

NOTES:

1. REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL 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

SPRING RUN TOWNHOMES HOA, INC.
6770 S. 900 E., #302
MIDVALE, UT. 84047

LIMITED COMMON AREA, AND PUBLIC UTILITY EASEMENT

PRIVATE OWNERSHIP

COMMON AREA, PRIVATE ROAD AND PUBLIC UTILITY EASEMENT

AREA DEDICATED TO EAGLE MOUNTAIN CITY AS PUBLIC R.O.W.

VICINITY MAP
N.T.S.



Line Table

LINE	DIRECTION	LENGTH
L1	S53°10'59"W	21.93
L2	N70°27'16"W	32.00
L3	N19°14'23"E	7.50
L4	S70°27'15"E	22.21
L5	S02°34'01"W	7.50
L6	S00°18'21"W	29.50
L7	S24°05'23"E	16.95
L8	N15°30'43"E	73.76
L9	S89°33'17"E	22.21
L10	S87°07'38"E	22.21
L11	S00°00'00"E	7.50
L12	N68°39'30"W	15.02
L13	N89°41'38"W	22.21
L14	S68°39'30"E	20.02
L15	N09°08'21"E	7.50

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	28°21'41"	99.00	S39°00'09"W	97.99
C2	480.00	10°19'41"	86.52	S75°16'39"E	86.41
C3	200.00	8°13'58"	28.74	S20°42'19"W	28.71
C4	100.00	4°38'23"	8.10	N20°59'05"E	8.10
C5	164.50	19°01'40"	54.63	S76°12'33"E	54.38
C6	76.50	11°26'15"	15.27	N80°00'15"W	15.25
C7	120.00	18°06'19"	37.92	S14°15'08"W	37.76
C8	100.00	7°35'36"	13.25	N08°59'46"E	13.24
C9	1000.00	12°29'14"	217.94	S06°32'58"W	217.51
C10	518.50	10°07'53"	91.68	S73°36'23"E	91.56
C11	135.00	4°46'26"	11.25	S20°55'04"W	11.24
C12	135.00	4°40'40"	11.02	S16°11'31"W	11.02
C13	135.00	7°45'11"	18.27	S09°58'35"W	18.25
C14	1015.00	1°01'03"	18.03	N05°57'04"E	18.03
C15	85.00	5°06'45"	7.58	N20°44'54"E	7.58
C16	85.00	0°20'48"	0.51	N12°37'10"E	0.51
C17	1015.00	1°07'46"	20.01	N12°13'41"E	20.01
C18	1015.00	0°35'35"	10.51	S11°22'01"W	10.51
C19	1015.00	1°09'59"	18.00	N10°33'44"E	18.00
C20	1015.00	0°37'15"	11.00	S09°44'37"W	11.00

Curve Table

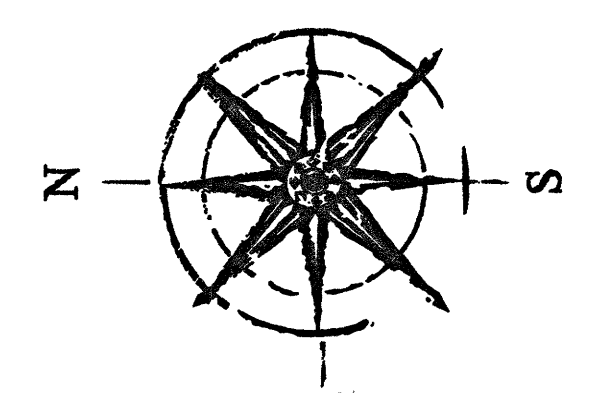
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	1015.00	1°00'58"	18.00	N08°55'30"E	18.00
C22	1015.00	1°57'25"	34.67	S07°26'18"W	34.67
C23	1015.00	1°39'58"	29.51	N04°36'33"E	29.51
C24	1015.00	1°09'26"	20.50	S03°11'51"W	20.50
C25	1015.00	0°35'34"	10.50	S02°19'21"W	10.50
C26	1015.00	1°00'59"	18.01	S01°31'05"W	18.01
C27	1015.00	0°37'17"	11.01	S00°41'57"W	11.01
C28	1015.00	0°04'58"	1.46	N00°20'50"E	1.46
C29	980.00	0°25'58"	7.40	S00°31'20"W	7.40
C30	980.00	1°03'09"	18.00	N01°15'54"E	18.00
C31	980.00	1°03'09"	18.00	N02°27'49"E	18.00
C32	980.00	0°40'21"	11.50	S03°19'34"W	11.50
C33	980.00	1°03'12"	18.01	N04°11'20"E	18.01
C34	980.00	3°52'49"	66.37	S06°39'20"W	66.36
C35	980.00	1°03'11"	18.01	N09°07'20"E	18.01
C36	980.00	0°40'21"	11.50	S09°59'07"W	11.50
C37	980.00	1°03'09"	18.00	S10°50'51"W	18.00
C38	980.00	1°03'09"	18.00	S12°02'46"W	18.00
C39	980.00	0°13'14"	3.77	S12°40'58"W	3.77
C40	120.00	3°41'31"	7.73	N10°56'49"E	7.73

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	120.00	3°54'05"	8.17	N07°09'01"E	8.17
C42	173.50	2°20'35"	7.10	S52°00'41"W	7.10
C43	15.00	28°49'38"	7.55	S36°25'35"W	7.47
C44	100.00	2°58'44"	5.20	S17°10'31"W	5.20
C45	15.00	42°14'35"	11.06	N67°28'21"E	10.81
C46	60.00	41°58'03"	43.95	N67°20'05"E	42.97
C47	15.00	69°12'26"	18.12	N53°42'54"E	17.04
C48	120.00	1°45'54"	3.70	N19°59'38"E	3.70
C49	30.00	96°54'51"	50.74	S27°34'51"E	44.91
C50	147.00	9°41'06"	24.85	S80°52'49"E	24.82
C51	94.00	10°18'46"	16.92	N80°34'00"W	16.90
C52	85.00	7°14'48"	10.75	N08°49'22"E	10.74
C53	15.00	96°51'50"	25.36	N30°14'24"W	22.45
C54	30.00	95°19'23"	49.91	S60°07'39"W	44.35
C55	100.00	7°15'59"	12.68	S08°49'58"W	12.67
C56	182.00	13°30'43"	42.92	S78°58'01"E	42.82
C57	59.00	13°14'04"	13.63	N79°06'21"W	13.60
C58	980.00	0°08'46"	2.50	N11°26'49"E	2.50
C59	980.00	0°08'46"	2.50	N01°51'51"E	2.50

Boundary Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C42	173.50	2°20'35"	7.10	S52°00'41"W	7.10
C43	15.00	28°49'38"	7.55	S36°25'35"W	7.47
C45	15.00	42°14'35"	11.06	N67°28'21"E	10.81
C46	60.00	41°58'03"	43.95	N67°20'05"E	42.97
C47	15.00	69°12'26"	18.12	N53°42'54"E	17.04
C48	120.00	1°45'54"	3.70	N19°59'38"E	3.70
C49	30.00	96°54'51"	50.74	S27°34'51"E	44.91
C50	147.00	9°41'06"	24.85	S80°52'49"E	24.82
C51	94.00	10°18'46"	16.92	N80°34'00"W	16.90
C60	518.50	1°34'22"	14.23	S69°19'37"E	14.23
C61	226.50	7°41'13"	30.39	N49°20'23"E	30.36
C62	15.00	45°24'33"	11.89	N68°12'03"E	11.58
C63	71.00	48°18'19"	59.86	N66°45'10"E	58.10
C64	15.00	62°14'26"	16.29	N73°43'13"E	15.51
C65	441.50	5°02'46"	38.88	S72°38'11"E	38.87
C66	15.00	44°59'14"	11.70	S06°54'44"E	11.40



PREPARED BY:

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusut.com

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

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 Trench
Marcus Allred 12/8/2020
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 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 Owner Dedication or in 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.

Approved this 8 day of December, 2020
By *Christy Frank*
Title *Pre-Com*

Del Phylade 12/8/20
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY UTAH
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes 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 Owner Dedication or in 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.

Approved this 8 day of December, 2020
By *Christy Frank*
Title *Pre-Com*

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 HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE 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 12/08/2020

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 a point located N01°42'22"E along the Section line 1,211.35 feet and East 1,461.61 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B.& M.; thence N00°18'21"E 118.67 feet; thence N02°52'22"E 159.76 feet; thence N07°02'44"E 231.54 feet; thence N19°32'44"E 146.17 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 518.50 feet (radius bears: N21°27'34"E) a distance of 14.23 feet through a central angle of 01°34'22" Chord: S69°19'37"E 14.23 feet; thence N19°53'12"E 77.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 441.50 feet (radius bears: N19°53'12"E) a distance of 38.88 feet through a central angle of 05°02'46" Chord: S72°38'11"E 38.87 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 16.29 feet through a central angle of 62°14'26" Chord: N73°43'13"E 15.51 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 71.00 feet a distance of 59.86 feet through a central angle of 48°18'19" Chord: N66°45'10"E 58.10 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 11.89 feet through a central angle of 45°24'33" Chord: N68°12'03"E 11.58 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 226.50 feet a distance of 30.39 feet through a central angle of 07°41'13" Chord: N49°20'23"E 30.36 feet; thence N53°10'59"E 21.93 feet; thence S36°49'01"E 53.00 feet; thence S53°10'59"W 21.93 feet; thence along the arc of a curve to the left with a radius of 173.50 feet a distance of 7.10 feet through a central angle of 02°20'35" Chord: S52°00'41"W 7.10 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 7.55 feet through a central angle of 28°49'38" Chord: S36°25'35"W 7.47 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N43°34'53"E) a distance of 11.78 feet through a central angle of 44°59'14" Chord: S06°54'44"E 11.48 feet; thence N88°35'39"E 39.39 feet; thence S01°24'21"E 77.00 feet; thence S88°35'39"W 57.24 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 11.06 feet through a central angle of 42°14'35" Chord: S67°28'21"E 10.81 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 43.95 feet through a central angle of 41°58'03" Chord: S67°20'05"W 42.97 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 18.12 feet through a central angle of 69°12'26" Chord: S53°42'54"W 17.04 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 120.00 feet a distance of 3.70 feet through a central angle of 01°45'54" Chord: S19°59'38"W 3.70 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 30.00 feet a distance of 50.74 feet through a central angle of 96°54'51" Chord: S27°34'51"E 44.91 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 147.00 feet a distance of 24.85 feet through a central angle of 09°41'06" Chord: S80°52'49"E 24.82 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 94.00 feet a distance of 16.92 feet through a central angle of 10°18'46" Chord: S80°34'00"E 16.90 feet; thence S09°41'22"W 90.48 feet; thence S11°16'33"W 156.19 feet; thence S01°55'27"W 126.67 feet; thence S00°18'21"W 170.04 feet; thence N89°41'39"W 227.50 feet to the point of beginning.
Contains: 3.68 acres +/-

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 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, PURSUANT TO UTAH CODE 10-9A-604(4) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO SPRING RUN TOWNHOMES HOA, INC., WITH A REGISTERED ADDRESS OF 6770 S. 900 E., #302 MIDVALE, UT. 84047

OWNER(S): PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)
TWO A LLC BY JAMES E. ALLRED *James E. Allred* 12-8-2020

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 8th DAY OF Dec. A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James E. Allred, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF TWO A LLC, 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.

MY COMMISSION EXPIRES 6-5-2022 NELSON *Andrea Nelson*
6770 S. 900 E. #302 A NOTARY PUBLIC COMMISSIONED IN UTAH
Midvale, UT 84047 COMMISION NO. 105992 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 27 DAY OF December, 2020

Christy Frank APPROVED BY MAYOR
Andrea Nelson APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER ATTEST BY CITY RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

PHASE C - PLAT 2
SPRING RUN
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=40'

ENT 2017012020 Map 4 1744
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 17 4:10 PM REC'D
RECORDED FOR EAGLE MOUNTAIN CITY

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