

**TYPICAL BUILDING SETBACKS**  
N.T.S.

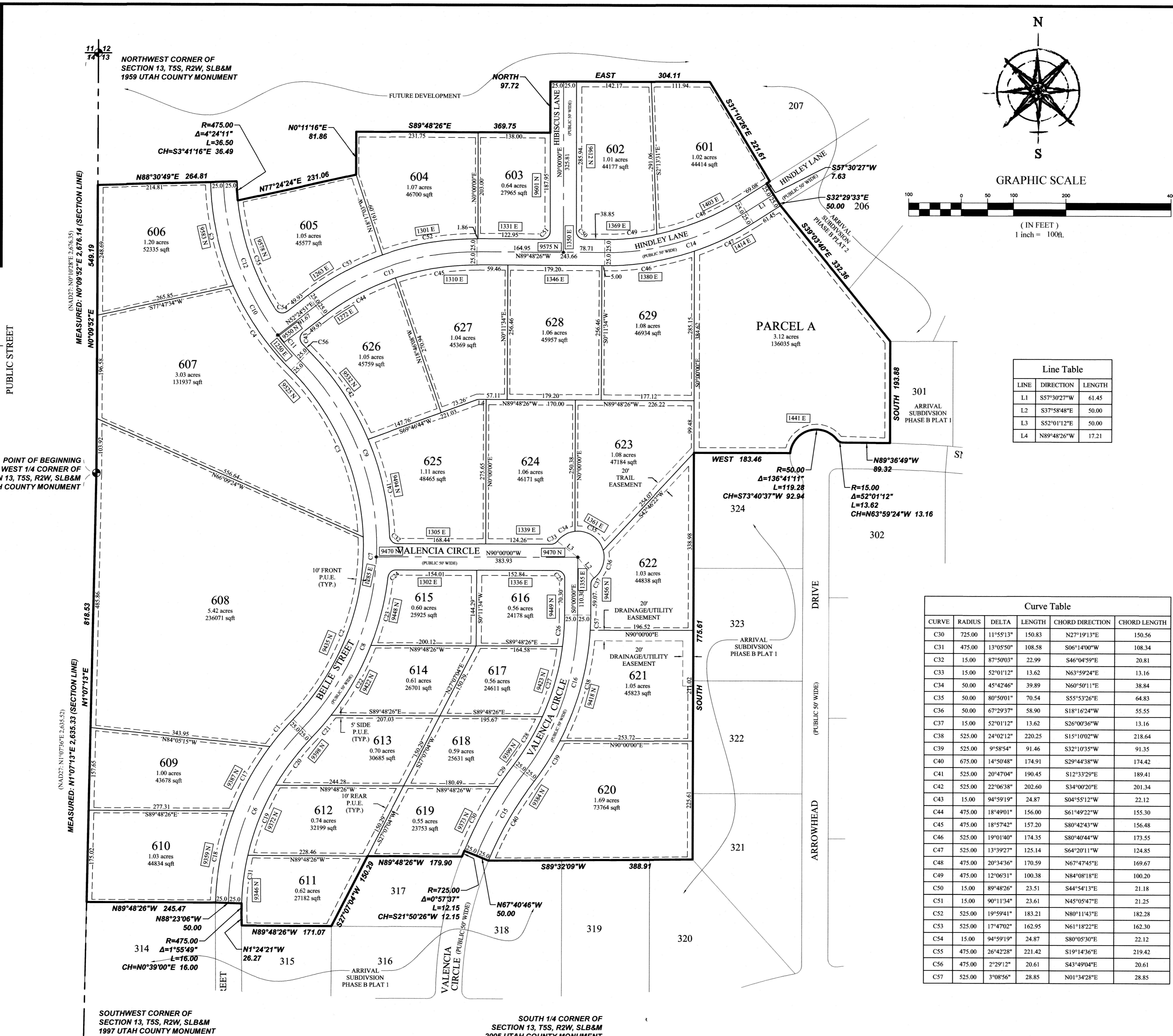
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	525.00	7°25'03"	67.97	S40°16'48"W	67.92
C2	475.00	46°12'28"	383.08	S20°53'05"W	372.78
C3	475.00	42°50'31"	355.17	S23°38'24"E	346.96
C4	525.00	21°17'04"	195.03	S34°25'07"E	193.91
C5	525.00	22°17'24"	204.24	N12°37'55"W	202.96
C6	500.00	42°22'25"	369.78	S22°48'07"W	361.41
C7	500.00	89°02'59"	777.10	N00°32'10"W	701.22
C8	500.00	41°44'35"	364.28	N23°07'02"E	356.27
C9	500.00	47°18'24"	412.83	S21°24'28"E	401.20
C10	500.00	43°34'29"	380.26	N23°16'25"W	371.16
C11	500.00	7°28'30"	65.23	N41°19'24"W	65.19
C12	500.00	36°05'58"	315.03	N19°32'10"W	309.84
C13	500.00	37°46'43"	329.68	S71°18'13"W	323.74
C14	500.00	32°41'07"	285.23	N73°51'00"E	281.38
C15	700.00	14°50'48"	181.38	S29°44'38"W	180.88
C16	500.00	37°10'02"	324.35	N18°35'01"E	318.69
C17	525.00	15°23'30"	141.03	N28°52'31"E	140.61
C18	525.00	19°33'53"	179.27	N11°23'50"E	178.40
C19	475.00	17°24'54"	144.38	S21°29'22"W	143.82
C20	475.00	13°47'30"	114.34	S37°05'34"W	114.06
C21	525.00	6°09'49"	56.48	S40°54'25"W	56.45
C22	525.00	16°49'02"	154.10	S29°25'00"W	153.54
C23	525.00	14°40'20"	134.44	S13°40'19"W	134.07
C24	15.00	83°39'51"	21.90	S48°10'04"W	20.01
C25	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C26	475.00	7°12'04"	59.70	N03°36'02"E	59.66
C27	475.00	16°49'39"	139.51	N15°36'54"E	139.01
C28	475.00	13°08'19"	108.92	N30°35'53"E	108.68
C29	725.00	3°53'12"	49.18	N35°13'26"E	49.17

**PLAT CALCULATIONS**

TOTAL ACREAGE:	40.81 ACRES
TOTAL ACREAGE IN LOTS:	33.26 ACRES
TOTAL ACREAGE IN ROW:	4.42 ACRES
TOTAL OPEN SPACE:	3.12 ACRES
TOTAL IMPROVED OPEN SPACE:	3.12 ACRES
AVERAGE LOT SIZE:	1.15 ACRES
LARGEST LOT SIZE:	5.42 ACRES
SMALLEST LOT SIZE:	0.55 ACRES
OVERALL DENSITY:	0.71 LOTS/ACRE
TOTAL # OF LOTS:	29 LOTS

**PREPARED BY**

32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com



**NOTES:**

PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR LEAD PULGERS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.

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 OWNER'S EXPENSE.

**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

**DOMINION ENERGY COMPANY**

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy 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 \_\_\_ day of \_\_\_\_\_, 20\_\_\_ Dominion Energy Company

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 Tanit.

DIRECT COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

DOMINION ENERGY COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

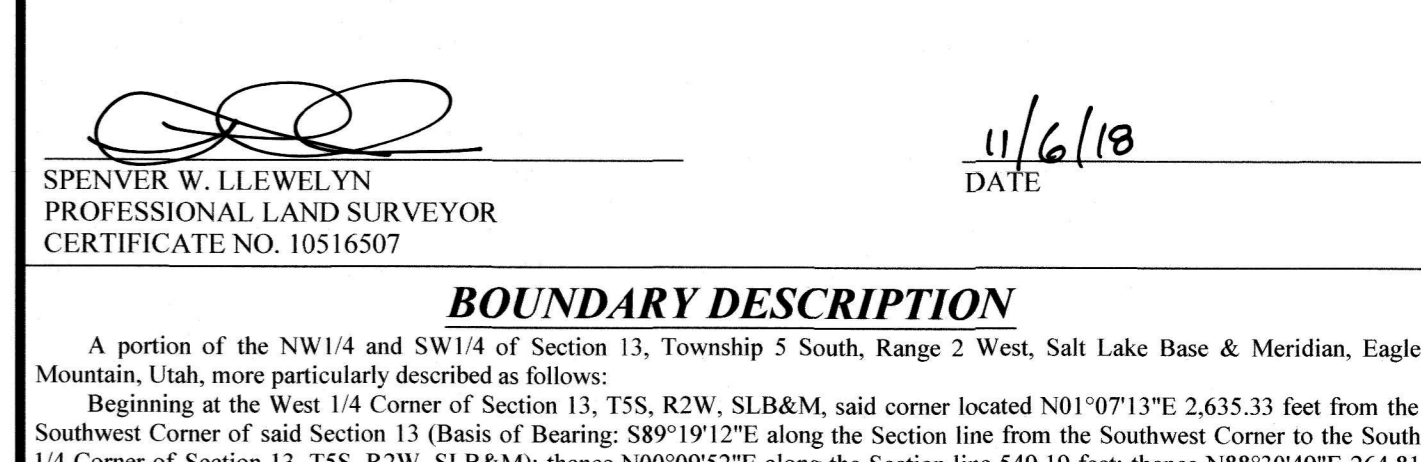
DATE: 07/03/18

**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, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

11/6/18 DATE

SPENCER W. LLEWELYN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 10516507



**BOUNDARY DESCRIPTION**

A portion of the NW1/4 and SW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at 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); then N00°09'52"E along the Section line 549.19 feet; then N88°30'49"E 264.81 feet; then Southerly along the arc of a non-tangent curve to the left having a radius of 475.00 feet (Radius bears: N88°30'49"E) a distance of 36.50 feet through a central angle of 04°24'11" Chord: N63°59'24"W 13.16 feet; then East 304.11 feet; then S31°02'26"E 221.61 feet; then S57°30'27"W 7.63 feet; then S32°29'33"E 50.00 feet; then S39°03'40"E 332.36 feet to the Northwesterly corner of Phase "B", Plat 1, ARRIVAL Subdivision according to the Official Plat thereof on file in the Office of the Utah County Recorder; then along said plat the following sixteen (16) courses and distances: South 193.88 feet; then N89°36'49"W 89.32 feet; then Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (Radius bears: North) a distance of 13.62 feet through a central angle of 52°01'12" Chord: N63°59'24"W 13.16 feet to a point of reverse curvature; then along the arc of a curve to the left having a radius of 50.00 feet a distance of 119.28 feet through a central angle of 136°41'11" Chord: S73°40'37"W 92.94 feet; then West 183.46 feet; then South 775.61 feet; then S89°32'09"W 388.91 feet; then N67°40'46"E 50.00 feet; then Southerly along the arc of a non-tangent curve to the left having a radius of 725.00 feet (Radius bears: S67°40'46"E) a distance of 12.15 feet through a central angle of 06°57'37" Chord: S21°50'26"W 12.15 feet; then N89°48'26"W 179.90 feet; then S27°07'04"W 150.29 feet; then N89°48'26"W 171.07 feet; then N01°24'21"W 26.27 feet; then along the arc of a curve to the right having a radius of 475.00 feet a distance of 16.00 feet through a central angle of 01°55'49" Chord: N00°39'00"E 16.00 feet; then N88°23'06"W 50.00 feet; then N89°48'26"W 245.47 feet to the West line of the SW1/4 of said Section 13; then N01°07'13"E along the Section line 818.53 feet to the point of beginning.

Contains: 40.81 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): \_\_\_\_\_ AUTHORIZED SIGNATURE(S) \_\_\_\_\_

PRINTED NAME OF OWNER \_\_\_\_\_

**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 \_\_\_\_\_, L.L.C. 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 3**

**ARRIVAL**

**SUBDIVISION**

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=100'

SURVEYOR'S SEAL: SPENCER W. LLEWELYN, No. 10516507, UTAH STATE OF UTAH

NOTARY PUBLIC SEAL: \_\_\_\_\_

CITY-COUNTY ENGINEER SEAL: \_\_\_\_\_

COUNTY RECORDER SEAL: \_\_\_\_\_