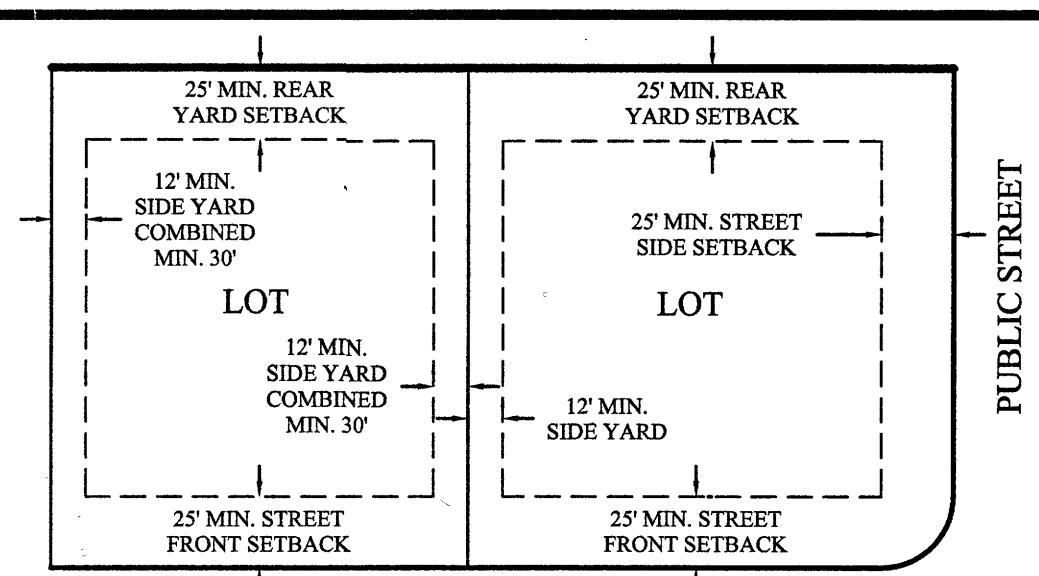
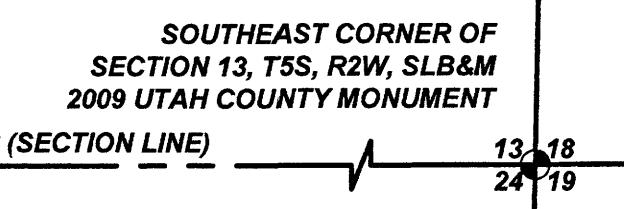
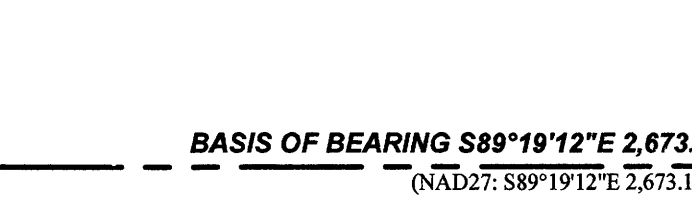
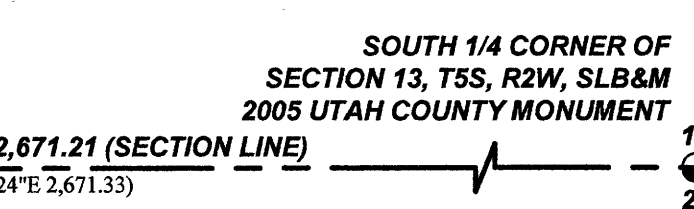
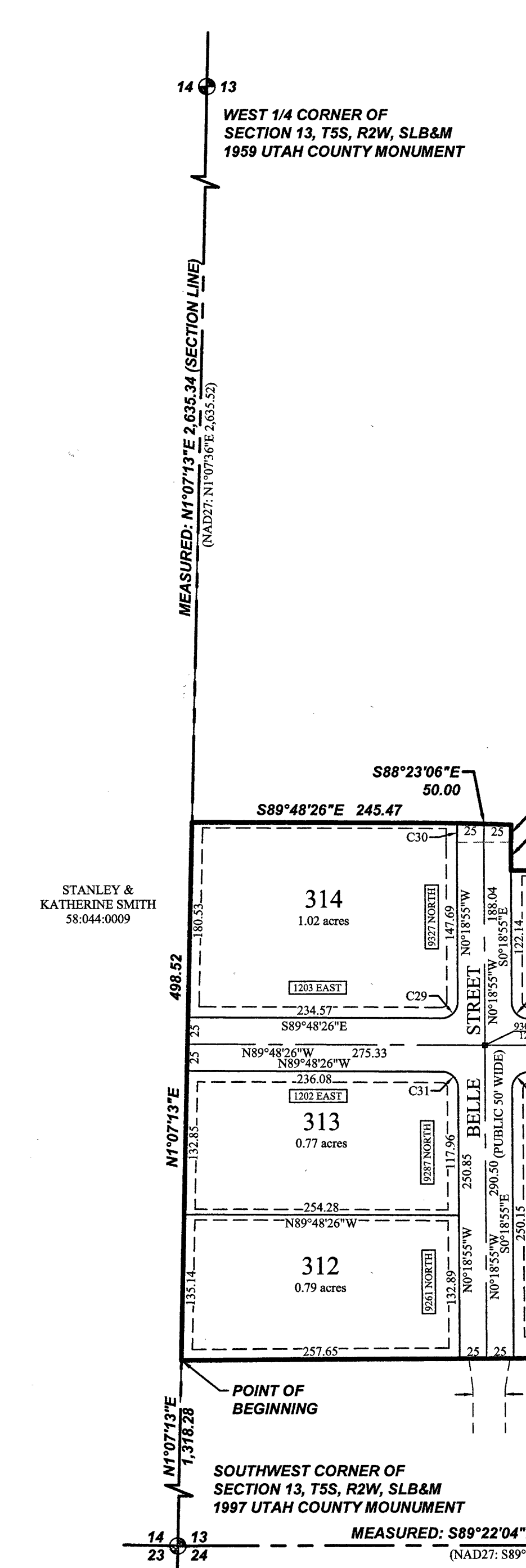




VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.



PREPARED BY

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

PLAT CALCULATIONS	
TOTAL ACREAGE:	30.26± ACRES
BUILDABLE ACREAGE:	26.04± ACRES
TOTAL ACREAGE IN LOTS:	26.04± ACRES
TOTAL OPEN SPACE:	0.00± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	1.08± ACRES
LARGEST LOT SIZE:	4.07± ACRES
SMALLEST LOT SIZE:	0.54± ACRES
OVERALL DENSITY:	0.79 LOTS/ACRE
TOTAL # OF LOTS:	24 LOTS

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.

De Melton
DIRECT COMMUNICATIONS

8-23-17
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 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

De Edwards
ROCKY MOUNTAIN POWER

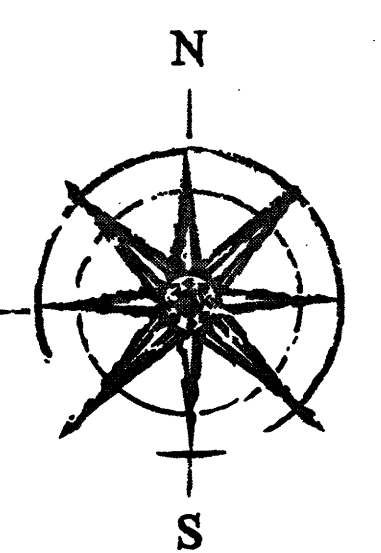
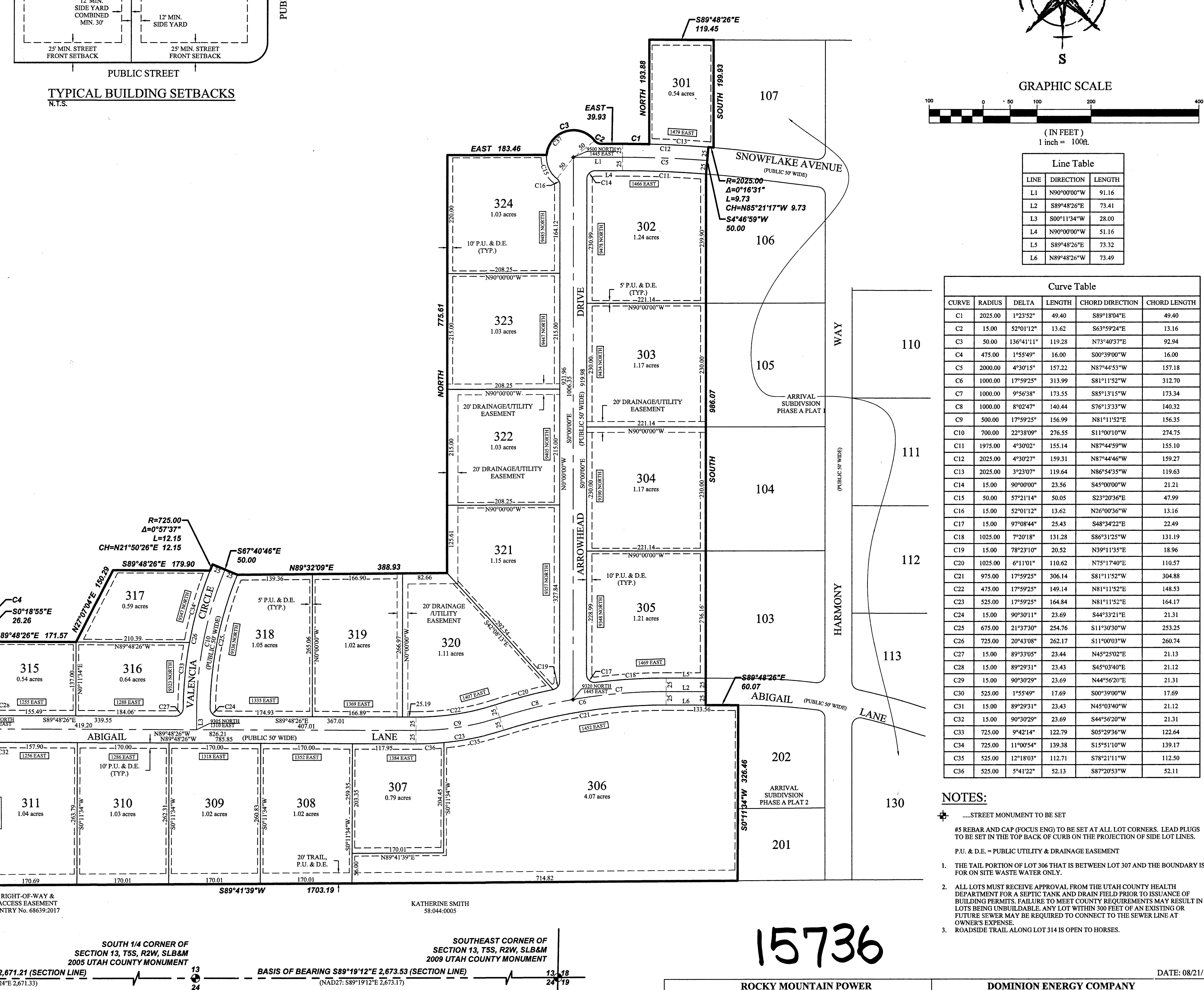
8/23/17
DATE

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 23 day of August, 2017 Dominion Energy Company

By *Cap Nash*
Title *Per-Cons*



GRAPHIC SCALE
(IN FEET)
1 inch = 100ft.

LINE	DIRECTION	LENGTH
L1	N90°00'00"W	91.16
L2	S89°48'26"E	73.41
L3	S00°11'34"W	28.00
L4	N90°00'00"W	51.16
L5	S89°48'26"E	73.32
L6	N89°48'26"W	73.49

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2025.00	1°23'52"	49.40	S89°18'04"E	49.40
C2	15.00	52°01'12"	13.62	S63°59'24"E	13.16
C3	50.00	136°41'11"	119.28	N73°40'37"E	92.94
C4	475.00	1°55'49"	16.00	S00°39'00"W	16.00
C5	2000.00	4°30'15"	157.22	N87°44'53"W	157.18
C6	1000.00	17°59'25"	313.99	S81°11'52"W	312.70
C7	1000.00	9°56'38"	173.55	S85°13'15"W	173.34
C8	1000.00	8°02'47"	140.44	S76°13'33"W	140.32
C9	500.00	17°59'25"	156.99	N81°11'52"E	156.35
C10	700.00	22°38'09"	276.55	S11°00'10"W	274.75
C11	1975.00	4°30'02"	155.14	N87°44'59"W	155.10
C12	2025.00	4°30'27"	159.31	N87°44'46"W	159.27
C13	2025.00	3°22'07"	119.64	N86°54'35"W	119.63
C14	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C15	50.00	57°21'14"	50.05	S23°20'36"E	47.99
C16	15.00	52°01'12"	13.62	N26°00'36"W	13.16
C17	15.00	97°08'44"	25.43	S48°34'22"E	22.49
C18	1025.00	7°20'18"	131.28	S83°12'25"W	131.19
C19	15.00	78°23'10"	20.52	N39°11'35"E	18.96
C20	1025.00	6°11'01"	110.62	N75°17'40"E	110.57
C21	975.00	17°59'25"	306.14	S81°11'52"W	304.88
C22	475.00	17°59'25"	149.14	N81°11'52"E	148.53
C23	525.00	17°59'25"	164.84	N81°11'52"E	164.17
C24	15.00	90°30'11"	23.69	S44°33'21"E	21.31
C25	675.00	21°37'30"	254.76	S11°30'30"W	253.25
C26	725.00	20°43'08"	262.17	S11°00'03"W	260.74
C27	15.00	89°33'05"	23.44	S45°23'02"E	21.13
C28	15.00	89°29'31"	23.43	S45°03'40"E	21.12
C29	15.00	90°30'29"	23.69	N44°56'20"E	21.31
C30	525.00	1°55'49"	17.69	S00°39'00"W	17.69
C31	15.00	89°29'31"	23.43	N45°03'40"W	21.12
C32	15.00	90°30'29"	23.69	S45°56'20"W	21.31
C33	725.00	9°42'14"	122.79	S05°29'36"W	122.64
C34	725.00	11°00'54"	139.38	S15°51'10"W	139.17
C35	525.00	12°18'03"	112.71	S78°21'11"W	112.50
C36	525.00	5°41'22"	52.13	S87°20'53"W	52.11

- NOTES:**
- STREET MONUMENT TO BE SET
 - REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD LINES TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
 - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - THE TAIL PORTION OF LOT 306 THAT IS BETWEEN LOT 307 AND THE BOUNDARY IS FOR ON SITE WASTE WATER ONLY.
 - 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.
 - ROADSIDE TRAIL ALONG LOT 314 IS OPEN TO HORSES.

SURVEYOR'S CERTIFICATE

I, BRAD A. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4938735 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.

Brad A. Llewellyn
BRAD A. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 4938735

8/21/17
DATE

BOUNDARY DESCRIPTION

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

Beginning at a point located N1°07'13"E along the Section line 1,318.28 feet from the Southwest Corner of Section 13, T5S, R2W, S.L.B. & M. (Basis of Bearing: S89°19'12"E along the Section line between the South 1/4 Corner and the Southeast Corner of Section 13, T5S, R2W, S.L.B. & M.); thence N1°07'13"E along the Section line 498.52 feet; thence S89°48'26"E 245.47 feet; thence S88°23'06"E 50.00 feet; thence Southwesterly along the arc of a 475.00 foot radius non-tangent curve to the left (radius bears: S88°23'06"E 16.00 feet through a central angle of 1°55'49" (chord: S0°39'00"W 16.00 feet); thence S0°18'55"E 26.26 feet; thence S89°48'26"E 171.57 feet; thence N27°07'04"E 150.29 feet; thence S89°48'26"E 179.90 feet; thence Northwesterly along the arc of a 725.00 foot radius non-tangent curve to the right (radius bears: S68°38'22"E 12.15 feet through a central angle of 0°57'37" (chord: N21°50'26"E 12.15 feet); thence S67°40'46"E 50.00 feet; thence N89°32'09"E 388.93 feet; thence North 775.61 feet; thence East 183.46 feet; thence Northwesterly along the arc of a 50.00 foot radius non-tangent curve to the right (radius bears: S84°39'59"E 119.28 feet through a central angle of 136°41'11" (chord: N73°40'37"E 92.94 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the left (radius bears: S88°23'06"E 16.00 feet through a central angle of 1°55'49" (chord: S0°39'00"W 16.00 feet); thence East 39.93 feet; thence along the arc of a 2,025.00 foot radius curve to the right 49.40 feet through a central angle of 1°23'52" (chord: S89°18'04"E 49.40 feet); thence North 193.88 feet; thence 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; thence along said Plat the following 5 (five) courses and distances: South 199.93 feet; thence Northwesterly along the arc of a 2,025.00 foot radius non-tangent curve to the left (radius bears: S4°46'59"W 9.73 feet through a central angle of 0°16'31" (chord: N85°21'17"W 9.73 feet); thence South 986.07 feet; thence S89°48'26"E 60.07 feet to the northwest corner of Lot 202, Phase A, Plat 2, ARRIVAL Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°11'34"W along said Plat 326.46 feet; thence S89°41'39"W 1,703.19 feet to the point of beginning.

Contains: 30.26± 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: *Belle Street Partners, LLC*
SCOT HAZARD, Manager

Oct 12, 2017
AUTHORIZED SIGNATURE(S): *Scott Hazard*

ACKNOWLEDGMENT

ON THE 12 DAY OF October, 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 ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 1/1/2020
A NOTARY PUBLIC COMMISSIONED IN UTAH

686717
COMMISSION NUMBER
FRANMUNA B. KAPOD
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 12 DAY OF Oct AD. 2017 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, *Scott Hazard*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE *Manager* 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
A NOTARY PUBLIC COMMISSIONED IN UTAH

Utah County
NOTARY ADDRESS
FRANMUNA B. KAPOD
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 12 DAY OF October, 2017

John Park
APPROVED BY MAYOR

Christy J. Tandy
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

John B. Keady
APPROVED BY CITY ATTORNEY
(SEE SEAL BELOW)

PHASE "B" PLAT
ARRIVAL
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=100'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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10-11-17

15736

801.15.75.5, 62.2.1, 585.0, 700.0