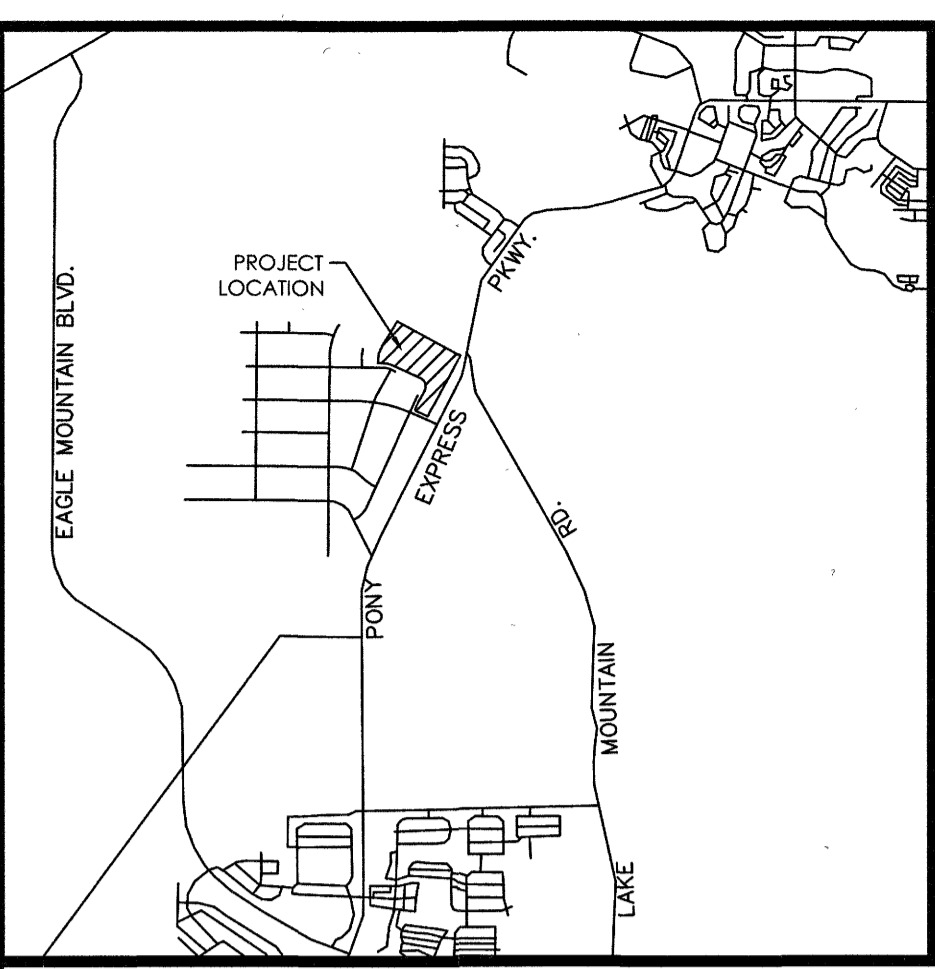
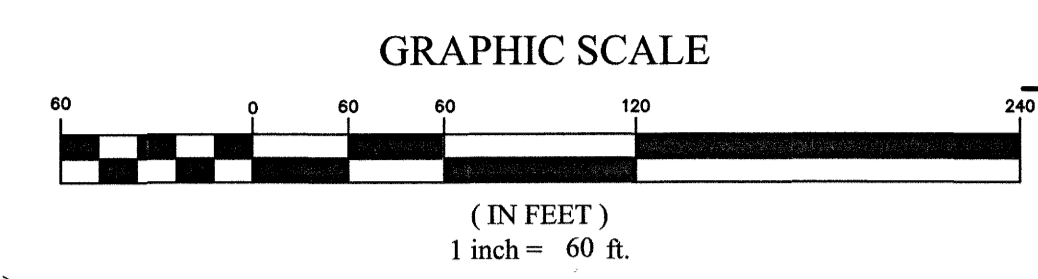
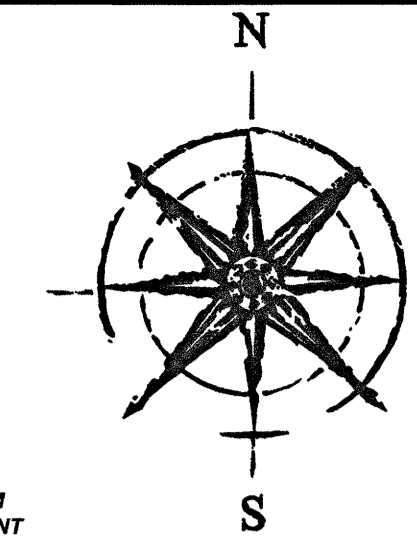
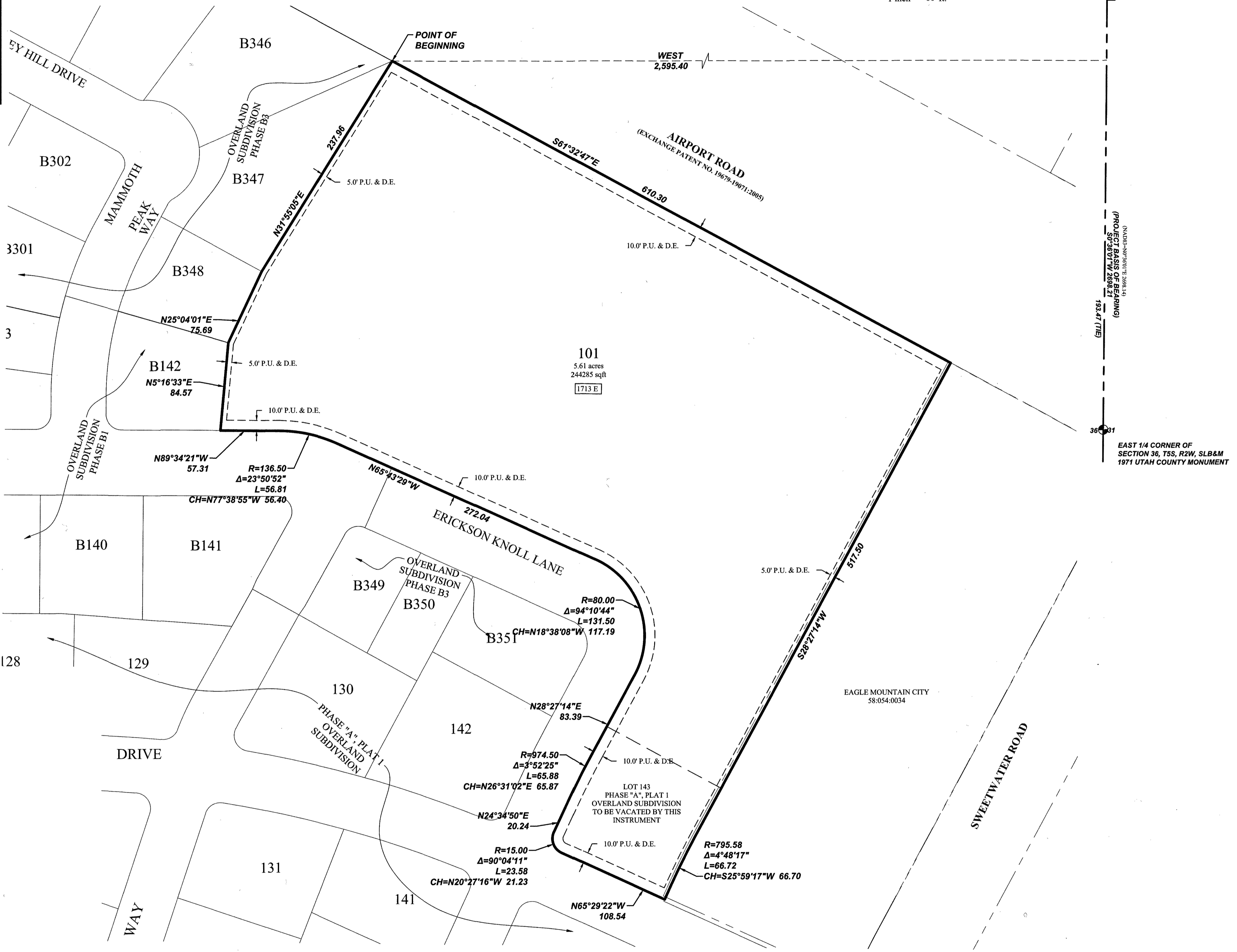


PHASE "B", PLAT 4  
**OVERLAND CLUBHOUSE**  
 (AMENDING AND VACATING LOT 143 PHASE "A", PLAT 1 OVERLAND SUBDIVISION)  
 LOCATED IN A PORTION OF SECTION 36, T5S, R2W,  
 SALT LAKE BASE & MERIDIAN  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



VICINITY MAP  
 N.T.S.



NOTES:  
 1) #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.

- LEGEND**
- BOUNDARY
  - SECTION LINE
  - - - - PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.&D.E.)
  - - - - BUILDING SETBACK
  - SECTION MONUMENT (FOUND)
  - BOUNDARY MARKERS

**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.  
 Approved this 11/14/19 DATE  
 Title Pre-Com Specialist

**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 11/14/19 DATE  
 Title Pre-Com 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  
 Approved this 11/14/19 DATE  
 Title Pre-Com Specialist

**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 11/06/19  
 Spencer W. Llewellyn  
 Professional Land Surveyor  
 Certificate No. 10516507

**BOUNDARY DESCRIPTION**  
 A portion of the of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:  
 Beginning at a point on the Southerly line of Airport Road located N00°36'01"E along the Section line (Basis of Bearing) 193.47 feet and West 2,595.40 feet from the East 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence S61°32'47"E 610.30 feet to the Westerly line of that of Real Property described in the Amended and Restated State of Utah Exchange Patent No. 19737 recorded as Entry No. 63439:2005 of the Official Records of Utah County; thence along said exchange patent the following 2 (two) courses: 1) S28°27'14"W 517.50 feet; 2) along the arc of a curve to the left having a radius of 795.58 feet a distance of 66.72 feet through a central angle of 04°48'17" Chord: S25°59'17"W 66.70 feet; thence N65°29'22"W 108.54 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.58 feet through a central angle of 90°04'11" Chord: N24°34'50"E 20.24 feet; thence N28°27'14"W 83.39 feet; thence along the arc of a curve to the right with a radius of 974.50 feet a distance of 65.88 feet through a central angle of 03°52'25" Chord: N26°31'02"E 65.87 feet; thence N28°27'14"E 83.39 feet; thence along the arc of a curve to the left with a radius of 80.00 feet a distance of 131.50 feet through a central angle of 94°10'44" Chord: N18°38'08"W 117.19 feet; thence N65°43'29"W 272.04 feet; thence along the arc of a curve to the left with a radius of 136.50 feet a distance of 56.81 feet through a central angle of 23°50'52" Chord: N77°38'55"W 56.40 feet; thence N89°34'21"W 57.31 feet; thence N05°16'33"E 84.57 feet; thence N25°04'01"E 75.69 feet; thence N25°04'01"E 75.69 feet; thence N31°55'05"E 237.96 feet to the point of beginning.  
 Contains: 5.61 acres +/-

**OWNER'S DEDICATION**  
 We, the undersigned owner of all the real property depicted on this plat and described in the surveyor's certificate on this plat, have caused the land described on this plat to be hereafter known as Overland Clubhouse, a one lot subdivision. The State of Utah, through the School and Institutional Trust Lands Administration (the "Trust Lands Administration") does now hereby dedicate under the provisions of 10-9a-607, Utah Code, to Eagle Mountain City, Utah (the "City"), easements over, on, under, and across all parcels of land depicted on this plat as Public Utility and Drainage Easement ("P.U.&D.E.") for the benefit of the City and the inhabitants thereof, excepting and reserving, to the Trust Lands Administration all coal, oil, gas, and any other minerals of any kind.  
 These conveyances and dedications are subject to those terms and conditions more particularly set forth in the Master Declaration of Covenants, Conditions, and Restrictions for Overland in Eagle Mountain, Utah, recorded in the office of the Utah County Recorder on April 27, 2017, No. 40466:2017, which are hereby incorporated and made part of this plat.

APPROVED AS TO FORM  
 Sean Reyes, Utah Attorney General  
 Special Assistant Attorney General  
 APPROVED BY THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION  
 David Ure, Director

**STATE OF UTAH ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE 13th DAY of November, 2019, PERSONALLY APPEARED BEFORE ME ALAN RUSSELL ROE, NOTARY PUBLIC STATE OF UTAH, My Comm. Exp. May 6, 2021, ALAN RUSSELL ROE, 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  
 Alan Russell Roe  
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY  
 PRINTED FULL NAME OF NOTARY  
 Alan Russell Roe  
 MY COMMISSION No. 694764

**JOINER 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  
 AUTHORIZED SIGNATURE: Ryan Tesch  
 PRINTED NAME OF OWNER: Ryan Tesch  
 AUTHORIZED SIGNATURE: Ryan Tesch  
 PRINTED NAME OF OWNER: Ryan Tesch  
 AUTHORIZED SIGNATURE: Ryan Tesch  
 PRINTED NAME OF OWNER: Ryan Tesch

**LESSEE ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF SALT LAKE }  
 ON THIS 13th DAY of NOVEMBER, 2019, PERSONALLY APPEARED BEFORE ME RYAN TESCH, NOTARY PUBLIC STATE OF UTAH, My Comm. Exp. Dec 19, 2022, RYAN TESCH, WHO ACKNOWLEDGES THAT HE, BEING DULY AUTHORIZED, DID EXECUTE THE FOREGOING INSTRUMENT ON BEHALF OF IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP.  
 MY COMMISSION EXPIRES: 01-10-2022  
 Ryan Tesch  
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY  
 PRINTED FULL NAME OF NOTARY  
 RYAN TESCH

**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 14th DAY OF December, 2019.  
 APPROVED BY MAYOR: [Signature]  
 APPROVED BY CITY ATTORNEY: [Signature]  
 APPROVED BY CITY ENGINEER: [Signature]  
 ATTEST BY CITY RECORDER: [Signature]  
 (SEE SEAL BELOW) (SEE SEAL BELOW)

PHASE "B", PLAT 4  
**OVERLAND CLUBHOUSE**  
 (AMENDING AND VACATING LOT 143 PHASE "A", PLAT 1 OVERLAND SUBDIVISION)  
 LOCATED IN A PORTION OF SECTION 36, T5S, R2W,  
 SALT LAKE BASE & MERIDIAN  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

16890

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
[Seal]	[Seal]	[Seal]	[Seal]

SEE 36-5-2W (COT 143, PHA, PLAT 1, OVERLAND SUB) TO-038  
 2019-10-07 Overland Village One Clubhouse Design 19-0072 (Ang) Sheets C2 - PLAT 4.W