

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	479.00	97.42	11°39'10"	97.25	S10°55'58"W
C2	292.00	327.28	64°13'08"	310.42	N27°01'13"E
C3	508.00	193.71	21°50'53"	192.54	N05°50'08"E
C4	15.00	23.56	90°00'00"	21.21	S75°52'13"E
C5	15.00	23.01	87°53'29"	20.82	N13°04'31"E
C6	321.00	174.53	31°09'10"	172.39	N41°26'41"E
C7	321.00	94.84	16°55'44"	94.50	N17°24'14"E
C12	321.00	78.60	14°01'43"	78.40	N01°55'31"E
C13	479.00	85.23	10°11'43"	85.12	N00°00'31"E
C14	529.00	113.33	12°16'31"	113.12	S10°37'17"W
C15	529.00	88.39	09°34'23"	88.28	S00°18'09"E
C16	271.00	157.43	33°17'06"	155.23	S11°33'12"W
C17	271.00	146.31	30°56'02"	144.54	S43°39'46"W
C18	15.00	23.56	90°00'00"	21.21	N75°52'13"W
C19	15.00	23.56	90°00'00"	21.21	N14°07'47"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)(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:
  - 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 27 DAY OF Oct, 2020  
*Brad Hill*  
 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 21<sup>st</sup> DAY OF Oct, 2020  
*[Signature]*  
 DIRECT COMMUNICATIONS

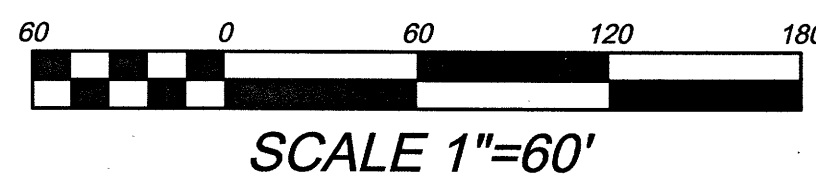
**DOMINION ENERGY QUESTAR CORPORATION**

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 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 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

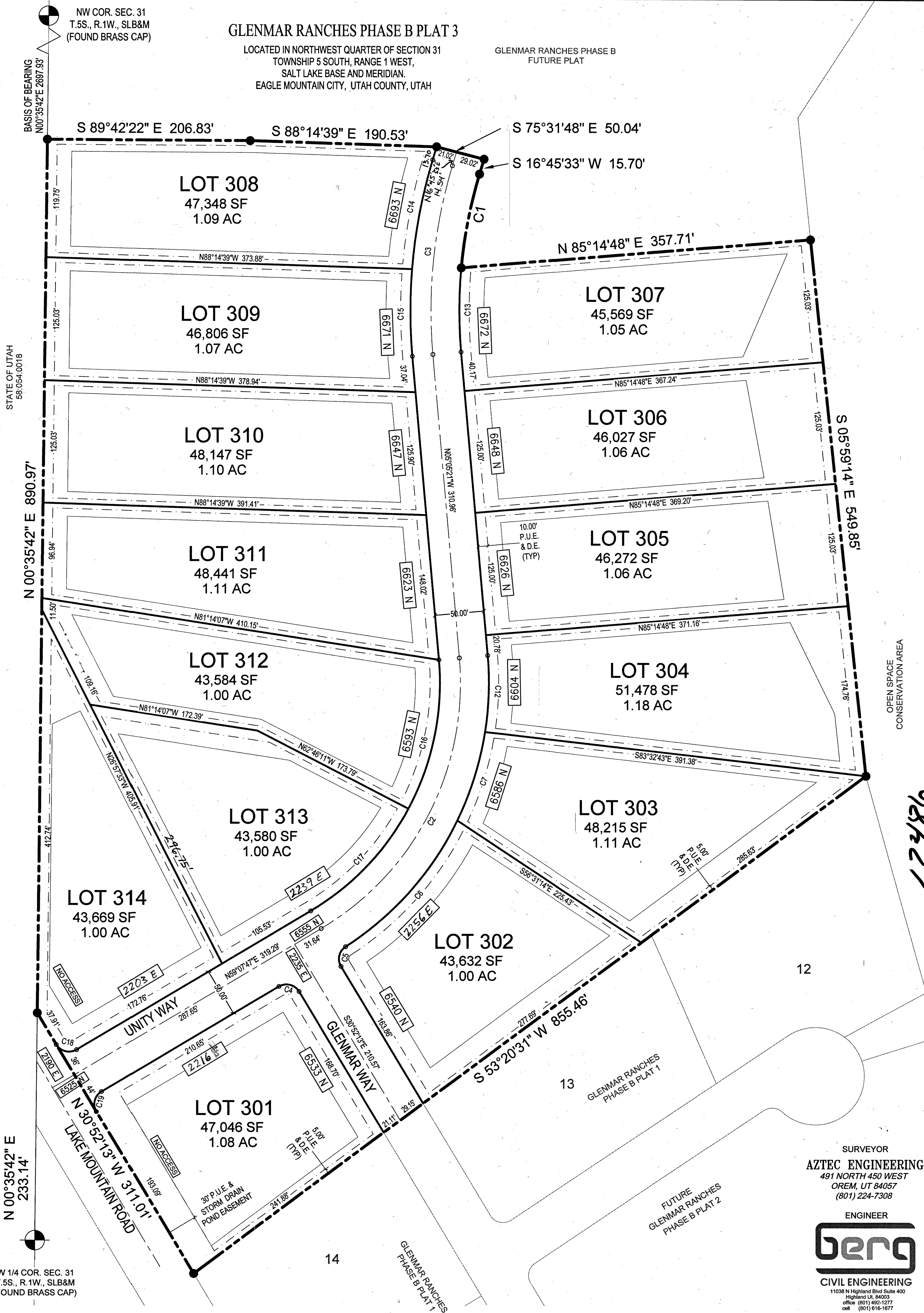
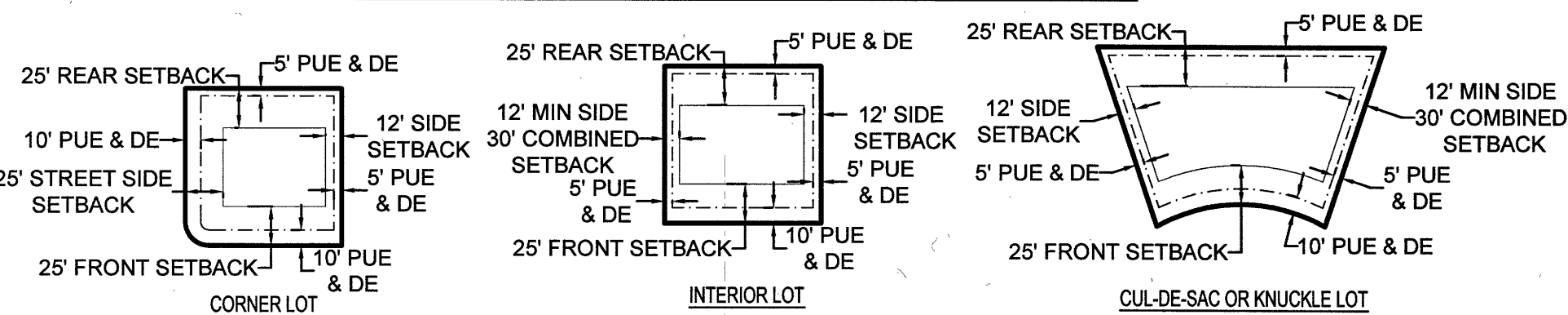
QUESTAR GAS COMPANY  
 dba DOMINION ENERGY UTAH  
 APPROVED THIS 28 DAY OF October, 2020  
 BY *[Signature]*  
 TITLE Per Con

**TABULATIONS**

TOTAL PROJECT AREA	16.44 AC	100%
UNBUILDABLE ACREAGE	0.84 AC	4%
BUILDABLE ACREAGE	15.80 AC	96%
TOTAL ACREAGE IN LOTS	14.55 AC	88.5%
TOTAL ACREAGE IN ROADS	1.89 AC	11.5%
TOTAL OPEN SPACE	0.00 AC	0%
TOTAL IMPROVED OPEN SPACE	0.00 AC	0%
AVERAGE LOT SIZE	45,271 SF / 1.04 AC	
LARGEST LOT SIZE	47,239 SF / 1.08 AC	
SMALLEST LOT SIZE	43,569 SF / 1.00 AC	
OVERALL DENSITY	0.85 DU/AC	
TOTAL NUMBER OF LOTS	14	



**TYPICAL SETBACK, P.U.E. & DRAINAGE EASEMENT (DE) DETAILS**



**GLENMAR RANCHES PHASE B PLAT 3**

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

GLENMAR RANCHES PHASE B  
 FUTURE PLAT

NW COR. SEC. 31  
 T.5S., R.1W., SLB&M  
 (FOUND BRASS CAP)

STATE OF UTAH  
 683654-0016

W 1/4 COR. SEC. 31  
 T.5S., R.1W., SLB&M  
 (FOUND BRASS CAP)

**SURVEYOR'S CERTIFICATE**

I, Anna 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, 1993 AS AMENDED, CERTIFICATE NO. 11111. 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, 1993 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 UTILITY FACILITIES, AS DEFINED IN SECTION 54-8a-2 UTAH CODE ANNOTATED, 1993 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE JAN. 5, 2021  
 (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

Beginning at a point located North 00°35'42" East 233.14 feet along the section line from the West Quarter Corner of Section 31, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running

thence North 00°35'42" East 890.97 feet along the section line; thence South 89°42'22" East 206.83 feet; thence South 88°14'39" East 190.53 feet; thence South 75°31'48" East 50.04 feet; thence South 16°45'33" West 15.70 feet; thence along the arc of a 479.00 foot radius curve to the left a distance of 97.42 feet through a central angle of 11°39'10" (chord bears S10°55'58"W 97.25 feet); thence North 85°14'48" East 357.71 feet; thence South 05°59'14" East 549.85 feet; thence South 53°20'31" West 855.46 feet; thence North 30°52'13" West 311.01 feet to the point of beginning.

Contains: 16.44 acres or 716,206 sf

ENT 30712021 Map # 17486  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2021 Jan 06 3:29 pm FEE 78.00 BY HA  
 RECORDED FOR 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 10-6A-607 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 28 DAY OF October, A.D. 2020  
*[Signature]*

DAY OF Oct  
*[Signature]*  
 Clint Olson Manager Ridgeland Development LLC

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THIS 28 DAY OF October, A.D. 2020 PERSONALLY APPEARED BEFORE ME Clint Olson WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF Ridgeland Development LLC IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES 3/9/2024  
*[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 5 DAY OF January, A.D. 2021

*[Signature]* APPROVED BY MAYOR  
*[Signature]* APPROVED BY CITY ATTORNEY  
*[Signature]* APPROVED BY CITY ENGINEER  
*[Signature]* APPROVED BY CITY RECORDER

**GLENMAR RANCHES PHASE B PLAT 3**

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

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: *[Seal]*  
 NOTARY PUBLIC SEAL: *[Seal]*  
 CITY ENGINEER SEAL: *[Seal]*  
 CLERK-RECORDER SEAL: *[Seal]*

SURVEYOR  
 AZTEC ENGINEERING  
 491 NORTH 450 WEST  
 OREM, UT 84057  
 (801) 224-7308

ENGINEER  
**berg**  
 CIVIL ENGINEERING  
 11038 N Highland Blvd Suite 400  
 Highland UT, 84003  
 office (801) 462-1277  
 cell (801) 616-1677

Sec 31, T5S, R1W, TL 03B