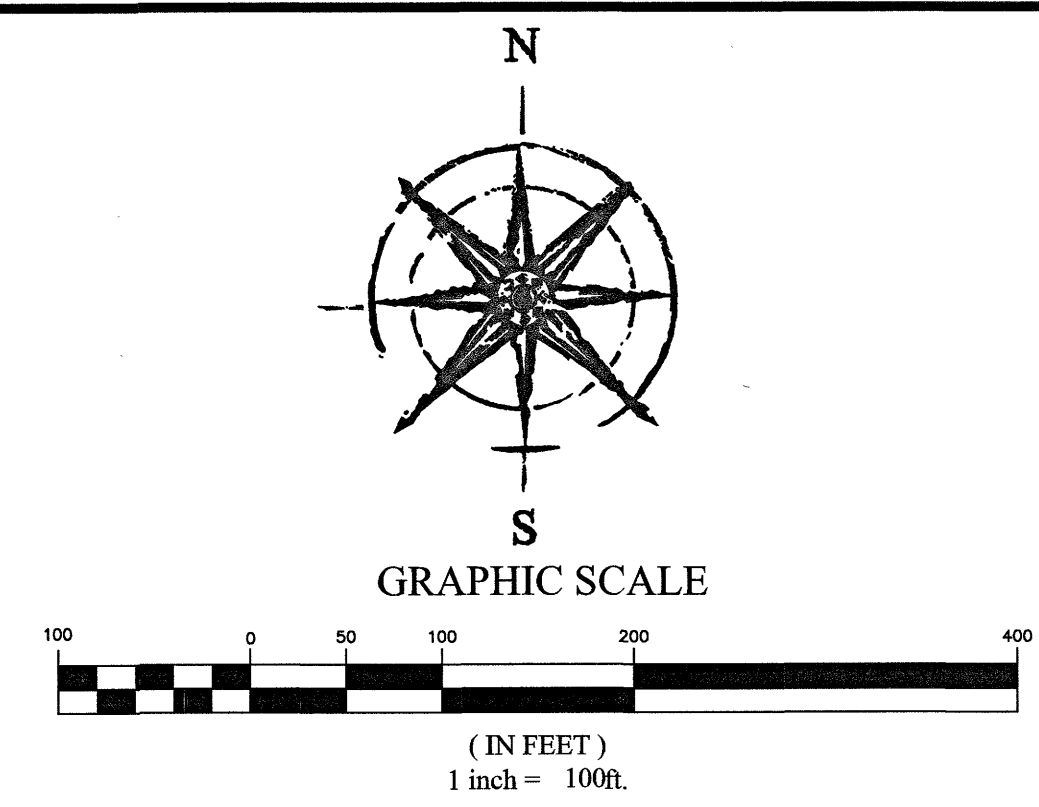
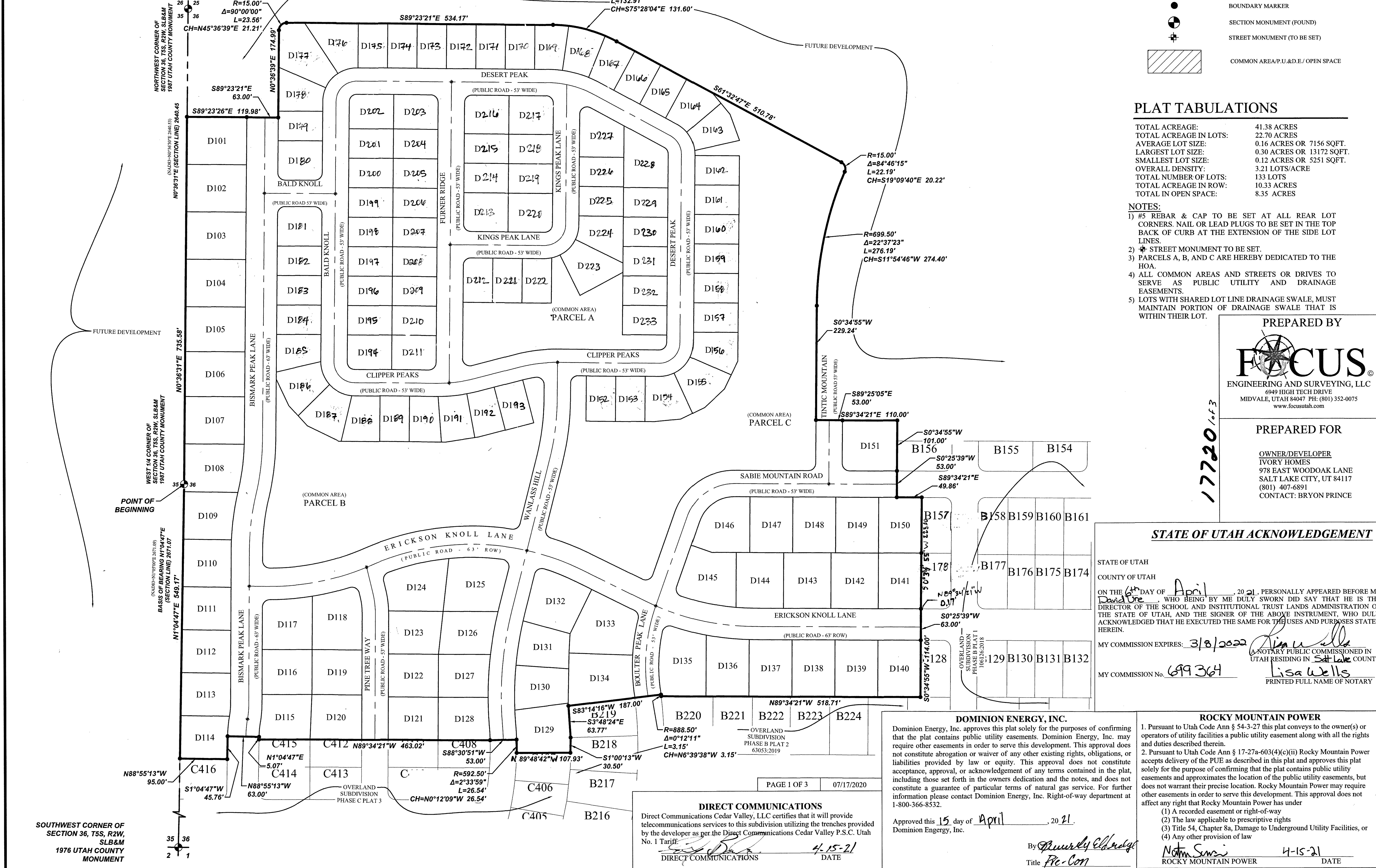


VICINITY MAP
N.T.S.



LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	BOUNDARY MARKER
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	COMMON AREA/P.U.D.E./ OPEN SPACE

PLAT TABULATIONS

TOTAL ACREAGE:	41.38 ACRES
TOTAL ACREAGE IN LOTS:	22.70 ACRES
AVERAGE LOT SIZE:	0.16 ACRES OR 7156 SQFT.
LARGEST LOT SIZE:	0.30 ACRES OR 13172 SQFT.
SMALLEST LOT SIZE:	0.12 ACRES OR 5251 SQFT.
OVERALL DENSITY:	3.21 LOTS/ACRE
TOTAL NUMBER OF LOTS:	133 LOTS
TOTAL ACREAGE IN COMMON AREAS:	10.33 ACRES
TOTAL IN OPEN SPACE:	8.35 ACRES

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - STREET MONUMENT TO BE SET.
 - PARCELS A, B, AND C ARE HEREBY DEDICATED TO THE HOA.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - LOTS WITH SHARED LOT LINE DRAINAGE SWALE, MUST MAINTAIN PORTION OF DRAINAGE SWALE THAT IS WITHIN THEIR LOT.

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

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

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

ON the 15th day of April, 2021, I, Notary Public, personally appeared before me Ryan Tesch, 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

APPROVED BY NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
Lisa Wells
PRINTED FULL NAME OF NOTARY

DOMINION ENERGY, INC.

Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. 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 Energy, Inc. Right-of-way department at 1-800-366-8532.

Approved this 15 day of April, 2021.
By: Priscilla Edwards
Title: Pre-Com

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 approves 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 15 day of April, 2021.
By: Notary Public
Title: Notary Public

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 owners(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.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date: 03/18/2021

BOUNDARY DESCRIPTION

A portion of the NW1/4 & SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N00°36'31"E 735.58 feet; thence S89°23'26"E 119.98 feet; thence S89°23'21"E 63.00 feet; thence N00°36'39"E 174.99 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°36'39"E 21.21 feet; thence S89°23'21"E 534.17 feet; thence along the arc of a curve to the right with a radius of 273.50 feet a distance of 132.91 feet through a central angle of 27°50'34" Chord: S75°28'04"E 131.60 feet; thence S61°32'47"E 510.78 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.19 feet through a central angle of 84°46'15" Chord: S19°09'40"E 20.22 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 699.50 feet a distance of 276.19 feet through a central angle of 22°37'23" Chord: S11°54'46"W 274.40 feet; thence S00°34'55"W 229.24 feet; thence S89°23'05"E 53.00 feet; thence S89°34'21"E 110.00 feet to the Westerly line of PHASE "B", PLAT 3, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded September 5, 2019 as Entry No. 87072-2019 of the Official Records of Utah County; thence S00°34'55"W along said plat and along the Westerly line of Lot B156, PHASE "B", PLAT 2, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded November 5, 2018 as Entry No. 106126-2018 of the Official Records of Utah County 101.00 feet; thence along said PHASE "B", PLAT 3, OVERLAND SUBDIVISION the following seven (7) courses: 1) S00°25'39"W 53.00 feet; 2) S89°34'21"E 49.86 feet; 3) S00°34'55"W 225.10 feet; 4) N89°34'21"W 0.17 feet; 5) S00°25'39"W 63.00 feet; 6) S00°34'55"W 114.00 feet; 7) N89°34'21"W 518.71 feet; the previous course also being along the Northerly line of PHASE "B", PLAT 2 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded July 9, 2019 as Entry No. 63053-2019 in the Office of the Utah County Recorder; thence along said plat the following 4 (four) courses: 1) Northerly along the arc of a non-tangent curve to the left having a radius of 888.50 feet (radius bears: S83°26'28"W) a distance of 3.15 feet through a central angle of 0°12'11" Chord: N06°39'38"W 3.15 feet; 2) S83°14'16"W 187.00 feet; 3) S03°48'24"E 63.77 feet; 4) S01°00'13"W 30.50 feet; thence N89°48'42"W 107.93 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 592.50 feet (radius bears: N88°55'10"W) a distance of 26.54 feet through a central angle of 02°33'59" Chord: N00°12'09"W 26.54 feet; thence S88°30'51"W 53.00 feet; thence N89°34'21"W 463.02 feet; thence N01°04'47"E 5.07 feet; thence N88°55'13"W 63.00 feet; thence S01°04'47"W 45.76 feet; thence N88°55'13"W 95.00 feet to the Section line; thence N01°04'47"E along the Section line 549.17 feet to the point of beginning.

Contains: 41.38 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, COMMON AREA, 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. 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, COMMON AREAS, 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.

Pursuant to Utah Code 10-9a-604(1)(d) the owner conveys parcels A, B, and C to Overland Master Association 978 E. Woodoak Lane, Salt Lake City, UT 84117

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

David Rees
DIRECTOR

APPROVED AS TO FORM: Sean Reyes UTAH ATTORNEY GENERAL

David Rees
SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER 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: AUTHORIZED SIGNATURE:
BY: RYAN TESCH
SECRETARY, IVORY HOMES, LTD

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON the 23rd day of March, 2021, I, Ryan Tesch, 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

APPROVED BY NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
Peter Griffin
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 7 DAY OF May, 2021.

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
ATTEST BY CITY RECORDER: [Signature]
(SEE SEAL BELOW)

PHASE "D" PLAT 1 OVERLAND SUBDIVISION

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

SCALE: 1"=60'

ENT 104241-2021 Map 5 17720
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 10 12:09 PM FEE 416.00 BY
RECORDED FOR EAGLE MOUNTAIN CITY

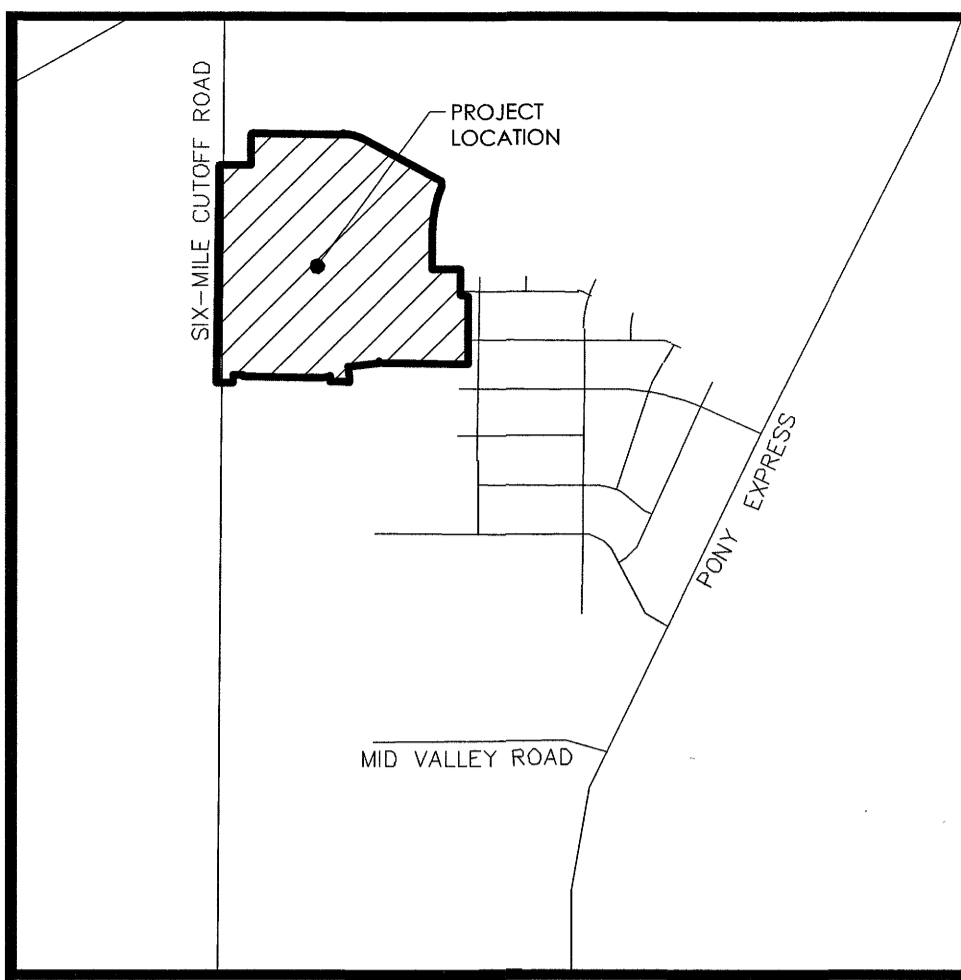
SURVEYOR'S SEAL: Spencer W. Llewellyn
NOTARY PUBLIC SEAL: Lisa Wells
CITY-COUNTY ENGINEER SEAL: [Signature]
COUNTY RECORDER SEAL: [Signature]

SOUTHWEST CORNER OF SECTION 36, T5S, R2W, SLB&M 1976 UTAH COUNTY MONUMENT

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.

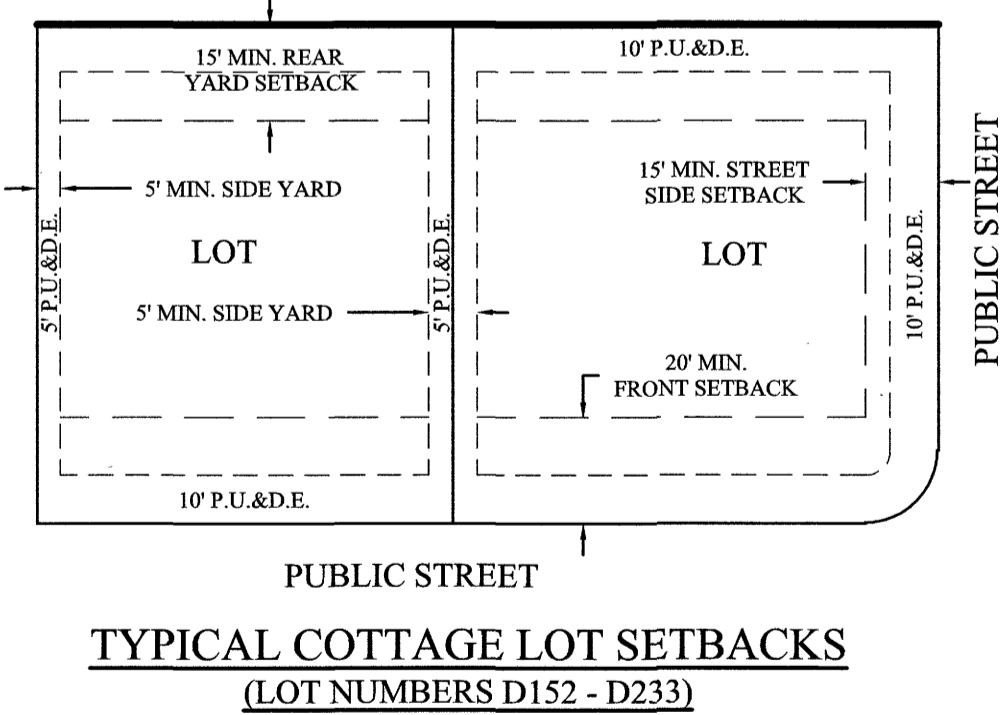
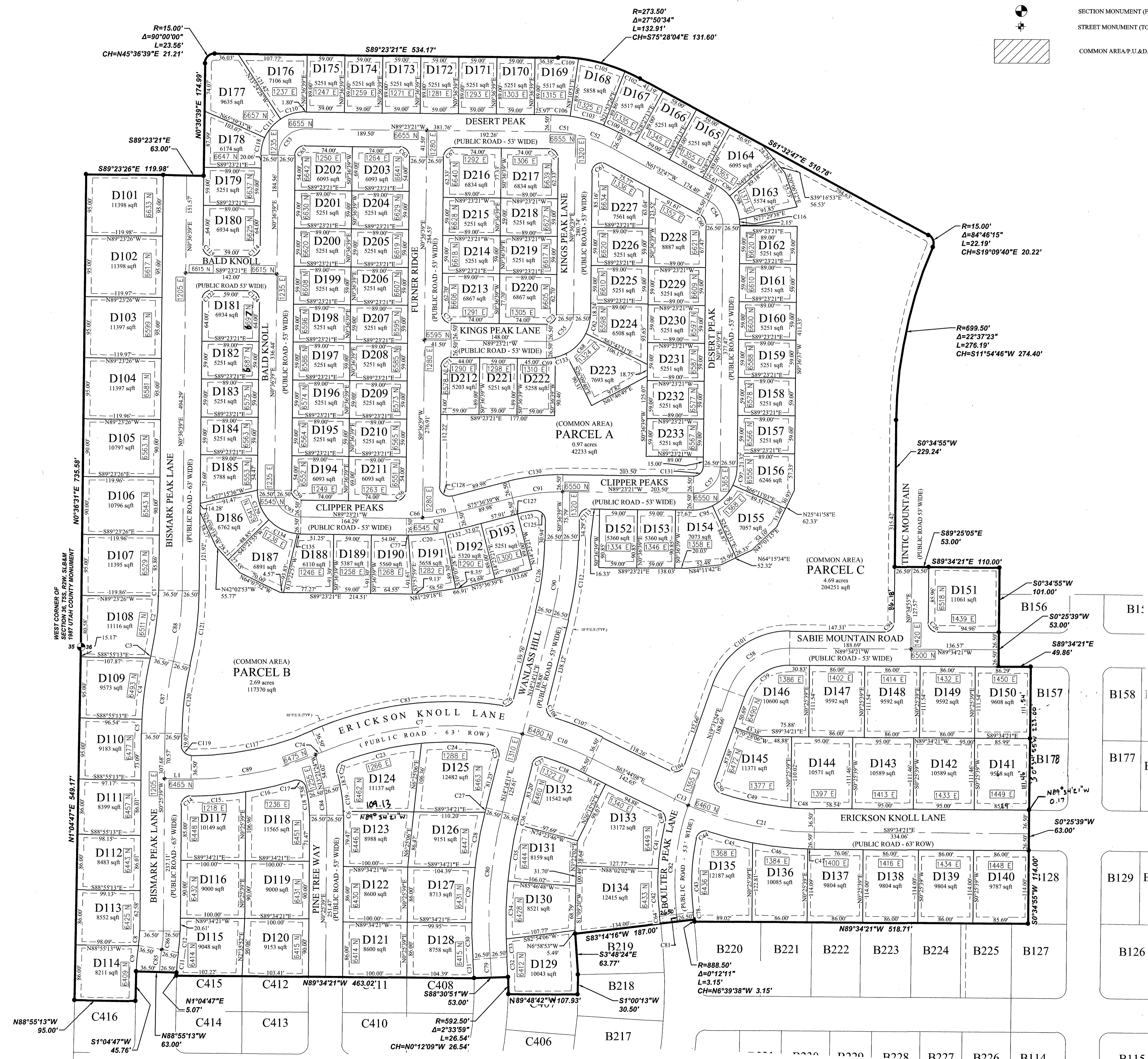
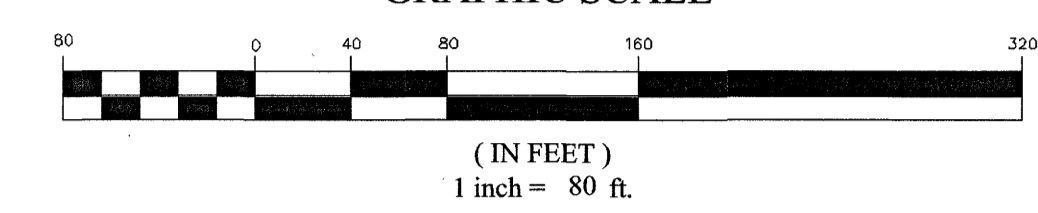
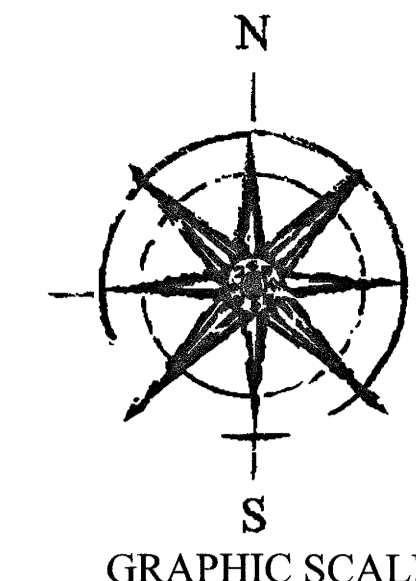
Approved this 15 day of April, 2021.
By: Priscilla Edwards
Title: Pre-Com



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- COMMON AREA (P.U.&D.E./ OPEN SPACE)



17720 Jof3

PHASE "D" PLAT 1 OVERLAND SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T8S, R2W, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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PROFESSIONAL LAND SURVEYOR
No. 105467
SHEILA W. LEWELYN
UTAH
04/30/21

PAGE 2 OF 3 07/17/2020

17720
ENT 106241:2021 Map # 17720
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 10 12:09 pm FEE 416.00 B.L.T.
RECORDED FOR EAGLE MOUNTAIN CITY

