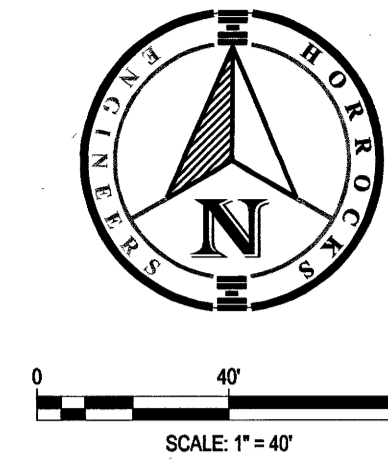


# PONY EXPRESS ESTATES PLAT 1

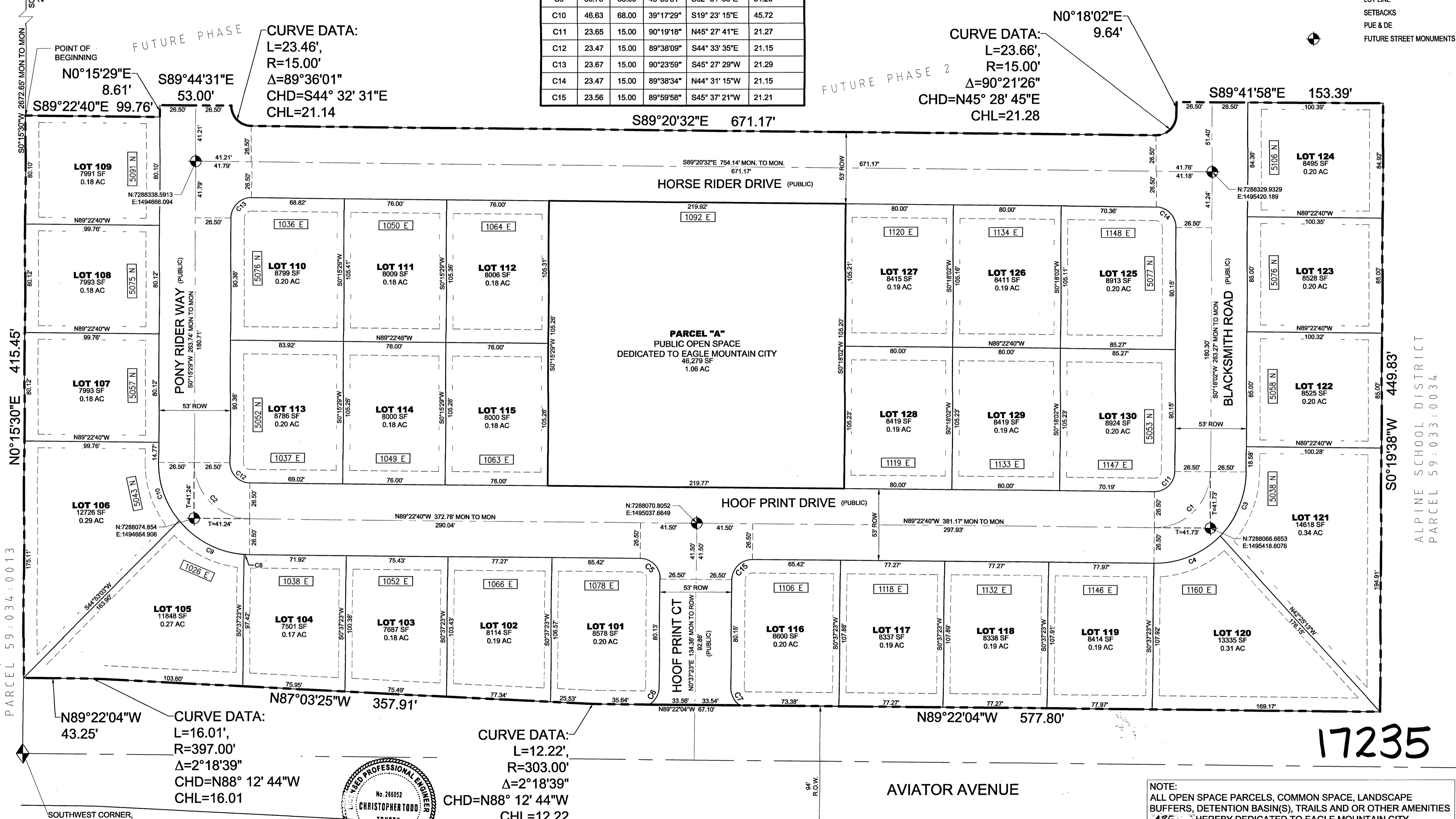
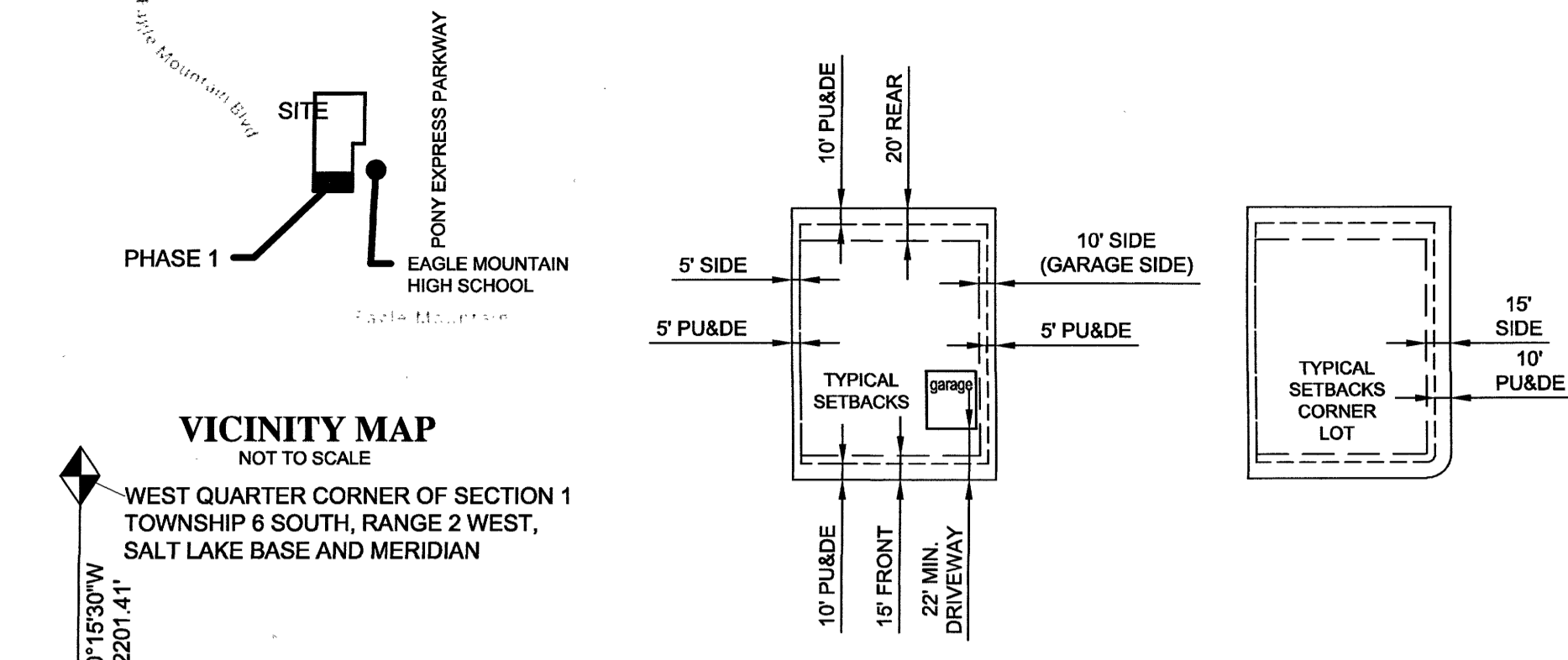
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN, UTAH COUNTY, UT



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.42	41.50	90°19'18"	N45°27'41"E	58.85
C2	64.92	41.50	89°38'09"	S44°33'35"E	58.50
C3	52.56	68.00	44°17'16"	S22°26'40"W	51.26
C4	54.63	68.00	46°02'01"	S67°36'19"W	53.18
C5	23.56	15.00	90°00'02"	N44°22'39"W	21.21
C6	15.19	15.00	58°02'01"	N29°38'07"E	14.55
C7	15.17	15.00	57°57'46"	S28°21'30"E	14.54
C8	3.97	68.00	3°20'49"	N87°42'15"W	3.97
C9	55.78	68.00	46°59'51"	S62°31'55"E	54.23
C10	46.63	68.00	39°17'29"	S19°23'15"E	45.72
C11	23.85	15.00	90°19'18"	N45°27'41"E	21.27
C12	23.47	15.00	89°38'09"	S44°33'35"E	21.15
C13	23.67	15.00	90°23'59"	S45°27'29"W	21.29
C14	23.47	15.00	89°38'34"	N44°31'15"W	21.15
C15	23.56	15.00	89°59'58"	S45°37'21"W	21.21

### LEGEND

- BOUNDARY LINE
- LOT LINE
- SETBACKS
- PUE & DE
- FUTURE STREET MONUMENTS



**SURVEYOR'S CERTIFICATE**  
I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS TO BE KNOWN AS PONY EXPRESS ESTATES PLAT 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY  
LICENSE NO. 5251295

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT SOUTH 0°15'30" WEST 2201.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°22'40" EAST 99.76 FEET; THENCE NORTH 0°15'29" EAST 8.61 FEET; THENCE SOUTH 89°44'31" EAST 53.00 FEET TO A POINT ON A CURVE, CENTER BEARS SOUTH 89°44'31" EAST; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.46 FEET, HAVING A CENTRAL ANGLE OF 89°36'01" (CHORD S44°32'31"E, 21.14) TO A POINT OF TANGENCY; THENCE SOUTH 89°20'32" EAST 671.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.86 FEET, HAVING A CENTRAL ANGLE OF 90°21'26" (CHORD N45°28'45"E, 21.28) TO A POINT OF TANGENCY; THENCE NORTH 0°18'02" EAST 9.64 FEET; THENCE SOUTH 89°18'58" EAST 153.39 FEET TO THE WEST LINE OF PARCEL 59-033-0034; THENCE SOUTH 0°19'38" WEST ALONG SAID PARCEL 449.83 FEET TO RIGHT OF WAY LINE; THENCE NORTH 89°22'04" WEST ALONG SAID RIGHT OF WAY LINE 577.80 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 303.00 FOOT RADIUS CURVE TO THE RIGHT 12.22 FEET, HAVING A CENTRAL ANGLE OF 2°18'39" (CHORD N88°12'44"W, 12.22) TO A POINT OF TANGENCY; THENCE NORTH 87°03'25" WEST 357.91 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 397.00 FOOT RADIUS CURVE TO THE LEFT 16.01 FEET, HAVING A CENTRAL ANGLE OF 2°18'39" (CHORD N88°12'44"W, 16.01) TO A POINT OF TANGENCY; THENCE NORTH 89°22'04" WEST 43.25 FEET TO THE EAST LINE OF PARCEL 59-034-0013; THENCE NORTH 0°15'30" EAST ALONG SAID PARCEL 415.45 FEET TO THE POINT OF BEGINNING.  
CONTAINS 9.85 ACRES AND 30 LOTS.

**PLAT CALCULATIONS**

TOTAL ACREAGE:	9.85 ACRES
TOTAL ACREAGE IN SUBDIV. ROW:	2.63 ACRES
TOTAL ACREAGE IN LOTS:	6.17 ACRES
TOTAL OPEN SPACE:	1.06 ACRES
TOTAL IMPROVED OPEN SPACE:	1.06 ACRES
AVERAGE LOT SIZE:	14,838 SF / 0.21 ACRES
LARGEST LOT SIZE:	14,838 SF / 0.21 ACRES
SMALLEST LOT SIZE:	7,501 SF / 0.17 ACRES
OVERALL DENSITY:	3.04 LOTS/ACRE
TOTAL # OF LOTS:	30 LOTS

**OWNER'S DEDICATION**  
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPicted ON THIS PLAT AND DESCRIBED IN THE FOREGOING CERTIFICATE KNOW 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.

**PONY EXPRESS ESTATES PLAT 1**  
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.

PRINTED NAME OF OWNER: RICHMOND AMERICAN HOMES of Utah Inc.  
AUTHORIZED SIGNATURE(S): [Signature]

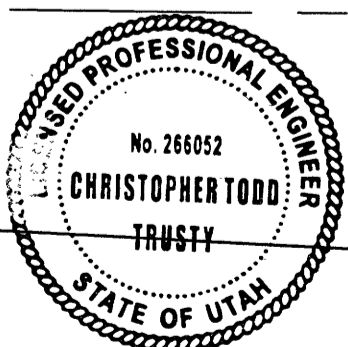
**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 19 DAY OF AUGUST, 2020, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOW TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC SIGNATURE: Anna Marie Seigmiller  
PRINTED FULL NAME OF NOTARY: Anna Marie Seigmiller  
MY COMMISSION EXPIRES: 10-01-2022  
COMMISSION NUMBER: 702653

ENT 130697-2020 Map & 17235  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Aug 28 2:50 pm FEE 112.00 BY RA  
RECORDED FOR EAGLE MOUNTAIN CITY

**PONY EXPRESS ESTATES PLAT 1**  
LOCATED IN SOUTHWEST QUARTER OF SECTION 1  
TOWNSHIP 6 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN, UTAH COUNTY, UT

RECORDED # [Blank]  
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF [Blank]  
DATE [Blank] TIME [Blank] BOOK [Blank] PAGE [Blank]  
FEE \$ [Blank] CLERK [Blank] UTAH COUNTY RECORDER [Blank]



**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 25 DAY OF August 2020.

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

**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. 1 TARIFF.

APPROVED BY DIRECT COMMUNICATIONS: [Signature]  
DATE: 8/19/2020

**DOMINION ENERGY APPROVAL**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 19 DAY OF August 2020  
BY: [Signature]  
TITLE: Pre. Com

**ROCKY MOUNTAIN POWER APPROVAL**  
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. PURSUANT TO UTAH CODE ANN § 17-27a-804(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 64, CHAPTER 9A, DAMAGE TO UNDERGROUND  
(4) UTILITY FACILITIES, OR ANY OTHER PROVISION OF LAW

APPROVED BY: [Signature]  
DATE: 8-19-20

AUG 2020  
**HORROCKS ENGINEERS**  
2162 West Grove Pkwy., Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100

DEVELOPED BY:  
**Richmond American Homes of Utah, Inc.**  
849 W. Levo Drive, Ste 220  
Salt Lake City, UT 84123  
(801)-743-7456

