

City Recorder Fionnuala Kofoed stated the election is scheduled for Nov 3; City Hall is typically used for the election.

17. RESOLUTIONS

17.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah Adopting a Revised and Restated Interlocal Cooperation Agreement between Eagle Mountain City and other Entities to Create and Govern the Unified Fire Authority (UFA).

Mayor Westmoreland stated UFA has worked on this agreement for a long time. He said the weighted voting will automatically adjust as population numbers change. Voting is only weighted for financial items.

Councilmember Clark asked if the requirement of twelve months to separate from UFA is too long if the City determines that it is not in its best interest to remain with UFA. Mr. Pili explained it took over one year to transition to UFA.

17.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Sage Park Business Center Development Agreement.

Councilmember Curtis asked for clarification on how the City can include language in the agreement that dictates the Council's desire regarding frontage along Eagle Mountain Boulevard.

Applicant Isaac Patterson explained they added one commercial building, and stated they can add in a right-in/right-out turn along Eagle Mountain Boulevard so an additional commercial building can be included. They can work with the adjacent land owner to square the lots, which would provide space for more commercial units.

City Attorney Jeremy Cook asked the Council for guidance regarding how detailed they want the agreement to be in reference to adhering to the concept plan.

Councilmember Curtis stated his intent is that as much as possible, the storage facility is hidden behind commercial businesses. Future plans must comply with the language in the agreement, not the concept plan.

Councilmember Clark explained the Council understands that commercial businesses desire frontage along Eagle Mountain Boulevard, and stated she does not want to dictate the permitted number of buildings or businesses. She suggested the agreement state that no more than 50% of frontage along Eagle Mountain Boulevard be used for the storage business.

Mr. Cook explained the presented concept plan is an exhibit to the agreement, and the agreement states the property shall be developed in the general configuration of the concept plan.

Discussion ensued regarding percentages of frontage permitted for the storage facility.

Councilmember Clark stated the concept plan should not be the final required layout.

Mr. Patterson explained if they work with the adjacent property owner to swap property, a percentage could be difficult to accommodate; he would prefer a set linear foot limit for storage facility frontage along Eagle Mountain Boulevard. He asked if a right-in/right-out would be permitted. Mr. Trusty said as long as the access meets Municipal Code criteria regarding spacing, staff would not have any concerns.

Councilmember Curtis stated approval of the right-in/right-out can be included in the agreement.

Council agreed that a limit of 550 feet of frontage for the storage units is appropriate, and asked Mr. Cook to include preliminary approval of the right-in/right-out in the agreement language.

Mr. Cook recommended removing this item from the consent agenda to discuss changes to be made between the work session and policy session.

18. ORDINANCE/PUBLIC HEARING

18.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

Planning Manager Mike Hadley said the Planning Commission reviewed this applicant-proposed amendment to allow inflatable signs in May 2019. The Commissioners had concerns regarding permitted versus exempt signs, enforcement of the limit of 15 days per quarter, the 150-foot distance from residential areas, and the number and size permitted.

Councilmember Curtis stated he would be more comfortable with permitting the signs for one week, twice a year. Applicant Isaac Patterson explained they have proposed the amendment in the exempt sign section of Municipal Code, as the inflatable signs are not permanent. Exempt signs are in place for a short amount of time. He stated a flyboy sign increases foot traffic by up to twenty percent. The longer the sign is up, the lesser the impact on foot traffic, so short term use is favorable. He explained his proposal that a sign user submit the request in writing to City staff, so staff knows when the signs will be in place. Regarding size, he stated the largest sign he would utilize is 20 feet tall and 2 feet wide.

Councilmember Clark stated Code Enforcement expressed concerns regarding enforcement and visual clutter. She said the written application would help with enforcement, and asked if the visual clutter issue could be solved by limiting the number of permits allowed in the City per week.

Mr. Patterson said it could be difficult to limit the total number of permits allowed during a specific time frame, as multiple businesses may request the same period.

Discussion ensued regarding visual clutter and potential issues with businesses not abiding by Municipal Code requirements.

Councilmembers Burnham and Gricius stated there are always instances where City rules are not followed. Councilmember Gricius stated the inflatable sign can be removed easily if not in compliance.

Councilmember Curtis expressed concern that each business in the Gateway Park development could put two inflatable signs up for the storage business. Councilmember Gricius stated the inflatable signs are not branded with business names, so that would not likely happen.

Discussion ensued regarding enforcement and removal of illegal signs.

19. ORDINANCE

19.A. **ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.25 Earthwork.**

Mr. Trusty said the proposed amendment is in response to concerns regarding excavation in residential lots becoming a nuisance or safety concern. Councilmember Clark asked if the amendment would apply if excavation was happening along three lots. Mr. Trusty said it would still apply; the landowner would need to acquire an individual permit for each lot.

4. **ADJOURN TO A CLOSED EXECUTIVE SESSION**

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:11 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Donna Burnham, Benjamin Reaves, Stephanie Gricius, and Melissa Clark.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Brad Hickman, Parks and Recreation Director; Jeanie West, Neighborhood Improvement Officer; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

5. **CALL TO ORDER**

Mayor Westmoreland called the meeting to order at 7:11 p.m.

6. **PLEDGE OF ALLEGIANCE**

Councilmember Gricius led the Pledge of Allegiance.

7. **INFORMATION ITEMS/UPCOMING EVENTS**

- Statue Unveiling Ceremony – Eagle Mountain City will hold a candlelight memorial and unveil a new statue of the Christmas Box Angel at the Angel Garden area of Pony Express Memorial Cemetery on Friday, December 6 at 7:00 p.m. The Angel Garden is reserved for graves of children under age 18. The statue has been anonymously donated by an Eagle Mountain resident and his business. The event will include special guest *The Christmas Box* author Richard Paul Evans and musical numbers by the Frontier Middle School Choir.
- Christmas Village – Eagle Mountain City will hold our Christmas Village and Boutique Event on December 7 from 5:30 p.m. to 9:00 p.m. at Wride Memorial Park. Free

activities will include visits with Santa and his reindeer, blacksmith demo, petting zoo, boutique vendor booths, mini pony carriage rides, carolers, and food trucks. If you bring Santa a letter, complete with name and address, you will receive a return letter in the mail. Please visit emcity.org/events and click on the Christmas Village link on the calendar.

- Seniors Christmas Party – The Senior Citizen Council will host a Christmas dinner and program on Friday, December 13 from 5:00 p.m. to 8:00 p.m. at the Senior Center. There will be a \$5 charge, per person. Socializing begins at 5:00 p.m. A traditional holiday turkey dinner catered by Six Sisters Deli will be served at 6:00 p.m. with entertainment by “The Mixed Nuts” to follow. Seating is limited to fifty seniors, so please sign up at the Senior Center soon, or call 801-789-6660.
- Sock Fest – Donations of new socks in all sizes, styles, and colors are being collected through December 16 for the Mountainland Association of Government’s Retired Senior Volunteer Program to give to those in need this winter season. Donation bins are available at the Eagle Mountain Library and the Senior Center.
- City Offices Closed – The City Offices and Library will be closed December 23 through 25 for the Christmas holiday, and January 1, 2020, for the New Year holiday.

8. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:18 p.m.

Dan Richards requested traffic signage in the North Ranch and Arrival subdivisions. He stated the three-way intersection of Canyon Wash Drive and Lakeview Lane needs two stop signs. The intersection of Abigail Lane and Harmony Way currently has two stop signs, but should be an all-way stop.

Assistant City Administrator/Finance Director Paul Jerome asked Mr. Richards send an email with the problematic intersection locations. The Streets Superintendent will perform an analysis to determine the appropriate traffic control measures.

Mr. Richards asked when the improvements will be made. Mr. Jerome explained that he cannot give a set timeframe, as the Streets Superintendent will visit the sites and apply Utah Department of Transportation guidelines to determine the best course of action. Two things to keep in mind are that paint does not stick on asphalt during cold weather, and signage may need to be ordered.

Mayor Westmoreland closed public comment at 7:22 p.m.

9. CITY COUNCIL/MAYOR’S ITEMS

Councilmember Curtis

Councilmember Curtis thanked those in attendance. He expressed appreciation to Councilmembers Gricius and Reaves for their consistency and wisdom throughout their terms, and thanked Councilmember Gricius for the amount of research she dedicated to the City over her term.

Councilmember Burnham

Councilmember Burnham thanked Councilmember Reaves for his service. She stated he is a genuinely good man, and it has been an honor to serve with him. She said it has been very fun working with Councilmember Gricius, who has been a good friend.

Councilmember Clark

Councilmember Clark expressed gratitude to Councilmember Reaves for his temperament and guidance. She thanked him for the guidance he has provided over his term. She thanked Councilmember Gricius for her mentorship and friendship. She commended City staff and first responders for working over the Thanksgiving holiday to ensure the safety of those in the City.

Councilmember Gricius

Councilmember Gricius said she has loved working with the Council and has enjoyed serving, even through the hard times.

Councilmember Reaves

Councilmember Reaves stated Councilmember Gricius is wise and has a bright future. He said all the Councilmembers are diligent in the work, and Councilmember Clark shows exceptional dedication to the City. He shared that Councilmember Burnham has been great to work with, and she has the City's best interest at heart, and stated Councilmember Curtis is a hard working individual. He expressed appreciation for Mayor Westmoreland's background in the country's history, and said it was an honor to serve the City.

10. APPOINTMENTS

10.A. Library Board

MOTION: *Councilmember Reaves moved to appoint Tyler Shimakonis to the Library Board for a three-year term. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

MOTION: *Councilmember Reaves moved to appoint Kim Reid to the Library Board for a three-year term. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

MOTION: *Councilmember Reaves moved to appoint Tim Heise to the Library Board for a three-year term. Councilmember Clark seconded the motion. Those*

voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

MOTION: *Councilmember Reaves moved to appoint Mellissa Ochsenhirt to the Library Board for a three-year term. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

10.B. Planning Commission

MOTION: *Councilmember Burnham moved to appoint Brett Wright to the Planning Commission for a three-year term. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

10.C. Senior Council Advisory Board

MOTION: *Councilmember Curtis moved to appoint Eva Bassett to the Senior Advisory Council for a four-year term. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

City Recorder Fionnuala Kofoed administered the oath of office to the appointed individuals.

CONSENT AGENDA

11. AGREEMENTS

11.A. Reimbursement Agreement Between Eagle Mountain City and Edge Homes, LLC. for Brandon Park Subdivision Wastewater

11.B. Reimbursement Agreement Between Eagle Mountain City and Silver Lake Land, LLC, Rockcross Development, Inc., and Flagship Homes, LLC Regarding SilverLake Park and Landscaping Fee-in-Lieu.

12. BID AWARD

12.A. Pony Express Extension Trench Repair - Kenny Seng Construction

13. BOND RELEASES

13.A. Cedar Corners Phase A Plat 3 - Into Warranty

- 13.B. Glenmar Ranches Phase B Plat 1 - Into Warranty
- 13.C. SilverLake Plat 17 - Into Warranty
- 13.D. Sunset Ridge Phase A Plat 5 - Into Warranty
- 13.E. Sunset Ridge Phase A Plat 6 - Into Warranty
- 13.F. The Cove at Rock Creek Plats 1, 2, and 3 - Out of Warranty
- 14. CHANGE ORDER
 - 14.A. Change Order #3 Pony Express Widening Design - Horrocks Engineers
- 15. 2020 MEETING SCHEDULE
 - 15.A. City Council Meeting Schedule
- 16. MINUTES
 - 16.A. November 19, 2019 Minutes
- 17. RESOLUTIONS
 - 17.A. A Resolution of Eagle Mountain City, Utah Adopting a Revised and Restated Interlocal Cooperation Agreement between Eagle Mountain City and other Entities to Create and Govern the Unified Fire Authority.
 - 17.B. A Resolution of Eagle Mountain City, Utah, Approving the Sage Park Business Center Development Agreement.

MOTION: *Councilmember Gricius moved to approve the consent agenda, removing item 13E from the agenda, and removing item 17B from the consent agenda and placing it as a scheduled item for discussion. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

- 17. RESOLUTIONS
 - 17.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Sage Park Business Center Development Agreement.

Community Development Director Steve Mumford stated this property received approval of a rezone at the previous City Council meeting. During the current meeting's work session, a limitation of 550 feet was discussed for storage facility frontage along Eagle Mountain Boulevard. He stated City Attorney Jeremy Cook sent the revised language to the Council.

Mr. Cook stated the exhibit will include a portion of the residential area to ensure densities are not changed when the road is relocated. He recommended the agreement serve as approval for the updated preliminary plat; staff can bring the updated plat to the Council as an information item.

Councilmember Clark confirmed that driveways will not be located along the new collector road.

Mr. Mumford stated if staff has any concerns regarding changes to the plat, they will require the applicant to bring a preliminary plat to the Council for approval. Councilmember Curtis requested the preliminary plat return to the Council if there are any major changes.

Mr. Cook explained the updated exhibit will be included with the signed agreement.

MOTION: *Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, approving the Sage Park Business Center Development Agreement. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

18. ORDINANCE/PUBLIC HEARING

18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

Planning Manager Mike Hadley explained the applicant-proposed amendment to Municipal Code is to allow inflatable signs in the City. The Planning Commission reviewed the item and had concerns regarding location to residential areas, the number and height permitted, and that the signs were listed as exempt, rather than permitted.

Councilmember Gricius stated during work session, the Council discussed allowing two inflatable signs for fifteen consecutive days.

Code Enforcement Officer Jeanie West stated this type of signage will become a nuisance in the City. If the amendment is approved, she requested this type of sign require a permit. She expressed concern that other businesses will see inflatable signs that have been approved, and will install one without proper approval. She stated permitting the sign will help with enforcement, as they will know which are approved. There is not a fee for the sign permit.

Councilmember Gricius asked Ms. West if it would be helpful to shorten the time frame allowed between the written notice and removal of unpermitted signs. Ms. West said it could.

Councilmember Clark stated a shorter period between the notice and removal would help with enforcement. Councilmember Curtis stated repeat offenders should have unpermitted signs removed immediately.

Mr. Mumford explained Municipal Code states a written notice is given and seven days later, illegal signs are removed.

Discussion ensued regarding the time frame between notice and removal of unpermitted signs.

Applicant Isaac Patterson stated his proposed amendment lists the inflatable signs as exempt, because permitted signs are permanent. The inflatable signs are temporary and will not be out longer than fifteen days, two to four times a year.

Discussion ensued regarding the application process.

Mr. Cook stated managing the signs by calendar quarter could be difficult; he recommended a list tracking the business name with the dates of sign posting. He said language can be added that prohibits businesses with two violations from obtaining a permit in the future.

Mayor Westmoreland opened the public hearing at 8:10 p.m. As there were no comments, he closed the hearing.

Councilmember Curtis stated he has been opposed to signs in the past, but understands the need for businesses to utilize signage.

MOTION: ***Councilmember Burnham moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits. Councilmember Clark seconded the motion.***

Councilmember Gricius stated the updated code should include approval for inflatable signs, and stated she would approve the amendment with a permit required, limited to fifteen consecutive days, and allowing two per business. She stated her preference of four times a year, versus two per year. She said twelve consecutive days would allow a full business week with two weekends.

Councilmember Clark stated the time limit for enforcement should be updated, the permitted days should be consecutive, and signs should be limited to posting twice a year. She stated businesses would be able to use two of the four allowed periods together and have a sign up for thirty days. The Council stated they understand that is a possibility.

Councilmember Reaves agreed with previous comments from the Council. He said businesses use different ways to advertise and he likes the inflatable signs, as long as they are regulated. He stated fifteen days may be too long, but businesses should be allowed to post signs four times a year.

Councilmember Burnham stated she prefers to allow the signs up to four times a year. She also likes Mr. Cook's suggestions regarding changing the enforcement timing.

Councilmember Curtis said he would prefer ten days, instead of fifteen days, and expressed concern that allowing these types of signs will cause visual pollution.

Ms. West asked if the ordinance can be placed under special event signs. Councilmember Gricius stated the special event signs section of the code can be amended to include the restrictions discussed at this meeting.

Discussion ensued regarding special event sign restrictions.

Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

19. ORDINANCE

19.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.25 Earthwork.

City Engineer Chris Trusty explained this amendment relates to earthwork and mass grading on single lots; a permit will be required to perform this type of work. The amendment specifically excludes landscaping projects.

MOTION: ***Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 15.25 Earthwork. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

20. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gricius

Councilmember Gricius requested the City implement safety awareness for the City's off-highway vehicle and pedestrian trails.

Councilmember Clark

See Board Liaison Report.

Councilmember Reaves

None.

Councilmember Burnham

None.

Councilmember Curtis

None.

Mayor Westmoreland

Mayor Westmoreland said he has appreciated Councilmember Reaves' service on the Council and wished him well on his future endeavors. He expressed gratitude to Councilmember Gricius for her passion and drive, and stated he is excited for her as she moves forward with future plans.

21. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark said regarding safety and emergency preparedness, the City is in very good hands. We are included in both the Utah County Sheriffs office and UFA, and the City Emergency Manager, Jeff Weber, is currently working with a consultant to update the City's Emergency Response Plan. The City has VIPs and CERT programs, and Be Ready Eagle Mountain meets once a month to coordinate classes for residents, such as the HAM radio training. The Military and Veterans Advisory Board has selected a new Chair, Vice Chair, and Treasurer. She and Mr. Pili attended the meeting and both were inspired by the board members' dedication. She expressed gratitude to Lois Heber for her years of service.

22. COMMUNICATION ITEMS

22.A. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: *Councilmember Gricius moved to adjourn the meeting at 8:41 p.m. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:41 p.m.

Approved by the City Council on January 21, 2020.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 21, 2020**

TITLE:	Overland Phase D - Preliminary Plat		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:	N/A		
APPLICANT:	Bryon Prince/Ivory Homes		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Residential	ACREAGE 58.22	COMMUNITY Overland

PUBLIC HEARING:

No

REQUIRED FINDINGS:

Approval of this Preliminary Plat requires compliance with the City code and the Overland Master Development Agreement.

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

RECOMMENDATION:

Possible Motion: The following motions are provided for the City Councils benefit and may be read or referenced when making a motion: I move that the Eagle Mountain City council approve the Overland Phase D preliminary plat with the following conditions: 1. The trails shall be displayed on the plans showing connectivity with the master planned trails. 2. A detailed landscaping plan for the park and open space shall be submitted for review to the Parks Director and Planning Director, to be approved prior to recording any final plats within this phase. 3. Applicant shall work with the City to implement the Transportation Master Plan, including the removal of Lot D25 and other minor modifications to the plan. The applicant and City shall reach an agreement on this subject prior to recording the first final plat in this phase. 4. In compliance with EMMC 16.30.090, a stub road connection shall be added to the west at either Dugway Ridge or Greeley Hill Drive and a trail connection shall be added either to Airport Road or through the Senior Housing area from Greeley Hill Drive.

BACKGROUND:

Overland D is the fourth (4th) and final Preliminary Plat within Village 1 of the Overland Master Development Plan. The Overland MDA/MDP was approved on December 5th 2017. Village 1 is allowed between 431 and 647 units. The addition of Phase D brings the total lots/units in Village 1 to 605, as follows: o Phase A contains 80 units o Phase B contains 162 units o Phase C contains 189 units The proposed Overland D preliminary plat consists of 174 lots on 58.22 acres. Phase D is located to the north of the existing development. The proposal includes 89 single family lots and 85 garden / senior living lots.

The Planning Commission recommended approval to the City Council of the Overland Phase D preliminary plat with the following conditions:

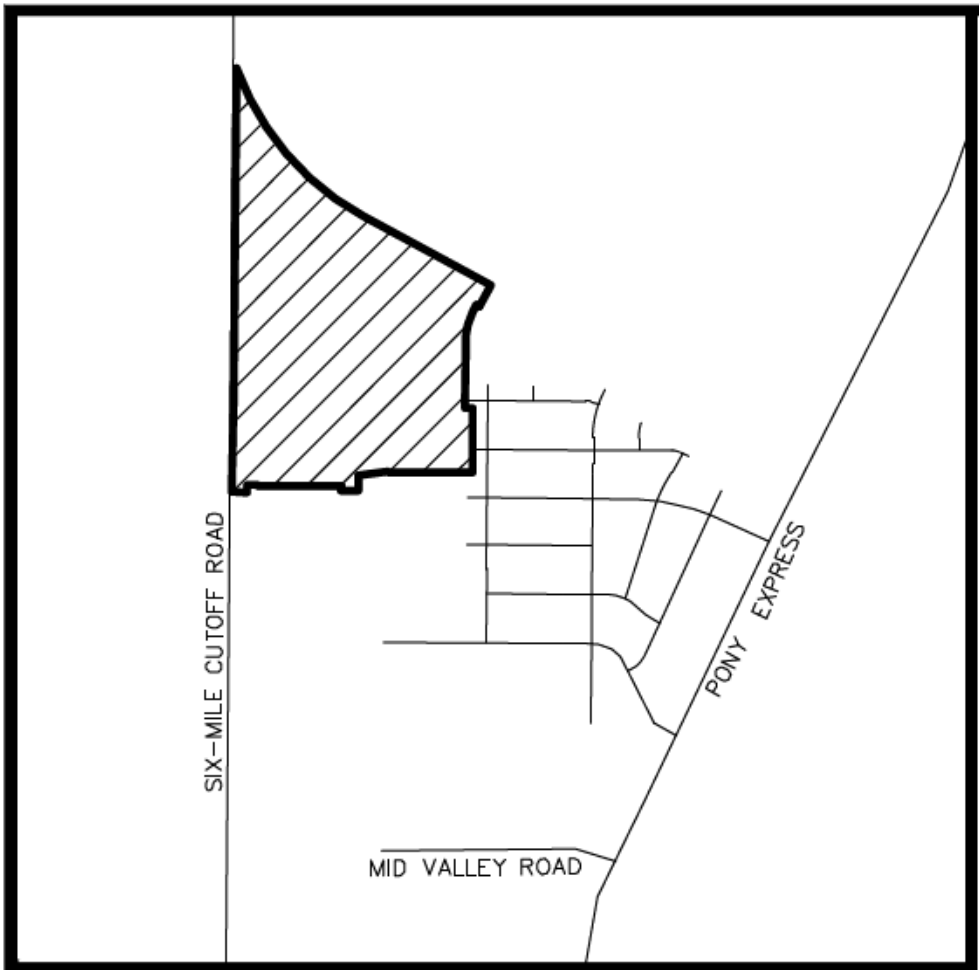
1. The trails shall be displayed on the plans showing connectivity with the master planned trails;
2. A detailed landscaping plan for the park and open space shall be submitted for review to the Parks Director and Planning Director, to be approved prior to recording any final plats within this phase;
3. Applicant shall work with the City to implement the Transportation Master Plan, including the removal of Lot D25 and other minor modifications to the plan. The applicant and City shall reach an agreement on this subject prior to recording the first final plat in this phase; and
4. In compliance with EMMC 16.30.090, a stub road connection shall be added to the west at either Dugway Ridge or Greeley Hill Drive, and a trail connection shall be added either to Airport Road or through the Senior Housing area from Greeley Hill Drive.

PREPARED BY:

Michael Hadley,
Planning

Attachments:

Overland Phase D Preliminary Plat - Proposed
Overland Village One Lot Count - as of 11.21.2019
Overland MDP Map 2017
Future Land Use Plan - Overland Area



VICINITY MAP

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2)  STREET MONUMENT TO BE SET.
3) ALL COMMON AREA IS HEREBY DEDICATED TO THE HOA.

DOMINION ENERGY UTAH - NOTE:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing 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 appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ DAY OF _____ A.D. 20____

By: _____

Title: _____

ROCKY MOUNTAIN POWER

1. 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.

2. 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 _____



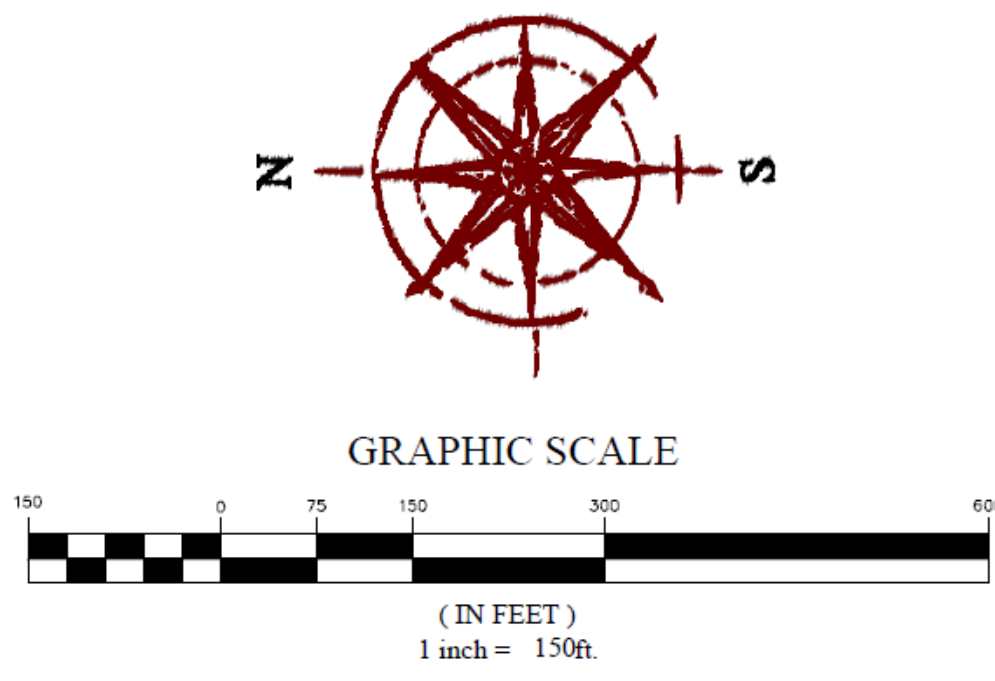
DIRECT COMMUNICATIONS

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. 1 Tariff.

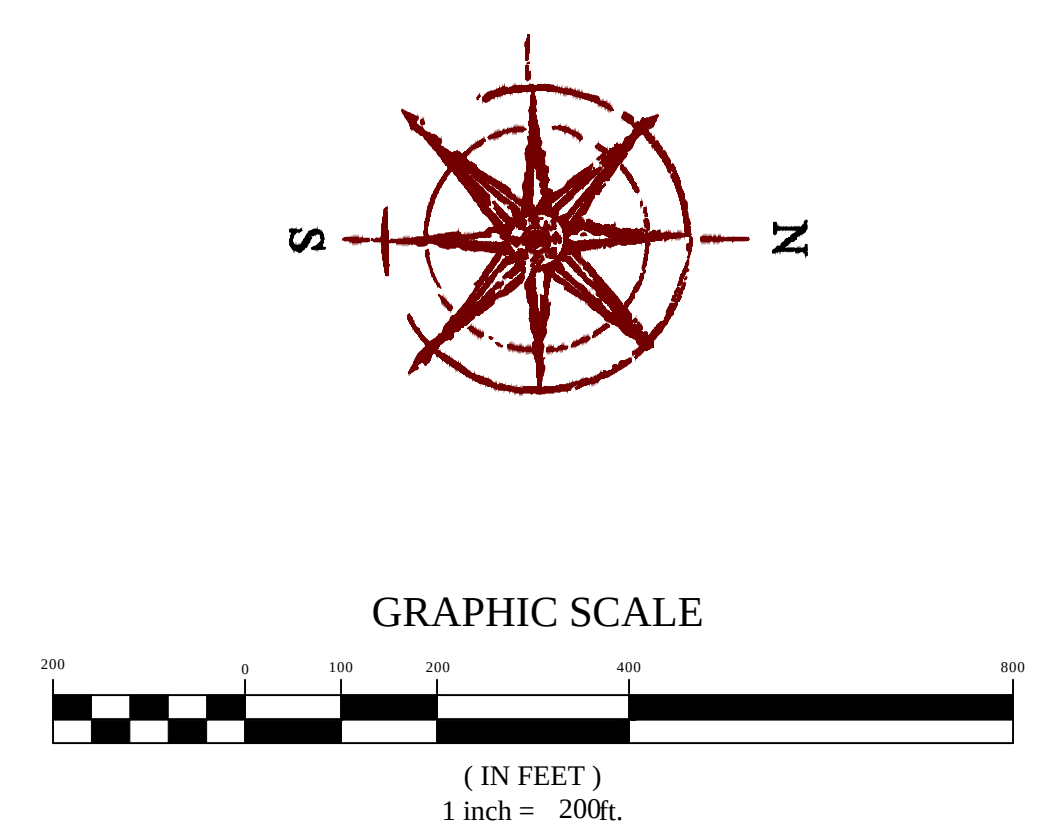
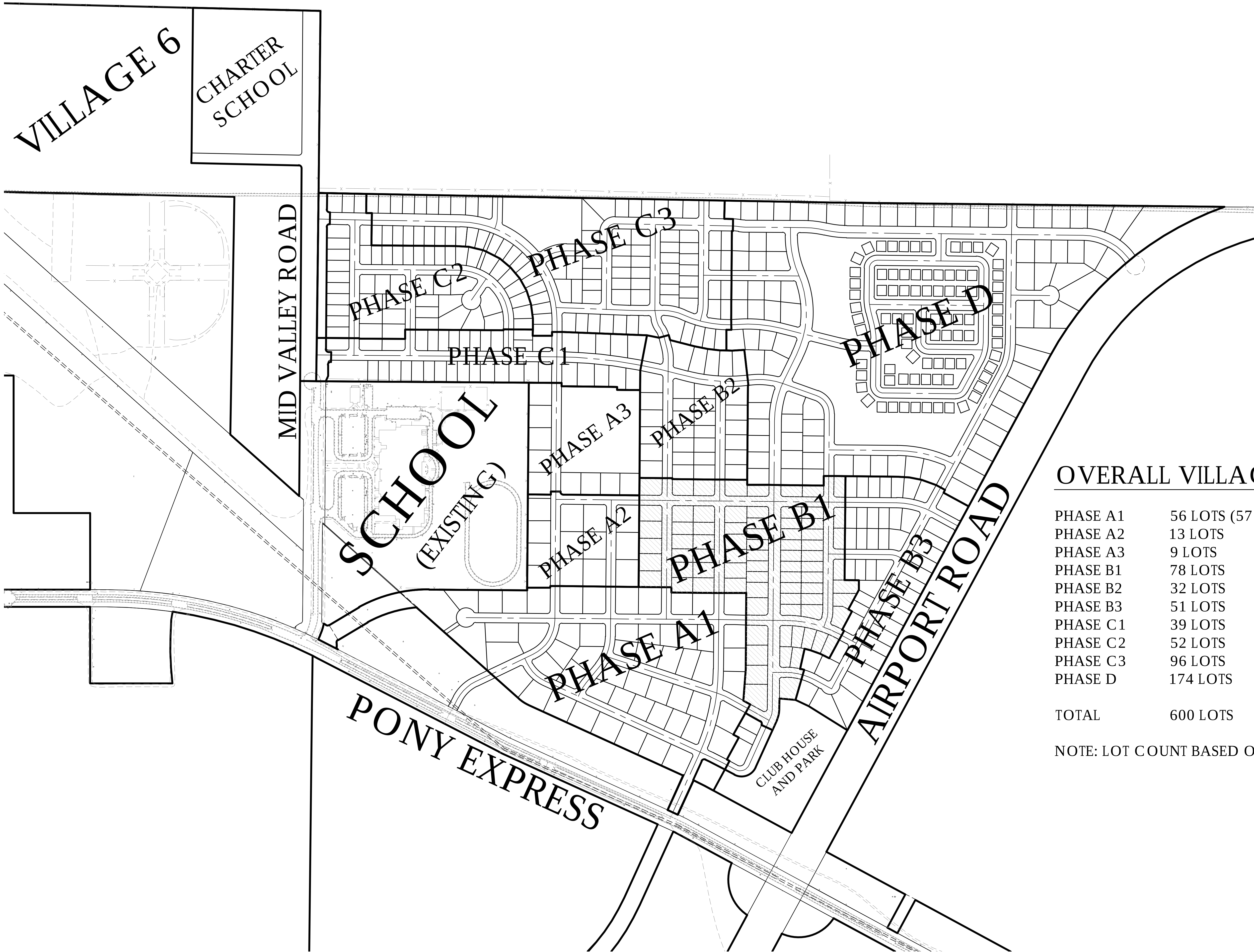
DIRECT COMMUNICATIONS _____ DATE _____

PLAT TABULATIONS

TOTAL ACREAGE: 58.22 ACRES
ACREAGE IN LOTS: 28.30 ACRES
ACREAGE IN OPEN SPACE: 14.06 ACRES
AVERAGE LOT SIZE: 0.17 ACRES OR 7370 SQFT.
LARGEST LOT SIZE: 1.35 ACRES OR 58806 SQFT.
SMALLEST LOT SIZE: .061 ACRES OR 2657 SQFT.
OVERALL DENSITY: 2.99 LOTS/ACRE
TOTAL NUMBER OF LOTS: 174 LOTS
TOTAL ACREAGE IN ROW: 14.26 ACRES



SURVEYOR'S CERTIFICATE I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(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. Spencer W. Llewellyn Professional Land Surveyor Certificate No. 10516507 Date _____ BOUNDARY DESCRIPTION A portion of the NW1/4 & SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows: Beginning at the West 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N00°36'31"E along the Section line 2,062.29 feet to the Southerly line of Airport Road as described by an exchange patent recorded as Entry No. 19071:2003 of the Official Records of Utah County; thence Southeasterly along said road and along the arc of a non-tangent curve to the left having a radius of 1,675.07 feet (radius bears: N70°24'53"E) a distance of 1,226.75 feet through a central angle of 41°37'40" Chord: S40°33'57"E 1,199.52 feet; thence S01°52'24"W along said road 891.94 feet to the Northwestern Corner of Lot B330, PHASE "B", PLAT 3 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded September 5, 2019 as Entry No. 87072:2019 in the Office of the Utah County Recorder; thence along said plat the following 7 (seven) courses: 1) S28°28'22"W 149.00 feet; 2) N61°32'24"W 16.74 feet; 3) S32°22'13"W 53.00 feet; 4) S10°21'42"W 81.48 feet; 5) S10°55'31"W 44.41 feet; 6) S04°02'51"W 64.32 feet; 7) S00°34'53"W 329.97 feet to the Southwesterly Corner of Lot B156, PHASE "B", PLAT 1 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded November 5, 2018 as Entry No. 106126:2018 in the Office of the Utah County Recorder; thence along said plat the following 7 (seven) courses: 1) S00°25'39"W 53.00 feet; 2) S89°34'21"E 49.86 feet; 3) S00°34'55"W 223.00 feet; 4) N89°34'21"W 0.17 feet; 5) S00°25'39"W 63.00 feet; 6) S00°34'55"W 114.00 feet; 7) N89°34'21"W 518.71 feet the previous course also being along the Northerly line of PHASE "B", PLAT 2 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded July 9, 2019 as Entry No. 63053:2019 in the Office of the Utah County Recorder; thence along said plat the following 4 (four) courses: 1) Northerly along the arc of a non-tangent curve to the left having a radius of 888.50 feet (radius bears: S83°26'28"W) a distance of 3.15 feet through a central angle of 0°17'11" Chord: N06°39'38"W 3.15 feet; 2) S83°14'16"W 187.00 feet; 3) S02°48'24"E 63.77 feet; 4) S01°09'13"W 30.50 feet; thence N89°48'42"W 107.93 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 592.50 feet (radius bears: N88°53'10"W) a distance of 26.54 feet through a central angle of 02°33'59" Chord: N00°12'09"W 26.54 feet; thence S88°30'51"W 53.00 feet; thence N89°34'21"W 463.02 feet; thence N01°04'47"E 5.07 feet; thence N88°55'13"W 63.00 feet; thence S01°04'47"W 45.76 feet; thence N88°55'13"W 95.00 feet to the Section line; thence N01°04'47"E along the Section line 549.17 feet to the point of beginning. Contains: 58.22 acres+/-											
OWNERS DEDICATION THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, AND PUBLIC ROADS, THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC, RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED. SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") DEPICTED ON THIS PLAT. FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF, ALL LOTS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN UTAH RECORDED, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE OVERLAND MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE, SALT LAKE CITY, UT 84117. APRIL 27, 2017, AS ENTRY NO. 40466:2017. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____. THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION DIRECTOR APPROVED AS TO FORM: SPECIAL ASSISTANT ATTORNEY GENERAL SEAN REYES, UTAH ATTORNEY GENERAL											
JOINDER AND CONSENT THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD., A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS. IVORY HOMES, LTD., A UTAH LIMITED PARTNERSHIP PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE _____ STATE OF UTAH } COUNTY OF SALT LAKE } S.S. ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN. MY COMMISSION EXPIRES: _____ MY COMMISSION No. _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY PRINTED FULL NAME OF NOTARY _____											
STATE OF UTAH ACKNOWLEDGEMENT STATE OF UTAH } COUNTY OF UTAH } S.S. ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN. MY COMMISSION EXPIRES: _____ MY COMMISSION No. _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY PRINTED FULL NAME OF NOTARY _____											
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, 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 CITY ENGINEER _____ ATTEST BY CITY RECORDER _____ (SEE SEAL BELOW) (SEE SEAL BELOW)											
PHASE "D" PRELIMINARY PLAT 1 OVERLAND SUBDIVISION LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SLB&M SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH SCALE: 1"=150' <table><tr><td>SURVEYOR'S SEAL</td><td>NOTARY PUBLIC SEAL</td><td>CITY-COUNTY ENGINEER SEAL</td><td>COUNTY RECORDER SEAL</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>				SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL				
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL								



OVERALL VILLAGE LOT COUNT

PHASE A1	56 LOTS (57 ORIGINAL, 56 AMENDED)
PHASE A2	13 LOTS
PHASE A3	9 LOTS
PHASE B1	78 LOTS
PHASE B2	32 LOTS
PHASE B3	51 LOTS
PHASE C1	39 LOTS
PHASE C2	52 LOTS
PHASE C3	96 LOTS
PHASE D	174 LOTS

TOTAL 600 LOTS

NOTE: LOT COUNT BASED ON RESIDENTIAL LOTS ONLY

OVERLAND VILLAGE ONE EXHIBIT
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
EXHIBIT A

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

EXHIBIT A

Scale: 1"=200

Drawn: MHW

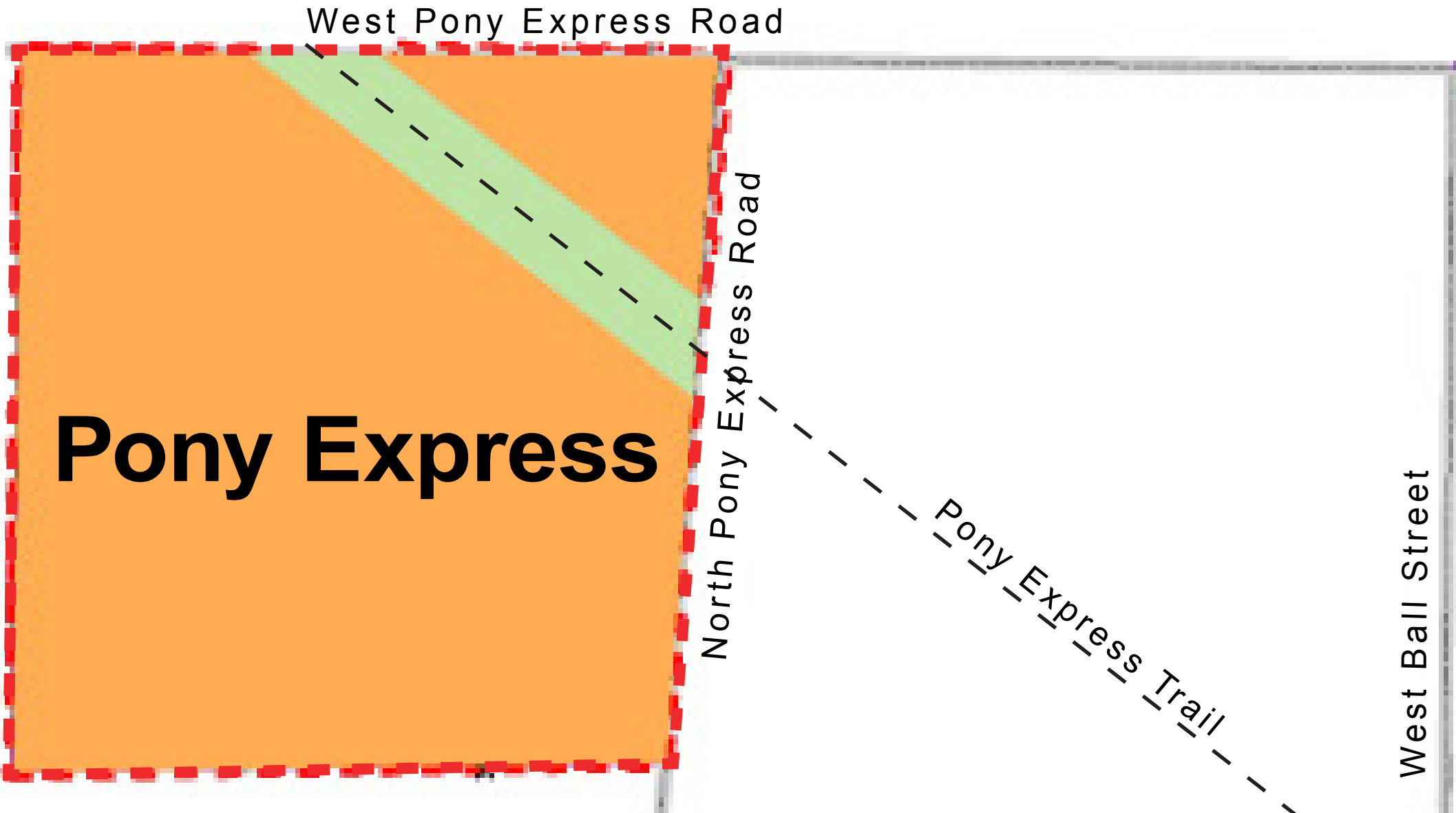
Date: 11/21/19

Job #: 17-427

Sheet:

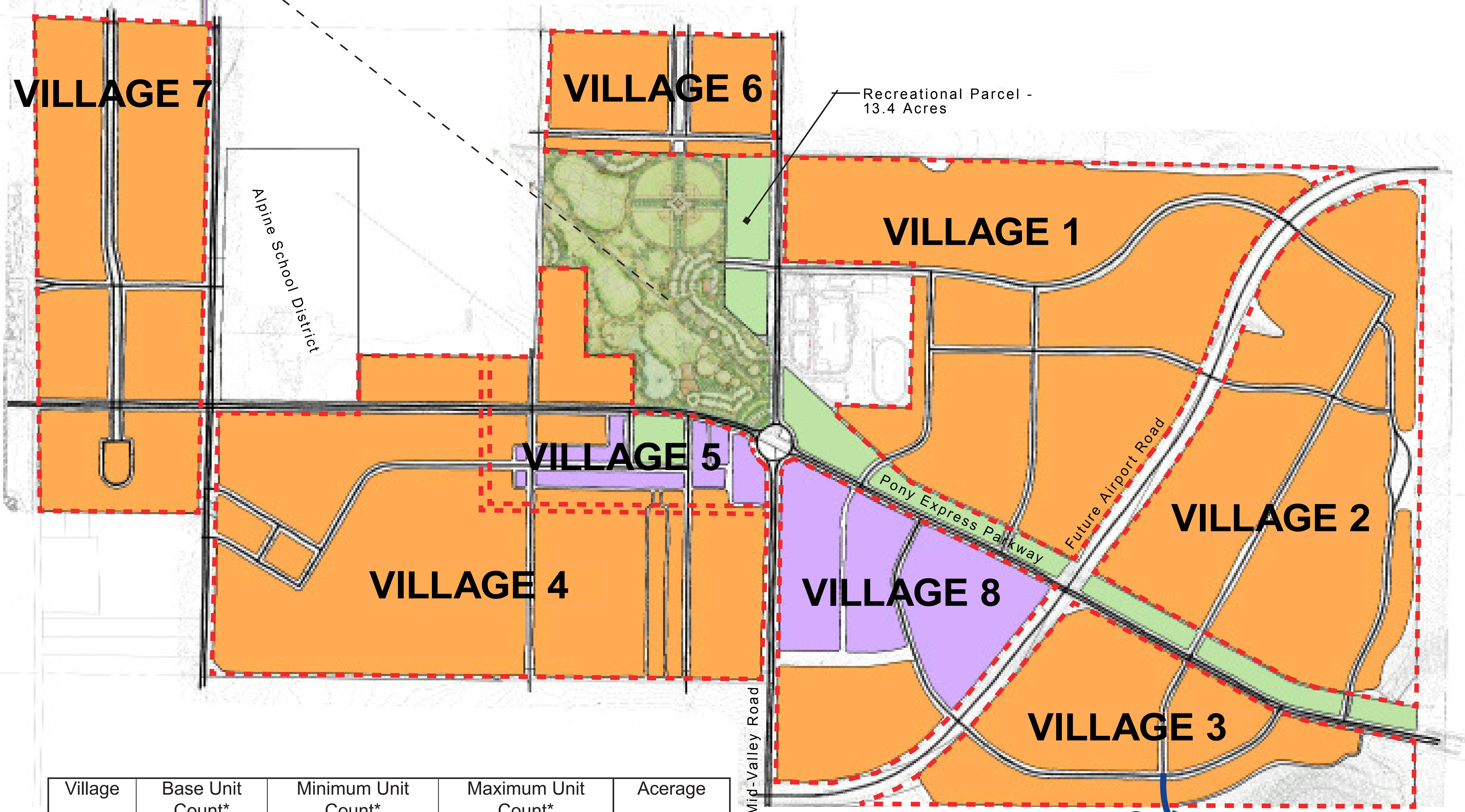
1 OF 1

Overland and Pony Express Master Development Plan



Village	Proposed Unit Count*	Acres
Pony Express	453	151
Total	453**	

* Per Village
** Gross Unit Count Not To Exceed 453



Legend

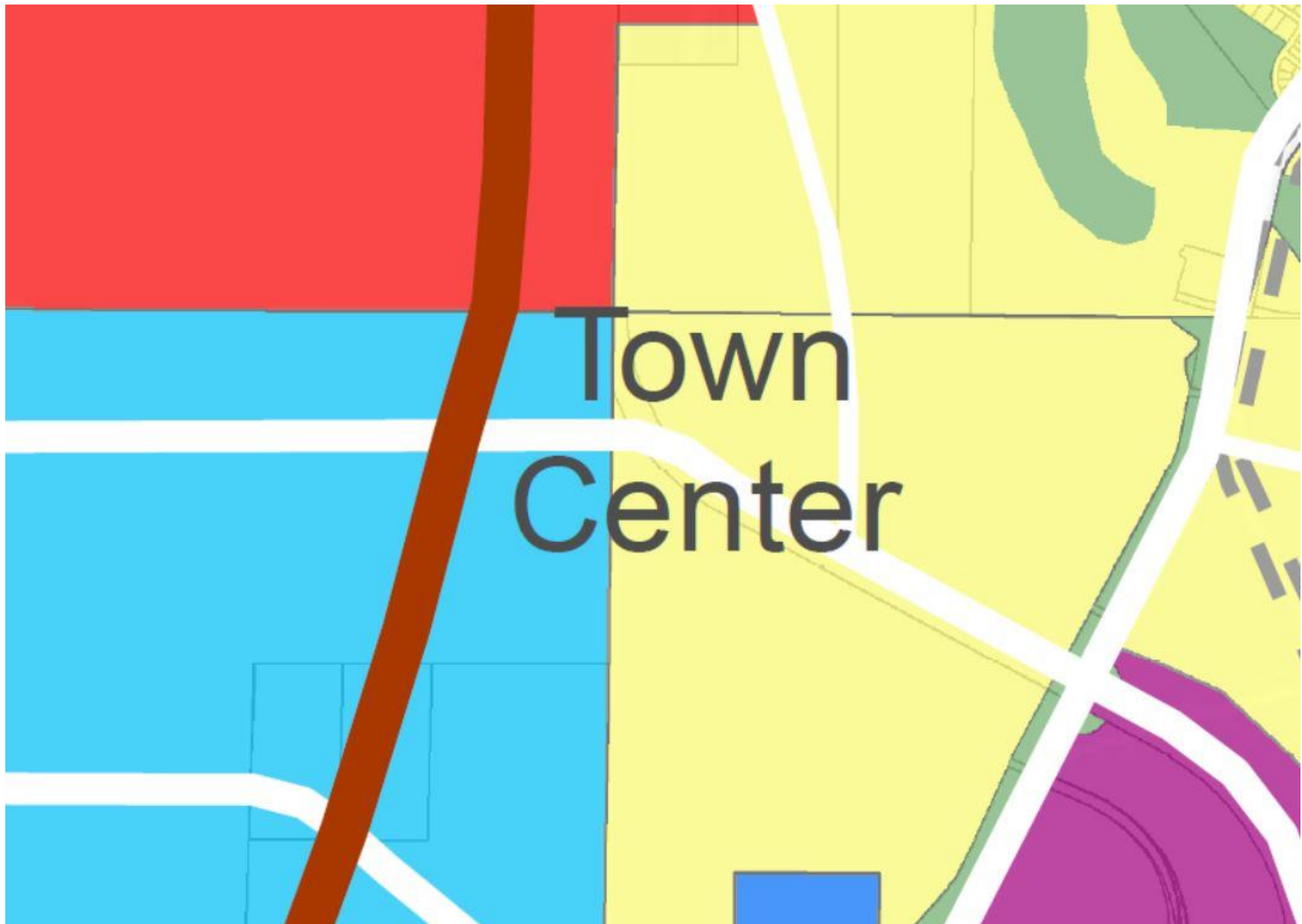
- Residential
- Commercial
- Park (Refer to ARMDA for details on other parks and trails)

Village	Base Unit Count*	Minimum Unit Count*	Maximum Unit Count*	Acerage
1	539	431	647	193.90
2	675	540	743	167.12
3	366	293	439	90.26
4	600	480	660	201.22
5	489	391	538	55.45
6	355	284	426	59.53
7	496	397	546	127.89
8	280	224	336	90.88
Total	3,800**			

* Per Village
** Gross Unit Count Not To Exceed 3,800

① HIDDEN VALLEY ROAD LOCATION SUBJECT TO FUTURE VILLAGE PLAN APPROVALS
*Concept Subject To Change per ARMDA







**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 21, 2020**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to the Fiscal Year 2019-2020 Budget.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	\$7,823,000		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Lianne Pengra, Admin

RECOMMENDATION:

Staff recommends that the City Council approve an ordinance of Eagle Mountain City, Utah, amending the 2019 - 2020 Fiscal Year Budget.

BACKGROUND:

Attachments:

Proposed Third Amendment to FY2020 Budget
ORD--FY 2020 Budget Amendment #3



Eagle Mountain City Budget Amendments for FY 2020

January 21, 2020

<u>Fund Name</u>	<u>Original Budget</u>	<u>Proposed Budget</u>	<u>Increase</u>	<u>Funding Source</u>	<u>Approval Date Done?</u>
General Government					
Utah South Pacific Celebration Event	\$ -	\$ 5,000.00	\$ 5,000.00	Fund Balance	8/6/2019
Independence Day Fireworks	\$ -	\$ 5,000.00	\$ 5,000.00	Fund Balance	8/6/2019
Defibrillator for Senior Center	\$ -	\$ 1,500.00	\$ 1,500.00	Fund Balance	10/15/2019
Senior Bus Wrap Removal	\$ -	\$ 3,500.00	\$ 3,500.00	Fund Balance	10/15/2019
Traffic Study (Lone Tree Pkwy/Bobby Wren)	\$ -	\$ 10,000.00	\$ 10,000.00	Fund Balance	10/15/2019
Youth Council Scholarship	\$ -	\$ 2,000.00	\$ 2,000.00	Fund Balance	10/15/2019
Digital Media Specialist	\$ -	\$ 40,000.00	\$ 40,000.00	Fund Balance	
Operating System Upgrade	\$ -	\$ 3,000.00	\$ 3,000.00	Fund Balance	
Subtotal General Government:	\$ -	\$ 70,000.00	\$ 70,000.00		
Enterprise Funds					
Fixed Based Meter Reading System	\$ -	\$ 330,000.00	\$ 330,000.00	Fund Balance (from '19)	10/15/2019
Silverlake PRV	\$ -	\$ 300,000.00	\$ 300,000.00	Fund Balance (from '19)	10/15/2019
Subtotal Enterprise Funds:	\$ -	\$ 630,000.00	\$ 630,000.00		
Capital Projects					
PE Parkway Widening (Lake Mtn. to Frontier MS)	\$ -	\$ 2,000,000.00	\$ 2,000,000.00	Loan - State Infrastructure Bank	8/6/2019
Accommodation and Storage Renovations to City Hall	\$ -	\$ 5,000.00	\$ 5,000.00	G.F. Fund Balance	8/6/2019
Additional City Center Trail Connections (3)	\$ -	\$ 50,000.00	\$ 50,000.00	G.F. Fund Balance/Grant Revenue	8/6/2019
Traffic Light (Aviator and EM Blvd)	\$ -	\$ 200,000.00	\$ 200,000.00	Transportation IF Fund Bal	10/15/2019
Landscape Improvements (PE Pkwy/Ranches Pkwy)	\$ -	\$ 25,000.00	\$ 25,000.00	G.F. Fund Balance	10/15/2019
Silverlake Trees (\$52k collected, \$32k expended)	\$ -	\$ 20,000.00	\$ 20,000.00	G.F. Fund Balance	10/15/2019
Card Access Security System-City Hall/Link to C.D.	\$ -	\$ 29,000.00	\$ 29,000.00	G.F. Fund Balance	10/15/2019
PE Parkway Widening (Lake Mtn. to Frontier MS)	\$ 2,000,000.00	\$ 2,220,000.00	\$ 220,000.00	Transportation IF Fund Bal	
Airport Road Design	\$ -	\$ 60,000.00	\$ 60,000.00	Transportation IF Fund Bal	
Facebook Infrastructure (carry-over from FY 19) - 51 & 52	\$ -	\$ 7,500,000.00	\$ 7,500,000.00	Facebook Reimbursement	
Subtotal Capital Projects:	\$ 2,000,000.00	\$ 12,109,000.00	\$ 10,109,000.00		

Impact Fees								
Transportation Loan Payment (PE Pkwy)	\$	-	\$	235,000.00	\$	235,000.00	Fund Balance	8/6/2019
Transportation Impact Fee IFA/IFFP	\$	-	\$	25,000.00	\$	25,000.00	Fund Balance	8/6/2019
Water Impact Fee IFA/IFFP	\$	-	\$	25,000.00	\$	25,000.00	Fund Balance	8/6/2019
Sewer Impact Fee IFA/IFFP	\$	-	\$	25,000.00	\$	25,000.00	Fund Balance	8/6/2019
Water Impact Fee IFFP	\$	25,000.00	\$	38,000.00	\$	13,000.00	Fund Balance	10/15/2019
Water Impact Fee IFA	\$	-	\$	25,000.00	\$	25,000.00	Fund Balance	10/15/2019

Subtotal Impact Fees:	<u>\$</u>	<u>25,000.00</u>	<u>\$</u>	<u>373,000.00</u>	<u>\$</u>	<u>348,000.00</u>
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Debt Service

\$	-
\$	-
\$	-
\$	-

Subtotal Debt Service:	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>
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Other

\$	-
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Subtotal Other:	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>
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Total Increase (All Funds):	<u>\$</u>	<u>2,025,000.00</u>	<u>\$</u>	<u>13,182,000.00</u>	<u>\$</u>	<u>11,157,000.00</u>
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*Please note that General Fund balance in excess of 25% of FY 2019's budgeted revenues at the end of FY 2018 will be transferred to the General Fund Capital Projects Fund for use in completion of city capital projects.

ORDINANCE NO. O- -2020

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING THE FISCAL YEAR 2019-2020 ANNUAL BUDGET
(THIRD AMENDMENT)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2019-2020; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

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

1. The City Council finds that the all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider and amend the budget of Eagle Mountain City as follows:

2. “FISCAL YEAR” means that year which began on the first day of July, 2019 and ends on the last day of June, 2020.

3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.

4. This Ordinance shall be effective for fiscal year 2019-2020.

ADOPTED by the City Council of Eagle Mountain City this 21st day of January, 2020.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of January, 2020.

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

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 21, 2020**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:	Isaac Patterson		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

On May 28, 2019 the Planning Commission held a public hearing on this item. There were no public comments. After some discussion the Commission voted to recommend denial (4-0) to the City Council of the applicant-proposed amendment to Chapter 17.80 Sign Regulations and Sign Permits to allow "fly boy" or temporary inflatable signs for special events.

PREPARED BY:

Michael Hadley,
Planning

RECOMMENDATION:

Staff recommends that the City Council consider the proposed amendment.

BACKGROUND:

This item was presented to the City Council in December and the City Council directed the applicant to work with staff and City Attorney to work on the language and specifics of the proposed change. This is an applicant proposed amendment to the sign code to allow for temporary inflatable signs for advertising business openings or other special events for a period of 15 days each calendar quarter. The proposal would provide enhanced visibility to businesses for a short period of time. Examples shared by the applicant include signage at tax preparation firms during tax season, "fly-boy" signs for special events, sales for haircuts at barber shops, or for grand opening events. The Planning Commission recommended to deny the code amendment. The Commission expressed concerns about the proposal, including an increased workload for code enforcement, the need for a paid permit (and not an exempt sign), potential nuisance, the desire for the code to address distance from rights-of-way, and the preference for the 15 days to be a consecutive period of time.

Attachments:

Event Sign Ordinance - DRAFT

ORD--Sign Regulations and Sign Permits (EMCC 17.80)

17.80.130 Prohibited signs.

The following signs as defined in EMMC 17.80.160 shall be prohibited: visible moving, revolving, or rotating parts signs, sign twisters signs, snipe/bootleg signs, vehicular signs including unlicensed, inoperable or immovable vehicles or trailer signs (but not including actively used construction trailers not functioning solely as signs), pole signs, inflated signs (**except as permitted in 17.80.090**), ribbons, balloons and billboards. In addition, any signs that emit sound, smoke or steam are prohibited. Staff may make an exception for memorial and honorarium ribbons. [Ord. O-03-2018 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-02-2016 § 2 (Exh. A); Ord. O-02-2012 § 2 (Exh. A); Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.11); Ord. O-18-2008 § 2 (Exh. A § 16.11); Ord. O-17-2006 § 2 (Exh. 1 § 16.11); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.10). Formerly 17.80.120].

17.80.090 Special events signs.

A. On-premises Special Event Signs. The planning director or designee may approve a permit for on-premise special event signs, such as flags, banners, or other signs, subject to the following:

1. The maximum sign copy may not exceed 32 square feet in size.
2. Signs may not be posted or visible for a period of more than 60 consecutive days.
3. For each business location, no more than one permit may be obtained at a time and no more than three permits may be obtained in a calendar year.

B. Right-Of-Way Special Event Signs. The planning director or designee may approve a permit for special event signs such as flags, banners, or other signs for the purpose of temporarily advertising special events within the public right-of-way subject to the following:

1. The maximum sign copy may not exceed 32 square feet in size.
2. Signs may not be posted for a period of more than 12 consecutive days.
3. For each business location, no more than one permit may be obtained at a time and no more than three permits may be obtained in a calendar year.

C. Inflatable Special Event Signs. The planning director or designee may approve a permit for a tube man inflatable sign (a.k.a. skydancer, wacky waving inflatable arm, or fly guy) subject to the following:

1. The sign will be located in commercial, business park, commercial storage, or industrial zones.
2. The maximum height of the sign does not exceed 20 feet.

3. Signs may not be operational or visible for a period of more than 12 consecutive days.

4. For each business location, no more than one permit may be obtained at a time and no more than three permits may be obtained in a calendar year.

D. Approval Process. An application for a special event sign permit together with the special event sign permit application fee must be made on forms provided by the City. Any special event sign permit application that is not approved by the City within 30 days shall be deemed denied.

E. Penalty for Violation. Any person or entity that places or installs a special event sign without a permit shall be subject to a fine of \$250 for each day of the violation. The planning director may also withhold approval of any new special event sign permit for a period of two (2) years from the date of the last violation.

17.80.090 Temporary (right-of-way) special event signage.

For temporary signage to be placed in city-owned right-of-way advertising special events occurring within the city, the following standards shall be followed:

~~A. Sign Copy. The maximum sign copy shall be 32 square feet.~~

~~B. Location. A map must be submitted for approval showing the intended locations of the signs. No off-premises signs are allowed on private property. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and a property line or fence. Signs may not be placed on utility poles, light poles, fences, or trees.~~

~~D. Takedown. The applicant is solely responsible to remove the signs by the appropriate date.~~

~~E. Definition of Special Events. Special events include business grand openings, fundraiser events, private concerts, parade of homes, and other events as determined by the planning director. This does not include small, private events like yard sales, garage sales, moving sales or lost pet signs, nor does it include business sales.~~

~~F. Approval Process. Temporary signs to be placed in the public right-of-way must be registered with the city. Any sign in the public right-of-way that is not registered with the city via the website may be immediately removed. A maximum of five signs shall be allowed. [Ord. O-03-2018 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.9); Ord. O-18-2008 § 2 (Exh. A § 16.9)].~~

17.80.120 Exempt signs.

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the city engineer. No sign permits shall be required for the following signs:

~~K. Special Event Signs. On-premises special event signage such as flags, banners, or other signs for the purpose of advertising business openings or other special events; provided, that such signage does not exceed 32 square feet in size and is posted for a period not to exceed 60 days.~~

LK. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. In addition, a single flag pole that complies with the standards for ancillary structures defined in Chapter 17.25 EMMC may be constructed. Flags allowed on this flag pole include only the national flag of the United States of America, the Utah State, and the official Eagle Mountain flags; no commercial flags shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

ML. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

NM. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

ON. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story. [Ord. O-17-2019 § 2 (Exh. A); Ord. O-05-2019 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-02-2016 § 2 (Exh. A); Ord. O-02-2012 § 2 (Exh. A); Ord. O-06-2010 §

2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.10); Ord. O-18-2008 § 2 (Exh. A § 16.10); Ord. O-17-2006 § 2 (Exh. 1 § 16.10); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.9). Formerly 17.80.110].

17.80.160 Definitions.

The following terms related to this chapter are hereby defined below

“A-frame sign” means any sign or structure (usually freestanding, temporary and/or movable) composed of two sign faces mounted or attached back-to-back in such a manner as to form a triangular vertical cross-section through the sign faces.

“Abandoned sign” means a sign which is located on a property or place of business which has been vacated or which remains unused for a period of time exceeding 90 days.

“Advertising sign” means a sign which directs attention to a use, product, commodity or service.

“Alteration” in this chapter means changing or rearranging any structural part, sign face, enclosure, lighting, coloring, copy (except on reader signs that have changeable copy), graphics, components or location of any sign.

“Animated signs” means signs which incorporate moving or rotating parts or other special lighting effects with flashing or intermittent lights (excluding time and temperature signs or electronic message centers).

“Banner” means a building sign made of fabric, plastic, or a similar lightweight material and hung from a building, fence, wall or pole.

“Billboard” means an advertising sign not necessarily related to the premises on which it is located and intended for use of changeable copy by posting or repainting.

“Building sign” means any sign attached to or a part of a building. Several types of signs defined in this chapter may also be defined as building signs if they are attached to or are a part of a building.

“Canopy sign” means a building sign that is part of a fabric, plastic, or similar shelter supported by a noncombustible rigid framework attached to a building, and sheltering the building’s entrance or windows. Synonymous with “awning” for the purposes of this chapter.

“Changeable copy sign” means a variable message sign composed of individual letters panel-mounted in or on a track system.

“Clear vision areas” means corner areas at intersecting streets and/or driveways in which unobstructed vision of motor vehicle operators is maintained (see Chapter 17.60 EMMC for the specific requirements and an illustration of required clear vision areas).

“Community entrance sign” means a sign used to welcome people to the city or a monument at the entrance to specific neighborhoods indicating the name of the project, subdivision or neighborhood. Any community entrance sign not required to be installed as part of a master development plan or final plat shall be processed through the planning department with the appropriate application and fee.

“Community event sign” means a temporary sign displayed by the city, or one of its committees, subcommittees, councils, boards or other public agency to promote community events.

Cornerstone. A cornerstone is carved or cast into a building, or a metal plaque permanently attached to a building. It carries no commercial message, but may include the building’s name, the date of its completion, and the names of owners, architects, contractors, etc.

Directional Signs. Directional signs are defined in two general categories as follows:

1. Any sign used to display the address of a commercial or industrial building or use, or to identify points of access, the direction of travel, and similar functions in off-street parking and loading areas. Such signs display no advertising or promotional copy, but may bear a logo or be in a distinctive design associated with the use to which they are accessory. Such name or logo shall not exceed more than 50 percent of sign area.

2. A sign erected by an official government agency to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, historic place or hospital; to direct and regulate traffic; and to denote any railroad crossing, bridge or other transportation facility for the convenience and safety of the general public.

“Double-faced sign” means a sign with two faces, back-to-back.

“Flag” means fabric, plastic, or similar lightweight material hung from a pole that may bear a logo, which is displayed with the intent to advertise or attract attention to a commercial enterprise.

“Freestanding sign” means any sign that has its own supporting structure, rather than being attached to and supported by a building.

“Frontage” means the distance or length of the side of any parcel that is adjacent to any public or private street, but does not include alleys, watercourses or limited access roadways.

“Illuminated sign” means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

“Inflatable sign” means any advertising device which is supported by heated or forced air or lighter-than-air gases.

“Monument sign” means a freestanding sign whose sign face extends to the ground or to a base or pedestal.

“Movable, freestanding sign” means any sign not affixed to or erected into the ground.

“Nonconforming sign” means a sign or sign structure which lawfully existed prior to the adoption of the ordinance codified in this chapter but which does not conform to all or a part of the requirements of this chapter.

“Off-premises sign” means any sign which advertises a use, establishment, product or service that is sold, produced, manufactured or furnished at a place other than on the property on which said sign is located.

“On-premises sign” means a sign that advertises or directs attention to a use or establishment located on premises or a product or service available on premises.

“Pole sign” means a freestanding identification or business sign, which is supported by a pole(s), mounted permanently in the ground and the base of the sign copy is greater than nine feet in height.

“Political sign” means a temporary sign advertising a candidate for public office, a political party or a measure or issue scheduled for an election.

“Property sign” means on-premises signs that state the rights that the owner of that property wishes to enforce such as no dumping, no trespassing or no parking.

“Real estate sign” means a temporary sign indicating that the lot on which the sign is located, or any building or structure located thereon, is for sale, rent, or lease.

“Replacement,” for the purposes of this chapter, does not include the temporary removal of an existing sign for repair or refurbishment.

“Residential sign” means a freestanding or building sign that displays the address and the name of the occupants of a residence.

“Sign” means any and all advertising message, announcement, declaration, warning, statement, demonstration, illustration, insignia, words, space, figures or objects erected or maintained in view of any observer for the purpose of designating, identifying, promoting, advertising, directing or warning for the benefit of any person, product, company, entity or service; whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence, or other manmade structure. “Sign” also includes the accessory sign structures, supports, lighting systems and other attachments or components. The word “sign” does not include the flag, pennant or insignia of any nation, state, city or other political unit or any official notice issued by any court, public body or officer, or directional, warning or information sign or structure required or authorized by law.

“Sign area” means the entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all

sign elements affixed to the wall, including but not limited to cabinet structures, written copy, logos, symbols, decorative embellishments, border or roof treatments and illustrations.

“Sign copy” means the area on a sign in which letters, logos, and symbols are or can be printed upon.

“Sign face” means the part of a sign that is or may be used for advertising purposes.

“Snipe/bootleg sign” means a small sign of any material including but not limited to paper, cardboard, wood or metal when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

“Special Event Sign” means a sign or inflatable sign that is temporary in nature and used for advertising a special event such as a business grand opening, special business sale events, fundraiser events, concerts, farmers markets, parade of homes, and other event that the planning director or designee determine to be special events. Special events do not include small, private events like yard sales, garage sales, moving sales or lost pet signs.

ORDINANCE NO. O- -2020

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 17.80 SIGN REGULATIONS AND SIGN PERMITS**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits as described 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 Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of January, 2020.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of January, 2020.

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

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 21, 2020**

TITLE:	MOTION - Disposal of Significant Real Property - Identified as a Portion of Utah County Parcel Number 58:040:0191.		
ITEM TYPE:	Motion		
FISCAL IMPACT:			
APPLICANT:	Scot Hazard		
GENERAL PLAN DESIGNATION Open Space	CURRENT ZONE Open Space - Village Core	ACREAGE 39,864 square feet	COMMUNITY The Ranches

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Fionnuala Kofoed,
Recorder's Office

RECOMMENDATION:

Staff recommends that the City Council consider the disposal of significant, real property.

BACKGROUND:

The proposed application is for the disposal of approximately 39,844 square feet of significant land, located in the power corridor, adjacent to the Parkway Crossroads development at the southeast corner of Ranches Parkway and Pony Express Parkway. The applicant intends to use the property to accommodate parking for a proposed site plan for a mixed use project in the existing Parkway Crossroads commercial development.

In conjunction with the land disposal, the applicant will deed 5,788 square feet of property, to the City, for future expansion along Pony Express Parkway. The applicant will improve the area where the current food trucks and snow shack are located and relocate the regional trail to the east.

Attachments:

[Land Disposal Site Exhibit](#)
[Legal Description](#)

AREA = 5789 SQFT.

AREA = 39864 SQFT.

**LEGAL DESCRIPTION
PREPARED FOR
PARKWAY CROSSROADS
EAGLE MOUNTAIN CITY, UTAH
(January 2, 2020)**

AREA TO BE ACQUIRED FROM EAGLE MOUNTAIN CITY

A portion of the NW1/4 of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain City, more particularly described as follows:

Beginning at a point located N89°02'40"W along the Section line 162.38 feet and South 106.50 feet from the North 1/4 Corner of Section 29, T5S, R1W, SLB&M; thence S34°00'01"W 62.50 feet; thence N56°52'00"W 33.05 feet; thence S34°00'01"W 374.70 feet; thence N56°29'03"W 16.89 feet; thence S33°58'00"W 186.20 feet to the North line of Ranches Parkway; thence N50°18'03"W along said street 50.96 feet to the Southeast Corner of Lot 5, PLAT "A" PARKWAY CROSSROADS, according to the Official Plat thereof recorded August 3, 2007 as Entry No. 112975:2007 of the Official Records of Utah County; thence N33°59'59"E along said plat 581.67 feet; thence S89°09'24"E along said plat and extension thereof 68.23 feet; thence S55°59'59"E 43.42 feet to the point of beginning.

Contains: 39,864 square feet+/-



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 21, 2020**

TITLE:	SITE PLAN - Parkway Crossroads		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:	N/A		
APPLICANT:	Scot Hazard		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Village Core	ACREAGE	COMMUNITY The Ranches

PUBLIC HEARING:

No

REQUIRED FINDINGS:

See the "Background" section of this report.

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

RECOMMENDATION:

We recommend that the City Council makes the following motions:

I move to approve the Parkway Crossroads Site Plan with the following conditions of approval:

1. Applicant shall provide approval notification from the utility agencies in the utility corridor prior to submitting for a building permit or doing any work on site.
2. Mailbox location(s) shall be submitted for approval to the Planning Director.
3. A one-lot final plat shall be required to combine lots 3 and 4 and including dedication of the ROW property to the City.

BACKGROUND:

This is an application for a site plan for a mixed use project in the existing Parkway Crossroads commercial development, located at the southeast corner of Ranches Pkwy and Pony Express Pkwy. This project is on lots 3 & 4 of the Parkway Crossroads plat. These two lots are currently unimproved. The property is zoned Village Core which allows the proposed use as a conditional use. The proposal includes retail/office commercial space and a restaurant space, with 14 residential 1 bedroom apartment units on the second floor. These uses are all conditional uses in the Village Core zone. As part of the project the applicant is deeding a 5,788 square foot piece of property for future expansion along Pony Express Pkwy. The applicant intends to improve the area where the current food trucks and snow shack are located. The regional trail in this area will be shifted/relocated by the applicant further to the east.

REQUIRED FINDINGS

Site plans are administrative actions and require specific findings of facts. The City Council may approve, approve with conditions, or denial. The Council may also table applications if additional information is required in order to verify code compliance. The proposed uses require a conditional use permit.

The Planning Commission recommended approval to the City Council of the Parkway Crossroads site plan with the following conditions:

1. Applicant shall provide approval notification from the utility agencies in the utility corridor prior to submitting for a building permit or doing any work on site;
2. Mailbox location(s) shall be submitted for approval to the Planning Director;
3. A use and parking easement shall be recorded on the utility corridor property, as recommended by the City Attorney;
4. A one-lot final plat shall be required to combine lots 3 and 4 and shall include dedication of the right-of-way property to the City; and
5. The property owner agrees to improve the section of the utility corridor to the south of the parking lot of this project to Ranches Parkway, and between the existing Parkway Crossroads project and the trail.

PREPARED BY:

Michael Hadley,
Planning

The Planning Commission approved the Conditional Use Permit.

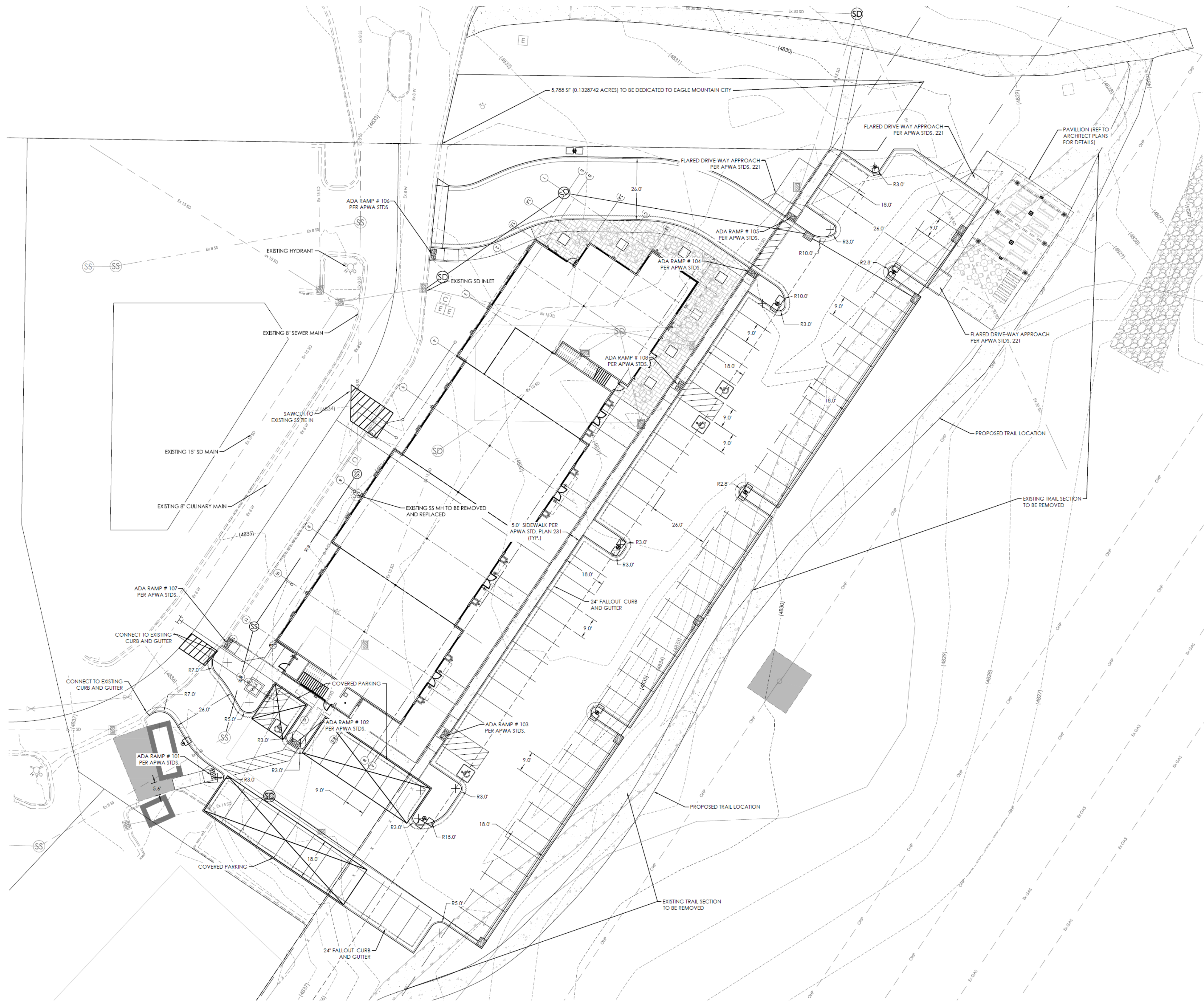
Attachments:

[Parkway Crossroads Site Plan](#)

[Parkway Crossroads Building Renderings](#)

[Parkway Crossroads Elevations & Floor Plans](#)

[Parkway Crossroads Plat A - 2007](#)



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

PARKING TABULATIONS

TOTAL RESTAURANT BUILDING AREA:	3,108 SF
PARKING BASIS:	1 STALL PER 250 SF
PARKING STALLS REQUIRED:	12.43 STALLS
TOTAL COMMERCIAL BUILDING AREA:	11,272 SF
PARKING BASIS:	1 STALL PER 300 SF
PARKING STALLS REQUIRED:	37.57 STALLS
RESIDENTIAL UNITS:	14 UNITS
PARKING BASIS:	2.33 STALLS / UNIT
PARKING STALLS REQUIRED:	32.62 STALLS
TOTAL PARKING STALLS REQUIRED:	83 STALLS
TOTAL PARKING STALLS PROVIDED:	87 STALLS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PARKWAY CROSSROADS
EAGLE MOUNTAIN, UTAH
SITE PLAN

SITE PLAN

Scale: 1"=20'
Date: 09/25/19
Sheet: C3

Drawn: EW
Job #: 18-4980

811
Know what's below.
Call 811 before you dig.











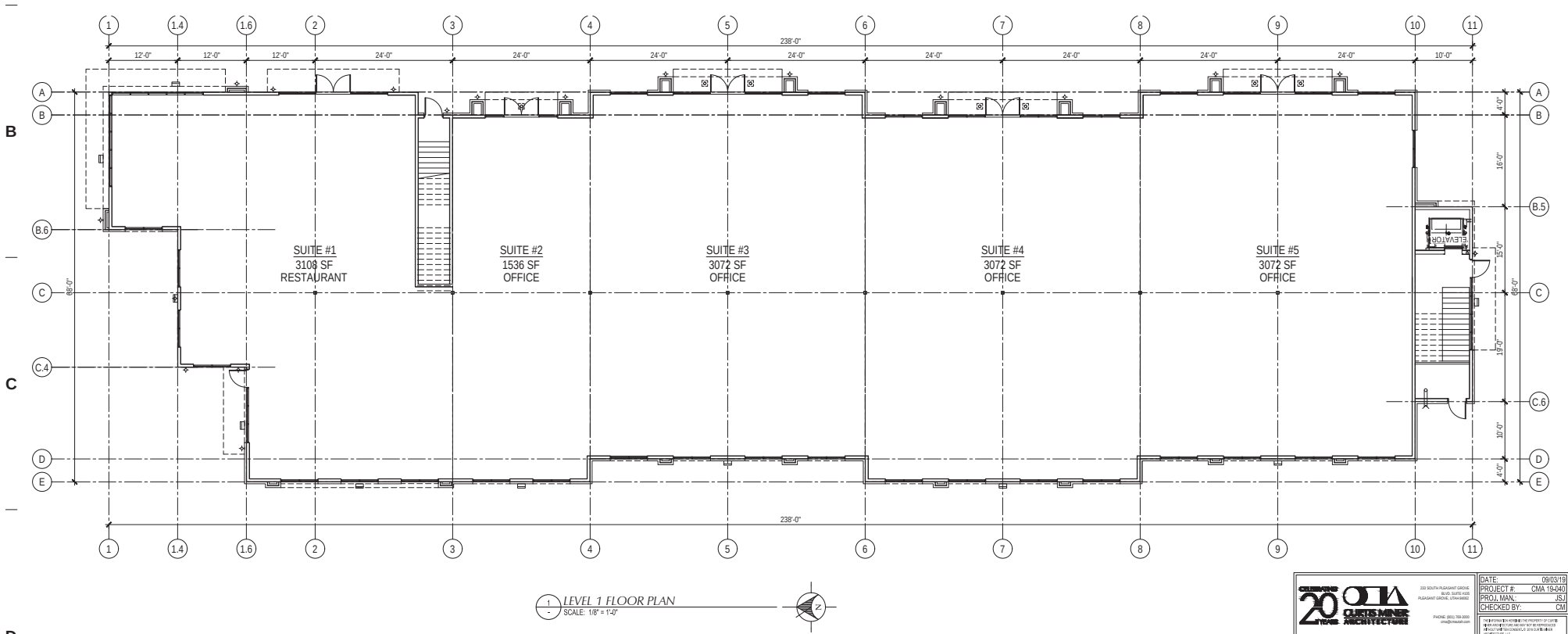
MARK	REVISION	DATE

A

B

C

D



20 YEARS OF EXCELLENCE
OLM
 OLIVER MONTGOMERY
 ARCHITECTURE

200 SOUTH PLAZAWAY DRIVE
 SUITE 2000
 PLAZAWAY DRIVE, UTAH 84002

PHONE: (801) 765-3000
 EMAIL: info@olm.com

DATE: 09/03/19
 PROJECT #: CMA 19-040
 PROJ. MAN.: JSJ
 CHECKED BY: CMU

PROJECT:

**PARKWAY CROSSROADS
 MIXED-USE**

PONY EXPRESS PARKWAY
 EAGLE MOUNTAIN, UTAH

SHEET DESCRIPTION:

LEVEL 1 FLOOR PLAN

SHEET:

A101

\\CMA-DATA\2019\CMA-Sub\19-040-Parkway Crossroads Mixed-Use\19-040-101-Floor Plan.dwg, 9/3/2019 9:21:30 PM, 24066

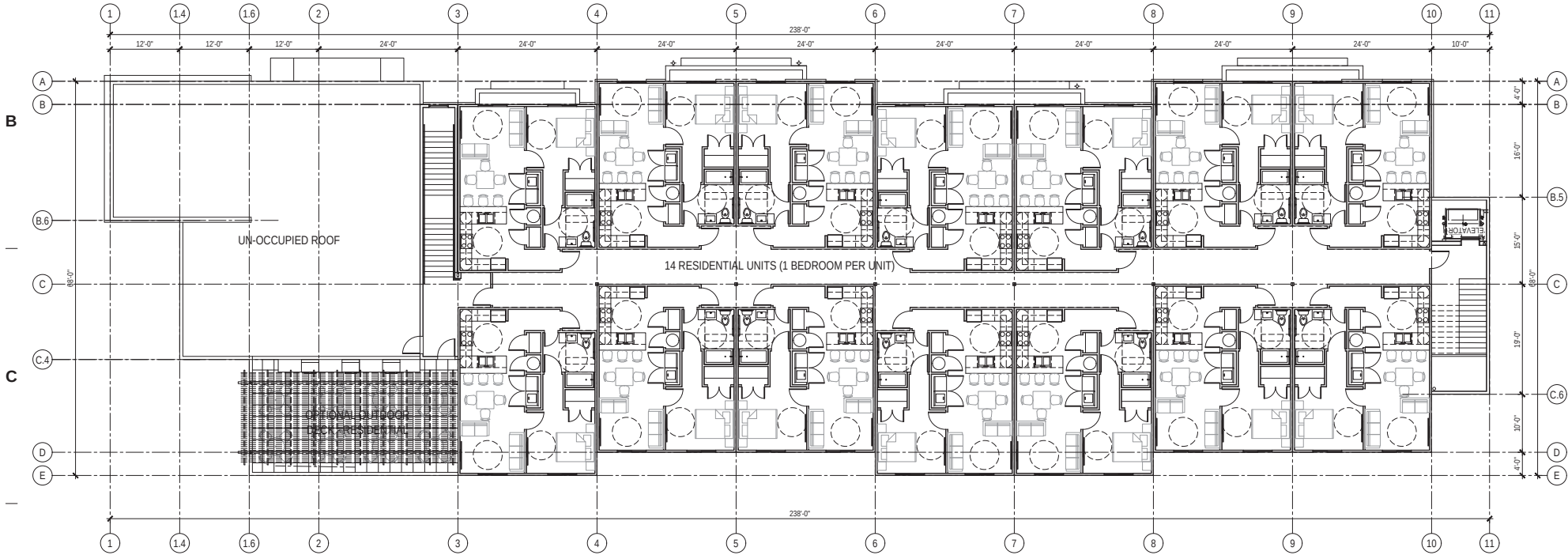
MARK	REVISION	DATE

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LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



20th CENTURY ARCHITECTURE
PARKWAY CROSSROADS MIXED-USE

DATE: 09/03/19
PROJECT #: CMA 19-040
PROJ. MAN.: JSJ
CHECKED BY: CMU

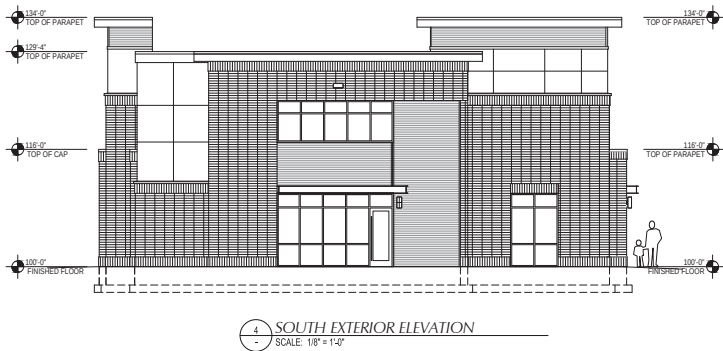
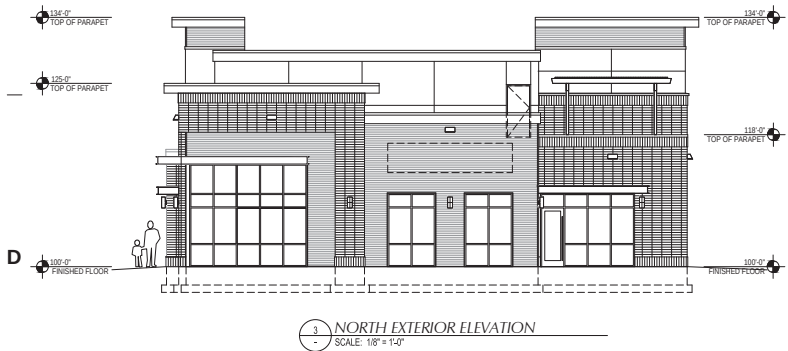
PROJECT:
**PARKWAY CROSSROADS
MIXED-USE**

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

SHEET DESCRIPTION:
LEVEL 2 FLOOR PLAN

SHEET:
A102

\\CMA-DATAD2\CMA_Web\CMA_Web\2019\19-040-Parkway Crossroads Eagle Mountain Commercial\20 CAD\A102.dwg, 9/3/2019 9:21:12 PM, 24036



20 YEARS

OF

EXPERIENCE

OLM

CHARTERS

ARCHITECTURE

200 SOUTH PLAZAWAY DRIVE
SUITE 200
PLAZAWAY DRIVE, UTAH 84002

PHONE: (801) 788-3000
WWW.OLMARCHITECTURE.COM

DATE: 09/03/19
PROJECT #: CMA 19-040
PROJ. MAN.: JSJ
CHECKED BY: CMU

PROJECT:
**PARKWAY CROSSROADS
MIXED-USE**

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

DATE: 09/03/19
PROJECT #: CMA 19-040
PROJ. MAN.: JSJ
CHECKED BY: CMU

SHEET:
A201

UTAH
REGISTERED ARCHITECT
No. 10000
JAMES S. JENSEN
JENSEN ARCHITECTS, PLLC
10000 N. 10000 E. SUITE 200
EAGLE MOUNTAIN, UT 84002



NORTH EAST VIEW
SCALE:



SOUTH EAST VIEW
SCALE:



SOUTH WEST VIEW
SCALE:



NORTH WEST VIEW
SCALE:

*PARKWAY CROSSROADS
MIXED-USE*

PONY EXPRESS PKWY & RANCHES PKWY
EAGLE MOUNTAIN, UTAH 84005

SEPTEMBER 3, 2019



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cminerarch.com

NORTHWEST CORNER
SECTION 29
T.5S., R.1W., S.L.B.&M.

PONY EXPRESS PARKWAY

NORTH 1/4 CORNER
SECTION 29
T.5S., R.1W., S.L.B.&M.
ELEVATION=4821.91

N 89°02'40" W 2639.17'

266.68

S 89°09'24" E 199.63'

SOUTH 82.95'

P.O.B.
N 89°09'24" W 20.31'

20' ACCESS
EASEMENT

30' KERN RIVER
EASEMENT

SCALE 1"=30'

VICINITY SKETCH
SCALE: 1"=400'

RANCHES PARKWAY

PONY EXPRESS PARKWAY

SITE

NOTE:
- ALL PRIVATE ROADWAYS, DRIVES, LANDSCAPED AREAS AND PARKING LOTS ARE PUBLIC UTILITY EASEMENTS
- ALL PRIVATE ROADWAYS, DRIVES, AND PARKING LOTS ARE SUBJECT TO THE SHARED ACCESS AGREEMENT
- ALL PRIVATE ROADWAYS, DRIVES, LANDSCAPED AREAS AND PARKING LOTS ARE SUBJECT TO THE SHARED FACILITIES AGREEMENT
- ALL PUBLIC UTILITIES SUCH AS: WATER, SEWER, STORM DRAINAGE, GAS, POWER, AND PHONE WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY AND ARE ALL LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS.
- ALL HANDICAP PARKING SPACES SHALL BE 10 FEET WIDE WITH 5 FEET ACCESS ISLE. ALL OTHER PARKING SPACES TO BE 9 FEET WIDE AND 20 FEET DEEP WITH 24 FEET BACKUP LANE.

ADDRESS TABLE

LOT	ADDRESS
1	3535 E. RANCHES PKWY
2	3566 E. PONY EXPRESS PKWY
3	3604 E. " " "
4	3574 E. " " "
5	3565 E. RANCHES PKWY
6	3545 E. " " "

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	320.00	153.85	27°32'48"	152.37	N 36°31'39" W
C2	320.00	71.98	12°53'18"	71.83	N 16°18'36" W
C3	100.00	25.70	14°43'26"	25.63	N 83°28'53" E
C4	100.00	73.52	42°07'16"	71.87	N 55°03'32" E
C5	102.13	59.10	33°09'18"	58.28	N 17°25'15" E

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 29th
DAY OF June, A.D., 2007
[Signature]
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. 462947, 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, EASEMENTS, PRIVATE, LIMITED COMMON, AND COMMON AREA 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 6, 2007 SURVEYOR [Signature] (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY AS SHOWN ON "THE RANCHES PARKWAY/PONY EXPRESS PARKWAY ROAD DEDICATION PLAT" RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING #8080, WHICH POINT IS N 89°02'40" W ALONG THE SECTION LINE 266.68 FEET AND SOUTH 82.95 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE S 34°00'01" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE KERN RIVER GAS TRANSMISSION COMPANY EASEMENT (ENTRY #10145-90) 581.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY AS SHOWN ON "PLAT A CHIMNEY ROCK AT RED HAWK RANCH SUBDIVISION" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING #8086; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) N 50°18'03" W 151.19 FEET, (2) NORTHWESTERLY 225.83 FEET ALONG THE ARC OF A 320.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 40°26'05" (CHORD= N 30°05'00" W 221.17 FEET), THENCE N 16°34'35" E 210.26 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY; THENCE EASTERLY ALONG SAID LINE S 89°09'24" E 326.46 FEET; THENCE N 12°47'40" E 30.66 FEET; THENCE S 89°09'24" E 199.63 FEET; THENCE S 34°00'01" W 35.83 FEET TO POINT ALONG SAID SOUTHERLY RIGHT-OF-WAY; THENCE N 89°09'24" W 20.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 3.810 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, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9, -J7, 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.

Parkway Crossroads, LLC by [Signature], Scott Hazard Manager
OWNER(S): PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

ON THE 5th DAY OF March, 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 3-25-07 [Signature] NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MT. CITY COUNTY OF UTAH, APPROVES THIS PLANNED UNIT DEVELOPMENT 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 28th DAY OF June, A.D. 20 07

[Signature] Mayor

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

PLAT "A"
PARKWAY CROSSROADS

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T5S, R1W, S1B&M
PLANNED UNIT DEVELOPMENT EAGLE MT. CITY, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET

PLAT A 15 JUN 2007
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
CLERK-RECORDER SEAL
CORPORATE SEAL



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JANUARY 21, 2020**

TITLE:	RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving a Sole Source Procurement of a Sensus by Xylem Advance Metering Infrastructure Network through Mountainland Supply Company.		
ITEM TYPE:	Resolution/Public Hearing		
FISCAL IMPACT:	\$144,230 One-time Expense; \$27,675 Annually		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE	ACREAGE	COMMUNITY City Wide

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
NA

PREPARED BY:
Lianne Pengra, Public Works

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution of Eagle Mountain City, Utah, approving the sole source procurement of a Sensus by Xylem Advance Metering Infrastructure Network through Mountainland Supply Company.

BACKGROUND:

Mountainland Supply Company will install three Sensus towers: one will be located at Cory Wride Memorial Park, one at Hidden Canyon Water Tank 5, and one at Valley View Water Tank 6. The three towers will provide the needed infrastructure to monitor and read meters throughout the City.

Attachments:

Mountainland Supply Company Estimate

RES-Sole Source Procurement Sensus by Xylem AMI - Mountainland Supply

Matt McAllister
AMR / AMI Specialist

1505 W 130 S
Orem, UT 84058

T: 801.224.6050
F: 801.224.6058
matt.mcallister@mountainlandsupply.us
www.mountainlandsupply.com



Bill to Customer:

Eagle Mountain City
1650 East Stagecoach Run,
Eagle Mountain, UT 84043

Ship to Customer:

Eagle Mountain City
1650 East Stagecoach Run,
Eagle Mountain, UT 84043

Reference: Sensus Fixed Base System Budgetary Numbers

Salesman: Morgan Evans

Effective: 1/5/2018

Terms: Net 30 Days

Line	Description	Qty	U/M	Unit Price	Extension
BaseStations and HandHelds					
1	Sensus FlexNet M400 Base Station	2	ea	\$22,500.00	\$45,000.00
2	Sensus Base Station Installation	2	ea	\$22,500.00	\$45,000.00
3	Cellular Backhaul Device & Installation	2	ea	\$965.00	\$1,930.00
4	Sensus BaseStation Extended Warranty (Starts Year 2)	1	ea	\$1,250.00	\$0.00
5	Project Management - Base Station Depl (Per Month)	1	ea	\$25,000.00	\$25,000.00
BaseStations and HandHelds Sub Total					\$116,930.00

o

Software One-Time Costs					
1	Sensus RNI SaaS Setup Fee	1	ea	\$8,000.00	\$8,000.00
2	RNI Core Education - Onsite	1	ea	\$5,500.00	\$5,500.00
3	Sensus Analytics Suite Enhanced Platform Setup	1	ea	\$7,500.00	\$7,500.00
4	System Setup of Sensus Analytics Suite Enhanced with Utility Back Office for standard configuraiton - Integration	1	ea	\$4,500.00	\$4,500.00
5	1 day of onsite Education and Training Services	1	ea	\$1,800.00	\$1,800.00
TOTAL One-Time Price:					\$27,300.00

Software SaaS Costs					
1	Sensus RNI Annual Service (6K Endpoints) Includes: Software as a Service (SaaS) <i>**All annual Fees are subject to a 3.5% annual increase over a prior year</i>	1	ea	\$14,000.00	\$14,000.00
2	Sensus Analytics Suite Enhanced - Annual Fee (up to 6K Endpoints) <i>Apps Included: Device Access, Meter Insight, Report Access, Billing Access, Biling Adapter, Alarm Dashboard, Alert Manager, Water Insight and Data Store.</i> Full SaaS solution with all infrastrutres, servers, maintenance and future software upgrades included while a subscriber. <i>**All annual Fees are subject to a 3.5% annual increase over a prior year</i>	1	ea	\$13,000.00	\$13,000.00
3	Annual Block of 6K Text messages <i>annual Fees are subject to a 3.5% annual increase over a prior year</i> **All	1	ea	\$675.00	\$675.00
TOTAL Yearly SaaS					\$27,675.00

Customer Portal Set Up

RESOLUTION NO. R- -2020

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE SOLE SOURCE PROCUREMENT OF A SENSUS BY XYLEM
ADVANCE METERING INFRASTRUCTURE NETWORK THROUGH
MOUNTAINLAND SUPPLY COMPANY**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the sole source procurement of a Sensus by Xylem Advance Metering Infrastructure Network through Mountainland Supply Company as set forth herein;

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the proposed sole source procurement as set forth in Exhibit A.
2. The sole source procurement is hereby approved as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of January, 2020.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 21st day of January, 2020.

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

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

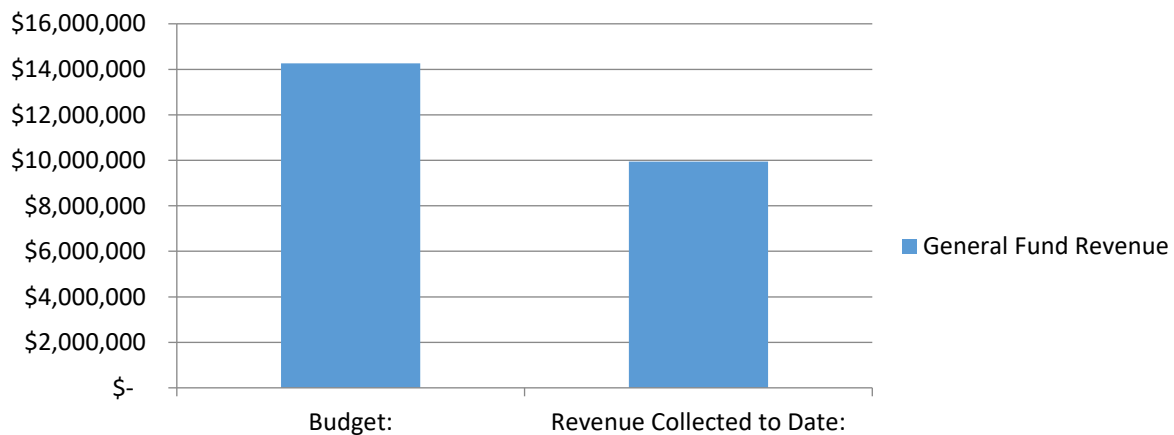
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through December 31, 2019

GENERAL FUND

General Fund Revenues

Budget:	\$ 14,256,953
Revenue Collected to Date:	\$ 9,937,730
Percent of Total Budget Collected:	70%
Percent of Year Completed:	50%



Revenue Analysis

Property Taxes: All but delinquent taxes have been received for 2019.

Sales Tax: Trending above budgeted amount for year.

B&C Road Funds: Trending above budgeted amount for year.

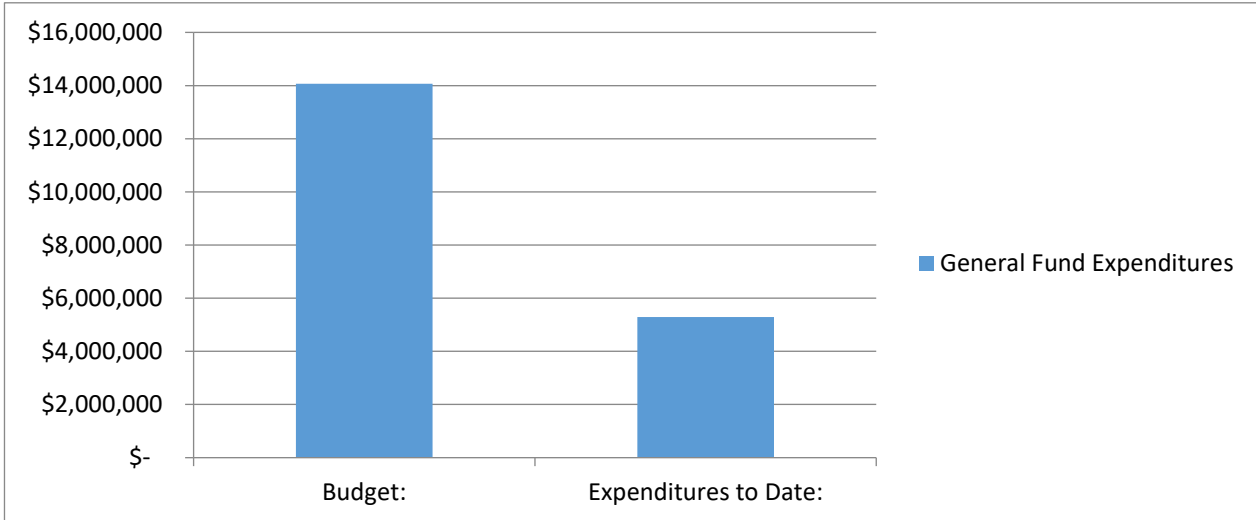
Transfers:

Development: Development revenue outpacing budgeted revenues.

Miscellaneous:

General Fund Expenditures

Budget: \$ 14,072,683
Expenditures to Date: \$ 5,294,684
Percent of Total Budget Expended: 38%
Percent of Year Completed: 50%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	\$ 2,225,000	\$ 1,059,839	48%	50%
Sub 18 - Community Services	\$ 1,191,318	\$ 464,851	39%	50%
Sub 19 - Non-Departmental	\$ 1,337,376	\$ 561,713	42%	50%
Sub 21/25 - Public Safety	\$ 3,206,450	\$ 1,214,421	38%	50%
Sub 32 - Planning/Zoning	\$ 567,746	\$ 207,020	36%	50%
Sub 33 - Building	\$ 1,130,528	\$ 387,668	34%	50%
Sub 41 - Public Works	\$ 4,414,265	\$ 1,399,172	32%	50%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Utah County invoice delay in receiving invoices (Sheriff costs)

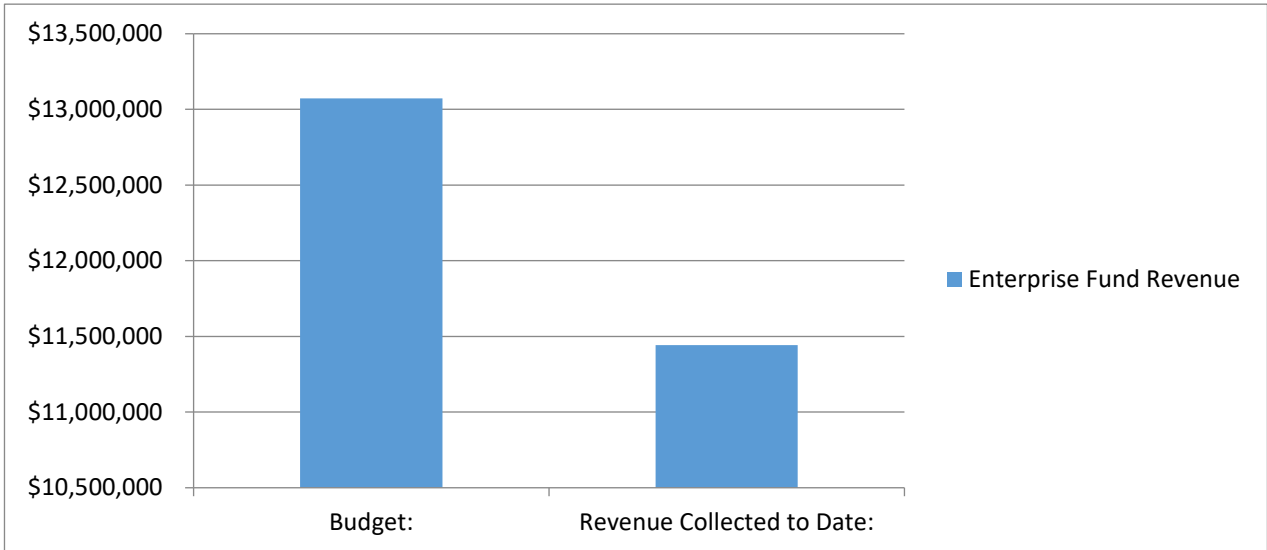
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation: Improvement projects to begin in Spring 2020.

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 13,073,800
Revenue Collected to Date: \$ 11,442,108
Percent of Total Budget Collected: 88%
Percent of Year Completed: 50%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 6,178,300	\$ 8,015,246	130%	50%
Fund 52 - Wastewater Fund	\$ 4,579,000	\$ 2,312,995	51%	50%
Fund 57 - Solid Waste Fund	\$ 1,523,500	\$ 810,771	53%	50%
Fund 59 - Storm Water Fund	\$ 793,000	\$ 303,096	38%	50%

Fund 51 - Water Fund: Reflects CWP Shares sold and Facebook payments for infrastructure (reimbursed).

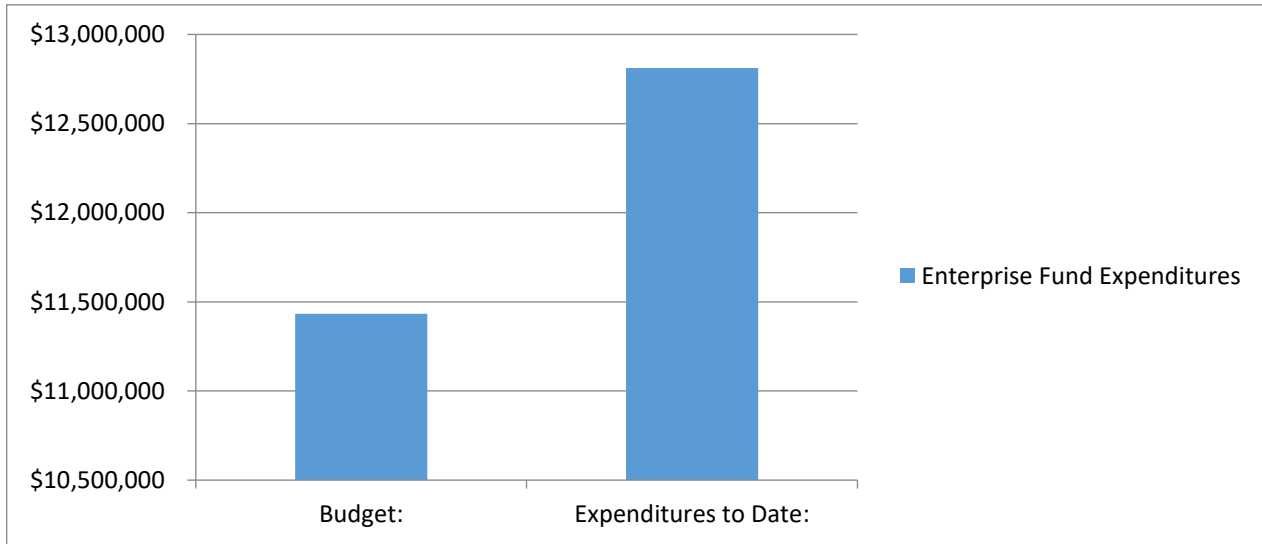
Fund 52 - Wastewater Fund: Reflects Facebook payments for reimbursable infrastructure.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 11,432,287
Expenditures to Date: \$ 12,812,033
Percent of Total Budget Expended: 112%
Percent of Year Completed: 50%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	\$ 5,414,738	\$ 8,205,566	152%	50%
Fund 52 - Wastewater Fund	\$ 3,788,075	\$ 3,740,173	99%	50%
Fund 57 - Solid Waste Fund	\$ 1,451,057	\$ 576,495	40%	50%
Fund 59 - Storm Water Fund	\$ 778,417	\$ 289,799	37%	50%

Fund 51 - Water Fund: Reflects CWP shares purchased (revenue attached) and reimbursable Facebook infrastructure projects.

Fund 52 - Wastewater Fund: Reflects reimbursable Facebook infrastructure projects (some carry-over from FY19).

Fund 57 - Solid Waste Fund: Ace Disposal invoice for December not reflected.

Fund 59 - Storm Water Fund: Capital improvement project to occur in spring.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.

Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 12/31/19	Restricted Balance as of 12/31/19	Available Balance as of 12/31/19	Projected Available Balance by 6/30/20**
Water Impact Fee Fund	\$9,472,345	\$5,051,843	\$4,420,502	\$6,636,974
Wastewater Impact Fee Fund	\$5,040,223	\$16,074	\$5,024,149	\$5,568,865
Parks/Trails Impact Fee Fund	\$1,777,630	\$688,520	\$1,089,110	\$1,799,444
Stormwater Impact Fee Fund	\$1,077,610	\$278,973	\$798,637	\$989,317
Transportation Impact Fee Fund	\$2,252,285	\$649,112	\$1,603,173	\$2,351,427

****Available balance + the average of the future facilities impact fee collected and projected out.**

CITY PROJECT STATUS

Recreation Center in Aggregate	Planning Stage
Three Library Meeting Rooms	Design in progress.
CD Bldg Wash Bay	Design in progress.
CW Park Improvements	Planning Stage
Trail and Sidewalk Improvements	Planning Stage
City Center Median/Streetscapes	Planning Stage
Skyline Ridge Pavillion	Ordered
Valley View Park Bathrooms	Planning Stage
Northmoor Detention Pond and Park	Planning Stage
City Center Orchard in Paseos	Planning Stage
Woodhaven Park Improvements	Planning Stage
Smith Ranch Park Improvements	Planning Stage
Pony Express Regional Park Bathrooms	Bid awarded - Construction to begin this winter.

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING AGENDA ITEMS

FEBRUARY 4, 2020

- Rocky Mountain Power Franchise Agreement
- Audit Acceptance
- Policies and Procedures Manual Update - Fleet Policies and Procedures

FEBRUARY 18, 2020

- PEAC Preschool Concept Plan
- Holiday Oil – Sunset Drive Preliminary Plat & Site Plan
- City Sign Rezone
- Consolidated Fee Schedule
- JJ Ranches Preliminary Plat

OTHER PROJECTS

- Eagle Mountain Airpark Rezone
- Stratton Estates
- Jeppson Auto
- Administrative Law Judge