

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, **JASON T. FELT** DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **2225222** 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.



UT 1815964/2020 No. 1 1723  
JEFFREY SHETH  
UTAH COUNTY RECORDER  
200 NW 14100 PM TEE ROAD UT 86  
RECORDED FOR EAGLE MOUNTAIN CITY

LICENSE NO. 4294263

## 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 CROSSINGS PARKWAY BEING 35.62 FEET SOUTH OF 19148' WEST ALONG THE SECTION LINE, AND 2.05 FEET SOUTH 84°22'11" WEST 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°22'11" EAST 464.47 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1, CARSON COMMERCIAL PLAT 2, AS RECORDED WITH UTAH COUNTY RECORDER; THENCE SOUTH 0°35'05" 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°51'54" WEST 484.26 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 15.00 FEET, A DELTA ANGLE OF 90°38'33" LONG CORDE BEARS NORTH 44°40'50" WEST 21.33 FEET TO A POINT ON SAID EAST LINE OF PORTER'S CROSSINGS PARKWAY; THENCE NORTH 0°38'21" EAST 215.16 FEET ALONG SAID EAST LINE OF PORTER'S CROSSINGS PARKWAY TO THE POINT OF BEGINNING.

CONTAINS: 255,283 SQ.FT. OR 5.819 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 10-1A-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.

OWNERS:  
PRINTED NAME OF OWNER: **LSC Real Estate, LLC**  
AUTHORIZED SIGNATURE(S):  
**L.S.C. Real Estate, LLC**  
**LARRY GORDON, OWNER**

## ACKNOWLEDGMENT

STATE OF UTAH ) ss  
COUNTY OF UTAH )  
ON THE 20<sup>th</sup> DAY OF October, 2020 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 12/11/2020  
**Jamie Janice Anderson**  
NOTARY PUBLIC SIGNATURE  
**Jamie Janice Anderson**  
COMMISSION NUMBER **692336**  
PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

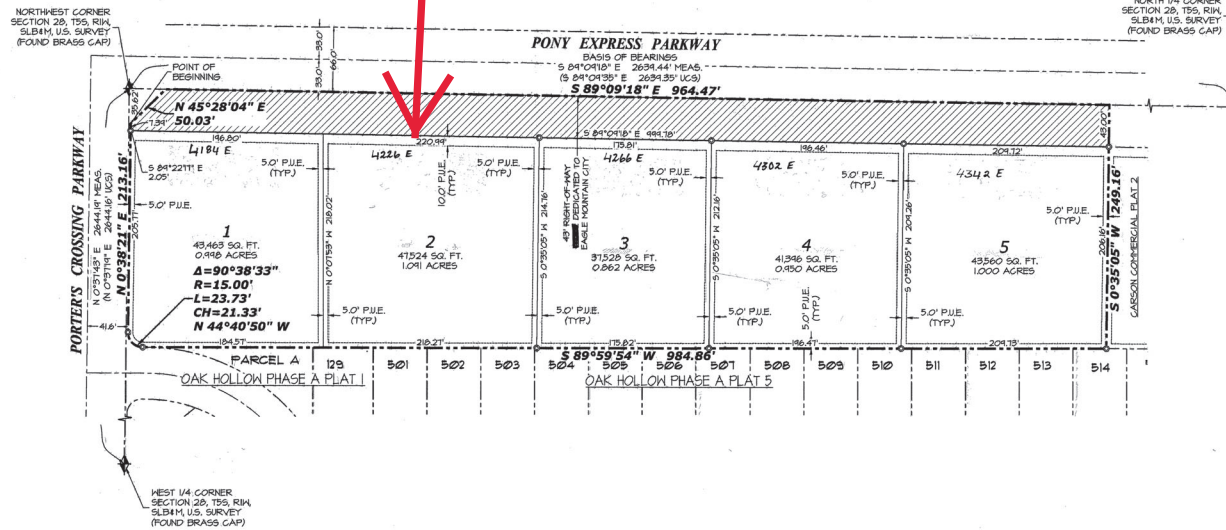
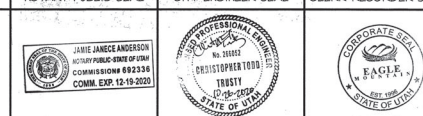
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS 16 DAY OF November, A.D. 2020

APPROVED BY MAYOR: **Jason T. Felt**  
CITY ENGINEER: **Jason T. Felt**  
APPROVED BY CITY ATTORNEY: **Jason T. Felt**  
ATTEST BY CITY RECORDER: **Jason T. Felt**  
(SEE SEAL BELOW)

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

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

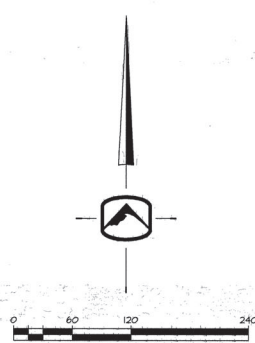
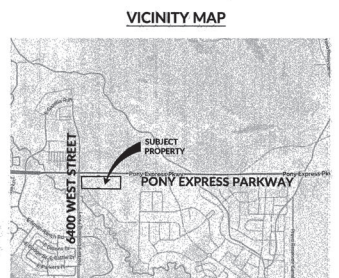


### PLAT CALCULATIONS

TOTAL ACREAGE:	5.819 AC.
TOTAL ACREAGE IN LOTS:	4.900 AC.
AVERAGE LOT SIZE:	0.980 AC.
LARGEST LOT SIZE:	1.091 AC.
SMALLEST LOT SIZE:	0.862 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. § 54-3-2 the plat covers to the owners 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 the plat covers to the owners or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
3 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 the easements to be located by other means. This approval does not affect any right.  
4 This plat is a recorded easement or right of way.  
5 The plat is subject to prescriptive rights.  
6 The plat is subject to the provisions of the Utah Code, Chapter 64, Chapter 65, Chapter 66, Chapter 67, Chapter 68, Chapter 69, Chapter 70, Chapter 71, Chapter 72, Chapter 73, Chapter 74, Chapter 75, Chapter 76, Chapter 77, Chapter 78, Chapter 79, Chapter 80, Chapter 81, Chapter 82, Chapter 83, Chapter 84, Chapter 85, Chapter 86, Chapter 87, Chapter 88, Chapter 89, Chapter 90, Chapter 91, Chapter 92, Chapter 93, Chapter 94, Chapter 95, Chapter 96, Chapter 97, Chapter 98, Chapter 99, Chapter 100, Chapter 101, Chapter 102, Chapter 103, Chapter 104, Chapter 105, Chapter 106, Chapter 107, Chapter 108, Chapter 109, Chapter 110, Chapter 111, Chapter 112, Chapter 113, Chapter 114, Chapter 115, Chapter 116, Chapter 117, Chapter 118, Chapter 119, Chapter 120, Chapter 121, Chapter 122, Chapter 123, Chapter 124, Chapter 125, Chapter 126, Chapter 127, Chapter 128, Chapter 129, Chapter 130, Chapter 131, Chapter 132, Chapter 133, Chapter 134, Chapter 135, Chapter 136, Chapter 137, Chapter 138, 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**DIRECT COMMUNICATIONS**  
APPROVED BY DIRECT COMMUNICATIONS THIS 20 DAY OF October, 2020.  
**W. Wayne Clifford**  
DIRECT COMMUNICATIONS

**DOMINION ENERGY**  
APPROVED BY DOMINION ENERGY THIS 20 DAY OF October, 2020.  
**Quincy Eldridge**  
DOMINION ENERGY

**ROCKY MOUNTAIN POWER**  
APPROVED BY ROCKY MOUNTAIN POWER THIS 20 DAY OF October, 2020.  
**Nathan Senn**  
ROCKY MOUNTAIN POWER

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LAYTON, UT 84041  
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