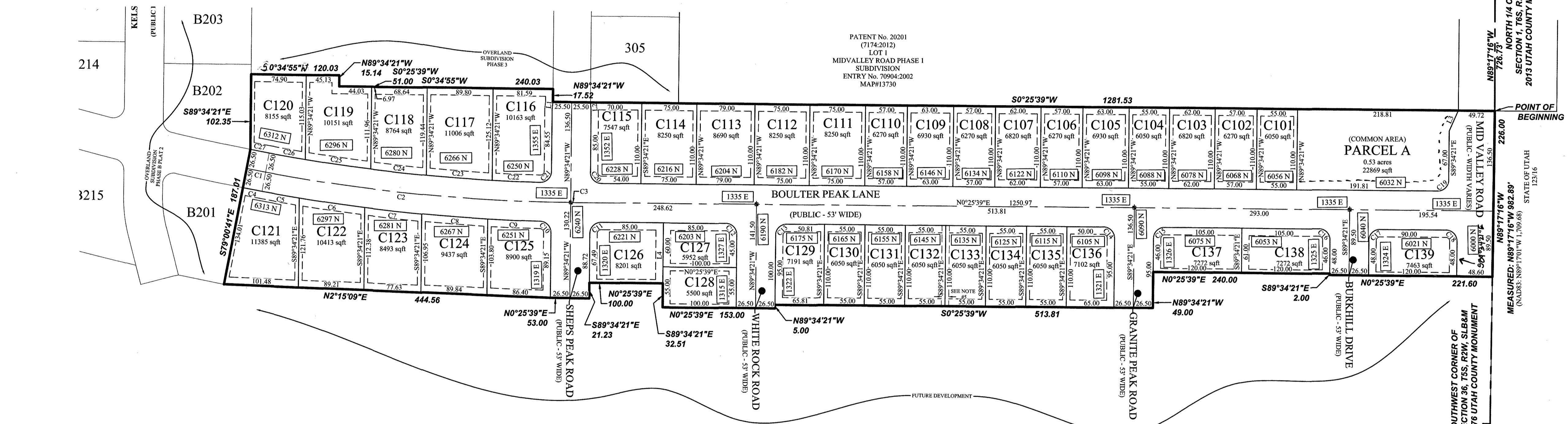
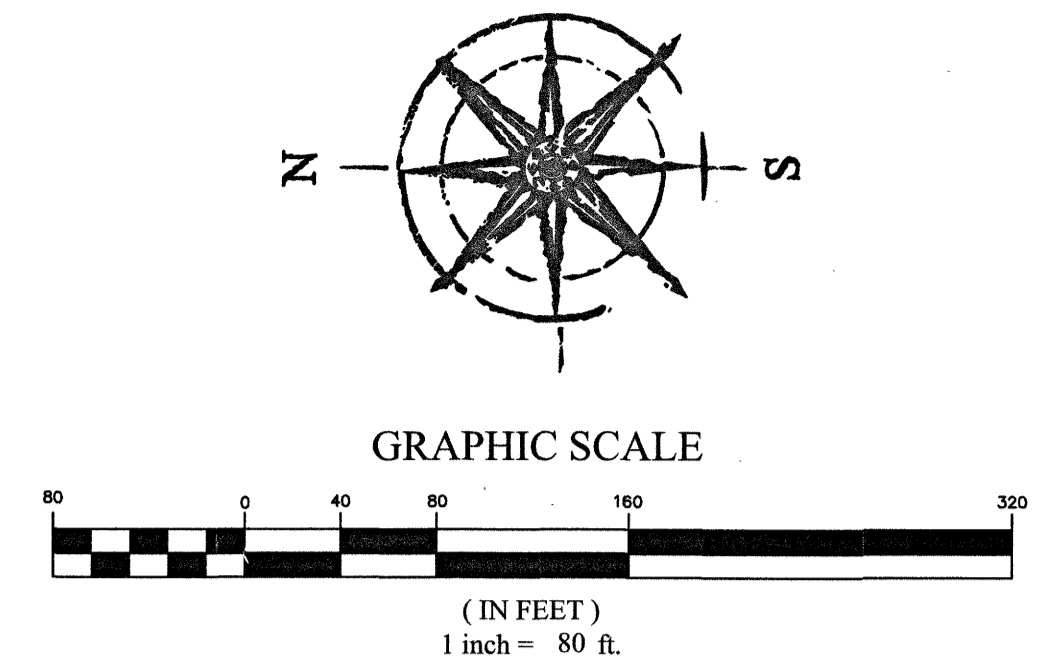


**VICINITY MAP**  
N.T.S.

- 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.
  - 10" DRAINAGE EASEMENT CENTERED ON THE LOT LINE BETWEEN LOTS C132 AND C133.

**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



**Line Table**

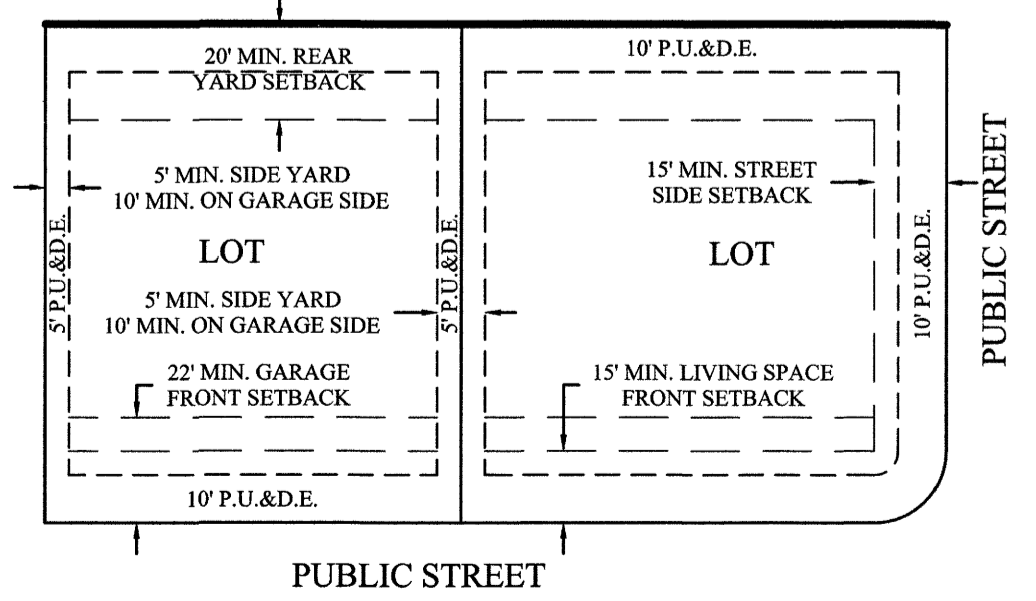
LINE	DIRECTION	LENGTH
L1	S83°51'43"W	10.05
L2	S84°43'01"W	10.05
L3	S66°22'26"E	30.46
L4	N89°34'21"W	82.49

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	3113.00	0°29'01"	26.28	S10°44'48"W	26.28
C2	2400.00	9°58'22"	417.74	S05°31'07"W	417.21
C3	2400.00	0°06'17"	4.38	S00°28'48"W	4.38
C4	3139.50	0°29'01"	26.50	N10°44'48"E	26.50
C5	2426.50	1°12'58"	51.50	N09°53'49"E	51.50
C6	2426.50	2°07'30"	90.00	N08°13'35"E	89.99
C7	2426.50	1°50'30"	78.00	N06°14'34"E	78.00
C8	2426.50	2°07'30"	90.00	N04°15'34"E	89.99
C9	2426.50	1°41'33"	71.68	N02°21'02"E	71.68
C10	15.00	88°55'23"	23.28	N45°57'57"E	21.01
C11	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C12	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C13	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C14	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C15	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C16	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C17	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C18	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C19	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C20	15.00	90°00'00"	23.56	S45°25'39"E	21.21
C21	15.00	91°06'53"	23.85	S44°00'54"E	21.42
C22	2373.50	1°34'38"	65.34	S02°19'51"W	65.33
C23	2373.50	2°10'21"	90.00	S04°12'21"W	89.99
C24	2373.50	1°50'05"	76.00	S06°12'34"W	76.00
C25	2373.50	2°10'21"	90.00	S08°12'47"W	89.99
C26	2373.50	1°12'21"	49.95	S09°54'08"W	49.95
C27	3086.50	0°29'01"	26.05	S10°44'48"W	26.05

**PLAT TABULATIONS**

TOTAL ACREAGE:	10.21 ACRES
ACREAGE IN LOTS:	6.77 ACRES
ACREAGE IN OPEN SPACE:	0.53 ACRES
AVERAGE LOT SIZE:	0.17 ACRES OR 7370 SQFT.
LARGEST LOT SIZE:	0.26 ACRES OR 11385 SQFT.
SMALLEST LOT SIZE:	0.13 ACRES OR 5500 SQFT.
OVERALL DENSITY:	3.82 LOTS/ACRE
TOTAL NUMBER OF LOTS:	39 LOTS
TOTAL ACREAGE IN ROW:	2.91 ACRES



**TYPICAL BUILDING SETBACKS**  
N.T.S.

**DOMINION ENERGY UTAH - NOTE:**  
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

Approved this 15 DAY OF January A.D. 2020  
By: Quincy Eldridge  
Title: Plat - Con Specialist

**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  
Mark Stolt 1/15/2020  
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  
Maureen Dufford 1/15/2020  
DIRECT COMMUNICATIONS DATE

**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.  
Spencer W. Llewellyn 01/02/20  
Professional Land Surveyor Date  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**

A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:  
Beginning at a point on the West line of MIDVALLEY ROAD PHASE 1, according to the Official Plat thereof recorded August 22, 2012 as Entry No. 70904-2012 in the Office of the Utah County Recorder, located N89°17'16"W along the Section line 726.73 feet from the North 1/4 Corner of Section 1, T6S, R2W, S.L.B. & M.; thence N89°17'16"W along the Section line 226.00 feet; thence N00°25'39"E 221.60 feet; thence S89°34'21"E 2.00 feet; thence N00°25'39"E 240.00 feet; thence N89°34'21"W 49.00 feet; thence N00°25'39"E 513.81 feet; thence N89°34'21"W 5.00 feet; thence N00°25'39"E 153.00 feet; thence S89°34'21"E 32.51 feet; thence N00°25'39"E 100.00 feet; thence N89°34'21"W 21.23 feet; thence N00°25'39"E 53.00 feet; thence N02°15'09"E 444.56 feet; thence S79°00'41"E 187.01 feet; thence S89°34'21"E 102.35 feet to the Northwest Corner of Lot 306, PHASE "A", PLAT 3 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded September 27, 2018 as Entry No. 93080-2018 in the Office of the Utah County Recorder; thence along said plat the following 6 (six) courses: 1) S00°34'55"W 120.03 feet; 2) N89°34'21"W 15.14 feet; 3) S00°25'39"W 51.00 feet; 4) S00°45'55"W 240.03 feet; 5) N89°34'21"W 17.52 feet; 6) S00°25'39"W along said plat and along the West line of said MIDVALLEY ROAD PHASE 1 1,281.53 feet to the point of beginning.  
Contains: 10.21 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, COMMON AREA, 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-407, 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. SITLA DOES HEREBY DEDICATE AND CONVEY TO THE OVERLAND MASTER ASSOCIATION THE AREA DEPICTED ON THIS PLAT AS PARCEL A, FOR THE BENEFIT OF ITS MEMBERS. SITLA DOES HEREBY DEDICATE TO THE CITY PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") ON PARCEL A AND ON THE AREAS DEPICTED ON THIS PLAT AS EASEMENTS, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, COMMON AREAS, 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. 40466-2017.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10<sup>th</sup> DAY OF JANUARY, 2020.  
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  
By: Chris Sells  
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.  
PRINTED NAME OF OWNER: CLARK D. IVORY AUTHORIZED SIGNATURE: [Signature]  
BY: CLARK D. IVORY  
CEO IVORY HOMES, LTD  
STATE OF UTAH } S.S.  
COUNTY OF SALT LAKE }

ON THE 15<sup>th</sup> DAY OF JANUARY, 2020, PERSONALLY APPEARED BEFORE ME Alan Russell Roe WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE CEO 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: 1-10-2022  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY  
MY COMMISSION NO. # 698412  
Peter Steven Gamble  
PRINTED FULL NAME OF NOTARY  
**STATE OF UTAH ACKNOWLEDGEMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }

ON THE 10<sup>th</sup> DAY OF JANUARY, 2020, 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  
Alan Russell Roe  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY  
MY COMMISSION NO. 694764  
Alan Russell Roe  
PRINTED FULL NAME OF NOTARY

**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 5 DAY OF JANUARY, 2020.  
[Signature] APPROVED BY MAYOR  
[Signature] APPROVED BY CITY ATTORNEY  
[Signature] APPROVED BY CITY ENGINEER  
[Signature] ATTEST BY CITY RECORDER  
(SEE SEAL BELOW)

**PHASE "C", PLAT 1 OVERLAND SUBDIVISION**  
ENT 14008-2020 REG 1 18993  
JEFFERY SHITTH  
UTAH COUNTY RECORDER  
2020 Feb 07 10:16 AM FEE 130.00 BY 04  
RECORDED FOR EAGLE MOUNTAIN CITY  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
SCALE: 1"=80'

SURVEYOR'S SEAL: Spencer W. Llewellyn  
NOTARY PUBLIC SEAL: Alan Russell Roe  
CITY ENGINEER SEAL: [Signature]  
COUNTY RECORDER SEAL: [Signature]

9-0163 UTAH Plat 10516507 - FINAL PLAT - UTAH - 2020-01-02

16945