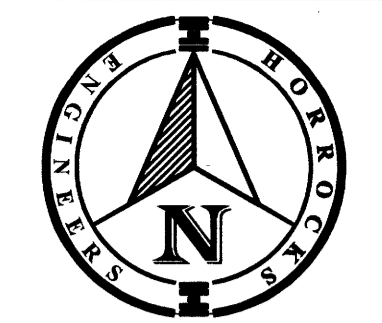


# FINAL PLAT FOR PONY EXPRESS ESTATES PLAT 2

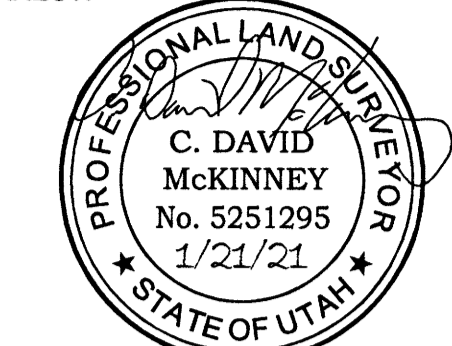
LOCATED IN SOUTHWEST CORNER OF SECTION 1  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN, UTAH COUNTY, UT



### SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS TO BE KNOWN AS PONY EXPRESS ESTATES PLAT 2, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY  
LICENSE NO. 5251295



### BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°08'06" EAST 1346.65 FEET AND SOUTH 00°21'00" WEST 618.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 0°21'00" WEST 711.80 FEET; THENCE NORTH 89°23'33" WEST 336.09 FEET; THENCE SOUTH 0°20'30" WEST 668.36 FEET; THENCE SOUTH 05°21'11" EAST 1.43 FEET; THENCE SOUTH 0°19'38" WEST 176.51 FEET; THENCE NORTH 89°41'58" WEST 153.39 FEET; THENCE SOUTH 0°18'02" WEST 9.64 FEET TO A POINT OF CURVATURE; THENCE SOUTH-WESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.68 FEET WITH A CENTRAL ANGLE OF 90°21'28" (CHORD S45°28'45" W 21.28') TO A POINT OF TANGENCY; THENCE NORTH 89°20'32" WEST 602.35 FEET; THENCE NORTH 0°39'28" EAST 121.98 FEET; THENCE SOUTH 89°21'30" EAST 531.30 FEET; THENCE NORTH 0°39'28" EAST 121.99 FEET; THENCE NORTH 1°19'46" WEST 53.03 FEET; THENCE NORTH 0°39'28" EAST 242.00 FEET; THENCE NORTH 0°53'27" WEST 53.02 FEET; THENCE NORTH 0°39'28" EAST 117.72 FEET; THENCE NORTH 0°55'28" WEST 117.49 FEET; THENCE NORTH 12°35'25" WEST 54.44 FEET; THENCE NORTH 0°37'59" EAST 102.24 FEET; THENCE SOUTH 89°22'01" EAST 10.25 FEET; THENCE NORTH 0°19'31" EAST 101.68 FEET; THENCE NORTH 20°20'32" WEST 56.65 FEET; THENCE NORTH 0°19'31" EAST 97.89 FEET; THENCE NORTH 81°11'50" WEST 35.65 FEET; THENCE NORTH 21°38'36" EAST 84.41 FEET; THENCE NORTH 34°15'56" EAST 79.29 FEET; THENCE NORTH 38°39'18" EAST 186.39 FEET; THENCE NORTH 63°41'50" EAST 110.97 FEET; THENCE SOUTH 89°39'00" EAST 180.37 FEET; THENCE SOUTH 89°46'32" EAST 53.00 FEET; THENCE SOUTH 89°39'00" EAST 111.24 FEET TO THE POINT OF BEGINNING. CONTAINS 15.32 ACRES AND 49 LOTS.

### PLAT CALCULATIONS

TOTAL ACREAGE:	15.32 ACRES
TOTAL ACREAGE IN LOTS:	10.43 ACRES
TOTAL ACREAGE IN SUBDIV. ROW:	3.24 ACRES
TOTAL OPEN SPACE:	1.65 ACRES
TOTAL IMPROVED OPEN SPACE:	1.65 ACRES
AVERAGE LOT SIZE:	11081 SF/0.25 ACRES
LARGEST LOT SIZE:	17,382 SF/0.40 ACRES
SMALLEST LOT SIZE:	7,509 SF/0.17 ACRES
OVERALL DENSITY:	3.2 LOTS/ACRE
TOTAL # OF LOTS:	49 LOTS

### OWNER'S 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, TO BE KNOWN AS:

### PONY EXPRESS ESTATES PLAT 2

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.

PRINTED NAME OF OWNER: RICHMOND AMERICAN HOMES OF UTAH  
AUTHORIZED SIGNATURE(S): Paul Peterson, DIVISION PRESIDENT

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THIS 21st DAY OF FEBRUARY 2021, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOW TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC SIGNATURE: KAY VAN WAGEN  
PRINTED FULL NAME OF NOTARY: KAY VAN WAGEN, ATTORNEY PUBLIC COMMISSIONED IN UTAH  
MY COMMISSION EXPIRES: 07-28-2023 COMMISSION NUMBER: 106244

### DEVELOPED BY:

Richmond American Homes of Utah, Inc.  
849 W. Levoy Drive, Ste 220  
Salt Lake City, UT 84123  
(801)-743-7456

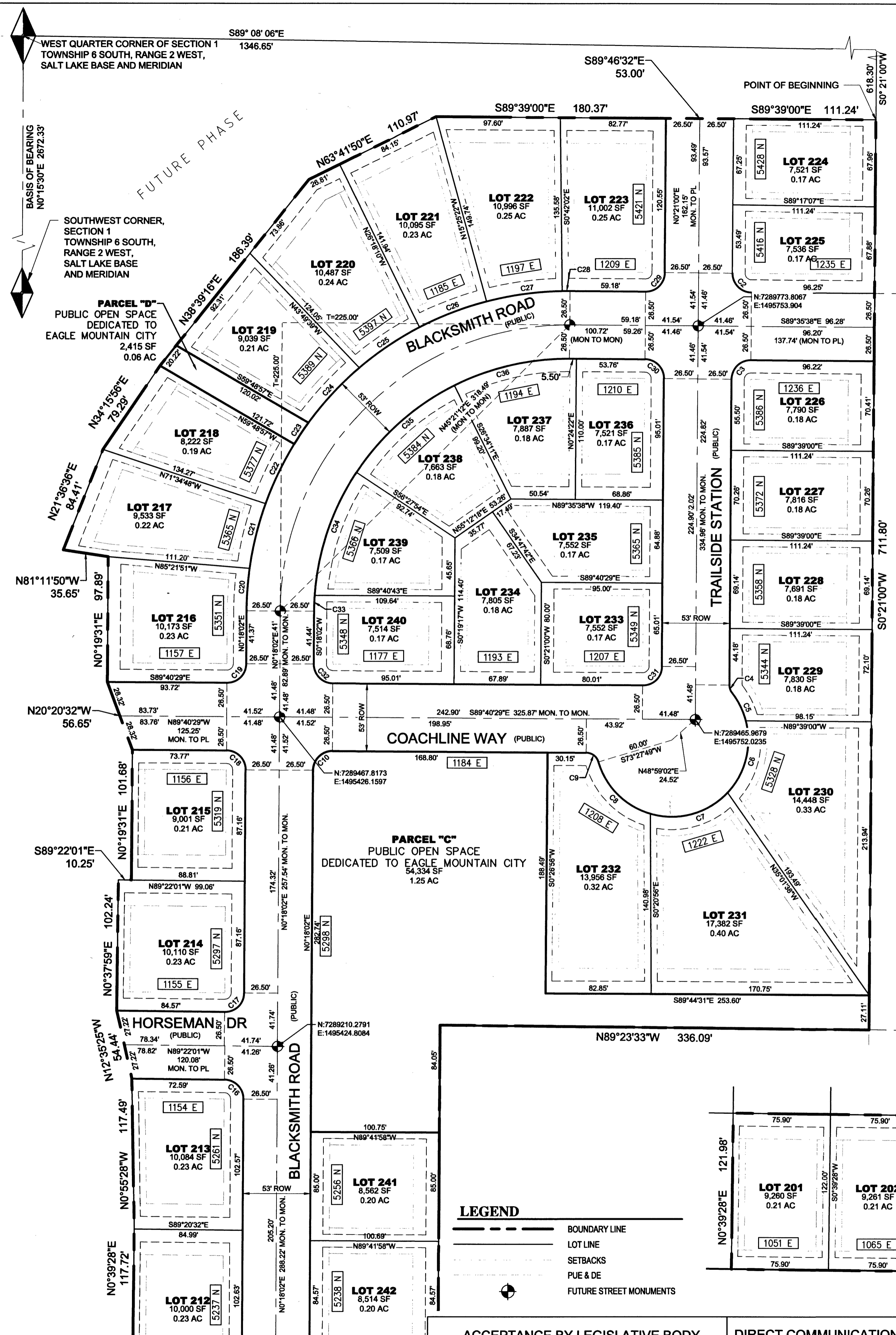
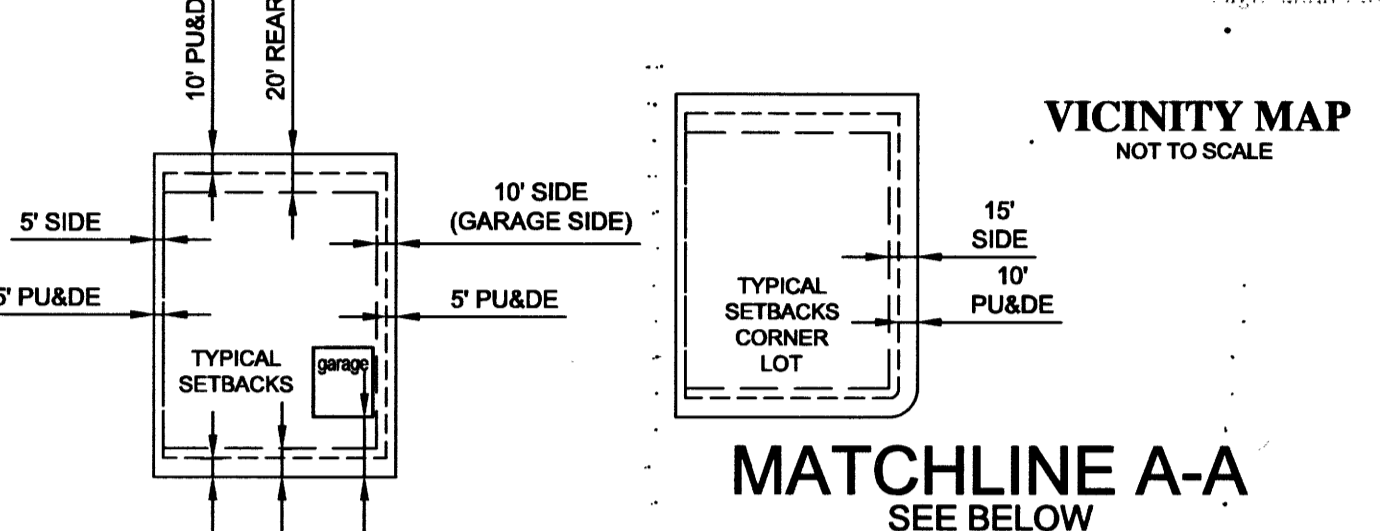
### PONY EXPRESS ESTATES PLAT 2

LOCATED IN SOUTHWEST CORNER OF SECTION 1  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN, UTAH COUNTY, UT

RECORDED #  
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF  
DATE: TIME BOOK PAGE  
FEE \$ CLERK UTAH COUNTY RECORDER

### Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	353.84	225.00	90°06'20"	S45° 21' 12"W	318.49
C2	23.55	15.00	89°56'38"	S44° 37' 19"E	21.20
C3	23.58	15.00	90°03'22"	S45° 22' 41"W	21.22
C4	6.69	10.00	38°20'36"	S18° 49' 18"E	6.57
C5	24.47	60.00	23°21'52"	S26° 18' 40"E	24.30
C6	60.37	60.00	57°39'01"	S14° 11' 47"W	57.86
C7	66.10	60.00	63°07'15"	S74° 34' 55"W	62.81
C8	60.03	60.00	57°19'17"	N45° 11' 49"W	57.55
C9	12.77	10.00	73°08'19"	N53° 06' 20"W	11.92
C10	23.57	15.00	90°00'44"	N45° 18' 46"E	21.22
C11	23.66	15.00	90°21'26"	S45° 28' 45"W	21.28
C12	23.47	15.00	89°38'34"	S44° 31' 15"E	21.15
C13	23.66	15.00	90°21'26"	N45° 28' 45"E	21.28
C14	23.47	15.00	89°38'34"	N44° 31' 15"W	21.15
C15	23.66	15.00	90°21'26"	N45° 28' 45"E	21.28
C16	23.47	15.00	89°40'03"	N44° 31' 59"W	21.15
C17	23.65	15.00	90°19'57"	N45° 28' 01"E	21.27
C18	23.56	15.00	89°58'32"	N44° 41' 14"W	21.21
C19	23.57	15.00	90°01'28"	N45° 18' 46"E	21.22
C20	33.25	251.50	7°34'26"	N4° 05' 15"E	33.22
C21	52.09	251.50	11°51'59"	N13° 48' 28"E	51.99
C22	51.96	251.50	11°50'17"	N25° 39' 36"E	51.87
C23	20.05	251.50	4°34'01"	N33° 51' 45"E	20.04
C24	58.69	251.50	13°22'17"	N42° 49' 54"E	58.56
C25	57.01	251.50	12°59'18"	N56° 00' 41"E	56.89
C26	56.24	251.50	12°48'42"	N68° 54' 54"E	56.12
C27	60.14	251.49	13°42'03"	N82° 09' 50"E	59.99
C28	6.09	251.51	1°23'18"	N89° 42' 43"E	6.09
C29	23.58	15.00	90°03'22"	N45° 22' 41"E	21.22
C30	23.55	15.00	89°56'38"	N44° 37' 19"W	21.20
C31	23.56	15.00	89°58'31"	N45° 20' 15"E	21.21
C32	23.52	15.00	89°50'24"	S44° 45' 18"E	21.18
C33	12.35	198.50	3°33'58"	S2° 05' 01"W	12.35
C34	102.79	198.50	29°40'06"	S18° 42' 03"W	101.64
C35	103.57	198.50	29°53'43"	S48° 28' 58"W	102.40
C36	93.46	198.50	26°58'32"	S76° 55' 06"W	92.60



### LEGEND

- BOUNDARY LINE
- LOT LINE
- SETBACKS
- PUE & DE
- FUTURE STREET MONUMENTS

### 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 21st DAY OF FEBRUARY 2021.

### 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 AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 17ARIFF.

### DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUISSTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPING. 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-369-8632.

### ROCKY MOUNTAIN POWER APPROVAL

PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. PURSUANT TO UTAH CODE ANN § 17-2A-303(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 A RECORDED EASEMENT OR RIGHT-OF-WAY.

JAN 2021  
**HORROCKS ENGINEERS**  
2162 West Grove Pkwy., Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100

NOTE: ALL OPEN SPACE PARCELS, COMMON SPACE, LANDSCAPE BUFFERS, DETENTION BASIN(S), TRAILS AND OR OTHER AMENITIES ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

APPROVED BY CITY ATTORNEY: [Signature]  
APPROVED BY CITY RECORDER: [Signature]  
STATE OF UTAH

APPROVED BY DIRECT COMMUNICATIONS: [Signature]  
APPROVED THIS 4 DAY OF 3 2021  
STATE OF UTAH

APPROVED BY DOMINION ENERGY COMPANY: [Signature]  
APPROVED THIS 4 DAY OF 3 2021  
STATE OF UTAH

APPROVED BY ROCKY MOUNTAIN POWER: [Signature]  
DATE: 3-9-21  
STATE OF UTAH

1-763-R2W 76038 FC