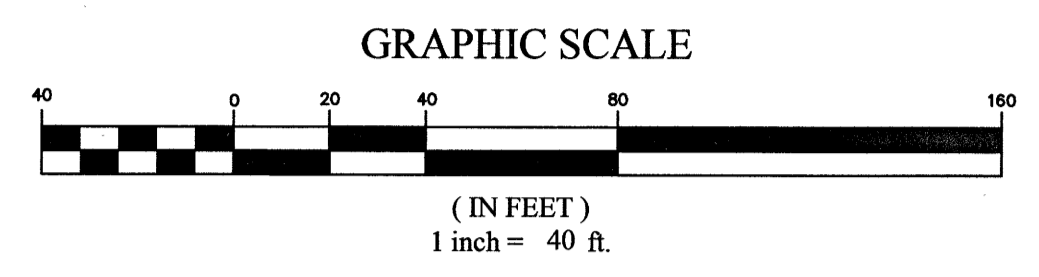
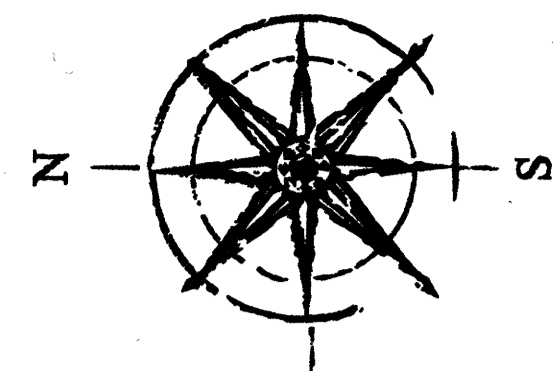
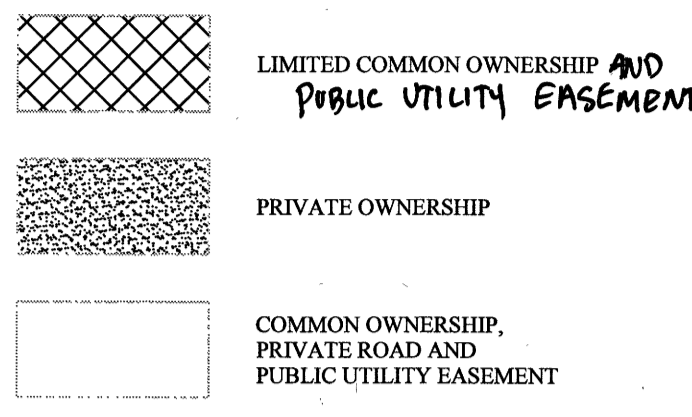


VICINITY MAP  
N.T.S.

NOTES:

- #5 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
- ALL BUILDING WALLS ARE PARALLEL OR PERPENDICULAR TO BUILDING REFERENCE BEARING.



**SURVEYOR'S CERTIFICATE**

I, Spencer W. Llewellyn, 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, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and 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: 10/23/18

**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 PLAT "B" PHASE 1 SPRING RUN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 19, 2016 AS ENTRY NO. 4454-2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED N07°14'22"E ALONG THE SECTION LINE 512.46 FEET AND EAST 1.466 FEET FROM THE WEST 1/4 CORNER OF SECTION 17, T5S, R1W, S1B&M; THENCE ALONG SAID PLAT THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 117.50 FEET (RADIUS BEARS: S86°03'48"E) A DISTANCE OF 56.46 FEET THROUGH A CENTRAL ANGLE OF 27°31'59" CHORD: N17°42'11"E 55.92 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 318.00 FEET (RADIUS BEARS: N77°00'08"E) A DISTANCE OF 189.93 FEET THROUGH A CENTRAL ANGLE OF 13°18'13" CHORD: N08°20'46"W 189.51 FEET; THENCE N07°12'1"E 45.27 FEET; THENCE S89°41'39"E 22.75 FEET; THENCE S00°18'21"W 46.37 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 343.16 FEET (RADIUS BEARS: S01°52'14"W) A DISTANCE OF 51.7 FEET THROUGH A CENTRAL ANGLE OF 68°51'1" CHORD: S87°32'49"W 51.72 FEET; THENCE S06°54'05"E 35.00 FEET; THENCE S83°05'55"W 16.32 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET A DISTANCE OF 18.43 FEET THROUGH A CENTRAL ANGLE OF 45°54'02" CHORD: S60°08'54"W 17.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET (RADIUS BEARS: S84°49'47"W) A DISTANCE OF 9.67 FEET THROUGH A CENTRAL ANGLE OF 05°23'24" CHORD: S02°27'56"E 9.67 FEET; THENCE S08°18'21"W 7.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET A DISTANCE OF 6.96 FEET THROUGH A CENTRAL ANGLE OF 15°56'33" CHORD: S07°39'55"E 6.93 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 79.00 FEET A DISTANCE OF 37.66 FEET THROUGH A CENTRAL ANGLE OF 41°49'14" CHORD: S05°16'26"W 56.39 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET A DISTANCE OF 3.16 FEET THROUGH A CENTRAL ANGLE OF 36°09'30" CHORD: S08°06'18"W 3.10 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET A DISTANCE OF 69.46 FEET THROUGH A CENTRAL ANGLE OF 92°33'29" CHORD: S36°18'17"W 62.15 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET A DISTANCE OF 6.14 FEET THROUGH A CENTRAL ANGLE OF 70°19'01" CHORD: S47°25'31"W 5.76 FEET; TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 13.70 FEET THROUGH A CENTRAL ANGLE OF 15°41'48" CHORD: S04°25'07"W 13.66 FEET; THENCE S74°06'07"W 7.39 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 818.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N74°06'07"E) 10.36 FEET THROUGH A CENTRAL ANGLE OF 04°43'33" CHORD: S16°45'45"E 10.36 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 961.50 FEET (RADIUS BEARS: N07°20'36"W) A DISTANCE OF 30.38 FEET THROUGH A CENTRAL ANGLE OF 01°48'37" CHORD: S83°33'42"W 30.38 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): TWO A, LLC  
PRINTED NAME OF OWNER: JAMES E. ALRED  
AUTHORIZED SIGNATURE(S): James E. Alred

**ACKNOWLEDGEMENT**

ON THE 22nd DAY OF Oct 2018 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: 6-5-2019  
NOTARY PUBLIC SIGNATURE: Andrea Nelson

COMMISSION NUMBER: 16384  
PRINTED FULL NAME OF NOTARY: ANDREA NELSON

STATE OF UTAH  
COUNTY OF UTAH

ON THE 22nd DAY OF Oct 2018 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF TWO A, LLC, L.L.C. 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: 6-5-2019  
NOTARY PUBLIC COMMISSIONED IN UTAH: Andrea Nelson  
NOTARY ADDRESS: 6770 S. 900 E. #302 Midvale UT 84047  
PRINTED FULL NAME OF NOTARY: ANDREA NELSON

**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 22nd DAY OF Oct 2018.

APPROVED BY MAYOR: [Signature]  
APPROVED BY CITY ATTORNEY: [Signature]

APPROVED BY CITY ENGINEER: [Signature]  
ATTEST BY CITY RECORDER: [Signature]

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

16384

APPROVED BY MAYOR: [Signature]  
APPROVED BY CITY ATTORNEY: [Signature]  
APPROVED BY CITY ENGINEER: [Signature]  
ATTEST BY CITY RECORDER: [Signature]

APPROVED BY CITY ENGINEER: [Signature]  
ATTEST BY CITY RECORDER: [Signature]

APPROVED BY CITY ENGINEER: [Signature]  
ATTEST BY CITY RECORDER: [Signature]



**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50.00	15°56'33"	13.91	S07°39'55"E	13.87
C2	54.00	68°16'48"	64.33	N18°30'13"E	60.61
C3	50.00	15°41'48"	13.70	S04°25'07"W	13.66
C4	5.00	70°19'01"	6.14	S47°25'31"W	5.76
C5	5.00	36°09'30"	3.16	S08°06'18"W	3.10
C6	25.00	15°56'33"	6.96	S07°39'55"E	6.93
C7	100.00	5°32'34"	9.67	N02°27'56"W	9.67
C8	23.00	45°54'02"	18.43	S60°08'54"W	17.94
C9	75.00	60°15'43"	78.88	S22°30'45"W	75.30
C10	23.00	97°12'26"	39.02	S48°17'52"E	34.51
C11	100.00	33°40'49"	58.78	S07°08'43"W	57.94
C12	5.00	41°32'20"	3.62	N03°12'58"E	3.55
C13	43.00	85°01'08"	63.81	S24°57'22"W	58.11
C14	5.00	85°17'15"	7.44	N24°49'18"E	6.77
C15	90.00	18°07'40"	28.48	S08°45'29"E	28.36

**Line Table**

LINE	DIRECTION	LENGTH
L1	N00°18'21"E	21.22
L2	S68°30'16"W	5.39
L3	S89°41'39"E	20.00
L4	S06°54'05"E	5.00
L5	S83°05'55"W	5.37
L6	S00°18'21"W	13.38

**SITE TABULATIONS**

- TOTAL # OF LOTS: 26 LOTS
- TOTAL ACREAGE: 3.24 ACRES
- TOTAL ACREAGE IN LOTS: 0.90 ACRES
- TOTAL LIMITED COMMON AREA: 0.22 ACRES
- TOTAL COMMON AREA: 2.12 ACRES
- AVERAGE LOT SIZE: 1,452 SQ. FT.
- LARGEST LOT SIZE: 1,315 SQ. FT.
- SMALLEST LOT SIZE: 1,242 SQ. FT.
- OVERALL DENSITY: 8.33 UNITS/ACRE

**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

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 Tariff.

DATE: 10/23/18

**DOMINION ENERGY COMPANY**

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy 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's Right-of-way department at 1-800-366-8532.

Approved this 23 day of October, 2018, Dominion Energy Company

By: [Signature]  
Title: [Signature]

2018-10-23 11:51:28