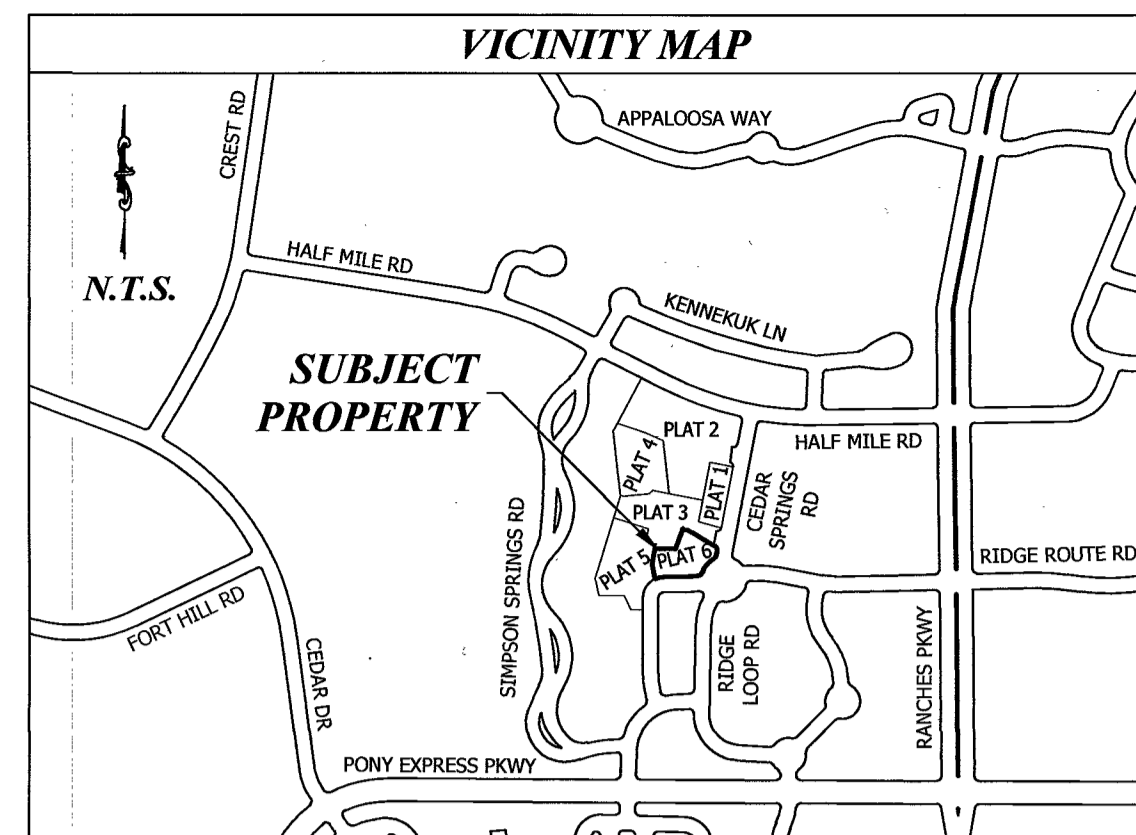


WEST 1/4 CORNER, SEC. 20,
T.5S., R.1W., S.L.B.&M.,
FOUND BRASS DISC WITH
PUNCH HOLE

SIMPSON HOLLOW PLAT 6 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

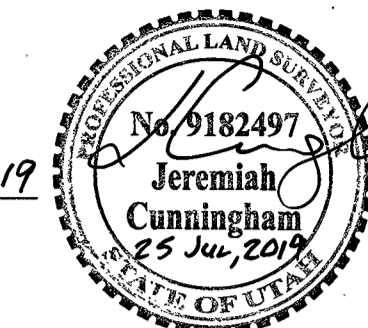


SURVEYOR'S CERTIFICATE

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

Jeremiah R. Cunningham
JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

25 July 2019
DATE



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 SOUTH 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 ALONG THE WESTERLY LINE OF CEDAR SPRINGS ROAD THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 33°58'58" EAST 21.21 FEET TO A POINT OF TANGENCY, 2) SOUTH 11°01'02" WEST 18.47 FEET TO A POINT OF CURVATURE, 3) SOUTHWESTERLY 13.74 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°28'58", CHORD BEARS SOUTH 37°15'07" WEST 13.26 FEET TO A POINT OF REVERSE CURVATURE, 4) SOUTHWESTERLY 65.53 FEET ALONG THE ARC OF AN 80.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°55'44", CHORD BEARING SOUTH 40°02'17" WEST 63.71 FEET TO A POINT OF REVERSE CURVATURE AND TO THE NORTH LINE OF QUARTER MILE DRIVE; THENCE ALONG THE NORTHERLY LINE OF QUARTER MILE DRIVE THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY 17.04 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°05'06", CHORD BEARS SOUTH 49°06'58" WEST 16.14 FEET TO A POINT OF TANGENCY, 2) SOUTH 81°39'31" WEST 16.50 FEET TO A POINT OF CURVATURE, 3) WESTERLY 18.20 FEET ALONG THE ARC OF A 125.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°20'29", CHORD BEARS SOUTH 85°49'45" WEST 18.18 FEET TO A POINT OF TANGENCY, 4) NORTH 90°00'00" WEST 86.36 FEET TO A POINT OF CURVATURE, 5) WESTERLY 33.33 FEET ALONG THE ARC OF A 75.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°27'41", CHORD BEARS SOUTH 77°16'09" WEST 33.06 FEET; THENCE NORTH 10°35'18" WEST 53.42 FEET; THENCE NORTH 09°57'23" EAST 53.28 FEET TO THE SOUTHERLY LINE OF SIMPSON HOLLOW PHASE 3 SUBDIVISION; THENCE SOUTH 89°09'22" EAST 71.63 FEET ALONG THE SUBDIVISION LINE TO A CORNER; THENCE NORTH 20°59'07" EAST 75.47 FEET ALONG THE SUBDIVISION LINE TO THE SOUTHERLY LINE OF CALEDONIA AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF CALEDONIA AVENUE THE FOLLOWING TWO (2) COURSES: 1) EASTERLY 38.25 FEET ALONG THE ARC OF A 108.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°17'39", CHORD BEARS SOUTH 68°50'08" EAST 38.05 FEET TO A POINT OF TANGENCY, 2) SOUTH 58°41'18" EAST 84.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.568 ACRES.
Pursuant to Utah Code 10-9a-604(c), the owners hereby convey Common Area to the Simpson Hollow Owners Association 70' Box 179, Lohi, UT 84043.

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 ROWLAN
PRINTED NAME
Simpson Hollow, LLC

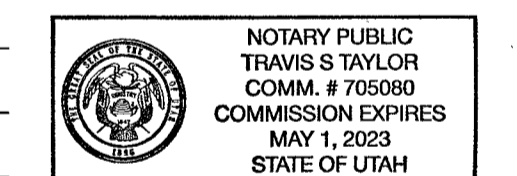
Jeffery Smith
AUTHORIZED SIGNATURE
27044-2020 Map & 16977
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Exp. 02-28-2023 FEE \$2.00 BY N/A
RECORDED FOR EAGLE MOUNTAIN CITY

CORPORATE ACKNOWLEDGEMENT

ON THIS 29 DAY OF JULY, 2019, 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:
RESIDENCE: Morgan County
MY COMMISSION EXPIRES: 5/1/2023



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 25 DAY OF November 2019

Christopher Todd
APPROVED BY MAYOR
CITY ENGINEER
(SEE SEAL BELOW)

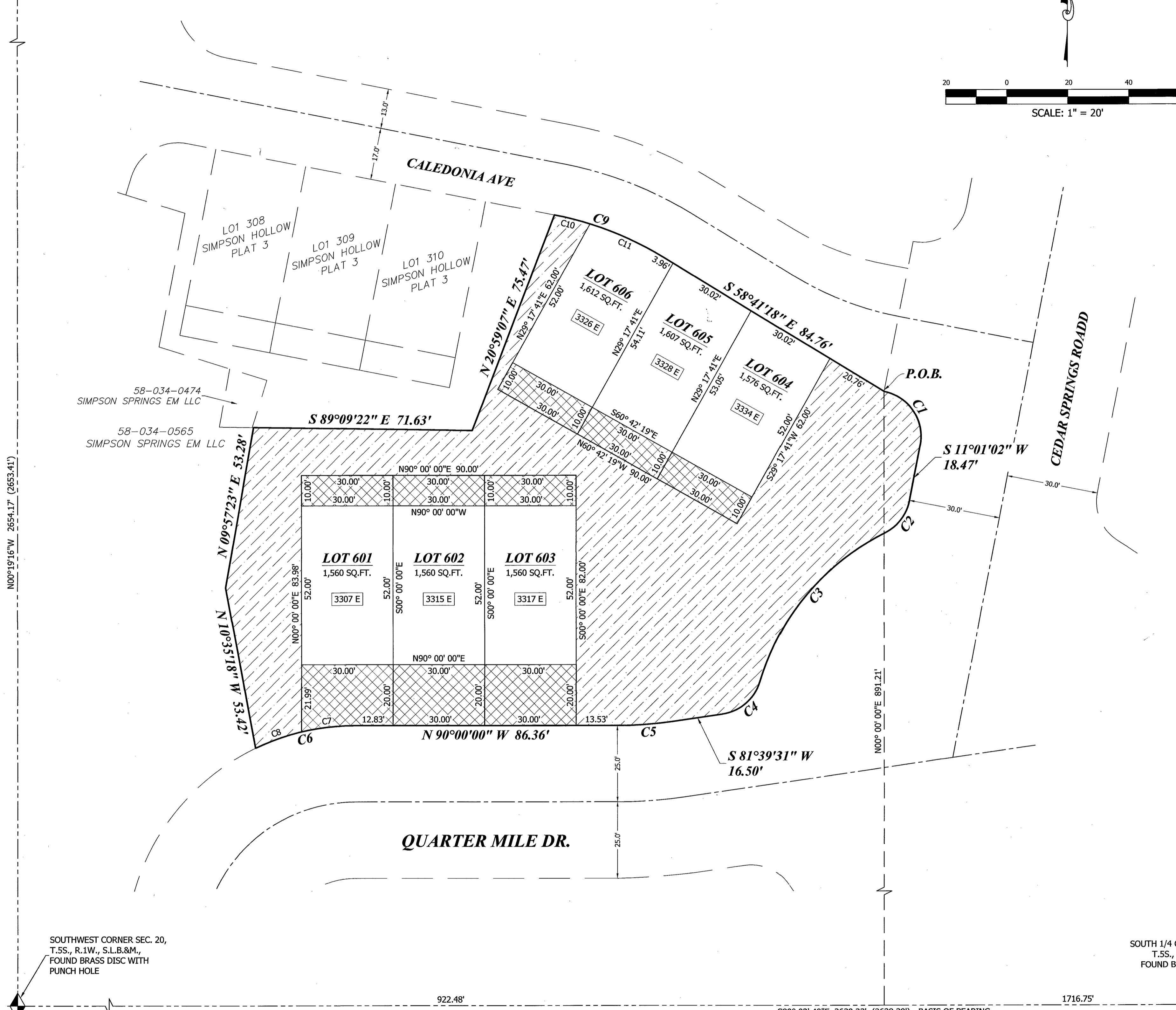
Paul A. Earl
APPROVED BY CITY ATTORNEY
ATTEST
CLERK-RECORDER
(SEE SEAL BELOW)

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	23.56'	15.00'	090°00'00"	S 33°58'58" E	21.21'
C2	13.74'	15.00'	052°28'58"	S 37°15'07" W	13.26'
C3	65.53'	80.00'	046°55'44"	S 40°02'17" W	63.71'
C4	17.04'	15.00'	065°05'06"	S 49°06'58" W	16.14'
C5	18.20'	125.00'	008°20'29"	S 85°49'45" W	18.18'
C6	33.33'	75.00'	025°27'41"	S 77°16'09" W	33.06'
C7	17.32'	75.00'	013°13'58"	S 83°23'00" W	17.28'
C8	16.01'	75.00'	012°13'43"	S 70°39'10" W	15.98'
C9	38.25'	108.00'	020°17'39"	S 68°50'08" E	38.05'
C10	12.05'	108.00'	006°23'40"	S 75°47'08" E	12.05'
C11	26.20'	108.00'	013°53'59"	S 65°38'18" E	26.14'

PLAT CALCULATIONS	
TOTAL AREA	0.568 ACRES
TOTAL AREA IN LOTS	0.218 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.000 ACRES
TOTAL OPEN SPACE	0.350 ACRES
TOTAL IMPROVED OPEN SPACE	0.086 ACRES
AVERAGE LOT SIZE	1,579 SQ.FT. = 0.036 ACRES
LARGEST LOT SIZE	1,612 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.036 ACRES
OVERALL DENSITY	10.56 LOTS PER ACRE
TOTAL # OF LOTS	6 LOTS

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

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)



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

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

S89° 02' 40" E 2639.23' (2638.39') - BASIS OF BEARING

16977

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 30 DAY OF July, 2019.

DOMINION ENERGY
BY *Prueley Eldridge*
TITLE *Pr-Com Specialist*

ROCKY MOUNTAIN POWER APPROVAL

- 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.
- 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:

(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 7/26/19
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.

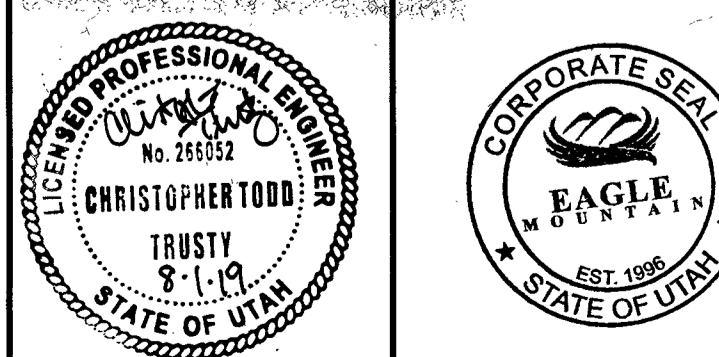
Marjorie Pufford
DIRECT COMMUNICATIONS
7/26/19
DATE

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1536001 07/19/2019 LKM
07/24/2019 JRC

PLAT 6 SIMPSON HOLLOW SUBDIVISION

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

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



Sec. 20, S. 1W, T. 5S.