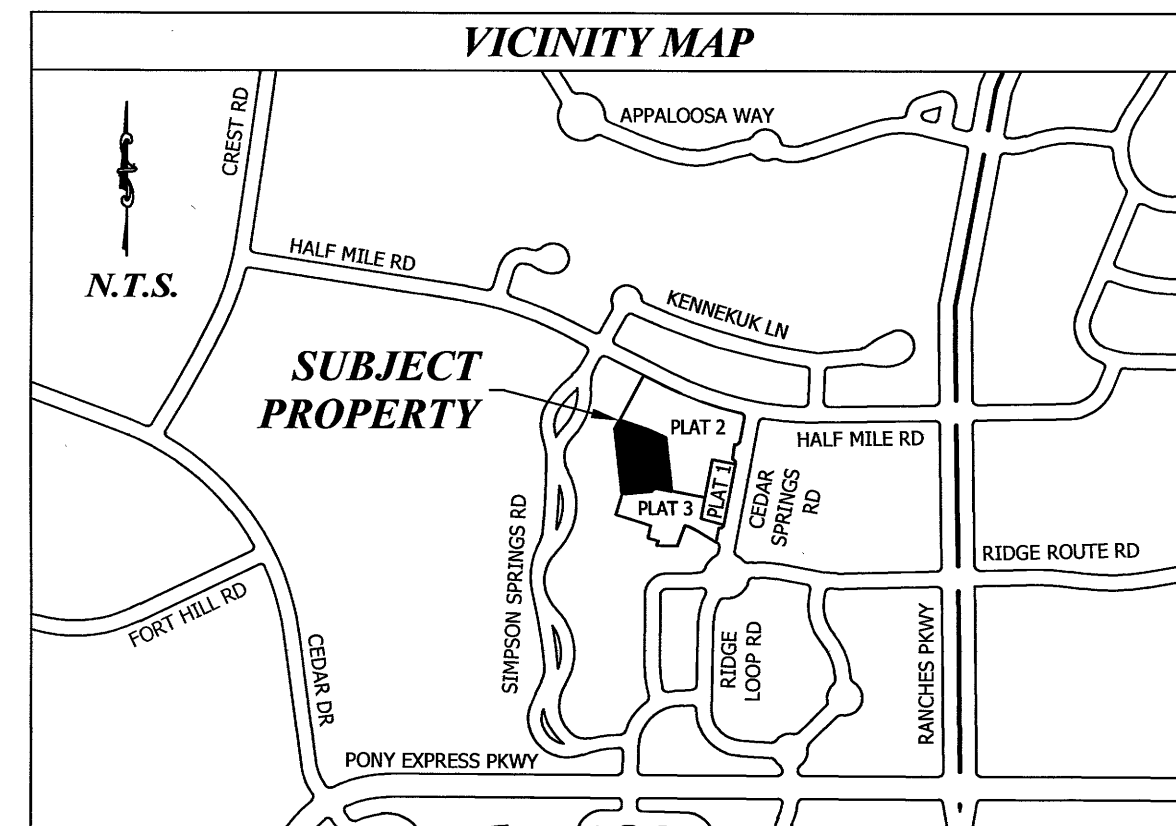
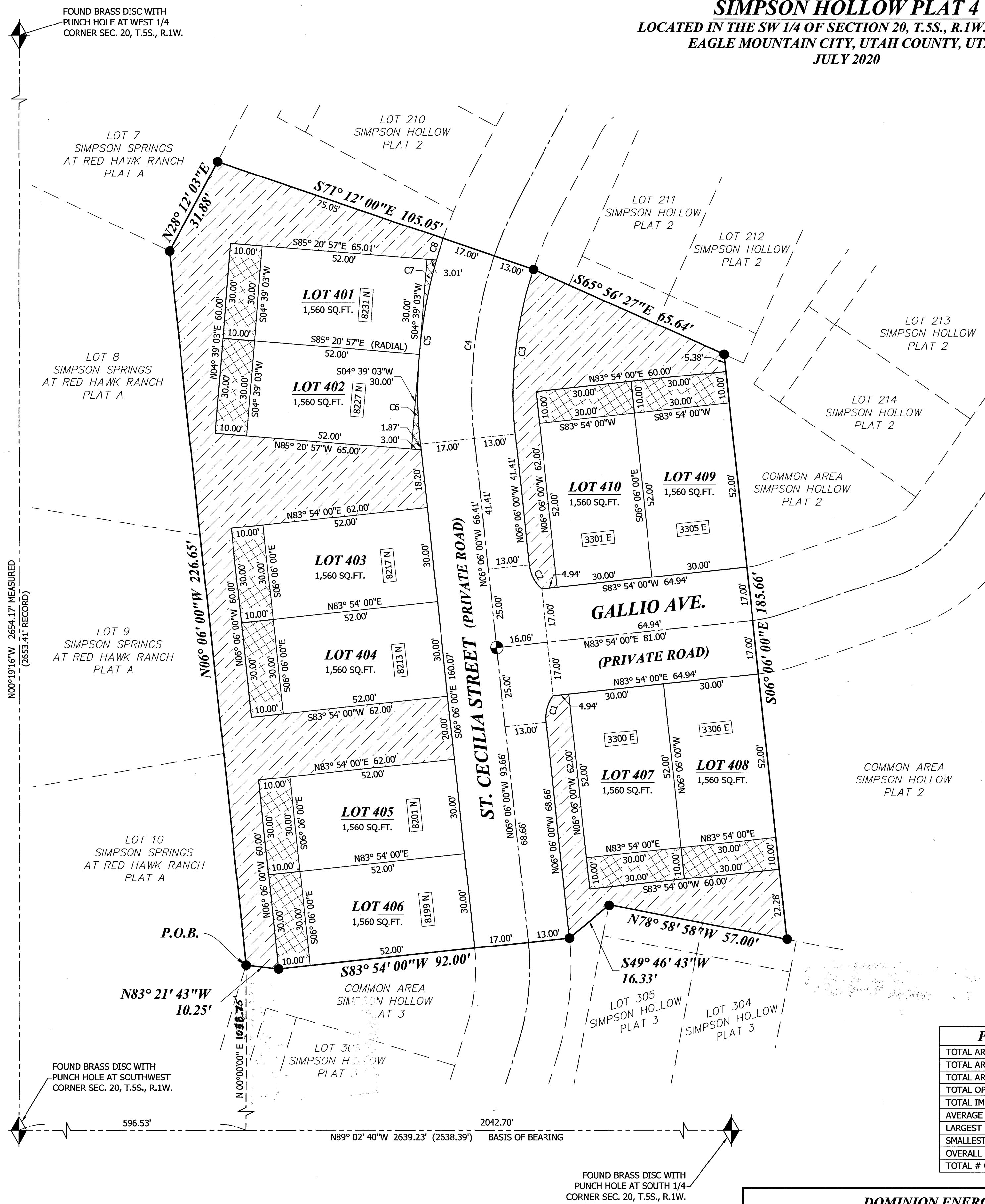


**SIMPSON HOLLOW PLAT 4**  
 LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
 JULY 2020



**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 4 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S., UTAH #9182497

**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHWESTERLY CORNER OF SIMPSON HOLLOW PLAT 3 AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND ON THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT A, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 89°02'40" EAST 596.53 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 1058.75 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 WESTERLY LINE OF CEDAR SPRINGS ROAD, AND RUNNING

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 2 CALLS:  
 NORTH 6°06'00" WEST 226.65 FEET,  
 NORTH 28°12'03" EAST 31.88 FEET TO THE SOUTHWESTERLY LINE OF SIMPSON HOLLOW PLAT 2 AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING 3 CALLS:  
 SOUTH 71°12'00" EAST 105.05 FEET,  
 SOUTH 65°56'27" EAST 65.64 FEET,  
 SOUTH 6°06'00" EAST 185.66 FEET TO THE NORTHERLY LINE OF SAID SIMPSON HOLLOW PLAT 3;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 4 CALLS:  
 NORTH 78°58'58" WEST 57 FEET,  
 SOUTH 49°46'43" WEST 16.33 FEET,  
 SOUTH 83°54'00" WEST 92.00 FEET,  
 NORTH 83°21'43" WEST 10.25 FEET TO SAID NORTHWESTERLY CORNER AND THE POINT OF BEGINNING,

CONTAINING 0.861 ACRES.

**NOTES**

- PURSUANT TO UTAH CODE 10-9a-604(1)(d), THE OWNERS HEREBY CONVEY COMMON AREAS TO THE SIMPSON HOLLOW OWNER'S ASSOCIATION, P.O. BOX 179, LEHI, UT 84043.
- PRIVATE ROADWAYS ARE COMMON AREAS WITH PUBLIC UTILITY EASEMENTS (P.U.E.).

ENT 109586:2020 Map # 17185  
 JEFFERY SHITH  
 UTAH COUNTY RECORDER  
 2020 Jul 29 4:32 pm FEE 70.00 BY RM  
 RECORDED FOR EAGLE MOUNTAIN CITY

**OWNER'S DEDICATION**

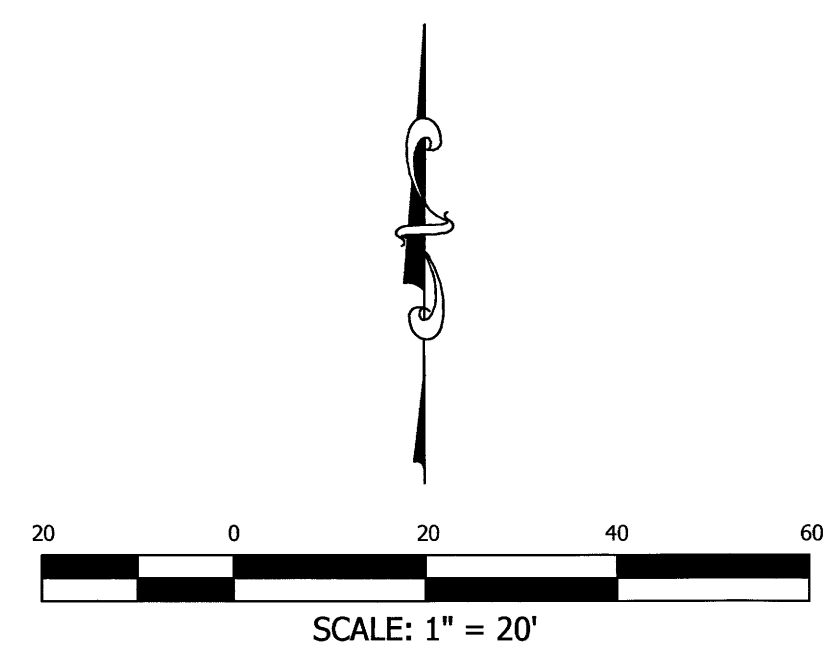
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14 DAY OF July, 2020.

by Stan T. Rowlan  
 AUTHORIZED SIGNATURE  
 MEMBER: Manager  
 SIMPSON HOLLOW, LLC.

17185

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	8.76'	12.00'	041°48'37"	S 14°48'19" W	8.56'
C2	8.76'	12.00'	041°48'37"	S 27°00'19" E	8.56'
C3	52.59'	121.00'	024°54'00"	S 06°21'00" W	52.17'
C4	58.23'	134.00'	024°54'00"	N 06°21'00" E	57.78'
C5	65.62'	151.00'	024°54'00"	S 06°21'00" W	65.11'
C6	28.33'	151.00'	010°45'03"	N 00°43'29" W	28.29'
C7	30.20'	151.00'	011°27'34"	N 10°22'50" E	30.15'
C8	7.09'	151.00'	002°41'23"	N 17°27'18" E	7.09'



**LEGEND**

- PROPERTY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT

RECORD CALLS ( )

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

STREET MONUMENT (TO BE SET)

**PLAT CALCULATIONS**

TOTAL AREA	0.861 ACRES
TOTAL AREA IN LOTS	0.358 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.204 ACRES
TOTAL OPEN SPACE	0.299 ACRES
TOTAL IMPROVED OPEN SPACE	0.292 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	11.61 LOTS PER ACRE
TOTAL # OF LOTS	10 LOTS

**OWNERSHIP LEGEND**

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

**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 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 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 27 DAY OF July, 2020.

BY   
 DOMINION ENERGY  
 TITLE: Sr. Eng

**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 P.U.E 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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- ANY OTHER PROVISION OF LAW.

APPROVED THIS 27 DAY OF July, 2020.

BY   
 ROCKY MOUNTAIN POWER  
 DATE

**L.L.C. ACKNOWLEDGMENT**

ON THE 14 DAY OF July, 2020 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC , WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF SIMPSON HOLLOW, LLC. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC:   
 RESIDENCE: Morgan County  
 MY COMMISSION EXPIRES: 5/1/2025

NOTARY PUBLIC  
 TRAVIS S TAYLOR  
 COMM. # 705080  
 COMMISSION EXPIRES  
 MAY 1, 2025  
 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 29 DAY OF July, 2020.

APPROVED BY MAYOR:   
 APPROVED BY CITY ATTORNEY:   
 APPROVED BY CITY ENGINEER:   
 APPROVED BY CLERK-RECORDER:

**PLAT 4**  
**SIMPSON HOLLOW**  
 SUBDIVISION

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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL
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CHRISTOPHER TODD  
 TRUSTY  
 7-20-2020  
 STATE OF UTAH

EAGLE MOUNTAIN  
 STATE OF UTAH

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

**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.

APPROVED THIS 27 DAY OF July, 2020.

BY   
 DIRECT COMMUNICATIONS  
 DATE

Sec 20, T5S, R1W, TL 03B