

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	50.00	69.60	79°45'25"	64.12	N21°36'14"E

NOTES:

- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAINFIELD PRIOR TO ISSUANCE OF A BUILDING PERMIT. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT THE OWNER'S EXPENSE. WITHIN 12 MONTHS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY EACH LAND OWNER SHALL PURCHASE AND PLANT A MINIMUM OF 5 TREES OF 2" CALIPER OR LARGER. TREES ARE TO BE MAINTAINED WITH AN AUTOMATIC WATERING SYSTEM. ANY TREE THAT DIES IS TO BE REPLACED PROMPTLY TO MAINTAIN THE APPEARANCE OF THE SUBDIVISION FOR ALL OWNERS BENEFIT.

ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(i) 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS 14 DAY OF Jan, 2021
 BY Del Edwards
 ROCKY MOUNTAIN POWER

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

APPROVED THIS 14 DAY OF Jan, 2021
 BY [Signature]
 TITLE Records Manager
 DIRECT COMMUNICATIONS

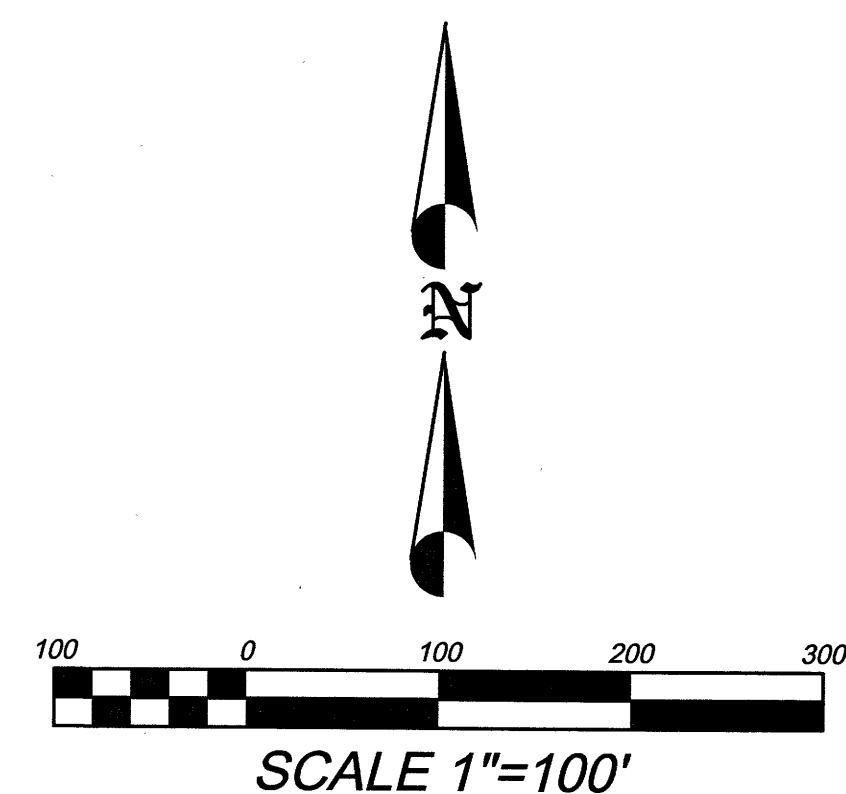
DOMINION ENERGY QUESTAR CORPORATION

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 ABRIGATION 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 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 800-366-8532

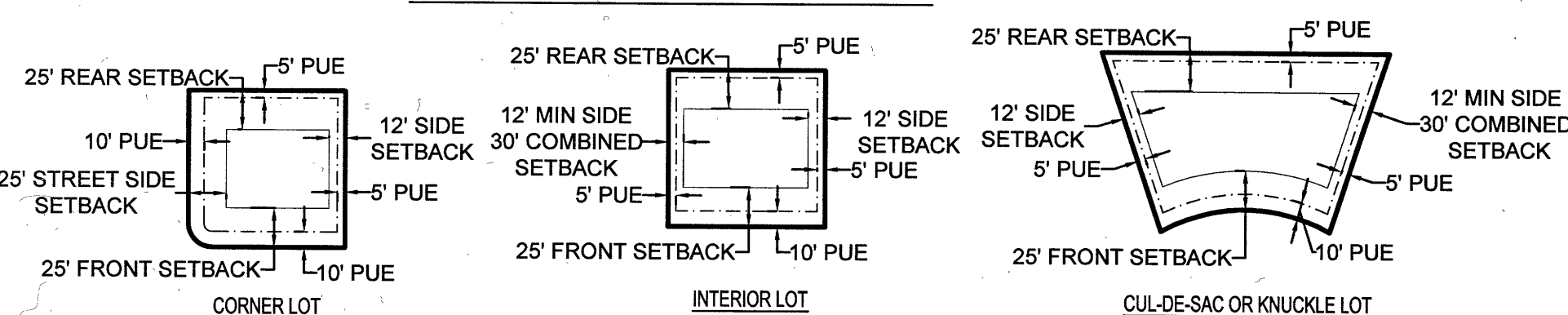
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
 APPROVED THIS 11 DAY OF January, 2021
 BY [Signature]
 TITLE Re-Con Specialist

TABULATIONS

TOTAL PROJECT AREA	2.22 AC	100%
UNBUILDABLE ACREAGE	0.00 AC	0%
BUILDABLE ACREAGE	2.22 AC	100%
TOTAL ACREAGE IN LOTS	0.00 AC	0%
TOTAL ACREAGE IN ROW	0.00 AC	0%
TOTAL OPEN SPACE	0.00 AC	0%
TOTAL IMPROVED OPEN SPACE	0.00 AC	0%
AVERAGE LOT SIZE	2.22 AC	
LARGEST LOT SIZE	2.22 AC	
SMALLEST LOT SIZE	2.22 AC	
OVERALL DENSITY	0.45 DU/AC	
TOTAL NUMBER OF LOTS	1	

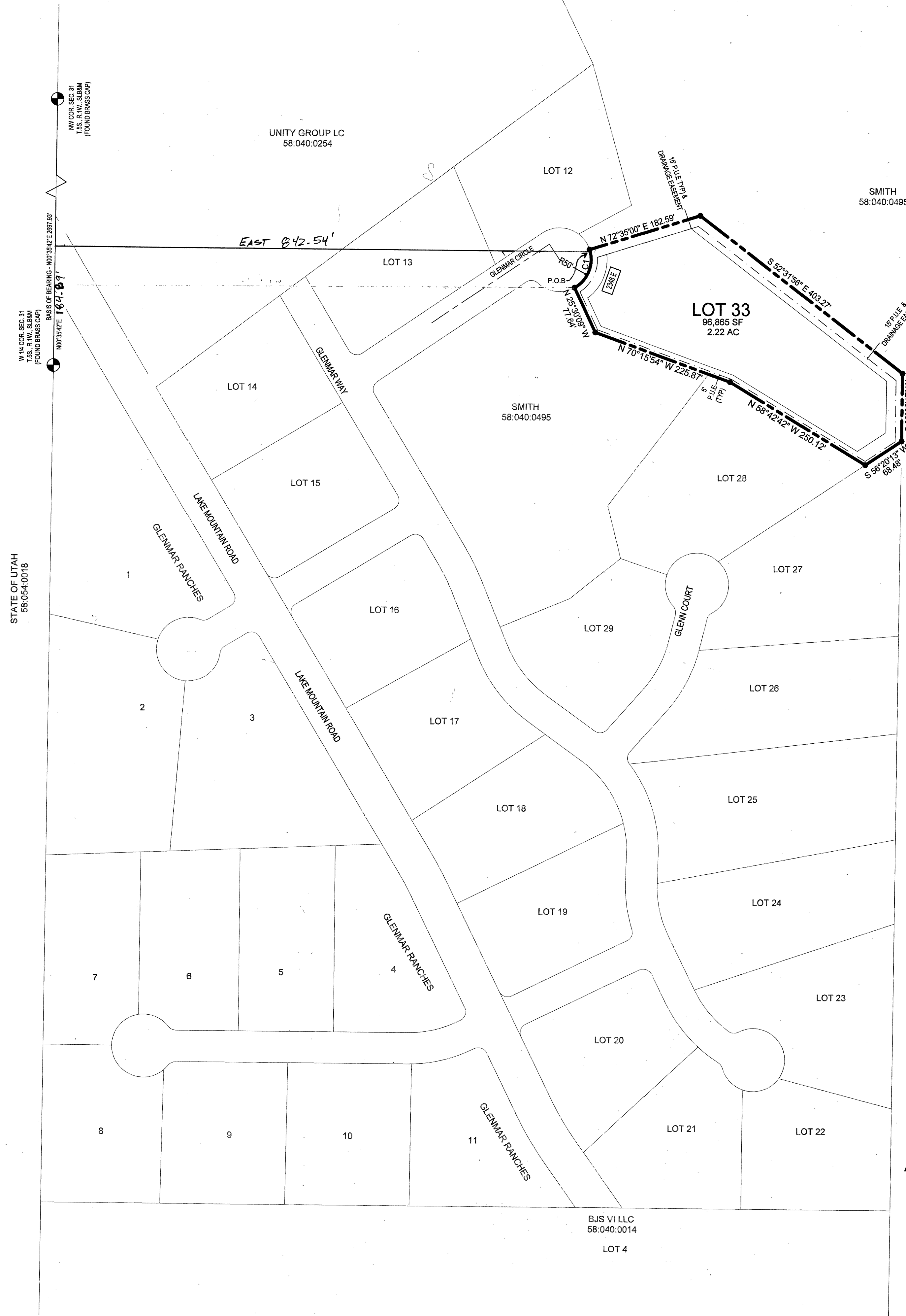


TYPICAL SETBACK & P.U.E. DETAILS



GLENMAR RANCHES PHASE B PLAT 2

LOCATED IN NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 31 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, AARON THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6418780. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
 DATE Jan 8, 2021
 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT LOCATED NORTH 00°35'42"E 184.97 FEET AND EAST 842.54' FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING
 THENCE NORTH 72°35'00" EAST 182.59 FEET; THENCE SOUTH 52°31'56" EAST 403.27 FEET; THENCE SOUTH 00°36'17" WEST 107.25 FEET TO A POINT ALONG THE BOUNDARY OF GLENMAR RANCHES PHASE B PLAT 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 56°20'13" WEST 88.48 FEET, (2) NORTH 58°42'42" WEST 250.12 FEET, AND (3) NORTH 70°15'54" WEST 225.87 FEET; THENCE NORTH 25°30'09" WEST 77.64 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 69.80 FEET THROUGH A CENTRAL ANGLE OF 79°45'25" (CHORD BEARS N21°36'14"E 64.12 FEET) TO THE POINT OF BEGINNING.
 CONTAINS: 2.22 ACRES OR 96,865 SF

BY 55752:2021 No. 17604
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 201 N. 4100 W. STE. 200 BY GS
 EAGLE MOUNTAIN CITY

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-807 UTAH CODE, WITHOUT CONDITIONS, RESTRICTIONS, OR RESERVATIONS 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF February, A.D. 2021
 DAY OF
Marianne M. Smith, Trustee
of the Glenmar + Marianne Smith revocable living trust
4-28-05
Marianne M. Smith

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 4 DAY OF February, A.D. 2021 PERSONALLY APPEARED BEFORE ME Marianne M. Smith
 WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITY ON BEHALF OF The Owners, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.
 MY COMMISSION EXPIRES 7/1/2026
[Signature]
 NOTARY PUBLIC

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 AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 4 DAY OF February, A.D. 2021
[Signature] APPROVED BY CITY ENGINEER
[Signature] APPROVED BY CITY ATTORNEY
[Signature] APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
[Signature] APPROVED BY CITY RECORDER (SEE SEAL BELOW)

GLENMAR RANCHES PHASE B PLAT 2
 LOCATED IN NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 31 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SCALE: 1"= 100 FEET

SURVEYOR'S SEAL: Aaron Thomas
 NOTARY PUBLIC SEAL: [Signature]
 CITY ENGINEER SEAL: [Signature]
 CLERK-RECORDER SEAL: [Signature]

SURVEYOR
AZTEC ENGINEERING
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 OREM, UT 84057
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 ENGINEER
Berg
CIVIL ENGINEERING
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 Highland UT, 84003
 office: (801) 465-1217
 cell: (801) 616-1677

17604

Sec. 31, T5S, R1W T03B GT