

VICINITY MAP  
N.T.S.

TYPICAL BUILDING SETBACKS  
N.T.S.

**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.

Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

8/21/18  
Date

**BOUNDARY DESCRIPTION**  
A portion of the SW 1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:  
Beginning at point on the North line of Lot 1, MIDVALLEY ROAD PHASE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°12'34"W along the Section line 636.65 feet, North 1,116.41 feet and N89°34'21"W along said MIDVALLEY ROAD PHASE 1 Subdivision 486.40 feet from the South 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N89°34'21"W along said MIDVALLEY ROAD PHASE 1 Subdivision 583.83 feet to the Northwest corner of said Lot 1; thence N00°25'39"E 171.00 feet; thence S89°34'21"E 17.52 feet; thence N00°34'55"E 240.03 feet; thence N00°25'39"E 51.00 feet; thence S89°34'21"E 15.14 feet; thence N00°34'55"E 120.03 feet; thence S89°34'21"E 550.00 feet; thence S00°34'55"W 396.10 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'44" Chord: S45°30'17"W 21.18 feet; thence S00°25'39"W 51.00 feet; thence S89°34'21"E 16.27 feet; thence S00°25'39"W 120.00 feet to the point of beginning.

Contains: 7.56 acres +/-

**OWNERS DEDICATION**  
THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC, EXCEPTING AND RESERVING TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS, AND OTHER MINERALS IN THE LANDS SO CONVEYED AND DEDICATED. SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. ALL LOTS, PUBLIC ROADS, AND EASEMENTS, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED ON APRIL 27, 2018, AS ENTRY NO. 404662017.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF August, 2018.

STATE OF UTAH  
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

David Ure  
DIRECTOR

APPROVED AS TO FORM:  
SEAN REYES, UTAH ATTORNEY GENERAL

ENT. 93080-2018 Map # 16256  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Sep 27 4:21 PM FEE 40.00 BY 05  
RECORDED FOR EAGLE MOUNTAIN CITY

SPECIAL ASSISTANT ATTORNEY GENERAL

**JOINER AND CONSENT**  
THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD. A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS

IVORY HOMES, LTD. A UTAH LIMITED PARTNERSHIP  
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE

STATE OF UTAH  
COUNTY OF SALT LAKE } S.S.

ON THE 4th DAY OF SEPTEMBER, 2018, PERSONALLY APPEARED BEFORE ME Clark D. Ivory, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IVORY HOMES, LTD. AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 01-10-2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

PETER STEVEN CAMERON  
PRINTED FULL NAME OF NOTARY

MY COMMISSION No. 698412

**STATE OF UTAH ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF UTAH } S.S.

ON THE 22nd DAY OF August, 2018, PERSONALLY APPEARED BEFORE ME David Ure, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 05/06/21

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

Alan Russell Roe  
PRINTED FULL NAME OF NOTARY

MY COMMISSION No. 697764

**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 26th DAY OF September, 2018.

APPROVED BY MAYOR

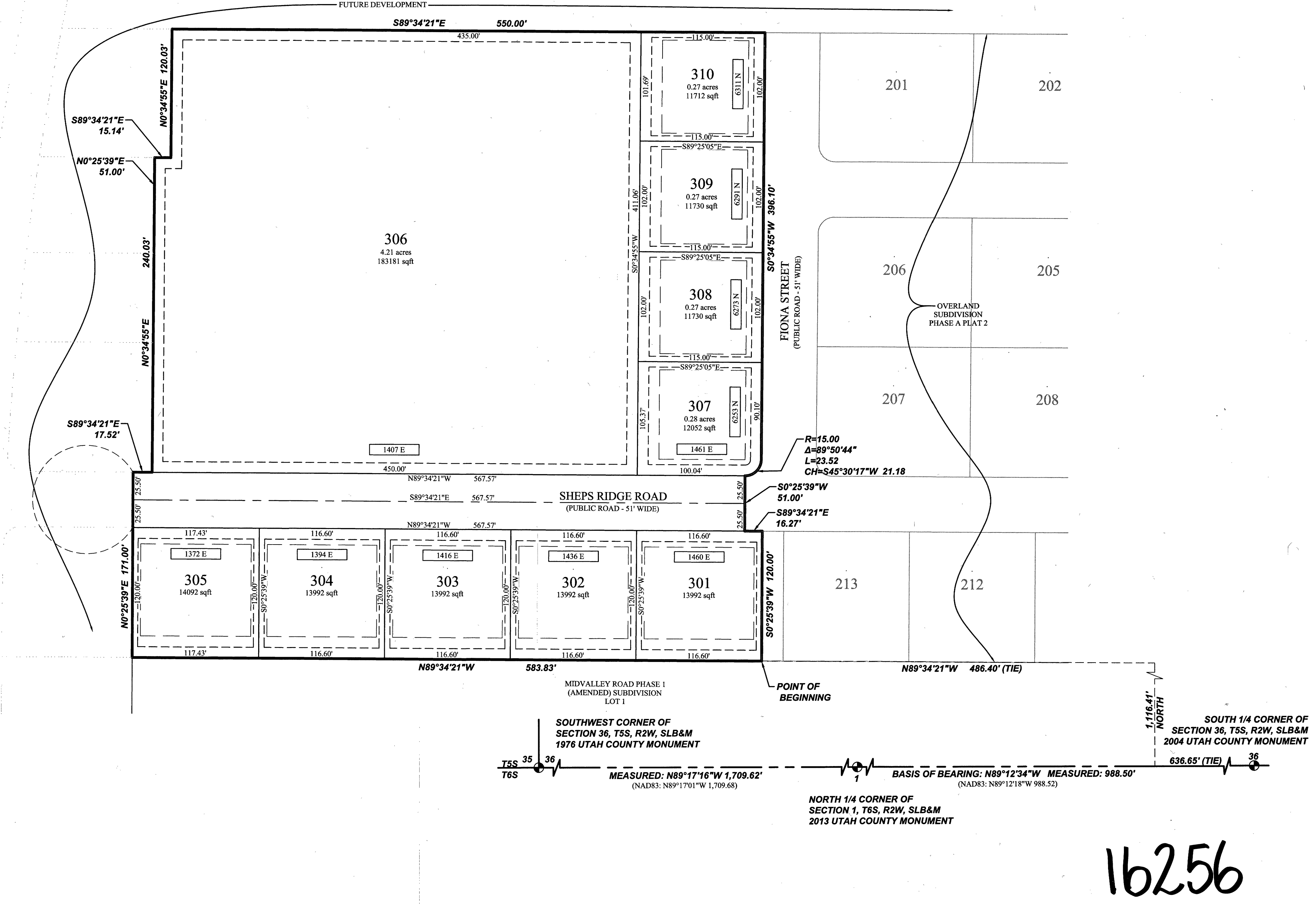
APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

**PHASE "A", PLAT 3 OVERLAND SUBDIVISION**  
LOCATED IN THE SW 1/4 OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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**LEGEND**

- SECTION LINE
- BOUNDARY
- RIGHT-OF-WAY LINE
- "P.U. & D.E." EASEMENT
- BUILDING SETBACK
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- P.U. & D.E.
- PUBLIC UTILITY & DRAINAGE EASEMENT

**PLAT TABULATIONS**

TOTAL ACRES: 7.56 ACRES  
TOTAL ACRES IN LOTS: 6.90 ACRES  
TOTAL ACRES IN ROW: 0.66 ACRES  
AVERAGE LOT SIZE: 0.69 ACRES OR 30,046 SQFT.  
LARGEST LOT SIZE: 4.21 ACRES OR 183,181 SQFT.  
SMALLEST LOT SIZE: 0.27 ACRES OR 11,712 SQFT.  
OVERALL DENSITY: 1.32 LOTS/ACRE  
TOTAL NUMBER OF LOTS: 10 LOTS

**NOTES:**

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- STREET MONUMENT TO BE SET

**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 28 day of August, 2018.  
By: [Signature]  
Title: Gas Account Sup Rep

**DOMINION ENERGY, INC.**  
Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. 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, Inc. Right-of-way department at 1-800-366-8532.

Approved this 28 day of August, 2018.  
By: [Signature]  
Title: Gas Account Sup Rep

**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-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:
  - 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 28 day of August, 2018.  
By: [Signature]  
Title: Gas Account Sup Rep

16256

2017-188 Overland Phase 2 Design 17-188.dwg Sheets 02.1 - FINAL PLAT.dwg