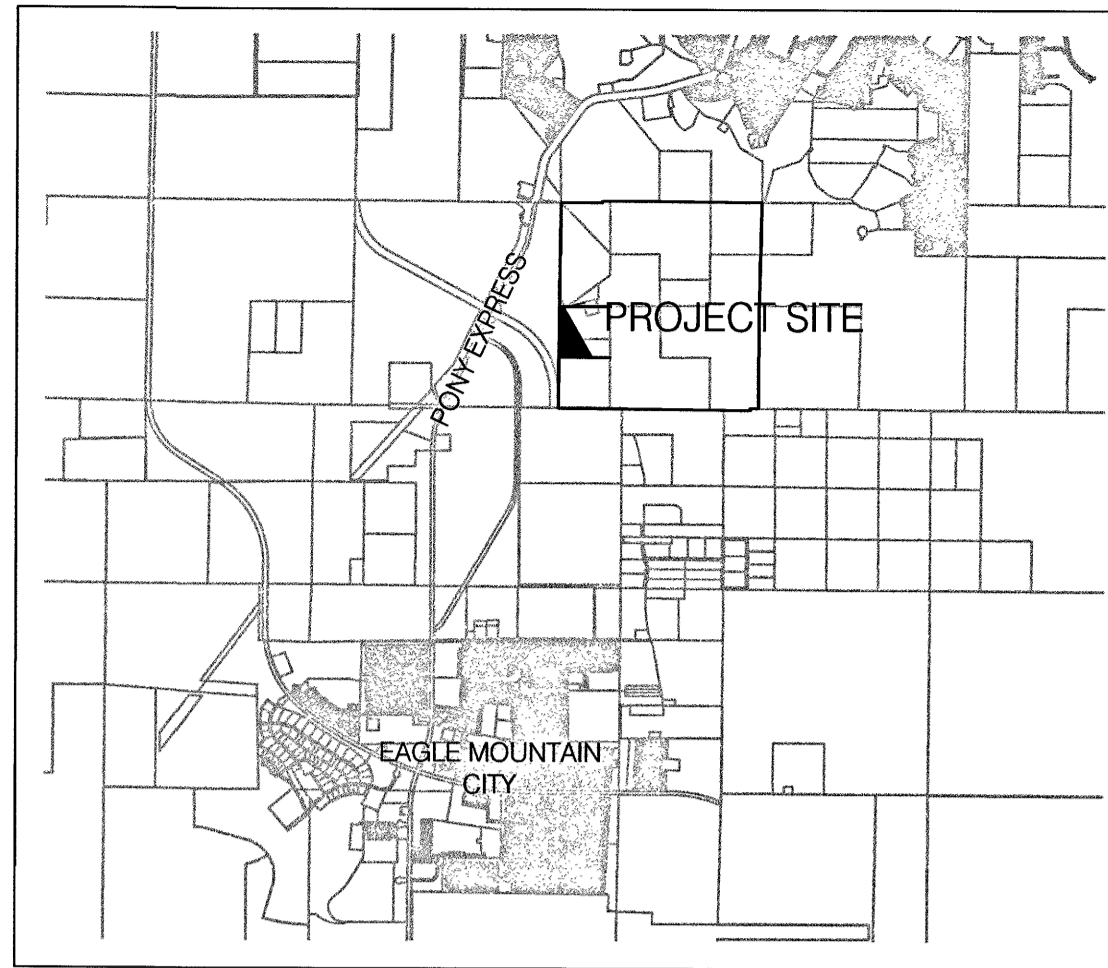
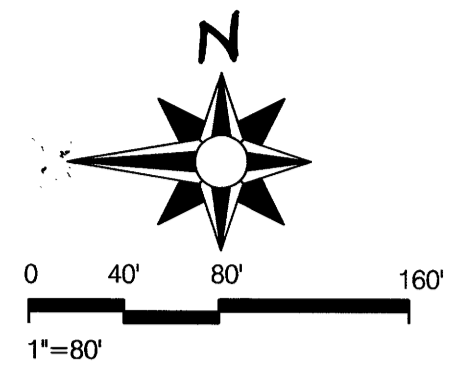


GLENMAR RANCHES
 A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 31,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST
 SALT LAKE BASE & MERIDIAN
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



VICINITY MAP

CL Curve Table

| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
|---------|--------|--------|-----------------|-------------------|-------------------|
| C1 | 504.00 | 44.28 | S28°21'21.60"E | (5577.05,4221.23) | (5598.08,4182.28) |
| C2 | 496.00 | 80.51 | S30°29'21.60"E | (5766.72,3834.02) | (5807.53,3764.72) |

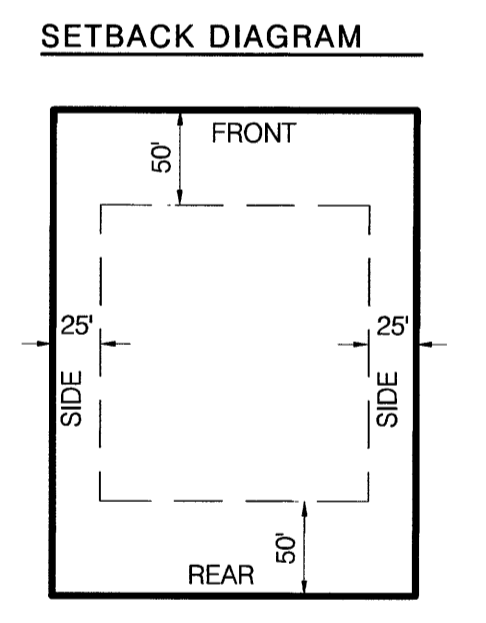
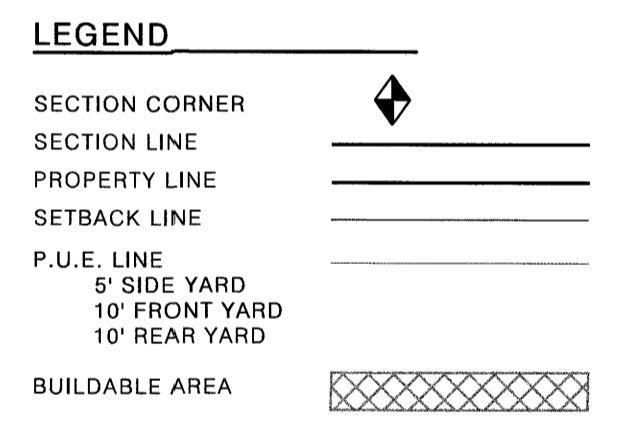
Curve Table

| Curve # | Length | Tangent | Radius | Delta | Chord Direction | Chord Length |
|---------|---------|---------|---------|------------|-----------------|--------------|
| C3 | 86.03' | 43.11' | 530.00' | 9°18'00" | S30°29'22"E | 85.93' |
| C4 | 23.56' | 15.00' | 15.00' | 90°00'00" | S70°50'22"E | 21.21' |
| C5 | 97.18' | 49.36' | 225.00' | 24°44'49" | N76°32'03"E | 96.43' |
| C6 | 5.64' | 2.82' | 225.00' | 1°26'12" | N89°37'34"E | 5.64' |
| C7 | 13.62' | 7.32' | 15.00' | 52°01'12" | N64°20'04"E | 13.16' |
| C8 | 9.97' | 5.00' | 50.00' | 11°25'21" | N44°02'08"E | 9.95' |
| C9 | 114.19' | 109.35' | 50.00' | 130°51'19" | S64°49'31"E | 90.94' |
| C10 | 70.27' | 42.34' | 50.00' | 80°31'11" | S40°51'43"W | 64.63' |
| C11 | 53.44' | 29.60' | 50.00' | 61°14'34" | N68°15'24"W | 50.94' |
| C12 | 13.62' | 7.32' | 15.00' | 52°01'12" | N63°38'44"W | 13.16' |
| C13 | 79.97' | 40.70' | 175.00' | 26°11'02" | S77°15'09"W | 79.28' |
| C14 | 23.56' | 15.00' | 15.00' | 90°00'00" | S19°09'38"W | 21.21' |
| C15 | 89.57' | 45.58' | 196.00' | 26°11'02" | N77°15'09"E | 88.79' |
| C16 | 41.29' | 20.66' | 470.00' | 5°02'00" | S28°21'22"E | 41.28' |
| C17 | 23.56' | 15.00' | 15.00' | 90°00'00" | S75°52'22"E | 21.21' |
| C18 | 13.62' | 7.32' | 15.00' | 52°01'12" | N33°07'02"E | 13.16' |
| C19 | 76.65' | 48.14' | 50.00' | 87°49'44" | N51°01'18"E | 69.36' |
| C20 | 90.05' | 63.07' | 50.00' | 103°11'30" | S33°28'05"E | 78.36' |
| C21 | 81.18' | 52.71' | 50.00' | 93°01'11" | S64°38'15"W | 72.55' |
| C22 | 13.62' | 7.32' | 15.00' | 52°01'12" | S85°08'15"W | 13.16' |
| C23 | 23.56' | 15.00' | 15.00' | 90°00'00" | S14°07'38"W | 21.21' |

- GENERAL NOTES:**
- All lots must receive approval from the Utah County Health Department for a septic tank and drainfield 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 the owner's expense.
 - Within 12 months of issuance of a 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.

Development Summary

| | |
|----------------------|------------------|
| Total Developed Area | 618,247 sq.ft. |
| 14.19 acres | |
| Total Number of Lots | 11 Lots |
| Density | 0.775 units/acre |
| Min Lot Size | 43,578 sq.ft. |
| Max. Lot Size | 82,916 sq.ft. |
| Average Lot Size | 52,272 sq.ft. |
| Median Lot Size | 43,884 sq.ft. |



SURVEY NOTES:

OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND 2"x24" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.

15676

H&H ENGINEERING & SURVEYING, INC.
 42 N 200 E, STE 1 - AMERICAN FORK, UT 84003
 TEL: (801) 756-2488 FAX: (801) 756-3499

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 176895 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

Victor E. Hansen
 SURVEYOR
 (SEE SEAL BELOW)

July 27, 2017
 DATE

BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 31, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel is described as follows:

Beginning at the West Quarter Corner of Section 31, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N00°36'01"E 233.05 feet along the section line; thence S30°52'22"E 270.47 feet to the northeast corner of an existing 60 foot right-of-way; thence along said right-of-way the following 7 curves: 1) S89°38'13"W 69.64 feet; 2) thence S30°52'22"E 928.19 feet to the beginning of a tangent curve to the right, having a radius of 470.00 feet; 3) thence along the arc of said curve a length of 41.29 feet, passing through a central angle of 05°02'00", chord bears S28°21'22"E 41.28 feet; 4) thence S25°50'22"E 386.94 feet to the beginning of a tangent curve to the left, having a radius of 530.00 feet; 5) thence along the arc of said curve a length of 86.03 feet, passing through a central angle of 09°18'00", chord bears S30°29'22"E 85.93 feet; 6) thence S35°08'22"E 80.68 feet; 7) thence S89°57'10"E 73.41 feet; thence S35°08'22"E 3.91 feet; thence N89°45'10"W 915.70 feet to the section line; thence N00°36'08"E 1320.198 feet along the section line to the point of beginning.

Containing 14.46 acres, more or less.

ENT 82912:2017 Map # 15676
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Aug 24 4:53 PM FEE 41.00 BY BA
 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 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 10-9A-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: *Marianne M. Smith, Trustee*
 AUTHORIZED SIGNATURE(S): *Marianne M. Smith, Trustee*
 GLENNEETH & MARIANNE SMITH
 REVICABLE LIVING TRUST 4-28-05

ACKNOWLEDGMENT

ON THE 8 DAY OF August, 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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 1/17/2020
 COMMISSION NUMBER: 686 717
 NOTARY PUBLIC SIGNATURE: *Fionnuala B. Kofke*
 PRINTED FULL NAME OF NOTARY: FIONNUALA B. KOFKE

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 24 DAY OF August, 2017.

APPROVED BY MAYOR: *Christopher T. Trusty*
 APPROVED BY CITY ATTORNEY: *Fionnuala B. Kofke*
 APPROVED BY CITY ENGINEER: *Victor E. Hansen*
 APPROVED BY CITY RECORDER: *Fionnuala B. Kofke*

GLENMAR RANCHES
 A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 31,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SCALE 1" = 40 FEET

SURVEYOR'S SEAL: VICTOR E. HANSEN #176895 STATE OF UTAH

NOTARY PUBLIC'S SEAL: FIONNUALA B. KOFKE UTAH COUNTY RECORDER COMM. EXPI. 01-17-2020

CITY ENGINEER'S SEAL: CHRISTOPHER T. TRUSTY TRUSTY 3-2-17 STATE OF UTAH

CLERK-RECORDER SEAL: EAGLE MOUNTAIN CITY STATE OF UTAH

Direct Communications Approval

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.

Direct Communications Date: 7/27/17

Rocky Mountain Power Approval

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 P.U.E. 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.

Rock Mountain Power Date: 7/27/17

Questar Gas Approval

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligation 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 Questar's Right-of-Way department at 1-800-366-6532.

Approved this 28 day of July, 2017.
 By: *Questar Gas Company*
 Title: Pre-Const

SEC. 31-5-14 70-07P