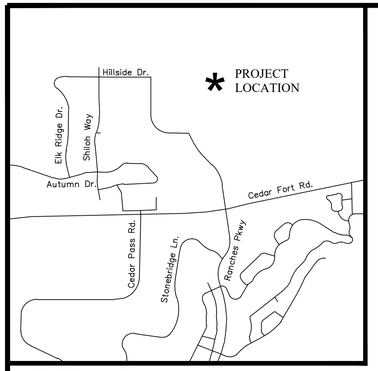
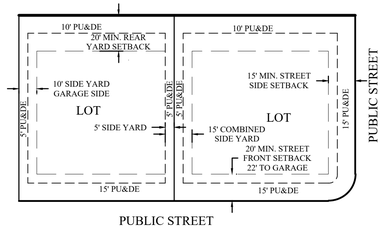
PRELIMINARY PLAT

SPRING RUN PHASE D

LOCATED IN THE SE$\frac{1}{4}$ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:

1. LANDSCAPING WITHIN THE 25' SEWER AND DRAINAGE EASEMENT ON LOT 319 SHALL MAINTAIN A DEPRESSION TO ALLOW FOR STORM DRAIN RUNOFF CONVEYANCE TO SPRING MOUNTAIN DRIVE.

PLAT CALCULATIONS

TOTAL ACREAGE:	66.81± ACRES
TOTAL ACREAGE IN LOTS:	38.13± ACRES
TOTAL ACREAGE IN ROW:	18.18± ACRES
TOTAL OPEN SPACE:	10.5± ACRES
IMPROVED OPEN SPACE:	0.13± ACRES
AVERAGE LOT SIZE:	0.24± ACRES
LARGEST LOT SIZE:	0.45± ACRES
SMALLEST LOT SIZE:	0.16± ACRES
OVERALL DENSITY:	2.72 LOTS/ACRE
TOTAL # OF LOTS:	182 LOTS

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way line of Hillside Drive located N00°14'22"E along the Section line 1,683.57 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M; running thence along said Section line N00°14'22"E 938.10 feet to the Northwest Corner of said Section 17; thence along the Section line S88°23'55"E 1,342.51 feet to a 2001 BLM 1/16th Corner Monument; thence along the Section line S88°2'41"E 100.01 feet; thence S00°48'01"W 80.05 feet; thence S89°12'40"E 151.00 feet; thence S00°48'01"W 20.74 feet; thence S89°12'40"E 99.83 feet; thence S88°19'11"E 57.07 feet; thence S84°53'43"E 73.19 feet; thence S75°34'59"E 37.69 feet; thence S68°43'09"E 40.25 feet; thence S58°24'41"E 76.67 feet; thence S44°49'33"E 77.33 feet; thence S33°32'13"E 133.29 feet; thence N53°11'49"E 9.02 feet; thence S49°12'45"E 123.26 feet; thence S54°11'55"E 69.78 feet; thence S58°40'22"E 118.99 feet; thence S52°27'03"E 80.62 feet; thence S26°15'12"E 44.55 feet; thence S57°17'19"E 123.44 feet; thence S57°17'40"E 52.52 feet; thence southwesterly along the arc of a non-tangent curve to the right having a radius of 250.50 feet (radius bears: N69°35'50"W) a distance of 94.06 feet through a central angle of 21°30'53" Chord: S31°09'36"W 93.51 feet; thence S89°45'00"E 149.44 feet to the 1/4 Section line; thence along said 1/4 Section line S00°17'16"W 1,848.10 feet to the Southeast Corner of the Northwest 1/4 of said Section 17; thence along the 1/4 Section line N88°53'28"W 769.48 feet; thence northwesterly along the arc of a non-tangent curve to the right having a radius of 524.00 feet (radius bears: N46°36'19"E) a distance of 127.63 feet through a central angle of 13°57'19" Chord: N36°25'02"W 127.31 feet; thence N29°26'22"W 377.13 feet; thence along the arc of a curve to the right with a radius of 724.00 feet a distance of 73.81 feet through a central angle of 05°50'27" Chord: N26°31'09"W 73.77 feet; thence easterly along the arc of a non-tangent curve to the left having a radius of 1,038.50 feet (radius bears: N13°32'57"W) a distance of 10.21 feet through a central angle of 00°33'47" Chord: N76°10'09"E 10.21 feet; thence N14°06'45"W 77.00 feet; thence N75°53'15"E 403.69 feet; thence along the arc of a curve to the left with a radius of 211.50 feet a distance of 280.13 feet through a central angle of 75°53'15" Chord: N37°56'37"E 260.10 feet; thence North 43.44 feet; thence along the arc of a curve to the right with a radius of 288.50 feet a distance of 247.77 feet through a central angle of 49°12'28" Chord: N24°36'14"E 240.23 feet; thence N40°47'32"W 156.69 feet; thence North 370.48 feet; thence N57°40'49"E 63.45 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 468.50 feet (radius bears: S57°40'49"W) a distance of 483.64 feet through a central angle of 59°08'50" Chord: N61°53'36"W 462.45 feet; thence S01°24'21"E 12.00 feet; thence S88°35'39"W 57.24 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 11.06 feet through a central angle of 42°14'35" Chord: S67°28'21"W 10.81 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 43.95 feet through a central angle of 41°58'03" Chord: S67°20'05"W 42.97 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 18.12 feet through a central angle of 69°12'26" Chord: S53°42'54"W 17.04 feet; thence N68°39'30"W 35.04 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N71°48'28"W) a distance of 25.36 feet through a central angle of 96°51'50" Chord: N30°14'24"W 22.45 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 518.50 feet a distance of 161.61 feet through a central angle of 17°51'29" Chord: N69°44'34"W 160.95 feet; thence N60°48'50"W 208.98 feet; thence along the arc of a curve to the left with a radius of 271.00 feet a distance of 299.32 feet through a central angle of 63°17'00" Chord: S87°32'40"W 284.34 feet; thence S55°54'10"W 221.43 feet; thence along the arc of a curve to the left with a radius of 361.50 feet a distance of 234.40 feet through a central angle of 37°09'04" Chord: S37°19'37"W 230.32 feet; thence N71°25'13"W 77.00 feet; thence southerly along the arc of a non-tangent curve to the left having a radius of 438.50 feet (radius bears: S71°16'43"E) a distance of 13.64 feet through a central angle of 01°46'56" Chord: S17°49'49"W 13.64 feet; thence N89°45'38"W 615.72 feet to the point of beginning.

Contains: 66.81 acres+/-

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

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SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRELIMINARY PLAT

Scale:	1"=80'	Drawn:	GB
Date:	08/17/21	Job #:	17-277
Sheet:	C2		

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Z:_2017\17-277 Spring Run Phase D\design 17-277\dwg\sheets\Revised Preliminary\C2 - PRELIMINARY PLAT.dwg