

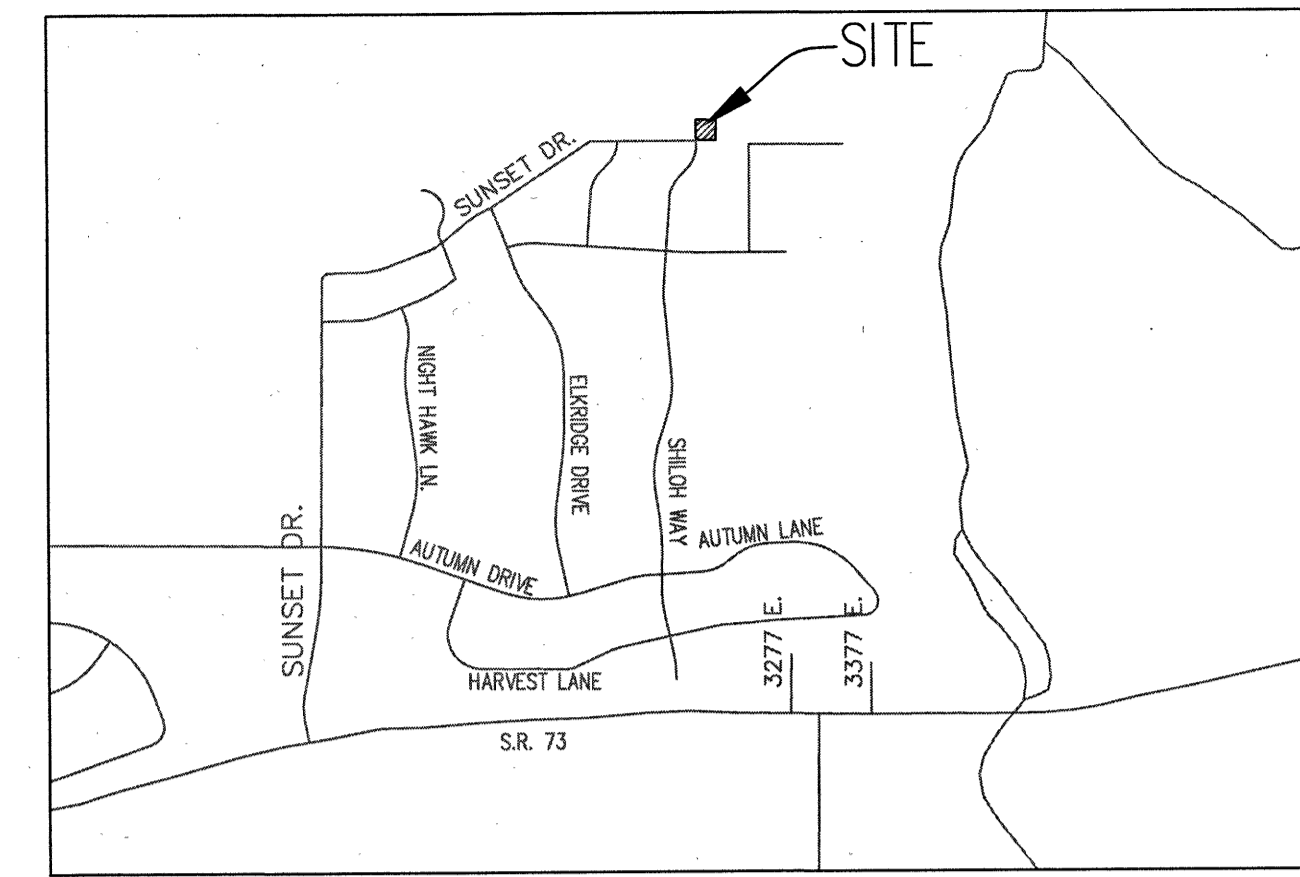
MEADOW RANCH V PLAT 4

SUBDIVISION

LOCATED IN THE N.E. QUARTER OF SECTION 18, T.5.S., R.1.W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

UTAH COUNTY MONUMENT
NORTH ONE-QUARTER CORNER OF
SECTION 18, T.5.S., R.1.W., S.L.B.&M.
(FOUND BRASS CAP)

UNITED STATES OF AMERICA
PARCEL NO. 58-022-0022



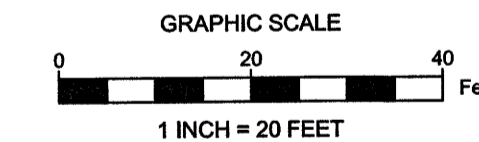
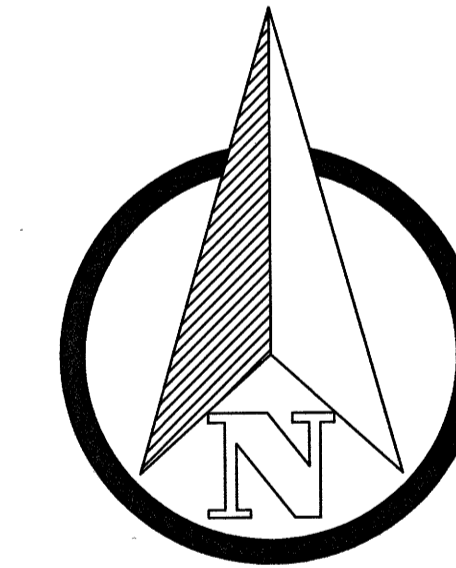
VICINITY MAP N.T.S.

"POINT OF BEGINNING"
UTAH COUNTY MONUMENT
NORTHEAST CORNER OF
SECTION 18, T.5.S., R.1.W., S.L.B.&M.
(FOUND BRASS CAP)

DEVELOPER/OWNER
GLEN ALLRED
TEL: 801-673-7178
DATE: APRIL 29, 2021

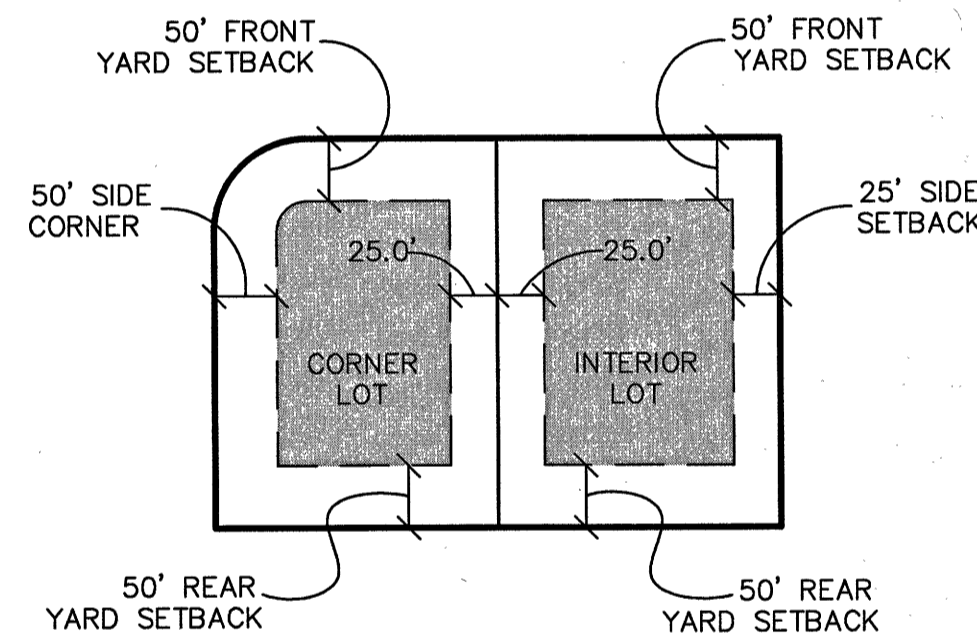
PARCEL A
SPRING RUN PHASE D, PLAT 2
PARCEL NO. 66-723-0235

"BASIS OF BEARINGS"
SECTION LINE BEARING S013°53'W (RECORD/MEAS.)
2821.67' (MEASURED) 2821.67' (RECORD) MON. TO MON.



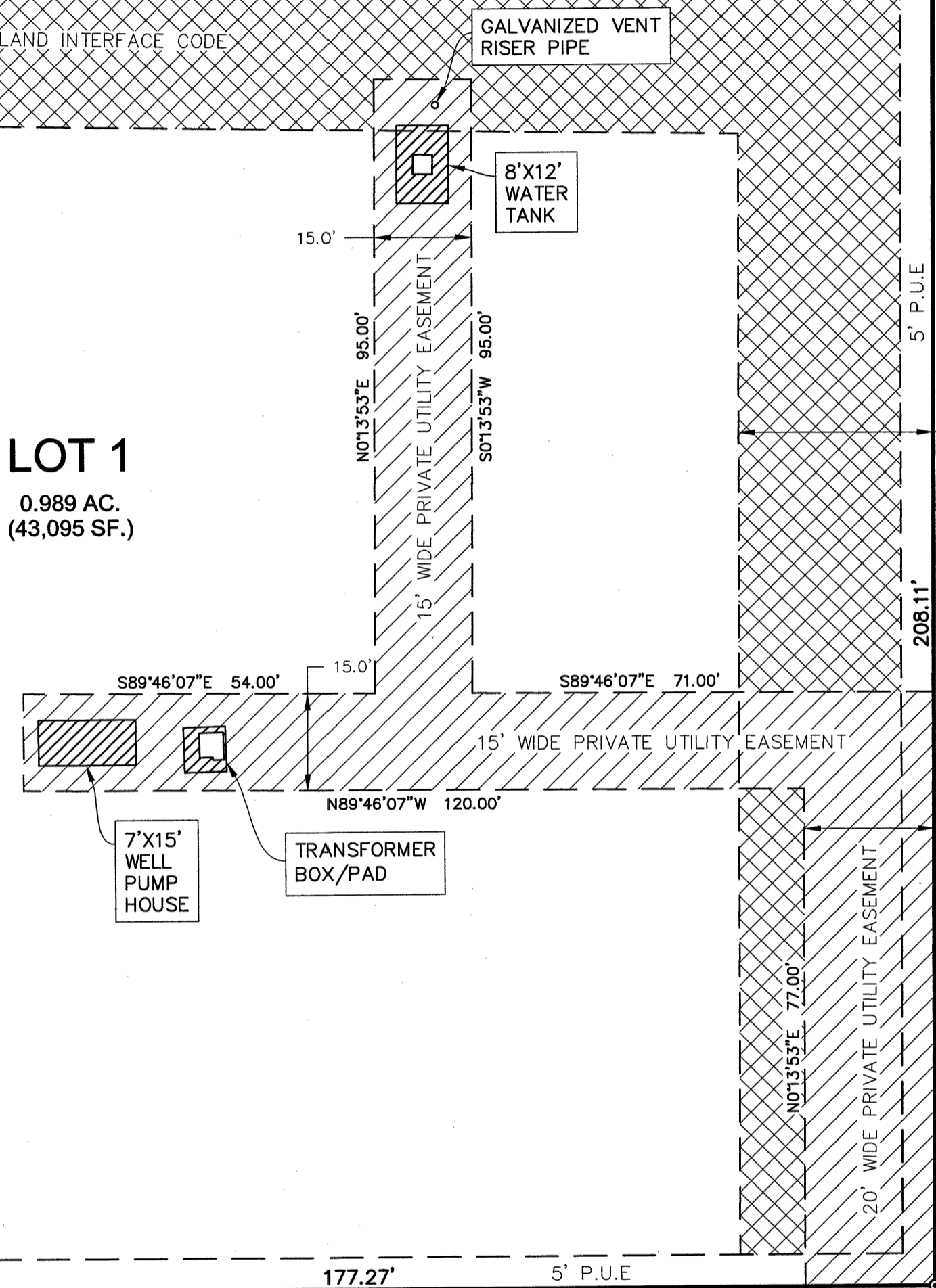
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	40.00'	70.00'	39.46'	N49°29'47"W	32°44'36"

LOT 312
MEADOW RANCH V PLAT 3
PARCEL NO. 46-896-0312



TYPICAL LOT SETBACKS
NOT TO SCALE

LOT 1
0.989 AC.
(43,095 SF.)



NOTE:
"WILDLAND INTERFACE BUFFER TO BE
IN COMPLIANCE WITH THE UTAH URBAN
WILDLAND INTERFACE CODE".

UTAH COUNTY MONUMENT
EAST ONE-QUARTER CORNER OF
SECTION 18, T.5.S., R.1.W., S.L.B.&M.
(FOUND BRASS CAP)

NOTE:
FRONT SETBACK FOR LOTS WITH
TRAILWAY FRONTAGE MAY BE REDUCED
TO 35 FEET. REFER TO SETBACK DETAIL
REGARDING ALL CORNER LOTS.

SUNSET DRIVE (50' ROW)

SHILOH WAY (50' ROW)

LOT 313
MEADOW RANCH V PLAT 3
PARCEL NO. 46-896-0313

LEGEND:

- SECTION CORNER/STREET MONUMENT - FOUND BRASS CAP
- PROPERTY CORNER - SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- ▲ CALCULATED POINT - NOT SET/NOT FOUND
- () RECORD DATA
- PROPERTY BOUNDARY
- - - SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- - - DEED LINE/PLATTED LOT LINE
- CENTERLINE
- ▨ PRIVATE UTILITY EASEMENT
- ▩ URBAN WILDLAND INTERFACE

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 376079, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. 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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

10-21-21
DATE

JPF
JAMES PATRICK FRONK (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE NORTHEAST CORNER OF SAID SECTION 18, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE S013°53'W 208.11 FEET; THENCE WEST 177.27 FEET TO A POINT OF CURVATURE; THENCE 40.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, SUBTENDED BY A CHORD BEARING N49°29'47"W 39.46 FEET; THENCE NORTH 185.66 FEET; THENCE S89°07'25"E 208.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.989 ACRES OF LAND (43,095 SF.).

CONTAINING 1 LOT TOTAL.

BASIS OF BEARINGS = S013°53'W ALONG THE EAST LINE OF SAID SECTION 18.

EAGLE MOUNTAIN DEVELOPER PLAT 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(S) *Glen Allred Jennifer Allred*
Husband and wife, as joint tenants with rights of survivorship, and not as tenants in common.
AUTHORIZED SIGNATURE(S) *Glen Allred Jennifer Allred*
11/3/21

ACKNOWLEDGMENT

ON THE 29th DAY OF November, 2021, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC *J.P. Allen*

ENT 191128:2021 Notary Public
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 12 3:38 pm FEE \$2.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 29th DAY OF November, 2021.
MAYOR *Scott Smith* CITY ATTORNEY *J.P. Allen*
APPROVED *James Fronek* ATTEST *J.P. Allen*
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

MEADOW RANCH V PLAT 4

SUBDIVISION

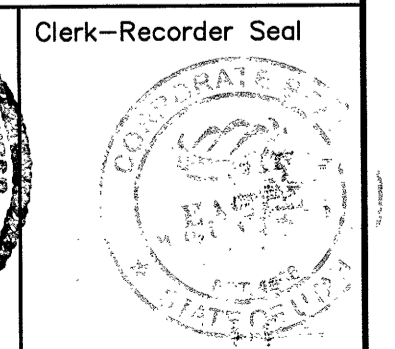
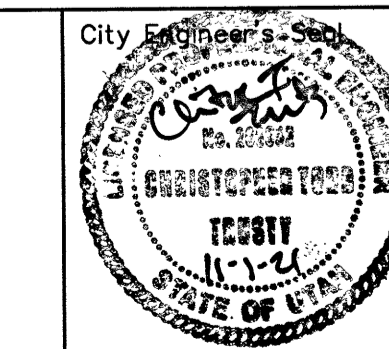
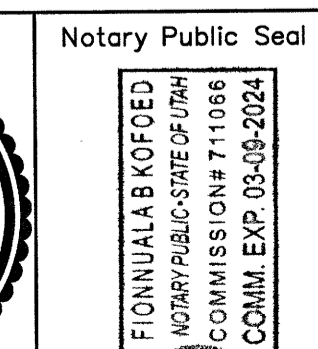
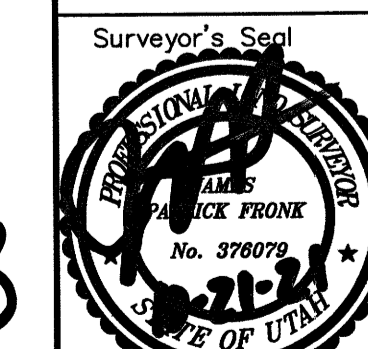
LOCATED IN THE N.E. QUARTER OF SECTION 18, T.5.S., R.1.W., S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET



PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225



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