

15.00	20.48	N44°08'04"E	86'6"19"	
320.00	296.29	S26°31'44"E	58'9"17"	
61	15.00	S80°53'37"W	80'0"0"	
61	15.00	N09°06'23"W	90'0"0"	
21	100.00	N74°30'36"W	40'48'26"	
01	15.00	S49°57'06"W	70'16'11"	
91	100.00	N19°38'41"W	68'58'23"	
01	100.00	S71°45'02"W	108'17'10"	
21	15.00	N19°28'47"W	74'10'30"	
	21.21	S78°55'57"W	90'0"0"	
	412.72	S66°19'29"W	65'47'2"	
	20.30	S56°38'16"W	85'9'28"	
41	280.00	N07°15'01"E	13'36'58"	
41	280.00	N11°38'16"E	4'50'32"	
81	280.00	N04°49'46"E	8'46'27"	
41	7.00	N16°33'33"W	114'53'50"	
01	370.00	N71°07'38"E	5'45'40"	
71	7.00	N54°18'17"W	114'53'50"	
	180.14	N66°19'28"E	65'47'2"	
	161.46	S60°17'35"W	53'43'16"	
	41.94	S02°23'13"E	65'21'4"	
	286.30	S29°51'51"E	48'17'31"	
31	125.00	28.46	S27°23'30"W	13'32'5"
21	125.00	183.95	S73°10'55"W	84'45'5"
11	125.00	114.95	N26°43'51"W	54'44'58"
21	125.00	30.84	N07°43'49"E	14'10'22"
01	125.00	75.70	N71°43'52"W	35'14'59"
61	15.00	21.21	S11°43'03"E	90'0"0"
91	370.00	6.19	S37°54'43"W	07'31'1"
71	10.00	12.31	S72°23'41"W	76'0'26"
21	33.19	12.82	S80°44'27"E	22'16'41"
01	33.19	26.65	N64°27'17"E	47'19'51"
11	340.00	36.59	S43°52'27"W	61'01'10"
11	340.00	34.40	S49°51'30"W	54'7'57"
51	33.15	20.85	N34°25'32"E	36'39'55"
51	33.15	18.69	N00°16'52"W	32'44'53"
51	10.00	12.30	S21°18'29"W	78'56'34"
41	370.00	63.58	S64°11'55"W	95'1'19"
01	370.00	38.38	S72°05'58"W	55'6'47"
61	15.00	17.58	N68°06'24"W	71'38'28"
31	33.08	34.87	S65°08'39"E	63'38'57"
51	340.00	30.54	S84°29'28"W	98'5'2"
91	33.00	23.94	N65°03'21"E	47'31'44"
41	33.00	17.01	N29°41'16"E	29'52'26"
41	10.00	11.81	S50°57'08"W	72'24'10"
51	15.00	19.44	S52°25'51"W	80'47'51"
61	380.00	61.79	S16°42'45"E	9'19'39"
11	10.00	11.38	N13°18'22"E	69'21'54"
91	33.00	40.40	S10°14'33"W	75'29'33"
11	410.00	18.11	S28°37'47"E	71'5'7"
71	410.00	49.54	S33°13'10"E	655'36"
	15.23	S37°44'50"E	77'42'	
	40.40	S78°33'28"E	79'29'33"	
	11.38	N73°37'17"W	69'21'54"	
11	380.00	36.43	S47°41'12"E	579'43"
11	380.00	24.35	S52°16'13"E	340'19"
11	10.00	11.81	N17°54'18"W	72'24'10"
11	33.00	38.98	S17°54'18"E	72'24'10"
11	33.00	38.98	N89°41'33"E	72'24'10"
11	10.00	11.81	S89°41'33"W	72'24'10"
11	15.00	21.21	N09°06'23"W	90'0"0"
11	15.00	21.21	H89°53'37"E	90'0"0"
11	160.00	4.51	N54°54'50"W	1'36'55"
11	160.00	50.90	N64°52'24"W	18'16'13"
11	160.00	43.14	N81°48'23"W	15'29'46"
11	15.00	12.04	S68°51'07"E	47'20'18"
11	15.00	6.81	S29°04'12"E	26'13'32"
11	160.00	50.18	N24°58'44"W	18'23'37"
11	160.00	50.93	N43°09'28"W	18'16'53"
11	160.00	5.00	N53°12'38"W	14'27'27"
11	160.00	18.89	S57°28'27"W	6'48'8"
11	160.00	15.45	N63°38'34"W	5'32'6"
11	15.00	18.05	S29°25'19"E	73'58'35"
11	50.00	43.17	N18°00'24"W	51'8'44"
11	50.00	38.62	N66°17'57"W	45'26'22"
11	50.00	40.19	S67°17'07"W	47'23'31"
11	50.00	40.16	S19°54'35"W	47'21'33"
11	15.00	10.61	N18°56'21"E	41'26'6"
11	15.00	8.41	N53°58'38"E	32'33'28"
11	160.00	60.71	S9°16'14"W	21'52'18"
11	15.00	18.28	N89°53'01"E	25'5'52"
11	7.19	14.39	S49°10'56"E	18'23'23"
11	380.00	79.31	S46°50'09"W	11'58'47"
11	7.15	14.30	N37°12'29"W	179'55'57"
11	366.00	76.32	S46°46'26"W	11'58'7"
11	7.06	14.12	S07°56'29"E	180'4'47"
11	380.00	33.52	S84°37'34"W	5'3'19"
	1.00	N02°50'47"W	180'0"0"	
	721	S84°32'31"W	5'24"	
	1.00	S67°29'46"W	180'0"0"	
31	72.90	S37°09'27"E	11'18'28"	
71	7.00	14.00	N51°11'19"E	180'0"0"
34	14.00	75.65	S37°09'27"E	11'18'28"
71	7.00	14.00	S34°53'17"W	180'0"0"
	14.00	14.00	N45°53'37"E	82'8'0"
	5.00	N54°06'23"W	180'0"0"	
	5.00	S54°06'23"E	180'0"0"	
25.00	49.59	N28°06'07"W	19'43'12"	
12.50	7.15	N62°32'31"E	86'37'5"	
44.00	19.40	N68°06'07"W	75'3'2"	
7.50	7.50	S48°44'31"E	86'27'5"	
7.50	7.50	S17°35'46"E	5'46'3"	
379.00	37.21	N42°58'52"E	114'53'50"	
7.00	11.80	N44°28'06"E	74'03'3"	
380.00	50.87	N17°07'38"E	74'03'3"	
280.00	50.91	N47°58'06"E	74'03'3"	



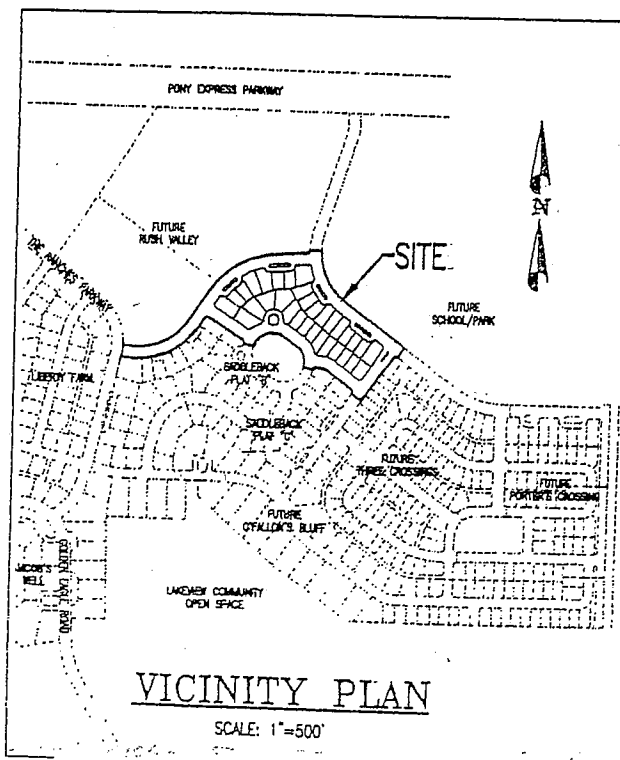
LINE TABLE		
LINE	LENGTH	BEARING
T1	14.70	S80°47'01"E
T2	14.00	N80°47'01"W
T3	20.17	N14°03'32"E
T4	8.67	S33°25'57"W
T5	15.64	S75°28'19"E
T6	26.84	S87°09'13"W
T7	12.28	S47°50'47"E
T8	19.01	N54°06'23"W
T9	19.01	N54°06'23"W
T10	5.00	N35°53'37"E
T11	60.01	S87°09'13"W
T12	60.01	S87°09'13"W
T13	88.02	S54°06'23"E
T14	88.02	N54°06'23"W
T15	50.00	S35°53'37"W
T16	50.00	S35°53'37"W
T17	14.41	S05°25'43"E
T18	14.41	S09°13'29"W

NOTE

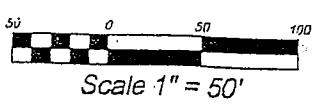
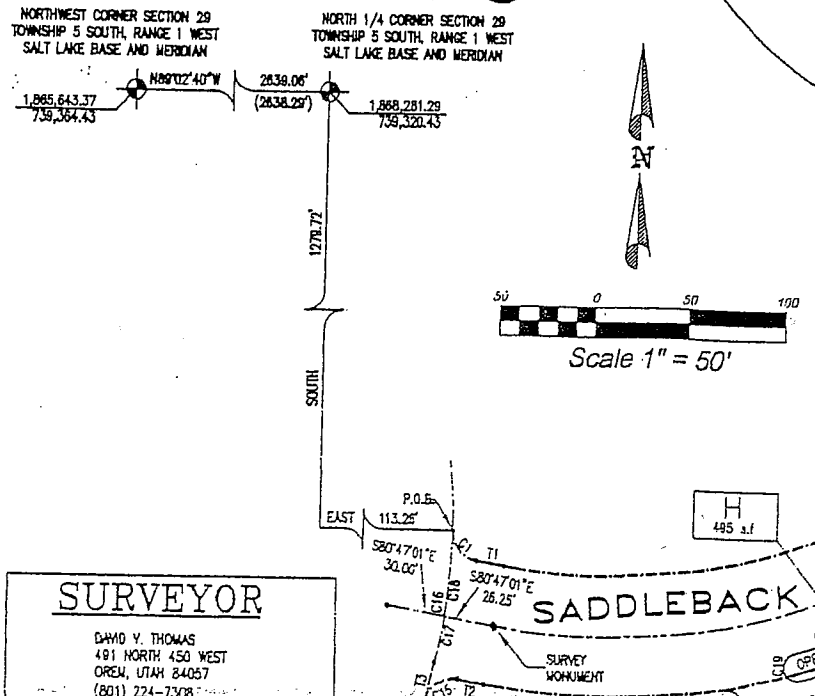
- ALL LOTS HAVE A 5.00' UTILITY EASEMENT (P.U.E.) ALONG ALL LOT LINES EXCEPT THE FRONT WHICH IS 10.00'.
- LOTS A-F ARE NOT BUILDING LOTS.

TABULATIONS

1. TOTAL ACREAGE	9.20
2. OPEN SPACE ACREAGE	0.18
3. STREET RIGHT-OF-WAY ACREAGE	4.59
4. RESIDENTIAL LOT ACREAGE	4.43
5. AVERAGE LOT SIZE SF	6098



8351-96



APPROVAL AS TO FORM

APPROVED AS TO FORM THIS DAY OF December, A.D. 1999

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, BLOCKS, STREETS, PUBLIC OPEN SPACE, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: Oct 12 1999 SURVEYOR: David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 1279.72 FEET AND EAST 113.26 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 21.26 FEET, (CURVE HAS A CENTRAL ANGLE OF 81°13'33" AND A CHORD BEARING S 40°17'14" E 19.53 FEET); THENCE S 80°47'01" E 14.70 FEET; THENCE ALONG THE ARC OF A 320.00 FOOT RADIUS CURVE TO THE LEFT 367.41 FEET, (CURVE HAS A CENTRAL ANGLE OF 85°47'02" AND A CHORD BEARING N 66°19'28" E 347.56 FEET); THENCE N 33°25'57" E 169.84 FEET; THENCE ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT 403.17 FEET, (CURVE HAS A CENTRAL ANGLE OF 53°43'16" AND A CHORD BEARING N 60°17'35" E 388.57 FEET); THENCE N 87°09'13" E 151.70 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.54 FEET, (CURVE HAS A CENTRAL ANGLE OF 88°06'19" AND A CHORD BEARING N 60°17'35" E 388.57 FEET); THENCE N 87°09'13" E 151.70 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 306.04 FEET, (CURVE HAS A CENTRAL ANGLE OF 55°09'17" AND A CHORD BEARING S 26°31'44" E 296.29 FEET); THENCE S 54°06'23" E 375.66 FEET; THENCE S 35°53'37" W 60.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET, (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S 80°53'37" W 21.21 FEET); THENCE S 35°53'37" W 53.00 FEET; THENCE S 41°36'17" W 50.25 FEET; THENCE S 35°53'37" W 170.00 FEET; THENCE N 54°06'23" W 60.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET, (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 09°08'23" W 21.21 FEET); THENCE N 54°06'23" W 145.49 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 71.22 FEET, (CURVE HAS A CENTRAL ANGLE OF 40°48'26" AND A CHORD BEARING N 74°30'36" W 69.73 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 18.40 FEET, (CURVE HAS A CENTRAL ANGLE OF 70°16'11" AND A CHORD BEARING S 49°57'06" W 17.27 FEET); THENCE N 75°11'00" W 50.00 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 120.29 FEET, (CURVE HAS A CENTRAL ANGLE OF 68°55'23" AND A CHORD BEARING N 19°38'41" W 113.17 FEET); THENCE N 54°06'23" W 76.14 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 188.99 FEET, (CURVE HAS A CENTRAL ANGLE OF 108°17'10" AND A CHORD BEARING S 71°45'02" W 182.10 FEET); THENCE N 72°23'32" W 50.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 19.42 FEET, (CURVE HAS A CENTRAL ANGLE OF 74°10'30" AND A CHORD BEARING N 19°28'47" W 18.09 FEET); THENCE N 56°34'03" W 206.47 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET, (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S 78°25'57" W 21.21 FEET); THENCE S 33°25'57" W 47.06 FEET; THENCE ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT 436.29 FEET, (CURVE HAS A CENTRAL ANGLE OF 85°47'02" AND A CHORD BEARING N 66°19'28" E 412.72 FEET); THENCE N 80°47'01" W 14.00 FEET; THENCE ALONG THE ARC OF A 15.00 RADIUS CURVE TO THE LEFT 22.26 FEET, (CURVE HAS A CENTRAL ANGLE OF 85°09'28" AND A CHORD BEARING S 55°38'16" W 20.30 FEET); THENCE N 14°03'32" E 20.17 FEET; THENCE ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT 66.54 FEET, (CURVE HAS A CENTRAL ANGLE OF 13°36'58" AND A CHORD BEARING N 07°15'01" E 66.38 FEET TO THE POINT OF BEGINNING.

A PARCEL CONTAINING 9.20 ACRES.

EAGLE MOUNTAIN DEVELOPER PLAT 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 THE PLAT TO BE DIVIDED INTO LOTS, STREETS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27th DAY OF October, A.D. 1999

David V. Thomas Notary Public

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 27th DAY OF October, A.D. 1999, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES Sept. 4, 2001

Kevin R. Marshall Notary Public

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN 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 9th DAY OF DECEMBER, A.D. 1999

Diana B. Brodton Mayor

APPROVED: Janet B. Valentine ATTEST: Janet B. Valentine
CITY ENGINEER CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 9th DAY OF DECEMBER, A.D. 1999 BY THE TOWN PLANNING COMMISSION

Janet B. Valentine DIRECTOR - SECRETARY
Janet B. Valentine CO-CHAIRMAN, PLANNING COMMISSION

PLAT A

LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, T5S, R1W, SLB&M

SUBDIVISION EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET

SBPLATA 12 OCT 1999

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS DAY OF December, A.D. 1999

NOTARY PUBLIC SEAL: David V. Thomas, Notary Public, State of Utah, Commission Expires September 4, 2001

CITY ENGINEER SEAL: Janet B. Valentine

CLERK-RECORDER SEAL: Janet B. Valentine