

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	479.00	97.42	11°39'10"	97.25	N10°55'58"E
C2	240.00	154.31	36°50'18"	151.66	N68°53'12"W
C3	150.00	72.64	27°44'41"	71.93	N30°37'53"E
C4	121.00	58.59	27°44'41"	58.02	N30°37'53"E
C5	15.00	12.41	47°23'47"	12.06	N68°12'07"E
C6	50.00	71.61	82°03'30"	65.64	N50°52'15"E
C7	50.00	93.99	107°42'19"	80.75	N44°00'40"W
C8	15.00	12.41	47°23'47"	12.06	N74°09'56"W
C9	269.00	79.23	16°52'35"	78.95	N58°54'20"W
C10	269.00	93.72	19°57'43"	93.25	N77°19'29"W
C11	219.00	140.81	36°50'18"	138.39	S68°53'12"E
C12	40.00	66.30	94°58'16"	58.97	S02°58'55"E
C13	171.00	82.80	27°44'41"	82.00	S30°37'53"W

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

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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 88, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS 27 DAY OF Oct, 2020
Brad Hill
 ROCKY MOUNTAIN POWER

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 *Christy El-dredge*
 TITLE Pa Com

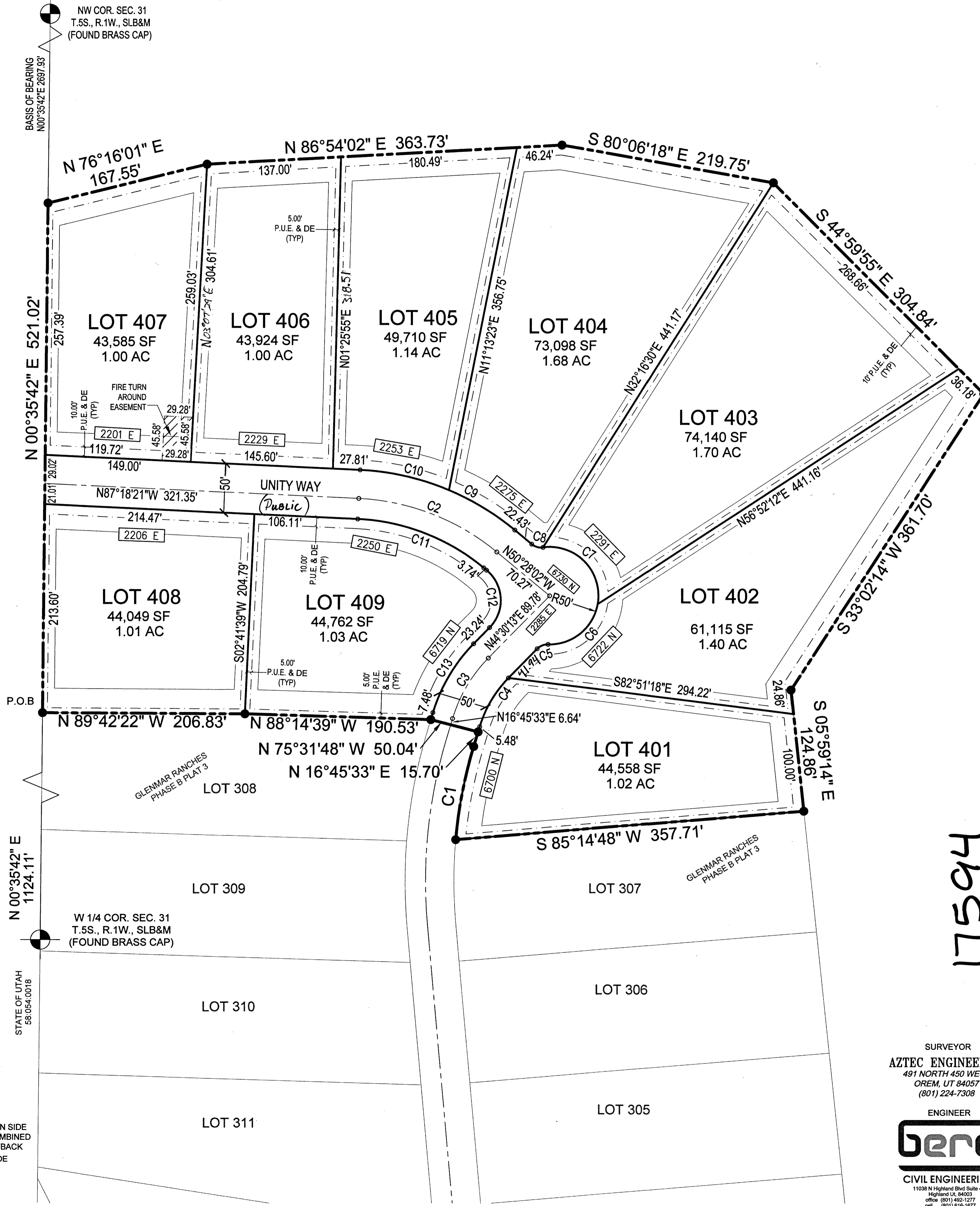
DIRECT COMMUNICATIONS

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 DAY OF Oct, 2020
 BY *Scott Pugh*
 TITLE OPS Manager
 DIRECT COMMUNICATIONS

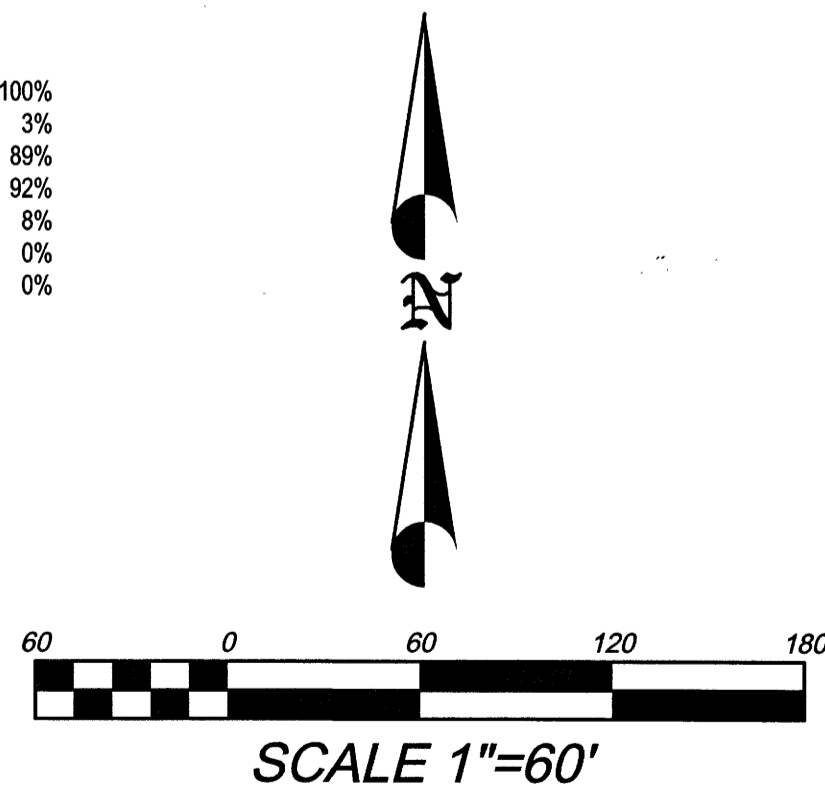
GLENMAR RANCHES PHASE B PLAT 4

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

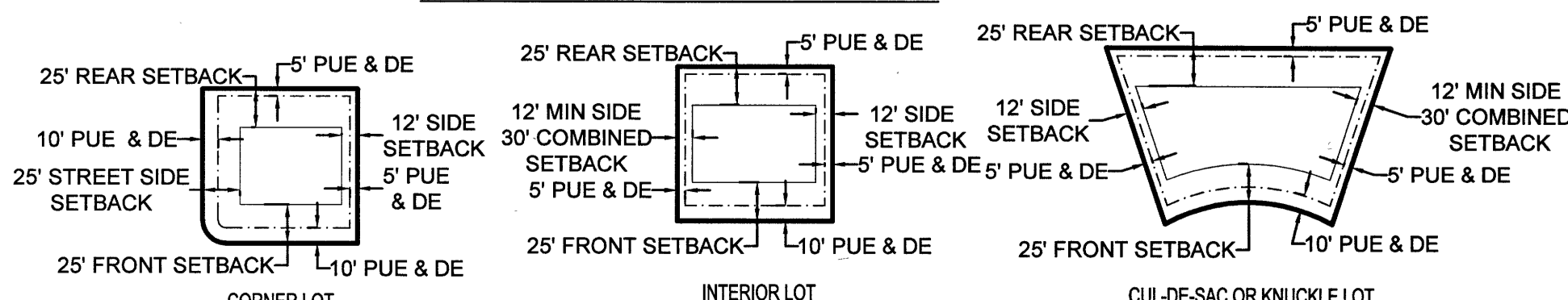


TABULATIONS

TOTAL PROJECT AREA	11.45 AC	100%
UNBUILDABLE ACREAGE	0.42 AC	3%
BUILDABLE ACREAGE	10.15 AC	89%
TOTAL ACREAGE IN LOTS	10.57 AC	92%
TOTAL ACREAGE IN ROADS	0.88 AC	8%
TOTAL OPEN SPACE	0.00 AC	0%
TOTAL IMPROVED OPEN SPACE	0.00 AC	0%
AVERAGE LOT SIZE	49,133 SF / 1.13 AC	
LARGEST LOT SIZE	77,472 SF / 1.78 AC	
SMALLEST LOT SIZE	43,560 SF / 1.00 AC	
OVERALL DENSITY	0.79 DU/AC	
TOTAL NUMBER OF LOTS	9	



TYPICAL SETBACK & P.U.E. DETAILS



SURVEYOR'S CERTIFICATE

I, *Jason 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. 53642. 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 5, 2021
Jason Thomas
 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 00°35'42" East 1124.11 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 521.02 feet along the section line; thence North 76°16'01" East 167.55 feet; thence North 86°54'02" East 363.73 feet; thence South 80°06'18" East 219.75 feet; thence South 44°59'55" East 304.84 feet; thence South 33°02'14" West 361.70 feet; thence South 05°59'14" East 124.86 feet; thence South 85°14'48" West 357.71 feet; thence along the arc of a 479.00 foot radius curve to the right a distance of 97.42 feet through a central angle of 11°39'10" (chord bears N10°55'58"E 97.25 feet); thence North 16°45'33" East 15.70 feet; thence North 75°31'48" West 50.04 feet; thence North 88°14'39" West 190.53 feet; thence North 89°42'22" West 206.83 feet to the point of beginning.

Contains: 11.89 acres or 517,943 sf

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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 28 DAY OF October, A.D. 2020

Unity Group, LLC
Chris Olson, manager
T. Squared Land Holdings, LLC
Brad Hill, Treasurer Hill, its Manager

ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 Nov 22 4:47 pm FEE 68.00 BY 5
 RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 ON THE 28 DAY OF October, A.D. 2020 PERSONAL LY APPEARED BEFORE ME
Brad Hill, manager of Unity Group, LLC and Treasurer Hill, manager of T. Squared Land Holdings, LLC
 WHOSE PERSONAL KNOWLEDGE TO ME THAT THEY EXECUTED THE FOREGOING DEDICATION IN THEIR RESPECTIVE CAPACITIES
 WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES 3/9/2024
John B. L. Hill
 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 2 DAY OF February, A.D. 2021

Tommy D. Hill
 APPROVED BY MAYOR
Christy El-dredge
 APPROVED BY CITY ENGINEER
John B. L. Hill
 APPROVED BY CITY RECORDER
 (SEE SEAL BELOW)

GLENMAR RANCHES PHASE B PLAT 4

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

SURVEYOR
AZTEC ENGINEERING
 491 NORTH 450 WEST
 OREM, UT 84057
 (801) 224-7308
 ENGINEER
berg
 CIVIL ENGINEERING
 11028 N Highland Blvd Suite 400
 Highland UT, 84003
 office (801) 466-7277
 cell (801) 616-1677

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL <i>Jason Thomas</i> 1-5-21	NOTARY PUBLIC SEAL <i>John B. L. Hill</i> COMMISSION # 11188 EXPIRES 03-09-2024	CITY ENGINEER SEAL <i>Christy El-dredge</i> 11-16-20	CLERK-RECORDER SEAL <i>Andrea Allen</i>
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sec 31, T5S, R1W
 T4078