

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

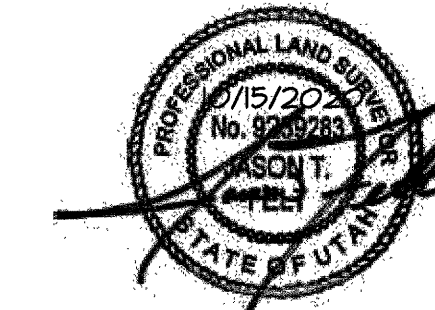
SURVEYOR'S CERTIFICATE

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 92336 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. 9234283



BIT 18159612020 Reg # 17373
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Nov 16 4:08 pm FEE \$0.00 BY RA
RECORDED FOR 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°31'43" WEST ALONG THE SECTION LINE, AND 2.05 FEET SOUTH 84°22'11" 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°09'18" EAST 964.47 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 0°34'54" WEST 48.48 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 23.75 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90°38'33" LONG CHORD BEARS NORTH 44°40'50" WEST 213.36 FEET TO A POINT ON SAID EAST LINE OF PORTER'S CROSSING PARKWAY; THENCE NORTH 0°30'21" EAST 213.16 FEET ALONG SAID EAST LINE OF PORTER'S CROSSING PARKWAY TO THE POINT OF BEGINNING.

CONTAINS: 255,833 SQ.FT. OR 5.873 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S 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 LSC Real Estate, LLC

LSC Real Estate, LLC
LARRY CARSON, OWNER

AUTHORIZED SIGNATURE(S)

[Signature] 10/20/2020

ACKNOWLEDGMENT

STATE OF UTAH) ss
COUNTY OF UTAH)

ON THE 20th 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 12/19/2020

Commission 692336
COMMISSION NUMBER

[Signature]
NOTARY PUBLIC SIGNATURE
Jamie Janece Anderson
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

[Signature]
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

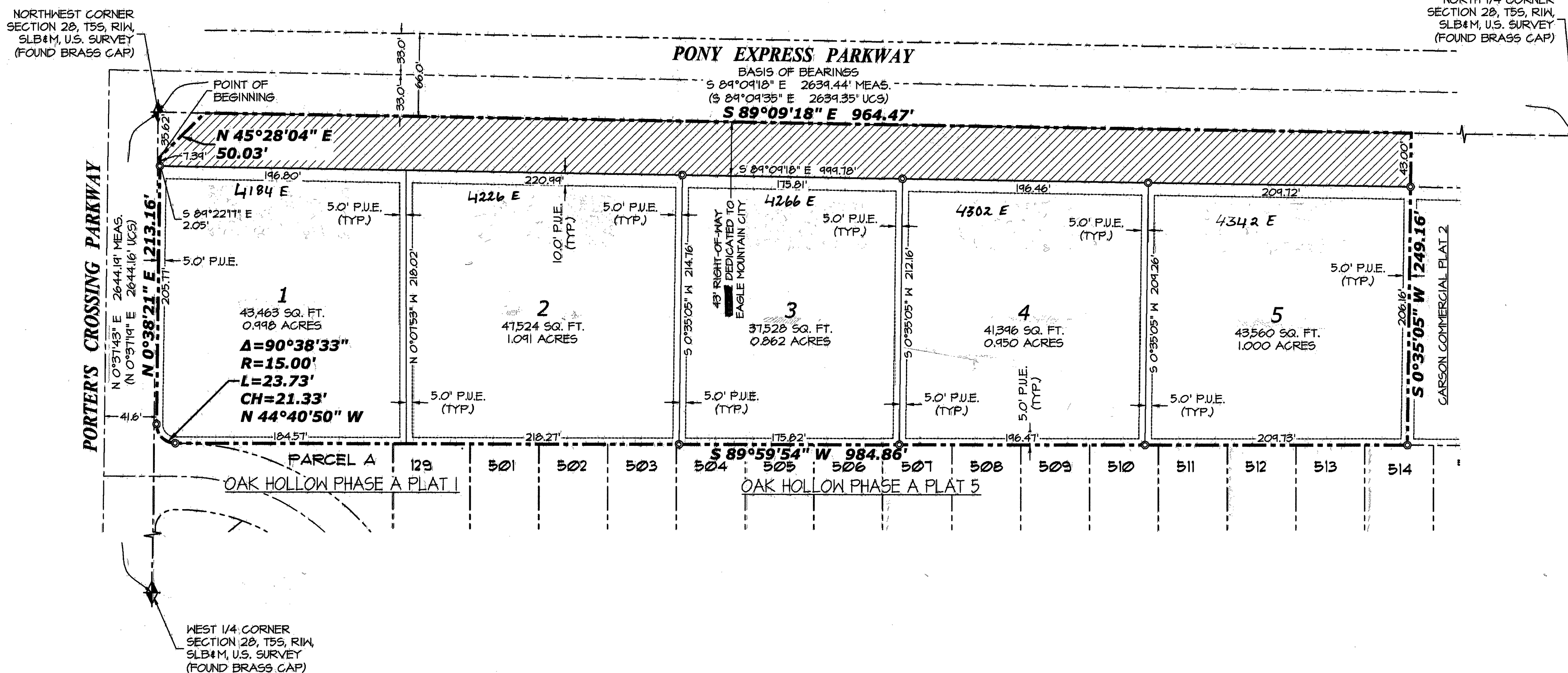
[Signature]
CITY ENGINEER
(SEE SEAL BELOW)

[Signature]
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

CARSON COMMERCIAL PLAT 3

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



DIRECT COMMUNICATIONS

APPROVED BY DIRECT COMMUNICATIONS THIS 20 DAY OF October, 2020.

[Signature]
DIRECT COMMUNICATIONS

DOMINION ENERGY

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

[Signature]
DOMINION ENERGY

ROCKY MOUNTAIN POWER

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

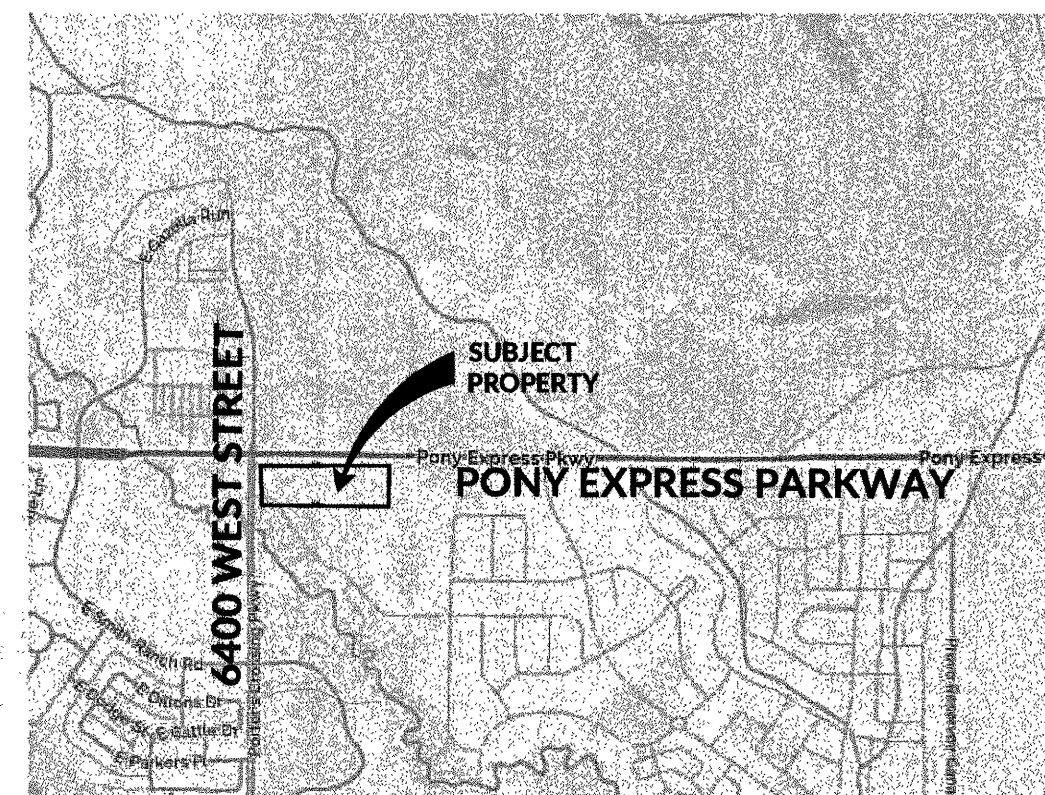
[Signature]
ROCKY MOUNTAIN POWER

SILVERPEAK ENGINEERING

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

- 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)(i) Rocky Mountain Power accepts delivery of the P.U.E. 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.

VICINITY MAP



PLAT CALCULATIONS

TOTAL ACREAGE:	5.873 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\"/>
	PUBLIC UTILITY EASEMENT

17373

Sec 28, T5S, R1W T1028