

VICINITY MAP  
N.T.S

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

SPRING RUN TOWNHOMES HOA, INC.  
6770 S. 900 E., #302  
MIDVALE, UT. 84047

- LIMITED COMMON AREA, AND PUBLIC UTILITY EASEMENT
- PRIVATE OWNERSHIP
- COMMON AREA, PRIVATE ROAD AND PUBLIC UTILITY EASEMENT

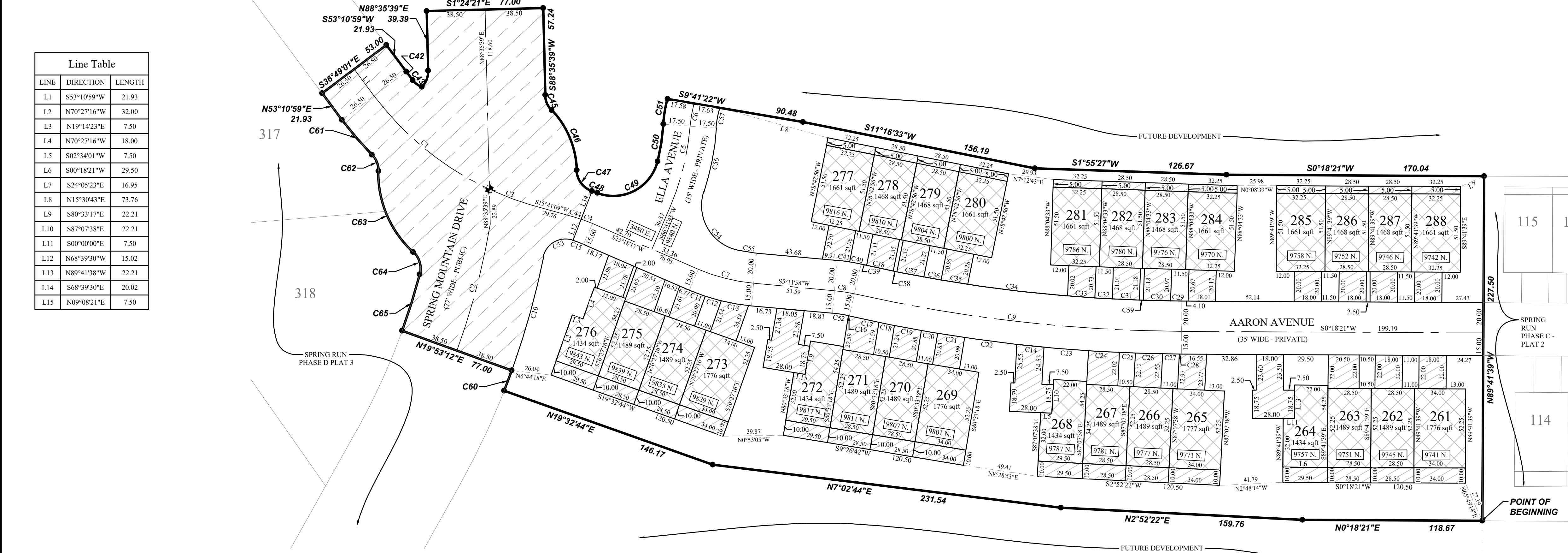
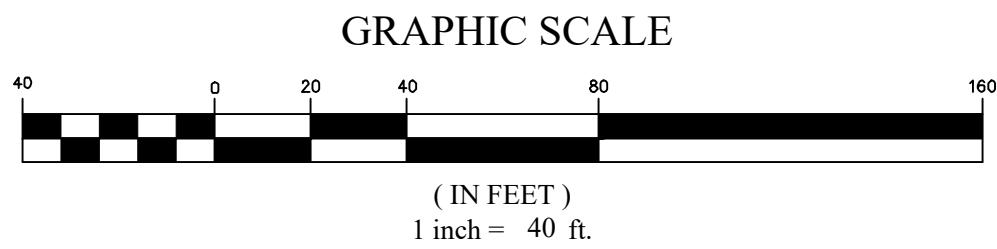
LEGEND

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

SITE TABULATIONS

- TOTAL # OF LOTS: 28 LOTS
- TOTAL ACREAGE: 3.68 ACRES
- TOTAL ACREAGE IN LOTS: 1.00 ACRES
- TOTAL LIMITED COMMON AREA: 0.44 ACRES
- TOTAL COMMON AREA: 1.12 ACRES
- TOTAL AREA IN ROW: 1.12 ACRES
- AVERAGE LOT SIZE: 1,554 SQFT.
- LARGEST LOT SIZE: 1,776 SQFT.
- SMALLEST LOT SIZE: 1,434 SQFT.
- OVERALL DENSITY: 7.61 UNITS/ACRE

| Boundary Curve Table |        |           |        |                 |              |
|----------------------|--------|-----------|--------|-----------------|--------------|
| CURVE                | RADIUS | DELTA     | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C42                  | 173.50 | 2°20'35"  | 7.10   | S52°00'41"W     | 7.10         |
| C43                  | 15.00  | 28°49'38" | 7.55   | S36°25'35"W     | 7.47         |
| C45                  | 15.00  | 42°14'35" | 11.06  | N67°28'21"E     | 10.81        |
| C46                  | 60.00  | 41°58'03" | 43.95  | N67°20'05"E     | 42.97        |
| C47                  | 15.00  | 69°12'26" | 18.12  | N53°42'54"E     | 17.04        |
| C48                  | 120.00 | 1°45'54"  | 3.70   | N19°59'38"E     | 3.70         |
| C49                  | 30.00  | 96°54'51" | 50.74  | S27°34'51"E     | 44.91        |
| C50                  | 147.00 | 9°41'06"  | 24.85  | S80°52'49"E     | 24.82        |
| C51                  | 94.00  | 10°18'46" | 16.92  | N80°34'00"W     | 16.90        |
| C60                  | 518.50 | 1°34'22"  | 14.23  | S69°19'37"E     | 14.23        |
| C61                  | 226.50 | 7°41'13"  | 30.39  | N49°20'23"E     | 30.36        |
| C62                  | 15.00  | 45°24'33" | 11.89  | N68°12'03"E     | 11.58        |
| C63                  | 71.00  | 48°18'19" | 59.86  | N66°45'10"E     | 58.10        |
| C64                  | 15.00  | 62°14'26" | 16.29  | N73°43'13"E     | 15.51        |
| C65                  | 441.50 | 5°02'46"  | 38.88  | S72°38'11"E     | 38.87        |

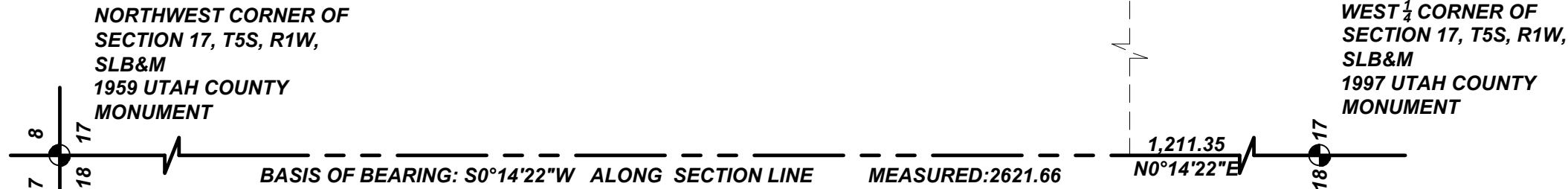


| Line Table |             |        |
|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH |
| L1         | S53°10'59"W | 21.93  |
| L2         | N70°27'16"W | 32.00  |
| L3         | N19°14'23"E | 7.50   |
| L4         | N70°27'16"W | 18.00  |
| L5         | S02°34'01"W | 7.50   |
| L6         | S00°18'21"W | 29.50  |
| L7         | S24°05'23"E | 16.95  |
| L8         | N15°30'43"E | 73.76  |
| L9         | S80°33'17"E | 22.21  |
| L10        | S87°07'38"E | 22.21  |
| L11        | S00°00'00"E | 7.50   |
| L12        | N68°39'30"W | 15.02  |
| L13        | N89°41'38"W | 22.21  |
| L14        | S68°39'30"E | 20.02  |
| L15        | N09°08'21"E | 7.50   |

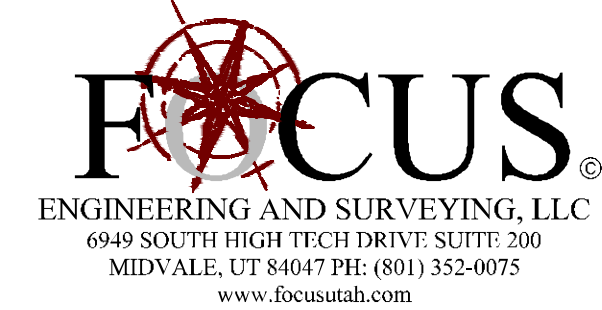
| Curve Table |         |           |        |                 |
|-------------|---------|-----------|--------|-----------------|
| CURVE       | RADIUS  | DELTA     | LENGTH | CHORD DIRECTION |
| C1          | 200.00  | 28°21'41" | 99.00  | S39°00'09"W     |
| C2          | 480.00  | 10°19'41" | 86.52  | S75°16'39"E     |
| C3          | 200.00  | 8°13'58"  | 28.74  | S20°42'19"W     |
| C4          | 100.00  | 4°38'23"  | 8.10   | N20°59'05"E     |
| C5          | 164.50  | 19°01'40" | 54.63  | S76°12'33"E     |
| C6          | 76.50   | 11°26'15" | 15.27  | N80°00'15"W     |
| C7          | 120.00  | 18°06'19" | 37.92  | S14°15'08"W     |
| C8          | 100.00  | 7°35'36"  | 13.25  | N08°59'46"E     |
| C9          | 1000.00 | 12°29'14" | 217.94 | S06°32'58"W     |
| C10         | 518.50  | 10°07'53" | 91.68  | S73°36'23"E     |
| C11         | 135.00  | 4°46'26"  | 11.25  | S20°55'04"W     |
| C12         | 135.00  | 4°40'40"  | 11.02  | S16°11'31"W     |
| C13         | 135.00  | 7°45'11"  | 18.27  | S09°58'35"W     |
| C14         | 1015.00 | 1°01'03"  | 18.03  | N05°57'04"E     |
| C15         | 85.00   | 5°06'45"  | 7.58   | N20°44'54"E     |
| C16         | 85.00   | 0°20'48"  | 0.51   | N12°37'10"E     |
| C17         | 1015.00 | 1°07'46"  | 20.01  | N12°13'41"E     |
| C18         | 1015.00 | 0°35'35"  | 10.51  | S11°22'01"W     |
| C19         | 1015.00 | 1°00'59"  | 18.00  | N10°33'44"E     |
| C20         | 1015.00 | 0°37'15"  | 11.00  | S09°44'37"W     |

| Curve Table |         |          |        |                 |
|-------------|---------|----------|--------|-----------------|
| CURVE       | RADIUS  | DELTA    | LENGTH | CHORD DIRECTION |
| C21         | 1015.00 | 1°00'58" | 18.00  | N08°55'30"E     |
| C22         | 1015.00 | 1°57'25" | 34.67  | S07°26'18"W     |
| C23         | 1015.00 | 1°39'58" | 29.51  | N04°36'33"E     |
| C24         | 1015.00 | 1°09'26" | 20.50  | S03°11'51"W     |
| C25         | 1015.00 | 0°35'34" | 10.50  | S02°19'21"W     |
| C26         | 1015.00 | 1°00'59" | 18.01  | S01°31'05"W     |
| C27         | 1015.00 | 0°37'17" | 11.01  | S00°41'57"W     |
| C28         | 1015.00 | 0°04'58" | 1.46   | N00°20'50"E     |
| C29         | 980.00  | 0°25'58" | 7.40   | S00°31'20"W     |
| C30         | 980.00  | 1°03'09" | 18.00  | N01°15'54"E     |
| C31         | 980.00  | 1°03'09" | 18.00  | N02°27'49"E     |
| C32         | 980.00  | 0°40'21" | 11.50  | S03°19'34"W     |
| C33         | 980.00  | 1°03'12" | 18.01  | N04°11'20"E     |
| C34         | 980.00  | 3°52'49" | 66.37  | S06°39'20"W     |
| C35         | 980.00  | 1°03'11" | 18.01  | N09°07'20"E     |
| C36         | 980.00  | 0°40'21" | 11.50  | S09°59'07"W     |
| C37         | 980.00  | 1°03'09" | 18.00  | S10°50'51"W     |
| C38         | 980.00  | 1°03'09" | 18.00  | S12°02'46"W     |
| C39         | 980.00  | 0°13'14" | 3.77   | S12°40'58"W     |
| C40         | 120.00  | 3°41'31" | 7.73   | N10°56'49"E     |

| Curve Table |        |           |        |                 |
|-------------|--------|-----------|--------|-----------------|
| CURVE       | RADIUS | DELTA     | LENGTH | CHORD DIRECTION |
| C41         | 120.00 | 3°54'05"  | 8.17   | N07°09'01"E     |
| C44         | 100.00 | 2°58'44"  | 5.20   | S17°10'31"W     |
| C52         | 85.00  | 7°14'48"  | 10.75  | N08°49'22"E     |
| C53         | 15.00  | 96°51'50" | 25.36  | N30°14'24"W     |
| C54         | 30.00  | 95°19'23" | 49.91  | S60°07'39"W     |
| C55         | 100.00 | 7°15'59"  | 12.68  | S08°49'58"W     |
| C56         | 182.00 | 13°30'43" | 42.92  | S78°58'01"E     |
| C57         | 59.00  | 13°14'04" | 13.63  | N79°06'21"W     |
| C58         | 980.00 | 0°08'46"  | 2.50   | N11°26'49"E     |
| C59         | 980.00 | 0°08'46"  | 2.50   | N01°51'51"E     |



PREPARED BY:



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

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

- 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 § 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:
  - A recorded easement or right-of-way
  - The law applicable to prescriptive rights
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
  - Any other provision of law

ROCKY MOUNTAIN POWER 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 Owner Declaration 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.

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_

Title \_\_\_\_\_

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 THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 10516507

For Review

DATE

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 a point located N0°14'22"E along the Section line 1,211.35 feet and East 1,461.61 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B.& M.; thence N00°18'21"E 118.67 feet; thence N02°52'22"E 159.76 feet; thence N07°02'44"E 231.54 feet; thence N19°32'44"E 146.17 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 518.50 feet (radius bears: N21°27'34"E) a distance of 14.23 feet through a central angle of 01°34'22" Chord: S69°19'37"E 14.23 feet; thence N19°53'12"E 77.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 441.50 feet (radius bears: N19°53'12"E) a distance of 38.88 feet through a central angle of 05°02'46" Chord: S72°38'11"E 38.87 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 16.29 feet through a central angle of 62°14'26" Chord: N73°43'13"E 15.51 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 71.00 feet a distance of 59.86 feet through a central angle of 48°18'19" Chord: N66°45'10"E 58.10 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 11.89 feet through a central angle of 45°24'33" Chord: N68°12'03"E 11.58 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 226.50 feet a distance of 30.39 feet through a central angle of 07°41'13" Chord: N49°20'23"E 30.36 feet; thence N53°10'59"E 21.93 feet; thence S36°49'01"E 53.00 feet; thence S53°10'59"W 21.93 feet; thence along the arc of a curve to the left with a radius of 173.50 feet a distance of 7.10 feet through a central angle of 02°20'35" Chord: S52°00'41"W 7.10 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 7.55 feet through a central angle of 28°49'38" Chord: S36°25'35"W 7.47 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N43°34'53"E) a distance of 11.78 feet through a central angle of 44°59'14" Chord: S68°54'44"E 11.48 feet; thence N88°35'39"E 39.39 feet; thence S01°24'21"E 77.00 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 to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 120.00 feet a distance of 3.70 feet through a central angle of 01°45'54" Chord: S19°59'38"W 3.70 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 30.00 feet a distance of 50.74 feet through a central angle of 96°54'51" Chord: S27°34'51"E 44.91 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 147.00 feet a distance of 24.85 feet through a central angle of 09°41'06" Chord: S80°52'49"E 24.82 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 94.00 feet a distance of 16.92 feet through a central angle of 10°18'46" Chord: S80°34'00"E 16.90 feet; thence S09°41'22"W 90.48 feet; thence S11°16'33"W 156.19 feet; thence S01°55'27"W 126.67 feet; thence S00°18'21"W 170.04 feet; thence N89°41'39"W 227.50 feet to the point of beginning.

Contains: 3.68 acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS 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. PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO SPRING RUN TOWNHOMES HOA, INC., WITH A REGISTERED ADDRESS OF 6770 S. 900 E., #302 MIDVALE, UT. 84047

OWNER(S):

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

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 C - PLAT 2  
SPRING RUN  
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=40'

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL |
|-----------------|--------------------|---------------------------|----------------------|
|-----------------|--------------------|---------------------------|----------------------|