

TYPICAL BUILDING SETBACKS N.T.S.

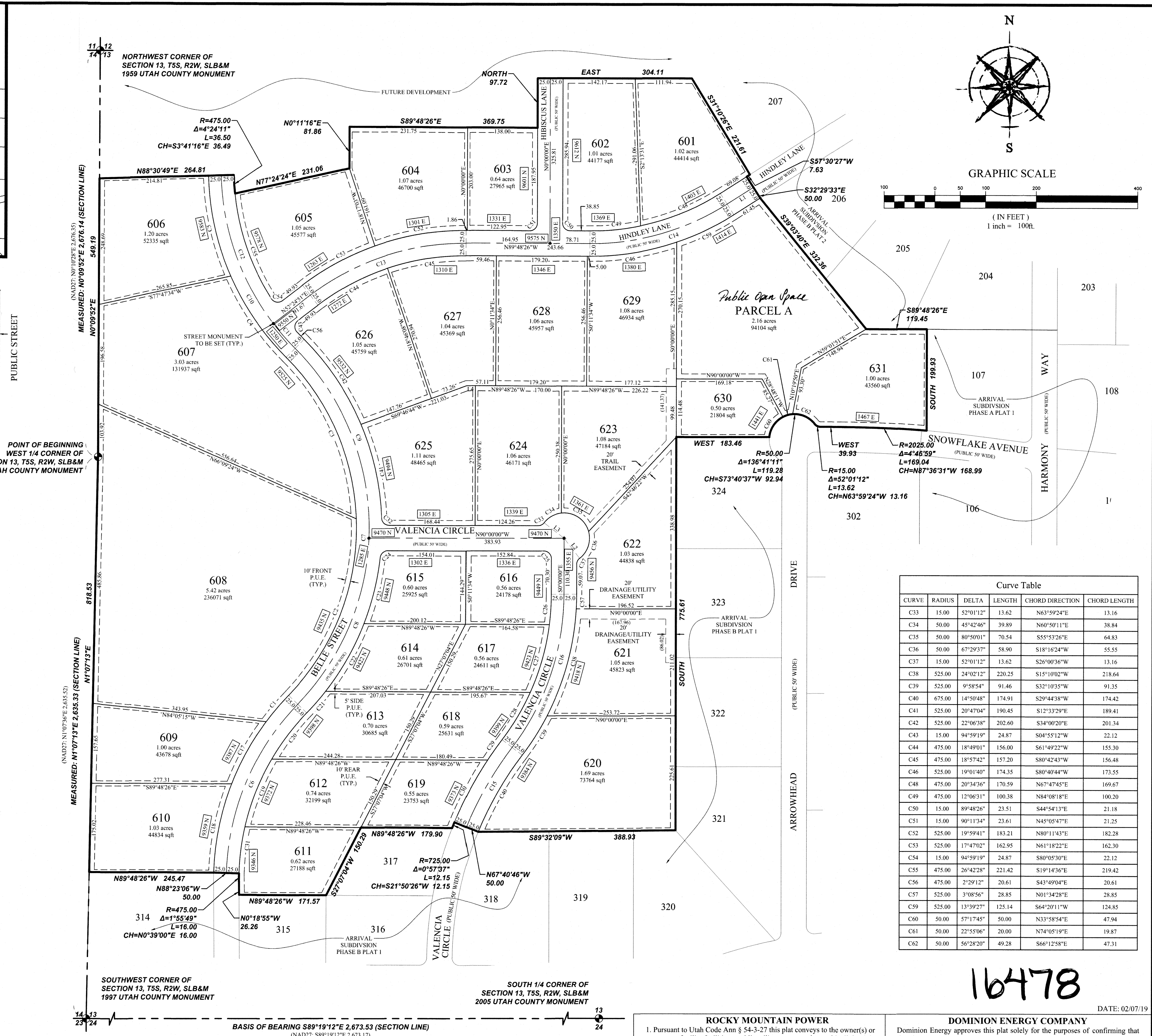
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	525.00	72°50'3"	67.97	S40°16'48"W	67.92
C2	475.00	46°12'28"	383.08	S20°53'05"W	372.78
C3	475.00	42°50'31"	355.17	S23°38'24"E	346.96
C4	525.00	21°17'04"	195.03	S34°25'07"E	193.91
C5	525.00	22°17'24"	204.24	N12°37'53"W	202.96
C6	500.00	42°22'25"	369.78	S22°48'07"W	361.41
C7	500.00	89°02'59"	777.10	N00°32'10"W	701.22
C8	500.00	41°44'55"	364.28	N23°9'02"E	356.27
C9	500.00	47°18'24"	412.83	S21°24'28"E	401.20
C10	500.00	43°34'29"	380.26	N23°16'25"W	371.16
C11	500.00	72°8'30"	65.23	N41°19'24"W	65.19
C12	500.00	36°05'58"	315.03	N19°32'10"W	309.84
C13	500.00	37°46'43"	329.68	S71°18'13"W	323.74
C14	500.00	32°41'07"	285.23	N73°51'00"E	281.38
C15	700.00	14°50'48"	181.38	S29°44'38"W	180.88
C16	500.00	37°10'02"	324.35	N18°35'01"E	318.69
C17	525.00	15°23'30"	141.03	N28°52'31"E	140.61
C18	525.00	19°33'53"	179.27	N11°23'50"E	178.40
C19	475.00	17°24'54"	144.38	S21°29'22"W	143.82
C20	475.00	13°47'30"	114.34	S37°05'34"W	114.06
C21	525.00	6°09'49"	56.48	S40°54'25"W	56.45
C22	525.00	16°49'02"	154.10	S29°25'00"W	153.54
C23	525.00	14°40'20"	134.44	S13°40'19"W	134.07
C24	15.00	83°39'51"	21.90	S48°10'04"W	20.01
C25	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C26	475.00	7°12'04"	59.70	N03°36'02"E	59.66
C27	475.00	16°49'39"	139.51	N15°36'54"E	139.01
C28	475.00	13°08'19"	108.92	N30°35'53"E	108.68
C29	725.00	3°53'12"	49.18	N35°13'26"E	49.17
C30	725.00	11°55'13"	150.83	N27°19'13"E	150.56
C31	475.00	13°05'50"	108.58	S06°14'00"W	108.34
C32	15.00	87°50'03"	22.99	S46°04'59"E	20.81

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

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 PEGS 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.



ROCKY MOUNTAIN POWER  
Dominion Energy Company

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

**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

**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 Southerly 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 Northwesterly Corner of Lot 207, Phase "B"; then ARRIVAL Subdivision, according to the Official Plat thereof on 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 Northwesterly corner of Lot 107, Phase "A"; then ARRIVAL Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder; then South 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 Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (Radius bears: North) a distance of 13.62 feet through a central angle of 52°01'12" Chord: N63°59'24"W 13.16 feet to a 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 Southerly along the arc of a non-tangent curve to the left having a radius of 725.00 feet (Radius bears: S67°40'46"W) 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°11'16"E 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°59'49" Chord: N00°39'00"E 16.00 feet; then N88°23'06"W 50.00 feet; then N89°48'26"W 245.47 feet to the West line of the SW1/4 of said Section 13; then N01°07'13"E along the Section line 818.53 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 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-407, 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 Farmers, 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: 1/17/2020  
COMMISSION NUMBER: 686717  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
PRINTED FULL NAME OF NOTARY: Fawnwala B. Koppo

**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH, COUNTY OF UTAH, S.S.  
ON THE 5 DAY OF March, A.D. 2019, 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 Farmers, 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: 1/17/2020  
NOTARY ADDRESS: Blaine, Utah  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
PRINTED FULL NAME OF NOTARY: Fawnwala B. Koppo

**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: Christopher Tandy  
APPROVED BY CITY ENGINEER: [Signature]  
ATTEST BY CITY RECORDER: [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'

DATE: 02/07/19

16478

SEC. 13-5-24 70-038  
(COT. 501, ARRIVAL B. PLAT 6)