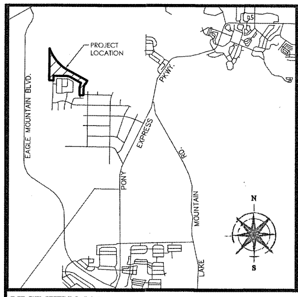
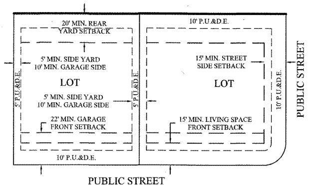


VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



TYPICAL BUILDING SETBACKS

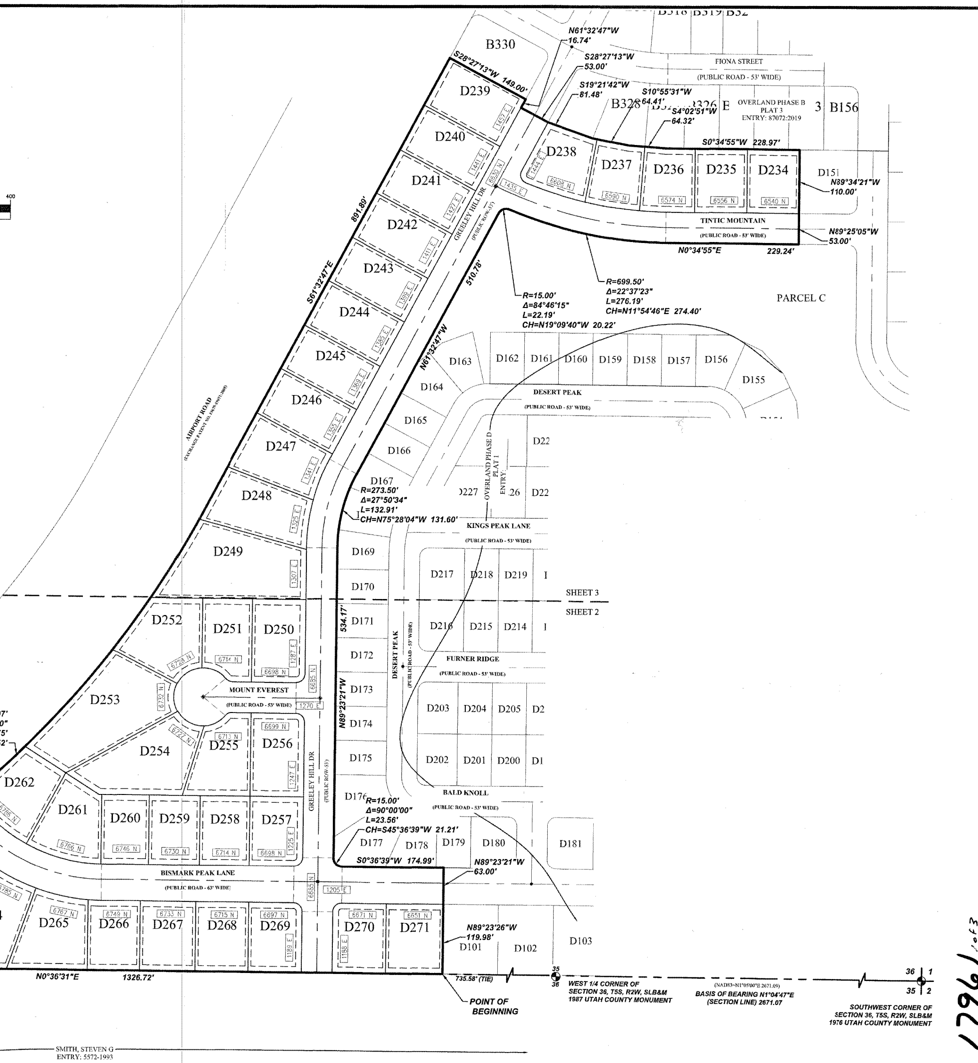
N.T.S.

PLAT TABULATIONS

TOTAL ACREAGE:	16.85 ACRES
TOTAL ACREAGE IN LOTS:	12.78 ACRES
AVERAGE LOT SIZE:	0.34 ACRES OR 14651 SQFT.
LARGEST LOT SIZE:	1.35 ACRES OR 58991 SQFT.
SMALLEST LOT SIZE:	0.23 ACRES OR 9840 SQFT.
OVERALL DENSITY:	2.26 LOTS/ACRE
TOTAL NUMBER OF LOTS:	38 LOTS
TOTAL ACREAGE IN ROW:	4.07 ACRES
TOTAL IN OPEN SPACE:	0.00 ACRES

NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) ✣ STREET MONUMENT TO BE SET.
3) ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
4) LOTS WITH SHARED LOT LINE DRAINAGE SWALE, MUST MAINTAIN PORTION OF DRAINAGE SWALE THAT IS WITHIN THEIR LOT.



SURVEYOR'S CERTIFICATE

I, Spencer W. 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.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date 06/25/2021

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 36, 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 D101, PHASE "D" PLAT 1, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded June 10, 2021 as Entry No. 106241:2021 in the Office of the Utah County Recorder, located N00°36'31"E along the Section line 735.58 feet from the West 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N00°36'31"E along the Section line 1,326.72 feet to the Southerly line of Airport Road described in Exchange Patent Entry No. 19679-190741:2005 of the Official records of Utah County; thence along said road the following two (2) courses: 1) Southeasterly along the arc of a non-tangent curve to the left having a radius of 1,675.07 feet (radius bears: N70°24'53"E) a distance of 1,226.75 feet through a central angle of 41°57'40" Chord: S40°33'57"E 1,199.52 feet; 2) S61°32'47"E 891.89 feet to the Northwest Corner of Lot B330, PHASE "B" PLAT 3, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded September 5, 2019 as Entry No. 87072:2019 in the Office of the Utah County Recorder; thence along said plat the following seven (7) courses: 1) S28°27'13"W 149.00 feet; 2) N61°32'47"W 16.74 feet; 3) S28°27'13"W 53.00 feet; 4) S19°21'42"W 81.48 feet; 5) S10°55'31"W 64.41 feet; 6) S04°02'51"W 64.32 feet; 7) S00°34'55"W 228.97 feet to the Northeast Corner of Lot D151, of said PHASE "D" PLAT 1, OVERLAND SUBDIVISION; thence along said plat the following twelve (12) courses: 1) N89°34'21"W 110.00 feet; 2) N89°25'05"W 53.00 feet; 3) N00°34'55"E 229.24 feet; 4) Northerly along the arc of a non-tangent curve to the right having a radius of 699.50 feet (radius bears: S89°26'14"E) a distance of 276.19 feet through a central angle of 22°37'23" Chord: N11°54'46"E 274.40 feet to a point of reverse curvature; 5) along the arc of a curve to the left having a radius of 15.00 feet a distance of 22.19 feet through a central angle of 84°46'15" Chord: N19°09'40"W 20.22 feet; 6) N61°32'47"W 510.78 feet; 7) along the arc of a curve to the left with a radius of 273.50 feet a distance of 132.91 feet through a central angle of 27°50'34" Chord: N75°28'04"W 131.60 feet; 8) N89°23'21"W 534.17 feet; 9) along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°36'39"W 21.21 feet; 10) S00°36'39"W 174.99 feet; 11)N89°23'21"W 63.00 feet; 12) N89°23'26"W 119.98 feet to the point of beginning.

Contains: 16.85 acres+/-

ENT 176005:2021 Map # 17961
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Oct 14 3:06 pm FEE 224.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, [illegible] AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, COMMON AREAS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466:2017

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21 DAY OF July, 2021.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

David Ure — DAVID URE
DIRECTOR
APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL

SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS
IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP

PRINTED NAME OF OWNER:
BY: RYAN TESCH
SECRETARY, IVORY HOMES, LTD

AUTHORIZED SIGNATURE:

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

DONNA PERKINS
NOTARY PUBLIC• STATE OF UTAH
COMMISSION# 700225
COMM. EXP. 05-30-2022

ON THE 2 DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 5-30-2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 700225

Donna Perkins
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 2nd DAY OF September, 2021.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

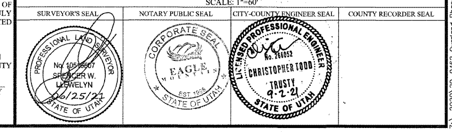
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE "D" PLAT 2
OVERLAND
SUBDIVISION

LOCATED IN A PORTION OF SECTION 36, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



PAGE 1 OF 3	10/30/2020

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF UTAH

ON THE 21st DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME DAVID URE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 5-16-22

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 700487

Lisa Stamps Jones
PRINTED FULL NAME OF NOTARY

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

ROCKY MOUNTAIN POWER — DATE 7-1-21

DOMINION ENERGY, INC.

Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. 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, Inc. Right-of-way department at 1-800-366-8532.

Approved this 19 day of July, 2021.
Dominion Engergy, Inc.

By Beverly Eldredge
Title Pre Con

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.

DIRECT COMMUNICATIONS — DATE 7/1/21

PREPARED FOR

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UT 84117
(801) 407-6891
CONTACT: BRYON PRINCE

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

17961 1 of 3

Sec 36 T5S R2W TU 38 IG

Z:_2020\20-0462 Overland Phase D Plat 2\design 20-0462\dwg\sheets\C2.0-FINAL PLAT.dwg