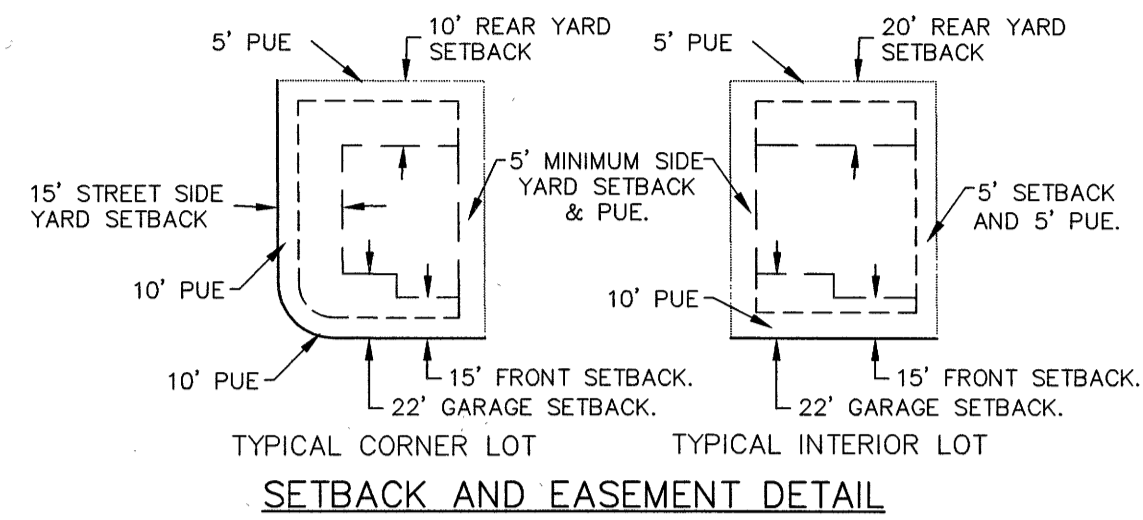


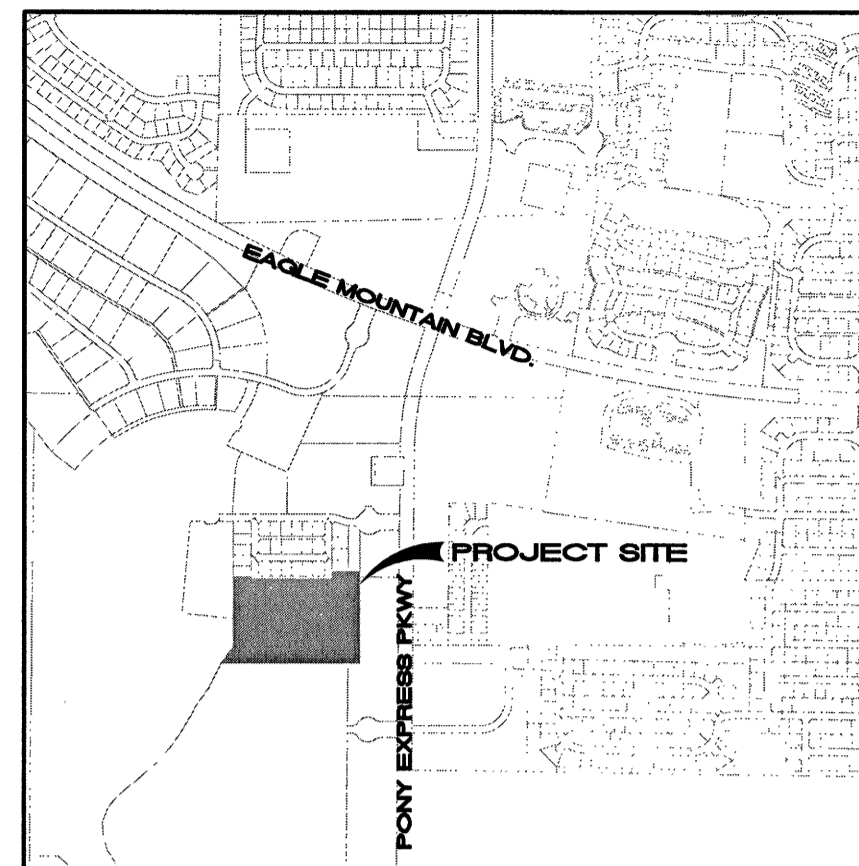
OVERLAND TRAILS PLAT III-B

SITUATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



AREA TABULATIONS

TOTAL AREA:	12.22 ACRES
AVERAGE LOT SIZE:	5,960 SQ. FT. (0.14 ACRES)
LARGEST LOT SIZE:	6,836 SQ. FT. (0.16 ACRES)
SMALLEST LOT SIZE:	5,237 SQ. FT. (0.12 ACRES)
ACRES IN RIGHT-OF-WAY	2.33 ACRES
DENSITY	4.5 LOTS PER ACRE
TOTAL # OF LOTS:	55



VICINITY MAP

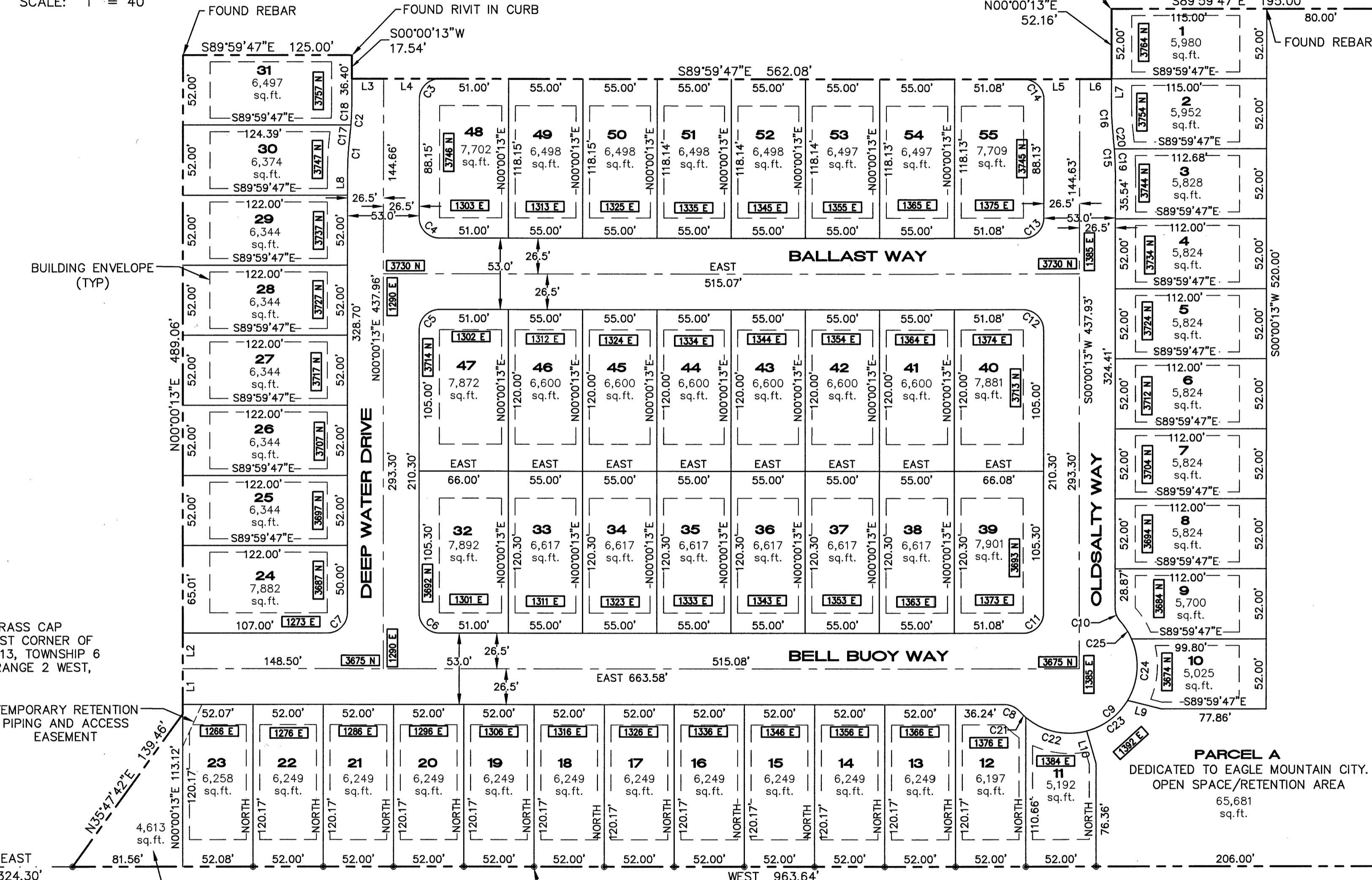
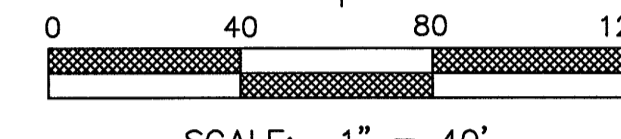
SURVEYOR'S CERTIFICATE
I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as OVERLAND TRAILS PLAT "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Harmony Phase A Plat 1 which is South 00°27'29" West 1863.86 feet along the section line and East 1324.30 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 35°47'42" East 139.46 feet; thence North 00°00'13" East 489.06 feet to the Monumented line of Overland Trails Phase III-A the following five courses; 1) thence South 89°59'47" East 125.00 feet; 2) South 00°00'13" West 17.54 feet; 3) South 89°59'47" East 562.08 feet; 4) North 00°00'13" East 52.16 feet; 5) South 89°59'47" East 195.00 feet; thence South 00°00'13" West 636.74 feet; thence West 963.64 feet along the North line of Harmony Phase A Plat 1 to the point of beginning.

Parcel contains: 12.228 acres
Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83).

Blk 950052019 16721
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 24 11:52 am FEE 144.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY



Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	24.51	200.00	7°01'18"	24.49	S3°30'52"W
C2	24.51	200.00	7°01'18"	24.49	N3°30'52"E
C3	23.56	15.00	90°00'00"	21.21	S45°00'13"W
C4	23.56	15.00	90°00'13"	21.21	S44°59'54"E
C5	23.56	15.00	89°59'47"	21.21	S45°00'06"W
C6	23.56	15.00	90°00'13"	21.21	S44°59'54"E
C7	23.56	15.00	89°59'47"	21.21	N45°00'06"E
C8	12.53	15.00	47°52'44"	12.17	N66°03'38"W
C9	156.59	50.00	179°26'22"	100.00	N48°09'33"E
C10	10.88	15.00	41°33'51"	10.64	S20°46'42"E
C11	23.56	15.00	89°59'47"	21.21	N45°00'06"E
C12	23.56	15.00	90°00'13"	21.21	N44°59'54"W
C13	23.56	15.00	89°59'47"	21.21	N45°00'06"E
C14	23.56	15.00	90°00'00"	21.21	N44°59'47"W
C15	24.51	200.00	7°01'18"	24.49	N3°30'26"W
C16	24.51	200.00	7°01'18"	24.49	S3°30'26"E
C17	8.90	200.00	2°32'56"	8.90	N5°45'03"E
C18	15.61	200.00	4°28'22"	15.61	N21°4'24"E
C19	16.48	200.00	4°43'13"	16.47	N22°1'23"W
C20	8.03	200.00	2°18'05"	8.03	N5°52'02"W
C21	6.56	50.00	7°31'16"	6.56	S45°52'54"E
C22	48.04	50.00	55°03'03"	46.21	S77°10'04"E
C23	38.82	50.00	44°28'53"	37.85	N53°03'58"E
C24	47.46	50.00	54°23'19"	45.70	N3°37'52"E
C25	15.71	50.00	17°59'51"	15.64	N32°33'42"W

Line #	Length	Direction
L1	26.50	N00°00'13"E
L2	26.50	N00°00'13"E
L3	23.50	S89°59'47"E
L4	41.50	N89°59'47"W
L5	41.50	S89°59'47"W
L6	23.50	N89°59'47"W
L7	19.56	S00°00'13"W
L8	18.70	S00°00'13"W
L9	25.64	N75°33'53"W
L10	25.02	N16°06'19"W

Sept 16, 2019
DATE
Jeffery Smith
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION
We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City on the inhabitants thereof.

OWNER(S):
PRINTED NAME: Nate Hutchinson
Manager Building Construction Partners LLC
AUTHORIZED SIGNATURES: [Signature]

ACKNOWLEDGEMENT
On the 16 day of September, 2019, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on the above date.
My Commission Expires 6/1/21
695504
COMMISSION NUMBER
NOTARY PUBLIC SIGNATURE: [Signature]
PRINTED NAME OF NOTARY: Matt Rasband

ACCEPTANCE BY LEGISLATIVE BODY
The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on 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 24th day of September 2019.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
ATTEST BY CITY RECORDER: [Signature]

PLAT III-B
OVERLAND TRAILS
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL: TRAVIS TRANE, No. 5152741, 9-16-19
NOTARY PUBLIC SEAL: MATT RASBAND, No. 695504, 9-19-19
CITY ENGINEER SEAL: [Signature]
CLERK-RECORDED SEAL: [Signature]

DOMINION ENERGY
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy 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's right-of-way department at 1-800-366-8532.
Approved this 18 day of September, 2019
By: [Signature] Title: Pre-Com Spec

ROCKY MOUNTAIN POWER APPROVAL
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 of right of way
(2). The law applicable to prescriptive rights
(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
(4). Any other provision of law
[Signature] 9/18/19
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL
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.
[Signature] 9/18/19
DIRECT COMMUNICATIONS DATE

FOUND BRASS CAP WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

TEMPORARY RETENTION PIPING AND ACCESS EASEMENT
PARCEL B DEDICATED TO EAGLE MOUNTAIN CITY. TEMPORARY RETENTION AREA MAINTAINED BY LOT 23 UNTIL FUTURE DEVELOPMENT TO THE WEST

FOUND BRASS CAP NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4344

16721

DEC. 13-6-2019 10:03