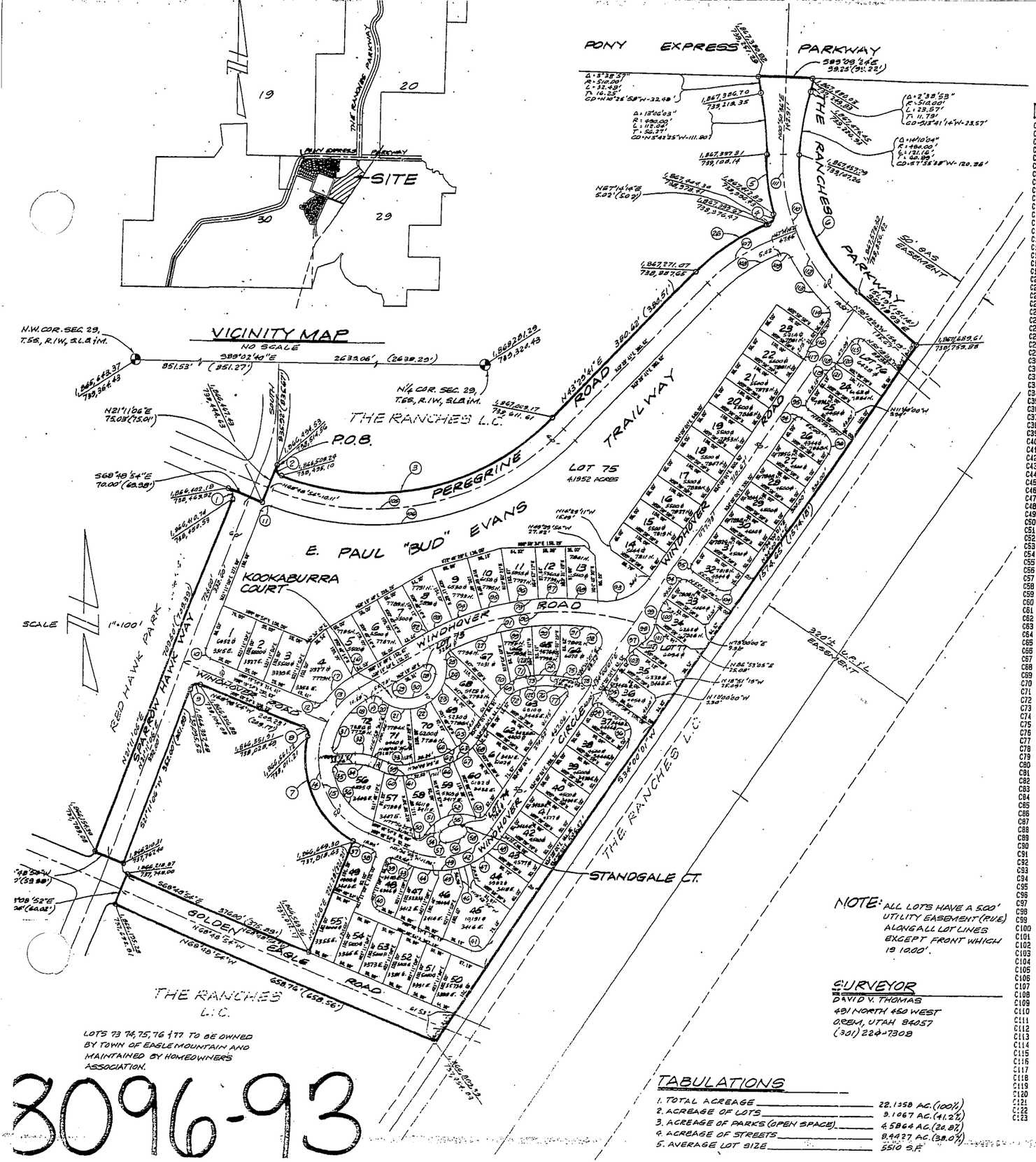

LOTS 73 74, 75, 76 & 77 TO BE OWNED BY TOWN OF EAGLE MOUNTAIN AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

3096-93

CURVE DATA

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	15.00'	90°00'00"	23.56'	15.00'	21.21' N23-48-53.9W
C2	15.00'	90°38'42"	23.72'	15.15'	21.33' N24-07-30.8W
C3	470.00'	67°04'28"	550.21'	311.52'	519.33' S77-01-54.4W
C4	15.00'	83°27'30"	21.85'	13.38'	19.97' N25-30-28.8E
C5	380.00'	17°03'53"	113.18'	57.01'	112.78' S07-41-20.2E
C6	320.00'	51°08'39"	285.64'	153.13'	276.25' N24-43-43.6W
C7	175.00'	74°34'58"	227.90'	133.27'	212.05' N24-34-50.9W
C8	15.00'	81°31'32"	21.34'	12.93'	19.59' N28-03-07.9W
C9	15.00'	90°00'00"	23.56'	15.00'	21.21' N66-11-06.1E
C10	15.00'	90°00'00"	23.56'	15.00'	21.21' N23-48-53.9W
C11	15.00'	88°57'36"	23.29'	14.73'	21.02' N65-39-54.0E
C12	15.00'	74°06'59"	19.40'	11.33'	18.08' N74-07-36.6E
C13	150.00'	33°33'21"	87.85'	45.22'	86.60' S42-33-05.6W
C14	150.00'	94°35'19"	247.63'	162.52'	220.45' S21-31-14.5E
C15	150.00'	128°08'40"	335.48'	308.53'	269.80' S04-44-33.8E
C16	175.00'	0°19'06"	.97'	.49'	.97' S59-10-13.2W
C17	175.00'	21°56'33"	67.02'	33.93'	66.61' N48-02-23.7E
C18	125.00'	50°14'39"	109.68'	58.66'	106.20' S34-11-26.7W
C19	15.00'	73°15'05"	19.18'	11.15'	17.90' S84-02-40.8E
C20	75.00'	16°03'14"	21.01'	10.58'	20.95' S55-26-44.7E
C21	75.00'	32°06'19"	42.03'	21.58'	41.48' S79-31-30.8E
C22	75.00'	31°26'57"	41.17'	21.12'	40.65' S68-41-51.6W
C23	75.00'	33°32'50"	43.91'	22.61'	43.29' N36-11-58.4E
C24	75.00'	32°42'20"	42.81'	22.01'	42.23' N03-04-23.6E
C25	15.00'	76°19'15"	19.98'	11.79'	18.54' S24-52-51.0W
C26	380.00'	23°44'33"	157.47'	79.88'	156.34' S65-21-57.2W
C27	475.00'	12°08'40"	100.68'	50.53'	100.49' N69-06-48.2E
C28	15.00'	130°25'11"	34.14'	32.48'	27.24' S55-27-38.5E
C29	15.00'	130°25'11"	34.14'	32.48'	27.24' S05-52-49.0E
C30	55.00'	99°09'39"	95.19'	64.58'	83.74' S59-19-46.3W
C31	10.00'	100°02'55"	17.46'	11.92'	15.32' S49-57-20.5E
C32	85.00'	22°08'55"	32.86'	16.64'	32.66' S79-53-21.1E
C33	65.00'	36°22'03"	41.26'	21.35'	40.57' N86-59-55.4W
C34	65.00'	22°08'55"	25.13'	12.72'	24.97' S79-53-21.1E
C35	10.00'	100°02'55"	17.46'	11.92'	15.32' N39-01-43.9E
C36	125.00'	57°50'10"	126.14'	69.02'	120.99' N39-53-49.9W
C37	175.00'	6°56'34"	21.21'	10.62'	21.19' S65-20-36.9E
C38	10.00'	90°00'00"	15.71'	10.00'	14.14' S23-48-53.9E
C39	10.00'	90°00'00"	15.71'	10.00'	14.14' N66-11-06.1E
C40	25.00'	90°00'00"	39.27'	25.00'	35.36' S23-48-53.9E
C41	25.00'	77°11'06"	33.68'	19.96'	31.19' N72-35-33.3E
C42	123.00'	77°11'06"	165.70'	98.16'	153.45' S72-35-33.3W
C43	148.00'	4°27'57"	11.54'	5.77'	11.53' S71-02-52.6E
C44	148.00'	18°10'07"	46.93'	23.68'	46.74' N83-21-55.1W
C45	148.00'	14°26'55"	37.32'	18.76'	37.22' S81-19-33.6W
C46	148.00'	9°19'57"	24.11'	12.08'	24.08' N69-26-07.7E
C47	148.00'	14°46'28"	38.16'	19.19'	38.06' N57-22-55.2E
C48	148.00'	15°55'40"	41.32'	20.79'	41.18' N41-59-50.8E
C49	148.00'	77°11'06"	199.38'	118.11'	184.64' N72-35-33.3E
C50	15.00'	83°19'22"	21.81'	13.35'	19.94' S69-31-25.1W
C51	75.00'	31°53'25"	41.74'	21.43'	41.21' S43-48-26.4W
C52	75.00'	52°19'21"	68.49'	36.84'	66.13' N65-54-49.5E
C53	15.00'	78°04'30"	20.44'	12.18'	18.89' N73-02-15.3E
C54	75.00'	84°12'46"	110.23'	67.78'	100.59' N69-58-07.1E
C55	55.00'	40°58'25"	39.33'	20.55'	38.50' S69-38-08.2W
C56	98.00'	20°09'24"	34.48'	17.42'	34.30' N69-36-08.2E
C57	12.00'	149°26'05"	31.30'	43.92'	23.15' N25-36-06.9W
C58	12.00'	149°26'05"	31.30'	43.92'	23.15' S15-11-36.8E
C59	85.00'	36°22'03"	53.95'	27.92'	53.05' S86-59-55.4E
C60	85.00'	24°30'03"	36.35'	18.46'	36.07' S81-03-55.3E
C61	85.00'	11°52'00"	17.60'	8.83'	17.57' N80-45-03.2E
C62	115.00'	40°49'03"	81.93'	42.79'	80.20' N54-24-31.8E
C63	135.00'	40°49'03"	96.17'	50.23'	94.15' S54-24-31.8W
C64	115.00'	23°19'48"	46.83'	23.74'	46.50' N63-09-09.2E
C65	115.00'	17°29'15"	35.10'	17.69'	34.98' S42-44-37.9W
C66	135.00'	14°06'03"	33.22'	16.70'	33.14' N67-46-01.6E
C67	135.00'	18°46'25"	44.23'	22.32'	44.04' N51-19-48.0E
C68	135.00'	7°56'35"	18.72'	9.37'	18.70' S37-58-18.0W
C69	85.00'	46°35'23"	69.12'	36.60'	67.23' N57-17-42.1E
C70	85.00'	25°59'32"	38.56'	19.62'	38.23' S46-59-46.7W
C71	85.00'	20°35'51"	30.56'	15.45'	30.39' N70-17-28.3E
C72	65.00'	46°35'23"	52.85'	27.99'	51.41' N57-17-42.1E
C73	387.00'	8°19'53"	56.27'	28.19'	56.22' N84-45-20.3E
C74	387.00'	5°58'41"	40.38'	20.21'	40.36' N85-55-56.5E
C75	85.00'	23°33'16"	34.94'	17.72'	34.70' S79-19-05.0E
C76	65.00'	14°53'32"	16.89'	8.50'	16.85' N89-37-57.8W
C77	10.00'	110°11'12"	19.23'	14.93'	16.40' N21-05-35.5W
C78	10.00'	78°23'39"	13.70'	8.17'	12.68' N79-14-16.8E
C79	525.00'	37°15'31"	341.40'	176.98'	335.42' S77-57-31.7W
C80	500.00'	45°40'33"	398.60'	210.57'	388.13' S82-10-02.7W
C81	475.00'	32°44'43"	271.47'	139.55'	267.79' N79-24-50.1E
C82	525.00'	1°13'05"	11.16'	5.58'	11.16' N59-56-18.5E
C83	525.00'	5°32'09"	50.72'	25.38'	50.71' S63-18-55.3W
C84	525.00'	6°23'04"	58.50'	29.28'	58.47' S69-16-31.9W
C85	525.00'	6°02'42"	55.39'	27.72'	55.36' N75-29-24.9E
C86	525.00'	5°56'08"	54.39'	27.22'	54.36' N81-28-49.9E
C87	525.00'	5°53'18"	53.95'	27.00'	53.93' N87-23-33.0E
C88	525.00'	8°15'05"	57.28'	28.67'	57.25' N86-32-15.5W
C89	475.00'	7°14'13"	60.00'	30.04'	59.96' S78-48-14.4W
C90	475.00'	6°33'19"	54.35'	27.20'	54.32' S85-42-00.2W
C91	475.00'	5°48'32"	56.45'	28.26'	56.41' S87-37-04.2E
C92	25.00'	118°12'49"	51.58'	41.78'	42.91' N25-06-23.8W
C93	100.00'	62°35'17"	109.24'	60.79'	103.89' S65-17-38.8W
C94	10.00'	90°00'00"	15.71'	10.00'	14.14' S79-00-00.5W
C95	10.00'	90°00'00"	15.71'	10.00'	14.14' S10-59-59.5E
C96	25.00'	90°00'00"	39.27'	25.00'	35.36' S10-59-59.5E
C97	100.00'	24°48'54"	43.31'	22.00'	42.97' N46-24-27.6E
C98	50.00'	49°37'48"	43.31'	23.12'	41.97' S34-00-00.5W
C99	100.00'	24°48'54"	43.31'	22.00'	42.97' S21-35-33.4W
C100	100.00'	29°38'06"	41.25'	20.92'	40.96' N22-10-57.6E
C101	100.00'	1°10'48"	2.06'	1.03'	2.06' S09-46-30.5W
C102	100.00'	8°51'47"	15.47'	7.75'	15.45' N54-23-01.2E
C103	100.00'	15°57'07"	27.84'	14.01'	27.75' N41-58-34.1E
C104	25.00'	90°00'00"	39.27'	25.00'	35.36' N79-00-00.5E
C105	500.00'	67°41'25"	590.71'	335.29'	556.95' S77-20-23.4W
C106	530.00'	66°39'01"	616.53'	348.48'	582.35' S76-49-11.3W
C107	350.00'	23°44'33"	145.03'	73.57'	144.00' S55-21-57.2W
C108	320.00'	23°44'33"	132.60'	67.27'	131.68' S55-21-57.2W
C109	15.00'	83°27'30"	21.85'	13.38'	19.97' N71-02-01.0W
C110	350.00'	51°08'39"	312.42'	167.48'	302.15' N24-43-43.6W
C111	350.00'	23°35'22"	144.20'	73.14'	143.18' N10-57-35.0W
C112	350.00'	27°32'17"	168.22'	85.77'	166.61' S36-31-54.8E
C113	380.00'	17°45'47"	117.81'	59.38'	117.34' N36-11-09.5W
C114	15.00'	81°04'04"	21.22'	12.83'	19.50' S06-32-01.4E
C115	15.00'	95°41'55"	25.05'	16.57'	22.24' S81-50-58.6W
C116	50.00'	18°11'42"	15.88'	8.01'	15.81' N24-54-09.7E
C117	50.00'	18°11'42"	15.88'	8.01'	15.81' S24-54-09.7W
C118	50.00'	18°11'42"	15.88'	8.01'	15.81' N43-05-51.3E
C119	50.00'	18°11'42"	15.88'	8.01'	15.81' N43-05-51.3E
C120	50.00'	3°52'26"	3.38'	1.69'	3.38' S35-55-13.7W
C121	50.00'	14°19'15"	12.50'	6.28'	12.46' N45-02-04.5E
C122	387.00'	8°19'53"	56.27'	28.18'	56.22' S84-45-20.3W
C123	387.00'	2°31'13"	15.90'	7.95'	15.90' S81-46-00.0W

NOTE: ALL LOTS HAVE A 5.00' UTILITY EASEMENT (RUE) ALONG ALL LOT LINES EXCEPT FRONT WHICH IS 10.00'.

SURVEYOR
DAVID V. THOMAS
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308

TABULATIONS

1. TOTAL ACREAGE	22.1358	AC.(100%)
2. ACREAGE OF LOTS	9.1067	AC.(41.2%)
3. ACREAGE OF PARKS (OPEN SPACE)	4.5864	AC.(20.8%)
4. ACREAGE OF STREETS	8.4427	AC.(38.0%)
5. AVERAGE LOT SIZE	5510	S.F.

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE # 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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 IN LOTS, BLOCKS, STREETS, 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.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT WHICH IS S89°02'40"E 851.53' ALONG SECTION LINE AND SOUTH 835.22' FROM THE N.W. COR. SEC. 29, T.5S., R.1W., SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

ALONG THE ARC OF A CURVE COURSE	DISTANCE	REMARKS
Δ=90°00'00"	R=15.00' L=23.56'	CD=S23°48'53"E-21.21'; THENCE ALONG THE ARC
Δ=87°08'28"	R=470.00' L=428.31'	CD=N77°24'54"E-413.63'; THENCE ALONG THE ARC
N68°48'54"E	282.00'	FEET; THENCE ALONG THE ARC
Δ=33°32'50"	R=380.00' L=222.47'	CD=S52°05'19"E-219.28'; THENCE
N89°14'14"E	3.02'	THENCE ALONG THE ARC
Δ=84°12'46"	R=15.00' L=21.24'	CD=N66°11'06.1E-19.36'; THENCE ALONG THE ARC
Δ=73°23'23"	R=380.00' L=485.18'	CD=N07°41'20"W-452.78'; THENCE ALONG THE ARC
Δ=33°44'33"	R=475.00' L=279.61'	CD=S65°21'57"W-275.62'; THENCE ALONG THE ARC
Δ=3°44'57"	R=1500.00' L=97.49'	CD=N42°33'05"W-97.47'; THENCE
S89°02'40"E	39.25'	TO THE POINT OF BEGINNING
Δ=13°33'33"	R=310.00' L=73.33'	CD=S35°16'16"W-73.15'; THENCE ALONG THE ARC
Δ=40°10'04"	R=180.00' L=126.16'	CD=S75°51'38"W-123.56'; THENCE ALONG THE ARC
Δ=12°47'27"	R=420.00' L=156.24'	CD=S34°55'18"W-155.32'; THENCE
S89°02'40"E	151.19'	FEET; THENCE
S89°02'40"E	1574.65'	" "
N68°48'54"W	292.00'	" "
N68°48'54"W	84.00'	" "
S68°48'54"E	376.00'	" "
N21°11'06"E	231.00'	FEET; THENCE ALONG THE ARC
Δ=90°00'00"	R=15.00' L=23.56'	CD=N66°11'06"E-21.21'; THENCE
N21°11'06"E	215.00'	FEET; THENCE
Δ=90°00'00"	R=15.00' L=23.56'	CD=S23°48'53"E-21.21'; THENCE ALONG THE ARC
N68°48'54"W	282.00'	FEET; THENCE
Δ=90°00'00"	R=15.00' L=23.56'	CD=S66°11'06"W-21.21'; THENCE
S21°11'06"W	352.00'	FEET; THENCE
N68°48'54"W	60.00'	" "
N21°11'06"E	70.00'	FEET; THENCE ALONG THE ARC
Δ=90°00'00"	R=15.00' L=23.56'	FEET; THENCE
S68°48'54"E	70.00'	" "
N21°11'06"E	75.03'	FEET TO THE POINT OF BEGINNING

CONTAINS 22.1358 ACRES (72 LOTS)

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM

MAY 14, 1999
DATE

SURVEYOR (See Seal Below)

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 THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, OPEN SPACES, 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 USE TO THE TOWN OF EAGLE MOUNTAIN, UTAH, TOGETHER WITH ALL 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.

The Ranches LC By Scott Kirkland

PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

ACKNOWLEDGEMENT

ON THE 17 DAY OF MAY, 1998, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNER'S DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES Sept 7, 1999

NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN OF EAGLE MTN., 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 4TH DAY OF JUNE A.D. 19 99

Robert E. Bates — MAYOR

APPROVED — ENGINEER (See Seal Below)

ATTEST — Paul B. Valentine — TOWN ATTORNEY — CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 4TH DAY OF JUNE, A.D. 19__, BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY — CHAIRPERSON, PLANNING COMMISSION

PLAT 'A' R1-N12

CHIMNEY ROCK AT RED HAWK RANCH

SUBDIVISION

TOWN OF EAGLE MOUNTAIN — UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

ENT 67297 Map # 8096
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Jun 04 11:56 am FEE 106.00
RECORDED FOR TOWN OF EAGLE MOUNTAIN

Surveyor's Seal (No. 163947 DAVID V. THOMAS) | Notary Public Seal | City Engineer's Seal | Clerk-Recorder Seal