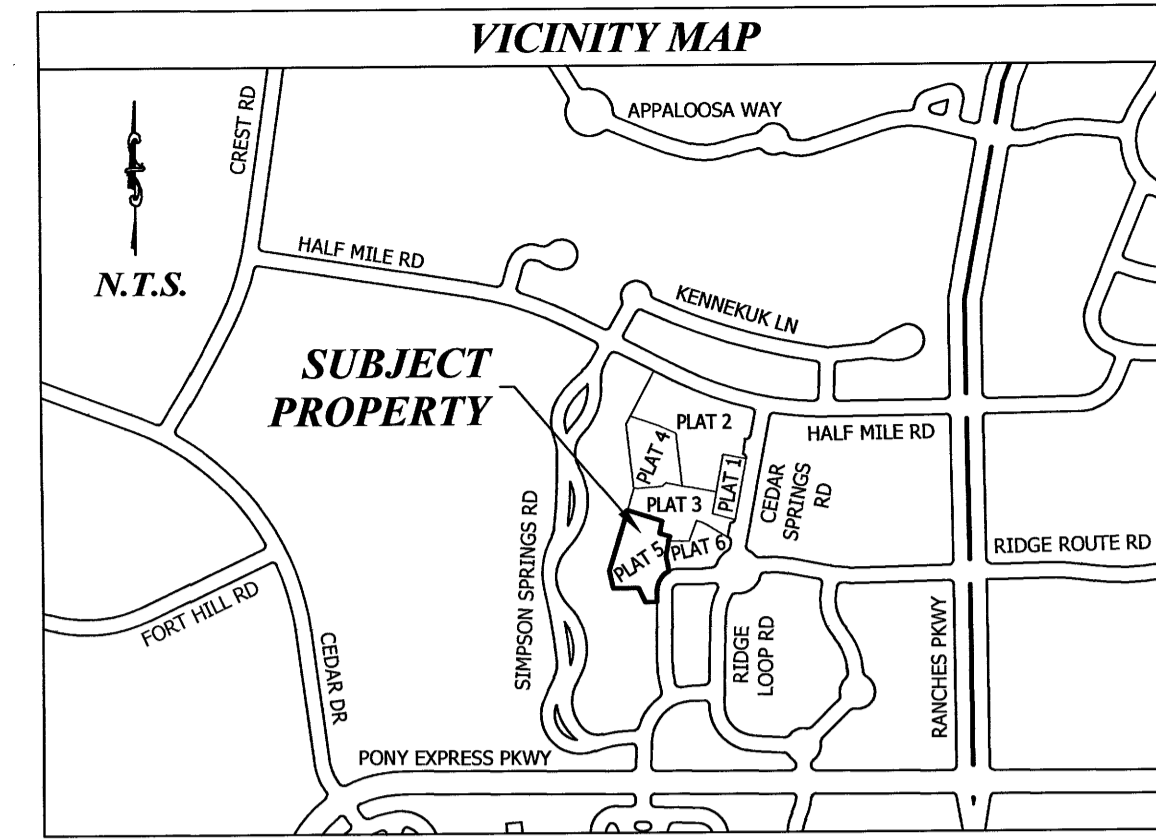


WEST 1/4 CORNER, SEC. 20,
T.5S., R.1W., S.L.B.&M.,
FOUND BRASS DISC WITH
PUNCH HOLE

SIMPSON HOLLOW PLAT 5
LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SEPTEMBER 2020



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PLAT 5 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.



Jeremiah Cunningham
JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF QUARTER MILE DRIVE, WHICH IS LOCATED SOUTH 89°02'40" EAST 716.51 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST 771.16 FEET FROM THE SOUTH-WEST CORNER SEC. 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, AND RUNNING THENCE ALONG SAID WESTERLY STREET LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHWESTERLY 84.48 FEET ALONG THE ARC OF A 75.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 64°32'18", CHORD BEARS SOUTH 32°16'09" WEST 80.08 FEET, TO A POINT OF TANGENCY, 2) SOUTH 00°00'00" EAST 40.87 FEET TO THE NORTHERLY LINE OF THE VILLAGE AT SIMPSON SPRING PLAT "A" 2ND AMENDMENT, THENCE ALONG SAID NORTHERLY SUBDIVISION LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 90°00'00" WEST 41.33 FEET, 2) NORTH 25°21'00" WEST 54.16 FEET, 3) NORTH 90°00'00" WEST 88.65 FEET TO THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A", THENCE ALONG SAID EASTERLY SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 12°07'22" WEST 61.90 FEET, 2) NORTH 17°07'33" EAST 221.19 FEET TO THE SOUTHERLY LINE OF SIMPSON HOLLOW PLAT 4; THENCE ALONG SAID SOUTHERLY SUBDIVISION LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 72°52'27" EAST 126.27 FEET, 2) SOUTH 11°01'02" WEST 44.57 FEET, 3) SOUTH 72°52'27" EAST 36.99 FEET, 4) SOUTH 17°07'33" WEST 16.15 FEET, 5) SOUTH 89°05'54" EAST 0.44 FEET TO THE WESTERLY LINE OF SIMPSON HOLLOW PLAT 6; THENCE ALONG THE SAID WESTERLY SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 09°57'23" WEST 53.28 FEET, 2) SOUTH 10°35'18" EAST 53.42 FEET TO THE WESTERLY LINE OF QUARTER MILE DRIVE AND TO THE POINT OF BEGINNING, CONTAINING 1.043 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNERS HEREBY CONVEY COMMON AREAS TO THE SIMPSON HOLLOW OWNER'S ASSOCIATION, P.O. BOX 179, LEHI, UT 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9 DAY OF OCTOBER, 2020.

Stan T. Rowlan
NAME: STAN T. ROWLAN, ITS MANAGER
MANAGER, SIMPSON HOLLOW, LLC

ENT 96906:2021 Map # 17689
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Map 24 3:37 pm FEE 72.00 BY LT
RECORDED FOR EAGLE MOUNTAIN CITY

CORPORATE ACKNOWLEDGEMENT

ON THIS 9 DAY OF OCTOBER, 2020, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STAN T. ROWLAN, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: *Stan T. Rowlan*
RESIDENCE: MORGAN COUNTY
MY COMMISSION EXPIRES: MAY 1, 2023

NOTARY PUBLIC:
TRAVIS S. TAYLOR
COMM. # 705080
COMMISSION EXPIRES
MAY 1, 2023
STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY COUNCIL, 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 2 DAY OF FEBRUARY, 2021.
Tom Rowlan APPROVED BY MAYOR
Christopher Todd APPROVED BY CITY ENGINEER
Joseph B. Kiser ATTEST
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

**PLAT 5
SIMPSON HOLLOW
SUBDIVISION**

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY RECORDER SEAL

PROFESSIONAL LAND SURVEYOR
No. 9182497
Jeremiah Cunningham
24 Sep 2020
STATE OF UTAH

CORPORATE SEAL
EAGLE MOUNTAIN CITY
EST. 1906
STATE OF UTAH

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	84.48'	75.00'	064°32'18"	S 32°16'09" W	80.08'
C2	22.52'	75.00'	017°12'06"	S 55°56'15" W	22.43'
C3	24.87'	75.00'	018°59'54"	S 37°50'15" W	24.76'
C4	37.09'	75.00'	028°20'18"	S 14°10'09" W	36.72'
C5	52.76'	100.00'	030°13'55"	S 57°45'30" E	52.15'
C6	7.42'	100.00'	004°15'01"	S 44°47'10" E	7.42'
C7	45.31'	100.00'	025°57'46"	S 59°53'34" E	44.93'
*C8	14.45'	10.10'	081°57'04"	S 31°53'55" E	13.25'
C9	53.02'	117.00'	025°57'46"	N 59°53'34" W	52.56'
C10	7.34'	15.00'	028°03'13"	S 60°56'17" E	7.27'
*C11	6.20'	25.00'	014°12'26"	N 35°33'27" W	6.18'
C12	45.88'	87.00'	030°12'47"	N 57°46'03" W	45.35'
*C13	11.14'	14.00'	045°35'05"	S 84°20'01" W	10.85'

* NON-TANGENT CURVE

LINE TABLE

LINE	BEARING	LENGTH
L1	S 74°57'54" E	11.19'
L2	S 42°38'32" E	8.71'
L3	S 15°12'38" W	12.58'
L4	S 72°52'27" E	36.99'
L5	S 17°07'33" W	16.15'
L6	S 89°05'54" E	0.44'

PLAT CALCULATIONS

TOTAL AREA	1.043 ACRES
TOTAL AREA IN LOTS	0.394 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.255 ACRES
TOTAL OPEN SPACE	0.394 ACRES
TOTAL IMPROVED OPEN SPACE	0.076 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.036 ACRES
LARGEST LOT SIZE	1,560 SQ.FT. = 0.036 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.036 ACRES
OVERALL DENSITY	10.55 LOTS PER ACRE
TOTAL # OF LOTS	11 LOTS

OWNERSHIP LEGEND

- PRIVATE LOTS EXCLUDING PRIVATE COMMON AREAS, AS SHOWN
- COMMON AREA WITH P.U.E.
- LIMITED COMMON AREA WITH P.U.E.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- RECORD CALLS ()
- SET 5/8" REBAR WITH ENTELLUS CAP AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)
- ENTELLUS

NOTES

- PRIVATE ROADWAYS ARE COMMON AREAS WITH PUBLIC UTILITY EASEMENTS (P.U.E.).
- Pursuant to Utah Code 10-9a-604(1)(d), the Owners hereby convey common areas to the Simpson Hollow Owners Association, P.O. Box 179, Lehi, UT 84043.

SOUTH 1/4 CORNER SEC. 20,
T.5S., R.1W., S.L.B.&M.,
FOUND BRASS DISC WITH
PUNCH HOLE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT 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 OWNER 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 1-800-366-8532.

APPROVED THIS 10 DAY OF November, 2020.
DOMINION ENERGY
BY *Shirley Eldredge*
TITLE Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

- 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.
- PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE 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.
Colt Edwards 11/5/20
ROCKY MOUNTAIN POWER 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 AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

Colt Edwards 11/5/20
DIRECT COMMUNICATIONS DATE

17689

Entellus
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1536001 07/25/2019 CWF
9/24/2020 LKM

Sec 20, T5S, R1W Tuo38 G7