

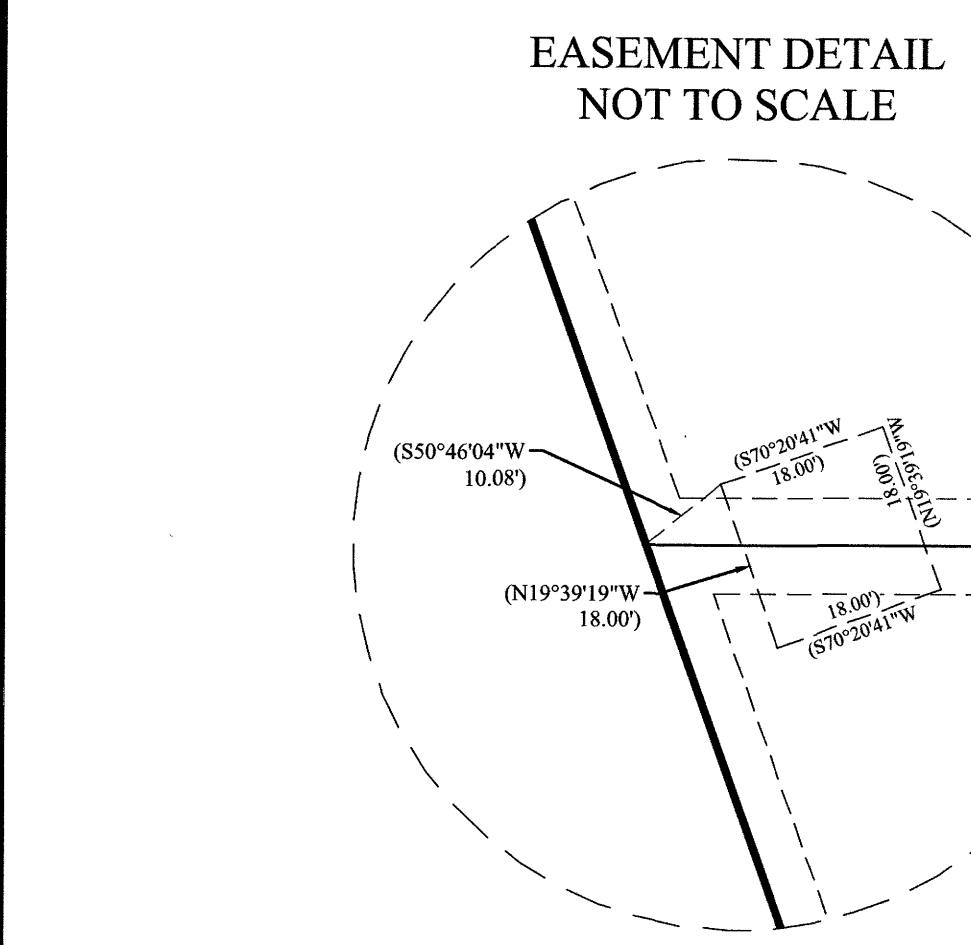
VICINITY MAP
N.T.S.

- LEGEND**
- BOUNDARY
 - - - SECTION LINE
 - - - EASEMENT
 - - - RIGHT-OF-WAY LINE
 - - - BUILDING SETBACK
 - - - EXISTING PROPERTY LINE
 - BOUNDARY MARKERS
 - ▲ SECTION MONUMENT (FOUND)

- NOTES:**
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS
 - PU&DE = PUBLIC UTILITY AND DRAINAGE EASEMENT

SITE TABULATIONS

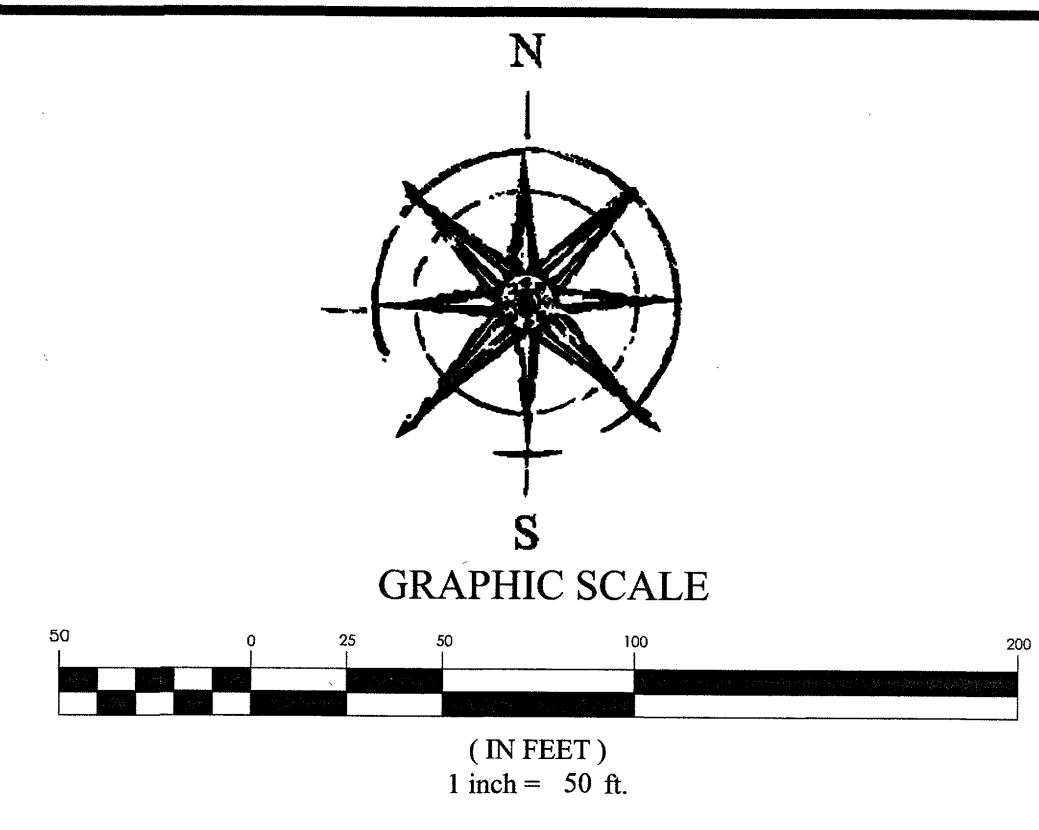
TOTAL # OF LOTS	2 LOT
TOTAL ACREAGE	2.19 ACRES
TOTAL ACREAGE IN LOTS	2.19 ACRES
TOTAL OPEN SPACE	0.00 ACRES
TOTAL IMPROVED OPEN SPACE	0.00 ACRES
AVERAGE LOT SIZE	1.09 ACRES
LARGEST LOT SIZE	1.17 ACRES
SMALLEST LOT SIZE	1.02 ACRES
OVERALL DENSITY	0.91 UNITS/ACRE



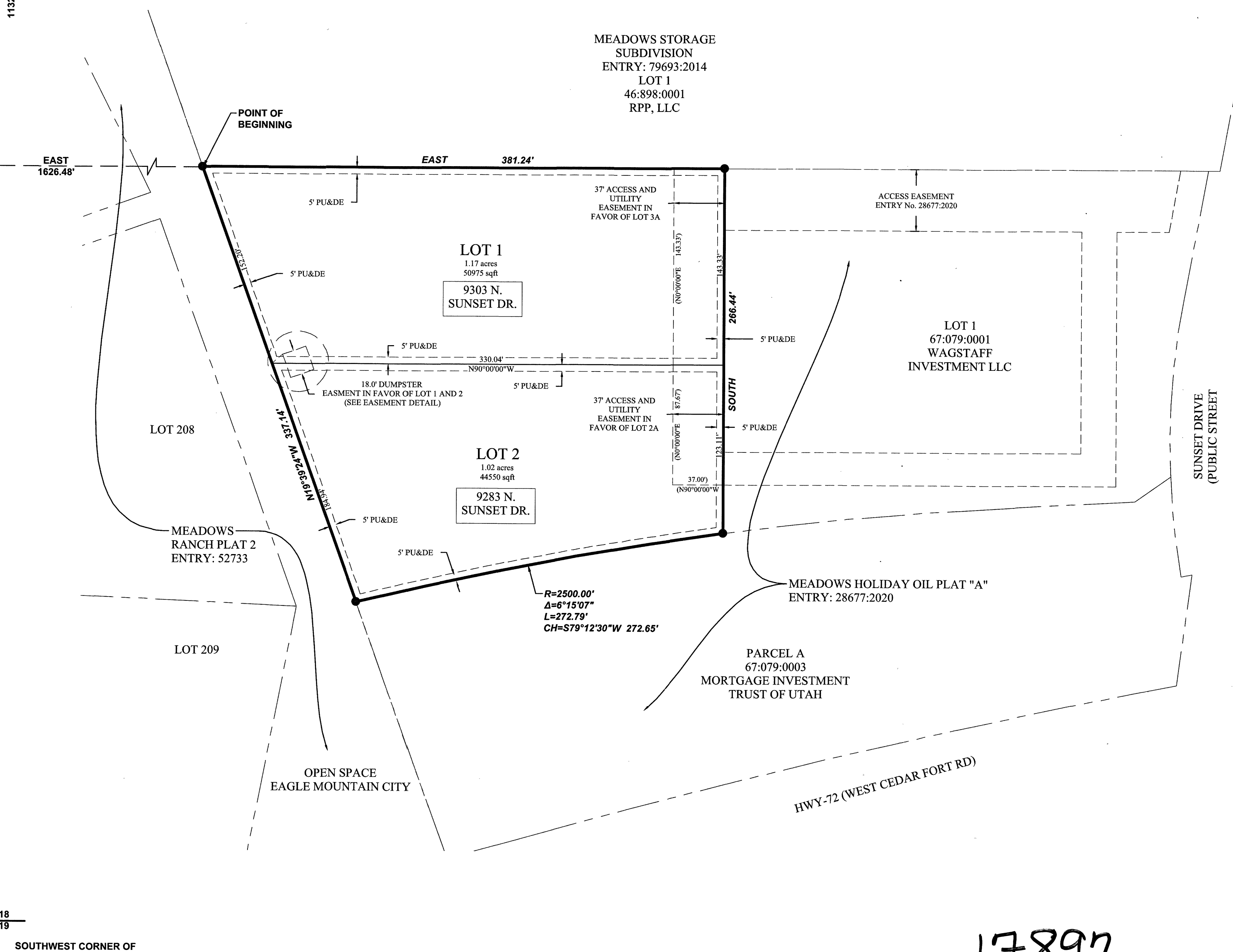
JEPPSON AUTO

VACATING & AMENDING ALL OF LOT 2, MEADOWS HOLIDAY OIL PLAT "A" SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH



BASIS OF BEARING: S00°42'04"W MEASURED: 2014.90'
(UCS: S86°11'45"W 2814.90')



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 183395 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat, and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as JEPPSON AUTO.

Evan J. Wood
Evan J. Wood
Professional Land Surveyor
License No. 183395

08/11/2021
Date

BOUNDARY DESCRIPTION

All of Lot 2, MEADOWS HOLIDAY OIL PLAT "A" Subdivision, according to the official plat thereof recorded March 5, 2020 as Entry No. 28677:2020 Map 16983 in the office of the Utah County Recorder, located in the Southwest Quarter of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the northwesterly corner of Lot 2, MEADOWS HOLIDAY OIL PLAT "A" Subdivision, according to the official plat thereof recorded March 5, 2020 as Entry No. 28677:2020 Map 16983 in the office of the Utah County Recorder, said corner located S00°42'04"W 1,132.27 feet along the Section line and East 1,626.48 feet from the West 1/4 Corner of Section 18, T5S, R1W, SLB&M; running thence along said Lot 2 the following four (4) courses: (1) East 381.24 feet; thence (2) South 266.44 feet; thence (3) westerly along the arc of a non-tangent curve to the left having a radius of 2,500.00 feet (radius bears: S07°39'57"E) a distance of 272.79 feet through a central angle of 06°15'07" Chord: S79°12'30"W 272.65 feet; thence (4) N19°39'24"W 337.14 feet to the point of beginning.

Contains: 2.19 acres +/-
2 Lots

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-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 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.

OWNER(S):
PRINTED NAME OF OWNER: *Tyler Wright, Monarc Wright, Gerald LLC*
AUTHORIZED SIGNATURE(S) OWNER(S): *[Signatures]*

Mortgage Investment Trust of Utah, Trustee, Douglas W. Winkler, Douglas W. Wood

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF *Utah*

ON THE 20 DAY OF August A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF *Utah*, *Tyler Wright, Monarc Wright, Gerald LLC* and *Douglas Winkler, Trustee, Mortgage Investment Trust of Utah*, who after being duly sworn, acknowledged to me that he/she signed the OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 03.05.2024

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN *Utah* COUNTY

MY COMMISSION No. 710974

Lianne Perera
PRINTED FULL NAME OF NOTARY

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 20th DAY OF September, 2021.

[Signature]
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

[Signature]
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

[Signature]
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

JEPPSON AUTO
VACATING & AMENDING ALL OF LOT 2,
MEADOWS HOLIDAY OIL PLAT "A" SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH

<p style="text-align: center;">SURVEYOR'S SEAL</p>	<p style="text-align: center;">NOTARY PUBLIC SEAL</p>	<p style="text-align: center;">CITY-COUNTY ENGINEER SEAL</p>	<p style="text-align: center;">COUNTY RECORDER SEAL</p>
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PREPARED BY

OWNER/DEVELOPER
JEPPSON HOLDINGS, LLC
4645 N KESTREL WAY
EAGLE MOUNTAIN, UTAH 84005
(801) 879-1254
CONTACT: BRYAN JEPPSON

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.

[Signature]
DATE: 8/16/2021

DOMINION ENERGY GAS 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 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 and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's Right-of-way department at 1-800-366-8532.

Approved this 12 day of August, 2021. Dominion energy Gas Company

By *[Signature]*
Title VP

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

Approved this 12 day of August, 2021. Rocky Mountain Power

By *[Signature]*
DATE: 8/16/21

17892

Sec. 18, T5S, R1W, SLB&M (Lot 2 Meadows Holiday Oil Plat A) TV-038 BT