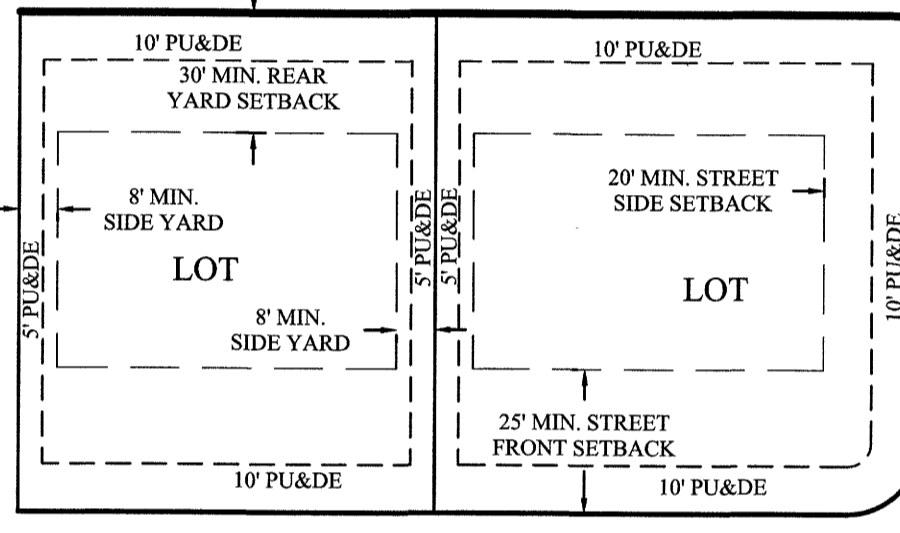
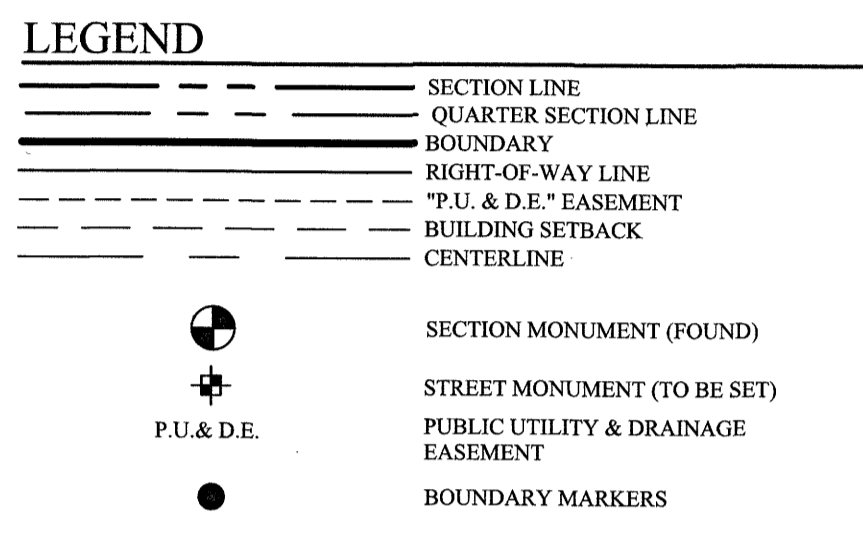


VICINITY MAP
N.T.S.



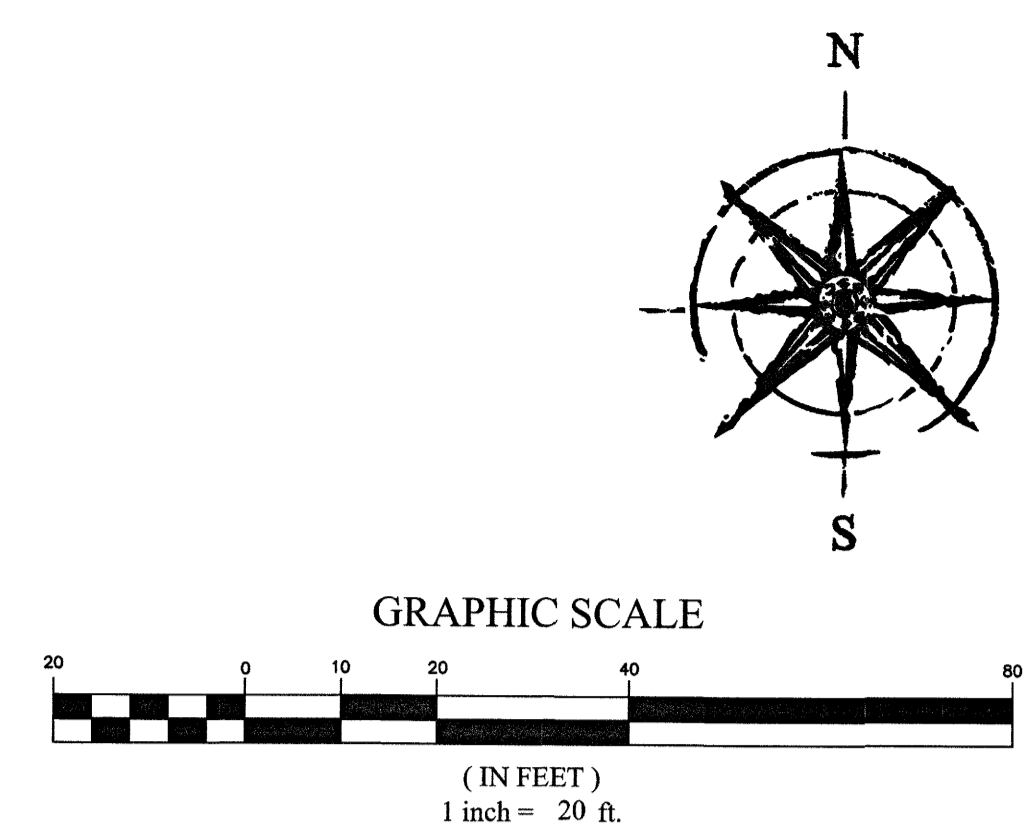
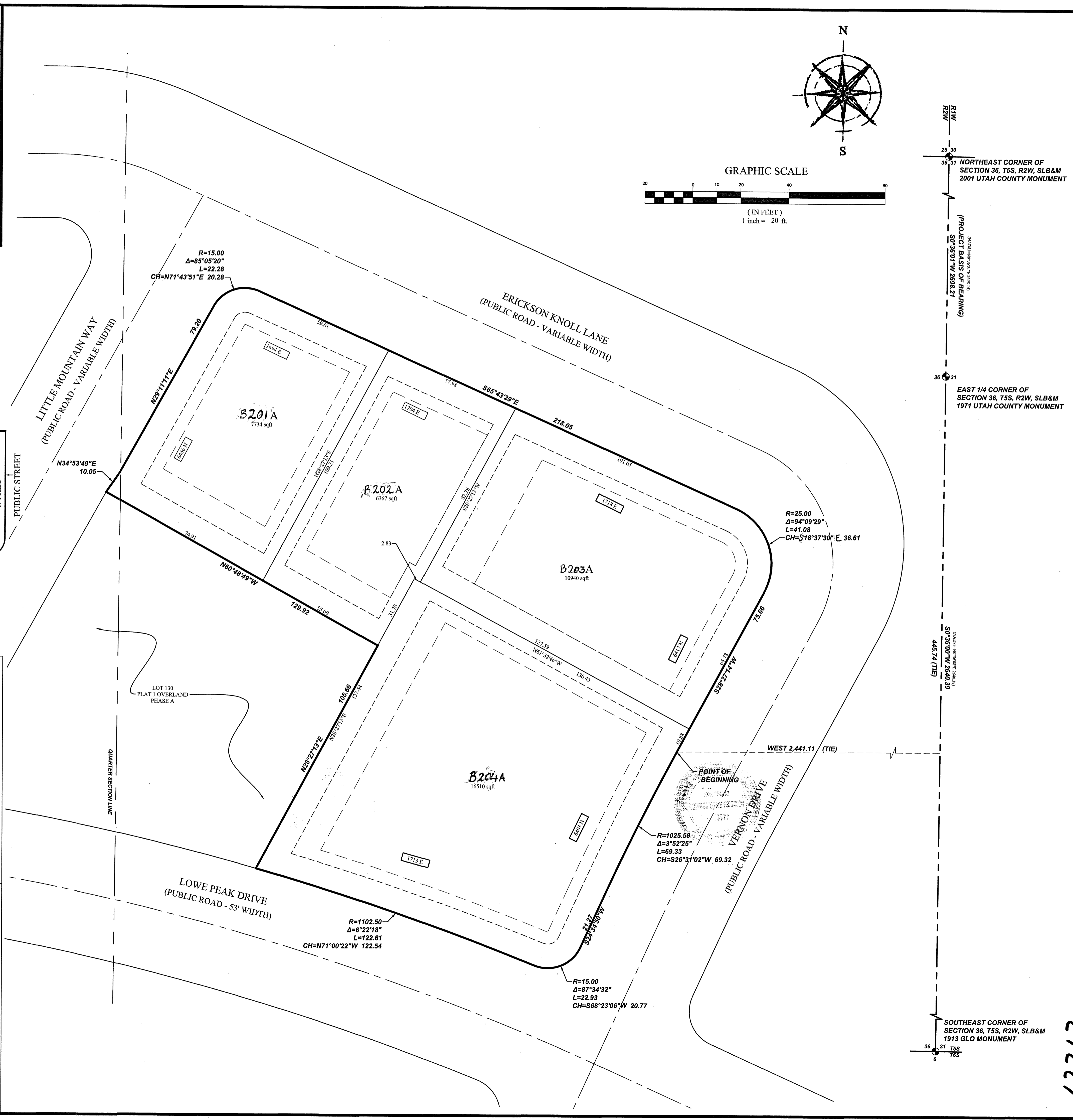
TYPICAL BUILDING SETBACKS
N.T.S.

DOMINION ENERGY UTAH - NOTE:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment 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 contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 15 DAY OF April A.D. 2021
By: *Shirley Eldredge*
Title: *Pie-Con*

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
Notin Simi 4-15-21
ROCKY MOUNTAIN POWER DATE

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] 4-15-21
DIRECT COMMUNICATIONS DATE



NORTHEAST CORNER OF SECTION 36, T5S, R2W, SLB&M 2001 UTAH COUNTY MONUMENT

EAST 1/4 CORNER OF SECTION 36, T5S, R2W, SLB&M 1971 UTAH COUNTY MONUMENT

WEST 2,441.11 (TIE)

SOUTHEAST CORNER OF SECTION 36, T5S, R2W, SLB&M 1913 GLO MONUMENT

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.
Evan J. Wood Date 04/03/2021
Professional Land Surveyor Certificate No. 183395

BOUNDARY DESCRIPTION

ALL OF LOTS B349, B350 & B351, OVERLAND PHASE B PLAT 3, ACCORDING TO THE OFFICIAL PLAT RECORDED ON SEPTEMBER 5, 2019 AS ENTRY NO. 87072-2019 AND ALL OF LOT 142, OVERLAND PHASE A, PLAT 1, ACCORDING TO THE OFFICIAL PLAT RECORDED ON MARCH 18, 2017 AS ENTRY NO. 48191-2017 IN THE OFFICE OF THE UTAH COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S00°36'00"W ALONG THE SECTION LINE 445.74 FEET AND WEST 2,441.11 FEET FROM THE EAST 1/4 CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1,025.50 FEET RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S61°32'46"E) 69.33 FEET THROUGH A CENTRAL ANGLE OF 03°52'25" CHORD: S26°31'02"W 69.32 FEET; THENCE S24°34'50"W 21.27 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 22.93 FEET THROUGH A CENTRAL ANGLE OF 87°31'32" CHORD: S68°22'56"W 20.77 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,102.50 FEET A DISTANCE OF 122.61 FEET THROUGH A CENTRAL ANGLE OF 06°22'18" CHORD: N71°00'22"W 122.54 FEET; THENCE N28°27'13"E 105.66 FEET; THENCE N60°48'49"W 129.92 FEET; THENCE N34°53'49"E 10.05 FEET; THENCE N29°11'11"E 79.20 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 22.28 FEET THROUGH A CENTRAL ANGLE OF 85°05'20" CHORD: N71°43'51"E 20.77 FEET; THENCE S65°42'29"E 21.05 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (RADIUS BEARS: S24°17'45"W) A DISTANCE OF 41.08 FEET THROUGH A CENTRAL ANGLE OF 94°09'29" CHORD: S18°37'30"E 36.61 FEET; THENCE S28°27'14"W 75.66 FEET TO THE POINT OF BEGINNING.
CONTAINS: 41,557 SQUARE FEET OR 0.95 ACRES+/-

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, AND PUBLIC ROADS, THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC, RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE IN THE LANDS SO CONVEYED AND DEDICATED. SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. ALL LOTS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466-2017.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6TH DAY OF April, 2021.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
Dave Ure
DIRECTOR, DAVE URE ENT 106129-2021 Map # 17717
APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL ANDREA ALLEN UTAH COUNTY RECORDER
SPECIAL ASSISTANT ATTORNEY GENERAL 2021 Jun 19 9:23 am FEE \$8.00 BY SW RECORDED FOR EAGLE MOUNTAIN CITY

JOINER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS
IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP
PRINTED NAME OF OWNER: RYAN TESCH, CFO 4/12/2021 AUTHORIZED SIGNATURE
STATE OF UTAH COUNTY OF SALT LAKE } S.S.
ON THE 12TH DAY OF April, 2021, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE CFO OF IVORY HOMES, LTD, AND THE SIGNER OF THE ABOVE INSTRUMENT; WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
MY COMMISSION EXPIRES: 01-10-2021
MY COMMISSION No. #698412
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
PETER STEVEN CONNELLAS
PRINTED FULL NAME OF NOTARY

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH } S.S.
ON THE 12TH DAY OF April, 2021, PERSONALLY APPEARED BEFORE ME DAVE URE WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT; WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
MY COMMISSION EXPIRES: 3/8/2022
Lisa Wells
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
MY COMMISSION No. 699364
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 7TH DAY OF May, 2021.
APPROVED BY MAYOR: *[Signature]*
APPROVED BY CITY ATTORNEY: *[Signature]*
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): *[Signature]*
ATTEST BY CITY RECORDER (SEE SEAL BELOW): *[Signature]*

OVERLAND PHASE B, PLAT 2A

(AMENDING LOT 142 OVERLAND PHASE A, PLAT 1, AND LOTS B349, B350 & B351 OVERLAND PHASE B, PLAT 3) SUBDIVISION
LOCATED IN THE SW1/4 AND THE SE1/4 OF SECTION 36, T5S, R2W, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY-COUNTY ENGINEER SEAL 	COUNTY RECORDER SEAL
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17717
 2021 Jun 19 9:23 am FEE \$8.00 BY SW RECORDED FOR EAGLE MOUNTAIN CITY
 SEC. 36, T5S, R2W, SLB&M (CITY OF EAGLE MOUNTAIN PHASE A PLAT 1 & LOTS B349-B351 OVERLAND PHASE B PLAT 3)