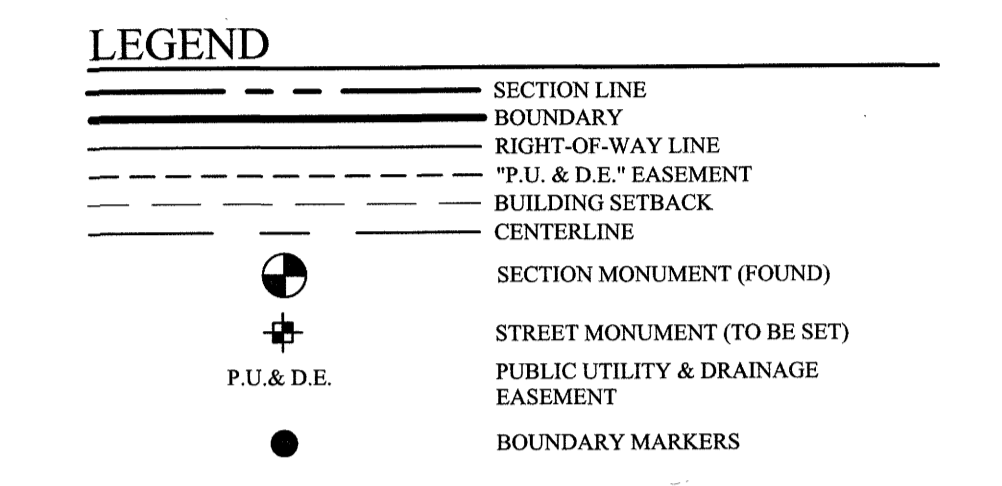
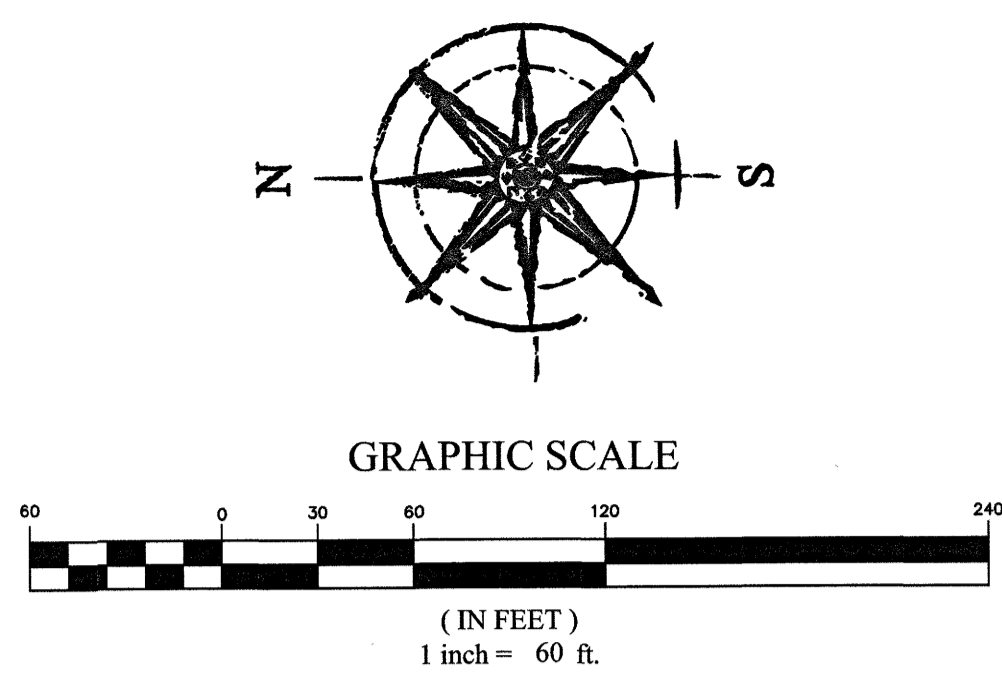


**NOTES:**  
 1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PILES TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.  
 2) PARCELS "A" AND "B" ARE HEREBY DEDICATED TO AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.

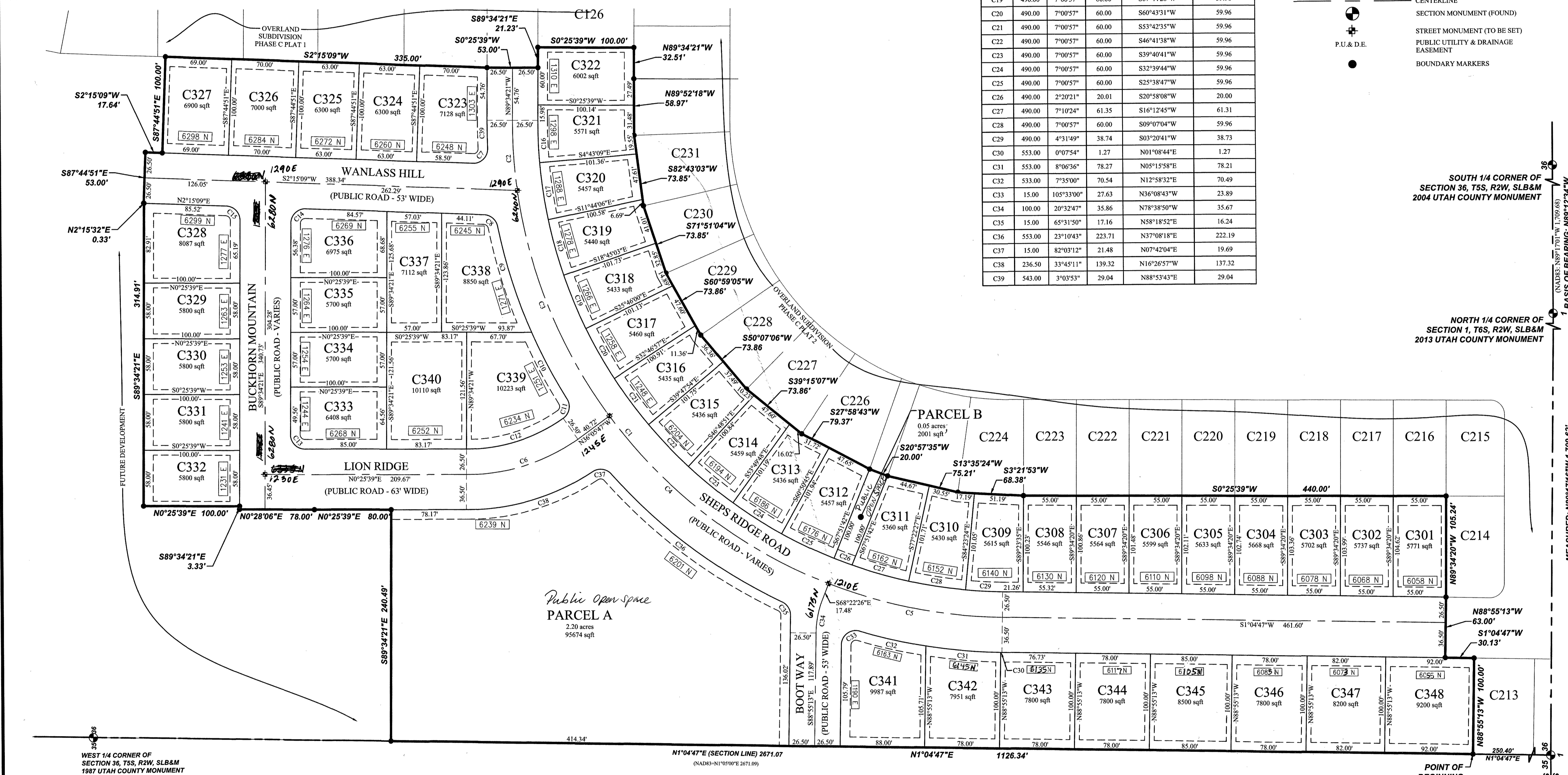
**PLAT TABULATIONS**

TOTAL ACREAGE: 12.77 ACRES  
 TOTAL ACREAGE IN LOTS: 7.24 ACRES  
 AVERAGE LOT SIZE: .15 ACRES OR 6,532.98 SQFT.  
 LARGEST LOT SIZE: 234 ACRES OR 10,223 SQFT.  
 SMALLEST LOT SIZE: 1.23 ACRES OR 5360 SQFT.  
 OVERALL DENSITY: 3.75 LOTS/ACRE  
 TOTAL NUMBER OF LOTS: 48 LOTS  
 TOTAL ACREAGE IN ROW: 3.28 ACRES

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	516.50	89°20'52"	805.44	S45°45'13"W	726.27
C2	516.50	87°06'16"	73.06	S86°22'31"W	73.00
C3	516.50	28°25'11"	256.19	S68°06'48"W	253.57
C4	516.50	32°16'39"	290.97	S37°45'53"W	287.14
C5	516.50	20°32'47"	185.22	S11°21'10"W	184.23
C6	200.00	35°27'55"	123.80	S17°18'18"E	121.83
C7	15.00	94°53'23"	24.84	S45°11'32"E	22.10
C8	15.00	76°28'06"	20.02	N40°29'12"E	18.57
C9	543.00	12°16'22"	116.31	N72°35'04"E	116.09
C10	543.00	8°16'48"	78.47	N62°18'29"E	78.40
C11	15.00	86°47'40"	22.72	S78°26'05"E	20.61
C12	173.50	35°27'55"	107.39	S17°18'18"E	105.69
C13	15.00	90°00'00"	23.56	S45°25'39"W	21.21
C14	15.00	91°49'30"	24.04	N43°39'36"W	21.55
C15	15.00	88°10'30"	23.08	N46°20'24"E	20.87
C16	490.00	5°08'48"	44.02	S87°51'15"W	44.00
C17	490.00	7°00'57"	60.00	S81°46'22"W	59.96
C18	490.00	7°00'57"	60.00	S74°45'25"W	59.96
C19	490.00	7°00'57"	60.00	S67°44'28"W	59.96
C20	490.00	7°00'57"	60.00	S60°43'31"W	59.96
C21	490.00	7°00'57"	60.00	S53°42'35"W	59.96
C22	490.00	7°00'57"	60.00	S46°41'38"W	59.96
C23	490.00	7°00'57"	60.00	S39°40'41"W	59.96
C24	490.00	7°00'57"	60.00	S32°39'44"W	59.96
C25	490.00	7°00'57"	60.00	S25°38'47"W	59.96
C26	490.00	2°20'21"	20.01	S20°58'08"W	20.00
C27	490.00	7°10'24"	61.35	S16°12'45"W	61.31
C28	490.00	7°00'57"	60.00	S09°07'04"W	59.96
C29	490.00	4°31'49"	38.74	S03°20'41"W	38.73
C30	553.00	0°07'54"	1.27	N01°08'44"E	1.27
C31	553.00	8°06'36"	78.27	N05°15'58"E	78.21
C32	533.00	7°35'00"	70.54	N12°58'32"E	70.49
C33	15.00	105°33'00"	27.63	N36°08'43"W	23.89
C34	100.00	20°32'47"	35.86	N78°38'50"W	35.67
C35	15.00	65°31'50"	17.16	N58°18'52"E	16.24
C36	553.00	23°10'43"	223.71	N37°08'18"E	222.19
C37	15.00	82°03'12"	21.48	N07°42'04"E	19.69
C38	236.50	33°45'11"	139.32	N16°26'57"W	137.32
C39	543.00	3°03'53"	29.04	N88°53'43"E	29.04



**VICINITY MAP**  
N.T.S.



**SURVEYOR'S CERTIFICATE**

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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.  
 Date: 08/19/2020  
 Spencer W. Llewellyn  
 Professional Land Surveyor  
 Certificate No. 10516507

**BOUNDARY DESCRIPTION**

A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:  
 Beginning at a point located N01°04'47"E along the Section line 250.40 feet from the Southwest Corner of Section 36, T5S, R2W, SLB&M; thence N01°04'47"E along the Section line 1,126.34 feet; thence S89°34'21"E 240.49 feet; thence N00°25'39"E 80.00 feet; thence N00°28'06"E 78.00 feet; thence S89°34'21"E 3.33 feet; thence N00°25'39"E 100.00 feet; thence S89°34'21"E 314.91 feet; thence N02°15'32"E 0.33 feet; thence S87°44'51"E 53.00 feet; thence S02°15'09"W 17.64 feet; thence S87°44'51"E 100.00 feet; thence S02°15'09"W 335.00 feet; thence S00°25'39"W 53.00 feet; thence S89°34'21"E 21.23 feet; thence S00°25'39"W 100.00 feet; thence N89°34'21"W 32.51 feet; thence N89°52'18"W 58.97 feet; thence S82°43'03"W 73.85 feet; thence S71°51'04"W 73.85 feet; thence S60°59'05"W 73.86 feet; thence S50°07'06"W 73.86 feet; thence S39°15'07"W 73.86 feet; thence S27°58'43"W 79.37 feet; thence S20°57'35"W 20.00 feet; thence S13°35'24"W 75.21 feet; thence S03°21'53"W 68.38 feet; thence S00°25'39"W 440.00 feet; thence N89°34'20"W 105.24 feet; thence N88°55'13"W 63.00 feet; thence S01°04'47"W 30.13 feet; thence N88°55'13"W 100.00 feet to the point of beginning.  
 Contains: 12.77 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, PARCELS, 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 THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC. SITLA DOES HEREBY DEDICATE AND CONVEY TO EAGLE MOUNTAIN CITY THE AREA DEPICTED ON THIS PLAT AS PARCEL A AND PARCEL B, FOR THE BENEFIT OF THE PUBLIC. SITLA DOES HEREBY DEDICATE TO THE CITY PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") ON PARCEL A, PARCEL B AND ON THE AREAS DEPICTED ON THIS PLAT AS EASEMENTS, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, PARCELS, 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 3<sup>RD</sup> DAY OF SEPTEMBER, 2020.  
 THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL  
 SPECIAL ASSISTANT ATTORNEY GENERAL

**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

PRINTED NAME OF OWNER: BY: RYAN TESCH  
 SECRETARY, IVORY HOMES, LTD

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

ON THE 3<sup>RD</sup> DAY OF September, 2020, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY 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: 01-10-2022  
 MY COMMISSION No. # 698412

**STATE OF UTAH ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

ON THE 3<sup>RD</sup> DAY OF September, 2020, PERSONALLY APPEARED BEFORE ME Scott Rupp, 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: 3/8/2028  
 MY COMMISSION No. 699364

**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 17 DAY OF December, 2020

APPROVED BY MAYOR: APPROVED BY CITY ATTORNEY  
 APPROVED BY CITY ENGINEER: ATTEST BY CITY RECORDER

**PHASE "C", PLAT 3 OVERLAND SUBDIVISION**

LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: NOTARY PUBLIC SEAL: CITY-COUNTY ENGINEER SEAL: COUNTY RECORDER SEAL

**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.  
 DATE: 10/16/20

**PREPARED BY**  
**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 6949 SOUTH HIGH TECH DRIVE SUITE 200  
 MIDVALE, UT 84047 PH: (801) 352-0075  
 www.focusutah.com

**PREPARED FOR**  
 OWNER/DEVELOPER  
 IVORY HOMES  
 978 EAST WOODAK LANE  
 SALT LAKE CITY, UT 84117  
 (801) 407-6891  
 CONTACT: BRYON PRINCE

**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: 10/1/2020  
 Rocky Mountain Power

**DOMINION ENERGY UTAH - NOTE:**  
 Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. 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.  
 Approved this 1 DAY OF October A.D. 2020  
 By: Christopher Eldredge  
 Title: PE-COM

17448

SEC 36-5-2-W TU038 0T