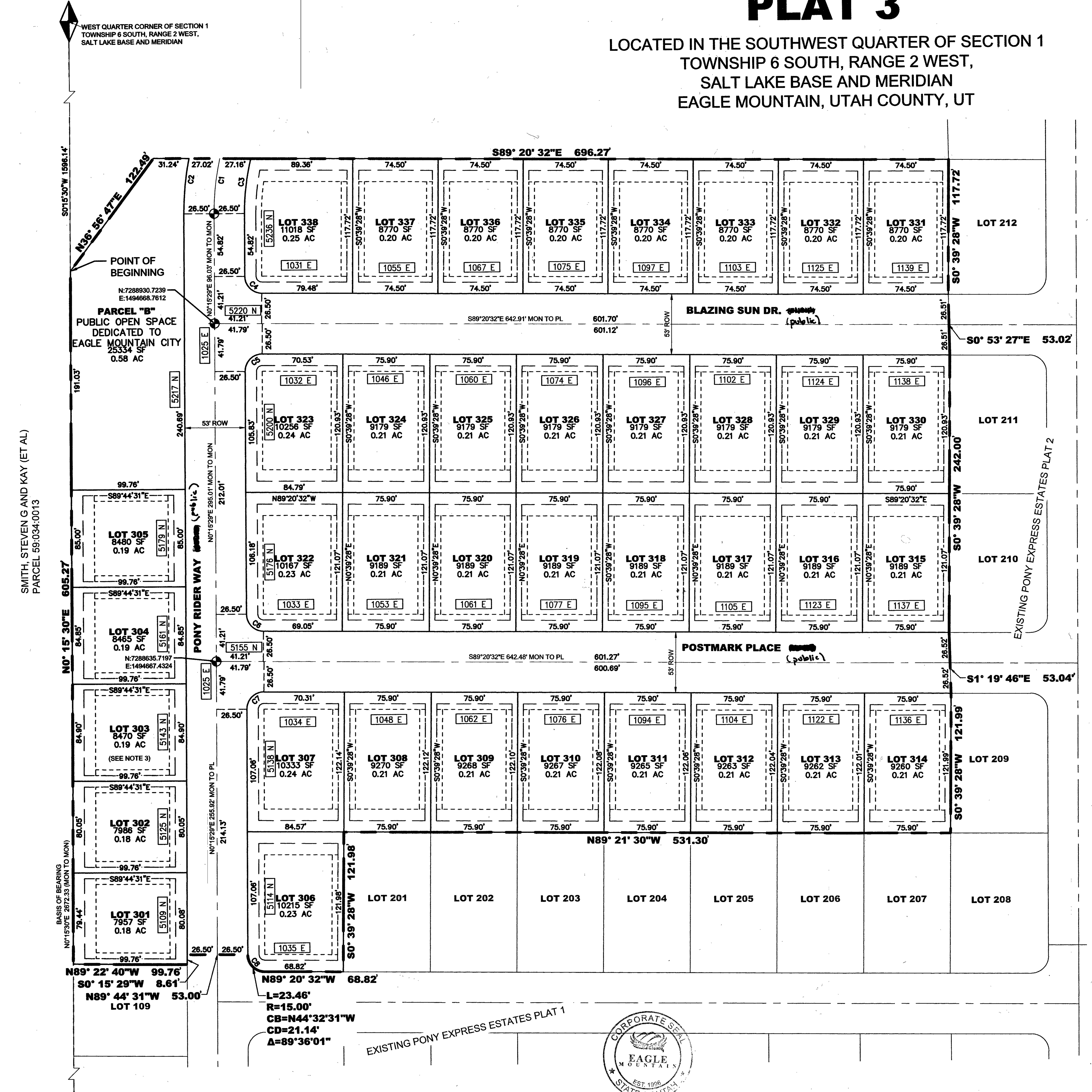
PONY EXPRESS ESTATES PLAT 3

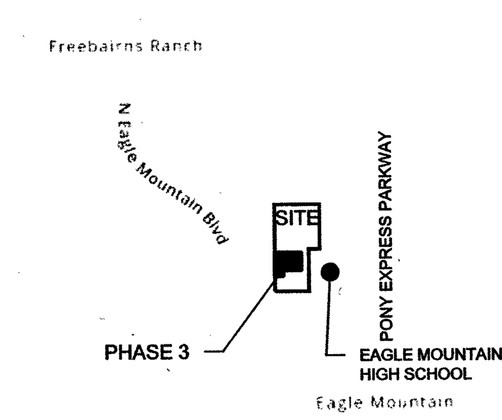
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UT



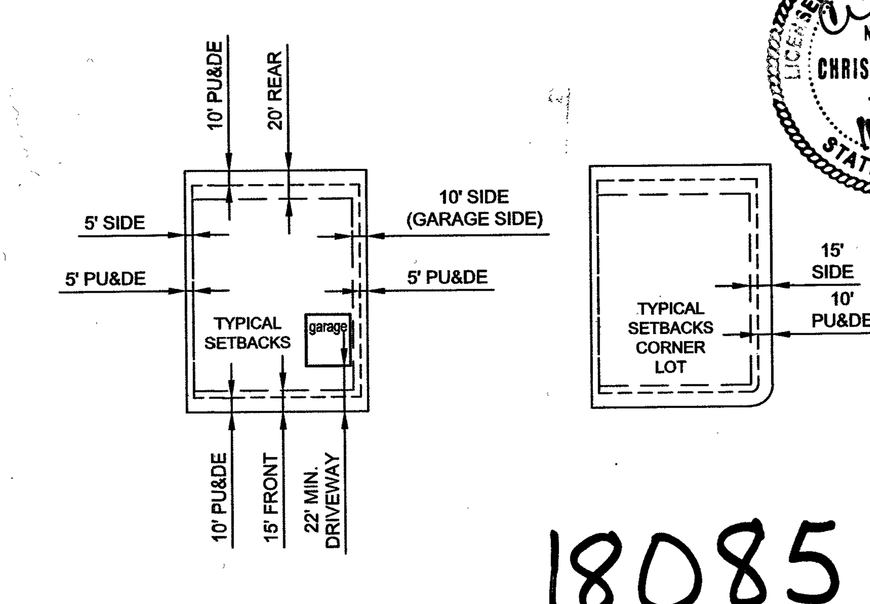
SCALE: 1" = 50'

LEGEND

- BOUNDARY LINE
- LOT LINE
- SETBACKS
- PUE & DE
- FUTURE STREET MONUMENTS
- SECTION CORNER



VICINITY MAP
NOT TO SCALE



18085

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.53	226.50	12.28	S6°23'47"W	48.44
C2	48.65	253.00	11.02	S5°46'00"W	48.57
C3	48.44	200.00	13.88	N7°11'50"E	48.33
C4	23.46	15.00	89.60	N44°32'31"W	21.14
C5	23.67	15.00	90.40	N45°27'28"E	21.29
C6	23.46	15.00	89.60	S44°32'31"E	21.14
C7	23.67	15.00	90.40	S45°27'29"W	21.29
C8	23.46	15.00	89.60	N44°32'31"W	21.14

Curve Table

NOTES:
1. ALL OPEN SPACE PARCELS, COMMON SPACE, LANDSCAPE BUFFERS, DETENTION BASIN(S), TRAILS AND OR OTHER AMENITIES SHALL BE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. LOT DRAINAGE: HOME BUILDER SHALL ENSURE THAT RUNOFF FROM THE ROOF AND DRIVEWAY DRAIN TO THE STREET AND THAT ANY OTHER DRAINAGE FROM THE LOT DOES NOT DRAIN TO ADJACENT LOTS.
3. DRIVEWAY FOR LOT 303 TO BE INSTALLED ON SOUTH SIDE OF LOT TO AVOID STORM DRAIN COMBINATION BOX

SURVEYOR'S CERTIFICATE

I, C. DAVID McKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS TO BE KNOWN AS PONY EXPRESS ESTATES PLAT 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY
LICENSE NO. 5251295

PROFESSIONAL LAND SURVEYOR · C. DAVID McKINNEY · No. 5251295 · 10/29/21 · STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 0°15'30" WEST 1596.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE NORTH 36°56'47" EAST 122.49 FEET; THENCE SOUTH 89°20'32" EAST 696.27 FEET; THENCE SOUTH 0°39'28" WEST 117.72 FEET; THENCE SOUTH 0°53'27" EAST 53.02 FEET; THENCE SOUTH 0°39'28" WEST 242.00 FEET; THENCE SOUTH 1°19'46" EAST 53.04 FEET; THENCE SOUTH 0°39'28" WEST 121.99 FEET; THENCE NORTH 89°21'30" WEST 531.30 FEET; THENCE SOUTH 0°39'28" WEST 121.98 FEET; THENCE NORTH 89°20'32" WEST 68.82 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.46 FEET HAVING A CENTRAL ANGLE OF 89°36'01" (CHORD N44°32'31"W, 21.14') TO A POINT OF TANGENCY; THENCE NORTH 89°44'31" WEST 53.00 FEET; THENCE SOUTH 0°15'29" WEST 8.61 FEET; THENCE NORTH 89°22'40" WEST 99.76 FEET; THENCE NORTH 0°15'30" EAST 605.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.92 ACRES, 38 LOTS, AND 1 PARCEL.

PLAT CALCULATIONS

TOTAL ACREAGE:	10.92 ACRES
TOTAL ACREAGE IN SUBDIV. ROW:	2.44 ACRES
TOTAL ACREAGE IN LOTS:	7.90 ACRES
TOTAL OPEN SPACE:	0.58 ACRES
TOTAL IMPROVED OPEN SPACE:	0.58 ACRES
AVERAGE LOT SIZE:	9,162 SF/ 0.21 ACRES
LARGEST LOT SIZE:	1,1018 SF/ 0.25 ACRES
SMALLEST LOT SIZE:	7,957 SF/ 0.18 ACRES
OVERALL DENSITY:	3.48 LOTS/ACRE
TOTAL # OF LOTS:	38 LOTS

LICENSED PROFESSIONAL ENGINEER · No. 266052 · CHRISTOPHER TODD TRUSTY · 11/29/21 · STATE OF UTAH

ENT 209996:2021 Map # 18085
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 20 2:39 pm FEE 128.00 BY TM
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 TO BE KNOWN AS:

PONY EXPRESS ESTATES PLAT 3

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	AUTHORIZED SIGNATURE(S)
PAUL J. PETERSON REGIONAL PRESIDENT RICHMOND AMERICAN HOMES OF UTAH, INC	November 9, 2021

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE 9 DAY OF November, 2021, PERSONALLY APPEARED BEFORE ME Paul Peterson WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE THE Regional Pres OF Richmond American Homes of Utah, Inc BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE
KAY VAN WAGONER
PRINTED FULL NAME OF NOTARY
MY COMMISSION EXPIRES: 7·28·2023 COMMISSION NUMBER 706644

KAY VAN WAGONER · NOTARY PUBLIC-STATE OF UTAH · COMMISSION# 706644 · COMM. EXP. 07-28-2023

ENT 209996:2021 Map # 18085
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 20 2:39 pm FEE 128.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

Sec. 1, T6S, R2W, SLB&M, TU 038 DLG

PONY EXPRESS ESTATES PLAT 3

LOCATED IN SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UT

RECORDED #
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF
DATE ______ TIME ______ BOOK ______ PAGE ______
FEE $ ______ CLERK ______ UTAH COUNTY RECORDER

OCT 2021

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

DEVELOPED BY:
Richmond American Homes of Utah, Inc.
849 W. Levoy Drive, Ste 220
Salt Lake City, UT 84123
(801)-743-7456

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HERBY 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 December, 2021

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

CORPORATE SEAL · EAGLE MOUNTAIN · EST. 1996 · STATE OF UTAH

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.

DIRECT COMMUNICATIONS
11-17-21
DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 17 DAY OF 11, 2021 DOMINION ENERGY COMPANY
BY Beverly Eldredge
TITLE Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

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
(4) UTILITY FACILITIES, OR ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER
11-17-21
DATE