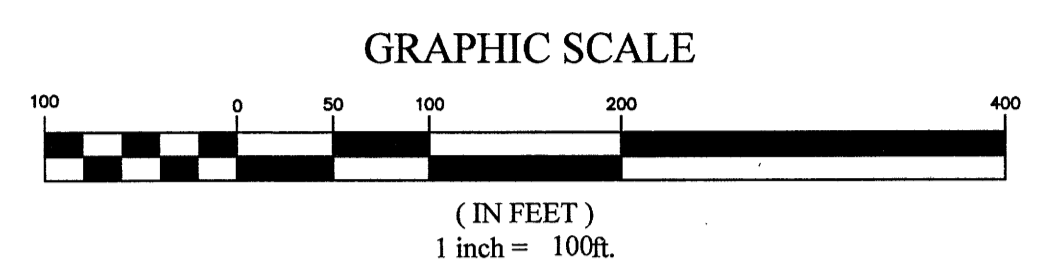
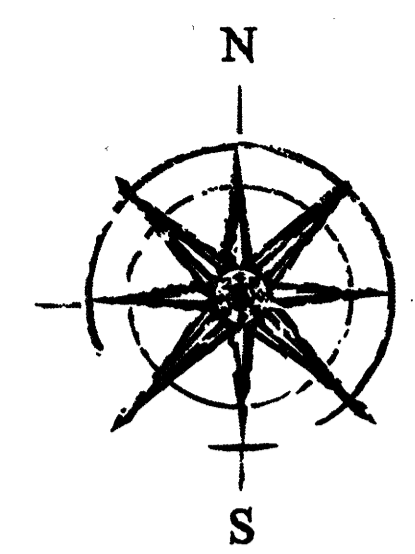


TYPICAL BUILDING SETBACKS
N.T.S.



Line Table

LINE	DIRECTION	LENGTH
L1	N17°50'55"W	53.41
L2	S45°18'34"E	21.55
L3	S45°18'34"E	21.55
L4	S45°18'34"E	21.55
L5	N04°07'45"W	65.03
L6	S00°00'00"E	40.82
L7	N17°50'55"W	53.41

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	40.00	90°00'00"	62.83	N45°11'34"E	56.57
C2	500.00	18°33'30"	161.95	S27°07'40"E	161.24
C3	525.00	14°01'17"	128.48	N24°51'34"W	128.16
C4	475.00	27°27'39"	227.66	S31°34'45"E	225.49
C5	15.00	89°22'39"	23.40	N12°49'07"E	21.10
C6	475.00	14°35'13"	120.93	S52°36'11"E	120.60
C7	500.00	8°54'09"	77.69	S40°51'30"E	77.61
C8	15.00	82°06'33"	21.50	N81°26'17"W	19.70
C9	525.00	4°41'25"	42.98	N47°39'17"W	42.97
C10	475.00	29°54'39"	247.97	S74°51'07"E	245.16
C11	475.00	44°29'52"	368.90	S67°33'30"E	359.70
C12	500.00	34°39'07"	302.40	S62°38'08"E	297.81
C13	525.00	31°04'16"	284.70	S60°50'42"E	281.23
C14	525.00	12°40'03"	116.07	N56°20'01"W	115.84
C15	525.00	13°42'47"	125.65	N69°31'26"W	125.35
C16	15.00	76°22'50"	20.00	N38°11'25"W	18.55
C17	15.00	95°00'35"	24.87	S47°30'18"W	22.12
C18	525.00	4°49'01"	44.14	S87°33'55"E	44.12
C19	500.00	9°50'45"	85.92	S84°53'04"E	85.82
C20	447.00	20°23'28"	159.08	N22°17'49"W	158.25
C21	15.00	90°00'00"	23.56	N45°11'34"E	21.21
C22	65.00	90°00'00"	102.10	N45°11'34"E	91.92
C23	65.00	46°11'13"	52.40	S67°05'58"W	50.99
C24	65.00	43°48'47"	49.70	S22°05'58"W	48.50
C25	497.00	1°43'27"	14.96	S00°40'10"E	14.96
C26	447.00	12°17'39"	95.91	N05°57'15"W	95.73
C27	497.00	15°08'51"	131.39	S09°06'19"E	131.01
C28	497.00	32°41'07"	283.52	N16°09'00"W	279.69
C29	472.00	32°41'07"	269.26	N16°09'00"W	265.62
C30	447.00	32°41'07"	255.00	N16°09'00"W	251.55
C31	497.00	15°48'49"	137.17	S24°35'09"E	136.74
C32	525.00	4°55'34"	45.14	S42°50'47"E	45.12

NOTES:

- STREET MONUMENT TO BE SET
- 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
- 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.
- NO PERMANENT STRUCTURES ALLOWED WITHIN 50' OF TICKVILLE WASH ON LOTS 214 - 219
- PARCEL A IS DEDICATED TO EAGLE MOUNTAIN CITY FOR STORM DRAIN DETENTION AND AS PUBLIC OPEN SPACE

PLAT CALCULATIONS

TOTAL ACREAGE:	27.82± ACRES
BUILDABLE ACREAGE:	22.28± ACRES
TOTAL ACREAGE IN LOTS:	22.28± ACRES
TOTAL ACREAGE IN ROW:	2.83± ACRES
TOTAL OPEN SPACE:	1.82± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
CHURCH LOT SIZE:	4.79± ACRES
AVERAGE LOT SIZE:	1.02± ACRES
LARGEST LOT SIZE:	1.45± ACRES
SMALLEST LOT SIZE:	0.53± ACRES
OVERALL DENSITY:	0.98 LOTS/ACRE
TOTAL # OF SINGLE FAMILY LOTS:	18 LOTS
TOTAL # OF CHURCH LOTS:	1 LOT

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: 4/24/18

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: 4/27/18

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 20 day of April, 2018, Dominion Energy Company
By: [Signature]
Title: gas account support 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: 4/24/18
SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION
A portion of the NW1/4 & the NE1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at the Northeast Corner of Lot 121, Phase A, Plat 1, ARRIVAL Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located S89°19'12"E along the Section line 28.81 feet and North 2,886.52 feet from the South 1/4 Corner of Section 13, T5S, R2W, S.L.B.& M.; thence along said plat and the extension thereof the following 3 (three) courses and distances: N89°48'26"W 758.76 feet; thence North 28.81 feet; thence N89°48'26"W 376.72 feet; thence N39°03'40"W 332.36 feet; thence N32°29'33"W 50.00 feet; thence N57°30'27"E 7.63 feet; thence N31°10'26"W 221.61 feet; thence N72°09'05"E 278.92 feet; thence N17°50'55"W 43.92 feet; thence N72°09'05"E 50.00 feet; thence N57°30'27"E 739.43 feet; thence N32°29'33"W 11.67 feet; thence N57°30'27"E 348.33 feet to the Westerly of Plat "B", NORTH RANCH Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, thence along said Plat "B" and along Plat "A", CEDAR PASS NORTH Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder the following 2 (two) courses and distances: S25°00'00"E 637.02 feet; thence South 685.93 feet to the to the point of beginning.

Contains: 27.82 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 IN 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): [Signature] MANAGER
SCOTT HAZARD

ACKNOWLEDGMENT
ON THE 2 DAY OF May, 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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 09-24-2021
COMMISSION NUMBER: 697043
A NOTARY PUBLIC COMMISSIONED IN UTAH
John R. Rose
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 2 DAY OF May, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, [Signature] 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
Evanina E. Kuroki
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 3rd DAY OF May, 2018.

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

PHASE "B" PLAT 2
ARRIVAL
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

DATE: 04/24/18

FLORIAN B. KOFOED
REGISTERED SURVEYOR
UTAH COUNTY RECORDER
COM. EXP. 02-17-2021

JOHNSON
REGISTERED SURVEYOR
UTAH COUNTY RECORDER
COM. EXP. 02-24-2021

5-2-18

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

SEC. 13-5-24 7031