

EXTENSION OF THE SIDE LOT LINES.

2) - STREET MONUMENT TO BE SET. 3) ALL COMMON AREA IS HEREBY DEDICATED TO THE HOA.

#### DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. The 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 acknowledgment 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 contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

#### 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
- 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

NORTHWEST CORNER OF SECTION 36, T5S, R2W, SLB&M 2002 UTAH COUNTY MONUMENT

N0°36'31"E 2640.45

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

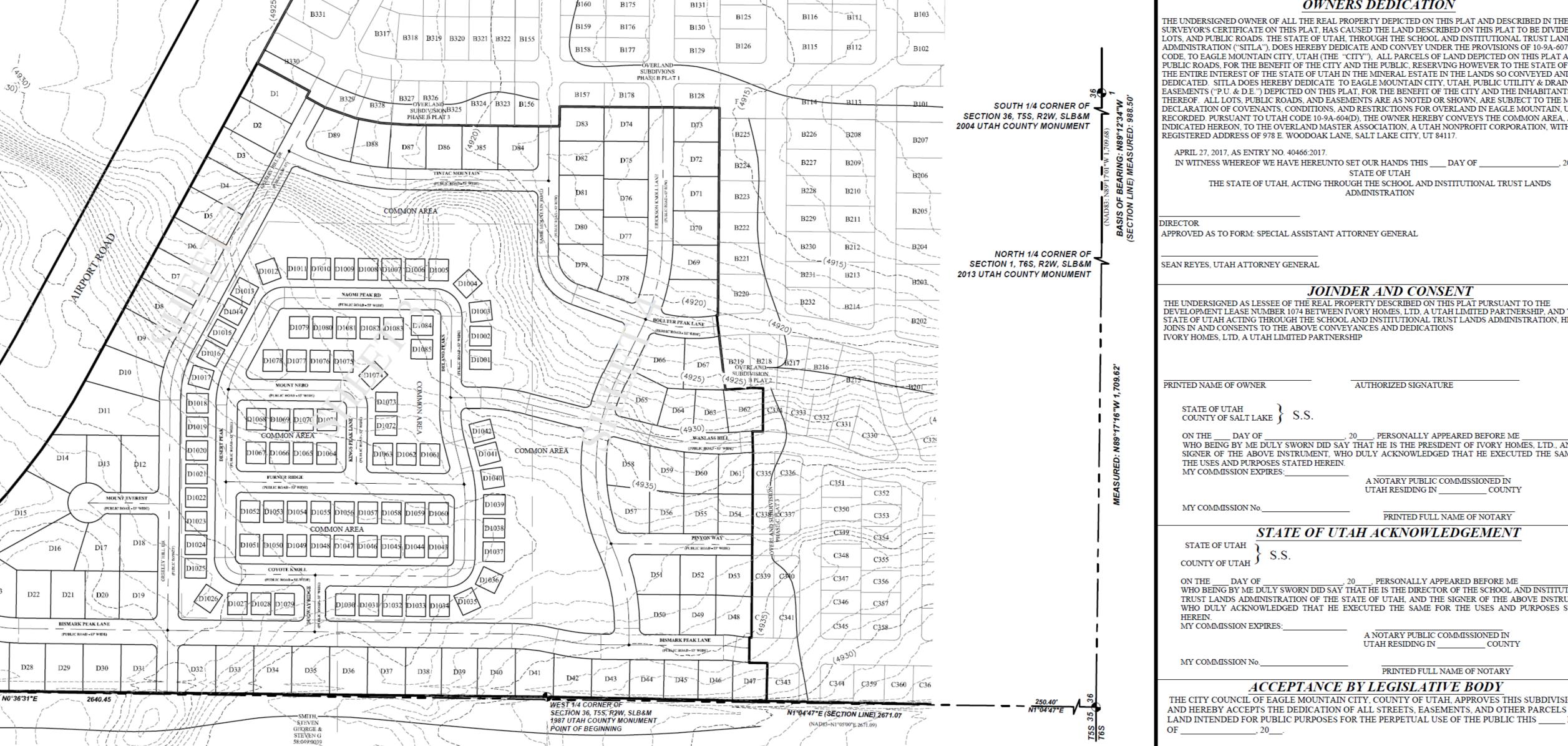
## PLAT TABULATIONS

TOTAL ACREAGE: ACREAGE IN LOTS: ACREAGE IN OPEN SPACE: AVERAGE LOT SIZE: LARGEST LOT SIZE: SMALLEST LOT SIZE: OVERALL DENSITY: TOTAL NUMBER OF LOTS: TOTAL ACREAGE IN ROW:

58.22 ACRES 28.30 ACRES 14.06 ACRES 0.17 ACRES OR 7370 SQFT 1.35 ACRES OR 58806 SQFT. .061 ACRES OR 2657 SQFT. 2.99 LOTS/ACRE 174 LOTS 14.26 ACRES



GRAPHIC SCALE (IN FEET) 1 inch = 150 ft.



#### SURVEYOR'S CERTIFICATE

, 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	Date	
Professional Land Surveyor		
Certificate No. 10516507		
BOUNDARY DESCRIPTION		
A portion of the NW1/4 & SW1/4 of Section	36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as	

Beginning at the West 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N00°36'31"E along the Section line 2,062.29 feet to the Southerly ine of Airport Road as described by an exchange patent recorded as Entry No. 19071:2005 of the Official Records of Utah County; thence Southeasterly along said road and 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; thence S61°32'47"E along said road 891.94 feet to the Northwesterly Corner of Lot B330, PHASE "B", PLAT 3 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded September 2019 as Entry No. 87072:2019 in the Office of the Utah County Recorder; thence along said plat the following 7 (seven) courses: 1) S28°28'22"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 64.3 feet; 7) S00°34'55"W 329.97 feet to the Southwesterly Corner of Lot B156, PHASE "B", PLAT 1 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded November 5, 2018 as Entry No. 106126:2018 in the Office of the Utah County Recorder; thence along said plat the following 7 (seven) courses: 1) S00°25'39"W 53.00 feet: 2) S89°34'21"E 49.86 feet: 3) S00°34'55"W 223.00 feet: 4) N89°34'21"W 0.17 feet: 5 S00°25'39"W 63.00 feet; 6) S00°34'55"W 114.00 feet; 7) N89°34'21"W 518.71 feet the previous course also being along the Northerly line of PHASE "B", PLAT 2 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded July 9, 2019 as Entry No. 63053:2019 in the Office of the Utah County Recorder; thence along said plat the following 4 (four) courses: 1) Northerly along the arc of a non-tangent curve to the left having a radius of 888.50 feet (radius bears: S83°26'28"W) a distance of 3.15 feet through a central angle of 00°12'11" Chord: N06°39'38"W 3.15 feet; S83°14'16"W 187.00 feet; 3) S03°48'24"E 63.77 feet; 4) S01°00'13"W 30.50 feet; thence N89°48'42"W 107.93 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 592.50 feet (radius bears: N88°55'10"W) a distance of 26.54 feet through a central angle of 02°33'59" Chord: N00°12'09"W 26.54 feet; thence S88°30'51"W 53.00 feet; thence N89°34'21"W 463.02 feet; thence N01°04'47"E 5.07 feet; thence

N88°55'13"W 63.00 feet; thence S01°04'47"W 45.76 feet; thence N88°55'13"W 95.00 feet to the Section line; thence N01°04'47"E along the Section

line 549.17 feet to the point of beginning.

#### **OWNERS DEDICATION**

SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED IN LOTS, AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS INDICATED HEREON, TO THE OVERLAND MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE. SALT LAKE CITY, UT 84117

REGISTERED TEDRESS OF 770 E. WOODONK EN E., SHELL EN E.,	
APRIL 27, 2017, AS ENTRY NO. 40466:2017.	
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF	_, 20_
STATE OF UTAH	
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS	
ADMINISTRATION	

APPROVED AS TO FORM: SPECIAL ASSISTANT ATTORNEY GENERAL

SEAN REYES, UTAH 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

RINTED NAME OF OWNER	AUTHORIZED SIGNATURE
$\left. \begin{array}{c} \text{STATE OF UTAH} \\ \text{COUNTY OF SALT LAKE} \end{array} \right\}  S.S.$	
WHO BEING BY ME DULY SWORN DID SA	, 20, PERSONALLY APPEARED BEFORE ME, Y THAT HE IS THE PRESIDENT OF IVORY HOMES, LTD., AND THE HO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR

THE USES AND PURPOSES STATED HEREIN. MY COMMISSION EXPIRES: A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_

CTATE OF UTA	H ACKNOWLEDGEMENT
MY COMMISSION No	PRINTED FULL NAME OF NOTARY

STATE OF UTAH COUNTY OF UTAH

20\_\_\_\_, PERSONALLY APPEARED BEFORE ME ON THE DAY OF 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 MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_

### 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

APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

MY COMMISSION No.

SURVEYOR'S SEAL

ATTEST BY CITY RECORDER (SEE SEAL BELOW) PHASE "D" PRELIMINARY PLAT 1

# **OVERLAND SUBDIVISION**

LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH SCALE: 1"=150' NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL

# 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

PAGE 1 OF 5

SOUTHWEST CORNER O

SECTION 36, T5S, R2W,

1976 UTAH COUNTY

SLB&M

MONUMENT