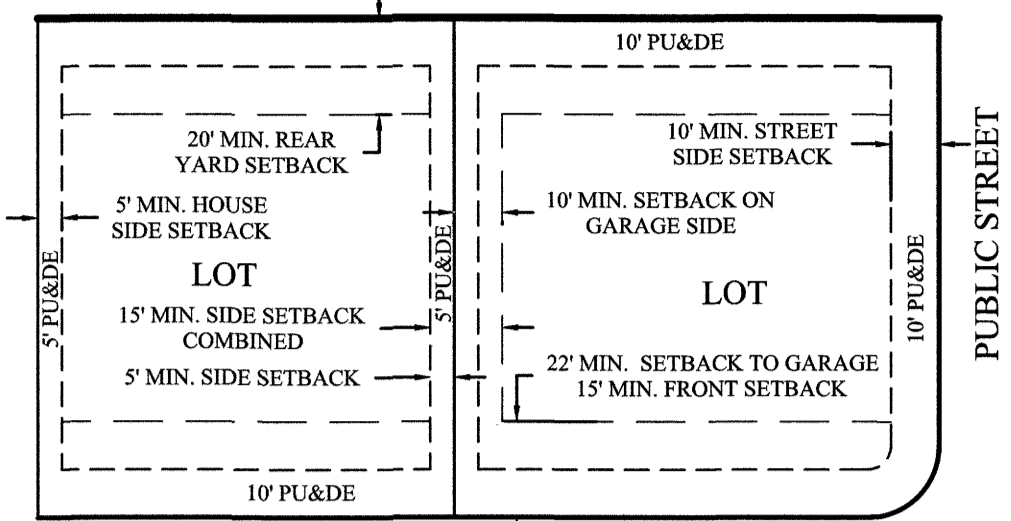


VICINITY MAP
N.T.S.



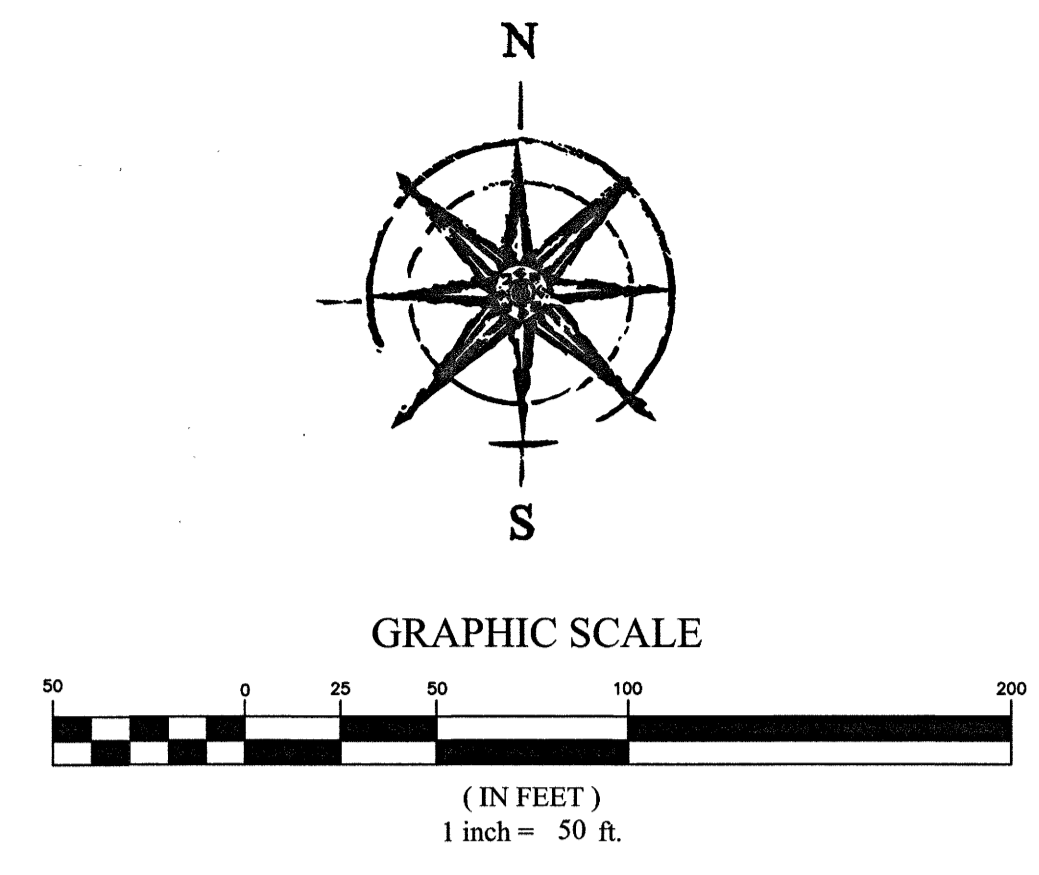
TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°48'15"	23.77	N45°42'28"E	21.36
C2	15.00	89°11'45"	23.35	N44°17'32"W	21.06

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: 29 LOTS
- TOTAL ACREAGE: 3.09 ACRES
- TOTAL ACREAGE IN LOTS: 2.3 ACRES
- TOTAL R.O.W AREA: 0.79 ACRES
- TOTAL OPEN SPACE: 0.80 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.115 ACRES OR 5,023.8 SQFT.
- LARGEST LOT SIZE: 0.125 ACRES
- SMALLEST LOT SIZE: 0.114 ACRES
- OVERALL DENSITY: 6.45 UNITS/ACRE



SURVEYOR'S CERTIFICATE
 I, SPENCER 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 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.
 DATE: 08/22/19
 SPENCER LLEWELYN
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION
 A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
 Beginning at the Southeast corner of Lot 217, Phase "B", Plat 2, 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 981.52 feet and East 873.97 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B.& M; thence along said plat the following 3 (three) courses and distances: N00°29'57"E 90.51 feet; thence N00°20'37"E 51.00 feet; thence N00°18'21"E 90.51 feet; thence S88°53'24"E 445.54 feet; thence S88°50'33"E 51.01 feet; thence S00°18'21"W 4.68 feet; thence S89°41'39"E 90.50 feet; thence S00°18'21"W 220.00 feet to the Northeast corner of Lot 227 of said plat; thence along said plat the following 3 (three) courses and distances: N89°41'39"W 141.50 feet; thence S00°18'21"W 6.59 feet; thence N88°53'24"W 445.88 feet to the point of beginning.
 Contains: 3.09 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.

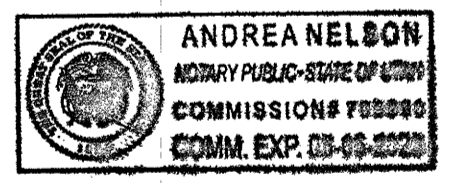
OWNER(S):
 PRINTED NAME OF OWNER: TWO A.L.L.C.
 AUTHORIZED SIGNATURE(S): James F. Alford
 BY JAMES F. ALFORD
 MANAGER 11/10/19

ACKNOWLEDGEMENT
 ON THE 18th DAY OF Nov 2019, 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: 4-6-2023
 NOTARY PUBLIC SIGNATURE: _____
 COMMISSION NUMBER: _____
 PRINTED FULL NAME OF NOTARY: _____

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH S.S.
 COUNTY OF UTAH Salt Lake
 ON THE 18th DAY OF Nov A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James F. Alford, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager 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: 6-5-2023
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 ANDREA NELSON
 PRINTED FULL NAME OF NOTARY
 1710 S 900 E #202, Midvale UT. 84047
 NOTARY ADDRESS

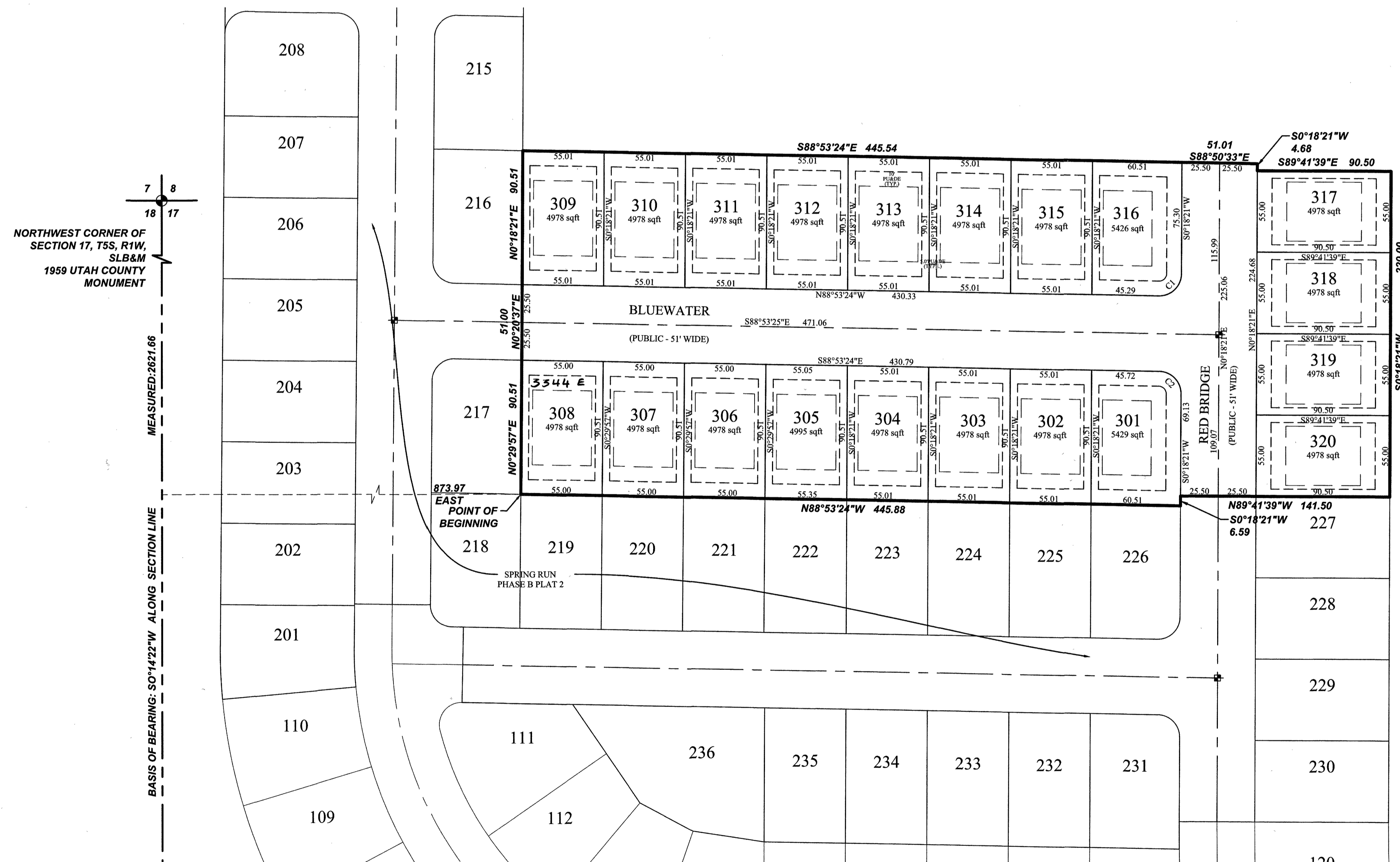


ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF December, 2019.

APPROVED BY MAYOR: _____
 APPROVED BY CITY ATTORNEY: _____
 APPROVED BY CITY ENGINEER (SEE SEAL BELOW): _____
 ATTEST BY CITY RECORDER (SEE SEAL BELOW): _____

PHASE B PLAT 3
SPRING RUN
 SUBDIVISION
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH
 SCALE: 1"=50'

SURVEYOR'S SEAL: [Seal of Spencer Llewelyn, Professional Land Surveyor, No. 10516507, State of Utah, Exp. 08/22/19]
 NOTARY PUBLIC SEAL: [Seal of Andrea Nelson, Notary Public - State of Utah, Commission Expires 06-05-2023]
 CITY-ENGINEER SEAL: [Seal of Christy Smith, Professional Engineer, No. 29992, State of Utah, Exp. 12-31-19]
 COUNTY RECORDER SEAL: [Seal of Christy Smith, County Recorder, No. 1235, Fee \$40.00, Recorded for Eagle Mountain City]



NORTHWEST CORNER OF SECTION 17, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT
 MEASURED: 2821.66
 BASIS OF BEARING: S0°14'22"W ALONG SECTION LINE
 N0°14'22"E 561.52
 WEST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT

DOMINION ENERGY UTAH
 QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8552.

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
 APPROVED THIS 26 DAY OF November A.D. 2019
 BY: _____
 TITLE: Pre-Com Specialist

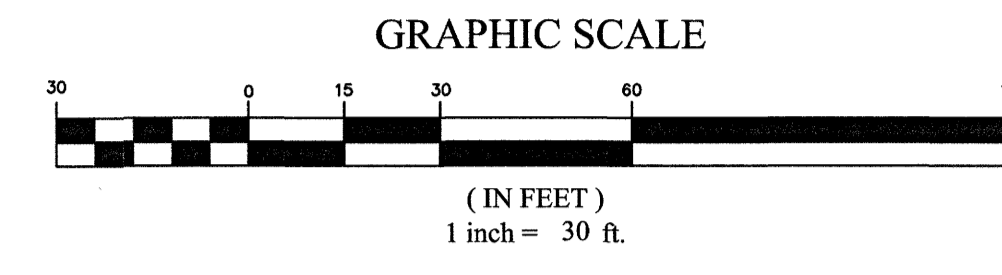
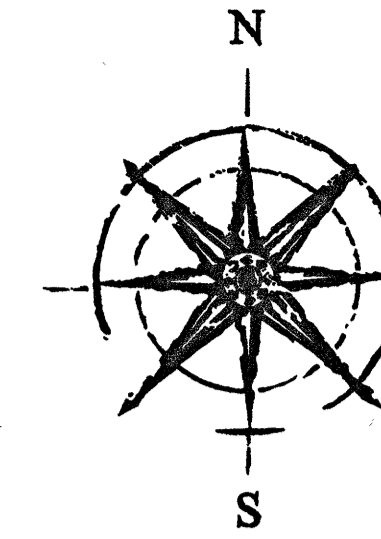
DIRECT COMMUNICATIONS
 Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff

 DIRECT COMMUNICATIONS
 DATE: 11/26/19

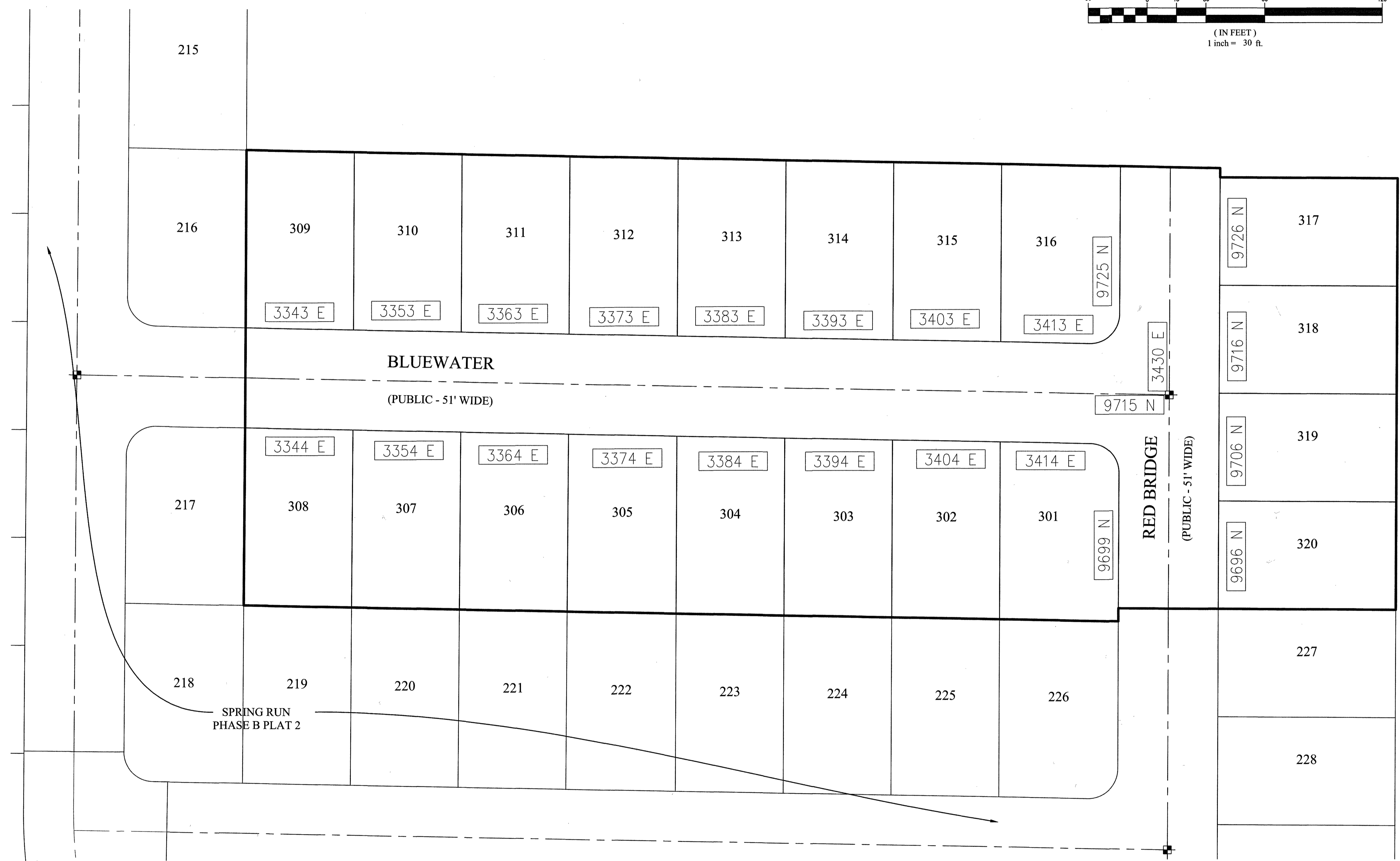
ROCKY MOUNTAIN POWER
 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery 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

 ROCKY MOUNTAIN POWER
 DATE: 11/26/19

16875 SHEET 1 OF 2



ENT 131089:2019 Map # 16875
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Dec 11 2:33 PM FEE 140.00 BY RA
RECORDED FOR EAGLE MOUNTAIN CITY



16875 SHEET 2 of 2 SHEET 2 OF 2

PHASE B PLAT 3
SPRING RUN
 SUBDIVISION
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH
 SCALE: 1"=50'

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