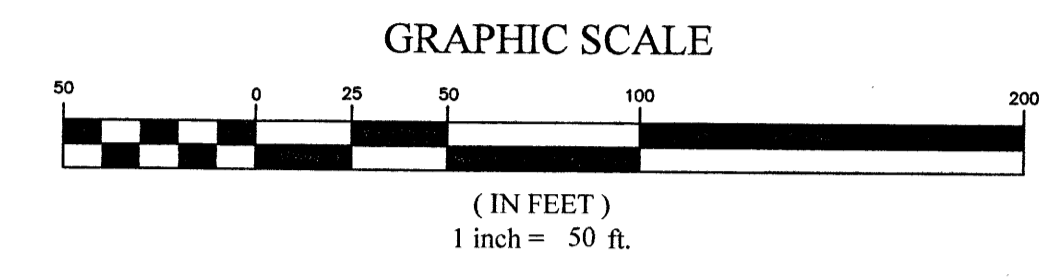
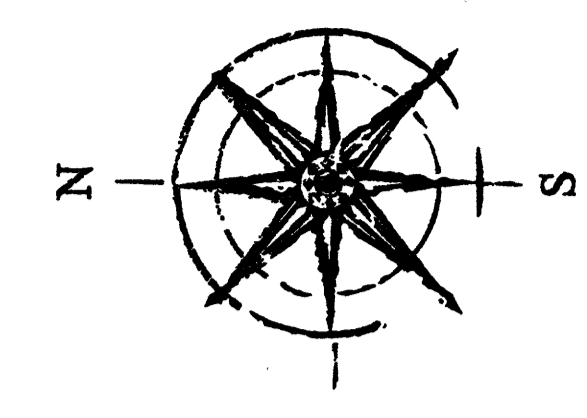


NOTES:
 *...STREET MONUMENT TO BE SET
 #5 REBAR AND CAP (FOCUS END) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
 P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

SITE TABULATIONS

TOTAL # OF LOTS:	20 LOTS
TOTAL ACREAGE:	5.53 ACRES
TOTAL ACREAGE IN LOTS:	4.25 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	0.21 ACRES OR 9,260 SQFT.
LARGEST LOT SIZE:	0.32 ACRES
SMALLEST LOT SIZE:	0.17 ACRES
OVERALL DENSITY:	3.77 UNITS/ACRE



VICINITY MAP
N.T.S.

TYPICAL BUILDING SETBACKS
N.T.S.

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: DECEMBER 22, 2016

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 104, Phase 1, SPRING RUN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located N0°14'22"E along the Section line 629.24 feet and East 367.07 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B.& M.; thence N11°30'41"W 101.77 feet; thence N0°14'22"E 751.16 feet; thence N89°45'38"W 11.20 feet; thence N0°14'22"E 151.00 feet to the southerly line of Hillside Drive as described and dedicated as part of the 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 Plat the following 4 (four) courses and distances: S89°45'38"E 268.72 feet; thence Southwesterly along the arc of a 438.50 foot radius non-tangent curve to the left (radius bears: S80°02'52"E) 72.35 feet through a central angle of 9°27'11" (chord: S5°13'32"W 72.26 feet); thence S0°29'57"W 678.35 feet; thence along the arc of a 438.50 foot radius curve to the left 149.30 feet through a central angle of 19°30'31" (chord: S9°15'19"E 148.58 feet) to the northeasterly corner of Lot 103 of said Phase 1, SPRING RUN Subdivision; thence along the northerly line of said Plat the following 3 (three) courses and distances: S70°59'25"W 117.53 feet; thence S56°29'02"W 53.50 feet; thence S69°33'25"W 103.16 feet to the point of beginning.

Contains: 5.53 +/- 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: Ralph B. Johnson
 AUTHORIZED SIGNATURE(S): *Ralph B. Johnson*
Twelve Horse Ranch LLC BY JAMES F. ALLRED
Two-A LLC BY JAMES F. ALLRED
 Manager *James F. Allred*

ACKNOWLEDGMENT
 ON THE 27th DAY OF December, 2016, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James F. Allred, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Two-A LLC, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. By TWELVE HORSE

MY COMMISSION EXPIRES: 06-05-2019
 NOTARY PUBLIC SIGNATURE: *Andrea Nelson*
 NOTARY PUBLIC STATE OF UTAH
 COMMISSION # 683134
 CCM# EXP. 05-05-2012

COMMISSION NUMBER: 683134
 PRINTED FULL NAME OF NOTARY: Andrea Nelson

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF Salt Lake
 ON THE 27th DAY OF December, D. 2016, I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James F. Allred, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Two-A LLC, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. By TWELVE HORSE

MY COMMISSION EXPIRES: 06-05-2019
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 RESIDING IN Salt Lake COUNTY

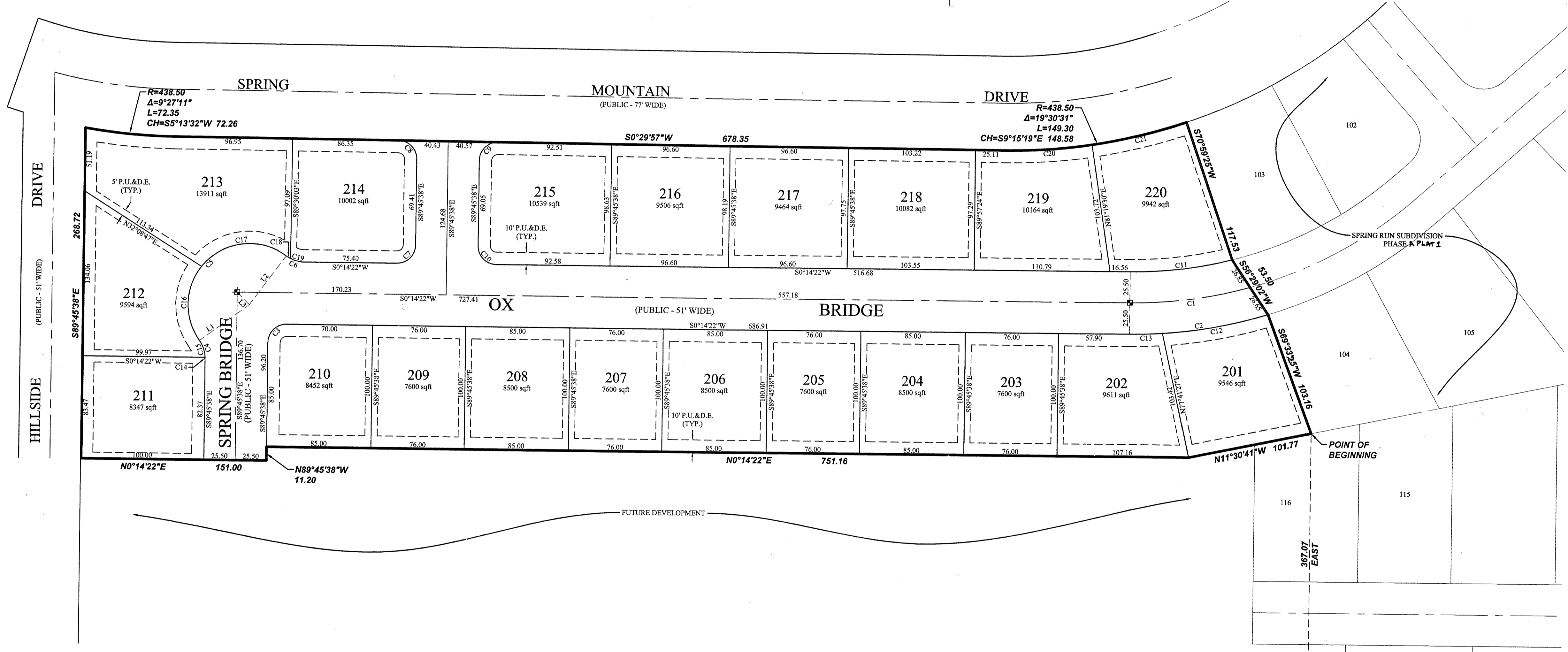
MY COMMISSION No. 683134
 PRINTED FULL NAME OF NOTARY: Andrea Nelson

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 16 DAY OF February, 2017.

APPROVED BY MAYOR: *[Signature]*
 APPROVED BY CITY ATTORNEY: *[Signature]*
 APPROVED BY CITY ENGINEER: *[Signature]*
 ATTEST BY CITY RECORDER: *[Signature]*
 (SEE SEAL BELOW)

PHASE A PLAT 2
SPRING RUN
 SUBDIVISION
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH
 SCALE: 1"=50'

SURVEYOR'S SEAL: *[Seal]*
 NOTARY PUBLIC SEAL: *[Seal]*
 CITY-COUNTY ENGINEER SEAL: *[Seal]*
 COUNTY RECORDER SEAL: *[Seal]*

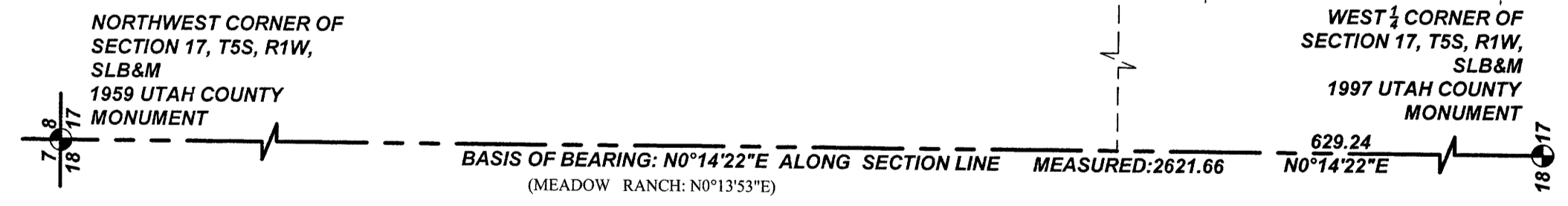


Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	350.00	16°12'05"	98.97	S07°51'41"E	98.64
C2	375.50	17°25'40"	114.22	S08°28'28"E	113.78
C3	15.00	90°00'00"	23.56	N44°45'38"W	21.21
C4	25.00	36°13'31"	15.81	N72°07'37"E	15.54
C5	50.00	162°27'14"	141.77	N44°45'32"W	98.83
C6	25.00	36°13'43"	15.81	S18°21'13"W	15.55
C7	15.00	90°00'00"	23.56	S44°45'38"E	21.21
C8	15.00	89°44'43"	23.50	N45°22'00"E	21.17
C9	15.00	90°15'52"	23.63	N44°37'42"W	21.26
C10	15.00	90°00'00"	23.56	S45°14'22"W	21.21
C11	324.50	14°46'19"	83.66	S07°08'47"E	83.40
C12	375.50	13°20'15"	87.41	N10°31'10"W	87.21
C13	375.50	4°05'24"	26.81	N01°48'20"W	26.80
C14	25.00	2°31'17"	1.10	N88°58'44"E	1.10
C15	25.00	33°42'14"	14.71	N70°51'58"E	14.50
C16	50.00	74°26'26"	64.96	S88°45'55"E	60.49
C17	50.00	88°00'59"	76.81	S07°32'24"E	69.48
C18	25.00	9°16'40"	4.05	S31°49'45"W	4.04
C19	25.00	26°57'03"	11.76	S13°42'53"W	11.65
C20	438.50	9°10'28"	70.21	N04°05'27"W	70.14
C21	438.50	10°20'09"	79.10	N13°50'35"W	79.00

Line Table

LINE	DIRECTION	LENGTH
L1	S35°59'09"E	50.00
L2	S53°31'55"E	50.00
L3	N45°15'13"E	14.14



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)(i) Rocky Mountain Power hereby acknowledges 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

[Signature] 12/27/16
 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 or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment 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.

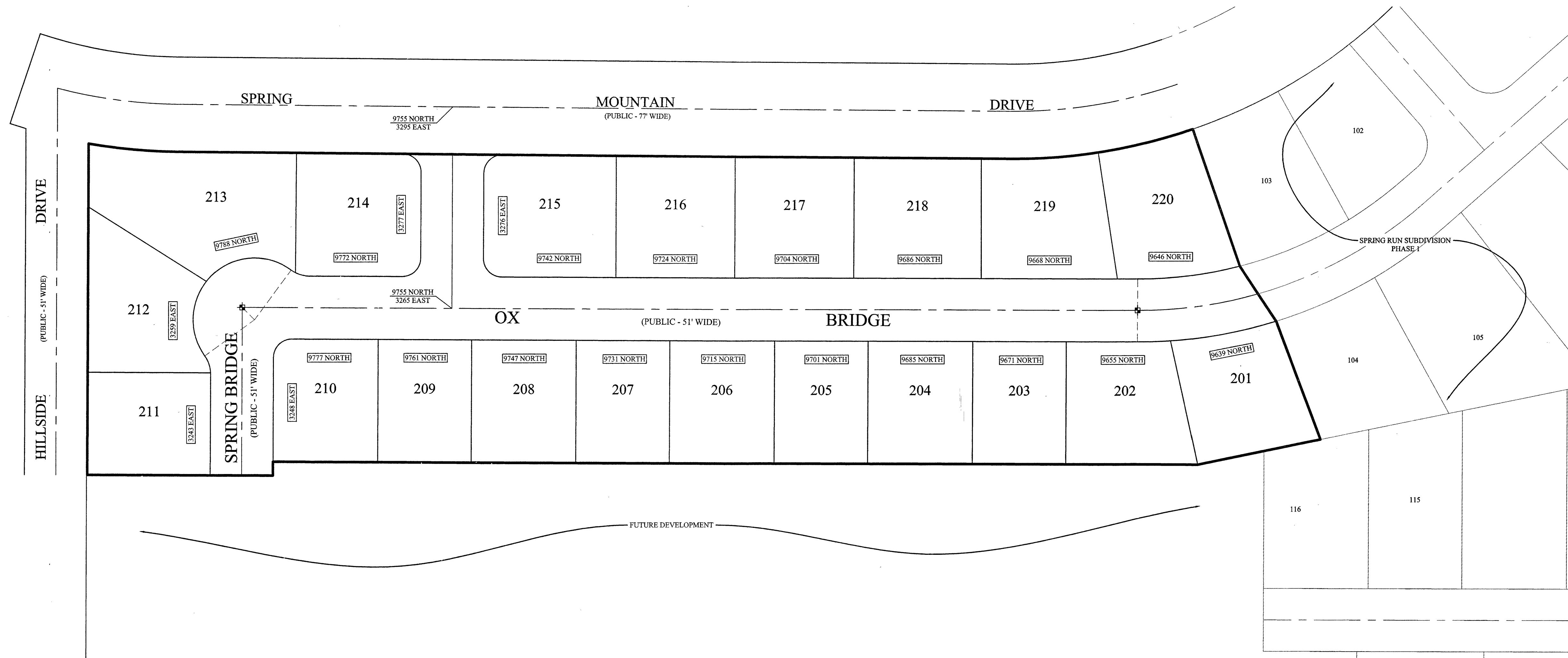
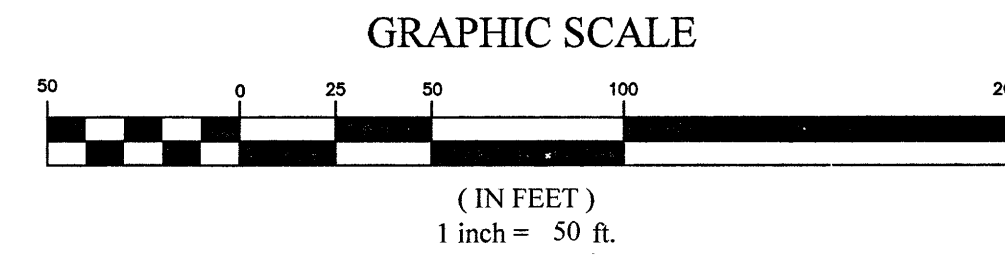
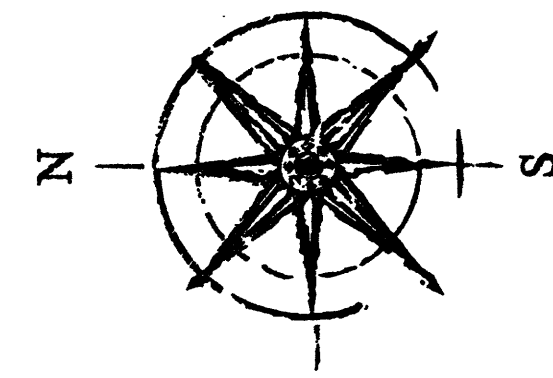
Approved this 27 day of December, 2016. Questar Gas Company
 By: *[Signature]*
 Title: Pre-Construction

DIRECT COMMUNICATIONS
 Direct Communications Cedar Valley, LLC certifies that it will provide direct communications 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.

[Signature] 12/27/16
 DIRECT COMMUNICATIONS DATE

15420 SHEET 1 of 2

SEC. 17-5-10 TO-03P



ENT 12371:2017 Map # 15420
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Feb 21 11:05 AM FEE \$5.00 BY TMS
RECORDED FOR EAGLE MOUNTAIN CITY

15420 SHEET 2 of 2

SHEET 2 OF 2

PHASE A PLAT 2
SPRING RUN
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=50'

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