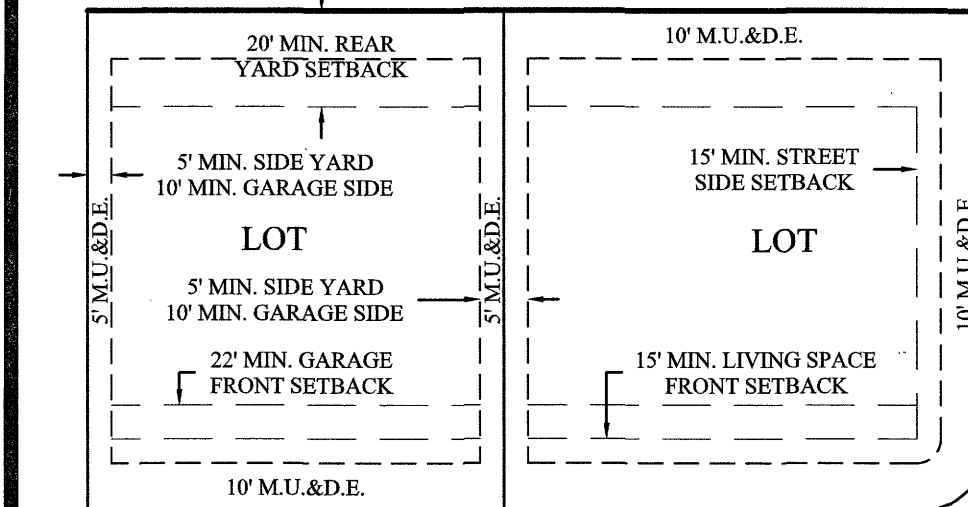
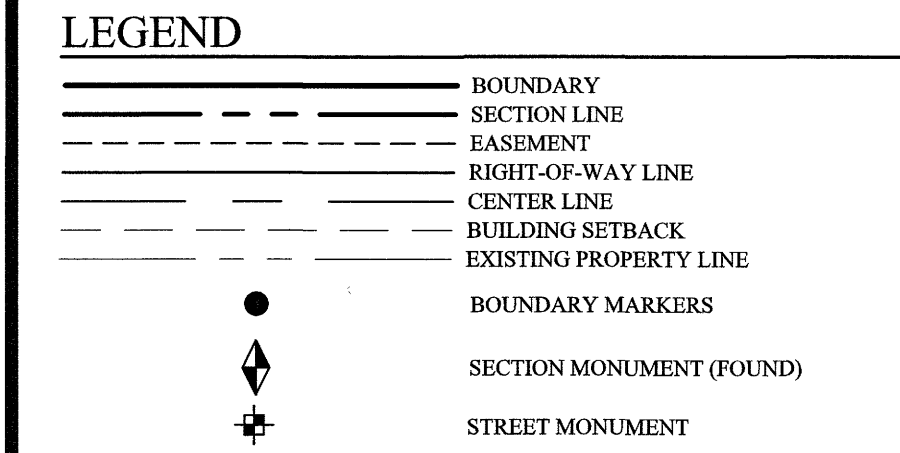


VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

- NOTES:
- #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.
 - ALL STREETS TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - M.U.&D.E STANDS FOR MUNICIPAL UTILITY AND DRAINAGE EASEMENT, AND WILL ALSO SERVE AS A PUBLIC UTILITY EASEMENT.

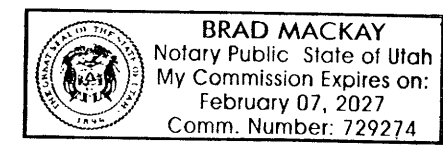
JOINDER AND CONSENT

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: Ryan Tesch
 AUTHORIZED SIGNATURE: [Signature]
 BY: RYAN TESCH
 SECRETARY, IVORY HOMES, LTD

STATE OF UTAH }
 COUNTY OF SALT LAKE } S.S.
 ON THE 3rd DAY OF January, 2024, 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: Feb 7, 2027
 COMMISSIONED IN Utah COUNTY Utah RESIDING IN Utah
 My Commission Expires on: February 07, 2027
 Comm. Number: 729274
 FULL NAME OF NOTARY



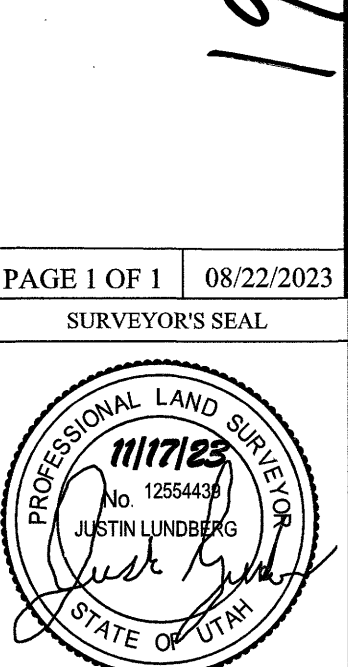
COMCAST
Comcast approves this plat solely for the purpose of confirming that the plat contains public utility easements. Comcast does not warrant the location of any public utility easements. This approval does not modify, affect, or waive any rights, obligations, or liabilities provided by law or equity or under any easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and the notes, and does not constitute a guarantee of provision of telecommunications services or the terms of such services.

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 Terms
Marina Cifuentes 1/12/2023
 DIRECT COMMUNICATIONS DATE

DOMINION ENERGY UTAH
 Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes 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 acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or in 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.
 Approved this 3 day of January, 2024
 By: [Signature]
 Title: Utility Manager

ROCKY MOUNTAIN POWER
 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.
 Pursuant to Utah Code Ann § 10-9a-603 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
[Signature] 12-19-23
 ROCKY MOUNTAIN POWER DATE

STATE OF UTAH ACKNOWLEDGEMENT
 STATE OF UTAH
 COUNTY OF UTAH
 ON THE 30th DAY OF November, 2023, PERSONALLY APPEARED BEFORE ME Michelle E. McConkie 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: 6/16/2024
Joni Matthews
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
 MY COMMISSION No. 712557
Toni Matthews
 PRINTED FULL NAME OF NOTARY



PHASE "A" PLAT 5
OVERLAND VILLAGE 2
 SUBDIVISION
 LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PAGE 1 OF 1 | 08/22/2023

SURVEYOR'S SEAL: JUSTIN LUNDBERG, No. 12554439, State of Utah

NOTARY PUBLIC SEAL: BRAD MACKAY, Notary Public, State of Utah, Commission Expires February 07, 2027, Commission Number 729274

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 20065, State of Utah

COUNTY RECORDER SEAL: ANDREA ALLEN, UTAH COUNTY RECORDER, 2024 Mar 14 04:29 PM FEE 62.00 BY AC, RECORDED FOR EAGLE MOUNTAIN CITY

APPROVED BY MAYOR: [Signature]

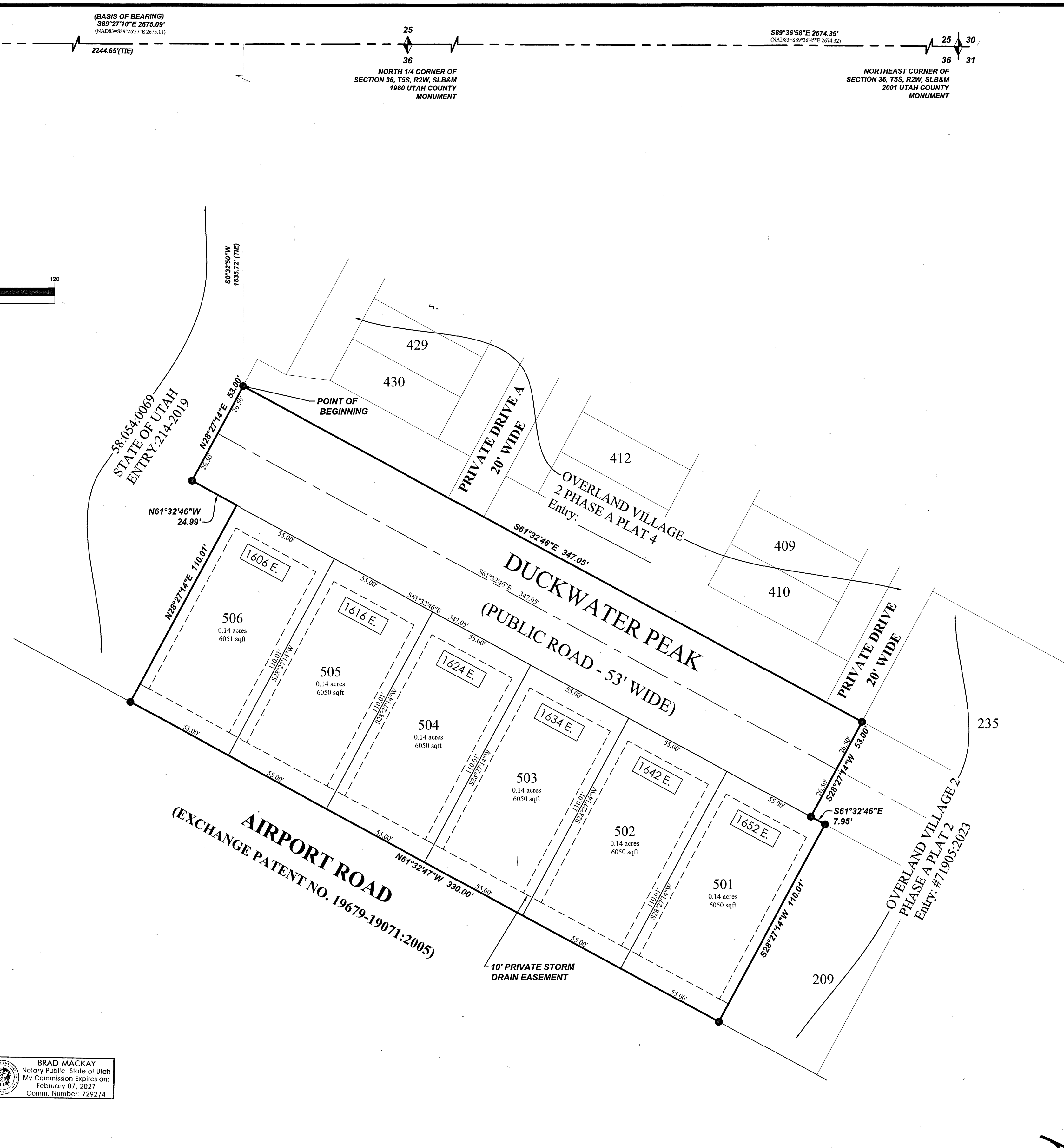
APPROVED BY CITY ATTORNEY: [Signature]

APPROVED BY CITY ENGINEER: [Signature]

ATTEST BY CITY RECORDER: [Signature] (SEE SEAL BELOW)

PREPARED FOR
 OWNER/DEVELOPER
 IVORY HOMES
 3340 NORTH CENTER STREET
 LEHI, UT 84043
 (801) 407-6841
 CONTACT: BRAD MACKAY

PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 552-0075
 www.focusutah.com



SURVEYOR'S CERTIFICATE
 I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 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, have verified all measurements, and have subdivided said tract of land into lots, public streets, and easements, to be hereafter known as OVERLAND VILLAGE 2 PHASE A PLAT 5, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.
[Signature] 11/17/23
 JUSTIN LUNDBERG
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 12554439 DATE

BOUNDARY DESCRIPTION
LEGAL DESCRIPTION
 A part of the Northwest Corner of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, being a part of a parcel of land identified by Utah County as Parcel #58.054.0069, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:
 Beginning at a point S89°27'10"E 2244.65 feet along the Northwest Corner of the Section line and S0°32'50"W 1835.72 feet from the Northwest Corner of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence S61°32'46"E 347.05 feet; thence S28°27'14"W 53.00 feet; thence S61°32'46"E 7.95 feet; thence S28°27'14"W 110.01 feet to the southerly line of the lands of the State of Utah described by Exhibit "B" of that certain Exchange Patent No. 19968 recorded February 27, 2007 as Entry No. 28888:2007 in the office of the Utah County Recorder; thence along said southerly line N61°32'47"W 330.00 feet; thence N28°27'14"E 110.01 feet; thence N61°32'46"W 24.99 feet; thence N28°27'14"E 53.00 feet to the point of beginning.
 Containing 1.26 acres +/-,
 6 Lots

OWNERS DEDICATION
 THE UNDERSIGNED OWNER 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, PUBLIC ROADS AND EASEMENTS.
 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.
 SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, MUNICIPAL UTILITY & DRAINAGE EASEMENTS ("M.U. & D.E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.
 AND SITLA DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF UTAH CODE 10-9A-604(1)(D) TO THE OVERLAND MASTER ASSOCIATION, 11274 SOUTH KESTREL RISE ROAD, SUITE F, SOUTH JORDAN, UTAH, 84009, A 10' DRAINAGE EASEMENT ON THE AREA SHOWN AS SUCH ON THE PLAT.
 EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS CONVEYED AND DEDICATED BY SITLA.
 ALL LOTS, 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 30th DAY OF November, 2023
 THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
[Signature]
 DIRECTOR Michelle E. McConkie
 APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL
[Signature]
 SPECIAL ASSISTANT ATTORNEY GENERAL
Chris Shiraldi

ENT 16514-2024 MFP 19144
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 Mar 14 04:29 PM FEE 62.00 BY AC
 RECORDED FOR EAGLE MOUNTAIN CITY

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 22 DAY OF January, 2024
 APPROVED BY MAYOR: [Signature]
 APPROVED BY CITY ATTORNEY: [Signature]
 APPROVED BY CITY ENGINEER: [Signature]
 ATTEST BY CITY RECORDER: [Signature] (SEE SEAL BELOW)

19144

2023-22-0404 Overland Village 2 Phase A Plat 5 & 5/Version 22-0404 (New) Sheets (22.0-FINAL PLAT 5.dwg) 200 31, 17.5, R2W, S28+M, T5S, S