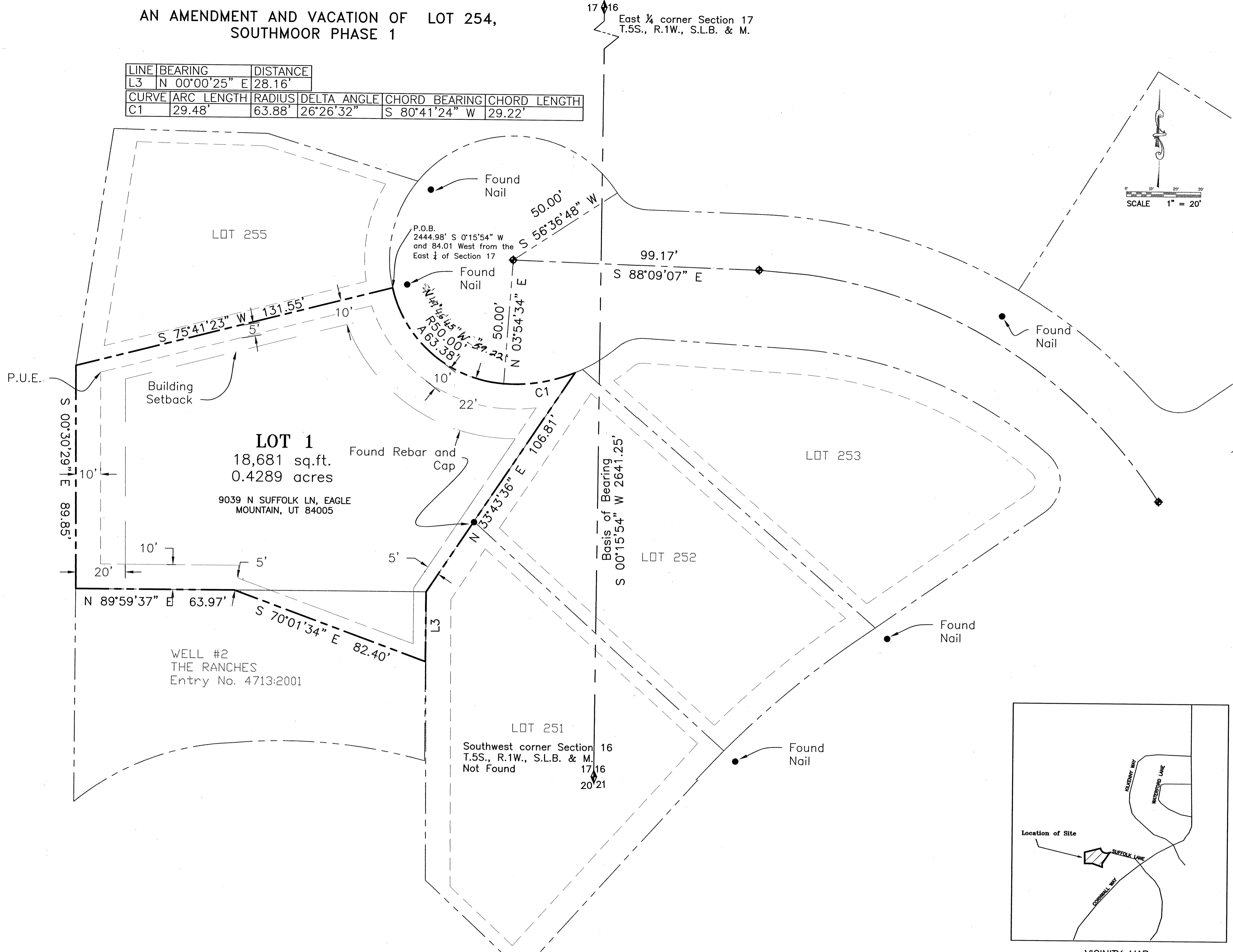


Southmoor Plat 3

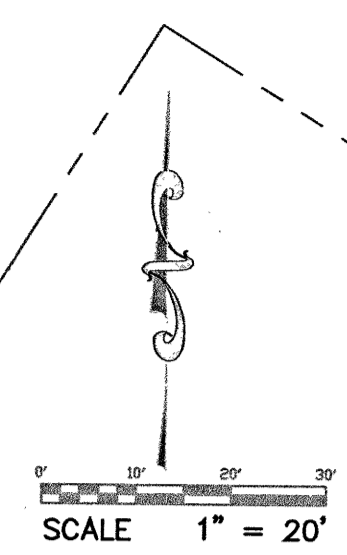
AN AMENDMENT AND VACATION OF LOT 254,
SOUTHMOOR PHASE 1

LINE	BEARING	DISTANCE
L3	N 00°00'25" E	28.16'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.48'	63.88'	26°26'32"	S 80°41'24" W	29.22'



17 16
East 1/4 corner Section 17
T.5S., R.1W., S.L.B. & M.



LEGEND & KEYED NOTES

- Center Line
- Deed line
- Property line
- - - Easement line
- ◆ Found Monument as Noted
- Found Property Corner as noted
- ◆ Found Centerline Monument
- - - Building setback

SURVEYOR'S CERTIFICATE
I, CORY I. SQUIRE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5561206, 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, together with easements, hereafter to be known as:
Southmoor Plat 3
and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

CORY I. SQUIRE
UTAH PLS NO. 5561206
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION
Beginning at a the North Corner of Lot 254, Phase "1" Southmoor Subdivision, said point lies S 00°15'54" W 2444.98 feet along the Section line and West 84.01 feet from the East Quarter Corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, thence S. 75°41'23" W. 131.55 feet to the Northwest Corner of said Lot 254, thence S. 00°30'29" E. 89.85 feet to the Southwest Corner of said Lot 254, thence N. 89°59'37" E. 63.97 feet, thence S. 70°01'34" E. 82.40 feet to the West line of Lot 251 of Phase "2" Southmoor Subdivision, thence N. 00°00'25" E. 28.16 feet along said west line to the Southeast Corner of said Lot 254, thence N. 33°43'36" E. 106.81 feet, thence along a curve turning to the right with an arc length of 29.48 feet, a radius of 63.88 feet and a chord bearing and distance of S. 80°41'24" W. 29.22 feet, thence along a compound curve turning to the right with an arc length of 63.38 feet, a radius of 50.00 feet and a chord bearing and distance of N. 49°46'45" W. 59.22 feet to the point of beginning.
The above described parcel of land contains 1,8681 square feet in area or 0.429 acres more or less.

Surveyor's Narrative
It is the intent of this plat and the survey on which it is based to correctly represent the Boundary lines of the subject parcel requested by Nathaniel Wood. The basis of bearing for this survey is the Utah Coordinate System of 1983, Central Zone, surveyed on April 11, 2019. The Parcel is located within SE 1/4 Section 17, Township 5 South, Range 1 West Salt Lake Base and Meridian, Eagle Mountain City. As part of this survey, CIS has conducted field searches for physical Evidence of the original boundaries, the Boundaries were placed accordingly. Found evidence and monuments are represented hereon. Every document of record reviewed and considered as part of this survey is noted hereon. There may exist other evidence, monuments or documents that could affect this survey. Any new evidence, monuments or documents contradictory to this survey should be presented to the surveyor for his review and consideration.

- All recorded documents referred to on this plat by Entry No. and/or Book and Page.
- Utah County Tie Sheets
- Phase "1", and "2" Southmoor Subdivision Plats

OWNER'S DEDICATION AND CONSENT TO RECORD
Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots together with easements as set forth to be hereafter known as:
Southmoor Plat 3
and do hereby dedicate for the perpetual use of the public all easements, roadways and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, nonexclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

Chantel L. Wood 11/13/19
Chantel L. Wood

ACKNOWLEDGMENT
STATE OF UTAH } s.s.
COUNTY OF UTAH }
The foregoing instrument was acknowledged before me this 13 day of November, 2019,
by Chantel L. Wood
(Name and Title)
Notary Public Full Name: Cassandra S. Lopez Commission Number: 686717
(as indicated on Notary's Commission) (as indicated on Notary's Commission)
My commission expires: 11/1/2020 A Notary Public Commissioned in Utah
Date (Notary Seal not required if all Notary information is provided above)

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 PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS 13 DAY OF Nov, A.D. 2019.
APPROVED [Signature] MAYOR ATTEST [Signature]
EAGLE MOUNTAIN CITY ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 13 DAY OF November, A.D. 2019.
EAGLE MOUNTAIN CITY ATTORNEY (See Seal Below) JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Dec 03 09:28 fee \$2.00 BY MR
RECORDED FOR EAGLE MOUNTAIN CITY

Southmoor Plat 3
An Amendment and Vacation of Lot 254, Southmoor Phase 1
A PORTION OF THE SE 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

EASEMENT APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 2019
CIS
PROFESSIONAL LAND SURVEYING

16862

SURVEYOR'S SEAL: CORY I. SQUIRE, LICENSE NO. 5561206, STATE OF UTAH, EXPIRES 11/22/19

CITY ENGINEER SEAL: CHRISTOPHER TODD, LICENSE NO. 26893, STATE OF UTAH, TRUSTY

CLERK / RECORDER SEAL: EAGLE MOUNTAIN CITY, STATE OF UTAH

NOTARY PUBLIC SEAL: JEFFERY SMITH, LICENSE NO. 686717, STATE OF UTAH, EXPIRES 11-1-2020

SEC. 17-5-W T.V. 038
(Lot 254, JOW THMOOR PH1)