

VICINITY MAP

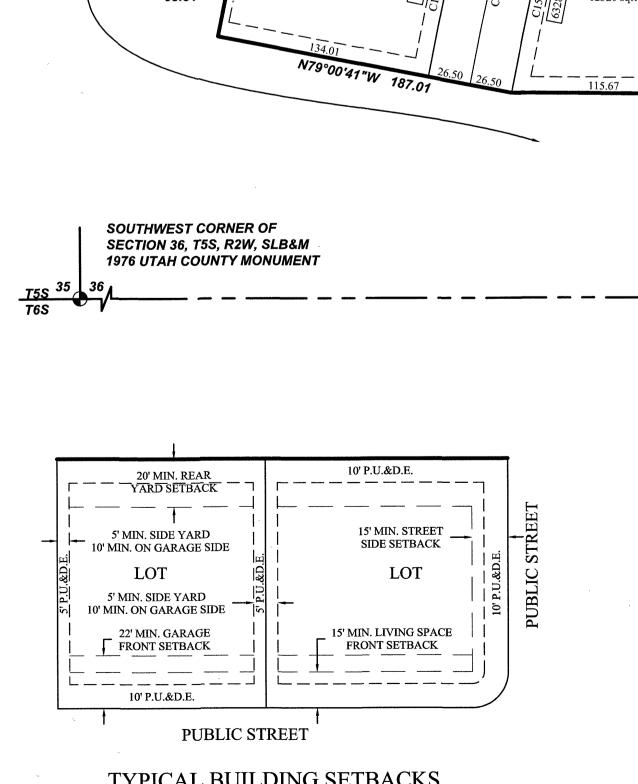
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS, NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

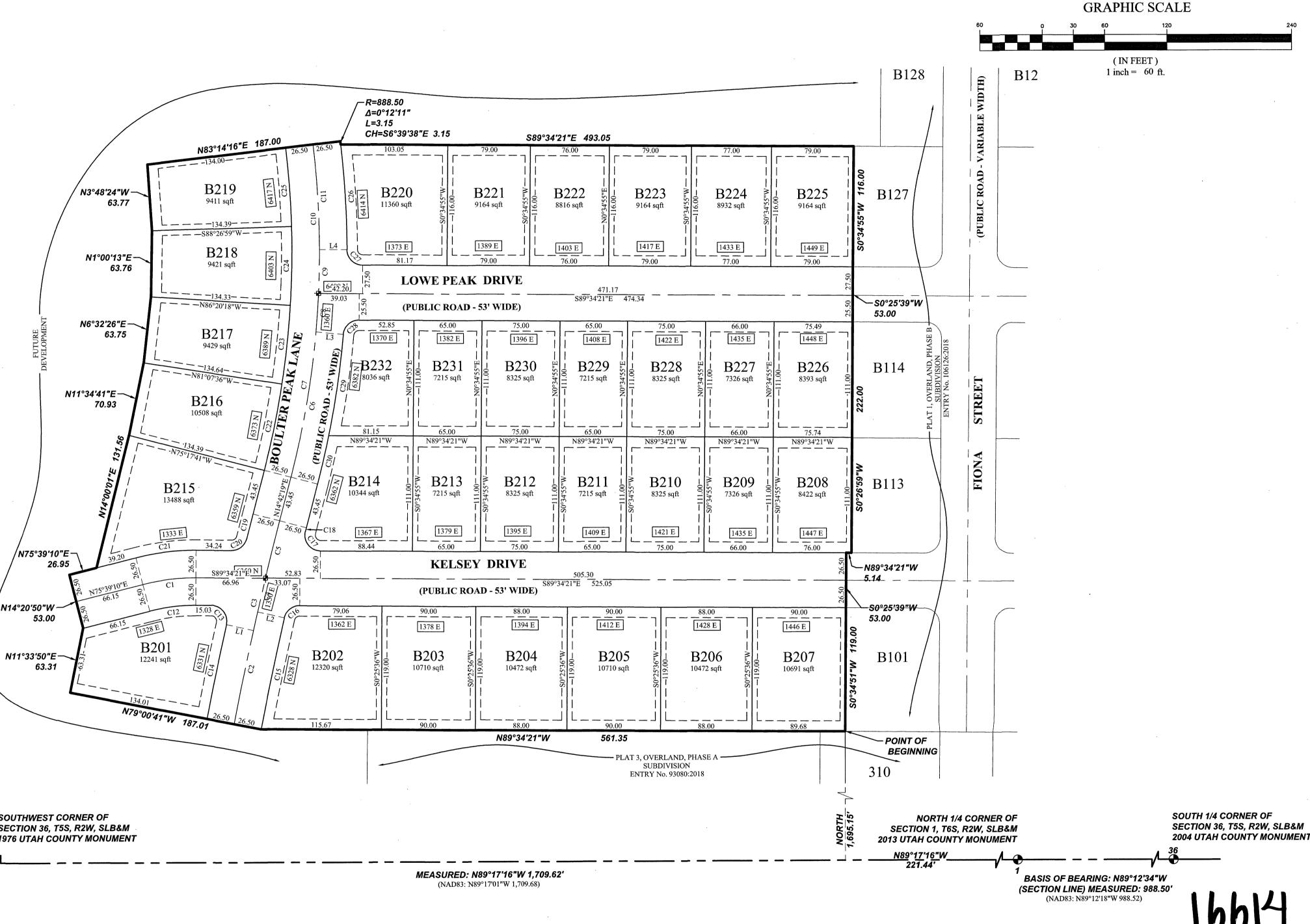
2) A STREET MONUMENT TO BE SET

	Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C1	200.00	14°46'29"	51.57	S83°02'25"W	51.43	
C2	3113.00	2°01'58"	110.44	N12°00'18"E	110.44	
С3	3113.00	0°56' <u>5</u> 8"	51.58	N13°09'34"E	51.58	
C4	3113.00	0°36'46"	33.29	N13°19'40"E	33.29	
C5	3113.00	1°02'39"	56.73	N14°09'22"E	56.73	
C6	862.00	9°25'52"	141.89	N09°57'49"E	141.73	
C7	862.00	11°53'43"	178.96	N08°43'50"E	178.64	
C8	862.00	2°27'55"	37.09	N04°00'56"E	37.09	
С9	862.00	2°48'14"	42.19	N01°22'51"E	42.18	
C10	862.00	9°32'42"	143.60	N01°59'23"W	143.44	
C11	862.00	6°44'28"	101.42	N03°23'30"W	101.36	
C12	173.50	14°46'29"	44.74	S83°02'25"W	44.62	
C13	15.00	102°15'26"	26.77	N38°26'38"W	23.36	
C14	3139.50	1°41'46"	92.94	N11°50'12"E	92.94	
C15	3086.50	2°01'58"	109.50	S12°00'18"W	109.50	
C16	15.00	77°24'22"	20.26	S51°43'28"W	18.76	
C17	15.00	104°11'08"	27.28	S37°28'47"E	23.67	
C18	3086.50	0°03'55"	3.52	S14°38'44"W	3.52	
C19	3139.50	0°26'47"	24.46	N14°27'19"E	24.46	
C20	15.00	76°11'43"	19.95	N52°19'47"E	18.51	
C21	226.50	14°46'29"	58.41	N83°02'25"E	58.24	
C22	835.50	5°48'18"	84.65	N11°46'33"E	84.61	
C23	835.50	5°12'43"	76.00	N06°16'03"E	75.97	
C24	835.50	5°12'43"	76.00	N01°03'20"E	75.97	
C25	835.50	5°12'43"	76.00	N04°09'22"W	75.97	
C26	888.50	6°32'17"	101.39	S03°17'24"E	101.33	
C27	15.00	89°33'05"	23.44	S44°47'48"E	21.13	
C28	15.00	85°10'46"	22.30	S47°50'16"W	20.30	
C29	888.50	6°20'12"	98.26	S08°24'59"W	- 98.21	
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Line Table					
LINE	DIRECTION	LENGTH			
L1	N77°18'55"W	26.50			
L2	N76°58'43"W	26.50			
L3	N84°45'07"W	26.50			
L4	S89°58'44"W	26.50			

C30 888.50 3°05'40" 47.99 S13°07'55"W





TYPICAL BUILDING SETBACKS

PLAT TABULATIONS

TOTAL ACREAGE: TOTAL ACREAGE IN LOTS: AVERAGE LOT SIZE: LARGEST LOT SIZE: SMALLEST LOT SIZE: OVERALL DENSITY: TOTAL NUMBER OF LOTS: TOTAL ACREAGE IN ROW:

8.98 ACRES 6.85 ACRES 0.21 ACRES OR 9,327 SQFT. 0.31 ACRES OR 13,488 SQFT. 0.17 ACRES OR 7,215 SQFT. 3.56 LOTS/ACRE 32 LOTS **2.13 ACRES**

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

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) The law applicable to prescriptive rights (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or

dba DOMINION ENERGY UTAH Approved this 15 day of APP

QUESTAR GAS COMPANY

Right-of-Way Department at 801-366-8532.

DOMINION ENERGY UTAH 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

numerous restrictions appearing on the recorded Right-of-Way and Easement

confirming that the plat contains public utility easements; however, Dominion

development. The approval does not constitute abrogation or waiver of any

does not constitute acceptance, approval or acknowledgment of any terms

other existing rights, obligations or liabilities including prescriptive rights and

other rights, obligations or liabilities provided by law or equity. This approval

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

Grant(s). Dominion Energy Utah also approves this plat for the purpose of

Energy Utah may require additional easements in order to serve this

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

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 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.

APRIL 19, 2019

Professional Land Surveyor Certificate No. 183395

feet to the point of beginning.

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows: Beginning at the southwest corner of PLAT 1, OVERLAND, PHASE B Subdivision, according to the Official Plat thereof recorded as Entry No. 106126:2018 in the Office of the Utah County Recorder, said point located N89°12'34"W 988,50 feet along the Section to the North 1/4 Corner of Section 1, T6S, R2W, SLB&M and N89°17'16"W 221.44 feet along the Section line and North 1,695.15 feet from the South 1/4 Corner of Section 36 T5S, R2W, SLB&M; thence along the north line of PLAT 3, OVERLAND, PHASE A Subdivision, according to the Official Plat thereof recorded as Entry No. 93080:2018 in the Office of the Utah County Recorder, N89°34'21"W 561.35 feet; thence N79°00'41"W 187.01 feet; thence N11°33'50"E 63.31 feet; thence N14°20'50"W 53.00 feet; thence N75°39'10"E 26.95 feet; thence N14°00'01"E 131.56 feet; thence N11°34'41"E 70.93 feet; thence N06°32'26"E 63.75 feet; thence N01°00'13"E 63.76 feet; thence N03°48'24"W 63.77 feet; thence N83°14'16"E 187.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 888.50 feet (radius bears: S83°14'16"W a distance of 3.15 feet through a central angle of 00°12'11" Chord: S06°39'38"E 3.15 feet; thence S89°34'21"E 493.05 feet to the northwest corner of Lot B127 of said PLAT 1, OVERLAND, PHASE B; thence along said plat the following six (6) courses: (1) S00°34'55"W 116.00 feet; thence (2) S00°25'39"W 53.00 feet; thence (3) S00°26'59"W 222.00 feet; thence (4) N89°34'21"W 5.14 feet; thence (5) S00°25'39"W 53.00 feet; thence (6) S00°34'51"W 119.00

Contains: 8.98 acres+/-

ENT 63053:2019 Map \$ 16614
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 J0 10:37 cm FEE 114.00 BY MA

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 IN THEREOF. ALL LOTS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTI DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH

APRIL 27, 2017, AS ENTRY NO. 40466:2017. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23 DAY OF April STATE OF UTAH

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

APPROVED AS TO FORM: SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER 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 THI 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

AUTHORIZED SIGNATURE RYAN TESCH

STATE OF UTAH

PRINTED NAME OF OWNER

COUNTY OF SALT LAKE , 20 9, PERSONALLY APPEARED BEFORE ME RYAN TESCH ON THE 22" DAY OF APRIL WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE 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: 01-10-2072 ANOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. **698412**

PETER STEVEN GAMVROULAS

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH

20 19, PERSONALLY APPEARED BEFORE ME David Use ON THE 23 DAY OF April WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITU 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 STATES

MY COMMISSION EXPIRES: 05/06/2

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 694764

Alan Russel 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. 2 DAY

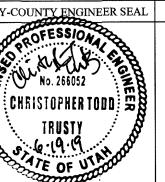
OVED BY CITY ATTORNEY ATTEST BY CITY RECORDER

(SEE SEAL BELOW)

PHASE "B", PLAT 2 OVERLAND SUBDIVISION

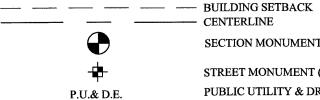
LOCATED IN THE SW 1/4 OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL SURVEYOR'S SEAL



(SEE SEAL BELOW)





____ SECTION LINE

— — — — — — "P.U. & D.E." EASEMENT

■ BOUNDARY

--- CENTERLINE

- RIGHT-OF-WAY LINE

SECTION MONUMENT (FOUND)

STREET MONUMENT (TO BE SET)

PUBLIC UTILITY & DRAINAGE

BOUNDARY MARKERS

LEGEND

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 4/25/19 DATE

(4) Any other provision of law Maye Styllo ROCKY MOUNTAIN POWER