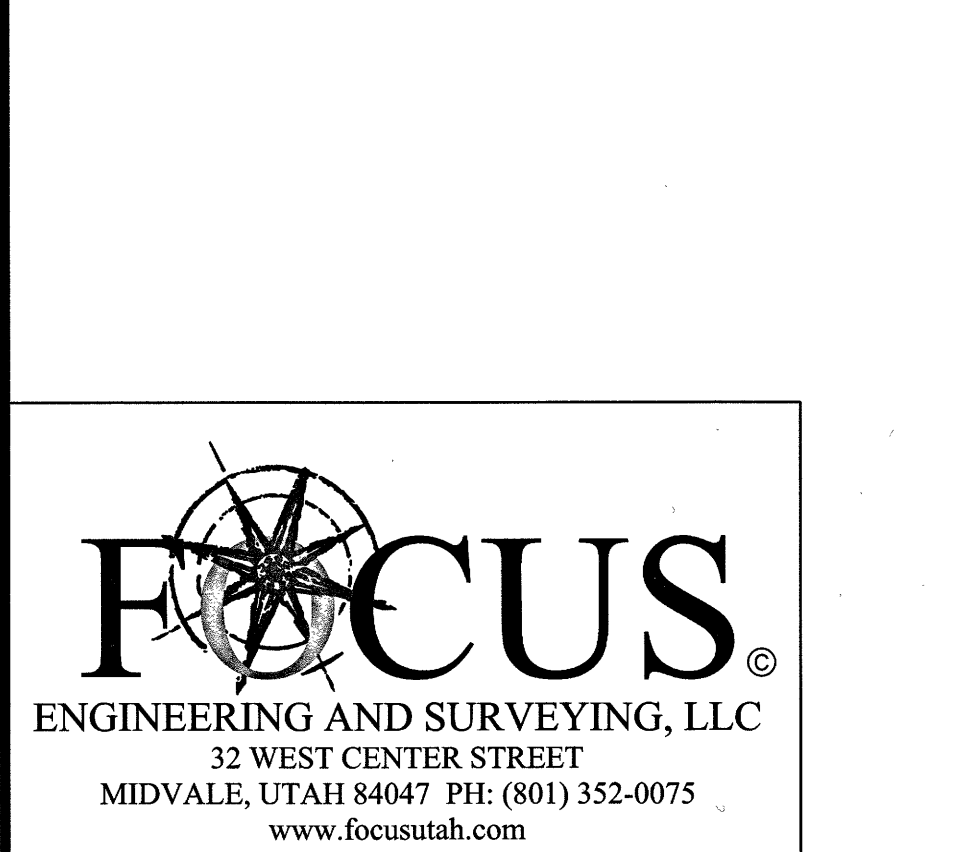


VICINITY MAP  
N.T.S.

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	173.50	54°37'24"	165.41	N62°55'40"E	159.21
C2	200.00	54°37'24"	190.67	N62°55'40"E	183.53
C3	226.50	54°37'24"	215.94	N62°55'40"E	207.85
C4	480.00	6°03'55"	50.81	N38°38'55"E	50.79
C5	453.50	20°17'12"	160.57	S45°45'34"W	159.73
C6	480.00	20°17'12"	169.95	S45°45'34"W	169.07
C7	480.00	4°33'58"	38.25	N43°57'51"E	38.24
C8	50.00	280°38'44"	244.91	S46°13'24"W	63.85
C9	480.00	4°33'45"	38.22	N48°31'43"E	38.21
C10	480.00	5°05'34"	42.67	N53°21'23"E	42.65
C11	15.00	90°00'00"	23.56	N45°14'22"E	21.21
C12	15.00	90°00'00"	23.56	S44°45'38"E	21.21
C13	15.00	90°00'00"	23.56	S45°14'22"W	21.21
C14	226.50	4°12'12"	16.62	S88°08'16"W	16.61
C15	226.50	18°29'27"	73.10	S76°47'27"W	72.78
C16	226.50	19°26'20"	76.85	S57°49'33"W	76.48
C17	226.50	12°29'25"	49.38	S41°51'40"W	49.28
C18	438.50	11°03'40"	84.65	N22°28'10"E	84.52
C19	438.50	13°01'08"	99.64	N34°30'34"E	99.42
C20	453.50	4°20'43"	34.39	S37°47'19"W	34.38
C21	453.50	10°05'20"	79.85	S45°00'20"W	79.75
C22	438.50	8°19'07"	63.66	N45°10'42"E	63.61
C23	453.50	5°51'09"	46.32	S52°58'35"W	46.30
C24	438.50	6°33'55"	50.24	N52°37'12"E	50.22
C25	15.00	90°00'00"	23.56	N10°54'10"E	21.21
C26	15.00	90°00'00"	23.56	N79°05'50"W	21.21
C27	15.00	90°00'00"	23.56	S79°05'50"E	21.21
C28	15.00	90°00'00"	23.56	S10°54'10"W	21.21
C29	467.50	0°47'41"	6.48	S56°18'00"W	6.48
C30	348.00	1°04'03"	6.48	N56°26'11"E	6.48
C31	506.50	5°05'34"	45.02	S53°21'23"W	45.01
C32	15.00	85°24'49"	22.36	S86°29'00"E	20.35
C33	15.00	50°19'22"	13.17	S18°36'55"E	12.76
C34	50.00	60°01'33"	52.38	S23°28'00"E	50.02
C35	50.00	54°53'22"	47.90	S80°55'28"E	46.09
C36	50.00	53°58'22"	47.10	N44°38'40"E	45.38
C37	50.00	54°41'16"	47.72	N09°41'08"W	45.93
C38	50.00	57°04'12"	49.80	N65°33'52"W	47.77
C39	15.00	50°19'22"	13.17	N68°56'17"W	12.76
C40	15.00	85°27'28"	22.37	N01°02'52"W	20.36
C41	506.50	6°03'55"	53.62	S38°38'55"W	53.59
C42	173.50	9°23'54"	28.46	N40°18'54"E	28.43
C43	173.50	36°55'02"	111.79	N63°28'22"E	109.87
C44	173.50	8°18'29"	25.16	N86°05'07"E	25.14
C45	15.00	90°00'00"	23.56	S44°45'38"E	21.21

WEST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT



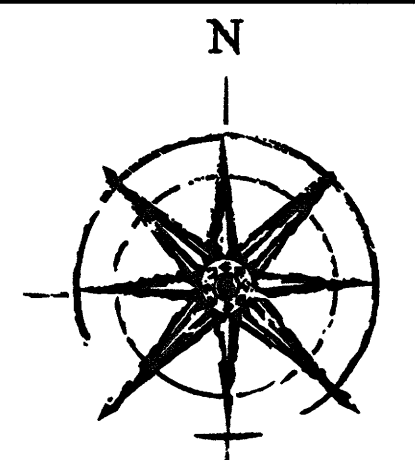
TYPICAL BUILDING SETBACKS  
N.T.S.

- NOTES:**
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS OR NAILS TO BE SET IN THE TOP OF CURB ON THE PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
  - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - PARCEL A HEREBY IS DEDICATED TO EAGLE MOUNTAIN CITY AS PUBLIC OPEN SPACE.
- SITE TABULATIONS**
- TOTAL # OF LOTS: 23 LOTS
  - TOTAL ACRES: 7.61 ACRES
  - TOTAL ACRES IN LOTS: 5.44 ACRES
  - TOTAL ROAD ACRES: 1.70 ACRES
  - TOTAL OPEN SPACE: 0.47 ACRES
  - TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
  - TOTAL ACRES IN ROW: 1.70 ACRES
  - AVERAGE LOT SIZE: 0.25 ACRES OR 10,890 SQFT.
  - LARGEST LOT SIZE: 0.37 ACRES
  - SMALLEST LOT SIZE: 0.18 ACRES
  - OVERALL DENSITY: 3.02 UNITS/ACRE

# SPRING RUN PHASE D

## PLAT 1

LOCATED IN THE SW 1/4 OF SECTION 17, T5S, R1W, SLB&M SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

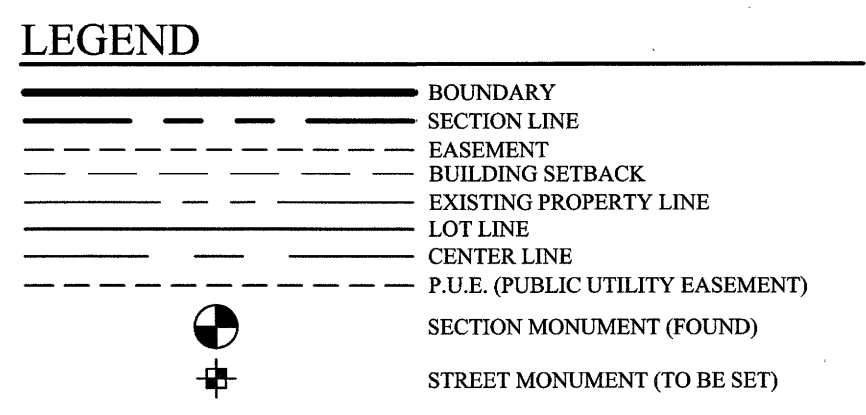


NORTHWEST CORNER OF SECTION 17, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT



POINT OF BEGINNING

WEST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT



**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.  
*Corey Cooke*  
DIRECT COMMUNICATIONS  
DATE: 2-7-19

**DOMINION ENERGY**  
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, 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 800-366-8532.  
APPROVED THIS 7 DAY OF February, A.D. 2019  
BY: *Jeffrey Smith*  
TITLE: gas account sup rep

**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.  
*Del Schwanke* 2/6/19  
ROCKY MOUNTAIN POWER  
DATE

**SURVEYOR'S CERTIFICATE**  
I, Spencer Llewelyn, 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 owners(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: 2/6/19  
Spencer Llewelyn  
Professional Land Surveyor  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**  
A portion of the NW 1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:  
Beginning at a point located N00°14'22"E along the Section line 1,683.57 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M; thence N00°14'22"E along the Section line 202.66 feet; thence S89°45'38"E 199.00 feet; thence N00°14'22"E 50.58 feet; thence S89°48'40"E 153.55 feet; thence N41°18'53"E 60.68 feet; thence N47°44'44"W 53.76 feet; thence N00°11'20"E 243.48 feet to the Section line; thence S88°21'48"E along the Section line 409.12 feet; thence S34°05'50"E 126.70 feet; thence N55°54'10"E 56.18 feet; thence S34°05'50"E 53.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 467.50 feet (radius bears: S34°05'50"E) a distance of 6.48 feet through a central angle of 00°47'41" Chord: N56°18'00"E 6.48 feet; thence S34°08'27"E 110.19 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 348.00 feet (radius bears: S33°01'48"E) a distance of 6.48 feet through a central angle of 01°04'03" Chord: S56°26'11"W 6.48 feet; thence S55°54'10"W 221.43 feet; thence along the arc of a curve to the left with a radius of 438.50 feet a distance of 298.20 feet through a central angle of 38°57'49" Chord: S36°25'15"W 292.49 feet; thence N89°45'38"W 615.72 feet to the point of beginning.  
Contains: 7.61 acres +/-

**OWNER'S DEDICATION**  
WE, THE UNDERSIGNED OWNERS 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 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 10-9A-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: *Ralph B. Johnson*  
AUTHORIZED SIGNATURE(S): *Ralph B. Johnson*

**ACKNOWLEDGMENT**  
STATE OF UTAH  
S.S.  
COUNTY OF Salt Lake  
ON THE 7th DAY OF February, 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *Ralph B. Johnson* THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.  
MY COMMISSION EXPIRES: 6-5-2019  
MY COMMISSION No. 683134  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY  
*Andrea Nelson*  
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 13 DAY OF February, 2019.  
APPROVED BY MAYOR: *Tommy Anderson*  
APPROVED BY CITY ATTORNEY: *[Signature]*  
ATTEST BY CITY RECORDER: *[Signature]*  
(SEE SEAL BELOW)

**SPRING RUN PHASE D, PLAT 1**  
SUBDIVISION  
LOCATED IN THE SW 1/4 OF SECTION 17, T5S, R1W SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

16449

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

RECORDED: 2/12/19  
RECORDED FOR EAGLE MOUNTAIN CITY

2-2017-17-277 Spring Run Phase D Plat 1 - Final Plat D:\A\9