

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	50.00	162.51	186°13'09"	99.85	S39°38'05"W
C2	15.00	20.07	76°39'27"	18.61	N85°35'04"W
C3	15.00	22.77	86°57'25"	20.64	S12°36'30"W
C4	321.00	48.57	08°40'08"	48.52	S26°32'09"E
C5	470.00	76.29	09°17'59"	76.20	N30°29'13"W
C6	530.00	46.73	05°03'06"	46.71	N28°20'41"W
C7	292.00	44.18	08°40'08"	44.14	S26°32'09"E
C8	208.00	115.60	31°50'32"	114.11	S38°07'21"E
C9	192.00	19.06	05°44'18"	19.05	S51°11'58"E
C10	192.00	167.35	49°56'29"	162.10	S23°23'06"E
C11	208.00	99.55	27°25'20"	98.60	S12°07'33"E
C12	208.00	160.93	44°19'52"	156.95	S48°00'09"E
C13	200.00	95.74	27°25'26"	94.83	N27°55'53"E
C14	50.00	61.47	70°28'19"	57.67	N88°41'38"W
C15	15.00	24.36	83°02'35"	21.77	N77°23'30"W
C16	15.00	23.56	80°00'00"	21.21	S14°07'47"W
C17	15.00	23.56	80°00'00"	21.21	N75°52'13"W
C18	15.00	23.56	80°00'00"	21.21	N14°07'47"E
C19	15.00	23.56	80°00'00"	21.21	S75°52'13"E
C20	271.00	41.00	08°40'08"	40.96	S26°32'09"E
C21	229.00	127.27	31°50'32"	125.64	S38°07'21"E
C22	171.00	118.95	39°51'25"	116.57	S34°06'54"E
C23	171.00	47.07	15°46'18"	46.92	S06°18'03"E
C24	229.00	75.69	18°58'16"	75.35	S07°53'01"E
C25	15.00	21.34	81°30'56"	19.59	S23°24'19"W
C26	15.00	23.56	90°00'00"	21.21	N70°50'13"W
C27	15.00	23.56	90°00'00"	21.21	N19°09'47"E
C28	15.00	23.56	90°00'00"	21.21	S70°50'13"E
C29	229.00	86.13	21°33'03"	85.63	S36°36'45"E
C30	229.00	40.76	10°11'56"	40.71	S22°29'14"E
C31	15.00	11.07	42°16'23"	10.82	S36°27'00"E
C32	50.00	48.25	55°17'39"	46.40	S42°57'39"E
C33	50.00	64.35	76°44'23"	60.00	N72°31'20"E
C34	50.00	133.82	153°21'01"	97.31	N41°01'22"W
C35	15.00	16.89	64°31'43"	16.01	N85°26'01"W
C36	179.00	85.39	27°19'56"	84.58	N39°30'11"W
C37	179.00	85.67	27°25'20"	84.86	N12°07'33"W
C38	221.00	151.18	39°11'43"	148.25	N18°00'45"W
C39	15.00	20.75	79°15'18"	19.13	N02°01'22"E
C40	229.00	109.62	27°25'36"	108.58	N27°55'53"E
C41	15.00	12.41	47°23'47"	12.06	N37°54'58"E
C42	50.00	95.54	109°29'10"	81.66	N06°52'17"E
C43	50.00	99.01	113°27'15"	83.61	S75°24'04"W
C44	50.00	53.08	60°49'29"	50.62	S11°44'18"E
C45	15.00	14.76	56°22'07"	14.17	S13°57'59"E
C46	179.00	85.68	27°25'36"	84.87	S27°55'53"W
C47	15.00	22.07	84°18'42"	20.13	S83°48'02"W
C48	179.00	99.48	31°50'32"	98.20	N38°07'21"W

- NOTES:
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
  - ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAINFIELD PRIOR TO ISSUANCE OF A BUILDING PERMIT. 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 THE OWNER'S EXPENSE.
  - WITHIN 12 MONTHS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY EACH LAND OWNER SHALL PURCHASE AND PLANT A MINIMUM OF 5 TREES OF 2" CALIPER OR LARGER. TREES ARE TO BE MAINTAINED WITH AN AUTOMATIC WATERING SYSTEM. ANY TREE THAT DIES IS TO BE REPLACED PROMPTLY TO MAINTAIN THE APPEARANCE OF THE SUBDIVISION FOR ALL OWNERS BENEFIT.

**ROCKY MOUNTAIN POWER**

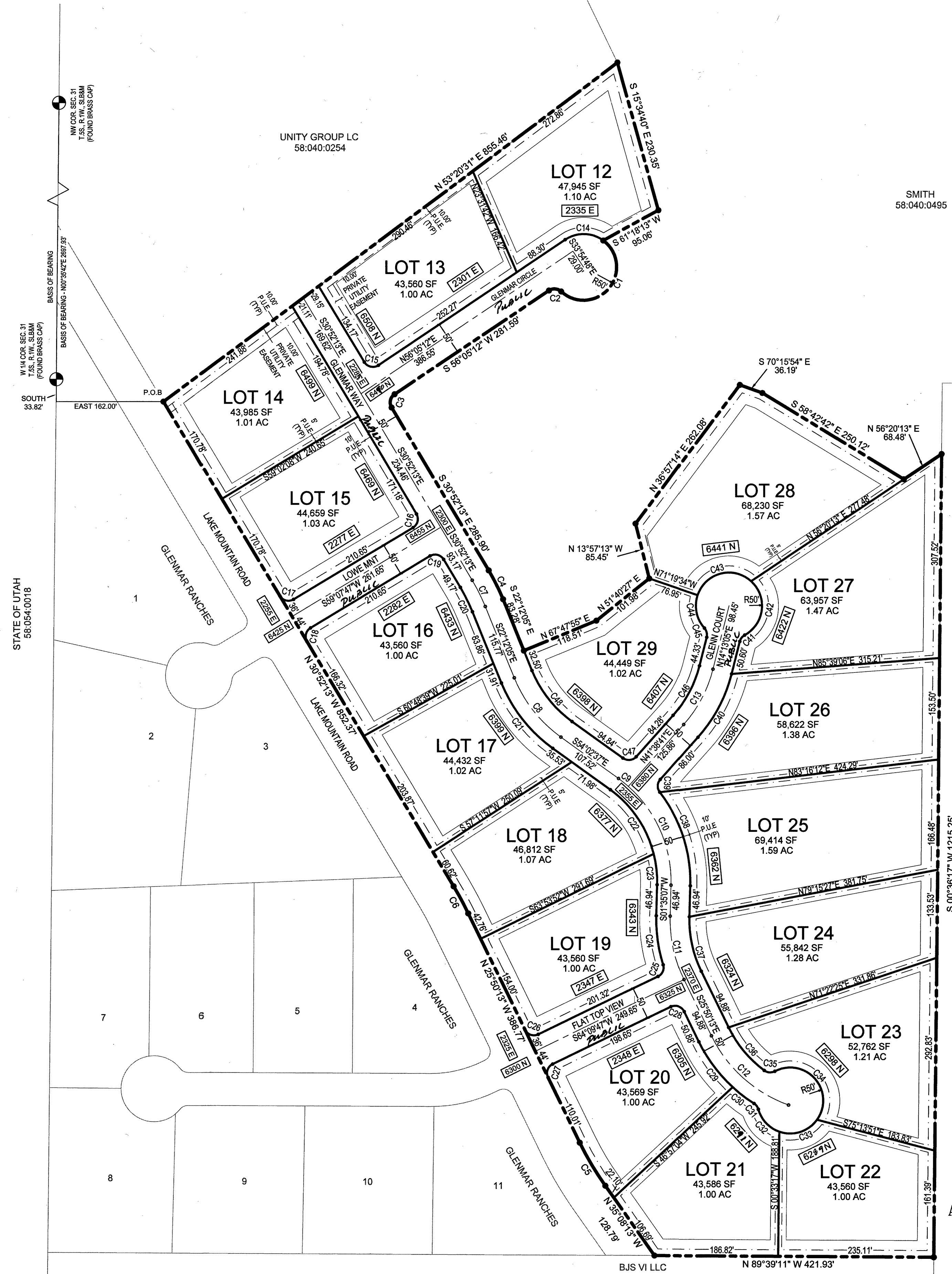
- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a-803(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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

APPROVED THIS 23 DAY OF July, 2019  
 [Signature]  
 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
- APPROVED THIS 12 DAY OF June, 2019  
 [Signature]  
 DIRECT COMMUNICATIONS

**GLENMAR RANCHES PHASE B PLAT 1**  
 LOCATED IN NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 31  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

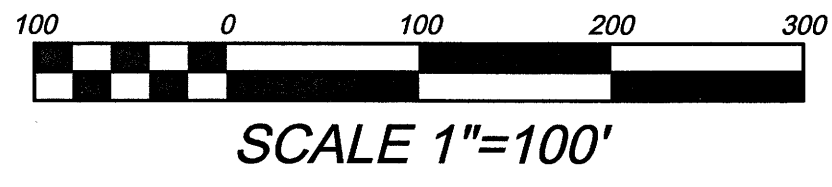


**DOMINION ENERGY QUESTAR CORPORATION**  
 QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL 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 800-366-8532

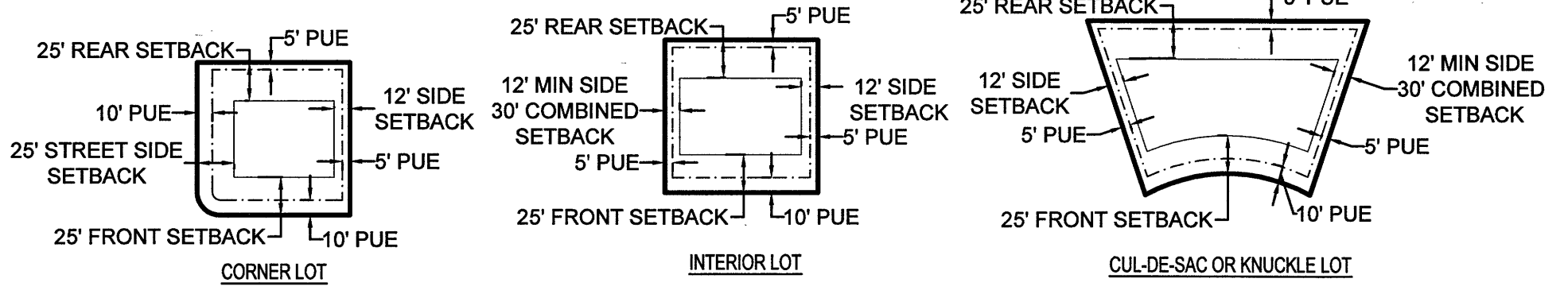
QUESTAR GAS COMPANY  
 dba DOMINION ENERGY UTAH  
 APPROVED THIS 12 DAY OF July, 2019  
 BY [Signature]  
 TITLE Gas Account Manager

**TABULATIONS**

TOTAL PROJECT AREA	24.09 AC	100%
UNBUILDABLE ACREAGE	0.00 AC	0%
BUILDABLE ACREAGE	24.09 AC	100%
TOTAL ACREAGE IN LOTS	20.72 AC	86%
TOTAL ACREAGE IN ROW	3.37 AC	14%
TOTAL OPEN SPACE	0.00 AC	0%
TOTAL IMPROVED OPEN SPACE	0.00 AC	0%
AVERAGE LOT SIZE	50,344 SF / 1.16 AC	
LARGEST LOT SIZE	68,230 SF / 1.57 AC	
SMALLEST LOT SIZE	43,560 SF / 1.00 AC	
OVERALL DENSITY	0.74 DU/AC	
TOTAL NUMBER OF LOTS	18	



**TYPICAL SETBACK & P.U.E. DETAILS**



**SURVEYOR'S CERTIFICATE**  
 I, Arnon D. Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6418780. 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 BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.  
 DATE July 23, 2019  
 [Signature] (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
 Beginning at a point located South 33.82 feet and East 162.00 from the West Quarter Corner of Section 31, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running  
 thence North 53°20'31" East 855.46 feet; thence South 15°34'40" East 230.35 feet; thence South 61°18'13" West 95.06 feet; thence along the arc of a non-tangent 50.00 foot radius curve to the right a distance of 162.51 feet through a central angle of 186°13'09" (chord bears S39°38'05"W 99.85 feet); thence along the arc of a 15.00 foot radius curve to the left a distance of 20.07 feet through a central angle of 76°39'27" (chord bears N85°35'04"W 18.61 feet); thence South 56°05'12" West 281.59 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 22.77 feet through a central angle of 86°57'25" (chord bears S12°36'30"W 20.64 feet); thence South 30°52'13" East 285.90 feet; thence along the arc of a 321.00 foot radius curve to the right a distance of 48.57 feet through a central angle of 08°40'08" (chord bears S26°32'09"E 48.52 feet); thence South 22°12'05" East 83.28 feet; thence North 67°47'55" East 118.51 feet; thence North 51°40'27" East 101.98 feet; thence North 13°57'13" West 85.45 feet; thence North 36°57'14" East 262.08 feet; thence South 70°15'54" East 36.19 feet; thence South 58°42'42" East 250.12 feet; thence North 56°20'13" East 68.48 feet to a point along the easterly line of Lot 3 of said section; thence along said lot the following two (2) courses: (1) South 00°36'17" West 121.52 feet; and (2) North 89°39'11" West 421.93 feet to a point along the easterly right-of-way line of Lake Mountain Road; thence along said right-of-way the following five (5) courses: (1) North 35°08'13" West 128.79 feet; (2) along the arc of a 470.00 foot radius curve to the right a distance of 76.29 feet through a central angle of 09°17'59" (chord bears N30°29'13"W 76.20 feet); (3) North 25°50'13" West 386.77 feet; (4) along the arc of a 530.00 foot radius curve to the left a distance of 46.73 feet through a central angle of 05°03'06" (chord bears N28°20'41"W 46.71 feet); and (5) North 30°52'13" West 852.37 feet to the point of beginning.  
 Contains: 24.09 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 10-8A-607 UTAH CODE, WITHOUT CONDITIONS, RESTRICTIONS, OR RESERVATIONS 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.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 23 DAY OF July, A.D. 2019  
 [Signatures]  
 DAY OF  
 ENT 7963012019 Map # 462 JEFFERY SHITH UTAH COUNTY RECORDER 2019 Aug 19 4:05 pm fee \$6.00 BY RECORDED FOR EAGLE MOUNTAIN CITY

Marionne M. Smith, Trustee  
Marionne M. Smith, Trustee of the Glenmar & Marionne Smith Revocable Living Trust 4-28-05

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE 23 DAY OF July, A.D. 2019, PERSONALLY APPEARED BEFORE ME MARIONNE M. SMITH, TRUSTEE SIGNING THE FOREGOING OWNER DEDICATION, AND WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF THE OWNERS, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES 1/1/2026  
 [Signature]  
 NOTARY PUBLIC

**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 AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF August, A.D. 2019

[Signatures]  
 APPROVED BY MAYOR APPROVED BY CITY ATTORNEY  
 [Signatures]  
 APPROVED BY CITY ENGINEER (SEE SEAL BELOW) APPROVED BY CITY RECORDER (SEE SEAL BELOW)

**GLENMAR RANCHES PHASE B PLAT 1**  
 LOCATED IN NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 31  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
[Seal]	[Seal]	[Seal]	[Seal]

SURVEYOR  
**AZTEC ENGINEERING**  
 491 NORTH 450 WEST  
 OREM UT 84057  
 (801) 224-7308

ENGINEER  
**berg**  
 CIVIL ENGINEERING  
 11038 N Highland Blvd Suite 400  
 Highland UT 84003  
 office (801) 482-1277  
 cell (801) 616-1677

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Sec. 31-5-1W 70-038