

Dominion Energy Utah - Note with an existing natural gas easement

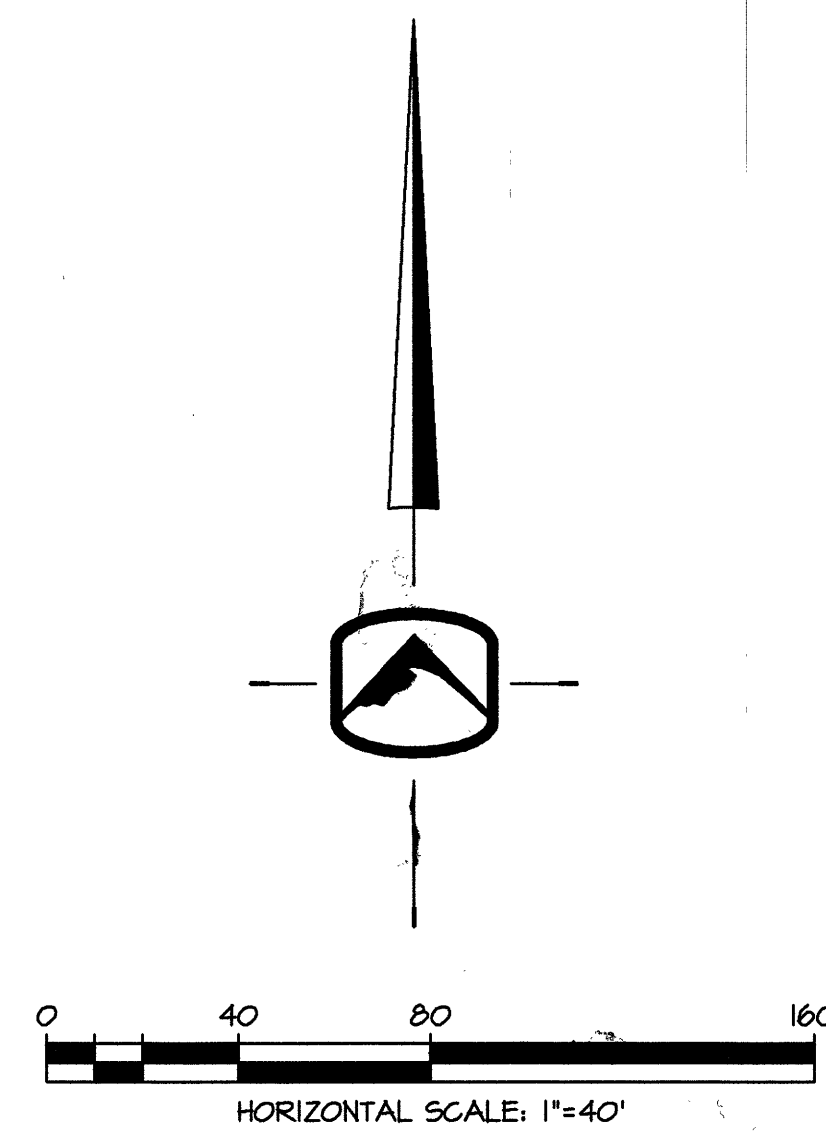
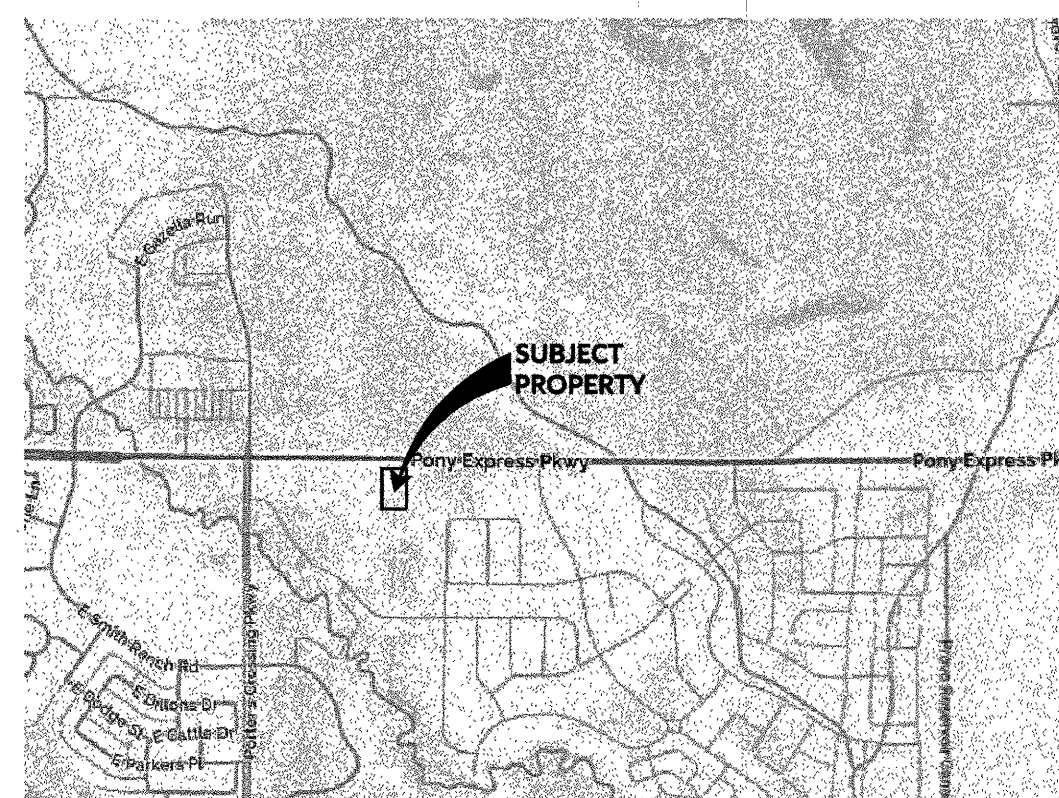
Questar Gas Company, d/b/a Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, courses and dimensions of the right-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The right-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grants. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute an obligation or warranty of any other existing rights, obligations or facilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in this plat, including those set forth in the Owner Dedication 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 800-368-6552

QUESTAR GAS COMPANY  
d/b/a DOMINION ENERGY UTAH

Approved this 4 day of December, 2019

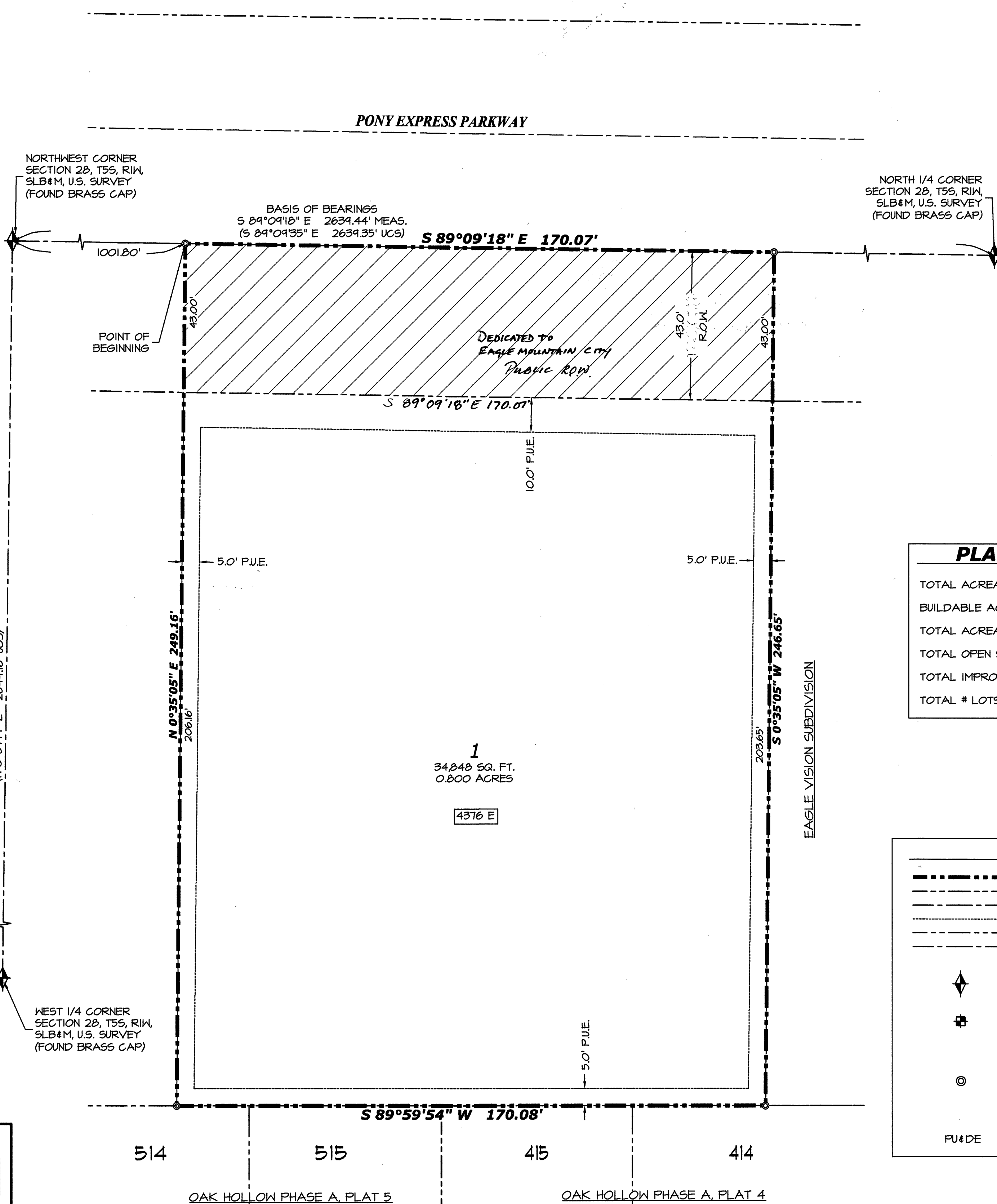
By: Shirley Eldridge  
Title: Pa-Const Specialist

VICINITY MAP



# CARSON COMMERCIAL PLAT 2

## 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



PLAT TABULATIONS	
TOTAL ACREAGE:	0.961 ACRES
BUILDABLE ACREAGE:	0.800 ACRES
TOTAL ACREAGE IN LOTS:	0.800 ACRES
TOTAL OPEN SPACE:	TBD
TOTAL IMPROVED OPEN SPACE:	TBD
TOTAL # LOTS:	1 LOT

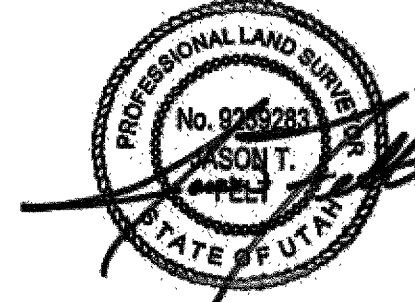
LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	ADJACENT PROPERTY
	CENTERLINE
	SECTION CORNER
	STREET MONUMENT
	PROPERTY / LOT CORNER FOUND OR TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
	PUBLIC UTILITY AND DRAINAGE EASEMENT

### SURVEYOR'S CERTIFICATE

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9234283 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 2

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.



JASON T. FELT, P.L.S.  
LICENSE NO. 9234283

10/15/19  
DATE:

### BOUNDARY DESCRIPTION

A 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 SECTION LINE, BEING ON THE SOUTH LINE OF PONY EXPRESS PARKWAY, AND BEING 1001.20 FEET SOUTH 89°09'18" EAST ALONG SAID SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE CONTINUING ALONG SAID SECTION LINE SOUTH 89°09'18" EAST 170.07 FEET TO THE NORTHWEST CORNER OF EAGLE VISION AS RECORDED WITH UTAH COUNTY RECORDER; THENCE SOUTH 0°35'05" WEST 246.65 FEET ALONG THE WEST LINE OF SAID EAGLE VISION TO THE NORTH LINE OF OAK HOLLOW, PHASE A, PLAT 4, AS RECORDED WITH THE UTAH COUNTY RECORDER; THENCE SOUTH 89°59'54" WEST 170.08 FEET ALONG SAID NORTH LINE TO AND ALONG THE NORTH LINE OF OAK HOLLOW, PHASE A, PLAT 5, AS RECORDED WITH THE UTAH COUNTY RECORDER; THENCE NORTH 0°35'05" EAST 244.16 FEET TO SAID SOUTH LINE OF PONY EXPRESS PARKWAY, AND THE POINT OF BEGINNING.

CONTAINS: 42,136 SQ.FT.

### 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 10-1A-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.

OWNER(S):  
PRINTED NAME OF OWNER OCTOBER 21ST, 2019

AUTHORIZED SIGNATURE(S)

LARRY CARSON / Manager  
Wc Real Estate, LLC

### ACKNOWLEDGMENT

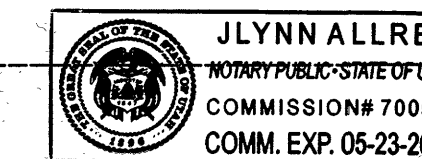
STATE OF UTAH 5/8<sup>55</sup>  
COUNTY OF UTAH

ON THE 21<sup>st</sup> DAY OF October, 2019, 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: 05/23/2022

JLynn Allred  
NOTARY PUBLIC SIGNATURE  
JLynn Allred  
PRINTED FULL NAME OF NOTARY

700506  
COMMISSION NUMBER



### 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 23 DAY OF November, A.D. 2019

Christopher T. Tudy  
CITY ENGINEER  
(SEE SEAL BELOW)

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

### CARSON COMMERCIAL PLAT 2

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 3 DAY OF December, 2019.

Wesley Clifford  
DIRECT COMMUNICATIONS

### DOMINION ENERGY

APPROVED BY DOMINION ENERGY THIS 4  
DAY OF December, 2019.

Shirley Eldridge  
DOMINION ENERGY

### ROCKY MOUNTAIN POWER

APPROVED BY ROCKY MOUNTAIN POWER  
THIS 3 DAY OF December, 2019.

Clark Stiles  
ROCKY MOUNTAIN POWER



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

16863

Sec. 28-S-W R. 03