

PLAT "B" WHITE HILLS COUNTRY ESTATES VACATING LOT 4, PLAT "A" WHITE HILLS COUNTRY ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

FOUND UTAH COUNTY BRASS CAP
WEST QUARTER SECTION 17
T. 6 S., R. 2 W., S. L. B. & M.

JON D & DEENA R. HART
LOT 3
PARCEL 55-320-0013

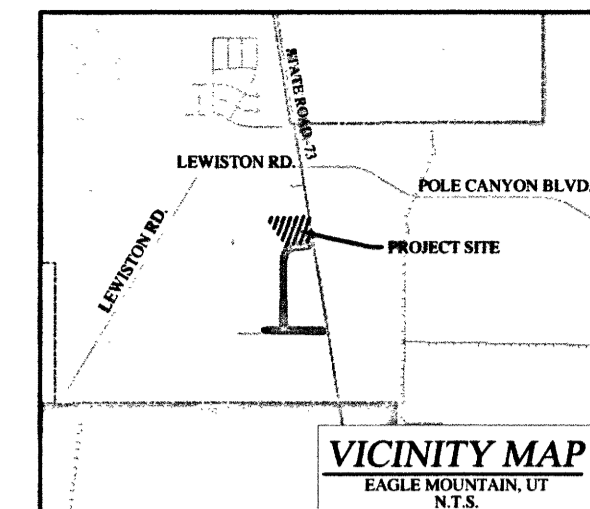
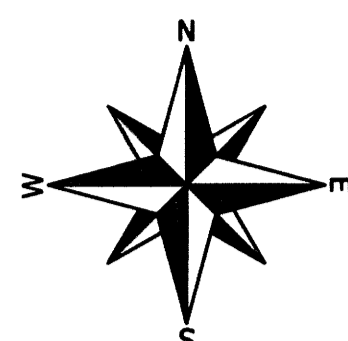
HEBER KENT BARNES & TAMARA LYNN BARNES
3445 STAGECOACH DRIVE,
EAGLE MOUNTAIN, UT 84005
LOT 4
PARCEL 55-320-0004
240083 SF
5.51 ACRES

HANS RUDOLF SCHAEER
LOT 5
PARCEL 55-320-0005

LOT 1
98242.54 SQ FT
2.26 ACRES

LOT 2
141832.93 SQ FT
3.26 ACRES
3449 STAGECOACH DR.

KYLE G. & COLLEEN HOLINDRAKE
LOT 11
PARCEL 55-320-0011



LEGEND

- ◆ FOUND SECTION CORNER
- ◆ FOUND STREET MONUMENT
- ◆ FOUND STREET MONUMENT
- SET REBAR W/ CAP 4854555
- FOUND REBAR & CAP
- RECORDED DISTANCE
- MEASURED DISTANCE
- PLATTED EASEMENT LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE LINE
- BARB WIRE FENCE LINE

SURVEYOR'S CERTIFICATE:
I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4854555 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT 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 AND THE SAME HAS, OR WILL BE CORRECTLY STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
Leif E. Anderson
LEIF E. ANDERSON, PLS
CERTIFICATE NO. 4854555
DATE 11/22/2021

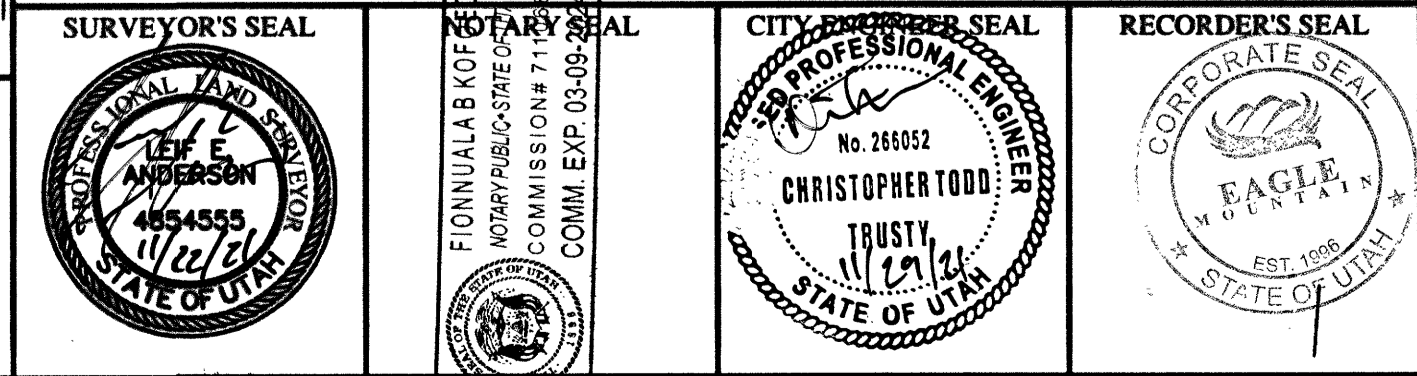
BOUNDARY DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, BEING ALL OF LOT 4, PLAT "A" WHITE HILLS COUNTRY ESTATES SUBDIVISION, RECORDED AS ENTRY 49727, MAP 5576 IN THE OFFICE OF THE UTAH COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, PLAT "A" WHITE HILLS COUNTRY ESTATES SUBDIVISION, RECORDED AS ENTRY 49727, MAP 576 IN THE OFFICE OF THE UTAH COUNTY RECORDER OFFICE; SAID POINT BEING NORTH 00°28'58" EAST 714.33' ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE S. 89° 27' 42" E. 574.80'; THENCE N. 81° 00' 19" E. 229.30' TO THE WESTERLY RIGHT OF WAY LINE OF SR-73; THENCE S. 8° 53' 57" E. 414.45' TO THE NORTHERLY RIGHT OF WAY LINE OF STAGECOACH DRIVE; THENCE S. 81° 06' 02" W. 308.00' TO A POINT ON A 245.70 FOOT RADIUS CURVE TO THE LEFT; THENCE 112.598' ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 15' 32", CHORD TO SAID CURVE BEARS S. 67° 57' 59" W. FOR A DISTANCE OF 111.62 FEET; THENCE N. 35° 09' 30" W. 534.66'; THENCE N. 89° 27' 42" W. 150.00' THENCE N. 00° 28' 58" E. 30.00' TO THE POINT OF BEGINNING.
PARCEL CONTAINS 240,081 SF OR 5.51 ACRES, MORE OR LESS.
BASIS OF BEARING
NORTH 89°45'55" WEST 2642.55 FEET (M) (2642.77 (RECORD) FROM THE FOUND SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE FOUND SOUTHWEST CORNER OF SAID SECTION 18. SEE SHEET PL2.
EIT 548:2022 Map # 18105
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jun 09 3:02 pm FEE \$4.00 BY TR
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION
WE, THE UNDERSIGNED ARE THE OWNERS OF ALL OF THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ABOVE. HAVE CAUSED LOT 4 PLAT "A" WHITE HILLS ESTATES TO BE VACATED AND SUBDIVIDED INTO A TWO LOT SUBDIVISION TOGETHER WITH PUBLIC UTILITY EASEMENTS AND OTHER IMPROVEMENTS UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL OTHER IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.
HEREAFTER TO BE KNOWN AS:
PLAT "B" WHITE HILLS COUNTRY ESTATES
IN WITNESS WHEREOF I (WE) HAVE SET FORTH MY (OUR) HAND(S) THIS 7 DAY OF December, A.D. 20 21.
Heber Kent Barnes *Tamara Lynn Barnes* *husband & wife joint tenants*
SIGNATURE PRINT NAME TITLE & ENTITY
Heber Kent Barnes *Heber Kent Barnes* *husband & wife*
SIGNATURE PRINT NAME TITLE & ENTITY

OWNER'S ACKNOWLEDGEMENT:
COUNTY OF UTAH
STATE OF UTAH
ON THE 7 DAY OF December, 2021, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO BE AUTHORIZED TO EXECUTE THE FOREGOING 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 FULL NAME: FIONAULA B. KAPPEL
COMMISSION NUMBER: 711066
MY COMMISSION EXPIRES: 03/09/2024
A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL 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 THE PERPETUAL USE OF THE PUBLIC.
THIS 7 DAY OF December, 2021.
Fionaula B. Kappel APPROVED BY MAYOR
Christopher Todd APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER ATTEST BY CITY RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

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VACATING LOT 4, PLAT "A" WHITE HILLS COUNTRY ESTATES**
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SHEET 1 OF 1



LANDERSON SURVEYING & LAND DEVELOPMENT
2097 LONE TREE PARKWAY
EAGLE MOUNTAIN, UT 84005
(801) 878-9678
LANDERSON.SURVEYING@GMAIL.COM

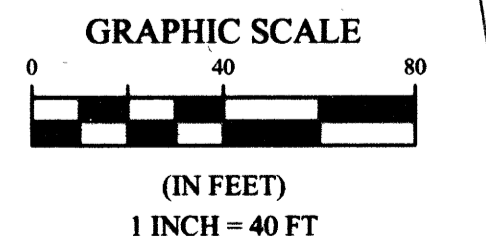
DOMINION ENERGY QUESTAR CORPORATION
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS 22 DAY OF November 20 21
BY *Beverly Elmdredge*
TITLE Pre-Com

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-7 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:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
APPROVED THIS 22 DAY OF Nov 2021
Mark Frost
ROCKY MOUNTAIN POWER

| INFORMATION | SQ FT | ACRES | %TOTAL |
|--------------------|--|-------|--------|
| TOTAL PROJECT AREA | 240083 | 5.51 | 100% |
| LOTS/PARCELS | LOT 1 - 2.26 ACRES/ LOT 2 - 3.26 ACRES | | |

NOTES:
1. 20' SEPTIC EASEMENT IN FAVOR OF LOT 3. FOR MAINTENANCE, REPAIR, REMOVAL. CENTERED ON EXISTING SEPTIC LINE

PROJECT LIES IN FLOOD ZONE X - FEMA MAP NO. 49049C0275F EFF. 06/19/2020



BASIS OF BEARING N. 00°28'58" E. 2653.25' (R) 2653.00' (M)
1938.67'
714.33'

18105

Sec. 17, T. 6 S., R. 2 W., S. L. B. & M., UTAH 032 Vacating Lot 4, Plat "A", White Hills Country Estates DCC