

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

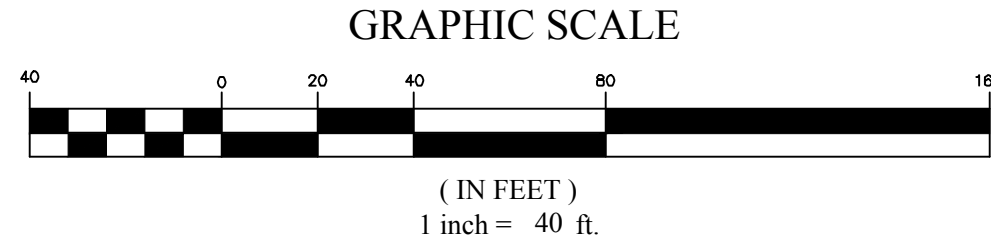
LEGEND

- 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

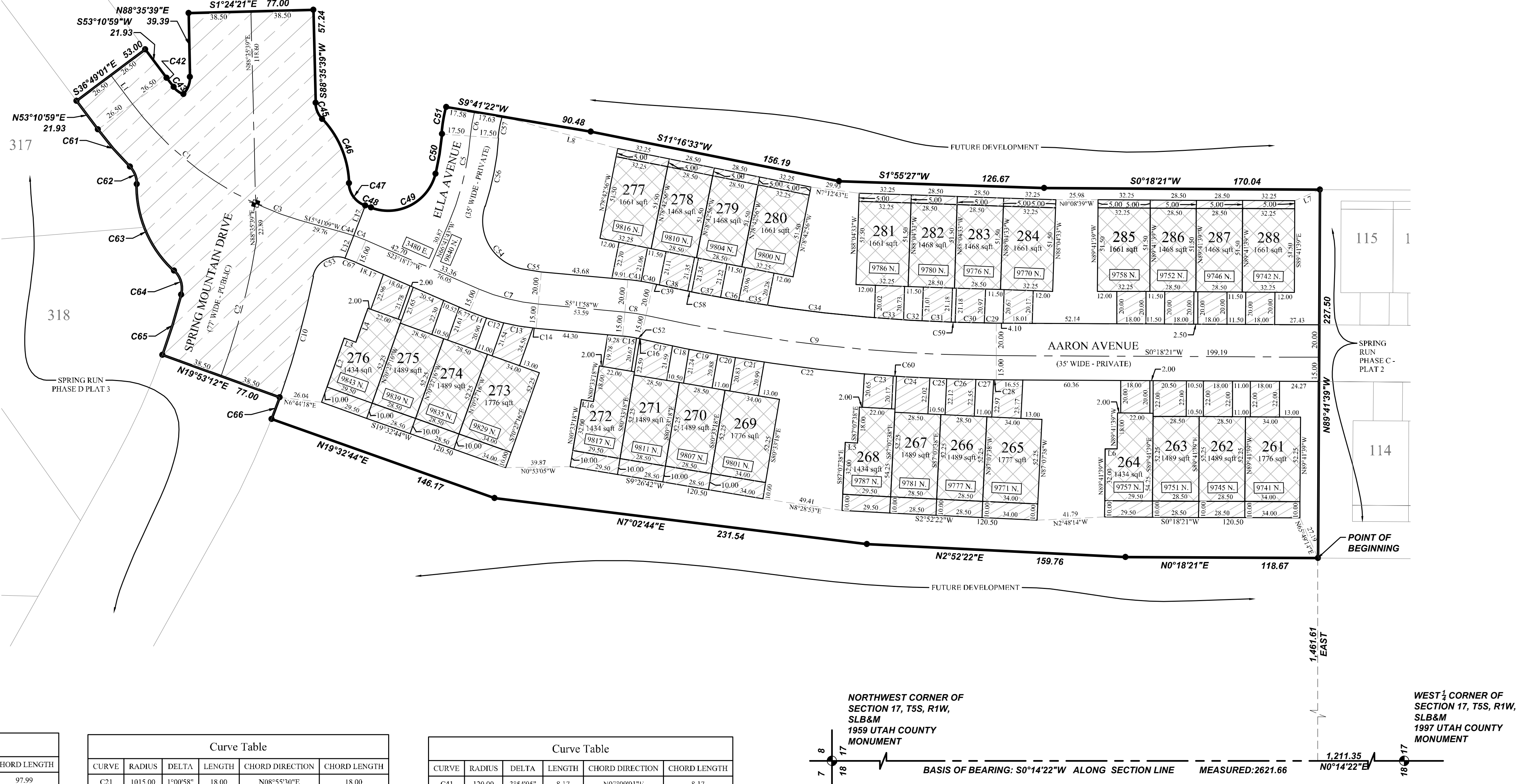
- TOTAL # OF LOTS: 28 LOTS
- TOTAL ACREAGE: 3.68 ACRES
- TOTAL ACREAGE IN LOTS: 1.00 ACRES
- TOTAL LIMITED COMMON AREA: 0.40 ACRES
- TOTAL COMMON AREA: 1.16 ACRES
- TOTAL AREA IN ROW: 1.12 ACRES
- AVERAGE LOT SIZE: 1,354 SQFT.
- LARGEST LOT SIZE: 1,776 SQFT.
- SMALLEST LOT SIZE: 1,434 SQFT.
- OVERALL 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
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
C66	518.50	1°34'22"	14.23	S69°19'37"E	14.23



VICINITY MAP
N.T.S

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	N00°00'00"L	7.50
L7	S24°05'23"E	16.95
L8	N15°30'43"E	73.76
L12	N68°39'30"W	15.02
L16	N09°08'21"E	7.50
L17	S68°39'30"E	20.02



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	28°21'41"	99.00	S39°00'09"W	97.99
C2	480.00	10°19'41"	86.52	S75°16'39"E	86.41
C3	200.00	8°13'58"	28.74	S20°42'19"W	28.71
C4	100.00	4°38'23"	8.10	N20°59'05"E	8.10
C5	164.50	19°01'40"	54.63	S76°12'33"E	54.38
C6	76.50	11°26'15"	15.27	N80°00'15"W	15.25
C7	120.00	18°06'19"	37.92	S14°15'08"W	37.76
C8	100.00	7°35'36"	13.25	N08°59'46"L	13.24
C9	1000.00	12°29'14"	217.94	S06°32'58"W	217.51
C10	518.50	10°07'53"	91.68	S73°36'23"E	91.56
C11	135.00	4°46'26"	11.25	S20°55'04"W	11.24
C12	135.00	4°40'40"	11.02	S16°11'31"W	11.02
C13	135.00	7°45'11"	18.27	S09°58'35"W	18.25
C14	135.00	0°54'01"	2.12	N05°38'59"E	2.12
C15	85.00	5°53'50"	8.75	N08°08'54"E	8.75
C16	85.00	0°20'48"	0.51	N12°37'10"E	0.51
C17	1015.00	1°07'46"	20.01	N12°13'41"E	20.01
C18	1015.00	0°35'35"	10.51	S11°22'01"W	10.51
C19	1015.00	1°00'59"	18.00	N10°33'44"E	18.00
C20	1015.00	0°37'15"	11.00	S09°44'37"W	11.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	1015.00	1°00'58"	18.00	N08°55'30"E	18.00
C22	1015.00	3°30'41"	62.20	S06°39'40"W	62.19
C23	1014.88	1°01'00"	18.01	N04°23'50"E	18.01
C24	1015.00	1°09'26"	20.50	S03°11'51"W	20.50
C25	1015.00	0°35'34"	10.50	S02°19'21"W	10.50
C26	1015.00	1°00'59"	18.01	S01°31'05"W	18.01
C27	1015.00	0°37'17"	11.01	S00°41'57"W	11.01
C28	1015.00	0°04'58"	1.46	N08°20'50"E	1.46
C29	980.00	0°25'58"	7.40	S00°31'20"W	7.40
C30	980.00	1°03'09"	18.00	N01°15'54"E	18.00
C31	980.00	1°03'09"	18.00	N02°27'49"E	18.00
C32	980.00	0°40'21"	11.50	S03°19'34"W	11.50
C33	980.00	1°03'12"	18.01	N04°11'20"E	18.01
C34	980.00	3°52'49"	66.37	S06°39'20"W	66.36
C35	980.00	1°03'11"	18.01	N09°07'20"E	18.01
C36	980.00	0°40'21"	11.50	S09°59'07"W	11.50
C37	980.00	1°03'09"	18.00	S10°50'51"W	18.00
C38	980.00	1°03'09"	18.00	S12°02'46"W	18.00
C39	980.00	0°13'14"	3.77	S12°40'58"W	3.77
C40	120.00	3°41'31"	7.73	N10°56'49"E	7.73

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	120.00	3°54'05"	8.17	N07°09'01"E	8.17
C44	100.00	2°58'44"	5.20	S17°10'31"W	5.20
C52	85.00	1°20'57"	2.00	N11°46'18"E	2.00
C53	15.00	96°51'50"	25.36	N30°14'24"W	22.45
C54	30.00	95°19'23"	49.91	S60°07'39"W	44.35
C55	100.00	7°19'59"	12.68	S08°49'58"W	12.67
C56	182.00	13°30'43"	42.92	S78°58'01"E	42.82
C57	59.00	13°14'04"	13.63	N79°06'21"W	13.60
C58	980.00	0°08'46"	2.50	N11°26'49"E	2.50
C59	980.00	0°08'46"	2.50	N01°51'51"E	2.50
C60	1015.00	0°06'46"	2.00	N03°49'59"E	2.00
C67	85.00	5°06'45"	7.58	N20°44'54"E	7.58

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:
 - (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

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°55'22"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 IN 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)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
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 ATTEST BY CITY RECORDER
(SEE SEAL BELOW) (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