

VICINITY MAP
N.T.S.

NOTES:
1) #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.
2) #5 STREET MONUMENT TO BE SET

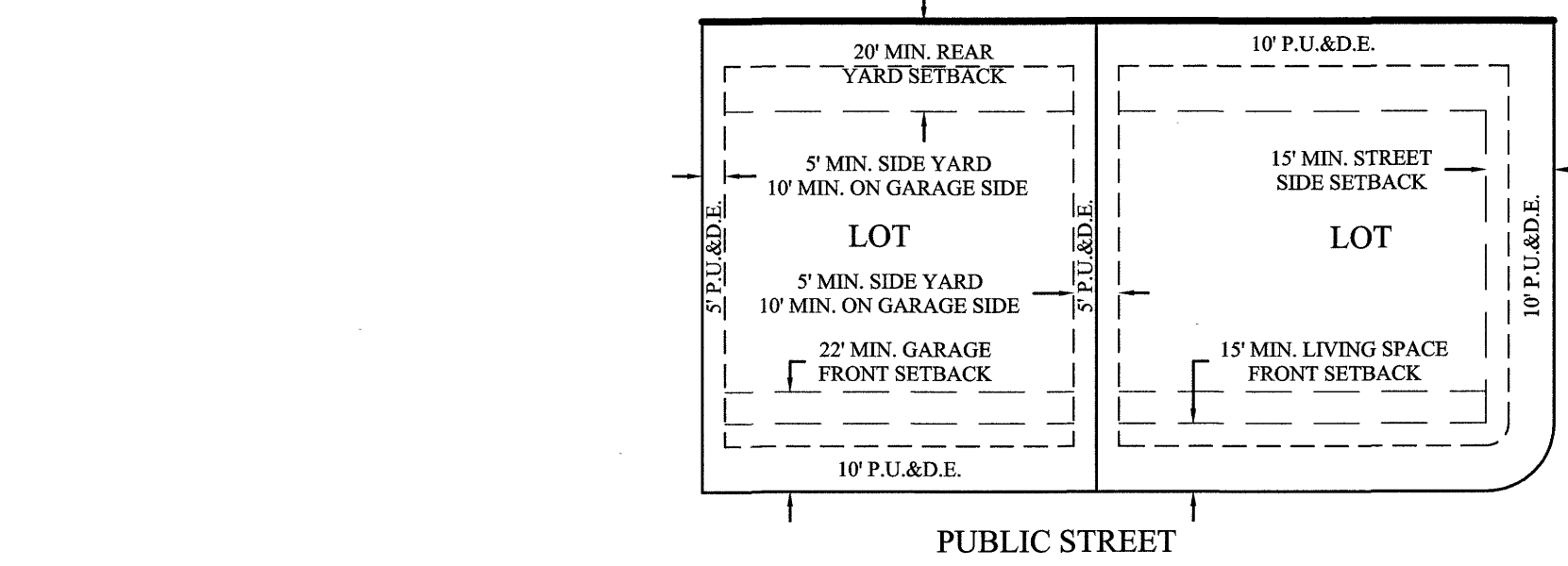
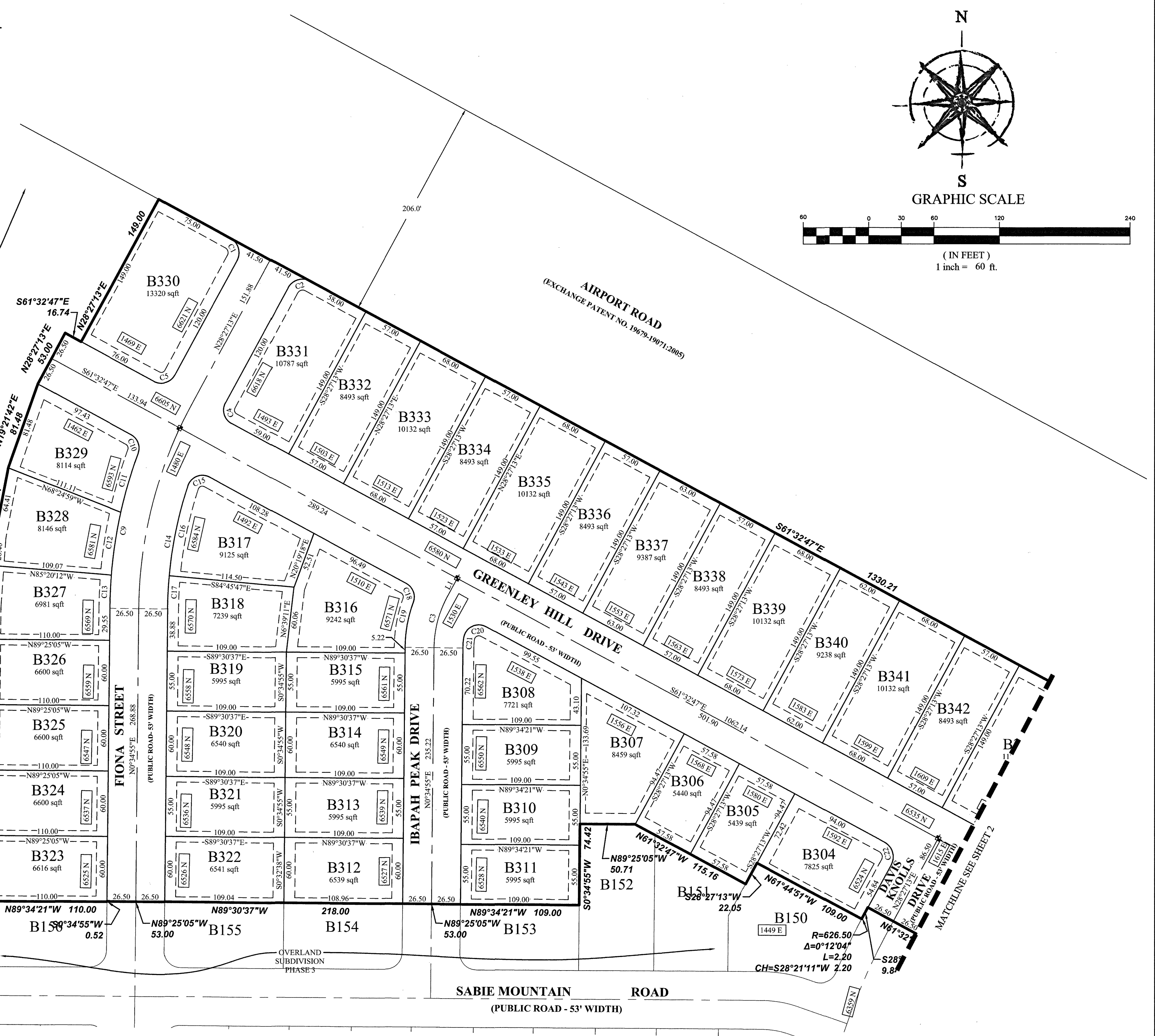
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N16°32'47"W	21.21
C2	15.00	90°00'00"	23.56	S73°27'13"W	21.21
C3	100.00	27°52'18"	48.65	S14°31'04"W	48.17
C4	14.00	90°00'00"	21.99	S16°32'47"E	19.80
C5	14.00	90°00'00"	21.99	N73°27'13"E	19.80
C6	329.00	12°22'25"	71.05	S22°16'00"W	70.91
C7	51.00	65°43'00"	58.50	S27°03'10"W	55.34
C8	51.50	94°10'44"	84.65	N18°38'08"W	75.44
C9	426.50	19°30'06"	145.17	S10°19'58"W	144.47
C10	14.00	81°37'49"	19.95	N20°43'53"W	18.30
C11	426.50	7°35'33"	56.52	N16°17'15"E	56.48
C12	426.50	7°49'40"	58.27	N08°34'38"E	58.22
C13	426.50	4°03'44"	30.24	N02°37'57"E	30.23
C14	373.50	17°35'51"	114.71	S09°22'51"W	114.26
C15	14.00	100°16'27"	24.50	S68°18'59"W	21.49
C16	373.50	12°56'33"	84.37	S11°42'29"W	84.19
C17	373.50	4°39'18"	30.34	S02°54'34"W	30.34
C18	14.00	81°21'25"	19.88	N20°52'04"W	18.25
C19	126.50	19°13'43"	42.45	N10°11'47"E	42.25
C20	14.00	110°47'05"	27.07	S63°03'41"W	23.05
C21	73.50	7°05'13"	9.09	S04°07'32"W	9.09
C22	15.00	90°00'00"	23.56	N16°32'47"W	21.21
C23	15.00	90°00'00"	23.56	S73°27'13"W	21.21
C24	355.50	3°27'58"	21.51	N26°43'14"E	21.50
C25	14.00	90°00'00"	21.99	N16°32'47"W	19.80
C26	355.50	12°24'36"	77.00	N18°46'57"E	76.85
C27	302.50	12°22'25"	65.33	S22°16'00"W	65.20
C28	14.00	31°27'28"	7.69	S44°10'57"W	7.59
C29	51.00	87°11'55"	77.62	S49°24'17"E	70.34
C30	14.00	31°27'28"	7.69	S77°16'31"E	7.59
C31	25.00	94°09'29"	41.08	N18°37'30"W	36.61

Line Table		
LINE	DIRECTION	LENGTH
L1	N28°27'13"E	19.39
L2	S03°00'15"E	51.00
L3	N73°27'13"E	21.14
L4	S30°05'19"E	51.00
L5	N28°27'14"E	48.45

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.
Marnie Culford 8/9/19
DIRECT COMMUNICATIONS DATE

LEGEND

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



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 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 monumented on the ground as shown on this Plat, and that this Plat is true and correct.
08/02/19
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION
A portion of the Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at a point on the Southerly line of Airport Road located N00°36'01"E along the Section line (Basis of Bearing) 193.47 feet and West 2,595.40 feet from the East 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence S31°55'05"W 237.96 feet; thence S25°04'01"W 75.69 feet to the Northeast Corner of Lot B142, PHASE "B", PLAT 1, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded November 5, 2018 as Entry No. 1061262018 in the Office of the Utah County Recorder; thence along said plat the following 20 (twenty) courses: 1) N73°55'12"W 163.00 feet; 2) Southerly along the arc of a non-tangent curve to the left having a radius of 355.50 feet (radius bears: S73°55'12"E) a distance of 21.73 feet through a central angle of 03°30'09"; Chord: S14°19'44"W 21.73 feet; 3) N77°25'21"W 107.81 feet; 4) N13°25'23"E 33.06 feet; 5) N19°54'06"E 52.44 feet; 6) N26°17'31"E 52.84 feet; 7) N61°32'47"W 162.50 feet; 8) S28°27'13"W 9.84 feet; 9) along the arc of a curve to the left with a radius of 626.50 feet a distance of 2.20 feet through a central angle of 0°12'04" Chord: S28°27'11"W 2.20 feet; 10) N61°44'51"W 109.00 feet; 11) S28°27'13"W 130.43 feet; 12) N61°32'47"W 115.16 feet; 13) N89°25'05"W 50.71 feet; 14) S00°34'55"W 74.42 feet; 15) N89°34'21"W 109.00 feet; 16) N89°25'05"W 53.00 feet; 17) N89°30'37"W 218.00 feet; 18) N89°25'05"W 53.00 feet; 19) S00°34'55"W 0.52 feet; 20) N89°34'21"W 110.00 feet; thence N00°34'55"E 269.97 feet; thence N04°02'51"E 64.32 feet; thence N10°55'31"E 64.41 feet; thence N19°21'42"E 81.48 feet; thence N28°27'13"E 53.00 feet; thence S61°32'47"E 16.74 feet; thence N28°27'13"E 149.00 feet; thence S61°32'47"E 1,330.21 feet to the point of beginning.
Contains: 12.26 acres±/4

A portion of the Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the Northeastly corner of PHASE "A", PLAT 1, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded May 18, 2017 as Entry No. 481912017 in the Office of the Utah County Recorder located S00°36'01"W along the Section line 446.15 feet and West 2,383.32 feet from the East 1/4 Corner of Section 36, T5S, R2W, SLB&M (Basis of Bearing: N00°36'01"E) along the Section line between the East 1/4 Corner and the Northeast Corner of Section 36; thence along said plat the following 5 (five) courses: 1) N61°32'46"W 51.00 feet; 2) S28°27'13"W 16.76 feet; 3) N61°32'46"W 130.43 feet; 4) S28°27'13"W 31.78 feet; 5) N60°48'49"W 129.92 feet to the Easterly line of PHASE "B", PLAT 1, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded November 5, 2018 as Entry No. 1061262018 in the Office of the Utah County Recorder; thence along said plat the following 4 (four) courses: 1) N34°53'49"E 10.05 feet; 2) N29°11'11"E 79.20 feet; 3) along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.28 feet through a central angle of 85°02'04" Chord: N71°43'51"E 20.28 feet; 4) N24°16'31"E 43.00 feet; thence S65°43'27"E 214.62 feet; thence along the arc of a curve to the right with a radius of 80.00 feet a distance of 131.50 feet through a central angle of 94°10'44" Chord: S18°38'08"E 117.19 feet; thence S28°27'14"W 56.25 feet to the point of beginning.
Contains: 1.06 acres±/4

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, RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE 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 AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 404662017.
IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 5th DAY OF August, 2019.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

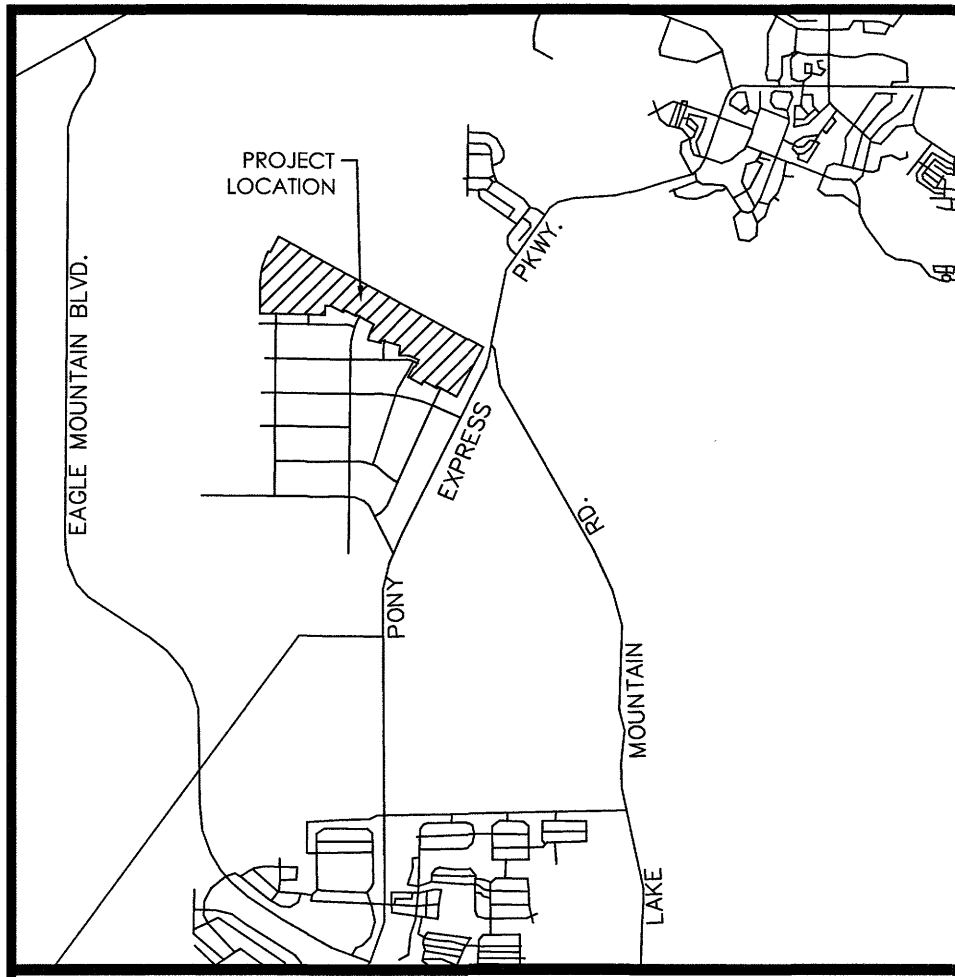
David Ure DIRECTOR
APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL
JEFFERY SMITH UTAH COUNTY RECORDER
2019 Sep 05 2:46 pm PLE 202.00 by SW RECORDED FOR EAGLE MOUNTAIN CITY
SPECIAL ASSISTANT ATTORNEY GENERAL

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 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 Dominion Energy, Inc. Right-of-way department at 1-800-366-8532.
Approved this 12 day of August, 2019
Dominion Energy, Inc.
By *Wade Sneed*
Title *Pres. Const.*

ROCKY MOUNTAIN POWER
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 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:
(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
Del Edmunds 8/9/19
ROCKY MOUNTAIN POWER DATE

STATE OF UTAH ACKNOWLEDGEMENT
ON THE 5th DAY OF August, 2019, 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 MY COMMISSION EXPIRES: 01-10-2022
MY COMMISSION No. 698412
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 5th DAY OF August, 2019, PERSONALLY APPEARED BEFORE ME *Alan Russell Roe*, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR MY COMMISSION EXPIRES: 05/10/2021
MY COMMISSION No. 694674
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 5th DAY OF August, 2019, PERSONALLY APPEARED BEFORE ME *Alan Russell Roe*, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR MY COMMISSION EXPIRES: 05/10/2021
MY COMMISSION No. 694674
STATE OF UTAH } S.S.
COUNTY OF UTAH }
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 3rd DAY OF September, 2019.
Tom W. ... APPROVED BY MAYOR
Christy J. ... APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
Alan Russell Roe APPROVED BY CITY ATTORNEY (SEE SEAL BELOW)
PHASE "B", PLAT 3 OVERLAND SUBDIVISION
LOCATED IN A PORTION 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
PROFESSIONAL LAND SURVEYOR No. 265052 Spencer W. Llewellyn 08/02/19 STATE OF UTAH
PROFESSIONAL ENGINEER No. 265052 TRUSTY STATE OF UTAH
CORPORATE SEAL EAGLE MOUNTAIN CITY, UTAH

SEC. 36-5-24 70-038



VICINITY MAP
N.T.S.

NOTES:
1) #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.
2) STREET MONUMENT TO BE SET

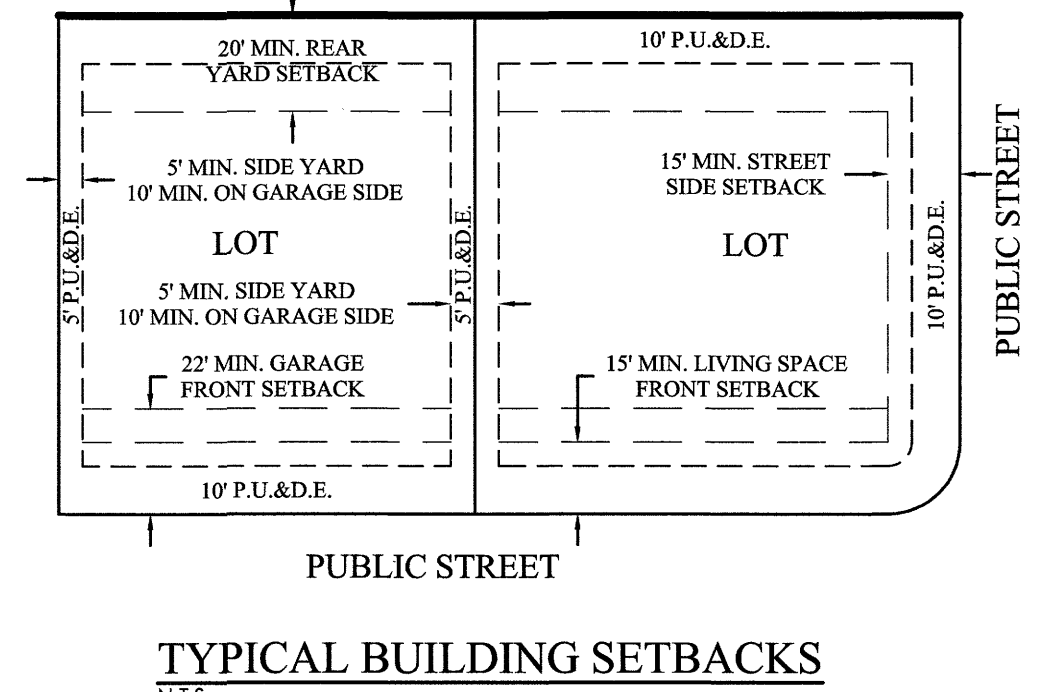
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C22	15.00	90°00'00"	23.56	N16°32'47"W	21.21
C23	15.00	90°00'00"	23.56	S73°27'13"W	21.21
C24	355.50	3°27'58"	21.51	N26°43'14"E	21.50
C25	14.00	90°00'00"	21.99	N16°32'47"W	19.80
C26	355.50	12°24'36"	77.00	N18°46'57"E	76.85
C27	302.50	12°22'25"	65.33	S22°16'00"W	65.20
C28	14.00	31°27'28"	7.69	S44°10'57"W	7.59
C29	51.00	87°11'55"	77.62	S49°24'17"E	70.34
C30	14.00	31°27'28"	7.69	S77°16'31"E	7.59
C31	25.00	94°09'29"	41.08	N18°37'30"W	36.61

LINE	DIRECTION	LENGTH
L1	N28°27'13"E	19.39
L2	S03°00'15"E	51.00
L3	N73°27'13"E	21.14
L4	S30°05'19"E	51.00
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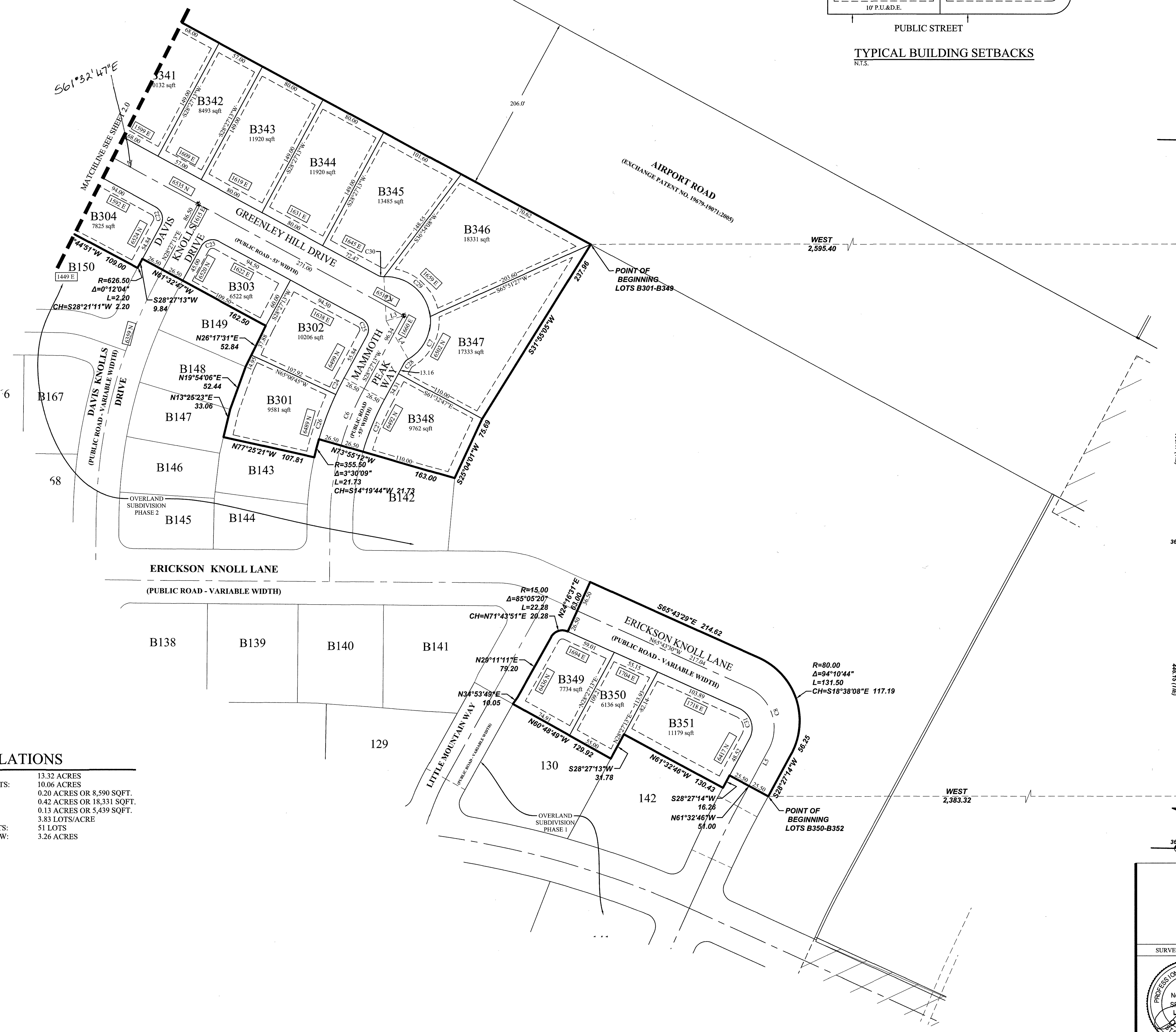
PLAT TABULATIONS
 TOTAL ACREAGE: 13.32 ACRES
 TOTAL ACREAGE IN LOTS: 10.06 ACRES
 AVERAGE LOT SIZE: 0.20 ACRES OR 8,590 SQFT.
 LARGEST LOT SIZE: 0.42 ACRES OR 18,331 SQFT.
 SMALLEST LOT SIZE: 0.13 ACRES OR 5,439 SQFT.
 OVERALL DENSITY: 3.83 LOTS/ACRE
 TOTAL NUMBER OF LOTS: 51 LOTS
 TOTAL ACREAGE IN ROW: 3.26 ACRES

LEGEND

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



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



NORTHEAST CORNER OF SECTION 36, T3S, R2W, SLB&M 2001 UTAH COUNTY MONUMENT

EAST 1/4 CORNER OF SECTION 36, T3S, R2W, SLB&M 1971 UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 36, T3S, R2W, SLB&M 1913 GLO MONUMENT

ENT 87072:2019 Map 4 16687
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 See OS 2445 for FEE 2022.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

16687 SHEET 2 OF 2

**PHASE "B", PLAT 3
OVERLAND
SUBDIVISION**
 LOCATED IN A PORTION OF SECTION 36, T3S, 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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PROFESSIONAL LAND SURVEYOR
No. 105580
STEPHEN W. LEWELYN
08/02/19
STATE OF UTAH

Z:\2018\18-315 Overland Phase B Plat 2 and 3\Design 18-315.dwg\Sheets\PHASE 3\C2.1 - FINAL PLAT.dwg