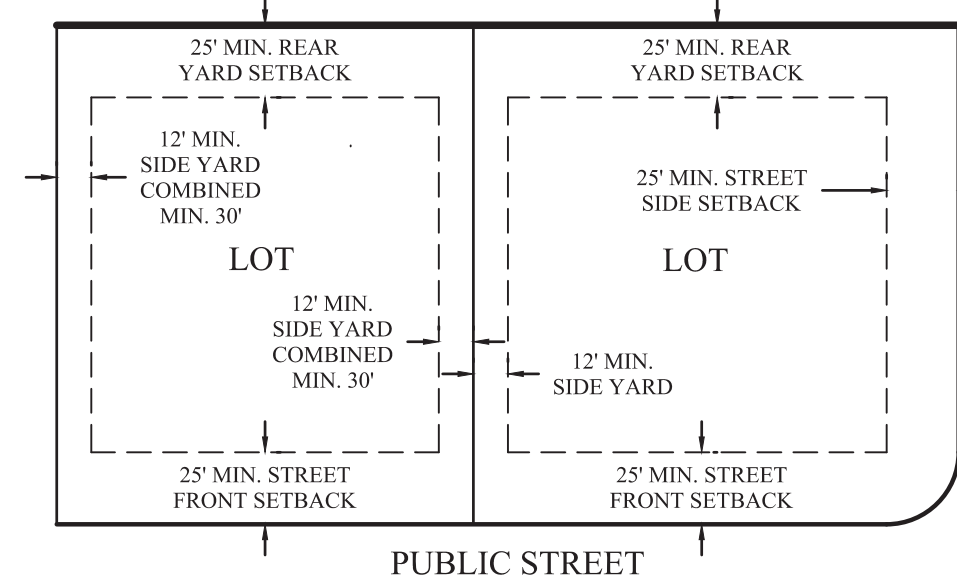


VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	15.00	90°00'00"	23.56	21.21
C2	525.00	11°01'06"	100.96	100.81
C3	525.00	3°37'31"	33.22	33.21
C4	15.00	90°00'00"	23.56	21.21
C5	15.00	90°00'00"	23.56	21.21
C6	475.00	14°38'38"	121.40	121.07
C7	15.00	90°00'00"	23.56	21.21
C10	500.00	14°38'38"	127.79	127.44

PLAT CALCULATIONS	
TOTAL ACREAGE:	18.25± ACRES
TOTAL ACREAGE IN LOTS:	15.48± ACRES
TOTAL ACREAGE IN ROW:	2.18± ACRES
TOTAL OPEN SPACE:	0.57± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	1.11± ACRES
LARGEST LOT SIZE:	1.52± ACRES
SMALLEST LOT SIZE:	.98± ACRES
OVERALL DENSITY:	0.77 LOTS/ACRE
TOTAL # OF LOTS:	14 LOTS

NOTES:

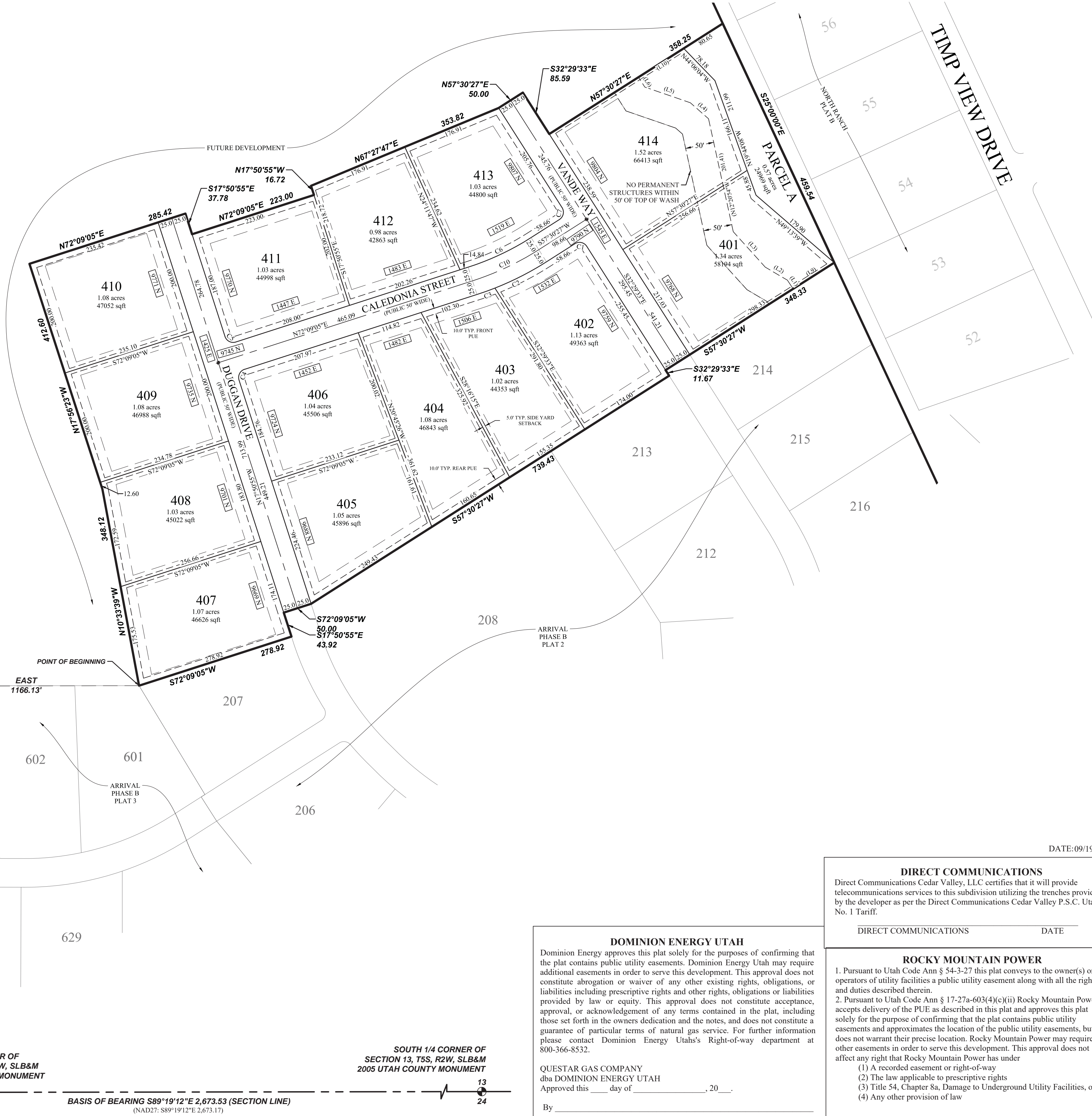
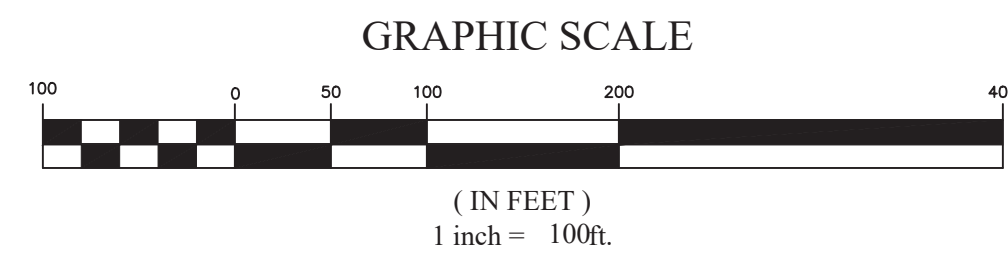
- ... STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNERS EXPENSE.
- PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS

Line Table

LINE	DIRECTION	LENGTH
(L1)	N33°48'03"W	18.17
(L2)	N59°31'15"W	44.62
(L3)	N42°06'47"W	83.18
(L4)	N48°35'47"W	42.18
(L5)	N70°59'50"W	83.95
(L6)	N32°29'33"W	20.39
(L9)	N57°30'27"E	84.84
(L10)	N57°30'27"E	93.31



(NAD83: NAD1983) 2,676.55
 MEASURED: N0°09'52"E 2,676.14 (SECTION LINE)
 (NAD83: NAD1983) 2,635.34
 MEASURED: N7°07'13"E 2,635.34 (SECTION LINE)

WEST 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M 1959 UTAH COUNTY MONUMENT

SOUTHWEST CORNER OF SECTION 13, T5S, R2W, SLB&M 1997 UTAH COUNTY MONUMENT

SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M 2005 UTAH COUNTY MONUMENT

BASIS OF BEARING S89°19'12"E 2,673.53 (SECTION LINE)
(NAD27: S89°19'12"E 2,673.17)

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, 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. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date _____

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at a point located N00°09'52"E along the Section line 748.35 feet and East 1,166.13 feet from the West 1/4 Corner of Section 13, T5S, R2W, SLB&M, said corner located N01°07'13"E 2,635.33 feet from the Southwest Corner of said Section 13 (Basis of Bearing: S89°19'12"E along the Section line from the Southwest Corner to the South 1/4 Corner of Section 13, T5S, R2W, SLB&M); thence N10°33'39"W 348.12 feet; thence N17°56'23"W 412.60 feet; thence N72°09'05"E 285.42 feet; thence S17°50'55"E 37.78 feet; thence N72°09'05"E 223.00 feet; thence N17°50'55"W 16.72 feet; thence N67°27'47"E 353.82 feet; thence N57°30'27"E 50.00 feet; thence S32°29'33"E 85.59 feet; thence N57°30'27"E 358.25 feet to the Westerly line of Plat "B", NORTH RANCH, according to the Official Plat thereof recorded May 12, 1998 as Entry No. 46922:1998 in the Office of the Utah County Recorder; thence S25°00'00"E along said plat 459.54 feet to the Northeast Corner of Lot 214, PHASE "B" PLAT 2, ARRIVAL SUBDIVISION, according to the Official Plat thereof recorded May 17, 2018 as Entry No. 46424:2018 in the Office of the Utah County Recorder; thence along said plat the following 6 (six) courses and distances: 1) S57°30'27"W 348.33 feet; 2) S32°29'33"E 11.67 feet; 3) S57°30'27"W 739.43 feet; 4) S72°09'05"W 50.00 feet; 5) S17°50'55"E 43.92 feet; 6) S72°09'05"W 278.92 feet to the point of beginning.

Contains: 18.25 acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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 _____ AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, 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 _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, 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 _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ 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 _____ DAY OF _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) _____ ATTEST BY CITY RECORDER (SEE SEAL BELOW) _____

PHASE "B" PLAT 4
ARRIVAL
SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=100'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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DOMINION ENERGY UTAH

Dominion Energy 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 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 Utah's Right-of-way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this _____ day of _____, 20____.

By _____
Title _____

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 _____

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

ROCKY MOUNTAIN POWER _____ DATE _____