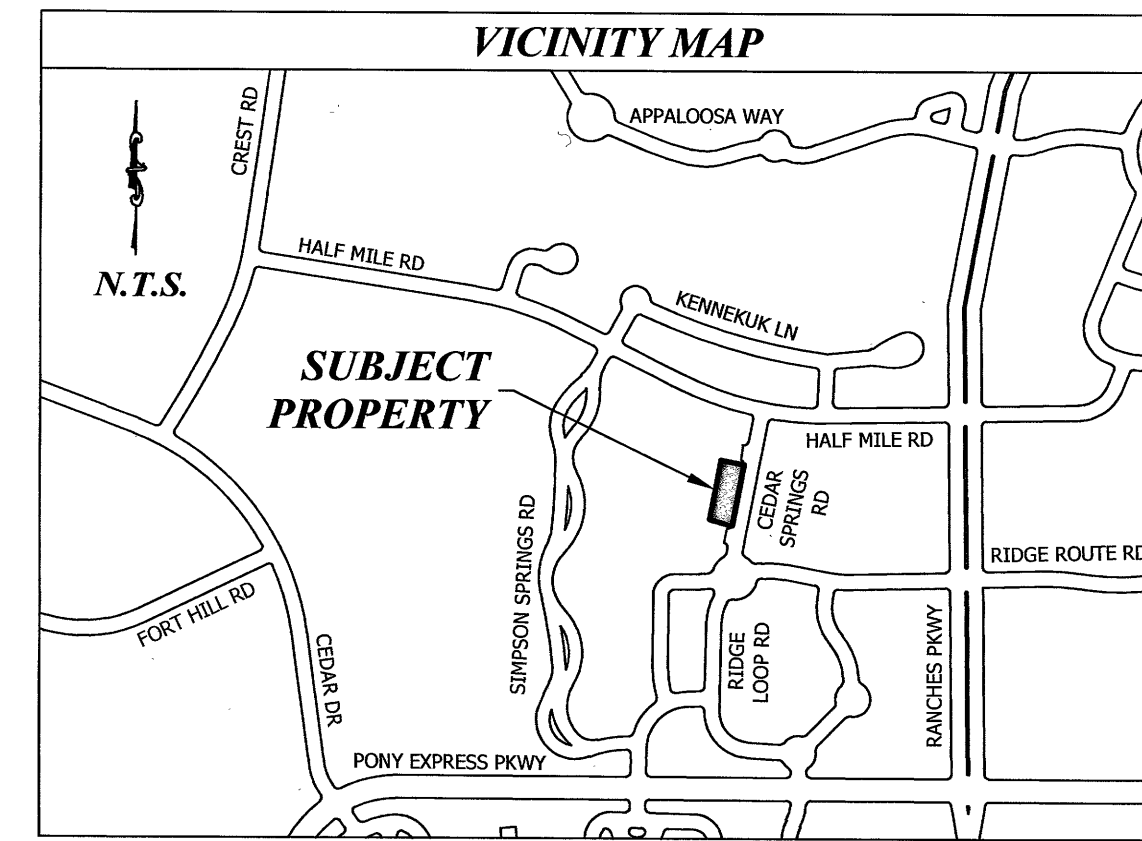
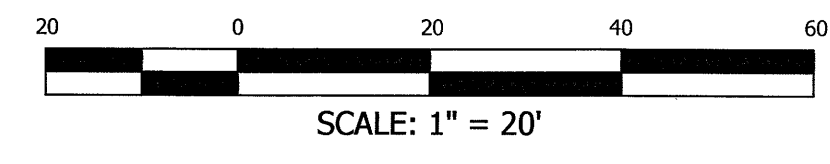
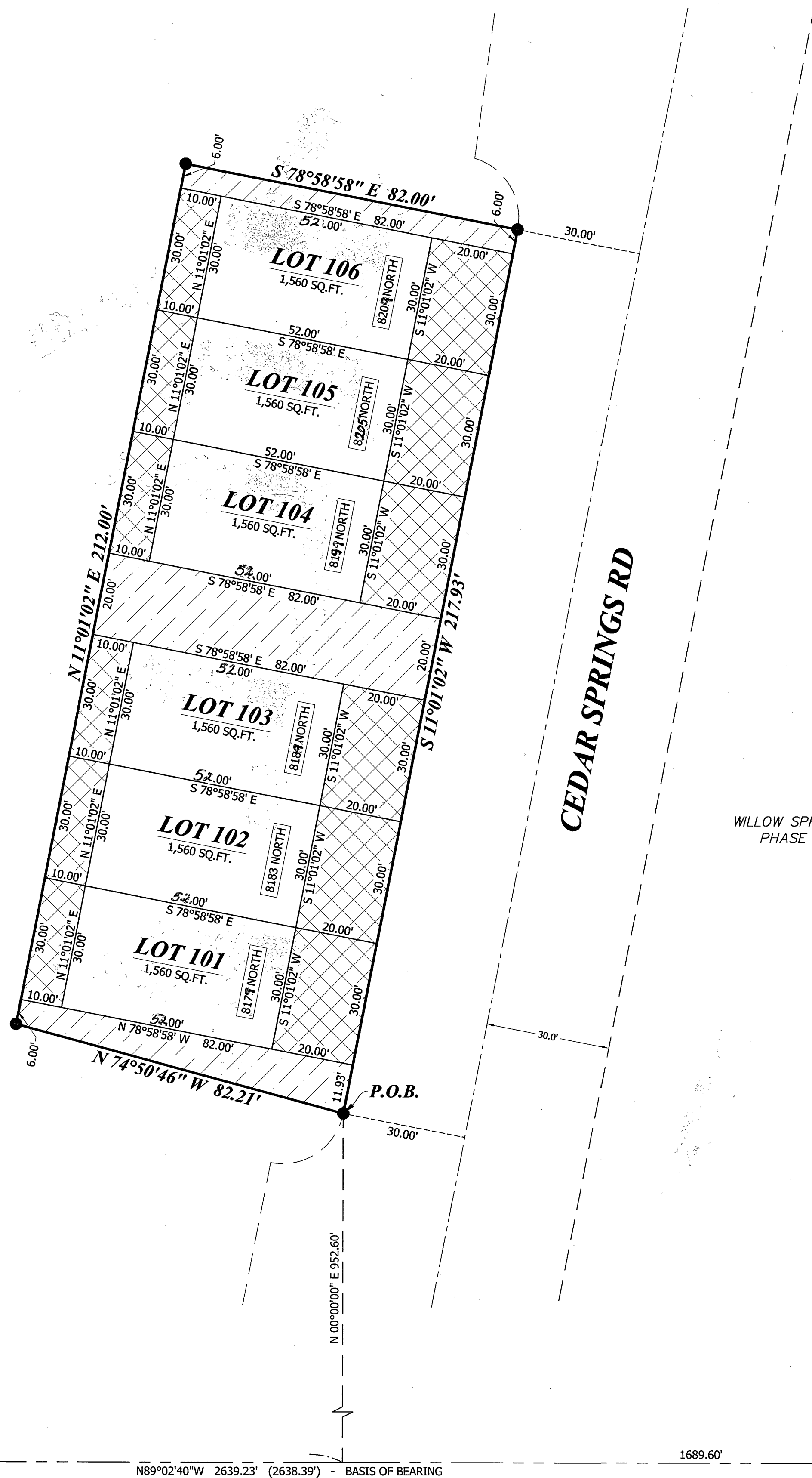


SIMPSON HOLLOW PLAT 1 SUBDIVISION
 LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 NOVEMBER 2017

FOUND BRASS DISC
 WITH PUNCH HOLE AT
 WEST 1/4 CORNER SEC.
 20, T5S, R1W

FOUND BRASS DISC
 WITH PUNCH HOLE AT
 SOUTHWEST CORNER
 SEC. 20, T5S, R1W

58-034-0474
 DJ ELITE DEVELOPMENT ET AL



LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	—————
SECTION LINE	-----
TIE TO MONUMENT	—————
EASEMENT LINE	-----

RECORD CALLS ()	
SET 5/8" REBAR WITH ENTELLUS CAP, PLS 166385, AT CORNER (UNLESS OTHERWISE NOTED)	● ENTELLUS PLS 166385
FOUND PROPERTY MARKER (AS NOTED)	○

PLAT CALCULATIONS

TOTAL AREA	0.405 ACRES
TOTAL AREA IN LOTS	0.220 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.000 ACRES
TOTAL OPEN SPACE	0.185 ACRES
TOTAL IMPROVED OPEN SPACE	0.083 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY	14.8 LOTS PER ACRE
TOTAL # OF LOTS	6

OWNERSHIP LEGEND

	PRIVATE LOTS
	COMMON AREA WITH P.U.E.
	LIMITED COMMON AREA WITH P.U.E.

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.

Marnie Clifford 11/29/17
 DIRECT COMMUNICATIONS DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION 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 OWNER 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 29 DAY OF November, 20 17.

DOMINION ENERGY
 BY *Cy Smith*
 TITLE *Pre-Const*

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 EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE 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 Edwards 11-29-17
 ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PHASE 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #166385 DATE 29 Nov 2017

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 949.63 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 952.60 FEET FROM THE SOUTH WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WEST LINE OF CEDAR SPRINGS ROAD, AND RUNNING THENCE NORTH 74°50'46" WEST 82.21 FEET; THENCE NORTH 11°01'02" EAST 212.00 FEET; THENCE SOUTH 78°58'58" EAST 82.00 FEET TO SAID WEST LINE OF CEDAR SPRINGS ROAD; THENCE SOUTH 11°01'02" WEST 217.93 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 0.405 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF NOVEMBER, 20 17

Stan T. Rowlan
 MEMBER, SIMPSON HOLLOW, LLC

LLC ACKNOWLEDGEMENT

ON THIS 29 DAY OF NOVEMBER, 20 17, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Stan T. Rowlan*, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: *Stan T. Rowlan*
 RESIDENCE: *Morgan's County*
 MY COMMISSION EXPIRES: *5/1/19*

ENT 121328:2017 Map # 15804
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Dec 07 10:28 on Fee 36.00 BY HA
 RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY COUNCIL, 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 6 DAY OF December, 20 17

John Pater APPROVED BY MAYOR
Christopher T. Turley APPROVED CITY ENGINEER (SEE SEAL BELOW)
Christopher T. Turley ATTEST CLERK-RECORDER (SEE SEAL BELOW)

SIMPSON HOLLOW PLAT 1 SUBDIVISION
 LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET

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181 North 200 West, Suite #4
 Bountiful, UT 84010
 Phone 801.298.2236
 www.Entellus.com

PROJECT #1536001 29 NOV 2017 LKM

See 20-5-1W 70-038