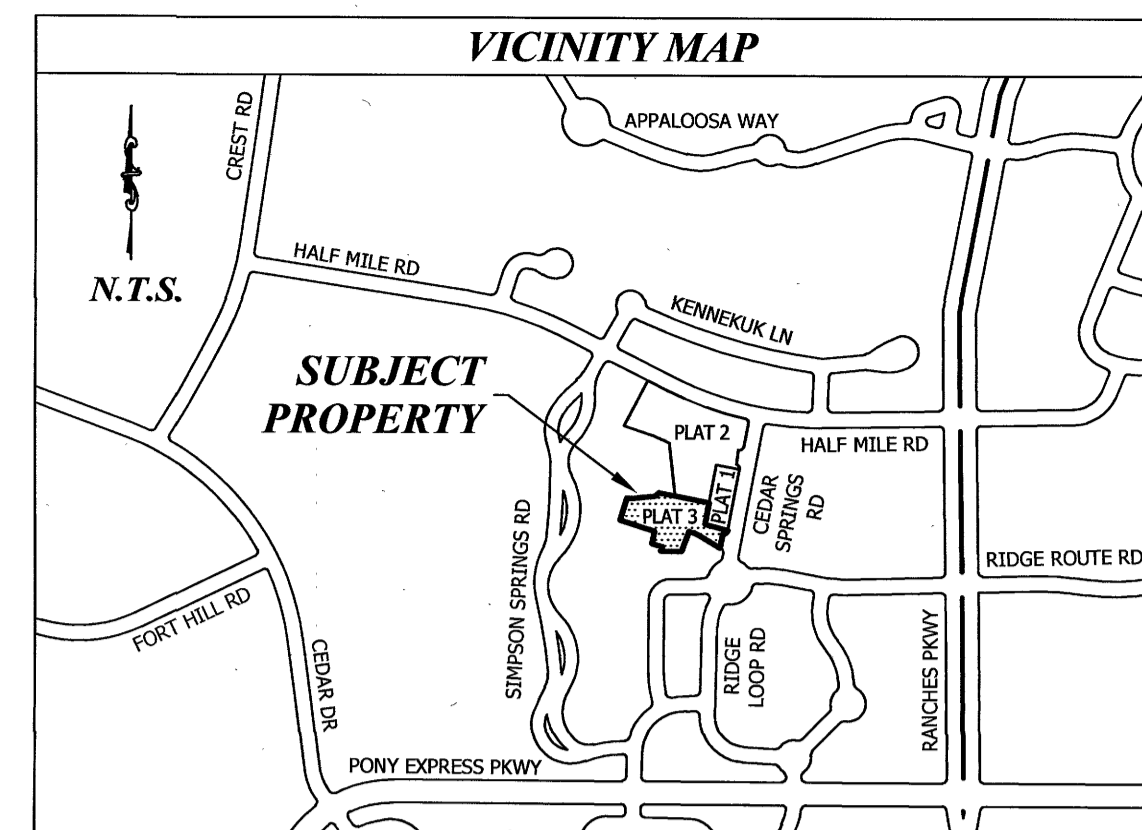


SIMPSON HOLLOW PLAT 3
 LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 JULY 2019



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 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 PLAT 3 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

Jeremiah R. Cunningham
 JEREMIAH R. CUNNINGHAM P.L.S. #9182497 DATE 25 July 2019

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 922.48 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 891.21 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CEDAR SPRINGS ROAD, AND RUNNING THENCE NORTH 58°41'18" WEST 84.76 FEET TO A POINT OF CURVATURE TO A 108.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 38.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°17'40", CHORD BEARS NORTH 68°50'08" WEST 38.05 FEET; THENCE SOUTH 20°59'07" WEST 75.47 FEET; THENCE NORTH 89°09'22" WEST 72.08 FEET; THENCE NORTH 17°07'33" EAST 16.15 FEET; THENCE NORTH 72°52'27" WEST 36.99 FEET; THENCE NORTH 11°01'02" EAST 44.57 FEET; THENCE NORTH 72°52'27" WEST 126.27 FEET TO THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A", AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 17°07'33" EAST 80.92 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 83°21'43" EAST 10.25 FEET; THENCE NORTH 83°54'00" EAST 92.00 FEET; THENCE NORTH 49°46'43" EAST 16.33 FEET; THENCE TO AND ALONG THE SOUTHERLY LINE OF SIMPSON HOLLOW PLAT 2, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SOUTH 78°58'58" EAST 177.59 FEET TO THE WESTERLY LINE OF SIMPSON HOLLOW PLAT 1, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) CALLS: SOUTH 11°01'02" WEST 77.17 FEET, SOUTH 74°50'46" EAST 82.21 FEET TO THE WESTERLY LINE OF CEDAR SPRINGS ROAD; THENCE ALONG SAID ROAD THE FOLLOWING TWO (2) CALLS: SOUTH WESTERLY 23.56 FEET ALONG THE ARC OF A NON-TANGENT 15.00-FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 56°01'02" WEST 21.21 FEET; THENCE SOUTH 11°01'02" WEST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.016 ACRES.

ENT 74034:2019 Map # 16641
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2019 Aug 05 4:43 pm FEE 70.00 BY HA
 RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER 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 JULY, 2019.

STAN T. ROWLAND
 PRINTED NAME
 SIMPSON HOLLOW LLC

Stan T. Rowland
 AUTHORIZED SIGNATURE

CORPORATE ACKNOWLEDGEMENT

ON THIS 29 DAY OF JULY, 2019, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STAN T. ROWLAND, 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. Rowland*
 RESIDENCE: *Morgantown*
 MY COMMISSION EXPIRES: *5/1/2023*

NOTARY PUBLIC: TRAVIS S. TAYLOR
 COMM. # 70580
 COMMISSION EXPIRES MAY 1, 2023
 STATE OF UTAH

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 5 DAY OF August, 2019

APPROVED BY MAYOR: *Tom Whitman*
 APPROVED BY CITY ATTORNEY: *Chris B. Bell*
 ATTEST: *Chris B. Bell*
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLAT 3
SIMPSON HOLLOW
 SUBDIVISION

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

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY RECORDER SEAL

PROFESSIONAL LAND SURVEYOR
 JEREMIAH R. CUNNINGHAM
 No. 9182497
 STATE OF UTAH

CORPORATE SEAL
 EAGLE MOUNTAIN
 STATE OF UTAH

FOUND BRASS DISC WITH PUNCH HOLE AT WEST 1/4 CORNER SEC. 20, T.5S., R.1W. S.L.B.&M.

FOUND BRASS DISC WITH PUNCH HOLE AT SOUTHWEST CORNER SEC. 20, T.5S., R.1W. S.L.B.&M.

FOUND BRASS DISC WITH PUNCH HOLE AT SOUTH 1/4 CORNER SEC. 20, T.5S., R.1W. S.L.B.&M.

LEGEND

PROPERTY LINE _____
 ADJACENT PROPERTY _____
 ROAD CENTERLINE _____
 SECTION LINE _____
 TIE TO MONUMENT _____

RECORD CALLS ()

SET 5/8" REBAR WITH ENTELLUS CAP, PLS 166385, AT CORNER (UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER (AS NOTED)

STREET MONUMENT

PLAT CALCULATIONS

TOTAL AREA	1.016 ACRES
TOTAL AREA IN LOTS	0.358 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.267 ACRES
TOTAL OPEN SPACE	0.391 ACRES
TOTAL IMPROVED OPEN SPACE	0.071 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE	1,564 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY	9.84 LOTS PER ACRE
TOTAL # OF LOTS	10 LOTS

OWNERSHIP LEGEND

PRIVATE LOTS
 Excluding Runoff Roads

COMMON AREA WITH P.U.E.

LIMITED COMMON AREA WITH P.U.E.

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, L.L.C. 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.

Marjorie Pritchard
 DIRECT COMMUNICATIONS
 7/26/19
 DATE

DOMINION ENERGY APPROVAL

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 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 30 DAY OF July, 2019.

DOMINION ENERGY
 BY: *Beverly Eldredge*
 TITLE: *Pre-Construction Specialist*

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 PUBLIC UTILITY EASEMENTS 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 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.

APPROVED BY: *Del Edwards*
 DATE: *7/26/19*

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	36.80'	103.87'	020°17'40"	S 68°50'08" E	36.60'
C2	9.75'	103.87'	005°22'32"	S 76°17'42" E	9.74'
C3	27.05'	103.87'	014°55'08"	S 66°08'52" E	26.97'
C4	31.88'	90.00'	020°17'40"	S 68°50'08" E	31.71'
C5	44.28'	125.00'	020°17'40"	N 68°50'08" W	44.04'
C6	48.88'	138.00'	020°17'40"	N 68°50'08" W	48.62'
C7	30.68'	138.00'	012°44'15"	N 67°28'25" W	30.62'
C8	12.38'	138.00'	005°08'26"	N 76°24'45" W	12.38'
C9	23.43'	16.00'	083°53'29"	S 59°04'18" W	21.39'
C10	33.55'	20.00'	096°06'31"	N 30°55'42" W	29.75'
C11	12.91'	20.00'	036°59'26"	N 60°29'14" W	12.69'
C12	20.64'	20.00'	059°07'05"	N 12°25'59" W	19.73'
C13	31.62'	78.00'	023°13'33"	N 05°30'47" E	31.40'
C14	24.73'	61.00'	023°13'33"	N 05°30'47" E	24.56'
C15	36.89'	91.00'	023°13'33"	N 05°30'47" E	36.64'
C16	5.82'	138.00'	002°24'59"	N 59°53'48" W	5.82'

Entellus
 1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

PROJECT #1536001 JULY 2019 LKM

SEC-20-5-14 TV-03P