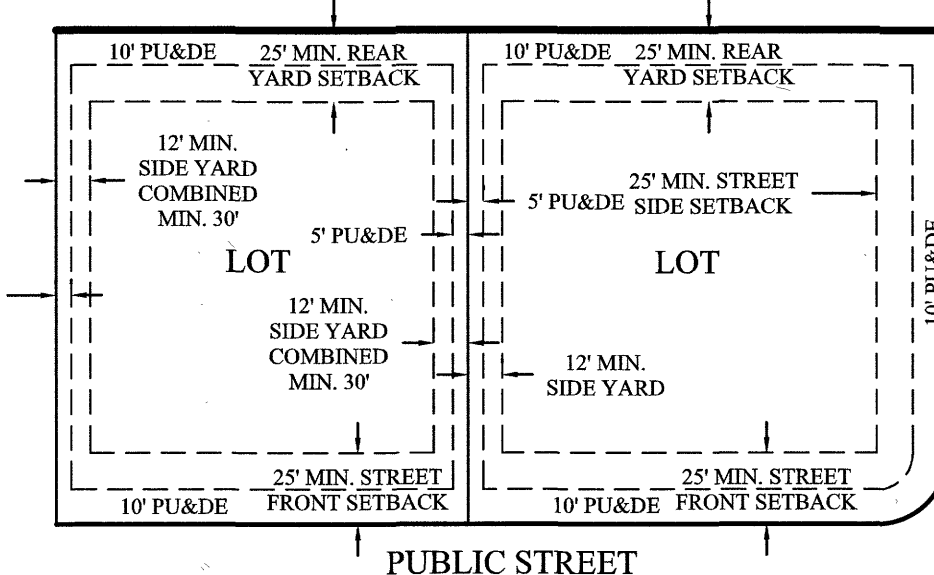
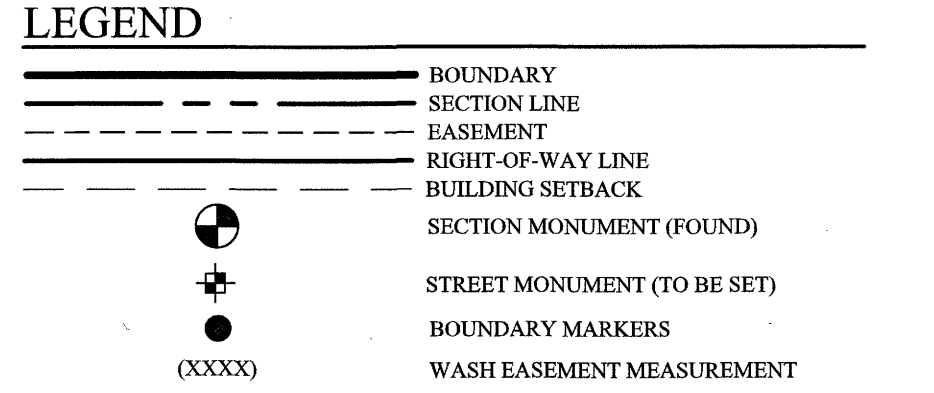


VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.



NOTES:

- #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
- PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
- 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.
- 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 520. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.
- 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 508. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.
- 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 509. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.

PLAT CALCULATIONS

TOTAL ACREAGE:	29.37± ACRES
TOTAL ACREAGE IN LOTS:	25.11± ACRES
TOTAL ACREAGE IN ROW:	3.22± ACRES
TOTAL OPEN SPACE:	1.04± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	1.09± ACRES
LARGEST LOT SIZE:	2.10± ACRES
SMALLEST LOT SIZE:	0.63± ACRES
OVERALL DENSITY:	0.78 LOTS/ACRE
TOTAL # OF LOTS:	23 LOTS

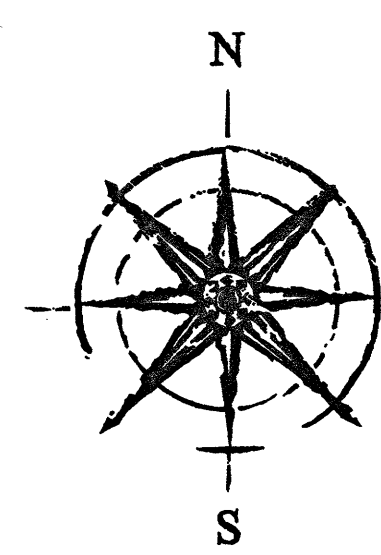
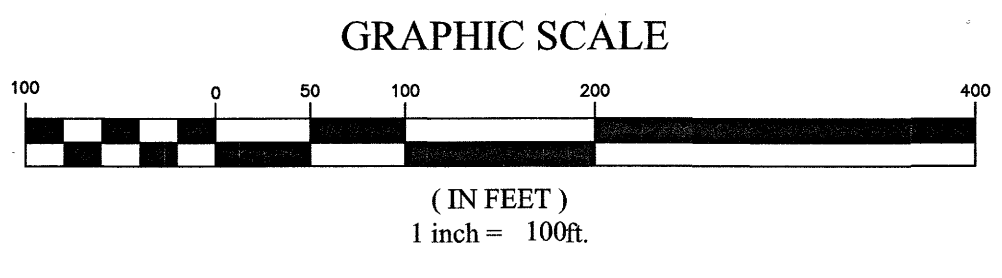
OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	528.00	22°01'33"	202.98	S21°28'47"E	201.73
C2	172.00	79°21'36"	238.24	N50°08'48"W	219.64
C3	15.00	52°01'12"	13.62	S52°15'17"W	13.16
C4	384.50	17°31'42"	117.63	S08°45'13"E	117.17
C5	503.00	21°11'51"	186.09	S21°53'37"E	185.03
C6	50.00	54°42'01"	47.74	S53°35'42"W	45.94
C7	50.00	64°38'19"	56.41	N66°44'08"W	53.46
C8	50.00	71°48'56"	62.67	N01°29'30"E	58.65
C9	50.00	143°21'53"	125.11	N70°08'42"W	94.93
C10	15.00	52°01'12"	13.62	S64°10'58"W	13.16
C11	15.00	52°01'12"	13.62	S63°47'50"E	13.16
C12	50.00	140°40'31"	122.76	N71°52'31"E	94.17
C13	50.00	92°53'08"	81.06	N83°50'32"E	72.47
C14	15.00	52°01'12"	13.62	S75°47'30"E	13.16
C15	15.00	90°00'00"	23.56	N44°48'26"W	21.21
C16	503.00	0°49'42"	7.27	S10°52'51"E	7.27

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C17	197.00	8°47'09"	30.21	S14°51'35"E	30.18
C18	197.00	25°56'40"	89.20	S32°13'29"E	88.44
C19	147.00	79°21'59"	203.63	N50°09'00"W	187.73
C20	197.00	24°51'03"	85.44	S57°37'21"E	84.78
C21	197.00	19°46'44"	68.01	S79°56'14"E	67.67
C22	15.00	90°00'00"	23.56	S45°11'34"W	21.21
C23	409.50	17°31'42"	125.28	S08°45'13"E	124.79
C24	409.50	16°32'35"	118.24	N08°15'39"W	117.82
C25	15.00	88°43'54"	23.23	N33°53'57"E	20.98
C26	359.50	17°18'20"	108.58	S08°38'18"E	108.17
C27	252.00	18°14'03"	80.20	S08°43'54"E	79.86
C28	409.50	0°59'08"	7.04	N17°01'31"W	7.04
C29	15.00	85°57'42"	22.50	N58°49'15"W	20.45
C30	553.00	16°43'09"	161.37	N24°07'59"W	160.80
C31	15.00	90°11'34"	23.61	N44°54'13"W	21.25
C32	15.00	89°48'26"	23.51	N45°09'47"E	21.18

Line Table		
LINE	DIRECTION	LENGTH
L1	N63°45'19"W	50.00
L2	N40°17'06"E	50.00
L4	S51°49'38"E	50.00
L5	N32°29'33"W	10.31
L6	S52°12'46"E	50.00



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.
Date: 11/17/2020
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

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 N00°09'52"E along the Section line 1,483.12 feet and East 973.13 feet from 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); thence N17°56'23"W 220.84 feet; thence North 465.14 feet; thence N88°27'45"W 254.10 feet; thence N01°32'15"E 509.13 feet; thence S89°49'35"E 1,157.32 feet to the Westerly line of Plat "B", NORTH RANCH, according to the Official Plat thereof recorded May 12, 1998 as Entry No. 46922-1998 in the Office of the Utah County Recorder; thence S25°00'00"E along said plat 848.48 feet; thence S57°30'27"W 358.25 feet; thence N32°29'33"W 85.59 feet; thence S57°30'27"W 50.00 feet; thence S67°27'47"W 353.82 feet; thence S17°50'55"E 16.72 feet; thence S72°09'05"W 223.00 feet; thence N17°50'55"W 37.78 feet; thence S72°09'05"W 285.42 feet to the point of beginning.

Contains: 29.37 acres +/-
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 01 1:00 PM EST 99.00 BY TA
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
By: SCOT HAZARD, 215 MANAGER
Owner: Belle Street Partners, LLC
AUTHORIZED SIGNATURE(S)
11/20/2020

ACKNOWLEDGMENT
ON THE 23 DAY OF November, 2020 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 9-24-2021
COMMISSION NUMBER 697043
A NOTARY PUBLIC COMMISSIONED IN UTAH
Johna R. Rose
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF UTAH
ON THE 23 DAY OF Nov A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, 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 9-24-2021
NOTARY ADDRESS Utah County # 697043
A NOTARY PUBLIC COMMISSIONED IN UTAH
Johna R. Rose
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 30 DAY OF November, 2020.
Donna Burnham APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
Cristina Tuck APPROVED BY CITY ENGINEER
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PHASE "B" PLAT 5
ARRIVAL
SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

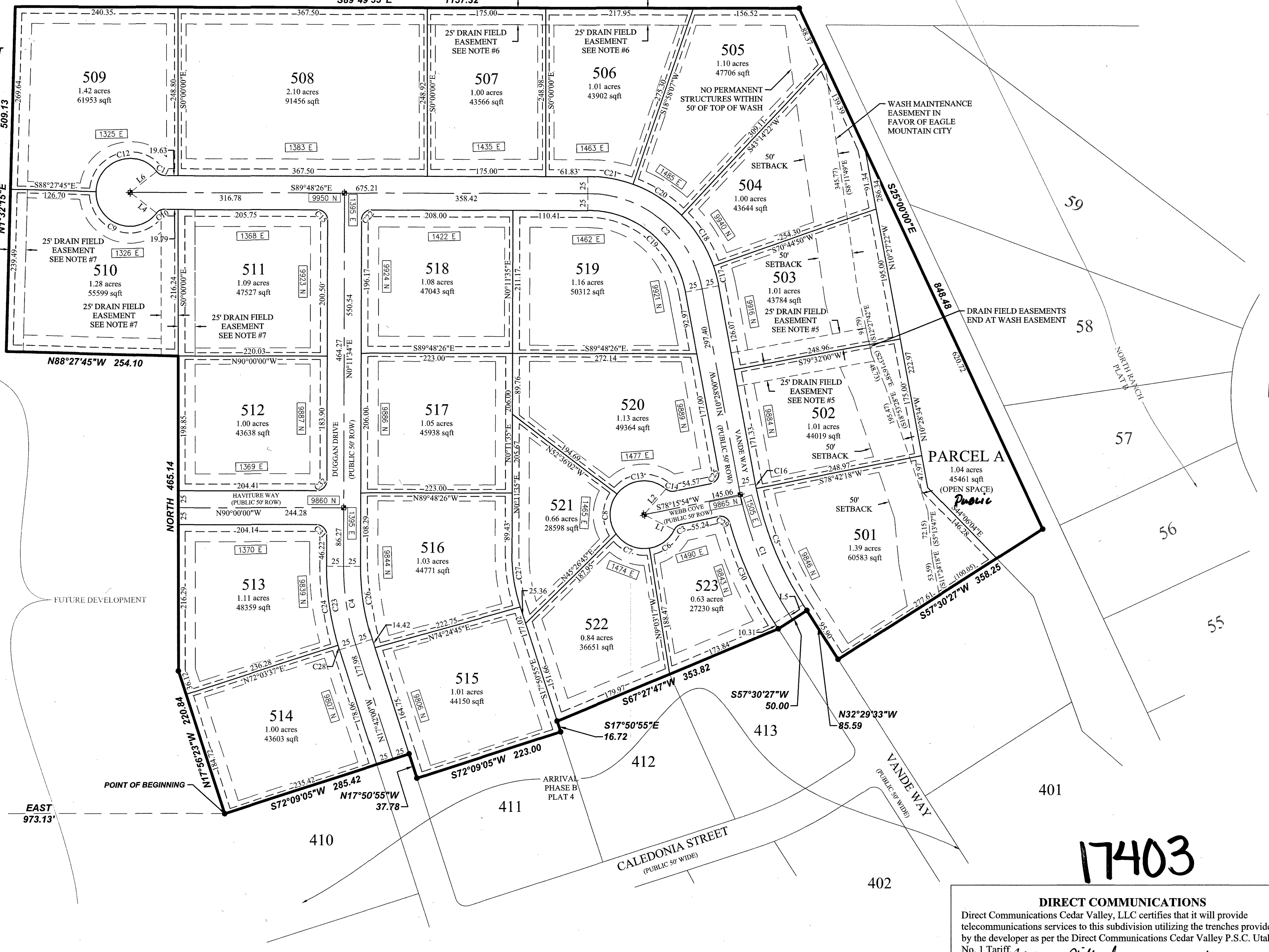
SCALE: 1"=100'

SURVEYOR'S SEAL: SPENCER W. LLEWELLYN, PROFESSIONAL LAND SURVEYOR, UTAH COUNTY RECORDER, COMMISSION EXPIRES 09-24-2021

CITY-ENGINEER SEAL: CRISTINA TUCK, PROFESSIONAL ENGINEER, NO. 26602, REGISTERED PROFESSIONAL ENGINEER, TRUSTY 11-23-20, STATE OF UTAH

COUNTY RECORDER SEAL: JEFFERY SMITH, COUNTY RECORDER, UTAH COUNTY, UTAH

CORPORATE SEAL: BELLE STREET PARTNERS, LLC, INCORPORATED IN UTAH, EST. 1998, STATE OF UTAH



DOMINION ENERGY UTAH
Questar Gas Company, dba Dominion Energy Utah, hereby 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 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 Owner Dedication or in 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 800-366-8332.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 18 day of November, 2020. Questar Gas Company
By: Quincy Eldredge
Title: Pro-Con

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
By: Brad Hill
ROCKY MOUNTAIN POWER
11-19-2020
DATE

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TOTAL ACREAGE IN LOTS: 25.11± ACRES
TOTAL ACREAGE IN ROW: 3.22± ACRES
TOTAL OPEN SPACE: 1.04± ACRES
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AVERAGE LOT SIZE: 1.09± ACRES
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SEC 13-B-2
TU 068
11