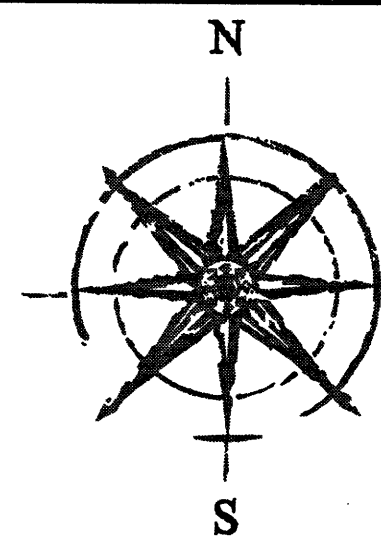
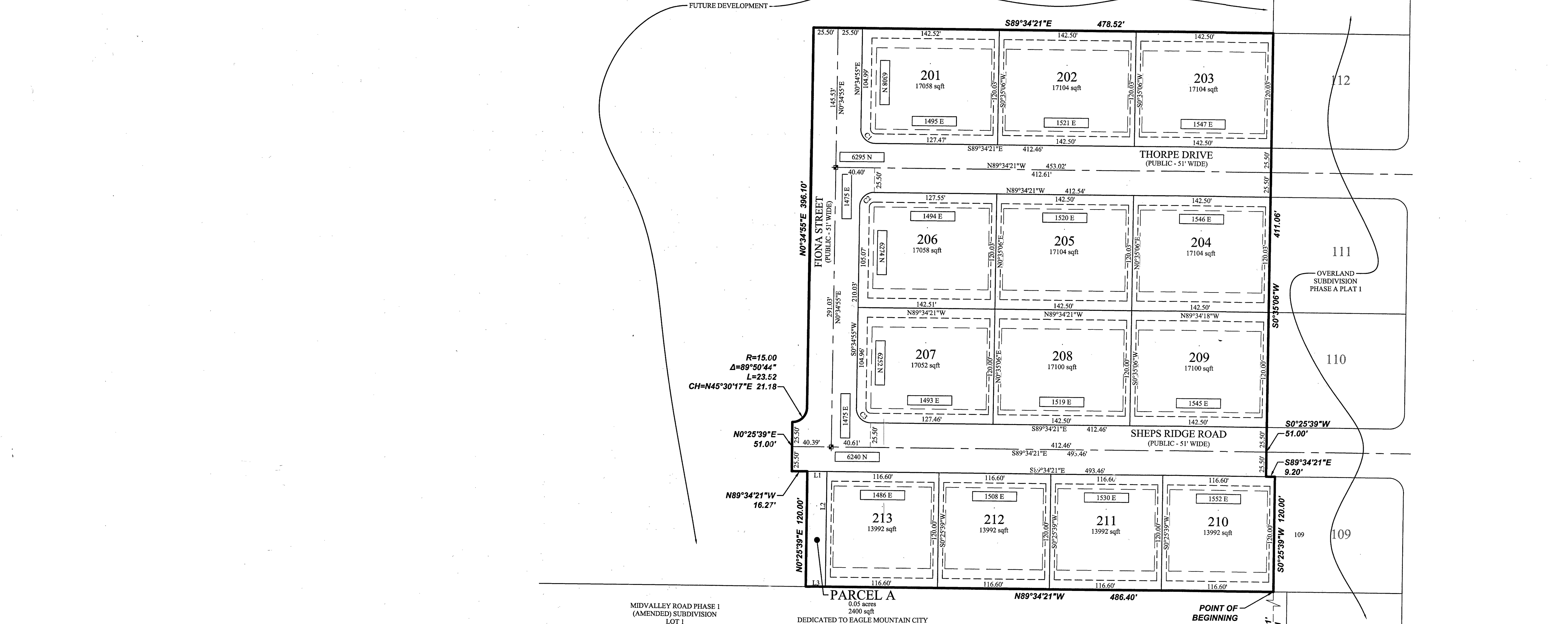


TYPICAL BUILDING SETBACKS
N.T.S.

VICINITY MAP
N.T.S.



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



LEGEND

- SECTION LINE
- BOUNDARY
- RIGHT-OF-WAY LINE
- P.U. & D.E. EASEMENT
- BUILDING SETBACK
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U. & D.E.

PLAT TABULATIONS

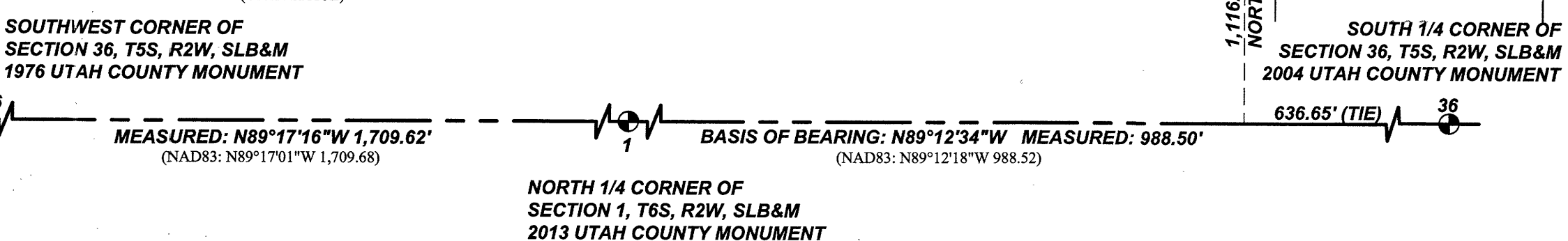
TOTAL ACREAGE:	6.43 ACRES
TOTAL ACREAGE IN LOTS:	4.82 ACRES
TOTAL ACREAGE IN ROW:	1.56 ACRES
TOTAL OPEN SPACE:	0.05 ACRES OR 2400 SQFT.
TOTAL IMPROVED OPEN SPACE:	0.05 ACRES OR 2400 SQFT.
AVERAGE LOT SIZE:	0.37 ACRES OR 16,135 SQFT.
LARGEST LOT SIZE:	0.39 ACRES OR 17,104 SQFT.
SMALLEST LOT SIZE:	0.32 ACRES OR 13,992 SQFT.
OVERALL DENSITY:	2.02 LOTS/ACRE
TOTAL NUMBER OF LOTS:	13 LOTS
TOTAL NUMBER OF PARCELS:	1 OPEN SPACE PARCEL

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°12'15"	23.62	N44°31'12"W	21.25
C2	15.00	89°53'35"	23.53	N45°31'54"E	21.19
C3	15.00	90°09'16"	23.60	N44°29'43"W	21.24

Line Table

LINE	DIRECTION	LENGTH
L1	S89°34'21"E	20.00
L2	N00°25'39"E	120.00
L3	N89°34'21"W	20.00



NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) * STREET MONUMENT TO BE SET

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.
By: *Morgan Cullison* 7/17/18
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY, INC.
Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. 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 acknowledgement 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, Inc. Right-of-way department at 1-800-366-8532.
Approved this 17th day of July, 2018.
By: *Don Newman*
Title: *Per Const Specialist*

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.
By: *Del Edwards* 7/17/18
ROCKY MOUNTAIN POWER DATE

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 17-25-17 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
7/9/18
Date

BOUNDARY DESCRIPTION
A portion of the SW 1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the southwest corner of Lot 109, OVERLAND PHASE 1, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point is also on the North line of Lot 1, MIDVALLEY ROAD PHASE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°12'34"W along the Section line 636.65 feet and North 1,116.41 feet from the South 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N89°34'21"W along said MIDVALLEY ROAD PHASE 1 Subdivision 486.40 feet; thence N00°25'39"E 120.00 feet; thence N89°34'21"W 16.27 feet; thence N00°25'39"E 51.00 feet; thence Northwesterly along the arc of a non-agent curve to the left having a radius of 15.00 feet (radius bears: N00°25'39"E) a distance of 23.52 feet through a central angle of 89°50'44" Chord: N45°30'17"E 21.18 feet; thence N00°25'39"E 396.10 feet; thence S89°34'21"E 478.52 feet to the northwest corner of Lot 112 of said OVERLAND PHASE 1; thence along said plat the following 4 (four) courses and distances: S00°25'39"W 411.06 feet; thence S00°25'39"W 51.00 feet; thence S89°34'21"E 9.20 feet; thence S00°25'39"W 120.00 feet to the point of beginning.
Contains: 6.43 acres±

OWNERS DEDICATION
THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DESCRIBED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, PUBLIC ROADS, AND OPEN SPACE. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS AND OPEN SPACE (PARCEL A) FOR THE BENEFIT OF THE CITY AND THE PUBLIC, EXCEPTING AND RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN THE LANDS SO CONVEYED AND DEDICATED. SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. ALL LOTS, PUBLIC ROADS, PARCELS AND EASEMENTS ARE AS NOTED OR SHOWN. LOTS WITHIN THE PROPERTY ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27TH, 2017, AS ENTS' NO. 40466:2017.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF July, 2018.
STATE OF UTAH
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
David Ure
DIRECTOR
APPROVED AS TO FORM:
SPECIAL ASSISTANT ATTORNEY GENERAL
Sean Reyes, UTAH ATTORNEY GENERAL

JOINDER AND CONSENT
THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS.
IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP
PRINTED NAME OF OWNER: Clark D. Ivory
AUTHORIZED SIGNATURE: *Clark D. Ivory*
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE 26th DAY OF July, 2018, PERSONALLY APPEARED BEFORE ME Clark D. Ivory WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IVORY HOMES, LTD, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
MY COMMISSION EXPIRES: 01-26-2019
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SL COUNTY
MY COMMISSION No. #681328
Bryan F. Prince
PRINTED FULL NAME OF NOTARY

STATE OF UTAH ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE
ON THE 16th DAY OF July, 2018, PERSONALLY APPEARED BEFORE ME David Ure WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
MY COMMISSION EXPIRES: 05/06/21
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 694764
Alisa Russell Roe
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 20 DAY OF August, 2018.
APPROVED BY MAYOR: *Tommy Thompson*
APPROVED BY CITY ATTORNEY: *David Ure*
ATTEST BY CITY ENGINEER: *Christy Hunt* (SEE SEAL BELOW)
ATTEST BY CITY RECORDER: *Jeffery Smith* (SEE SEAL BELOW)

PHASE "A", PLAT OF OVERLAND SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=60'

SURVEYOR'S SEAL: *Spencer W. Llewellyn*
NOTARY PUBLIC SEAL: *David Ure*
CITY-COUNTY ENGINEER SEAL: *Christy Hunt*
COUNTY RECORDER SEAL: *Jeffery Smith*

16218