

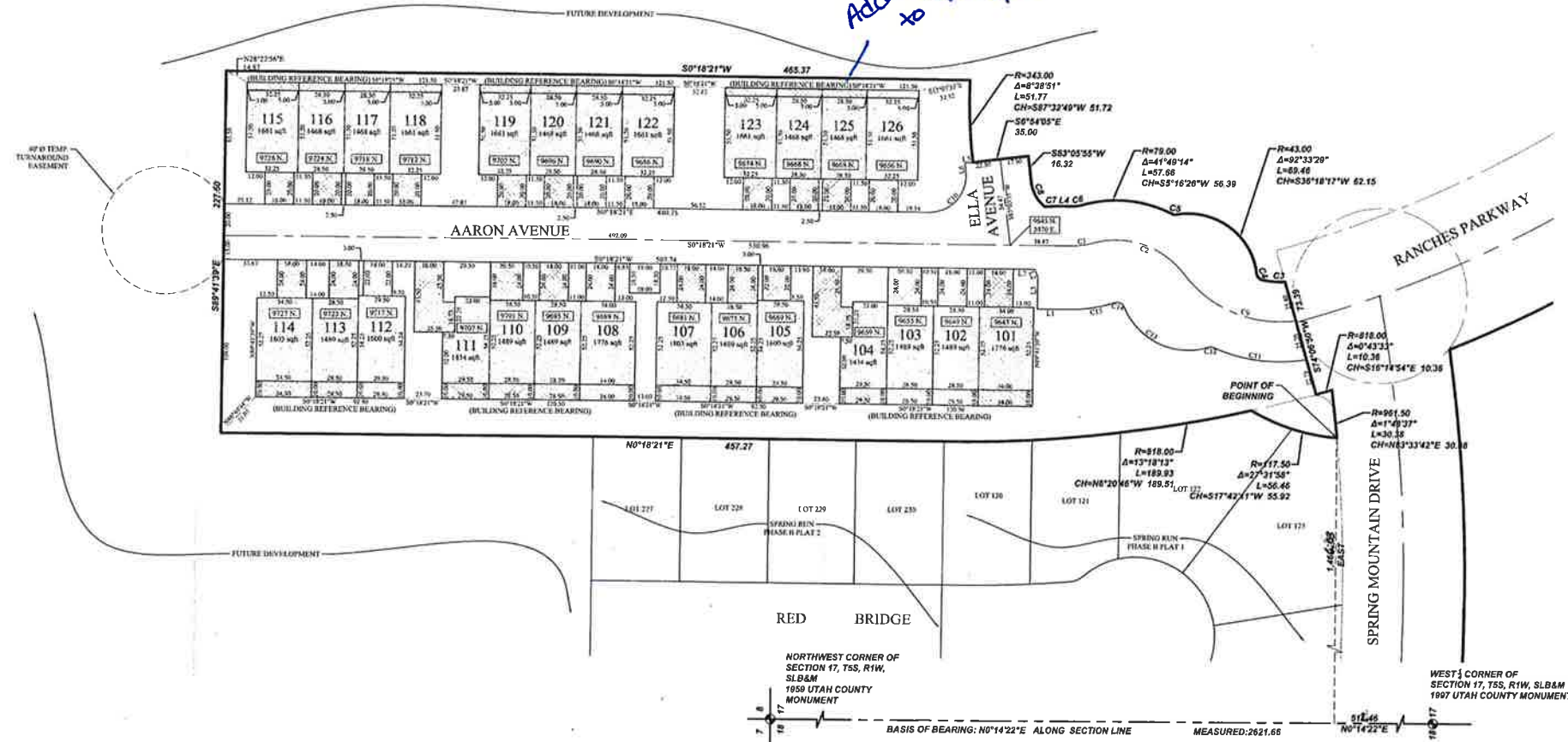
VICINITY MAP
N.T.S.

NOTES:

- #5 REBAR AND CAP (FOOLS' BING) 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.
- F.U. & D.U. - PUBLIC UTILITY & DRAINAGE EASEMENT
- ALL BUILDING WALLS ARE PARALLEL OR PERPENDICULAR TO BUILDING REFERENCE BEARING.
- LIMITED COMMON OWNERSHIP AND PUBLIC UTILITY EASEMENT
- PRIVATE OWNERSHIP
- COMMON OWNERSHIP PRIVATE ROAD AND PUBLIC UTILITY EASEMENT



Lot 125
Address corrected
to 966Z
1/27/19 ML



Curve Table

CL:RV	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	30.00	15°56'37"	13.91	S07°39'25"E	13.83
C2	54.00	08°16'48"	64.35	N18°30'17"E	60.81
C3	30.00	15°41'48"	13.30	S04°25'07"W	13.66
C4	5.00	70°19'01"	6.14	S47°23'17"W	5.70
C5	5.00	30°49'03"	3.16	S09°06'18"W	3.00
C6	25.00	15°56'37"	6.96	S07°39'25"E	6.85
C7	100.00	6°12'54"	9.67	S02°27'28"W	9.67
C8	33.00	07°50'02"	18.43	S60°07'54"W	17.94
C9	75.00	06°11'47"	39.88	S22°10'45"W	35.30
C10	25.00	9°12'26"	39.02	S48°17'33"E	34.51
C11	100.00	33°40'49"	18.76	S07°06'43"W	17.94
C12	5.00	4°12'00"	3.62	N08°12'33"E	3.55
C13	43.00	8°19'10"	43.81	S24°57'22"W	38.11
C14	5.00	85°17'37"	7.44	N24°49'18"E	6.77
C15	90.00	18°17'48"	38.48	S08°45'29"E	28.36

Line Table

LINE	BEARING	LENGTH
L1	N00°18'21"E	21.22
L2	S08°31'18"W	5.39
L3	S89°41'39"E	20.00
L4	S00°54'05"E	5.00
L5	S81°05'55"W	5.37
L7	S09°15'21"W	13.58

SITE TABULATIONS

- TOTAL # OF LOTS: 26 LOTS
- TOTAL ACREAGE: 1.24 ACRES
- TOTAL ACREAGE IN LOTS: 0.96 ACRES
- TOTAL LIMITED-COMMON AREA: 0.22 ACRES
- TOTAL COMMON AREA: 2.12 ACRES
- AVERAGE LOT SIZE: 1,452 SQFT
- LARGEST LOT SIZE: 2,115 SQFT
- SMALLEST LOT SIZE: 1,242 SQFT
- OVERALL DENSITY: 8.1 UNITS/ACRE

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 Utah.

Blaine Luffred
DATE: 10/12/18

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-2-27 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 accepts delivery of the PER 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 8, Drainage to Underground Utility Facilities, or
(4) Any other provision of law.

Rocky Mountain Power
DATE: 10/12/18

DOMINION ENERGY COMPANY
Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute a 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 Dominion Energy's Right-of-way department at 1-800-366-8512.

Approved this 22nd day of October, 2018 by *Jeffery Smith*, Dominion Energy Company.
Title: *Asst. Manager*

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, 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 commission 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 monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
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 A POINT ON THE EASTERLY LINE OF PLAT, 78, PHASE 1 SPRING RUN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 19, 2018 AS ENTRY NO. 40542084 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED 10°12'27"E ALONG THE SECTION LINE 118.64 FEET AND EAST 148.88 FEET FROM THE WEST N. CORNER OF SECTION 17, T5S, R1W, S1B&M, THENCE ALONG SAID PLAT THE FOLLOWING: (1) THREE COURSES AND DISTANCES NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.50 FEET (RADIIUS BEARS: S80°07'41"E) A DISTANCE OF 56.46 FEET THROUGH A CENTRAL ANGLE OF 27°15'59" CHORD: N17°41'17"E 55.92 FEET, THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET (RADIIUS BEARS: N77°00'07"E) A DISTANCE OF 189.59 FEET THROUGH A CENTRAL ANGLE OF 17°01'37" CHORD: S02°20'49"W 189.59 FEET, THENCE S07°12'17"E 402.37 FEET, THENCE S89°41'39"E 272.50 FEET, THENCE S00°18'21"W 463.37 FEET, THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 341.36 FEET (RADIIUS BEARS: S40°24'46"W) A DISTANCE OF 512.77 FEET THROUGH A CENTRAL ANGLE OF 08°38'11" CHORD: S47°24'46"W 513.13 FEET, THENCE S08°14'07"E 31.00 FEET, THENCE S87°05'55"W 18.32 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 23.00 FEET A DISTANCE OF 18.43 FEET THROUGH A CENTRAL ANGLE OF 45°52'02" CHORD: S08°59'18"W 11.94 FEET, THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET (RADIIUS BEARS: S44°45'47"W) A DISTANCE OF 9.67 FEET THROUGH A CENTRAL ANGLE OF 09°32'24" CHORD: S02°27'07"E 9.67 FEET, THENCE S00°18'21"W 1.66 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET A DISTANCE OF 6.96 FEET THROUGH A CENTRAL ANGLE OF 15°56'37" CHORD: S07°39'25"E 6.96 FEET, TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 79.00 FEET A DISTANCE OF 27.46 FEET THROUGH A CENTRAL ANGLE OF 41°49'14" CHORD: S05°10'06"W 56.39 FEET, TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET A DISTANCE OF 1.18 FEET THROUGH A CENTRAL ANGLE OF 39°02'57" CHORD: S08°06'18"W 3.16 FEET, TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET A DISTANCE OF 69.46 FEET THROUGH A CENTRAL ANGLE OF 29°32'29" CHORD: S36°18'17"W 62.15 FEET, TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 100 FEET A DISTANCE OF 1.18 FEET THROUGH A CENTRAL ANGLE OF 15°56'37" CHORD: S07°39'25"E 1.18 FEET, THENCE S79°06'57"W 73.29 FEET, THENCE SOUTHERLY ALONG THE ARC OF A 110.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT (RADIIUS BEARS: S74°06'09"E) 10.36 FEET THROUGH A CENTRAL ANGLE OF 00°47'37" CHORD: S34°14'49"E 10.36 FEET, THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 91.50 FEET (RADIIUS BEARS: N07°20'36"W) A DISTANCE OF 30.38 FEET THROUGH A CENTRAL ANGLE OF 01°48'37" CHORD: S83°34'42"W 30.38 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THIS 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, SHOWS & 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.

OWNERS: TWO B, LLC
PRINTED NAME OF OWNER: JAMES F. ALRED
AUTHORIZED SIGNATURE: *James F. Alred*

ACKNOWLEDGEMENT
ON THE 22nd DAY OF Oct, 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 ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 10-5-2019
NOTARY PUBLIC SIGNATURE: *Andrea Nelson*

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH: SS
COUNTY OF UTAH: 001
ON THE 22nd DAY OF Oct, 2018, I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, JAMES F. ALRED, Manager of TWO B, 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: 10-5-2019
NOTARY ADDRESS: 6770 S. 900 E. #302 Midvale UT 84047
NOTARY SIGNATURE: *Andrea Nelson*
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 22nd DAY OF October, 2018.

APPROVED BY MAYOR: *Jeffery Smith*
APPROVED BY CITY ATTORNEY: *Christina Tink*
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): *Christina Tink*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *Jeffery Smith*

PHASE C PLAT
SPRING RUN
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=40'
DATE: 10-15-18

16384

1222592018

JEFFERY SMITH
COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW): *Christina Tink*
APPROVED BY CITY ATTORNEY: *Christina Tink*
APPROVED BY MAYOR: *Jeffery Smith*

APPROVED BY CITY RECORDER (SEE SEAL BELOW): *Jeffery Smith*

APPROVED BY CITY ENGINEER (SEE SEAL BELOW): *Christina Tink*

APPROVED BY CITY ATTORNEY: *Christina Tink*

APPROVED BY MAYOR: *Jeffery Smith*

SEC. 17-5-A-70-037