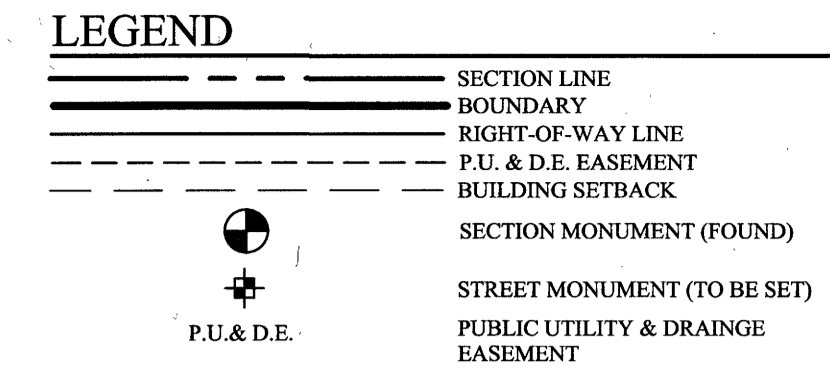


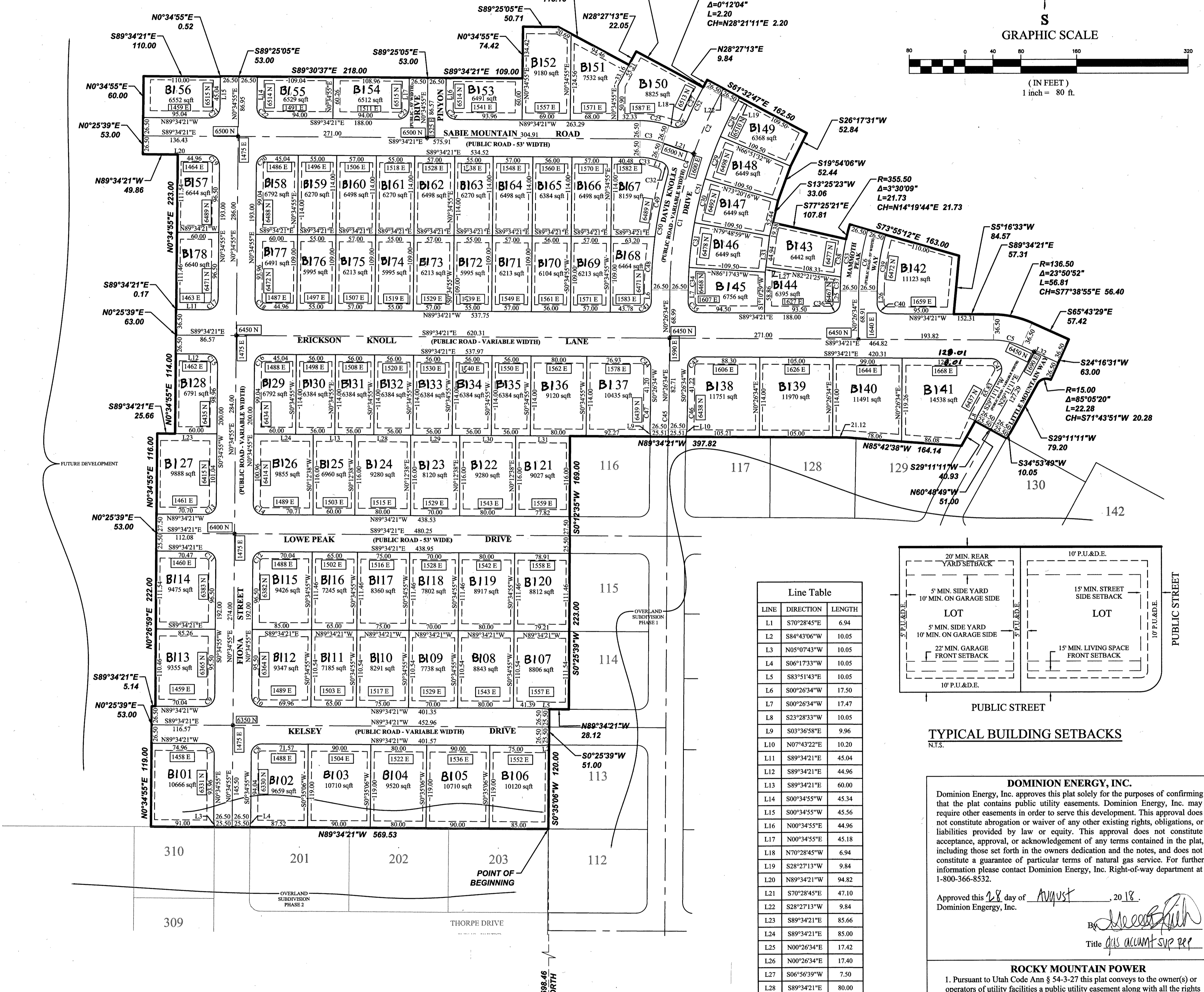
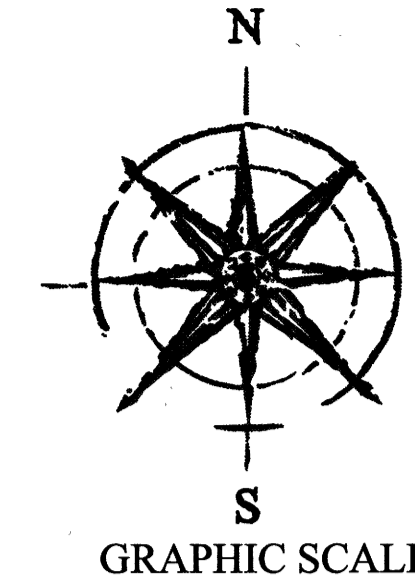
VICINITY MAP
N.T.S.

NOTES:
1) 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

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	600.00	28°00'39"	293.33	S14°26'53"W	290.42
C2	600.00	28°00'39"	293.33	S14°26'53"W	290.42
C3	100.00	19°05'36"	33.32	N80°01'33"W	33.17
C4	600.00	3°42'33"	38.84	S17°39'59"W	38.84
C5	100.00	23°50'52"	41.62	N77°38'55"W	41.32
C6	329.00	15°38'14"	89.79	S08°15'41"W	89.51
C7	15.00	90°09'16"	23.60	N44°29'43"W	21.24
C8	15.00	89°50'44"	23.52	S45°30'17"W	21.18
C9	15.00	89°50'44"	23.52	N45°30'17"E	21.18
C10	15.00	90°09'16"	23.60	S44°29'43"E	21.24
C11	15.00	90°09'16"	23.60	N44°29'43"W	21.24
C12	15.00	89°50'44"	23.52	S45°30'17"W	21.18
C13	15.00	89°50'44"	23.52	N45°30'17"E	21.18
C14	15.00	90°09'16"	23.60	S44°29'43"E	21.24
C15	15.00	90°09'16"	23.60	N44°29'43"W	21.24
C16	15.00	89°50'44"	23.52	S45°30'17"W	21.18
C17	15.00	89°50'44"	23.52	N45°30'17"E	21.18
C18	15.00	90°09'16"	23.60	S44°29'43"E	21.24
C19	15.00	90°09'16"	23.60	N44°29'43"W	21.24
C20	15.00	89°50'44"	23.52	S45°30'17"W	21.18
C21	15.00	89°50'44"	23.52	N45°30'17"E	21.18
C22	15.00	90°09'16"	23.60	S44°29'43"E	21.24
C23	15.00	90°09'16"	23.60	N44°29'43"W	21.24
C24	15.00	89°50'44"	23.52	S45°30'17"W	21.18
C25	126.50	19°05'36"	42.16	N80°01'33"W	41.96
C26	15.00	86°17'27"	22.59	N66°22'32"E	20.52
C27	626.50	5°01'21"	54.92	N25°44'29"E	54.90
C28	573.50	5°18'45"	53.17	N25°47'51"E	53.16
C29	573.50	6°28'44"	64.85	N19°54'06"E	64.81
C30	573.50	6°28'44"	64.85	N13°25'23"E	64.81
C31	573.50	6°28'44"	64.85	N06°56'39"E	64.81
C32	15.00	86°17'27"	22.59	N27°20'01"W	20.52
C33	73.50	19°05'36"	24.49	N80°01'33"W	24.38
C34	573.50	3°15'43"	32.65	N02°04'25"E	32.65
C35	15.00	90°05'55"	23.57	S44°33'54"E	21.22
C36	15.00	89°59'05"	23.56	N45°26'06"E	21.21
C37	355.50	3°16'11"	20.29	N02°04'39"E	20.28
C38	355.50	8°51'54"	55.00	N08°08'42"E	54.95
C39	302.50	15°38'14"	82.56	S08°15'41"W	82.30
C40	15.00	90°05'55"	23.57	S44°33'54"E	21.22
C41	15.00	118°45'32"	31.09	N30°11'55"W	25.82
C42	15.00	89°59'05"	23.56	S45°26'06"E	21.21
C43	15.00	89°59'05"	23.56	N45°26'06"E	21.21
C44	15.00	90°05'55"	23.57	N44°33'54"W	21.22
C45	1800.00	1°50'24"	57.80	N01°21'46"E	57.80
C46	1826.50	1°29'44"	47.68	N01°11'26"E	47.68
C47	1773.50	1°32'48"	47.87	N01°12'58"E	47.87
C48	626.50	7°00'52"	76.70	N03°57'00"E	76.65
C49	626.50	8°21'16"	91.35	N11°38'04"E	91.27
C50	626.50	15°22'09"	168.05	S08°07'38"W	167.55
C51	573.50	28°00'39"	280.37	S14°26'53"W	277.59
C52	626.50	5°13'25"	57.12	S25°50'31"W	57.10
C53	355.50	15°38'14"	97.02	S08°15'41"W	96.72



PLAT TABULATIONS
 TOTAL ACRES: 20.24 ACRES
 TOTAL ACRES IN LOTS: 14.10 ACRES
 TOTAL ACRES IN ROW: 6.14 ACRES
 AVERAGE LOT SIZE: 0.18 ACRES OR 7,871 SQFT.
 LARGEST LOT SIZE: 0.33 ACRES OR 14,538 SQFT.
 SMALLEST LOT SIZE: 0.14 ACRES OR 5,995 SQFT.
 OVERALL DENSITY: 3.85 LOTS/ACRE
 TOTAL NUMBER OF LOTS: 78 LOTS



SOUTHWEST CORNER OF SECTION 36, T5S, R2W, SLB&M 1976 UTAH COUNTY MONUMENT
 SOUTH 1/4 CORNER OF SECTION 36, T5S, R2W, SLB&M 2004 UTAH COUNTY MONUMENT
 NORTH 1/4 CORNER OF SECTION 1, T6S, R2W, SLB&M 2013 UTAH COUNTY MONUMENT
 MEASURED: N89°17'16"W 1,709.62' BASIS OF BEARING: N89°12'34"W MEASURED: 988.50' (NAD83: N89°17'01"W 1,709.68) (NAD83: N89°12'18"W 988.52)

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: 8/28/18

ROCKY MOUNTAIN POWER
 Pursuant to Utah Code Ann § 54-3-23 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.
 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
 DATE: 8/27/18

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.
 DATE: 8/15/18
 Spencer W. Llewellyn
 Professional Land Surveyor
 Certificate No. 10516507

BOUNDARY DESCRIPTION
 A portion of the SW1/4, SE1/4 & NW1/4 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 Northeast Corner of Lot 208, OVERLAND PHASE "A", PLAT 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point is also the Northwest Corner of Lot 112, OVERLAND PHASE "A", PLAT 1, 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 640.38 feet and North 1,698.46 feet from the South 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N89°34'21"W along said OVERLAND PHASE "A", PLAT 2, 569.53 feet; thence N00°34'55"E 119.00 feet; thence N00°25'39"E 53.00 feet; thence S89°34'21"E 5.14 feet; thence N00°26'59"E 222.00 feet; thence N00°25'39"E 53.00 feet; thence N00°34'55"E 116.00 feet; thence S89°34'21"E 25.66 feet; thence N00°34'55"E 114.00 feet; thence N00°25'39"E 63.00 feet; thence S89°34'21"E 0.17 feet; thence N00°34'55"E 223.00 feet; thence S89°34'21"E 49.86 feet; thence N00°25'39"E 53.00 feet; thence N00°34'55"E 60.00 feet; thence S89°34'21"E 110.00 feet; thence N00°34'55"E 0.52 feet; thence S89°25'05"E 53.00 feet; thence S89°30'37"E 218.00 feet; thence S89°25'05"E 53.00 feet; thence S89°34'21"E 109.00 feet; thence N00°34'55"E 74.42 feet; thence S89°25'05"E 50.71 feet; thence S89°34'21"E 115.16 feet; thence N28°27'13"E 22.05 feet; thence S61°44'51"E 109.00 feet; thence Northeastly along the arc of a non-tangent curve to the right having a radius of 626.50 feet (radius bears: S61°44'51"E) a distance of 2.20 feet through a central angle of 0°12'04" Chord: N28°27'13"E 2.20 feet; thence N28°27'13"E 9.84 feet; thence S61°32'47"E 162.50 feet; thence S26°17'31"W 52.84 feet; thence S19°54'06"W 52.44 feet; thence S13°25'23"W 33.06 feet; thence S77°25'21"E 107.81 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 355.50 feet (radius bears: S77°25'21"E) a distance of 21.73 feet through a central angle of 03°30'09" Chord: N14°19'44"E 21.73 feet; thence S73°52'12"E 163.00 feet; thence S05°16'33"W 84.57 feet; thence S89°34'21"E 57.31 feet; thence along the arc of a curve to the right with a radius of 136.50 feet a distance of 56.81 feet through a central angle of 23°50'52" Chord: S77°38'55"E 56.40 feet; thence S65°43'29"E 57.42 feet; thence S24°16'31"W 63.00 feet; thence Westwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S24°16'31"W) a distance of 22.28 feet through a central angle of 85°05'20" Chord: S71°43'51"W 20.28 feet; thence S29°11'11"W 79.20 feet; thence S34°53'49"W 10.05 feet to the Northwest Corner of Lot 130, OVERLAND PHASE "A", PLAT 1; thence along said plat the following 9 (nine) courses and distances: N60°48'49"W 51.00 feet; thence S29°11'11"W 40.93 feet; thence N85°42'38"W 164.14 feet; thence N89°34'21"W 397.82 feet; thence S00°12'35"W 169.00 feet; thence S00°25'39"W 223.00 feet; thence S89°34'21"E 18.12 feet; thence S00°25'39"W 51.00 feet; thence S00°35'06"W 120.00 feet to the point of beginning. Contains: 20.24 acres +/-

OWNERS DEDICATION
 THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED 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, AND PUBLIC ROADS, 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, FOR THE BENEFIT OF THE CITY AND THE PUBLIC, RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE 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, AND EASEMENTS, AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 404662017.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17th DAY of August, 2018.
 STATE OF UTAH
 THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
 CLARK D. IVORY
 CEO, IVORY HOMES

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 COVENANTS AND DEDICATIONS AND DEDICATES TO EAGLE MOUNTAIN CITY, UTAH, A UTAH LIMITED PARTNERSHIP, PRINTED NAME OF OWNER
 AUTHORIZED SIGNATURE
 CLARK D. IVORY
 CEO, IVORY HOMES

STATE OF UTAH ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 4th DAY OF SEPTEMBER, 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: 01-10-2022
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
 PETER STEVEN GAWRUSZKAS
 PRINTED FULL NAME OF NOTARY
 MY COMMISSION NO. 698412

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 24th DAY of September, 2018.
 APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 APPROVED BY CITY ENGINEER: [Signature]
 ATTEST (BY CITY RECORDER) [Signature]
 (SEE SEAL BELOW)

PHASE "B", PLAT 1 OVERLAND SUBDIVISION
 LOCATED IN THE SW 1/4, SE1/4 & NW1/4 OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SCALE: 1"=80'
 SURVEYOR'S SEAL: [Seal]
 NOTARY PUBLIC SEAL: [Seal]
 CITY-COUNTY ENGINEER SEAL: [Seal]
 COUNTY RECORDER SEAL: [Seal]

16315