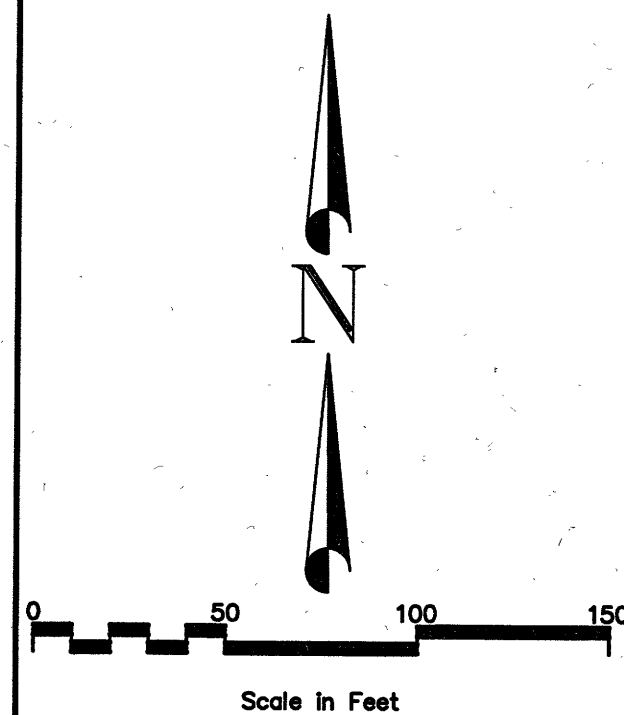


PONY EXPRESS BUSINESS PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



Legend of Symbols & Abbreviations

- Boundary Line
 - Road Right-of-Way (ROW)
 - Lot Line
 - Section Line
 - Adjacent Parcel
 - Building Setbacks
 - Water Easement
 - Cross Access Easement (Private Road)
 - Sewer Easement
 - Public Utility Easement (PUE)
- Set Rebar and Cap stamped *CIR PLS 5152617*

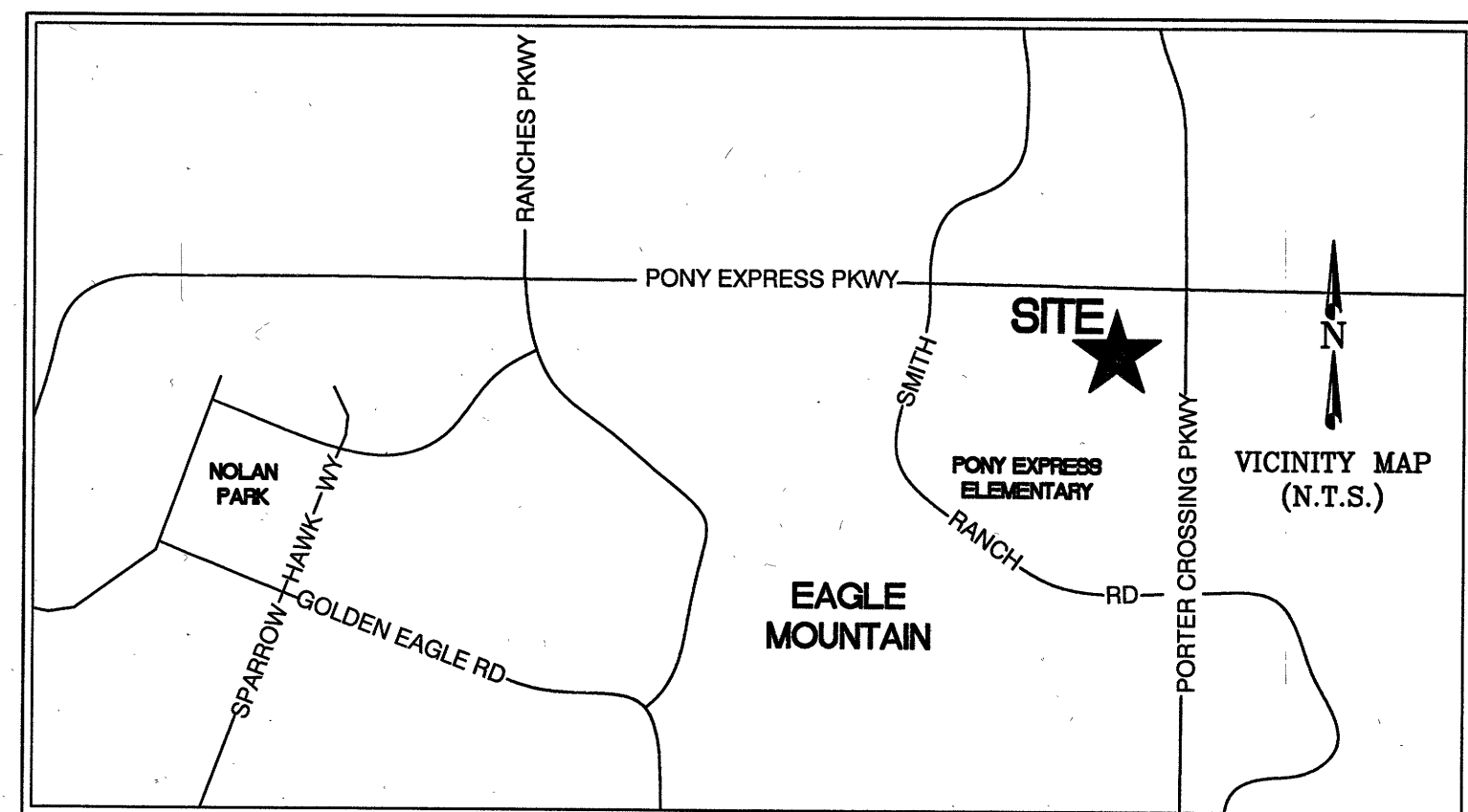
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	62.05	39.50	90°00'00"	N44° 22' 32" W	55.86
C2	17.97	11.44	90°00'00"	N44° 22' 32" W	16.17
C3	9.42	6.00	90°00'00"	S44° 22' 32" E	8.49
C4	23.56	15.00	90°00'00"	S44° 22' 32" E	21.21

LINE #	LENGTH	BEARING
L37	132.24	S0° 17' 36" E
L38	15.00	N89° 22' 32" W
L39	137.95	N0° 17' 36" W
L40	16.14	S68° 40' 17" E

LINE #	LENGTH	BEARING
L1	10.08	N0° 37' 28" E
L2	15.13	N6° 58' 13" W
L3	107.99	N0° 37' 28" E
L4	123.20	N89° 22' 32" W
L5	52.45	N87° 44' 13" W
L6	80.88	N0° 37' 28" E
L7	60.09	N85° 08' 11" W
L8	122.08	N89° 22' 32" W
L9	68.29	S86° 46' 41" W
L10	29.87	S0° 37' 28" W
L11	13.64	S89° 22' 32" E
L12	61.16	N86° 27' 17" E
L13	139.50	S89° 22' 32" E
L14	86.73	S0° 37' 28" W
L15	217.08	S89° 22' 32" E
L16	108.00	S0° 10' 17" E
L17	15.13	S8° 13' 09" W
L18	10.14	S9° 07' 46" W
L19	28.50	S89° 16' 57" E

LINE #	LENGTH	BEARING
L20	20.00	S89° 03' 51" E
L21	134.55	S0° 32' 52" W
L22	16.31	S45° 00' 00" E
L23	171.60	N60° 00' 00" E
L24	77.72	S45° 00' 00" E
L25	209.15	S89° 59' 59" E
L26	20.00	S0° 37' 28" W
L27	217.22	N60° 00' 00" W
L28	77.72	N45° 00' 00" W
L29	171.60	N00° 00' 00" W
L30	32.99	N45° 00' 00" W
L31	143.08	N0° 32' 52" E

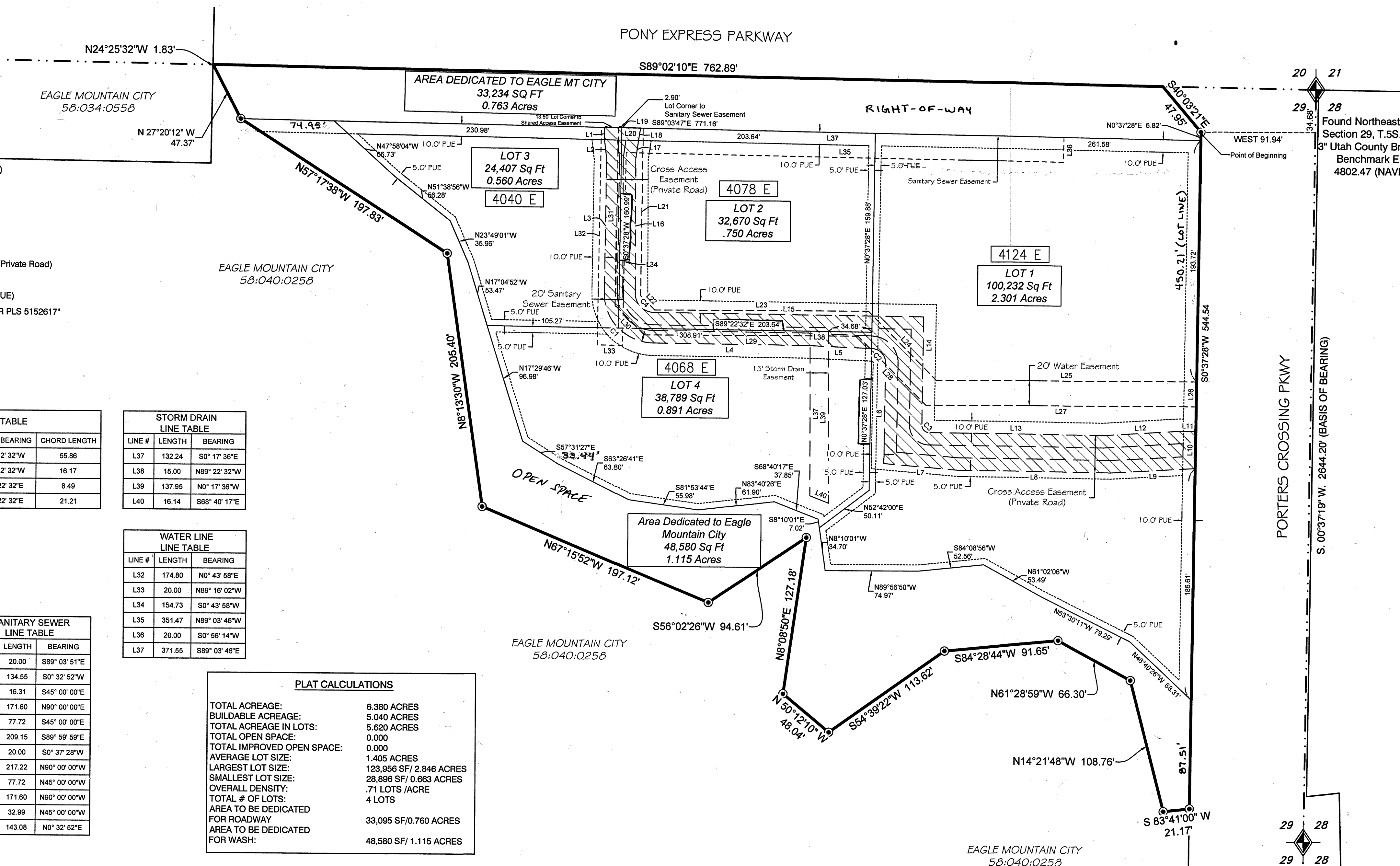
TOTAL ACREAGE:	6.380 ACRES
BUILDABLE ACREAGE:	5.040 ACRES
TOTAL ACREAGE IN LOTS:	5.620 ACRES
TOTAL OPEN SPACE:	0.000
TOTAL IMPROVED OPEN SPACE:	0.000
AVERAGE LOT SIZE:	1.405 ACRES
LARGEST LOT SIZE:	123,956 SF / 2.846 ACRES
SMALLEST LOT SIZE:	28,896 SF / 0.663 ACRES
OVERALL DENSITY:	.71 LOTS / ACRE
TOTAL # OF LOTS:	4 LOTS
AREA TO BE DEDICATED FOR ROADWAY:	33,095 SF / 0.760 ACRES
AREA TO BE DEDICATED FOR WASH:	48,580 SF / 1.115 ACRES



Direct Communications Approval
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. Tariff.
Wendie Wilford 3/22/2021 Date
Direct Communications

Dominion Energy Approval
Dominion Energy approves this plat solely for the purpose 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, obligation 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 Owner's 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 1-800-6532.
Brandy Elford 3/29/21 Date
Dominion Energy

Rocky Mountain Power Approval
1. Pursuant to Utah Code Ann. 54-3-27 This Plat Conveys to the Owner(s) Operators of Utility Facilities a Public Utility Easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 17-27a603(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, any other provision of law.
Nolan Somers 3-29-21 Date
Rocky Mountain Power



SURVEYOR CERTIFICATE
I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **PONY EXPRESS BUSINESS PARK SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.
Signed this 19th day of March, 2021 A.D.
GARY CHRISTENSEN
UTAH COUNTY RECORDER
2021 Mar 09 2:17 PM FILE 20.00 BY GARY CHRISTENSEN
RECORDED FOR EAGLE MOUNTAIN CITY

OVERALL BOUNDARY DESCRIPTION
A parcel of land being a part of an entire tract described in that Warranty Deed recorded February 22, 2012 as Entry No. 13724-2012 in the Office of the Utah County Recorder. Said parcel of land is located in the Northeast Quarter of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian and described as follows:
Beginning at a point on the westerly right-of-way line of Porter Crossing Parkway described in that Warranty Deed recorded February 12, 2009 as Entry No. 14883-2009, which is 34.68 feet S. 00°37'19" W. along the Section line and 91.94 feet West from the northeast Corner of said Section 29; thence S. 00°37'28" W. 544.54 feet along the westerly boundary line of said parcel of land to the centerline of a wash as described in said entire tract; thence along said wash the following thirteen (13) courses: 1) S. 83°41'00" W. 21.17 feet; 2) N. 14°21'48" W. 108.76 feet; 3) N. 61°28'50" E. 66.30 feet; 4) S. 84°28'44" W. 91.65 feet; 5) S. 54°39'22" W. 113.62 feet; 6) N. 50°12'10" W. 48.04 feet; 7) N. 08°08'50" E. 127.18 feet; 8) S. 56°02'26" W. 94.61 feet; 9) N. 67°15'52" W. 197.12 feet; 10) N. 06°13'30" W. 205.40 feet; 11) N. 57°17'38" W. 197.83 feet; 12) N. 27°20'12" W. 47.37 feet; 13) N. 24°25'32" W. 1.83 feet to the southerly right of way line of Pony Express Parkway described as Parcel 2 in that Warranty Deed recorded June 9, 1999 as Entry No. 68044 in Book 5116, at Page 665 in the Office of said Recorder; thence S. 89°02'10" E. 762.89 feet to the northerly point of that "Pony Express Parkway Dedication Plat a Porters Crossing recorded August 9, 2017 as Entry No. 84113:2017 as Map#15681 in the Office of said Recorder; thence S. 40°03'21" E. 47.95 feet along the southerly boundary line of said Road Dedication to the Point of Beginning.
The above described parcel of land contains 277,912 sq. ft. in area or 6.380 acres, more or less. Contains 4 Lots.
Found Northeast Corner Section 29, T.5S., R.1W. 3" Utah County Brass Cap Benchmark Elev= 4802.47 (NAVD 88)

OWNERS 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 10-9-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS, 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, UTAH FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.
SIGNATURE *Brian Nichols* DATE 3/29/21
SIGNATURE *Silve Fox Construction, LLC* DATE 3/29/21

ACKNOWLEDGMENT
ON THIS 29 DAY of March 2021 PERSONALLY APPEARED BEFORE ME *John Heiner* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE OWNER OF THE FOREGOING PROPERTY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.
State of Utah } SS
County of Utah }
John Heiner NOTARY PUBLIC
RESIDING AT Pleasant Grove, Utah

ACKNOWLEDGMENT
ON THE 29 DAY of March 2021 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 ACKNOWLEDGED TO ME THAT OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
State of Utah } SS
County of Utah }
Brian Nichols NOTARY PUBLIC
RESIDING AT Pleasant Grove, Utah

ACCEPTANCE BY LEGISLATIVE BODY
THE *Eagle Mountain* 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. DATED 4/5/2021
APPROVED BY MAYOR *[Signature]* APPROVED BY CITY ATTORNEY *[Signature]*
APPROVED *[Signature]* ENGINEER (See Seal Below) ATTEST *[Signature]* CLERK-RECORDER (See Seal Below)

PONY EXPRESS BUSINESS PARK SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

CIR CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SURVEYORS SEAL: GARY CHRISTENSEN, No. 5152617, 03/25/2022
NOTARY PUBLIC SEAL: J. CHRISTOPHER TRUSTY, No. 208059
CITY ENGINEER SEAL: *[Signature]*
CITY RECORDER SEAL: *[Signature]*

17632

Sec. 29, T.5S, R.1W T.058 C.T