

PONY EXPRESS BUSINESS PARK SUBDIVISION 1ST AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

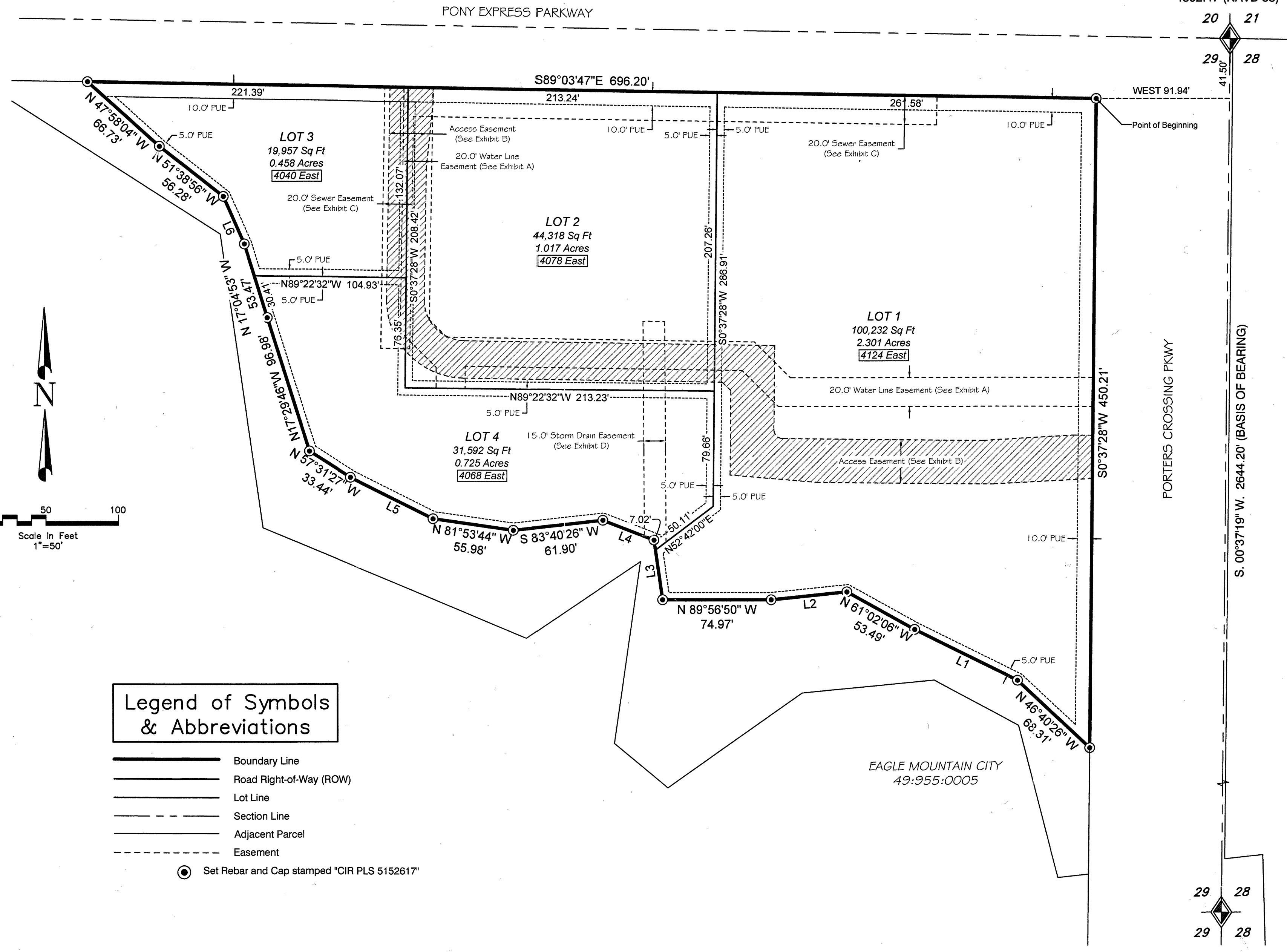
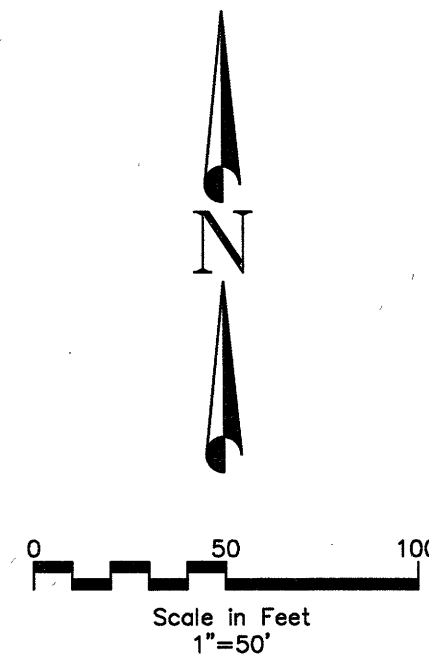
Found Northeast Corner
Section 29, T.5S., R.1W.
3rd Utah County Brass Cap
Benchmark Elev= 4802.47 (NAVD 88)

PLAT CALCULATIONS

TOTAL ACREAGE:	4.501 ACRES
BUILDABLE ACREAGE:	4.501 ACRES
TOTAL ACREAGE IN LOTS:	4.501 ACRES
TOTAL OPEN SPACE:	0.000
TOTAL IMPROVED OPEN SPACE:	0.000
AVERAGE LOT SIZE:	1.125 ACRES
LARGEST LOT SIZE:	100,232 SF/ 2.301 ACRES
SMALLEST LOT SIZE:	19,957 SF/ 0.458 ACRES
OVERALL DENSITY:	1.125 LOTS/ACRE
TOTAL # OF LOTS:	4 LOTS
AREA TO BE DEDICATED FOR ROADWAY:	0.000
AREA TO BE DEDICATED FOR WASH:	0.000

LINE TABLE

LINE #	LENGTH	BEARING
L1	79.29	N63° 30' 11"W
L2	52.56	S84° 08' 56"W
L3	41.72	N8° 10' 01"W
L4	37.85	N68° 40' 17"W
L5	63.80	N63° 26' 41"W
L6	35.96	N23° 49' 01"W



Legend of Symbols & Abbreviations

- Boundary Line
- Road Right-of-Way (ROW)
- Lot Line
- Section Line
- Adjacent Parcel
- Easement
- Set Rebar and Cap stamped "CIR PLS 5152617"

EXHIBIT "A" - Water Line Easement

Beginning at a point on the easterly line of Lot 1, which is 193.72 feet S. 00°37'28" W. from the northeasterly corner of said Lot 1; thence S. 00°37'28" W. 20.00 feet along said easterly line of Lot 1; thence West 217.22 feet; thence N. 45°00'00" W. 35.31 feet; thence N. 89°03'46" W. 180.95 feet; thence S. 00°20'23" W. 15.43 feet; thence N. 89°22'32" W. 20.00 feet; thence N. 00°20'23" E. 14.41 feet; thence N. 45°00'00" W. 35.09 feet; thence N. 00°56'14" E. 169.49 feet to the northerly line of said Lots 2 & 3; thence S. 89°03'47" E. 20.00 feet along said northerly line of Lots 2 & 3; thence S. 00°56'14" W. 161.01 feet; thence S. 45°00'00" E. 16.82 feet; thence S. 89°03'46" E. 212.16 feet; thence S. 45°00'00" E. 35.12 feet; thence S. 89°59'59" E. 209.15 feet to the Point of Beginning. 13300 Sq Ft., or 0.306 acre.

EXHIBIT "B" - Water Line Easement

Beginning at a point on the easterly line of Lot 1, which is 233.74 feet S. 00°37'28" W. from the northeasterly corner of said Lot 1; thence S. 00°37'28" W. 29.87 feet along said easterly line of Lot 1; thence S. 86°46'41" W. 68.29 feet; thence N. 89°22'32" W. 122.08 feet; thence N. 85°08'11" W. 60.09 feet; thence N. 00°37'01" E. 58.44 feet; thence N. 45°40'17" W. 8.24 feet; thence N. 89°03'46" W. 178.29 feet to a point of tangency with a 54.00 - foot radius curve to the right, concave northeasterly; thence Northwesterly 84.82 feet along the arc of said curve, through a central angle of 90°00'00" (Chord bears N. 44°03'46" W. 76.37 feet); thence N. 00°56'14" E. 147.00 feet to the northerly line of said Lots 2 & 3; thence S. 89°03'47" E. 30.00 feet along said northerly line of Lots 2 & 3; thence S. 00°56'14" W. 10.00 feet; thence S. 05°54'25" W. 46.17 feet; thence S. 00°56'14" W. 91.00 feet to a point of tangency with a 28.00 - foot radius curve to the left, concave northeasterly; thence Southwesterly 43.98 feet along the arc of said curve, through a central angle of 90°00'00" (Chord bears S. 44°03'46" E. 39.60 feet); thence S. 89°03'46" E. 214.12 feet; thence S. 00°37'28" W. 58.38 feet to a point of tangency with a 6.00 - foot radius curve to the left, concave northeasterly; thence Southwesterly 9.42 feet along the arc of said curve, through a central angle of 90°00'00" (Chord bears S. 44°22'32" E. 8.49 feet); thence S. 89°22'32" E. 139.50 feet; thence N. 89°21'17" E. 61.16 feet; thence S. 89°22'32" E. 13.84 feet to the Point of Beginning. 19,790 Sq Ft., or 0.454 acre.

EXHIBIT "C" - Sewer Easement

Beginning at a point on the easterly line of Lot 1, which is 109.86 feet N. 89°03'47" W. from the northeasterly corner of said Lot 1; thence S. 00°56'14" W. 20 feet; thence N. 89°03'47" W. 360.95 feet; thence S. 00°56'14" W. 161.32 feet; thence N. 89°03'46" W. 20.00 feet; thence N. 00°56'14" E. 181.32 feet to the northerly line of said Lots 2 & 3; thence S. 89°03'47" E. 390.95 feet along said Lots 2, 3, and 1 to the Point of Beginning. 10,845 Sq Ft., or 0.249 acre.

EXHIBIT "D" - Sewer Easement

Beginning at a southerly angle point of Lot 4; thence along the southerly line of said Lot 4 the following two (2) courses: 1) N. 08°10'01" W. 7.02 feet; 2) N. 68°40'17" W. 7.17 feet thence N. 00°17'36" W. 149.01 feet; thence S. 89°22'32" E. 15.00 feet; thence S. 00°17'36" E. 152.81 feet to a southeasterly line of said Lot 4; thence S. 52°42'00" W. 9.24 feet along said southeasterly line of Lot 4 to the Point of Beginning. 2,298 Sq Ft., or 0.052 acre.

Rocky Mountain Power Approval

1. Pursuant to Utah Code Ann. 54-3-27 This Plat Conveys to the Owner(s) Operators of Utility Facilities a Public Utility Easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann. 17-27a603(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, any other provision of law.

Ally Yang 10-7-2021
Rocky Mountain Power Date

Dominion Energy Approval

Dominion Energy approves this plat solely for the purpose 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, obligation 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 Owner's Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-6532.

Dorothy Eldredge 9/22/21
Dominion Energy Date

Direct Communications Approval

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer per the Direct Communications Cedar Valley P.S.C Utah No. Tariff

[Signature] 9/22/21
Direct Communications Date

SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 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 made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as PONY EXPRESS BUSINESS PARK SUBDIVISION - 1ST AMENDMENT, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 18 day of August, 2021

OVERALL BOUNDARY DESCRIPTION

A parcel of land being all of Lots 1-4, Pony Express Business Park Subdivision recorded April 6, 2021 as Entry No. 65044:2021, having Map# 17632 in the Office of the Utah County Recorder. Said parcel of land is located in the Northeast Quarter of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the northeasterly corner of said Lot 1, which is 41.50 feet S. 00°37'19" W. along the Section line and 91.94 feet West from the Northeast corner of said Section 29; thence along said Lots the following eighteen (18) courses: 1) S. 00°37'28" W. 450.21 feet; 2) N. 46°40'26" W. 68.31 feet; 3) N. 63°30'11" W. 79.29 feet; 4) N. 61°02'06" W. 53.49 feet; 5) S. 84°08'56" W. 52.56 feet; 6) N. 89°56'50" W. 74.97 feet; 7) N. 08°10'01" W. 41.72 feet; 8) N. 68°40'17" W. 37.85 feet; 9) S. 89°40'26" W. 61.90 feet; 10) N. 81°53'44" W. 55.98 feet; 11) N. 89°26'41" W. 63.80 feet; 12) N. 57°31'27" W. 33.44 feet; 13) N. 17°29'48" W. 95.98 feet; 14) N. 17°04'33" W. 53.47 feet; 15) N. 23°49'01" W. 35.98 feet; 16) N. 51°38'56" W. 58.28 feet; 17) N. 47°58'04" W. 66.73 feet; 18) S. 89°03'47" E. 696.20 feet to the Point of Beginning.

The above-described parcel of land contains 196,097 sq. ft. in area or 4.501 acres, more or less. Contains 4 Lots.

OWNERS DEDICATION

We the undersigned owners of all the real property depicted on this plat and described in the Surveyors 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, 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, Utah for the benefit of the city and the inhabitants thereof.

ACKNOWLEDGMENT

On this 10/7/21 day of October 2021, I personally appeared before me *John Helmer*, the signer of the foregoing instrument, who duly acknowledged to me that (s)he is the OWNER of Nichols Enterprises, LLC and is authorized to execute the foregoing agreement in its behalf and that he or she executed it in such capacity.

Signature: *John Helmer, Owner* Date: 10/7/21
Signature: *Brian Nichols, Co-Owner* Date: 10/16/21

ACKNOWLEDGMENT

On this 10/7/21 day of October 2021, I personally appeared before me *Lianne Pengra*, the signer of the foregoing instrument, who duly acknowledged to me that (s)he is the CO-OWNER of Nichols Enterprises, LLC and is authorized to execute the foregoing agreement in its behalf and that he or she executed it in such capacity.

State of Utah }
County of Utah }
Notary Public
Residing at Eagle Mountain, UT
COMMISSION # 712555
COMMISSION EXPIRATION: 08-04-2024

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.

Approved by Mayor: *Tommy Anderson*
Approved by City Attorney: *[Signature]*

Approved: *[Signature]* ATTEST: *[Signature]*
(See Seal Below) (See Seal Below)

**PONY EXPRESS BUSINESS PARK SUBDIVISION
1ST AMENDMENT**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

Amending and vacating lots 1, 2, 3, 4 of Pony Express Business Park

CIVIL ENGINEERING + SURVEYING

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

GARY CHRISTENSEN
No. 5152617
08/16/2021
STATE OF UTAH

EAGLE MOUNTAIN CITY
EST. 1926
STATE OF UTAH

TRUSTY
11/21
STATE OF UTAH

Sec. 29, T5S, R1W, SLB&M. Amending and vacating lots 1, 2, 3, 4 of Pony Express Business Park. DLG