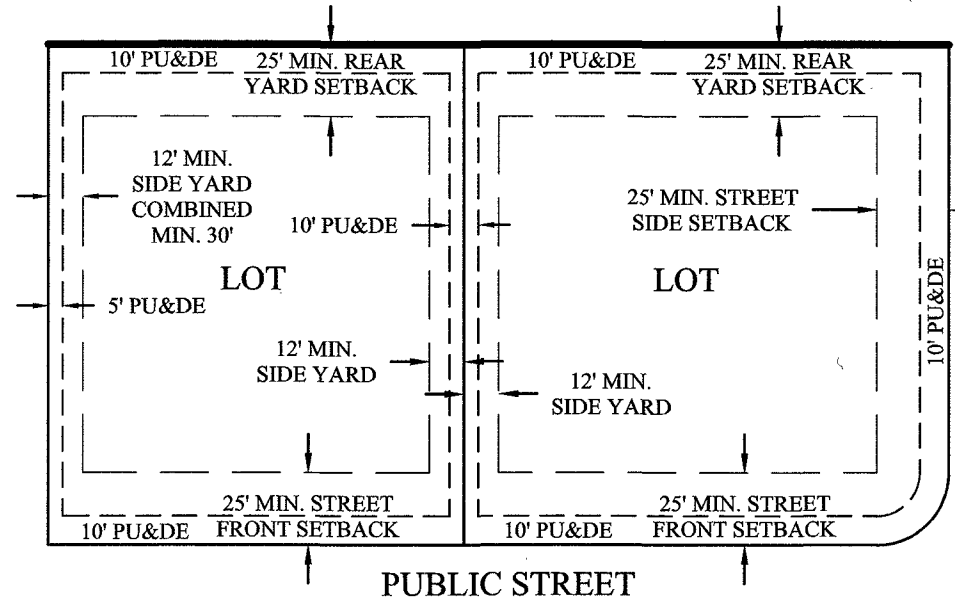
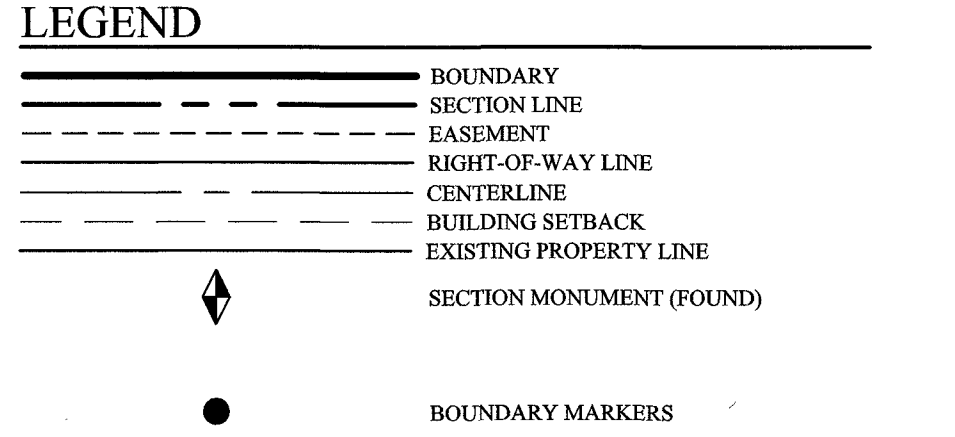


VICINITY MAP  
N.T.S.



TYPICAL BUILDING SETBACKS  
N.T.S.



NOTES:  
1. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
2. 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 OWNER'S EXPENSE.

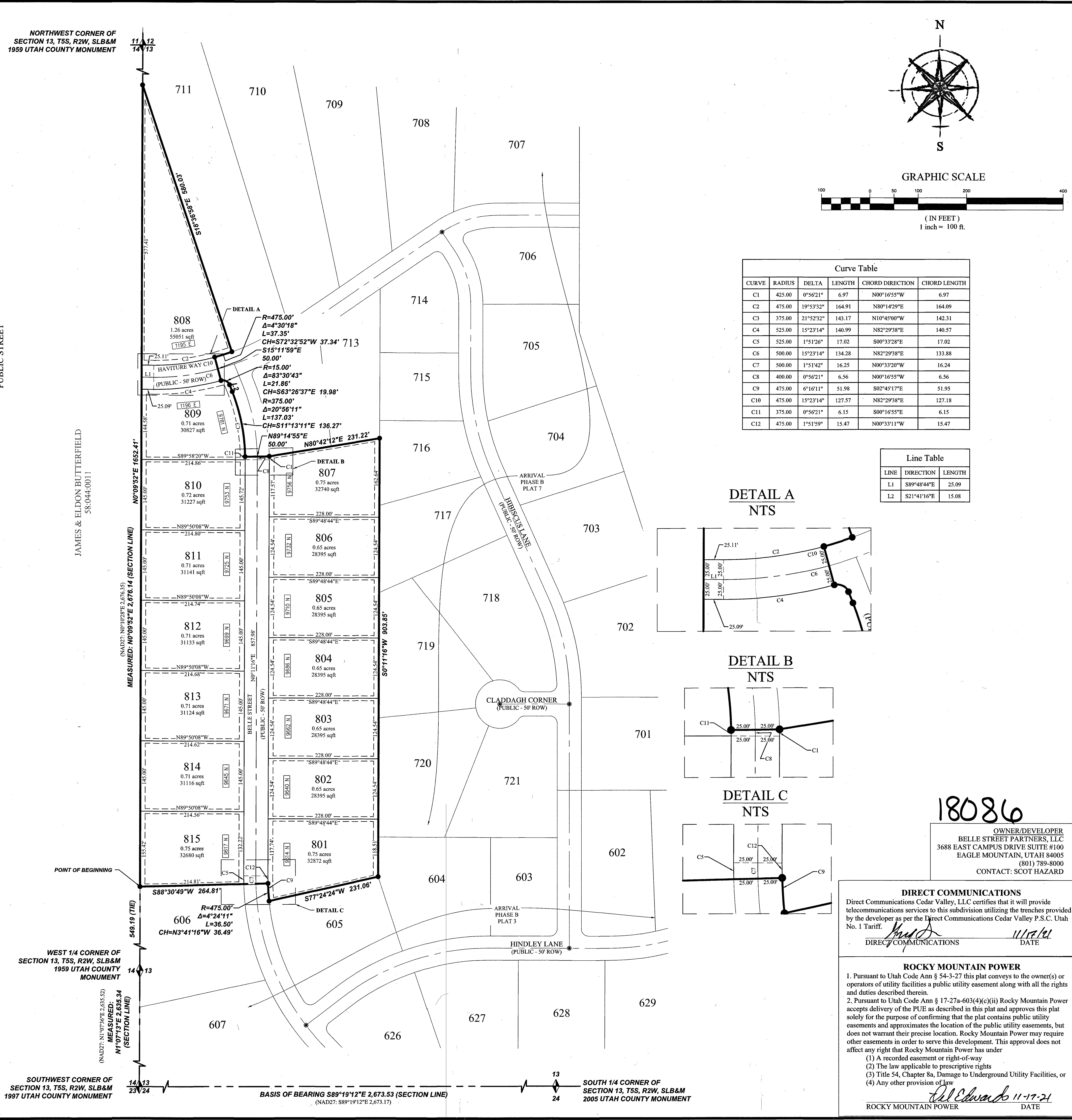
**PLAT CALCULATIONS**

TOTAL ACREAGE:	12.26 ± ACRES
TOTAL ACREAGE IN LOTS:	11.03 ± ACRES
TOTAL ACREAGE IN ROW:	1.23 ± ACRES
TOTAL OPEN SPACE:	0.00 ± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ± ACRES
AVERAGE LOT SIZE:	0.74 ± ACRES
LARGEST LOT SIZE:	1.26 ± ACRES
SMALLEST LOT SIZE:	0.65 ± ACRES
OVERALL DENSITY:	1.22 LOTS/ACRE
TOTAL # OF LOTS:	15 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 17 day of November, 2021. Questar Gas Company  
By *Douglas Edwards*  
Title *Pres. Comm.*

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

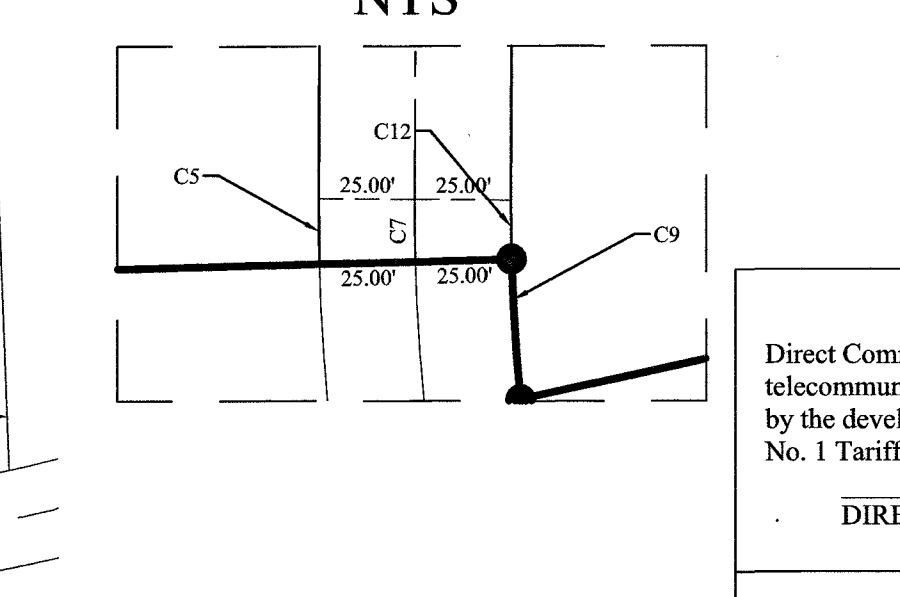
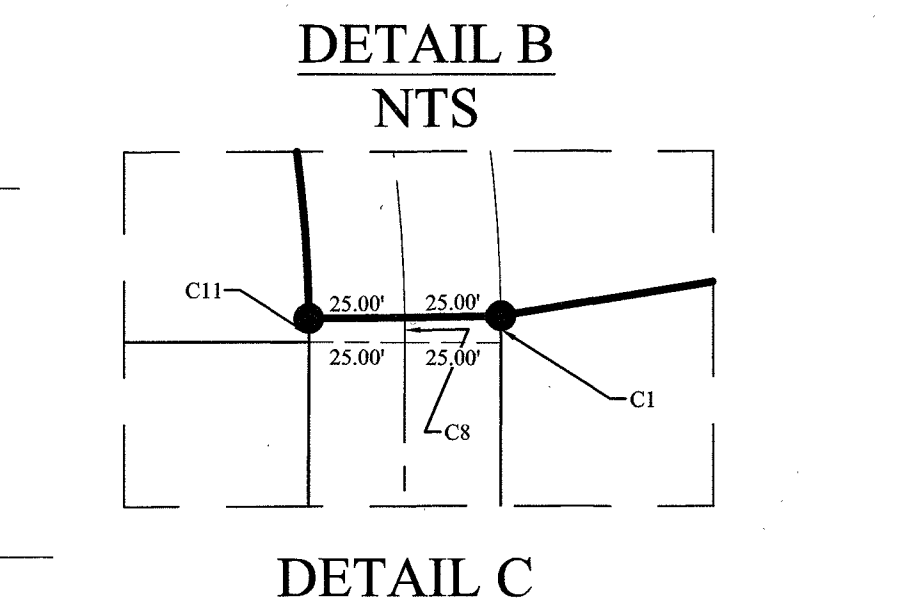
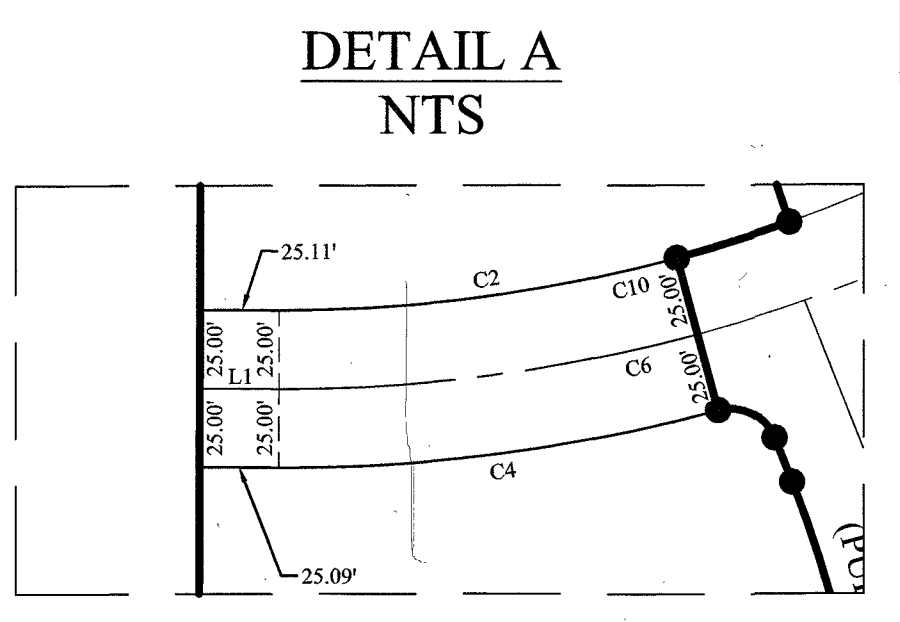


**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	425.00	0°56'21"	6.97	N00°16'55"W	6.97
C2	475.00	19°53'32"	164.91	N80°14'29"E	164.09
C3	375.00	21°52'32"	143.17	N10°45'00"W	142.31
C4	525.00	15°23'14"	140.99	N82°29'38"E	140.57
C5	525.00	1°51'26"	17.02	S00°33'28"E	17.02
C6	500.00	15°23'14"	134.28	N82°29'38"E	133.88
C7	500.00	1°51'42"	16.25	N00°33'20"W	16.24
C8	400.00	0°56'21"	6.56	N00°16'55"W	6.56
C9	475.00	6°16'11"	51.98	S02°49'17"E	51.95
C10	475.00	15°23'14"	127.57	N82°29'38"E	127.18
C11	375.00	0°56'21"	6.15	S00°16'55"E	6.15
C12	475.00	1°51'59"	15.47	N00°33'11"W	15.47

**Line Table**

LINE	DIRECTION	LENGTH
L1	S89°48'44"E	25.09
L2	S21°41'16"E	15.08



18086  
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.  
DATE: 11/12/21

**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 P.U.E. 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  
DATE: 11-17-21

**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 the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, blocks, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.  
Date: 05/21/2021  
Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**  
A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:  
Beginning at the Northwest Corner of Lot 606, ARRIVAL PHASE B PLAT 6, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N00°09'52"E along Section line 549.19 feet from the West 1/4 Corner of Section 13, T5S, R2W, SLB&M; thence N00°09'52"E along the Section line 1,652.41 feet; thence S18°36'58"E 580.03 feet; thence West along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N19°42'17"W) a distance of 37.35 feet through a central angle of 04°30'18" Chord: S72°32'52"W 37.34 feet; thence S15°11'59"E 50.00 feet; thence Southeast along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S15°11'59"E) a distance of 21.86 feet through a central angle of 83°30'43" Chord: S63°26'37"E 19.98 feet; thence S21°41'16"E 15.08 feet; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 137.03 feet through a central angle of 20°56'11" Chord: S11°13'11"E 136.27 feet; thence N89°14'55"E 50.00 feet; thence N80°42'12"E 231.22 feet; thence S00°11'16"W 903.85 feet to the Northeast Corner of Lot 605, of said ARRIVAL PHASE B PLAT 6; thence along said plat the following three (3) courses: 1) S77°24'24"W 231.06 feet; 2) Northerly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N84°06'38"E) a distance of 36.50 feet through a central angle of 04°24'11" Chord: N03°41'16"W 36.49 feet; 3) S88°30'49"W 264.81 feet to the point of beginning.  
Contains: 12.26 acres ±

EN 2020997-2021 Map & 18086  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Dec 20 2:48 pm FEE \$0.00 BY TH  
RECORDED FOR EAGLE MOUNTAIN CITY

**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: [Signature]  
TITLE: MANAGER  
BELLE STREET PARTNERS, LLC

**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH S.S.  
COUNTY OF UTAH  
ON THE 10 DAY OF December, D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Scot 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 03-05-2024  
COMMISSION #: 710974  
Eagle Mountain, Utah  
NOTARY ADDRESS  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
Lianne Penaga  
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 November, 2021.  
APPROVED BY MAYOR: [Signature]  
APPROVED BY CITY ATTORNEY: [Signature]  
APPROVED BY CITY ENGINEER: [Signature]  
ATTES BY CITY RECORDER: [Signature]  
(SEE SEAL BELOW)

**PHASE "B" PLAT 8  
ARRIVAL  
SUBDIVISION**  
LOCATED IN THE NORTHWEST CORNER  
OF SECTION 13, T5S, R2W, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
SCALE: 1"=100'

SURVEYOR'S SEAL: SPENCER W. LLEWELLYN, No. 10516507, STATE OF UTAH, 05/21/21  
NOTARY PUBLIC SEAL: LIANNE PENAGA, No. 26052, STATE OF UTAH, 03-05-2024  
CITY-COUNTY ENGINEER SEAL: KRISTOPHER TODD, No. 26052, STATE OF UTAH, 03-05-2024  
CORPORATE SEAL: BELLE STREET PARTNERS, LLC, UTAH

Sec. 13, T5S, R2W, SLB&M TU 038 DLG