

NOTES:

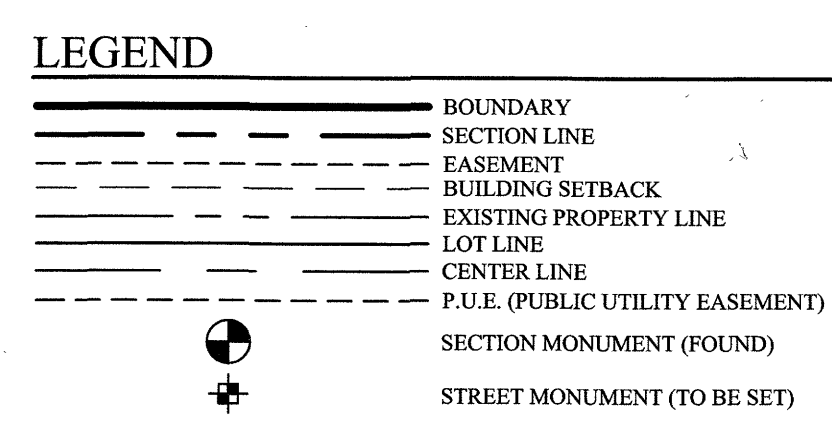
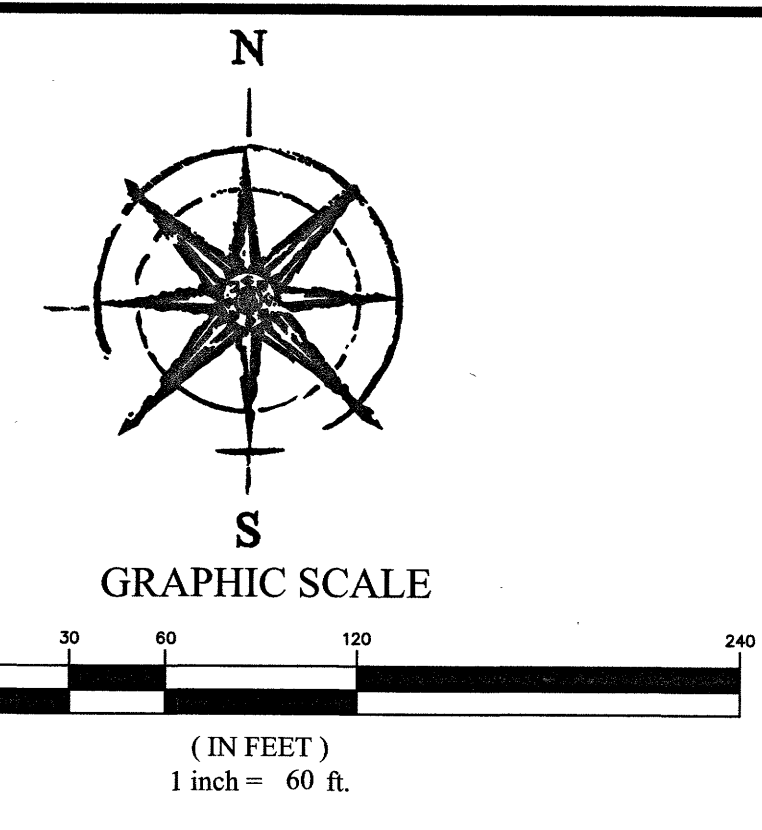
- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY

SITE TABULATIONS

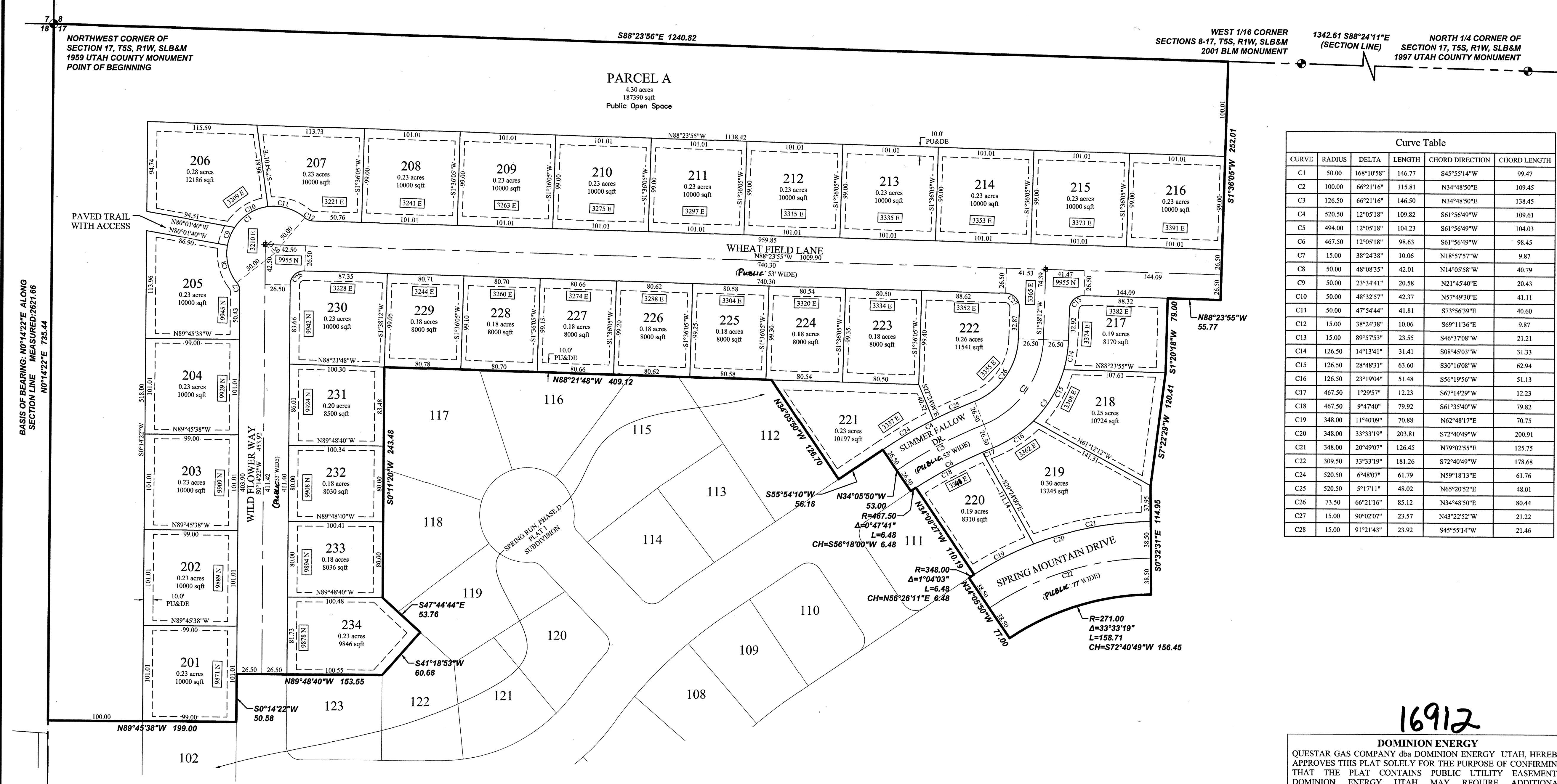
TOTAL # OF LOTS:	34 LOTS
TOTAL ACREAGE:	14.26 ACRES
TOTAL ACREAGE IN LOTS:	7.46 ACRES
TOTAL ROAD ACREAGE:	2.46 ACRES
TOTAL OPEN SPACE:	4.30 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL ACREAGE IN ROW:	2.46 ACRES
AVERAGE LOT SIZE:	0.22 ACRES OR 9,583.20 SQFT.
LARGEST LOT SIZE:	0.30 ACRES
SMALLEST LOT SIZE:	0.18 ACRES
OVERALL DENSITY:	2.38 UNITS/ACRE

SPRING RUN PHASE D, PLAT 2

LOCATED IN THE NW1/4 OF SECTION 17, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



VICINITY MAP N.T.S.



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50.00	168°10'58"	146.77	S45°55'14"W	99.47
C2	100.00	66°21'16"	115.81	N34°48'50"E	109.45
C3	126.50	66°21'16"	146.50	N34°48'50"E	138.45
C4	520.50	12°05'18"	109.82	S61°56'49"W	109.61
C5	494.00	12°05'18"	104.23	S61°56'49"W	104.03
C6	467.50	12°05'18"	98.63	S61°56'49"W	98.45
C7	15.00	38°24'38"	10.06	N18°57'57"W	9.87
C8	50.00	48°08'35"	42.01	N14°05'58"W	40.79
C9	50.00	23°34'41"	20.58	N21°45'40"E	20.43
C10	50.00	48°32'57"	42.37	N57°49'30"E	41.11
C11	50.00	47°54'44"	41.81	S73°56'39"E	40.60
C12	15.00	38°24'38"	10.06	S69°11'36"E	9.87
C13	15.00	89°57'53"	23.55	S46°37'08"W	21.21
C14	126.50	14°13'41"	31.41	S08°45'03"W	31.33
C15	126.50	28°48'31"	63.60	S30°16'08"W	62.94
C16	126.50	23°19'04"	51.48	S56°19'56"W	51.13
C17	467.50	1°29'57"	12.23	S67°14'29"W	12.23
C18	467.50	9°47'40"	79.92	S61°35'40"W	79.82
C19	348.00	11°40'09"	70.88	N62°48'17"E	70.75
C20	348.00	33°33'19"	203.81	S72°40'49"W	200.91
C21	348.00	20°49'07"	126.45	N79°02'55"E	125.75
C22	309.50	33°33'19"	181.26	S72°40'49"W	178.68
C24	520.50	6°48'07"	61.79	N59°18'13"E	61.76
C25	520.50	5°17'11"	48.02	N65°20'52"E	48.01
C26	73.50	66°21'16"	85.12	N34°48'50"E	80.44
C27	15.00	90°02'07"	23.57	N43°22'52"W	21.22
C28	15.00	91°21'43"	23.92	S45°55'14"W	21.46

SURVEYOR'S CERTIFICATE
I, Spencer 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: 09/05/19
Spencer Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION
A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the Northwest Corner of Section 17, T5S, R1W, SLB&M (Basis of Bearing: S0°14'22"W along the Section line between the West 1/4 Corner and Northwest Corner of Section 17, T5S, R1W, SLB&M); thence S88°23'56"E along the Section line 1,240.82 feet; thence S01°36'05"W 252.01 feet; thence N88°23'55"W 55.77 feet; thence S01°20'18"W 79.00 feet; thence S07°22'29"W 120.41 feet; thence S00°32'31"E 114.95 feet; thence Westwesterly along the arc of a non-tangent curve to the left having a radius of 271.00 feet (radius bears: S00°32'31"E) a distance of 158.71 feet through a central angle of 33°33'19" Chord: S72°40'49"W 156.45 feet; thence N34°05'50"W 77.00 feet to a point on the Southerly line of Lot 111, SPRING RUN PHASE D, PLAT 1, according to the Official Plat thereof recorded February 13, 2019 as Entry No. 12166:2019 in the Office of the Utah County Recorder; thence along said plat the following 13 (thirteen) courses: 1) Northeastwesterly along the arc of a non-tangent curve to the right having a radius of 348.00 feet (radius bears: S34°05'50"E) a distance of 6.48 feet through a central angle of 01°04'02" Chord: N56°26'11"E 6.48 feet; 2) N34°05'50"W 110.19 feet; 3) Southwestwesterly along the arc of a non-tangent curve to the left having a radius of 467.50 feet (radius bears: S33°18'10"E) a distance of 6.48 feet through a central angle of 00°47'41" Chord: S56°18'00"W 6.48 feet; 4) N34°05'50"W 53.00 feet; 5) S55°54'10"W 56.18 feet; 6) N34°05'50"W 126.70 feet; 7) N88°21'48"W 409.12 feet; 8) S00°11'20"W 243.48 feet; 9) S47°44'44"E 53.76 feet; 10) S41°18'53"W 60.68 feet; 11) N89°48'40"W 153.55 feet; 12) S00°14'22"W 50.58 feet; 13) N89°45'38"W 199.00 feet to the Section line; thence N00°14'22"E along the Section line 735.44 feet to the point of beginning.

Contains: 14.26 acres +/-

OWNER'S CERTIFICATE
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.

OWNER(S):
PRINTED NAME OF OWNER: Ralph B. Johnson
AUTHORIZED SIGNATURE(S): Ralph B. Johnson
DATE: 9/4/19

ACKNOWLEDGMENT
ON THE 5th DAY OF September, 2019, 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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 6-5-2023
COMMISSION NUMBER: 705990
IN UTAH

Andrea Nelson
NOTARY PUBLIC SIGNATURE
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____
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 _____ DAY OF November, 2019.

Tommy Daniel
APPROVED BY MAYOR

Christy I. Tink
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

Christopher Todd
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

SPRING RUN PHASE D, PLAT 2

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

SURVEYOR'S SEAL: SPENCER LLEWELLYN
NOTARY PUBLIC SEAL: ANDREA NELSON
CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD
COUNTY RECORDER SEAL: EAGLE MOUNTAIN CITY

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)(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 Edwards 9/9/19
ROCKY MOUNTAIN POWER DATE

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.

Marionne Pufford 9/9/19
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS 9 DAY OF September, A.D. 2019
BY Pre-Com Specialist
TITLE Pre-Com Specialist

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

18 17

Spring Run Phase D, Plat 2 - FINAL PLAT DIB.dwg
DEC 17-5-19 10:03