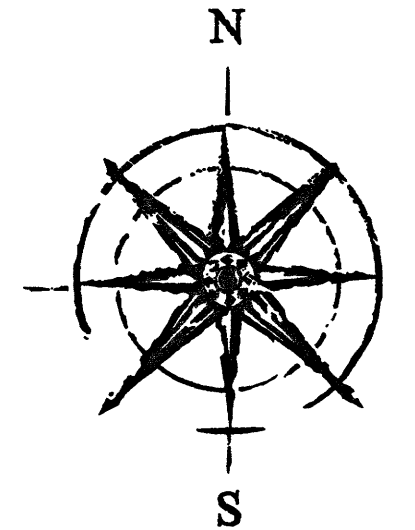
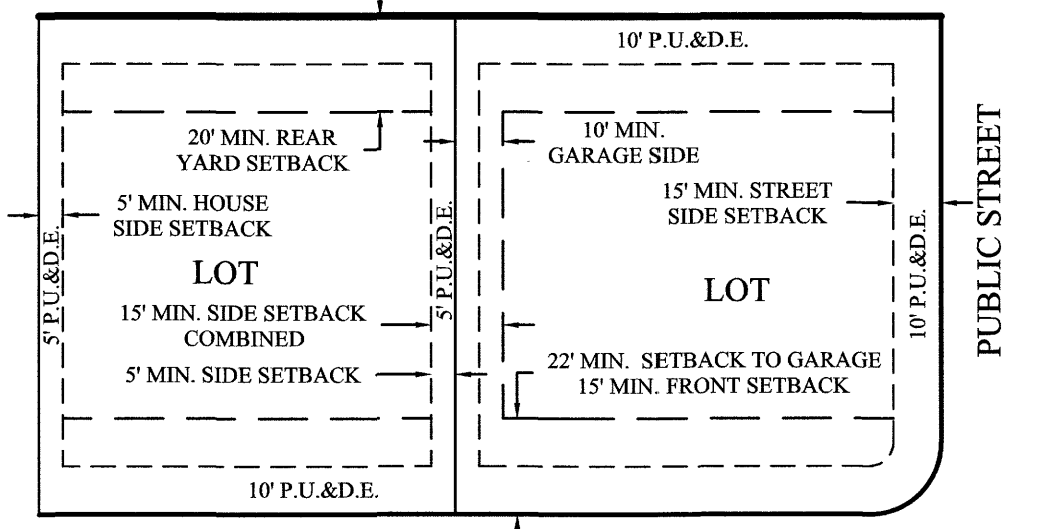


Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	948.00	3°10'23"	52.50	N01°53'32"E	52.49
C2	922.50	2°30'35"	40.41	S01°33'39"W	40.41
C3	973.50	3°10'23"	53.91	S01°53'32"W	53.91
C4	15.00	90°48'15"	23.77	S45°42'28"W	21.36
C5	15.00	89°11'45"	23.35	S44°17'32"E	21.06

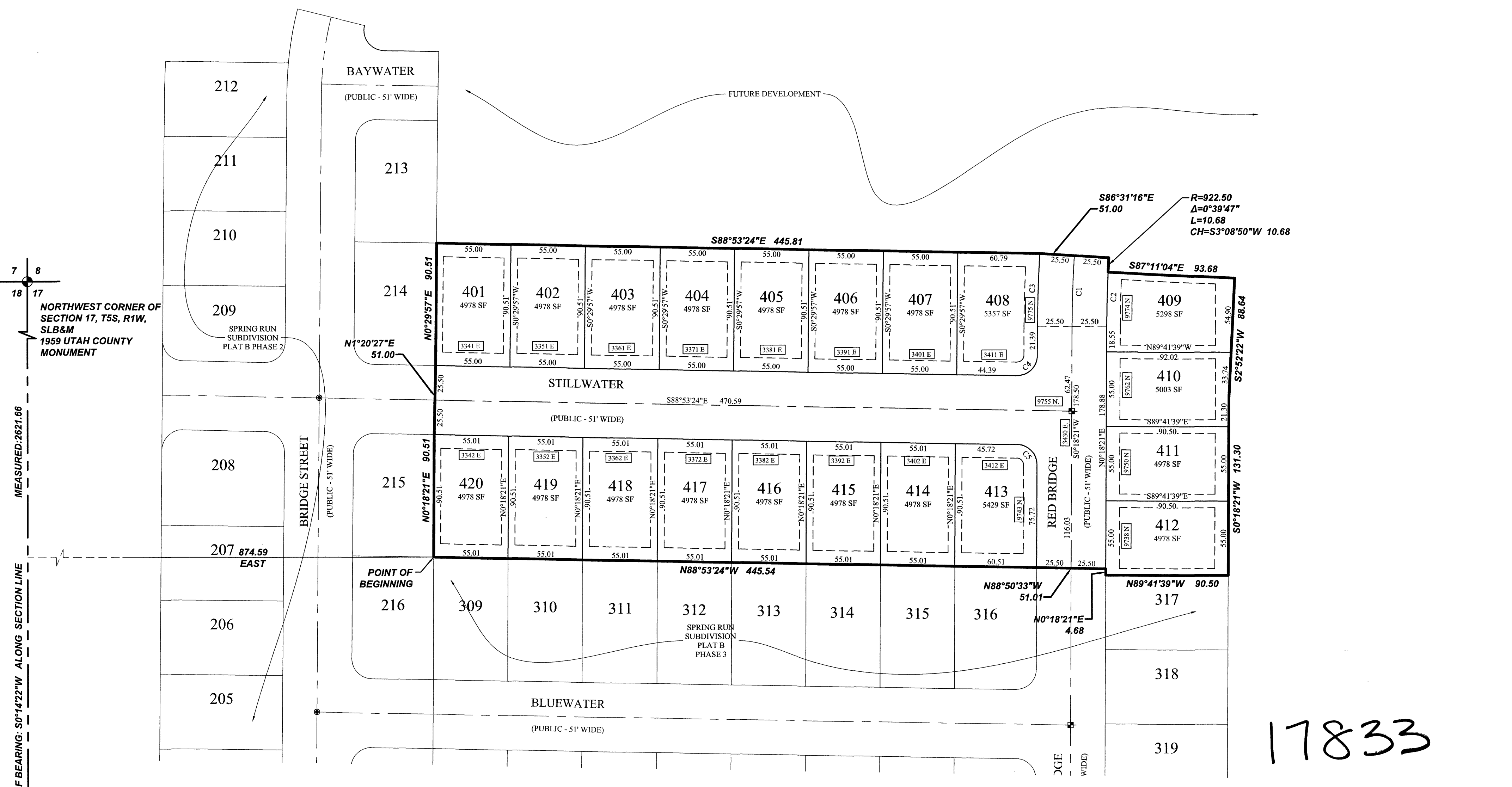


VICINITY MAP
N.T.S.

- NOTES:**
- STREET MONUMENT TO BE SET
 - #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
 - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

SITE TABULATIONS

TOTAL # OF LOTS:	20 LOTS
TOTAL ACREAGE:	3.11 ACRES
TOTAL ACREAGE IN LOTS:	2.23 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	0.11 ACRES OR 5,037 SQ.FT.
LARGEST LOT SIZE:	0.12 ACRES
SMALLEST LOT SIZE:	0.11 ACRES
OVERALL DENSITY:	6.43 UNITS/ACRE
TOTAL ACREAGE OF ROW:	0.88 ACRES



OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED

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

WEST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M 1997 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 Title
Manjiv Purbhoo 7/6/21
DIRECT COMMUNICATIONS DATE

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
Debra Walker 7-6-21
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS 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 ACKNOWLEDGEMENT 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 PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
APPROVED THIS 6 DAY OF July A.D. 2021
BY *Benny Eldridge*
TITLE *Per-Cor*

SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, 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, STREETS, AND EASEMENTS, AND THE SAME AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
Spencer W. Llewellyn
SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507
DATE 06/15/2021

BOUNDARY DESCRIPTION
A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the Southeast corner of Lot 215, Phase "B", Plat 2, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 1,213.54 feet and East 874.59 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B. & M.; thence along said plat the following three (3) courses and distances: 1) N00°18'21"E 90.51 feet; thence 2) N01°20'27"E 51.00 feet; thence 3) N00°29'57"E 90.51 feet; thence S88°53'24"E 445.81 feet; thence S86°31'16"E 51.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 922.50 feet (radius bears: S86°31'16"E) a distance of 10.68 feet through a central angle of 00°39'47" Chord: S03°08'50"W 10.68 feet; thence S87°11'04"E 93.68 feet; thence S2°52'22"E 88.64 feet; thence S00°18'21"W 131.30 feet to the Northeast corner of Lot 317, Phase "B", Plat 3, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said plat the following four (4) courses and distances: 1) N89°41'39"W 90.50 feet; thence 2) N00°18'21"E 4.68 feet; thence 3) N88°50'33"W 51.01 feet; thence 4) N88°53'24"W 445.54 feet to the point of beginning.
Contains: 3.11 acres +/-

OWNER'S 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 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.
OWNER(S):
PRINTED NAME OF OWNER: Twelve Horse Ranch, LLC
AUTHORIZED SIGNATURE(S): *Ralph B. Johnson* 6/30/21
Ralph B. Johnson
Manager

ACKNOWLEDGEMENT
ON THE 30th DAY OF June 2021 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN 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.
MY COMMISSION EXPIRES 6-5-2023
COMMISSION NUMBER 6770 S 900 E #302
NOTARY ADDRESS Midvale, UT 84047
Comm # 705990
NOTARY SIGNATURE: *Andrea Nelson*
A NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED FULL NAME OF NOTARY: Andrea Nelson

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 30th DAY OF June A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, *Ralph B. Johnson*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager of Twelve Horse Ranch, LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
APPROVED BY MAYOR: *Tommy Lundquist*
APPROVED BY CITY ATTORNEY: *Debra Walker*
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): *Spencer W. Llewellyn*
ATTES BY CITY RECORDER (SEE SEAL BELOW): *Spencer W. Llewellyn*

**PHASE B PLAT 4
SPRING RUN
SUBDIVISION**
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=50'

17833

Sec 17, T5S, R1W, SLB&M - 7038 - CT