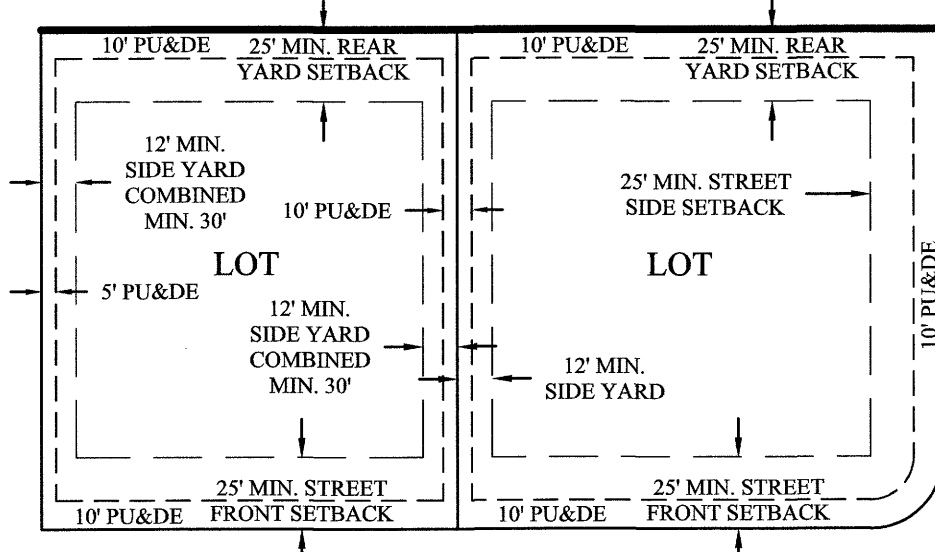
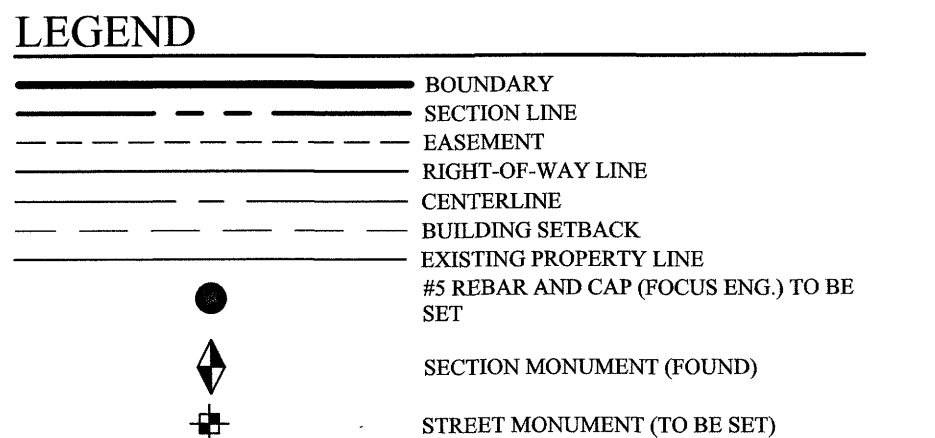


VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.



NOTES:

- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNERS EXPENSE.
- 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 509. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.

PLAT CALCULATIONS

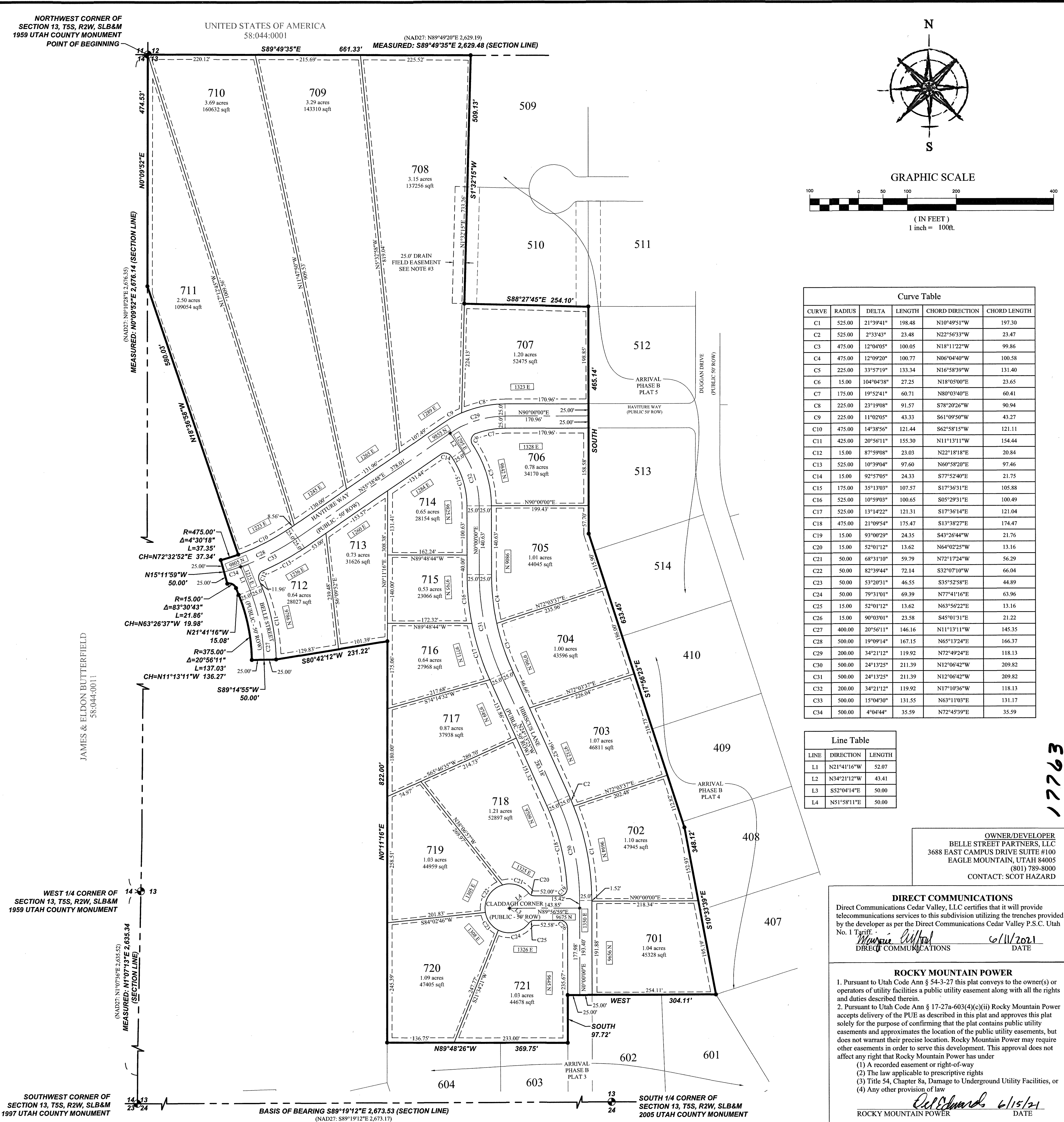
TOTAL ACREAGE:	31.05± ACRES
TOTAL ACREAGE IN LOTS:	28.27± ACRES
TOTAL ACREAGE IN ROW:	2.78 ± ACRES
TOTAL OPEN SPACE:	0.00 ± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ± ACRES
AVERAGE LOT SIZE:	1.35 ± ACRES
LARGEST LOT SIZE:	3.69 ± ACRES
SMALLEST LOT SIZE:	0.53 ± ACRES
OVERALL DENSITY:	0.68 LOTS/ACRE
TOTAL # OF LOTS:	21 LOTS

DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes 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 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 Owner Dedication or in 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 24 day of June, 2021. Questar Gas Company
By: Denise S. Skidmore
Title: Pre-Comm

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



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 State 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.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date: 05/26/2021

BOUNDARY DESCRIPTION
A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at the Northwest Corner of Section 13, T5S, R2W, SLB&M; thence S89°49'35"E along the Section line 661.33 feet to the Northwest Corner of Lot 509, ARRIVAL PHASE "B" PLAT 5, according to the Official Plat thereof recorded December 1, 2020 as Entry No. 190389:2020 in the Office of the Utah County Recorder; thence along said plat the following four (4) courses: 1) S01°32'15"W 509.13 feet; 2) S88°27'45"E 254.10 feet; 3) South 465.14 feet; 4) S17°56'23"E 633.45 feet to a point on the Westerly line of ARRIVAL PHASE B PLAT 4, according to the Official Plat thereof recorded September 19, 2019 as Entry No. 92986:2019 in the Office of the Utah County Recorder; thence S10°33'39"E along said plat 348.12 feet to the Northeastly Corner of Lot 601, ARRIVAL PHASE B PLAT 6, according to the Official Plat thereof recorded March 8, 2019 as Entry No. 19234:2019 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: 1) West 304.11 feet; 2) South 97.72 feet; 3) N89°48'26"W 369.75 feet; thence N00°11'16"E 822.00 feet; thence S80°42'12"W 231.22 feet; thence S89°14'55"W 50.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 375.00 feet (radius bears: S89°14'55"W) a distance of 137.03 feet through a central angle of 20°56'11" Chord: N11°13'11"W 136.27 feet; thence N21°41'16"W 15.08 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.86 feet through a central angle of 83°30'43" Chord: N63°26'37"W 19.98 feet; thence N15°11'59"W 50.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 475.00 feet (radius bears: N15°11'59"W) a distance of 37.35 feet through a central angle of 04°30'18" Chord: N72°32'52"E 37.34 feet; thence N18°36'58"W 580.03 feet to the Section line; thence N00°09'52"E along the Section line 474.53 feet to the point of beginning.

Contains: 31.05 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.

OWNER(S):
PRINTED NAME OF OWNER: SCOT HAZARD AUTHORIZED SIGNATURE(S): [Signature]
BY: MANAGER June 15, 2021
ITS: MANAGER
BELLE STREET PARTNERS, LLC

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 15 DAY OF June A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Wasch, IN SAID STATE OF UTAH, Scott Hazard WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF Belle Street Partners, LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/9/24
#911064 Utah County
NOTARY ADDRESS: [Address]
A NOTARY PUBLIC COMMISSIONED IN UTAH
Forrest B. Kappas
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 22 DAY OF June, 2021.

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): [Signature]
ATTEST BY CITY RECORDER (SEE SEAL BELOW): [Signature]

PHASE "B" PLAT 7
ARRIVAL
SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=100'

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

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	525.00	21°39'41"	198.48	N10°49'51"W	197.30
C2	525.00	2°33'43"	23.48	N22°56'33"W	23.47
C3	475.00	12°04'05"	100.05	N18°11'22"W	99.86
C4	475.00	12°09'20"	100.77	N06°04'40"W	100.58
C5	225.00	33°57'19"	133.34	N16°58'39"W	131.40
C6	15.00	104°04'38"	27.25	N18°05'00"W	23.65
C7	175.00	19°52'41"	60.71	N80°03'40"E	60.41
C8	225.00	23°19'08"	91.57	S78°20'26"W	90.94
C9	225.00	11°02'05"	43.33	S61°09'50"W	43.27
C10	475.00	14°38'56"	121.44	S62°58'15"W	121.11
C11	425.00	20°56'11"	155.30	N11°13'11"W	154.44
C12	15.00	87°59'08"	23.03	N22°18'18"E	20.84
C13	525.00	10°39'04"	97.60	N60°58'20"E	97.46
C14	15.00	92°57'05"	24.33	S77°52'40"E	21.75
C15	175.00	35°13'03"	107.57	S17°36'31"E	105.88
C16	525.00	10°59'03"	100.65	S05°29'31"E	100.49
C17	525.00	13°14'22"	121.31	S17°36'14"E	121.04
C18	475.00	21°09'54"	175.47	S13°38'27"E	174.47
C19	15.00	93°00'29"	24.35	S43°26'44"W	21.76
C20	15.00	52°01'12"	13.62	N64°02'25"W	13.16
C21	50.00	68°31'10"	59.79	N72°17'24"W	56.29
C22	50.00	82°39'44"	72.14	S32°07'10"W	66.04
C23	50.00	53°20'31"	46.55	S35°52'58"E	44.89
C24	50.00	79°31'01"	69.39	N77°41'16"E	63.96
C25	15.00	52°01'12"	13.62	N63°50'22"E	13.16
C26	15.00	90°03'01"	23.58	S45°01'31"E	21.22
C27	400.00	20°56'11"	146.16	N11°13'11"W	145.35
C28	500.00	19°09'14"	167.15	N65°13'24"E	166.37
C29	200.00	34°21'12"	119.92	N72°49'24"E	118.13
C30	500.00	24°13'25"	211.39	N12°06'42"W	209.82
C31	500.00	24°13'25"	211.39	N12°06'42"W	209.82
C32	200.00	34°21'12"	119.92	N17°10'36"W	118.13
C33	500.00	15°04'30"	131.55	N63°11'03"E	131.17
C34	500.00	4°04'44"	35.59	N72°45'59"E	35.59

Line Table

LINE	DIRECTION	LENGTH
L1	N21°41'16"W	52.07
L2	N34°21'12"W	43.41
L3	S52°04'14"E	50.00
L4	N51°58'11"E	50.00

OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

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.
By: [Signature] 6/11/2021
DIRECT COMMUNICATIONS DATE

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
By: [Signature] 6/15/21
ROCKY MOUNTAIN POWER DATE

17763

Sec. 13, T5S, R2W, SLB&M T1038 GT