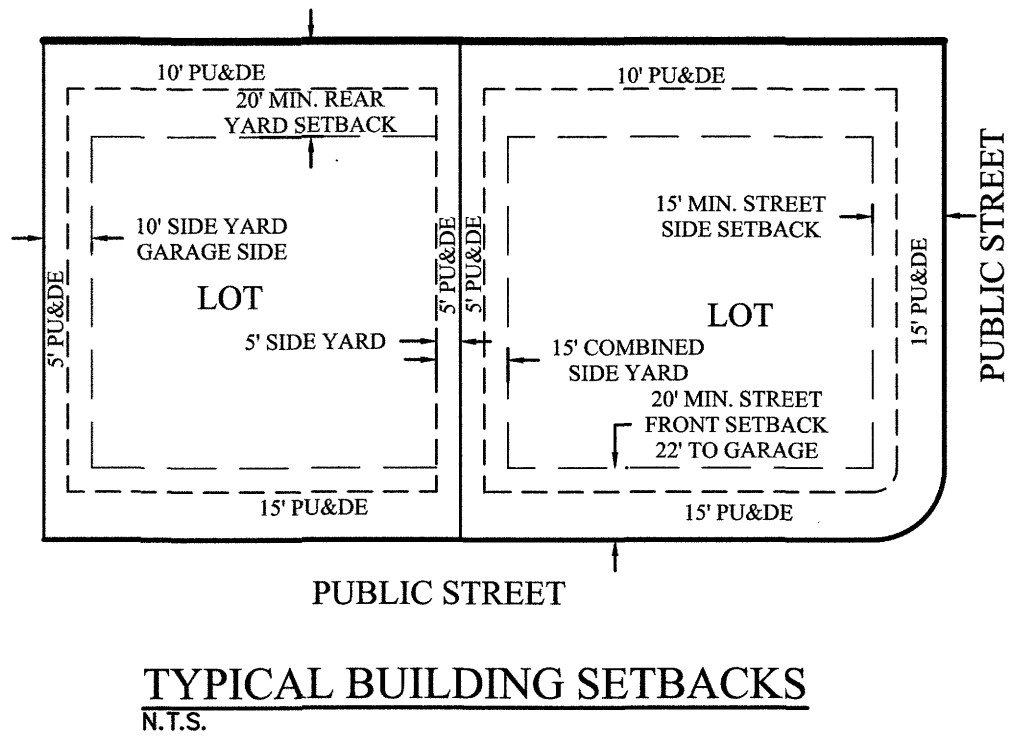


VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

- NOTES:**
- STREET MONUMENT TO BE SET
 - REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR 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
 - PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY
 - LANDSCAPING WITHIN THE 25' SEWER AND DRAINAGE EASEMENT ON LOT 319 SHALL MAINTAIN A DEPRESSION TO ALLOW FOR STORM DRAIN RUNOFF CONVEYANCE TO SPRING MOUNTAIN DRIVE.

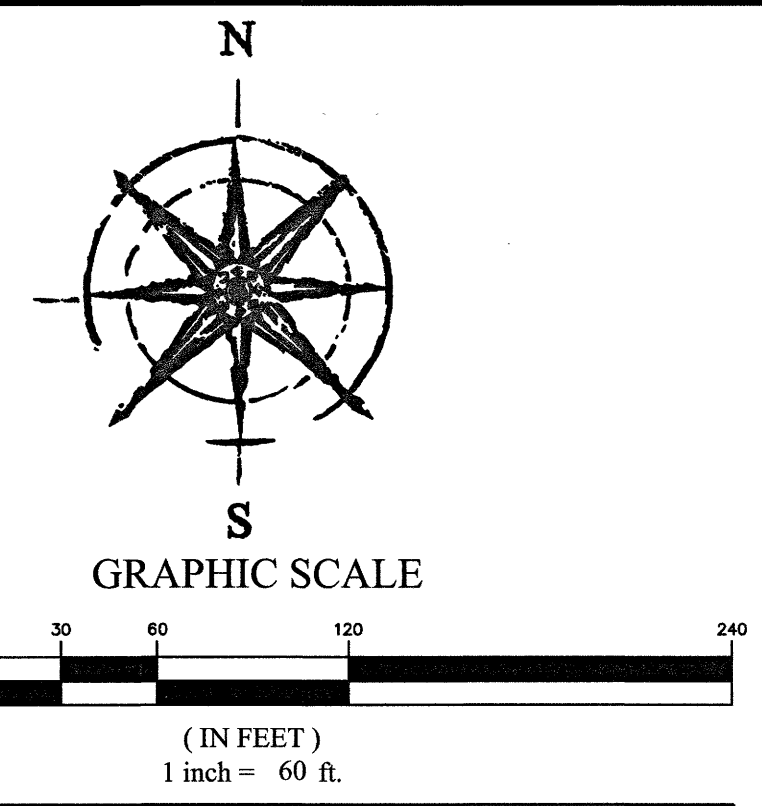
SITE TABULATIONS

- TOTAL # OF LOTS: 27 LOTS
- TOTAL ACREAGE: 10.33 ACRES
- TOTAL ACREAGE IN LOTS: 6.53 ACRES
- TOTAL OPEN SPACE: 0.51 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- TOTAL ACREAGE IN ROW: 3.29 ACRES
- AVERAGE LOT SIZE: 0.24 ACRES OR 10,454 SQFT.
- LARGEST LOT SIZE: 0.45 ACRES
- SMALLEST LOT SIZE: 0.18 ACRES
- OVERALL DENSITY: 4.13 UNITS/ACRE

SPRING RUN PHASE D

PLAT 3

LOCATED IN THE NW1/4 OF SECTION 17, T5S, R1W,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 24th DAY OF June, 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Ralph B. Johnson THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: 6-5-2023

MY COMMISSION No. 705990

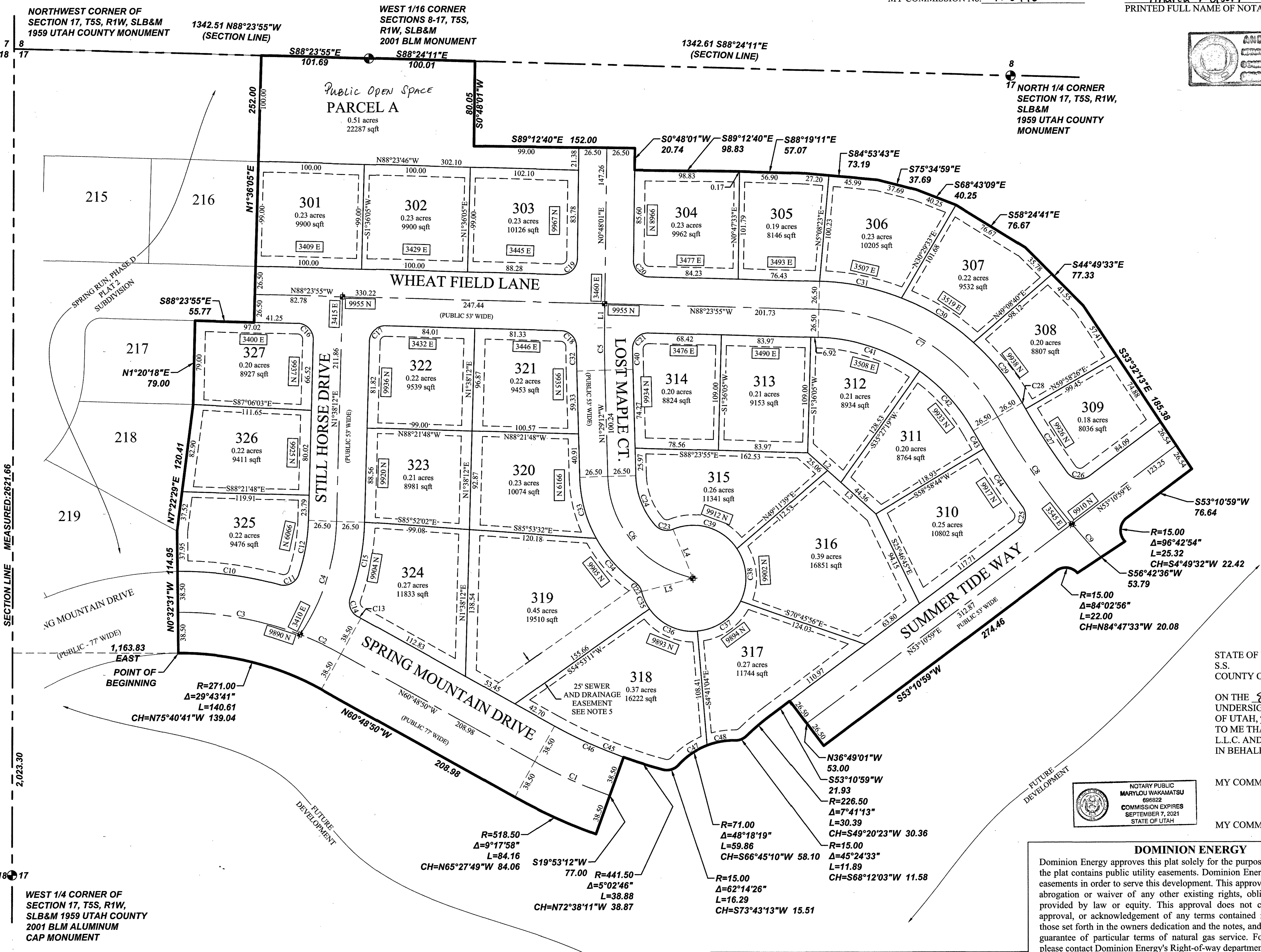
ACKNOWLEDGMENT

ANDREA NELSON
A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN Salt Lake COUNTY

ANDREA NELSON
PRINTED FULL NAME OF NOTARY

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	480.00	91°17'58"	77.91	S65°27'49"E	77.82
C2	309.50	7°54'48"	42.75	N64°46'14"W	42.71
C3	309.50	21°48'53"	117.84	N79°38'04"W	117.13
C4	200.00	32°55'06"	113.74	N17°55'45"E	112.22
C5	1000.00	2°17'13"	39.91	S00°20'35"E	39.91
C6	100.00	71°07'08"	124.13	S37°02'46"E	116.31
C7	200.00	58°57'02"	205.78	N58°55'24"W	196.82
C8	691.00	10°13'35"	123.33	S34°33'40"E	123.17
C9	691.00	3°27'39"	41.74	S41°24'17"E	41.73
C10	348.00	16°02'03"	97.39	N82°31'30"W	97.07
C11	15.00	86°41'31"	22.70	N62°08'47"E	20.59
C12	173.50	17°09'49"	51.97	N10°13'07"E	51.78
C13	348.00	0°33'02"	3.34	N61°05'21"W	3.34
C14	15.00	81°17'13"	21.28	S20°43'15"E	19.54
C15	226.50	18°17'10"	72.29	N10°46'47"E	71.98
C16	15.00	90°02'07"	23.57	N43°22'32"W	21.22
C17	15.00	89°57'53"	23.55	S46°37'08"W	21.21
C18	15.00	88°12'21"	23.09	N44°17'44"W	20.88
C19	15.00	90°48'04"	23.77	N46°12'03"E	21.36
C20	15.00	89°11'56"	23.35	S43°47'57"E	21.06
C21	15.00	91°56'58"	24.07	S45°37'36"W	21.57
C22	15.00	39°47'29"	10.42	N34°20'21"W	10.21
C23	15.00	71°04'56"	18.61	S76°31'01"E	17.44
C24	73.50	39°29'21"	50.66	S21°13'52"E	49.66
C25	15.00	89°26'54"	23.42	N08°27'32"E	21.11
C26	15.00	90°37'20"	23.72	S81°30'21"E	21.33
C27	664.50	6°10'07"	71.54	S33°06'37"E	71.51
C28	664.50	0°34'41"	6.71	S29°44'14"E	6.71
C29	226.50	18°35'32"	73.50	S38°44'39"E	73.18
C30	226.50	20°19'09"	80.32	S58°11'59"E	79.90
C31	226.50	20°02'21"	79.22	S78°22'44"E	78.82
C32	1026.50	1°17'38"	23.18	N00°50'23"W	23.18
C33	126.50	27°19'15"	60.32	N15°08'49"W	59.75
C34	126.50	25°25'58"	56.14	N41°31'16"W	55.68
C35	50.00	20°40'13"	18.04	N24°46'43"W	17.94
C36	50.00	59°34'15"	51.99	N64°53'56"W	49.68
C37	50.00	59°34'15"	51.99	S55°31'49"W	49.68
C38	50.00	59°34'15"	51.98	S04°02'25"E	49.67
C39	50.00	78°13'58"	68.27	S72°56'30"E	63.09
C40	973.50	1°08'18"	19.34	S00°55'03"E	19.34
C41	173.50	33°51'14"	102.51	N71°28'18"W	101.03
C42	173.50	25°05'48"	76.00	N41°59'47"W	75.39
C43	717.50	1°34'23"	19.70	N30°14'04"W	19.70
C44	717.50	5°14'39"	65.67	N33°38'35"W	65.65
C45	441.50	14°20'44"	110.54	S67°59'12"E	110.25
C46	441.50	9°17'58"	71.66	S65°27'49"E	71.58
C47	71.00	26°22'45"	32.69	N55°47'23"E	32.40
C48	71.00	21°55'34"	27.17	N79°56'32"E	27.01



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 8th DAY OF July, A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, John D. Hadfield, 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 AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: Sept. 7th, 2021

MY COMMISSION No. 696822

Maaylon Wakamatsu
PRINTED FULL NAME OF NOTARY

DOMINION ENERGY

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 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 Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this 28 day of June, 2020 Dominion Energy
By Randy Eldredge
Title Pre-Com

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

Nathan Simin 6-29-20
ROCKY MOUNTAIN POWER DATE

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

Marcus Wilson 6/29/2020
DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE

I, Spencer 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 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 monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date 06/15/2020

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 located N0°14'22"E along the Section line 2,023.30 feet and East 1,163.83 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B. & M.; thence N00°32'31"W 114.95 feet; thence N07°22'29"E 120.41 feet; thence N01°20'18"E 79.00 feet; thence S88°23'55"E 55.77 feet; thence N01°36'05"E 252.00 feet to the Section line; thence S88°23'55"E along the Section line 101.69 feet to a 2001 BLM 1/16th Corner Monument; thence S88°24'11"E along the Section line 100.01 feet; thence S00°48'01"W 80.05 feet; thence S89°12'40"E 152.00 feet; thence S00°48'01"W 20.74 feet; thence S89°12'40"E 98.83 feet; thence S88°19'11"E 57.07 feet; thence S84°53'43"E 73.19 feet; thence S75°34'59"E 37.69 feet; thence S68°43'09"E 40.25 feet; thence S58°24'41"E 76.67 feet; thence S44°49'32"E 77.33 feet; thence S33°32'13"E 185.38 feet; thence S53°10'59"W 76.64 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.32 feet through a central angle of 96°42'54"; Chord: S04°49'32"W 22.42 feet; 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