

VICINITY MAP
N.T.S.

Boundary Curve Table

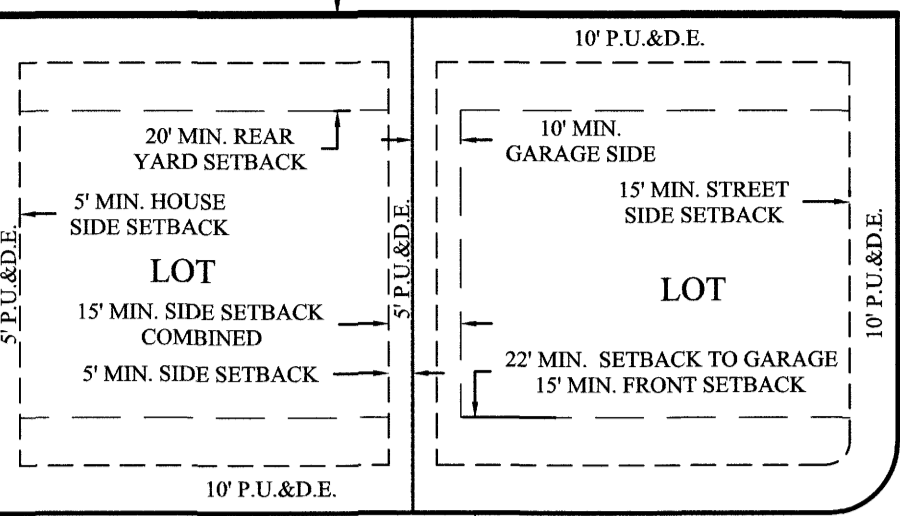
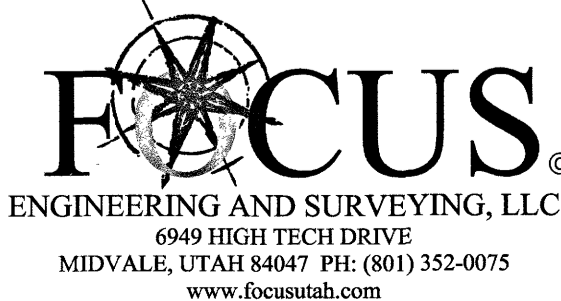
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	102°49'06"	26.92	N37°28'51"W	23.45
C2	271.00	8°34'14"	40.54	S09°39'06"W	40.50
C3	922.50	0°39'47"	10.68	N03°08'50"E	10.68

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	922.50	3°47'15"	60.98	S04°42'34"W	60.97
C5	50.00	41°44'45"	36.43	S59°20'03"E	35.63
C6	50.00	8°38'00"	7.53	S72°22'23"W	7.53
C7	15.00	23°03'13"	6.04	S79°34'59"W	5.99
C8	15.00	96°43'26"	25.32	N40°31'41"W	22.42
C9	973.50	4°21'18"	73.99	N05°39'23"E	73.98
C10	922.50	0°48'02"	16.86	S07°07'36"W	16.86
C11	15.00	24°33'04"	6.43	S19°55'32"W	6.38
C12	50.03	33°27'47"	29.22	N08°32'10"W	28.80
C13	50.03	23°03'40"	20.14	S36°47'54"E	20.00
C14	50.03	40°03'17"	34.97	N68°21'23"W	34.27
C15	50.03	41°39'04"	36.37	S70°47'22"W	35.57
C16	50.03	17°26'02"	15.22	S41°14'54"W	15.16
C17	271.00	6°11'56"	29.32	S29°30'37"W	29.31
C18	271.00	10°44'09"	50.78	S21°02'34"W	50.71
C19	271.00	10°18'30"	48.76	S10°31'15"W	48.69
C20	361.50	11°27'39"	72.31	N09°59'36"E	72.19
C21	361.50	10°44'30"	67.77	N21°05'40"E	67.67
C22	361.50	13°05'40"	82.62	N33°00'45"E	82.44
C23	361.50	16°20'34"	103.11	N47°43'52"E	102.76
C24	220.00	1°40'03"	6.40	S14°45'43"W	6.40
C25	15.00	84°27'25"	22.11	S57°49'27"W	20.16
C26	245.50	18°41'20"	80.08	S23°16'53"W	79.72
C27	50.03	91°51'26"	80.20	S54°07'27"W	71.89
C28	271.00	18°40'23"	88.32	S23°16'24"W	87.93
C29	50.00	23°06'12"	20.16	N88°14'29"E	20.03
C30	948.00	7°07'02"	117.76	S07°02'15"W	117.68
C31	50.00	70°39'45"	61.66	S03°07'48"E	57.83
C32	922.50	4°10'17"	67.16	N05°33'52"E	67.15

OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED

PREPARED BY:



TYPICAL BUILDING SETBACKS
N.T.S.

Line Table

LINE	DIRECTION	LENGTH
L1	S33°24'22"E	47.88
L2	N50°07'18"E	19.44
L3	S46°20'10"E	47.88
L4	N57°23'24"W	24.53
L5	S10°03'10"W	50.03
L6	N57°52'39"W	25.50

7 8
18 17
MEASURED 2621.66
BASIS OF BEARING: S0°14'22"W ALONG SECTION LINE
N04°12'37"E 1445.54
18 17

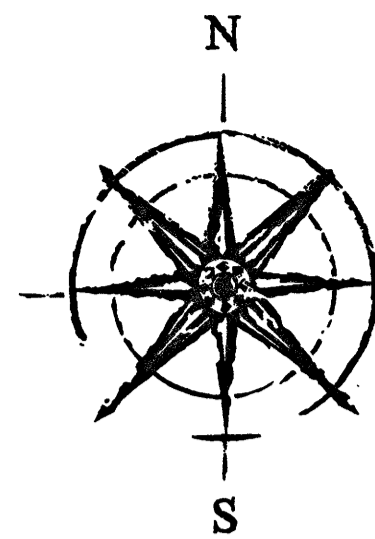
NORTHWEST CORNER OF SECTION 17, T5S, R1W, SLB&M
1959 UTAH COUNTY MONUMENT
R=361.50
Δ=51°38'23"
L=325.81
CH=N30°04'58"E 314.90

NOTES:

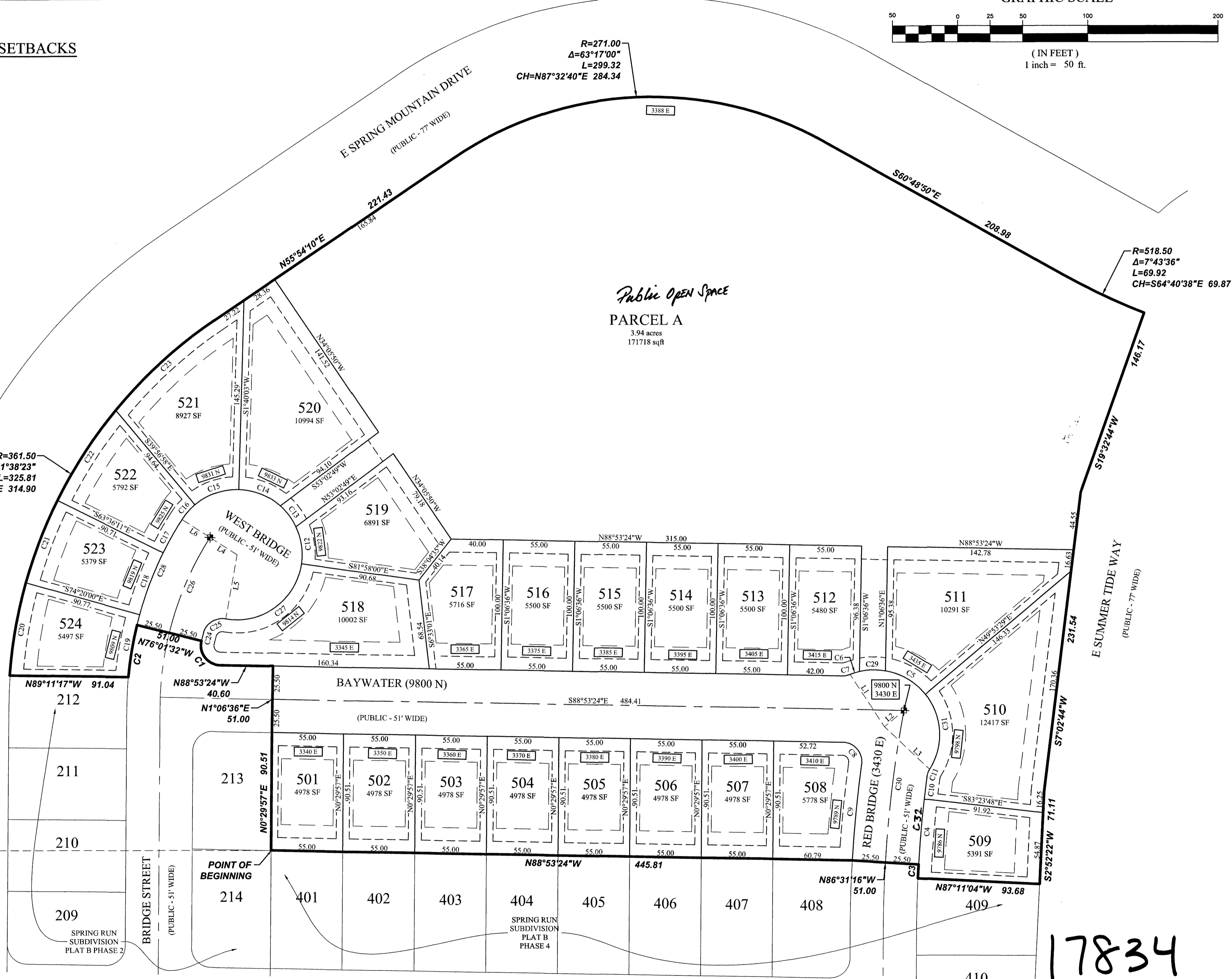
- STREET MONUMENT TO BE SET
- REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- PARCELS A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

SITE TABULATIONS

- TOTAL # OF LOTS: 24 LOTS
- TOTAL ACREAGE: 8.44 ACRES
- TOTAL ROW ACREAGE: 0.95 ACRES
- TOTAL ACREAGE IN LOTS: 3.55 ACRES
- TOTAL OPEN SPACE: 3.94 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.15 ACRES OR 6,475 SQ. FT.
- LARGEST LOT SIZE: 0.29 ACRES
- SMALLEST LOT SIZE: 0.11 ACRES
- OVERALL DENSITY: 2.84 UNITS/ACRE



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



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.
Maurice Wilford 7/6/21
DIRECT COMMUNICATIONS DATE

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.
Janice Walker 7-6-21
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR 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 6 DAY OF July A.D. 2021
Brandy Elderidge
TITLE Prc - Con

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 OWNER(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, 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.
06/03/2021
DATE
SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION
A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the Southeast corner of Lot 213, Phase "B", Plat 2, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 1,445.54 feet and East 876.07 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B. & M.; thence along said plat the following 7 (seven) courses: 1) N09°25'57"E 90.51 feet; 2) N01°06'36"E 51.00 feet; 3) N88°53'24"W 40.60 feet; 4) along the arc of a curve to the right with a radius of 15.00 feet a distance of 26.92 feet through a central angle of 102°49'06" Chord: N37°28'51"W 23.45 feet; 5) N76°01'32"W 51.00 feet; 6) Southerly along the arc of a non-tangent curve to the left having a radius of 271.00 feet (radius bears: S76°03'47"E) a distance of 40.54 feet through a central angle of 08°34'14" Chord: S09°39'06"W 40.50 feet; 7) N89°11'17"W 91.04 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 361.50 feet (radius bears: S85°44'14"E) a distance of 325.81 feet through a central angle of 51°38'23" Chord: N09°59'36"E 314.90 feet; thence S55°54'10"E 221.43 feet; thence along the arc of a curve to the right with a radius of 271.00 feet a distance of 299.32 feet through a central angle of 63°17'00" Chord: N87°32'40"E 284.34 feet; thence S60°48'50"E 208.98 feet; thence along the arc of a curve to the left with a radius of 518.50 feet a distance of 69.92 feet through a central angle of 07°43'36" Chord: S64°40'38"E 69.87 feet; thence S19°32'44"W 146.17 feet; thence S07°02'44"W 231.54 feet; thence S02°52'22"W 71.11 feet; thence N87°11'04"W 93.68 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 922.50 feet (radius bears: S87°11'04"E) a distance of 10.68 feet through a central angle of 00°39'47" Chord: N03°08'50"E 10.68 feet; thence N86°31'16"W 51.00 feet; thence N88°53'24"W 445.51 feet to the point of beginning.
Contains: 8.44 acres +/-

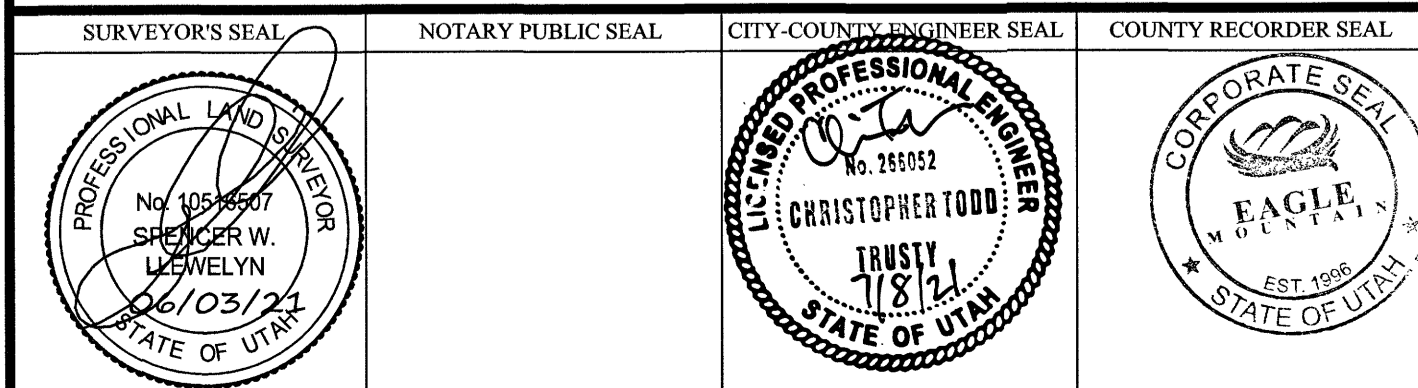
OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE 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: Twelve Horse Ranch, LLC
AUTHORIZED SIGNATURE(S): *Ralph B. Johnson*
Ralph B. Johnson Manager 6/30/21

ACKNOWLEDGEMENT
ON THE 30th 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 6-5-2023
NOTARY PUBLIC SIGNATURE: *Andrea Nelson*
COMMISSION NUMBER: 6770 S. 900 E. #302
MIDVALE, UT 84047
NOTARY ADDRESS: *Comm 705990*
PRINTED FULL NAME OF NOTARY: ANDREA NELSON
UTAH COUNTY RECORDER
2021 Aug 02 11:26 am FEE 100.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 30th DAY OF June, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *Ralph B. Johnson*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Twelve Horse Ranch, 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 6-5-2023
NOTARY PUBLIC SIGNATURE: *Andrea Nelson*
COMMISSION NUMBER: 6770 S. 900 E. #302
MIDVALE, UT 84047
NOTARY ADDRESS: *Comm 705990*
PRINTED FULL NAME OF NOTARY: Andrea Nelson

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 17 DAY OF July, 2021.
APPROVED BY MAYOR: *Chris Johnson*
APPROVED BY CITY ATTORNEY: *Stacy*
APPROVED BY CITY ENGINEER: *Chris Johnson*
(SEE SEAL BELOW)
ATTES BY CITY RECORDER: *Andrea Nelson*
(SEE SEAL BELOW)

PHASE B PLAT 5
SPRING RUN
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=50'



SEC. 17, T. 5S, R. 1W, SLB&M PL-030 C-T