

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT Curve Table CURVE RADIUS DELTA LENGTH CHORD DIRECTION CHORD LENGTH 99.69 30.00 S21°18'47"W 38.48 30.00 N61°20'43"W 40.74 226.50 7°24'48" 29.31 N22°17'05"W 29.29 173.50 30°44'27" 93.09 S33°56'52"E 91.98 N35°32'48"W 75.20 N54°14'57"W 72.32 72.01 173.50 | 40°40'52" | 123.19 869°39'36"E 120.62 226.50 54.73 13°52'43" 54.86 N70°20'09"W 30.00 N38°38'15"W 37.46 30.00 S44°59'58"W 42.43 90°00'00" S45°00'02"E 42.43 C13 30.00 N44°59'58"E 42.43 C14 73.50 S81°01'10"E 22.95 C15 126.50 68.73 31°07'44" N74°26'10"W 67.89 73.50 56.82 S49°53'26"E 44°17'44" 55.42 N43°18'26"W 67.89 30.00 S05°12'29"E 22.99 23.60 50.00 S02°16'38"W 25.97 50.00 S48°45'20"E 58.76 N66°00'21"E 48.87 35°06'54" 30.64 S19°11'34"W 30.17 60.49 45°04'10" 23.60 N50°16'39"W 22.99 C25 724.00 3°58'44" 50.28 S25°35'17"E 50.27 C26 724.00 23.53 S28°30'31"E 1°51'42" 23.52 C27 524.00 6°58'40" 63.81 S32°55'42"E 63.78 524.00 6°58'40" 63.81 S39°54'21"E 63.78 100.00 62°15'28" 108.66 S58°52'18"E 103.39 200.00 71°25'19" S54°17'20"E 233.48 250.00 40°24'23" 176.31 N55°41'03"E 172.68 250.00 4°27'56" N73°39'17"E 19.48 19.48 C33 250.00 35°56'27" 156.82 N53°27'05"E 154.26 C34 | 126.50 | 62°15'28" S58°52'18"E 130.79 C35 | 173.50 | 71°25'19" 202.54 216.28 S54°17'20"E C36 226.50 58°41'49" 232.04 S47°55'36"E 222.02

#5X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP

BACK OF CURB AT EXTENSION OF SIDE LOT LINES. PARCEL A IS HEREBY DEDICATED TO EAGLE

MOUNTAIN CITY.



by the developer as per the Direct Communications Cedar Valley P.S.C. Utah

Tariff.

DIRECT COMMUNICATIONS

R=211.50'

Δ=40°24'23"

L=149.16'

Δ=5°49'32"

CH=S38°23'38"W 29.32'

L=29.33'

PREPARED BY: 6949 HIGH TECH DRIVE MIDVALE, UTAH 84047 PH: (801) 352-0075

79.87

129.52

S58°52'18"E

N48°20'33"E

S62°15'26"W

C37 73.50 62°15'28"

C38 288.50 25°43'23"

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

75.99

128.44

70.63

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 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. QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH **DIRECT COMMUNICATIONS** Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided

12-21-21

Approved this 21 day of December, 2011. Questar Gas Company By Burnly Eldrudge
Title Pre-Con

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat

easements. Dominion Energy Utah may require additional easements in order to

solely for the purposes of confirming that the plat contains public utility

ROCKY MOUNTAIN POWER

S89°59'58"W

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

EAST 1/4 CORNER OF

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

GRAPHIC SCALE

(IN FEET) 1 inch = 50 ft.

−N89°59'58"E

__S0°00'02"E

-S89°59'58"W

55.54′

(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or (4) Any other provision of law

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 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 completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, parcels, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on

12/01/2021

ROFESSIONAL LAND SURVEYOR LICENSE NO. 183395

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 on the Easterly line of Spring Run Parkway, located S88°53'28"E along the 1/4 Section line 1,913.00 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B.& M. (Basis of Bearing N0°14'22"E along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 17); thence along said street the following 5 (five) courses: (1) Northwesterly along the arc of a 524.00 feet radius non-tangent curve to the right (radius bears: N46°36'19"E) 127.63 feet through a central angle of 13°57'19" Chord: N36°25'02"W 127.31 feet; (2) N29°26'22"W 377.12 feet; (3) along the arc of a curve to the right with a radius of 724.00 feet a distance of 73.81 feet through a central angle of 05°50'29" Chord: N26°31'07"W 73.78 feet; (4) Easterly along the arc of a non-tangent curve to the left having a radius of 1,038.50 feet (radius bears: N13°32'57"W) a distance of 10.21 feet through a central angle of 00°33'48" Chord: N76°10'09"E 10.21 feet; (5) N14°06'45"W 77.00 feet; thence N75°53'15"E 403.69 feet; thence along the arc of a curve to the left with a radius of 211.50 feet a distance of 149.16 feet through a central angle of 40°24'23" Chord: N55°41'03"E 146.08 feet; thence S54°31'08"E 77.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 288.50 feet (radius bears: N54°31'08"W) a distance of 29.33 feet through a central angle of 05°49'32" Chord: S38°23'38"W 29.32 feet; thence S29°36'12"E 116.61 feet; thence S67°34'38"E 140.14 feet; thence N89°59'58"E 89.69 feet; thence S00°00'02"E 100.00 feet; thence N89°59'58"E 55.54 feet; thence S00°00'02"E 53.00 feet; thence S89°59'58"W 17.78 feet; thence S00°00'02"E 264.94 feet; thence S89°59'58"W 60.88 feet; thence S01°06'32"W 124.14 feet to the 1/4 Section line; thence N88°53'28"W along the 1/4 Section line 505.32 feet to the point

Contains: 10.52 acres+/

UTAH COUNTY RECORDER 2022 Feb 03 4:13 pm FEE 112.00 BY YM

OWNER'S DEDICATION

VE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND ENJOYMENT TO EAGLE MOUNTAIN CITY. UTAH TOGETHER WITH ALL IMPROVEMENTS REOUIRED 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

TWO A LIC

BY JAMES F. ALRED MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Salt lake

ANDREANELSON / CCCCCCESICNETCCCC

ON THE 20th DAY OF December A.D. 20 21 PERSONALLY APPEARED BEFORE ME, TH UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, James F. Allred, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF TWO A L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND

MY COMMISSION EXPIRES: 06-05-2023

A NOTARY PUBLIC COMMISSIONED IN

MY COMMISSION No. 705990

UTAH RESIDING IN Salt Lake COUNTY And rea NOISON
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED

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 21 DAY OF January

APPROVED BY CITY ATTORNEY

(SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

SPRING RUN PHASE D PLAT 4

LOCATED IN THE NW1/4 OF SECTION 17, T5S, R1W, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL 12/01/21



