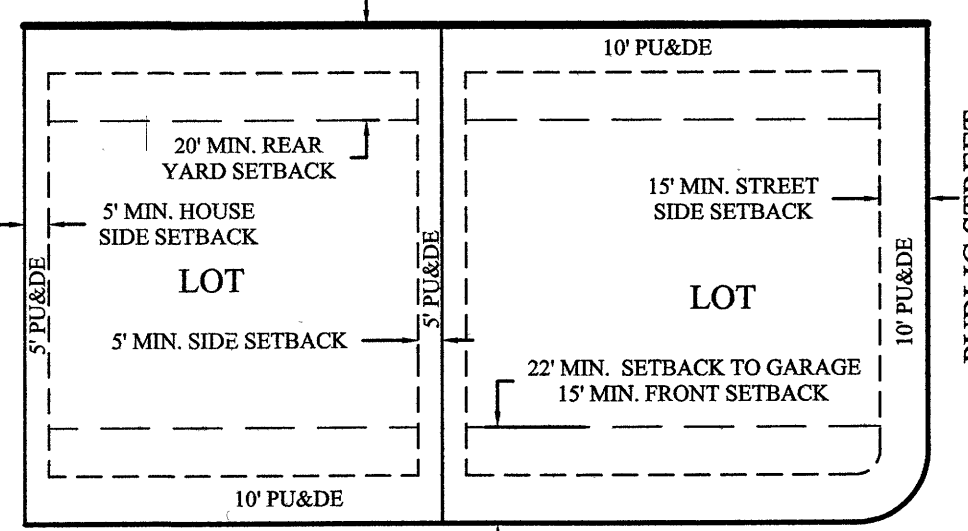


VICINITY MAP  
N.T.S.

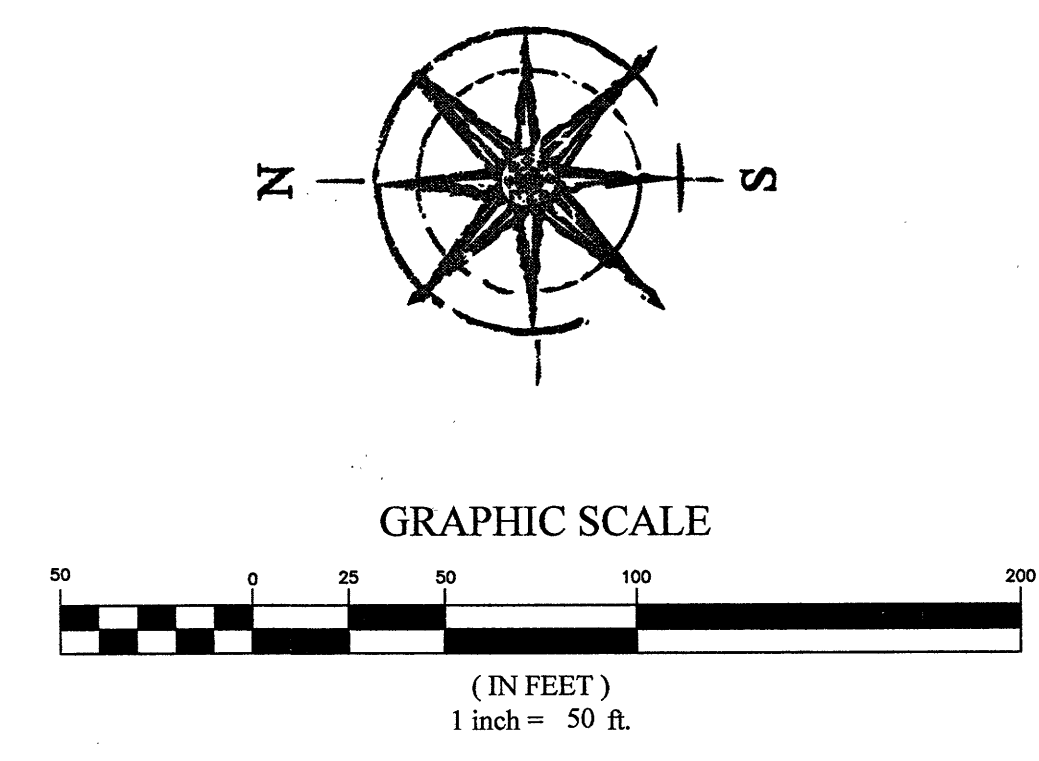


TYPICAL BUILDING SETBACKS  
N.T.S.

**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:	21 LOTS
TOTAL ACREAGE:	7.91 ACRES
TOTAL ACREAGE IN LOTS:	4.49 ACRES
TOTAL OPEN SPACE:	2.28 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	0.21 ACRES OR 9,313 SQFT.
LARGEST LOT SIZE:	0.29 ACRES
SMALLEST LOT SIZE:	0.17 ACRES
OVERALL DENSITY:	2.65 UNITS/ACRE



**SURVEYOR'S CERTIFICATE**  
 I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, 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.  
 Spencer W. Llewelyn  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 10516507  
 DATE: 1/2/18

**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 Phase 1, SPRING RUN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point is also on the east line of Plat 1, MEADOW RANCH 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 600.57 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B.& M.; thence N0°14'22"E along the Section line 1,032.00 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 S89°45'38"E along said street 335.14 feet to the northwest corner of Lot 211, Phase "A", Plat "2", SPRING RUN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, thence along said plat the following (four) courses and distances: S0°14'21"W 151.00 feet; thence S89°45'38"E 11.20 feet; thence S0°14'22"W 751.16 feet; thence S11°30'41"E 55.00 feet to the northeast corner of said Phase 1, SPRING RUN Subdivision; thence along said plat the following 3 (three) courses and distances: N89°45'38"W 162.20 feet; thence S0°14'22"W 76.00 feet; thence N89°45'38"W 195.34 feet to the point of beginning.  
 Contains: 7.91± acres

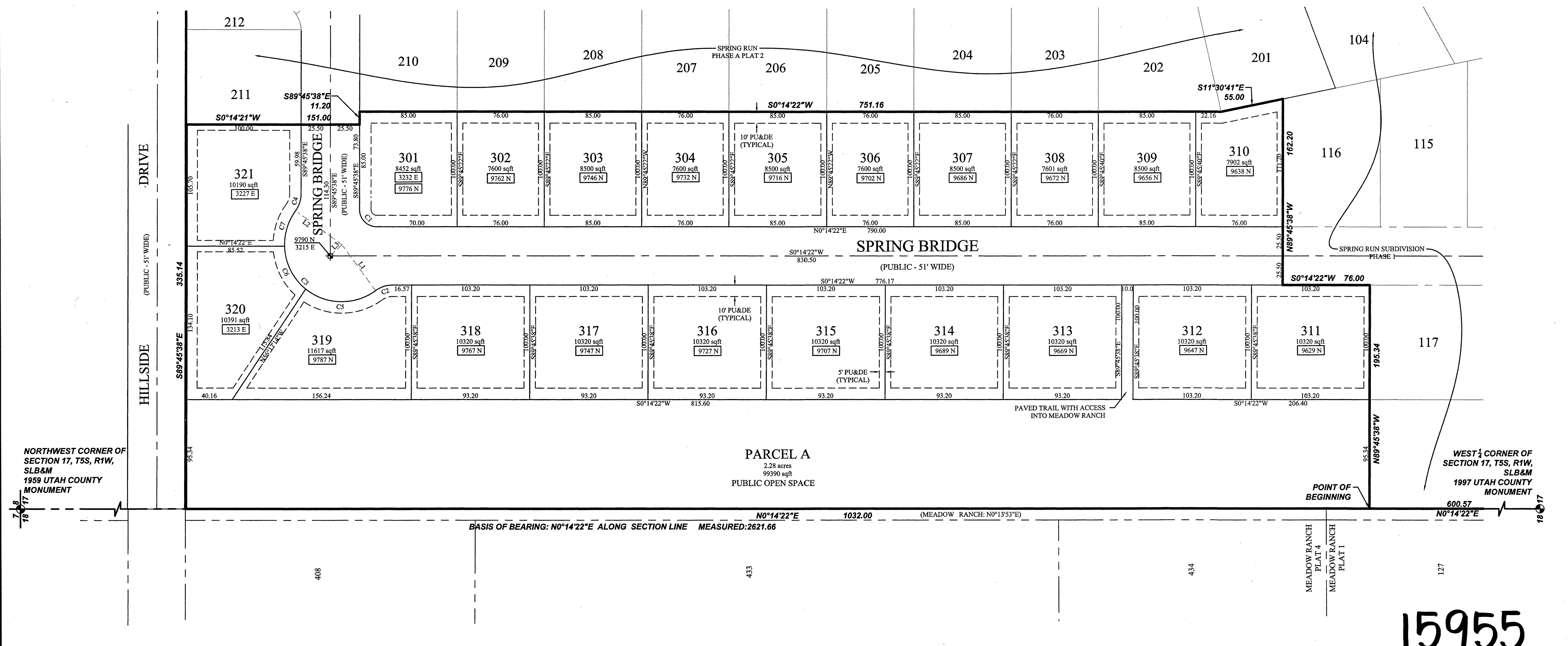
**OWNER'S DEDICATION**  
 WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED 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: *Twelve Horse Ranch, LLC*  
 AUTHORIZED SIGNATURE(S): *James F. Allred*

**ACKNOWLEDGMENT**  
 ON THE 15th DAY OF JANUARY, 2018, 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.  
 JEFFERY SHIITH  
 UTAH COUNTY RECORDER  
 2018 Not. 08 2406 on fee \$2.00 BY VP  
 RECORDED FOR EAGLE MOUNTAIN CITY  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC SIGNATURE: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 PRINTED FULL NAME OF NOTARY: \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 S.S.  
 COUNTY OF Utah  
 ANDREA NELSON  
 NOTARY PUBLIC STATE OF UTAH  
 COMMISSION # 683134  
 COMM. EXP. 06-05-2019  
 ON THE 15th DAY OF JANUARY, 2018, 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 Twelve Horse Ranch, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
 MY COMMISSION EXPIRES: 06-05-2019  
 Andrea Nelson  
 A NOTARY PUBLIC COMMISSIONED IN UTAH  
 RESIDING IN Salt Lake COUNTY  
 MY COMMISSION No. 683134  
 Andrea Nelson  
 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 6 DAY OF March, 2018.  
 Approved by Mayor: \_\_\_\_\_  
 Approved by City Attorney: \_\_\_\_\_  
 Approved by City Engineer: \_\_\_\_\_  
 Attest by City Recorder: \_\_\_\_\_  
 (SEE SEAL BELOW)

PHASE A, PLAT 3  
**SPRING RUN**  
 SUBDIVISION  
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH  
 SCALE: 1"=50'  
 SURVEYOR'S SEAL: [Seal of Spencer W. Llewelyn, No. 10516507, State of Utah, 1/2/18]  
 NOTARY PUBLIC SEAL: [Seal of Andrea Nelson, No. 683134, State of Utah, 6-5-2019]  
 CITY-COUNTY ENGINEER SEAL: [Seal of Jeffery Shiith, No. 225422018, State of Utah, 6-5-2019]  
 COUNTY RECORDER SEAL: [Seal of Jeffery Shiith, No. 225422018, State of Utah, 6-5-2019]



NORTHWEST CORNER OF SECTION 17, T5S, R1W, SLB&M 1959 UTAH COUNTY MONUMENT

WEST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	S45°14'22"W	21.21
C2	25.00	36°13'43"	15.81	N17°52'29"W	15.55
C3	50.00	162°27'02"	141.76	S45°14'10"W	98.83
C4	25.00	36°13'19"	15.80	S71°38'58"E	15.54
C5	50.00	75°12'09"	65.63	N01°36'44"E	61.02
C6	50.00	49°25'18"	43.13	N63°55'27"E	41.80
C7	50.00	37°49'35"	33.01	S72°27'06"E	32.41

**Line Table**

LINE	DIRECTION	LENGTH
L1	S54°00'39"W	50.00
L2	N36°28'05"E	50.00
L3	S44°44'47"E	14.15

**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  
*Del Edwards* 1-16-18  
 ROCKY MOUNTAIN POWER DATE

**DOMINION ENERGY QUESTAR CORPORATION**  
 Dominion Energy Questar Corporation approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Questar Corporation 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 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 Dominion Energy Questar Corporation's right-of-way department at 800-366-8532.  
 Approved this 17 day of Jan 2018  
 By *Del Edwards*  
 Title *pre construction 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  
*Wesley P. Cullford* 1/16/18  
 DIRECT COMMUNICATIONS DATE

380-17-5-13-10-203