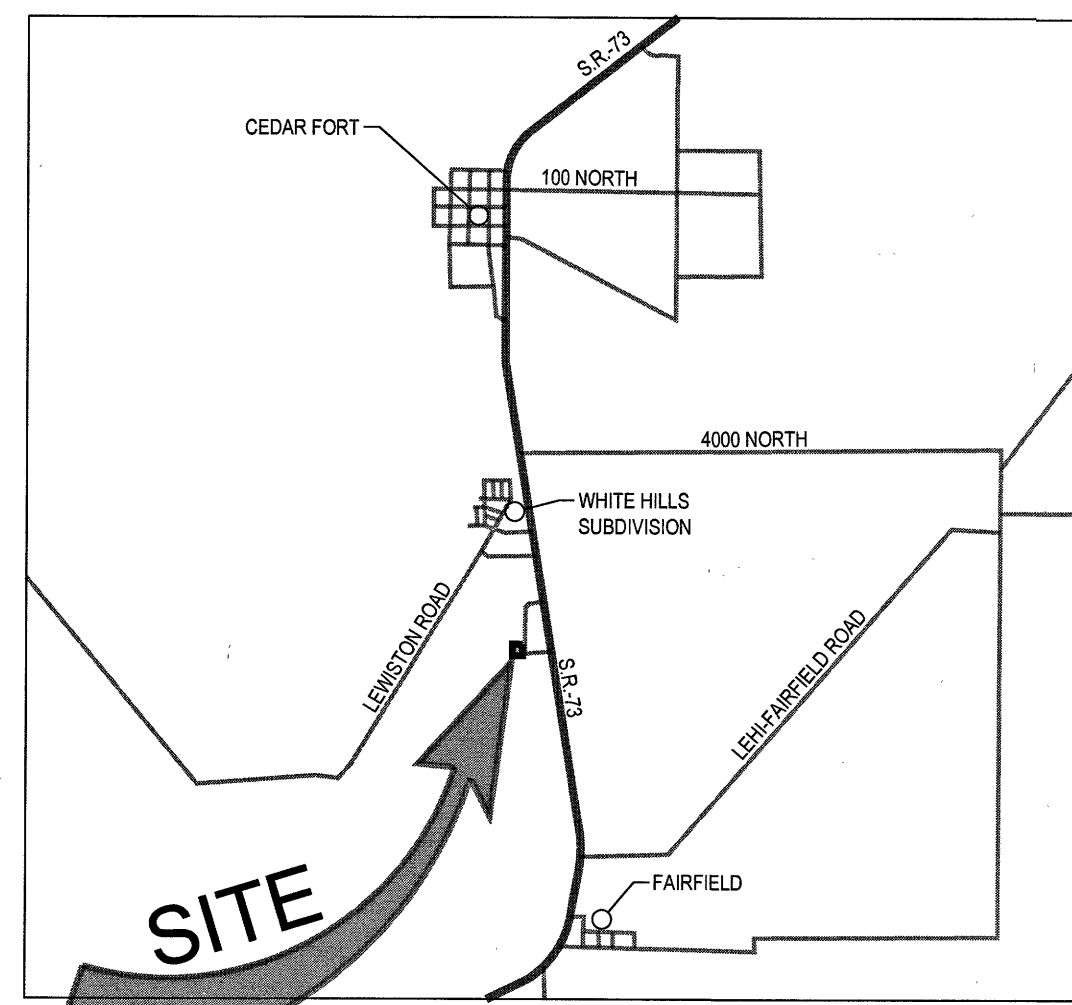
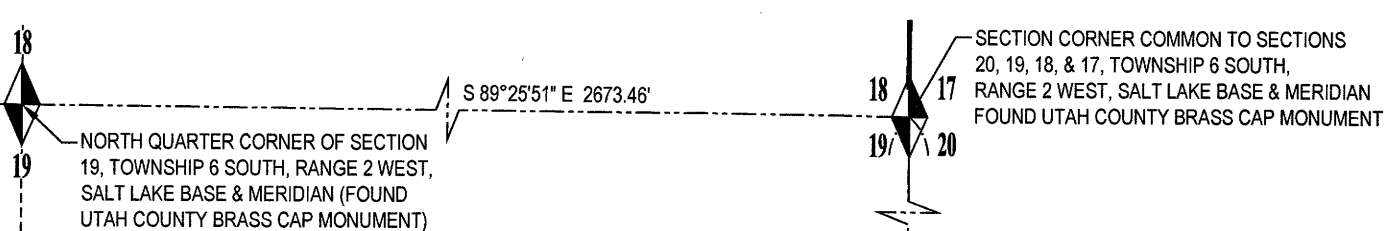


J & J RANCHES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

59-051-0025
GRANT SMITH FARMS, LLC.

S 89°25'51" E 600.00'

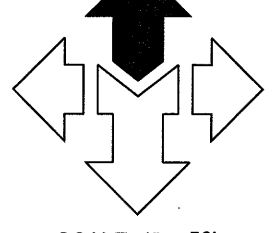


VICINITY MAP
SCALE: N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- NEW LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ADJOINING SUBDIVISION LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- SETBACK LINE
- SUBDIVISION BOUNDARY CORNER
- P.U.E. (PUBLIC UTILITY EASEMENT)

NORTH



SCALE: 1" = 50'



DOMINION ENERGY

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 ACKNOWLEDGEMENT 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 1-800-368-8532.

APPROVED THIS _____ DAY OF _____, 20____, DOMINION ENERGY
BY _____
TITLE _____

ROCKY MOUNTAIN

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(A)(2)(III) 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
- Mark Spade 3/4/20*
ROCKY MOUNTAIN POWER DATE

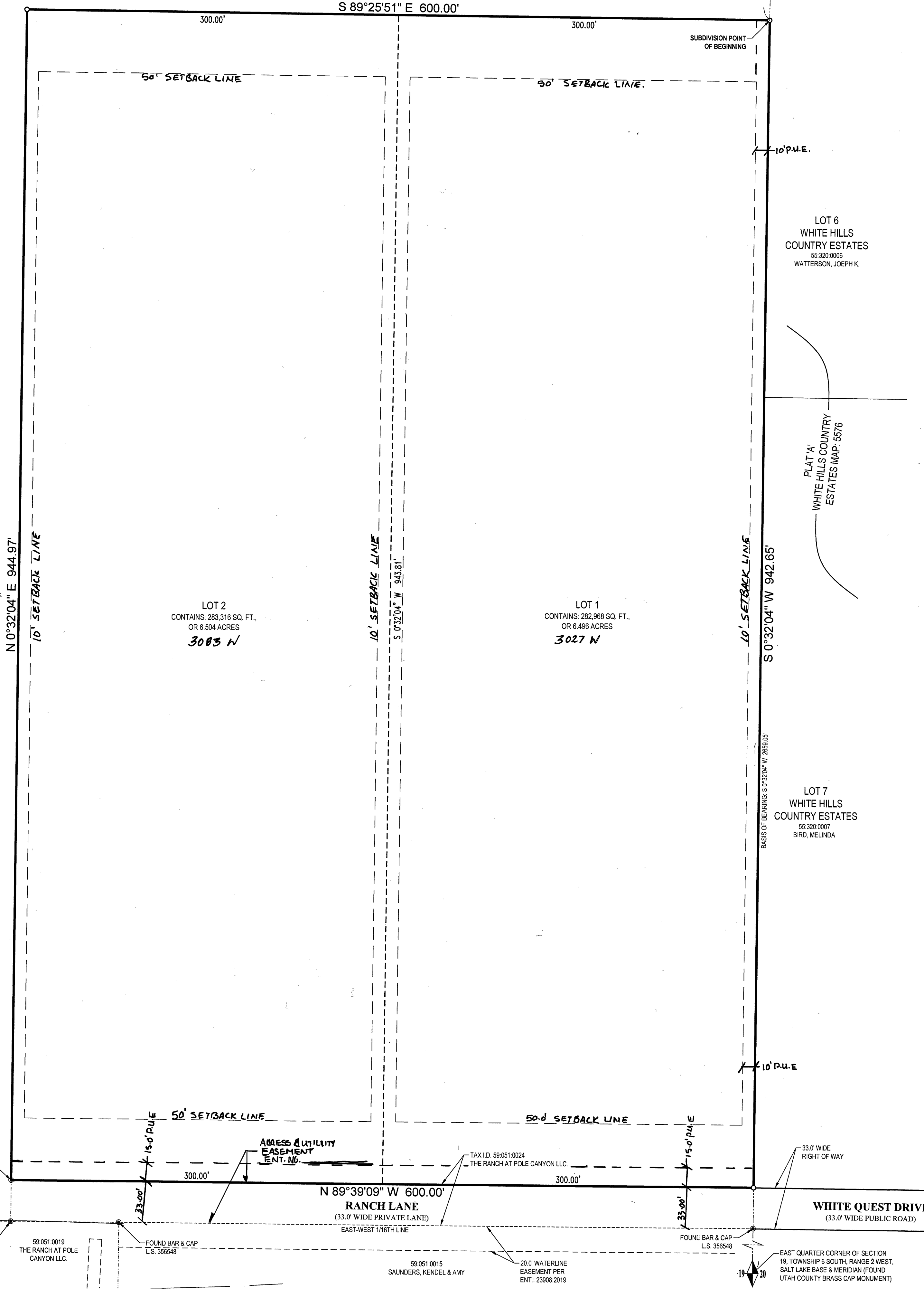
DIRECT COMMUNICATIONS

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.

DIRECT COMMUNICATIONS DATE _____

PLAT CALCULATIONS

TOTAL ACREAGE	13.000
BUILDABLE ACREAGE	11.23
TOTAL ACREAGE IN LOTS	13.000
TOTAL OPEN SPACE	NONE
TOTAL IMPROVED OPEN SPACE	NONE
AVERAGE LOT SIZE	6.50
LARGEST LOT SIZE	6.504
SMALLEST LOT SIZE	6.496
OVERALL DENSITY	2.0 LOT PER 13 ACRES
TOTAL NUMBER OF LOTS	2



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6135190, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH STATE CODE 17-25-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

J & J RANCH SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER, SAID POINT BEING SOUTH 0°32'04" WEST, ALONG THE SECTION LINE (BASIS OF BEARING), A DISTANCE OF 353.88 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 0°32'04" WEST, CONTINUING ALONG SAID SECTION LINE AND THE WEST LINE OF THE WHITE HILLS COUNTRY ESTATES SUBDIVISION, A DISTANCE OF 942.65 FEET, TO THE NORTH LINE OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT, RECORDED AS ENTRY NO. 23908-2019; THENCE NORTH 89°39'09" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET, TO A CORNER THEREOF; THENCE DEPARTING SAID LINE BEARING NORTH 0°32'04" EAST, PARALLEL WITH AND 600.00 FEET PERPENDICULARLY DISTANT TO AFORESAID SECTION LINE, A DISTANCE OF 644.97 FEET; THENCE SOUTH 89°25'51" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING.
CONTAINS: 966,284 SQUARE FEET, OR 13,000 ACRES, IN TWO RESIDENTIAL LOTS.

Dennis K. Withers
DENNIS K. WITHERS (SEE SEAL BELOW)
L.S. LICENSE NO. 6135190

OWNER'S CERTIFICATION AND DEDICATION

WE THE UNDERSIGNED OWNER(S) OF ALL OF THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW TO BE HEREBY DEDICATED UNDER PROVISION OF 10-9a-607, UTAH CODE, WITHOUT CONDITIONS, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH ALL STREETS, WATER SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACE, SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES 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
Grant Smith Farms, LLC
BY: JAMES E. SMITH (PRINT NAME) *James E. Smith* (SIGNATURE) 5/3/2020
ITS: *Manager* (TITLE)

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS
ON THIS 5 DAY OF March, IN THE YEAR 2020, BEFORE ME, *Teisha Wilson*, A NOTARY PUBLIC, PERSONALLY APPEARED JAMES E. SMITH, THE *Manager* OF SAID *GRANT SMITH FARMS, LLC* AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE J & J RANCHES SUBDIVISION AND WAS SIGNED BY HIM ON BEHALF OF SAID *GRANT SMITH FARMS, LLC* AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.
COMMISSION NUMBER *695274*
MY COMMISSION EXPIRES *2/6-01-2021*
Teisha Wilson
PRINT NAME: *Teisha Wilson*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE OF 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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF *March*, A.D. 20____.
James E. Smith
APPROVED BY MAYOR
Christal J. Huntz
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
Jeffery Smith
ATTEST: CITY RECORDER (SEE SEAL BELOW)

ENT 62997-2020 Map # 17064
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 May 11 3:20 pm FEES \$4.00 BY RA
RECORDED FOR EAGLE MOUNTAIN CITY

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 0°32'04" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "M&E L ENG.", OR A NAIL & WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
4. LOTS IN THIS SUBDIVISION DO NOT CURRENTLY HAVE ACCESS TO A PUBLIC SEWER LINE AND WILL REQUIRE THE APPROVAL AND INSTALLATION OF A SEPTIC SYSTEM. IF IN THE EVENT OF SEPTIC SYSTEM FAILURE AND A PUBLIC SEWER LINE HAS BEEN INSTALLED WITHIN 300 FEET OF THE PROPERTY, THE PROPERTY OWNERS SHALL CONNECT ANY NEW OR EXISTING STRUCTURES TO THE PUBLIC SEWER AND PROPERLY ABANDON OR REMOVE ANY EXISTING SEPTIC SYSTEMS, AT THE OWNERS SOLE COST AND EXPENSE.

PLAT

J & J RANCHES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SHEET

1 OF

1

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

CORPORATE SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK RECORDER SEAL

S:\2019\Files\18518\18518.B\Survey\Prod_Dwg\18518_0051.dwg Mar 03, 2020 - 1:18pm

SEC 19-6-2W TU038 JT

17064