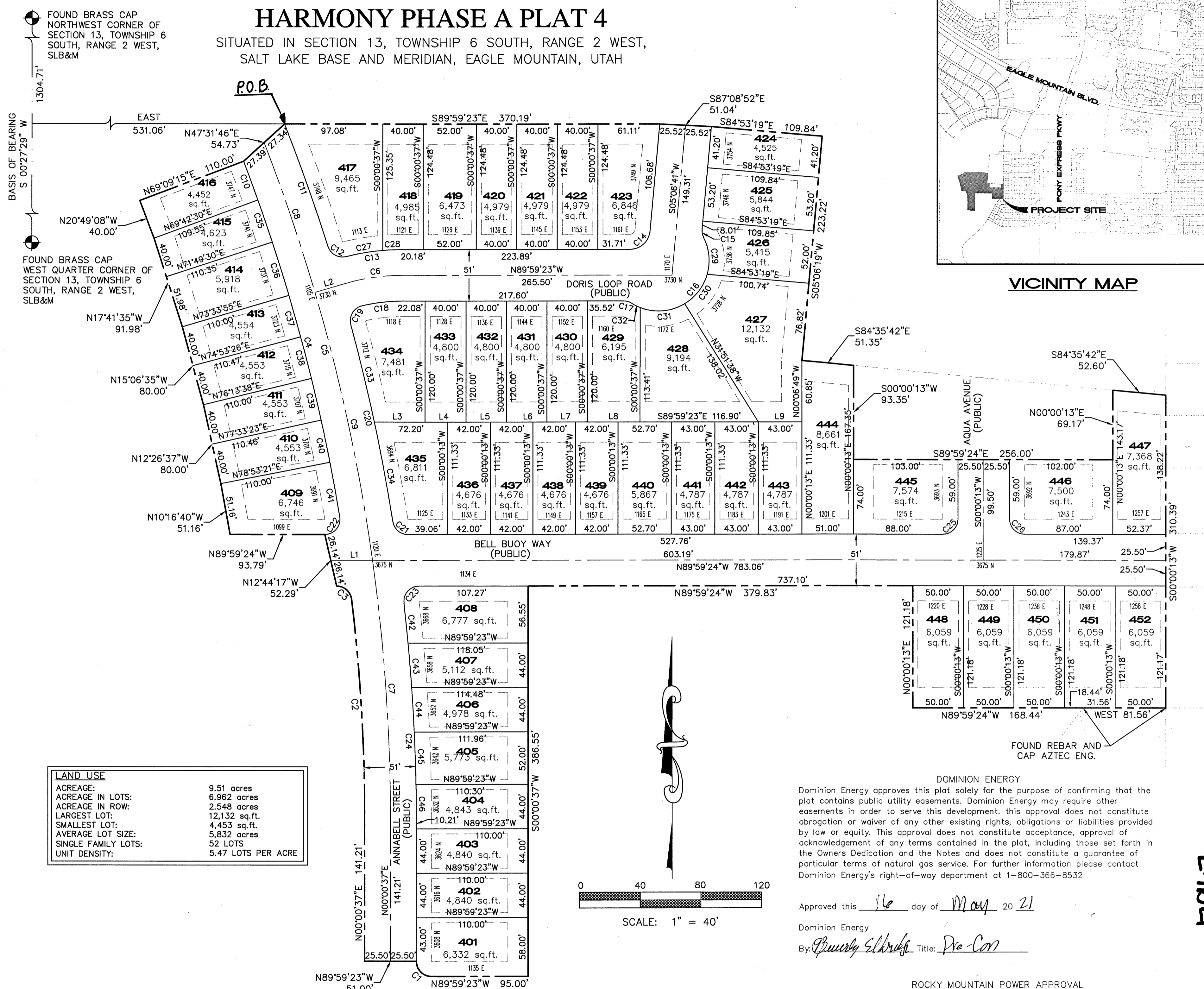
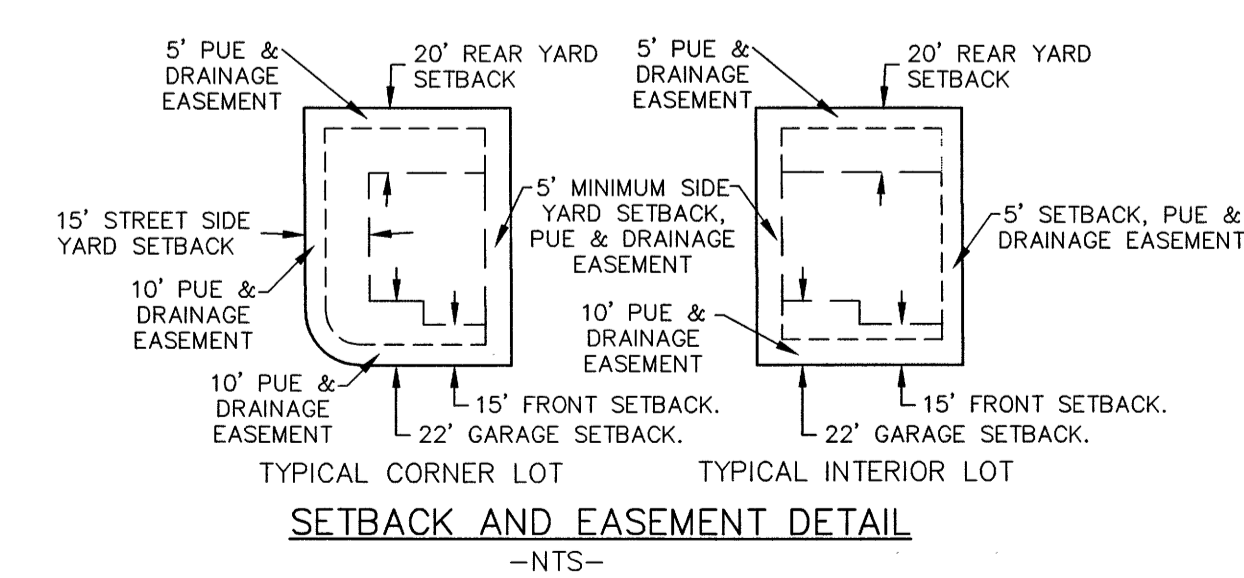


Line #	Length	Direction
L1	41.37	N89°59'24"W
L2	31.63	N73°41'32"E
L3	50.00	S89°59'23"E
L4	40.00	S89°59'23"E
L5	40.00	S89°59'23"E
L6	40.00	S89°59'23"E
L7	40.00	S89°59'23"E
L8	52.00	S89°59'23"E
L9	43.00	S89°59'23"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56	15.00	90°00'00"	21.21	N44°59'23"W
C2	217.63	1829.50	6°48'56"	217.50	N3°23'51"W
C3	21.78	15.00	83°11'05"	19.91	N48°23'52"W
C4	365.66	1829.50	11°27'06"	365.05	N15°06'53"W
C5	428.51	1855.00	13°14'07"	427.56	N14°32'05"W
C6	57.10	200.50	16°19'05"	56.91	S81°51'04"W
C7	256.65	1855.00	7°55'38"	256.45	N3°57'12"W
C8	156.85	1855.00	4°50'41"	156.80	N18°43'48"W
C9	271.66	1855.00	8°23'27"	271.41	N12°06'44"W
C10	41.06	1829.50	1°17'10"	41.06	N20°11'52"W
C11	128.90	1880.50	3°55'38"	128.87	N19°29'28"W
C12	22.72	15.00	86°46'26"	20.61	S60°54'52"E
C13	56.45	226.00	14°18'42"	56.30	S82°51'16"W
C14	29.64	20.00	84°53'56"	27.00	N47°33'39"E
C15	8.43	15.00	32°11'59"	8.32	S10°59'18"E
C16	130.29	50.00	149°18'10"	96.43	N47°33'47"E
C17	8.43	15.00	32°12'15"	8.32	N73°53'15"W
C18	40.62	175.00	13°17'52"	40.52	S83°21'41"W
C19	24.03	15.00	91°47'21"	21.54	S30°49'04"W
C20	199.97	1880.50	6°05'34"	199.87	N12°01'49"W
C21	21.21	15.00	81°00'22"	19.48	S49°29'13"E
C22	26.02	15.00	99°23'56"	22.88	N40°18'38"E
C23	25.27	15.00	96°31'22"	22.39	S41°44'55"W
C24	214.09	1880.50	6°31'23"	213.98	N31°5'04"W
C25	23.56	15.00	90°00'23"	21.21	N45°00'24"E
C26	23.56	15.00	89°59'37"	21.21	S44°59'35"E
C27	36.60	226.00	9°16'46"	36.56	S80°20'18"W
C28	19.85	226.00	5°01'55"	19.84	S87°29'39"W
C29	37.51	50.00	42°58'43"	36.63	N5°35'56"W
C30	37.50	50.00	42°58'07"	36.62	N37°22'29"E
C31	45.77	50.00	52°26'37"	44.18	N85°04'51"E
C32	9.52	50.00	10°54'42"	9.51	S63°14'29"E
C33	99.60	1880.50	3°02'04"	99.59	N13°33'34"W
C34	100.37	1880.50	3°03'29"	100.36	N10°30'47"W
C35	44.05	1829.50	1°22'47"	44.05	N18°51'53"W
C36	55.33	1829.50	1°43'58"	55.32	N17°18'31"W
C37	42.56	1829.50	1°19'58"	42.56	N15°46'33"W
C38	42.56	1829.50	1°19'58"	42.56	N15°46'33"W
C39	42.56	1829.50	1°19'58"	42.56	N13°06'37"W
C40	42.56	1829.50	1°19'58"	42.56	N11°46'38"W
C41	54.98	1829.50	1°43'19"	54.98	N10°15'00"W
C42	40.06	1880.50	1°13'14"	40.05	N5°54'09"W
C43	44.15	1880.50	1°20'42"	44.14	N4°37'11"W
C44	44.07	1880.50	1°20'34"	44.07	N3°16'33"W
C45	52.03	1880.50	1°35'07"	52.03	N1°48'43"W
C46	33.79	1880.50	1°01'46"	33.79	N0°30'16"W



LAND USE	
ACREAGE:	9.51 acres
ACREAGE IN LOTS:	6.962 acres
ACREAGE IN ROW:	2.548 acres
LARGEST LOT:	12,132 sq.ft.
SMALLEST LOT:	4,453 sq.ft.
AVERAGE LOT SIZE:	5,832 acres
SINGLE FAMILY LOTS:	52 LOTS
UNIT DENSITY:	5.47 LOTS PER ACRE



**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.  
 Date: 5/17/21

**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 of 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 16 day of May 2021  
 By: [Signature] Title: [Title]

**ROCKY MOUNTAIN POWER APPROVAL**  
 1. Pursuant to Utah Code Ann 54-3-37 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 of right of way  
 (2). The law applicable to prescriptive rights  
 (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities  
 (4). Any other provision of law  
 Date: 5/17/21

**SURVEYOR'S CERTIFICATE**  
 I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.  
 [Signature] DATE: May 12, 2021

**BOUNDARY DESCRIPTION**  
 Beginning at a point which is South 00°27'29" West 1304.71 feet along the section line and East 531.06 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°59'23" East 370.19 feet; thence South 87°08'52" East 51.04 feet; thence South 84°53'19" East 109.84 feet; thence South 05°06'19" West 223.22 feet; thence South 84°35'42" East 51.35 feet; thence South 00°00'13" West 93.35 feet; thence South 89°59'24" East 256.00 feet; thence South 00°00'13" East 69.17 feet; thence South 84°35'42" East 52.60 feet; thence South 00°00'13" West 310.39 feet; thence West 81.56 feet; thence North 89°59'24" West 168.44 feet; thence North 00°00'13" East 121.18 feet; thence North 89°59'24" West 379.83 feet; thence South 00°00'37" West 386.55 feet; thence North 89°59'23" West 95.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, the chord of which bears North 44°59'23" West 21.21 feet; thence North 89°59'23" West 51.00 feet; thence North 00°00'37" East 141.21 feet; thence Northwesterly 217.63 feet along the arc of a 1829.50 foot radius curve to the left, the chord of which bears North 03°23'51" West 217.50 feet; thence Northwesterly 21.78 feet along the arc of a 15.00 foot radius curve to the left, the chord of which bears North 48°23'52" West 19.91 feet; thence North 12°44'17" West 52.29 feet; thence North 89°59'24" West 93.79 feet; thence North 10°16'40" West 81.56 feet; thence North 12°26'37" West 80.00 feet; thence North 15°06'35" West 80.00 feet; thence North 17°41'35" West 91.98 feet; thence North 20°49'08" West 40.00 feet; thence North 89°59'15" East 110.00 feet; thence North 47°31'46" East 54.73 feet to the point of beginning.  
 Parcel contains: 9.51 acres  
 Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83).

**OWNER'S DEDICATION**  
 We, the undersigned owners of all the real property depicted on this plat and described in the surveyors 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, 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 on the inhabitants thereof.  
 OWNER(S): [Signature] AUTHORIZED SIGNATURES  
 PRINTED: [Signature] DATE: June 8, 2021

**ACKNOWLEDGEMENT**  
 On the 8 day of June, 2021, 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: 3/4/24  
 COMMISSION NUMBER: 711066  
 NOTARY PUBLIC SIGNATURE: [Signature]  
 PRINTED NAME OF NOTARY: FINNVALA B. REED

**ACCEPTANCE BY LEGISLATIVE BODY**  
 The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the permanent use of the public this 8 day of June, 2021.  
 APPROVED BY MAYOR: [Signature]  
 APPROVED BY CITY ATTORNEY: [Signature]  
 APPROVED BY CITY ENGINEER: [Signature]  
 ATTEST BY CITY RECORDER: [Signature]

**PHASE A PLAT 4**  
**HARMONY**  
 AMENDING AND VACATING A PORTION OF OVERLAND TRAILS PLAT 111-B  
 A RESIDENTIAL SUBDIVISION  
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH

ENT 177144-2021 No. 9 17967  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2021 Oct 18 12:34 pm FEE 154.00 BY SA  
 RECORDED FOR EAGLE MOUNTAIN CITY

TRAVIS TRANE  
 LICENSE NO. 5152741  
 STATE OF UTAH

FINNVALA B. REED  
 NOTARY PUBLIC  
 UTAH  
 COMMISSION NO. 711066  
 EXPIRES 03-04-2024

CHRISTOPHER BOON  
 LICENSE NO. 20080  
 UTAH COUNTY RECORDER  
 2021 OCT 27 11:21 AM  
 STATE OF UTAH

**TRANE ENGINEERING, P.C.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4514

SEC 13 T6S R2W T4038 G7, E6  
 (Overland Trails Plat III-B Parcel B)