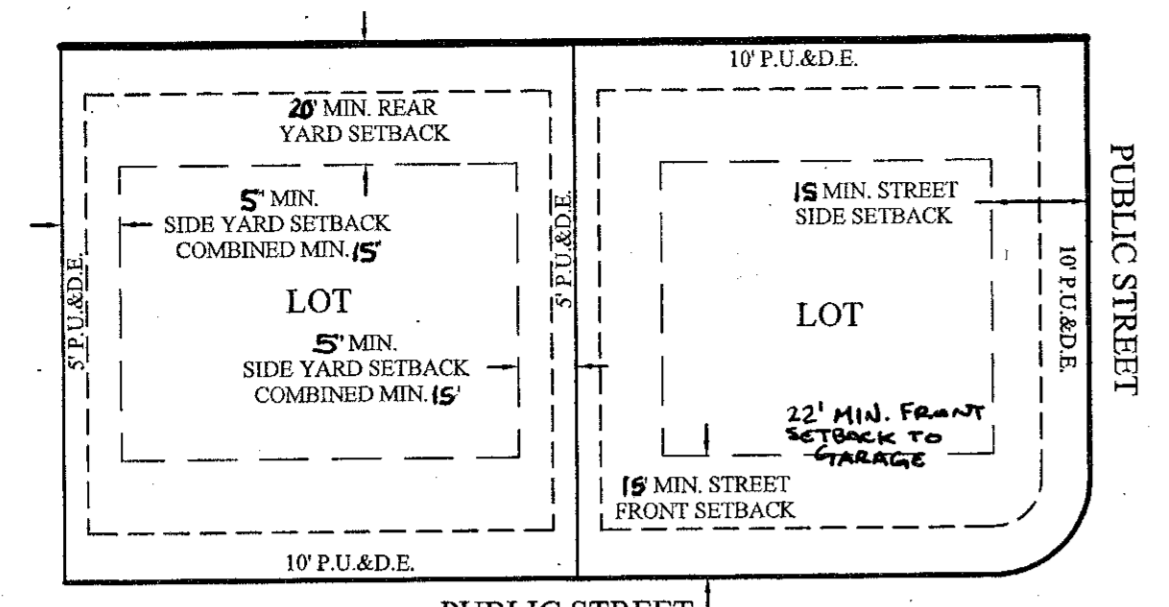


VICINITY MAP
N.T.S.



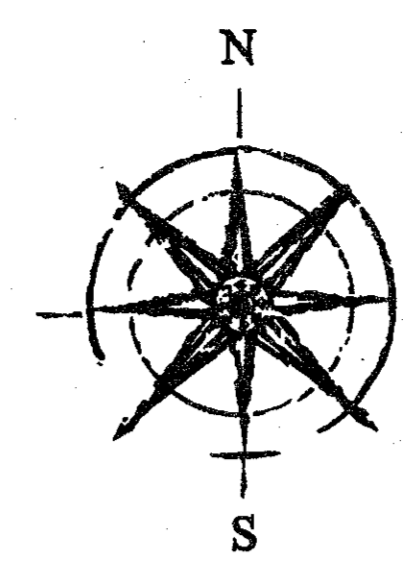
TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:

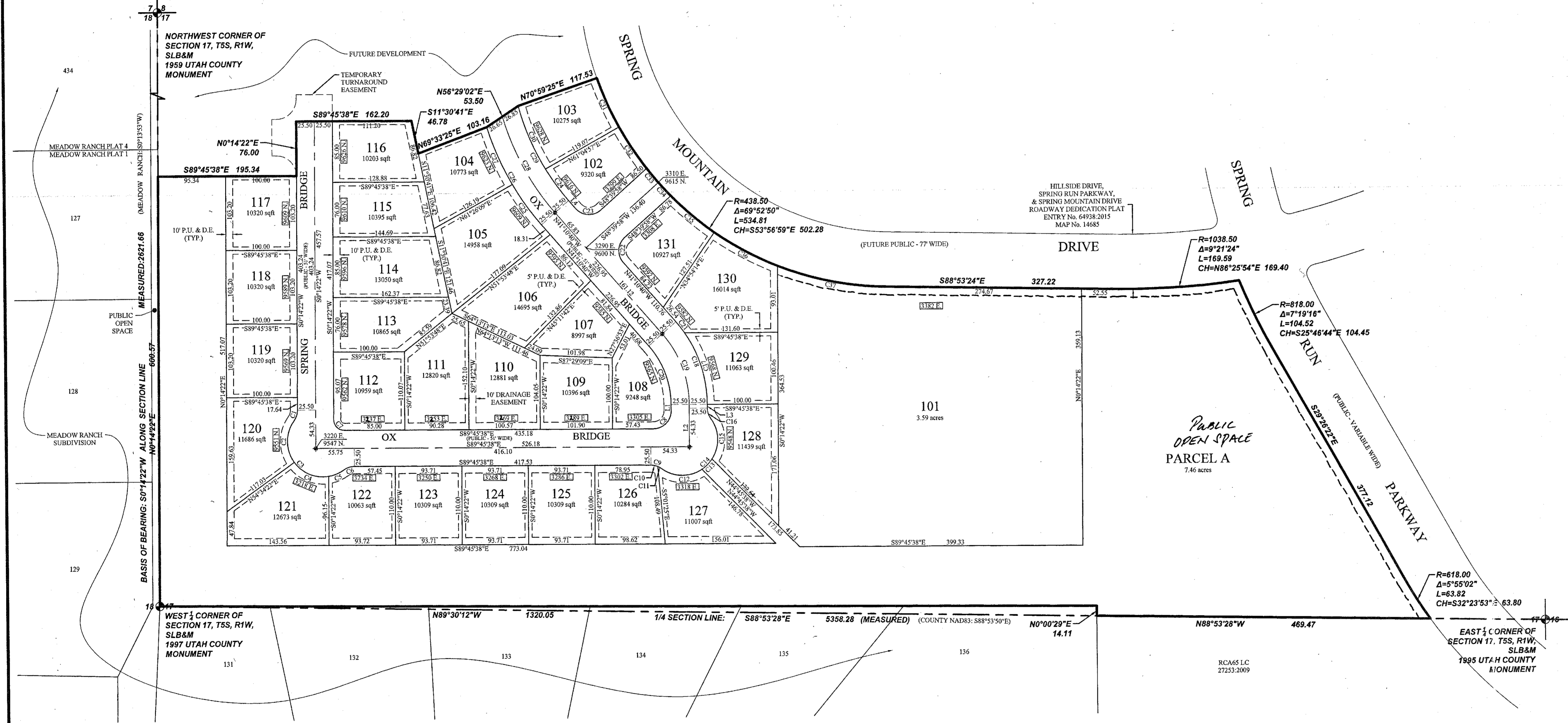
- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

SITE TABULATIONS

TOTAL # OF LOTS:	31 LOTS
TOTAL ACREAGE:	20.79 ACRES
TOTAL ACREAGE IN LOTS:	9.74 ACRES
TOTAL OPEN SPACE:	7.46 ACRES
AVERAGE LOT SIZE:	0.26 ACRES OR 11,229 SQFT.
LARGEST LOT SIZE:	0.37 ACRES
SMALLEST LOT SIZE:	0.21 ACRES
OVERALL DENSITY:	1.44 UNITS/ACRE



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00	36°13'43"	15.81	N18°21'13"E	15.55
C2	50.00	72°16'43"	63.08	N0°17'43"E	58.98
C3	50.00	162°27'23"	141.77	S44°45'38"E	98.83
C4	50.00	63°13'08"	55.17	N67°23'13"W	52.41
C5	50.00	26°57'33"	23.53	S67°29'26"W	23.31
C6	25.00	36°13'43"	15.81	S72°07'31"W	15.55
C7	15.00	90°00'00"	23.56	S44°45'38"E	21.21
C8	25.00	90°00'00"	39.27	N45°14'22"E	35.36
C9	25.00	36°13'43"	15.81	N71°38'47"W	15.55
C10	25.00	22°52'56"	9.98	N78°19'10"W	9.92
C11	25.00	13°20'47"	5.82	N60°12'19"W	5.81
C12	50.00	69°41'29"	60.82	N88°22'40"W	57.14
C13	50.00	23°04'26"	20.14	N45°14'22"E	20.00

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C14	50.00	162°27'23"	141.77	N45°14'22"E	98.83
C15	50.00	69°41'29"	60.82	S1°08'36"E	57.14
C16	25.00	36°13'43"	15.81	S17°52'29"E	15.55
C17	175.50	34°55'12"	106.96	S17°13'14"E	105.31
C18	175.50	41°25'02"	126.86	N20°28'09"W	124.12
C19	150.00	41°25'02"	108.43	N20°28'09"W	106.08
C20	124.50	41°25'02"	90.00	N20°28'09"W	88.05
C21	175.50	6°29'51"	19.90	S37°55'45"E	19.89
C22	25.00	89°50'39"	39.20	S3°44'39"W	35.31
C23	25.00	90°09'21"	39.34	S86°15'21"E	35.40
C24	324.50	9°36'14"	54.39	S36°22'33"E	54.33
C25	375.50	10°36'52"	69.56	N35°52'14"W	69.46
C26	375.50	23°59'22"	157.22	S29°10'59"E	156.07

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C27	375.50	13°22'31"	87.66	N23°52'33"W	87.46
C28	350.00	25°12'57"	154.04	S28°34'12"E	152.80
C29	324.50	26°38'44"	150.91	S27°51'18"E	149.55
C30	324.50	17°02'30"	96.52	S23°03'12"E	96.16
C31	438.50	9°54'23"	75.82	N23°57'51"W	75.72
C32	438.50	9°04'57"	69.51	N33°27'31"W	69.44
C33	438.50	3°20'02"	25.51	S39°40'00"E	25.51
C34	438.50	3°20'02"	25.51	S43°00'01"E	25.51
C35	438.50	10°23'42"	79.81	N49°52'53"W	79.70
C36	438.50	13°11'45"	100.99	N61°41'37"W	100.77
C37	438.50	20°33'54"	157.65	S78°35'27"E	156.80

LINE	DIRECTION	LENGTH
L1	S0°14'22"W	9.21
L2	S0°14'22"W	59.71
L3	S0°14'22"W	5.38
L4	N41°10'40"W	15.19

ROCKY MOUNTAIN POWER

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 easements and approximates the location of the public utility easements, but does not warrant their 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

Mark Stubbs 9/15/15
 ROCKY MOUNTAIN POWER DATE

QUESTAR GAS COMPANY

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation of waiver of any other existing rights, obligations, or liabilities provided by law or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.

Approved this 15 day of September, 2015. Questar Gas Company
 By *David J. Aldredge*
 Title *Vp. Const. Rep.*

DIRECT COMMUNICATIONS

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.
Chris Nelson 9-15-15
 DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Dennis P. Carlisle
 DENNIS P. CARLISLE
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 172675
 DATE SEPTEMBER 8, 2015

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:
 Beginning at the northwest corner of Lot 131, Plat 1, MEADOW RANCH Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point also being the West 1/4 Corner of Section 17, T5S, R1W, S.L.B. & M.; thence N0°14'22"E (plat: N0°13'53"E) along the Section line and the easterly line of Plat 1 of said Subdivision 600.57 feet; thence S89°45'38"E 195.34 feet; thence N0°14'22"E 76.00 feet; thence S89°45'38"E 162.20 feet; thence S11°30'41"E 46.78 feet; thence N69°33'25"E 103.16 feet; thence N56°29'02"E 53.50 feet; thence N70°59'20"E 117.53 feet to the southwesterly right-of-way line of Spring Mountain Drive, dedicated as part of HILLSIDE DRIVE, SPRING RUN PARKWAY, & SPRING MOUNTAIN DRIVE Roadway Dedication Plat, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said right-of-way the following to the Official Plat thereof on file in the Office of the Utah County Recorder: Southeast along the arc of a 438.50 foot radius non-tangent curve (radius bears: N70°59'20"E) 534.81 feet through a central angle of 69°52'50" (chord: S53°56'59"E 502.28 feet); thence S88°53'24"E 327.22 feet; thence along the arc of a 1,038.50 foot radius curve to the left 169.59 feet through a central angle of 9°21'24" (chord: N86°25'54"E 169.40 feet) to the westerly right-of-way line of Spring Run Parkway; thence along said right-of-way the following 3 (three) courses and distances: Southeast along the arc of an 818.00 foot radius non-tangent curve (radius bears: N67°52'54"E) 104.52 feet through a central angle of 7°19'16" (chord: S25°46'44"E 104.45 feet); thence S29°26'22"E 377.12 feet; thence along the arc of a 618.00 foot radius curve to the left 63.82 feet through a central angle of 5°55'02" (chord: S32°23'53"E 63.80 feet) to the 1/4 Section line; thence N88°53'22"W along the 1/4 Section line 469.47 feet to the east line of said Plat 1, MEADOW RANCH Subdivision; thence N0°00'29"E (plat: North) along said Plat 14.11 feet; thence N89°30'12"W (plat: N89°30'41"W) along said Plat 1,320.05 feet to the point of beginning.
 Contains: 20.79+- acres

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
 PRINTED NAME OF OWNER: TWO A L.L.C. MANAGER
 AUTHORIZED SIGNATURE(S): *James E. Alred*
 JAMES E. ALRED

ACKNOWLEDGMENT

ON THE 6th DAY OF October, 2015, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 4-25-2019
 COMMISSION NUMBER 62813
 NOTARY PUBLIC SIGNATURE: *Melanie A. Lahman*
 NOTARY PUBLIC SIGNATURE: *Melanie A. Lahman*
 PRINTED FULL NAME OF NOTARY: Melanie A. Lahman

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S. BY 103349/2015 Not 4 14840
 COUNTY OF UTAH JEFFERY SMITH
 UTAH COUNTY RECORDER
 2015 Nov 16 1:20 pm FEE \$2.00 BT ED
 REGISTERED FOR EAGLE MOUNTAIN CITY
 ON THE 6th DAY OF October, A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF TWO A L.L.C., LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
 NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 6th DAY OF October, 2015

APPROVED BY MAYOR: *Chris Nelson*
 APPROVED BY CITY ATTORNEY: *James E. Alred*
 APPROVED BY CITY ENGINEER: *Chris Nelson*
 APPROVED BY CITY RECORDER: *Melanie A. Lahman*
 (SEE SEAL BELOW)

PHASE I

SPRING RUN SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=80'

SURVEYOR'S SEAL: DENNIS P. CARLISLE, No. 172675, UTAH COUNTY RECORDER, STATE OF UTAH

NOTARY PUBLIC SEAL: MELANIE A. LAHMAN, No. 62813, UTAH COUNTY RECORDER, STATE OF UTAH

CITY-COUNTY ENGINEER SEAL: *Chris Nelson*, No. 2015, UTAH COUNTY RECORDER, STATE OF UTAH

COUNTY RECORDER SEAL: JEFFERY SMITH, No. 103349, UTAH COUNTY RECORDER, STATE OF UTAH

14840