

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# CARSON COMMERCIAL PLAT 3

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

### SURVEYOR'S CERTIFICATE

I, **ASHTON FELT** DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **5252222** AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS

### CARSON COMMERCIAL PLAT 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.



LICENSE NO. 4242428

UT 181594-2020 No. 13723  
JULY 15, 2014  
UTAH COUNTY RECORDER  
300 N. W. 400 E. P.O. BOX 10  
EAGLE MOUNTAIN CITY

### BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF PORTER CROSSING PARKWAY BEING 35.62 FEET SOUTH 0°14'43" WEST ALONG THE SECTION LINE, AND 2.05 FEET SOUTH 0°21'22" EAST FROM OF THE NORTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 45°28'04" EAST 50.03 FEET ALONG SAID EAST LINE TO THE SOUTH RIGHT OF WAY LINE OF PONY EXPRESS PARKWAY, THENCE SOUTH 84°04'18" EAST 86.41 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1, CARSON COMMERCIAL PLAT 2, AS RECORDED WITH UTAH COUNTY RECORDERS, THENCE SOUTH 0°35'09" WEST 249.16 FEET ALONG THE WEST LINE OF SAID LOT 1, CARSON COMMERCIAL PLAT 2 TO THE NORTH LINE OF OAK HOLLOW PHASE A PLAT 5, AS RECORDED WITH THE UTAH COUNTY RECORDER, THENCE SOUTH 84°19'54" WEST 194.26 FEET ALONG SAID NORTH LINE OF OAK HOLLOW PHASE A PLAT 5, AND OAK HOLLOW PHASE A PLAT 1 AS RECORDED WITH THE UTAH COUNTY RECORDER TO A POINT OF CURVATURE, THENCE 23.73 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 150.0 FEET, A DELTA ANGLE OF 90°39'39" LONG CHORD BEARS NORTH 44°40'57" WEST 215.3 FEET TO A POINT ON SAID EAST LINE OF PORTER'S CROSSING PARKWAY, THENCE NORTH 0°38'21" EAST 215.16 FEET ALONG SAID EAST LINE OF PORTER'S CROSSING PARKWAY TO THE POINT OF BEGINNING.

CONTAINS: 215,839 SQ.FT. OR 5.879 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 10-4A-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: **L.S.C. Real Estate, LLC**  
AUTHORIZED SIGNATURE(S):  
**L.S.C. Real Estate, LLC**  
**LARRY CARSON, OWNER**  
10/20/2020

### ACKNOWLEDGMENT

STATE OF UTAH ) ss  
COUNTY OF UTAH )  
ON THE **20<sup>th</sup>** DAY OF **October**, 20**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 **12/19/2020**  
COMMISSION NO. **692336**  
NOTARY PUBLIC SIGNATURE: **Jamie Janace Anderson**  
PRINTED FULL NAME OF NOTARY: **Jamie Janace Anderson**

### ACCEPTANCE BY LEGISLATIVE BODY

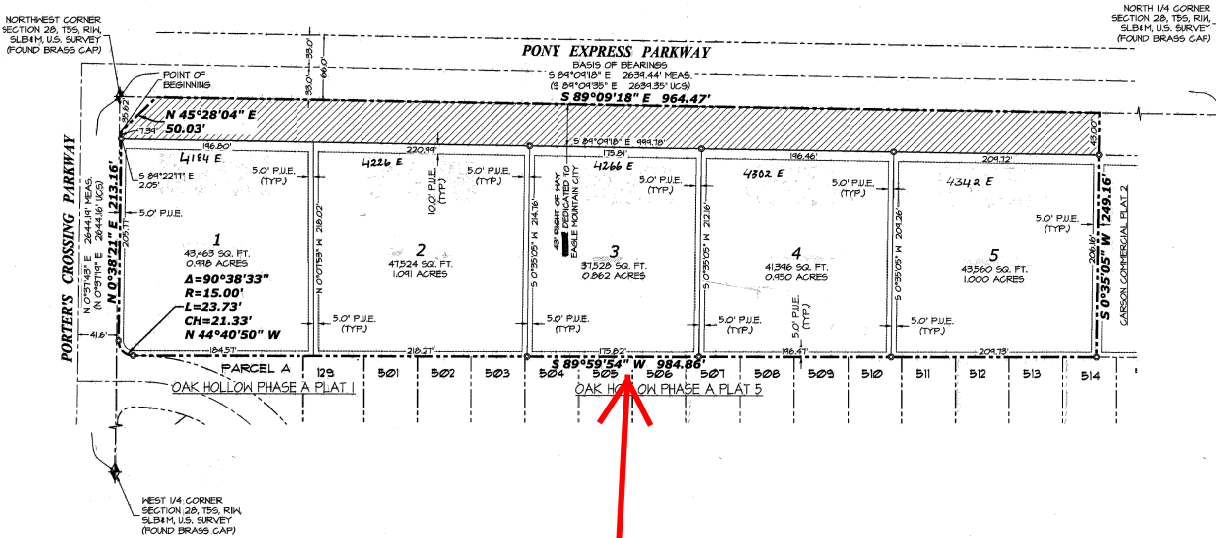
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS **16<sup>th</sup>** DAY OF **November**, A.D. 20**20**

APPROVED BY MAYOR: **Tom Anderson**  
APPROVED BY CITY ATTORNEY: **Christina Lewis**  
ATTEST BY CITY RECORDER: **Jamie Janace Anderson**

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



**DIRECT COMMUNICATIONS**  
APPROVED BY DIRECT COMMUNICATIONS THIS **20** DAY OF **October**, 20**20**.  
**Morgan Clifford**  
DIRECT COMMUNICATIONS

**DOMINION ENERGY**  
APPROVED BY DOMINION ENERGY THIS **20** DAY OF **October**, 20**20**.  
**Quincy Edrudge**  
DOMINION ENERGY

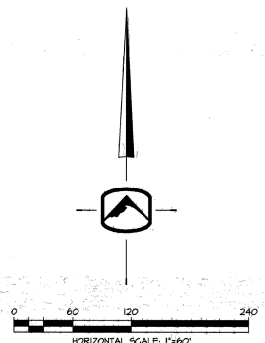
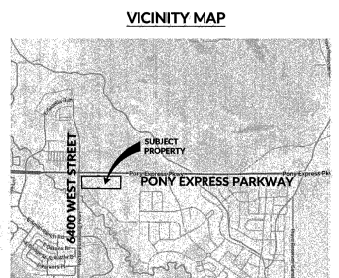
**ROCKY MOUNTAIN POWER**  
APPROVED BY ROCKY MOUNTAIN POWER THIS **20** DAY OF **October**, 20**20**.  
**Nathan Simi**  
ROCKY MOUNTAIN POWER

### PLAT CALCULATIONS

|                        |                |
|------------------------|----------------|
| TOTAL ACREAGE:         | 5.879 AC.      |
| TOTAL ACREAGE IN LOTS: | 4.400 AC.      |
| AVERAGE LOT SIZE:      | 0.880 AC.      |
| LARGEST LOT SIZE:      | 1.091 AC.      |
| SMALLEST LOT SIZE:     | 0.722 AC.      |
| OVERALL DENSITY:       | 1.175 LOTS/AC. |
| TOTAL # OF LOTS:       | 5_LOTS         |

### LEGEND

|  |
|--|
| --- BOUNDARY LINE  |
| - - - LOT LINE   |
| - - - SECTION LINE   |
| - - - EASEMENT LINE  |
| - - - ADJACENT PROPERTY  |
| - - - CENTERLINE   |
| ◆ SECTION CORNER   |
| ⊕ STREET MONUMENT  |
| ○ PROPERTY / LOT CORNER FOUND OR TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG" |
| P.U.E. PUBLIC UTILITY EASEMENT   |



1. Pursuant to Utah Code Ann. § 54-3-27 the plat covering the conveyance or operation of utility facilities is a public utility assessment along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann. § 17-1-7(1)(b) the plat covering the conveyance or operation of utility facilities is a public utility assessment along with all the rights and duties described therein.  
3. The plat covering the conveyance or operation of utility facilities is a public utility assessment along with all the rights and duties described therein.  
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10. The plat covering the conveyance or operation of utility facilities is a public utility assessment along with all the rights and duties described therein.

**SILVERPEAK ENGINEERING**  
177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

17373

58-24755; P14 70-058  
UT