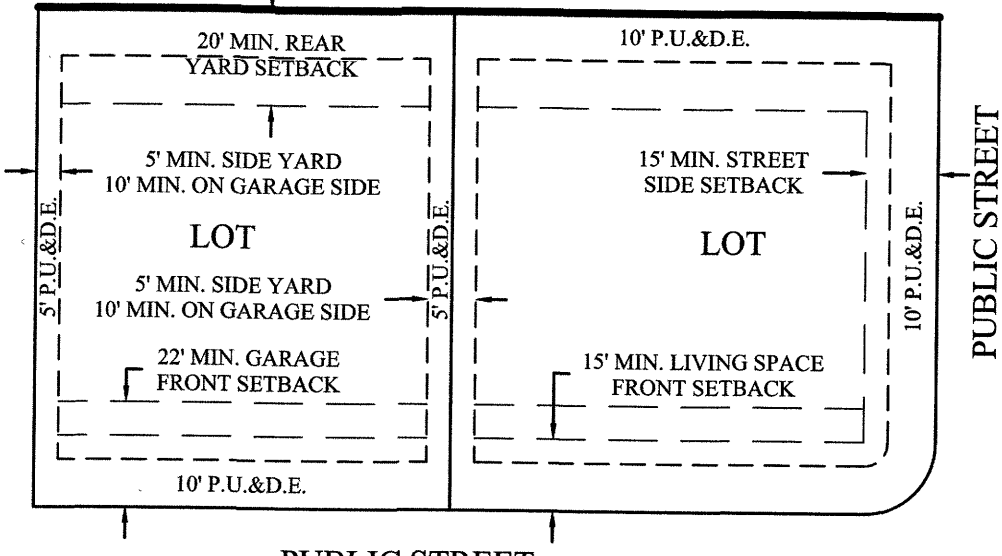
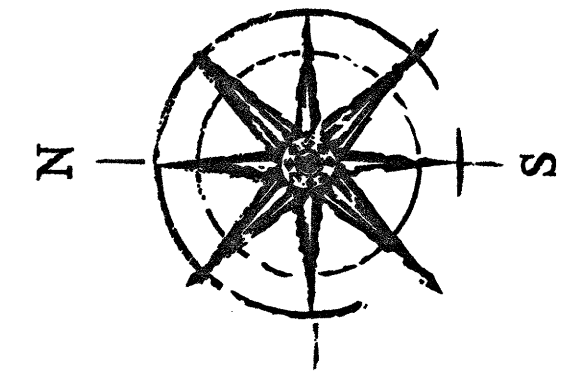


VICINITY MAP
N.T.S.

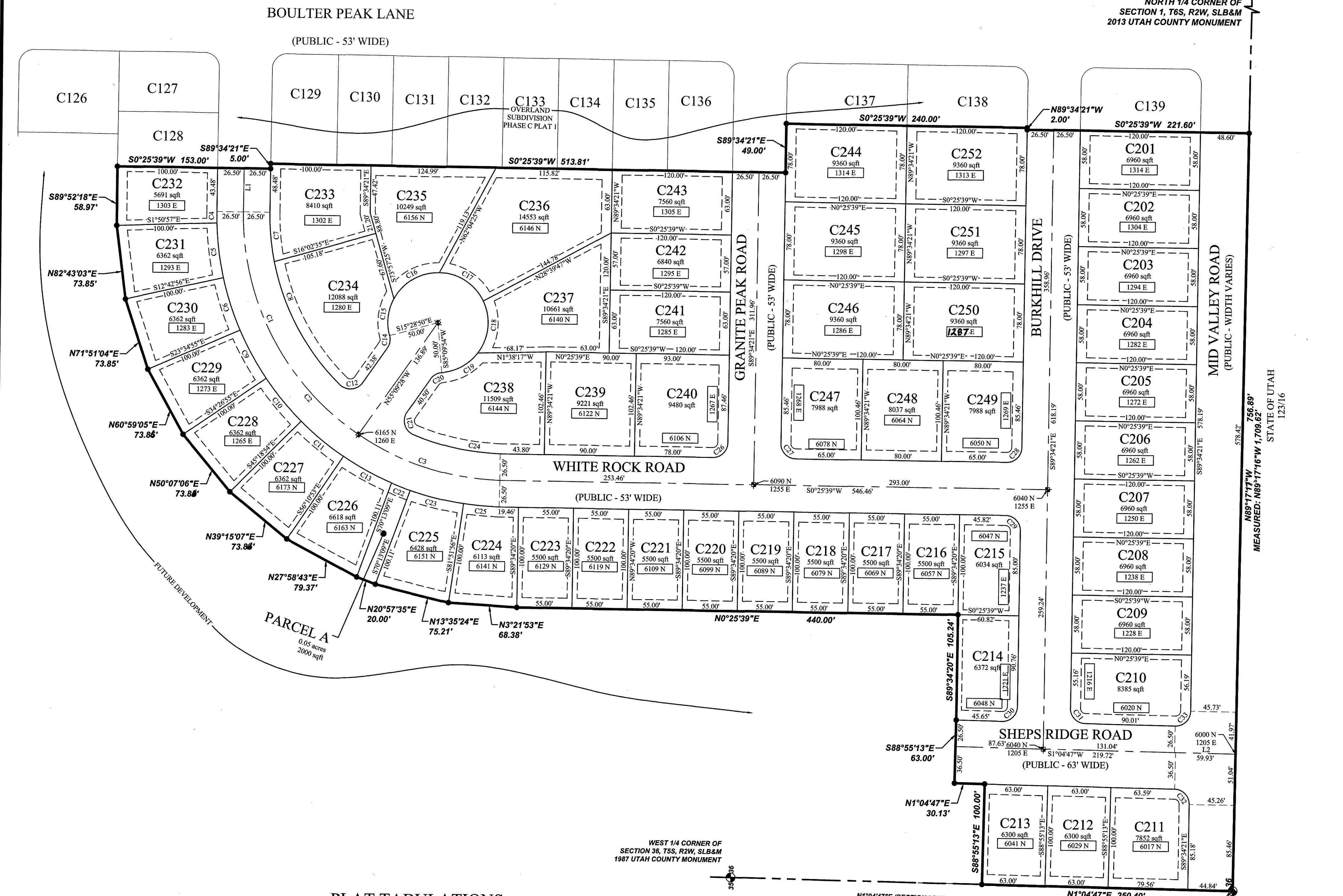


TYPICAL BUILDING SETBACKS
N.T.S.



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

- 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.
 - REAR YARD FENCING REQUESTED ALONG LOTS C201-C209.
 - PARCEL A IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.



PLAT TABULATIONS

TOTAL ACREAGE:	12.74 ACRES
TOTAL ACREAGE IN LOTS:	9.02 ACRES
AVERAGE LOT SIZE:	0.17 ACRES OR 7556 SQFT.
LARGEST LOT SIZE:	0.33 ACRES OR 14374 SQFT.
SMALLEST LOT SIZE:	0.13 ACRES OR 5500 SQFT.
OVERALL DENSITY:	5.76 LOTS/ACRE
TOTAL NUMBER OF LOTS:	52 LOTS
TOTAL ACREAGE IN ROW:	3.67 ACRES

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 Permit
Maureen Campbell 3/4/2020
DIRECT COMMUNICATIONS DATE

LEGEND

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

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	263.50	56°40'09"	260.62	N62°05'35"E	250.12
C2	263.50	89°18'57"	410.76	S45°46'11"W	370.41
C3	263.50	32°38'48"	150.14	N17°26'08"E	148.12
C4	290.00	2°16'36"	11.52	N89°17'21"E	11.52
C5	290.00	10°51'59"	55.00	N82°43'03"E	54.92
C6	290.00	10°51'59"	55.00	N71°51'04"E	54.92
C7	237.00	11°57'23"	49.46	S84°26'57"W	49.37
C8	237.00	34°08'40"	141.24	S61°23'56"W	139.16
C9	290.00	10°51'59"	55.00	N60°59'05"E	54.92
C10	290.00	10°51'59"	55.00	N30°07'06"E	54.92
C11	290.00	10°51'59"	55.00	N39°15'07"E	54.92
C12	15.00	99°29'04"	26.04	S05°24'56"E	22.89
C13	290.00	10°51'59"	55.00	N28°23'07"E	54.92
C14	15.00	50°19'22"	13.17	S80°19'09"E	12.76
C15	50.00	43°24'19"	37.88	S83°46'41"E	36.98
C16	50.00	63°01'31"	55.00	S30°33'45"E	52.27
C17	50.00	63°01'31"	55.00	S32°27'46"E	52.27
C18	50.00	63°01'31"	55.00	N84°30'43"W	52.27
C19	50.00	48°09'51"	42.03	N28°55'02"W	40.80
C20	15.00	50°19'22"	13.17	N29°59'47"W	12.76
C21	15.00	102°04'09"	26.72	S73°48'27"W	23.33
C22	290.00	3°57'11"	20.01	N20°58'32"E	20.00
C23	290.00	10°51'59"	54.99	N13°34'09"E	54.91
C24	237.00	21°37'27"	89.45	S11°57'39"W	88.92
C25	290.00	7°01'21"	35.54	N04°37'23"E	35.52
C26	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C27	15.00	90°00'00"	23.56	S45°25'39"W	21.21
C28	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C29	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C30	15.00	90°39'08"	23.73	S44°14'47"E	21.33
C31	15.00	89°20'52"	23.39	S45°43'13"W	21.09
C32	15.00	89°20'52"	23.39	N45°43'13"E	21.09
C33	15.00	90°39'08"	23.73	S44°14'47"E	21.33

Line Table

LINE	DIRECTION	LENGTH
L1	N89°34'21"W	43.48
L2	S01°04'47"W	60.99

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.
Date: 02/13/2020
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION
A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at the Southwest Corner of Section 36, T5S, R2W, SLB&M; thence N01°04'47"E along the Section line 250.40 feet; thence S88°55'13"E 100.00 feet; thence N01°04'47"E 30.13 feet; thence S88°55'13"E 63.00 feet; thence S89°34'20"E 105.24 feet; thence N00°25'39"E 440.00 feet; thence N03°2'53"E 68.38 feet; thence N13°35'24"E 75.21 feet; thence N20°57'35"E 20.00 feet; thence N71°51'04"E 73.85 feet; thence N39°15'07"E 73.86 feet; thence N50°07'06"E 73.86 feet; thence N60°59'05"E 73.86 feet; thence N27°58'43"E 79.37 feet; thence N82°43'03"E 73.85 feet; thence S89°52'18"E 58.97 feet; thence S00°25'39"W 153.00 feet; thence S89°34'21"E 5.00 feet; thence S00°25'39"W 513.81 feet; thence S89°34'21"E 49.00 feet; thence S00°25'39"W 240.00 feet; thence N89°34'21"W 2.00 feet; thence S00°25'39"W 221.60 feet to the Section line; thence N89°17'16"W along the Section line 756.89 feet to the point of beginning.
Contains: 12.74 +/- 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, PARCELS, 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. SITLA DOES HEREBY DEDICATE AND CONVEY TO EAGLE MOUNTAIN CITY THE AREA DEPICTED ON THIS PLAT AS PARCEL A AND PARCEL B, FOR THE BENEFIT OF THE PUBLIC. SITLA DOES HEREBY DEDICATE TO THE CITY PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") ON PARCEL A, PARCEL B 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, PARCELS, 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 20th DAY OF February, 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
Chris Dill
SOCIAL 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
Ryan Tesch
STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE 20th DAY OF February, 2020, PERSONALLY APPEARED BEFORE ME *Ryan Tesch* WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR 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
MY COMMISSION No. #698412
Peter Steven Garavollas
PRINTED FULL NAME OF NOTARY

STATE OF UTAH ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 21st DAY OF February, 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: 05/10/21
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 25 DAY OF March, 2020
Christopher Todd
APPROVED BY MAYOR
Christopher Todd
APPROVED BY CITY ATTORNEY
Christopher Todd
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE "C", PLAT 2 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: *Spencer W. Llewellyn*
NOTARY PUBLIC SEAL: *Peter Steven Garavollas*
CITY PROFESSIONAL ENGINEER SEAL: *Christopher Todd*
COUNTY RECORDER SEAL: *Christopher Todd*

DOMINION ENERGY UTAH - NOTE:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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 4 DAY OF March, A.D. 2020
By: *Dwight Eldridge*
Title: *Res-Com 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
Rocky Mountain Power 3-4-20
DATE

17065

2019-03-11 Overland Phase C Plat 2 Version 19-0311 (Vero) Sheet 2 of 2 - FINAL PLAT (C2 SHEET) 03/11/20