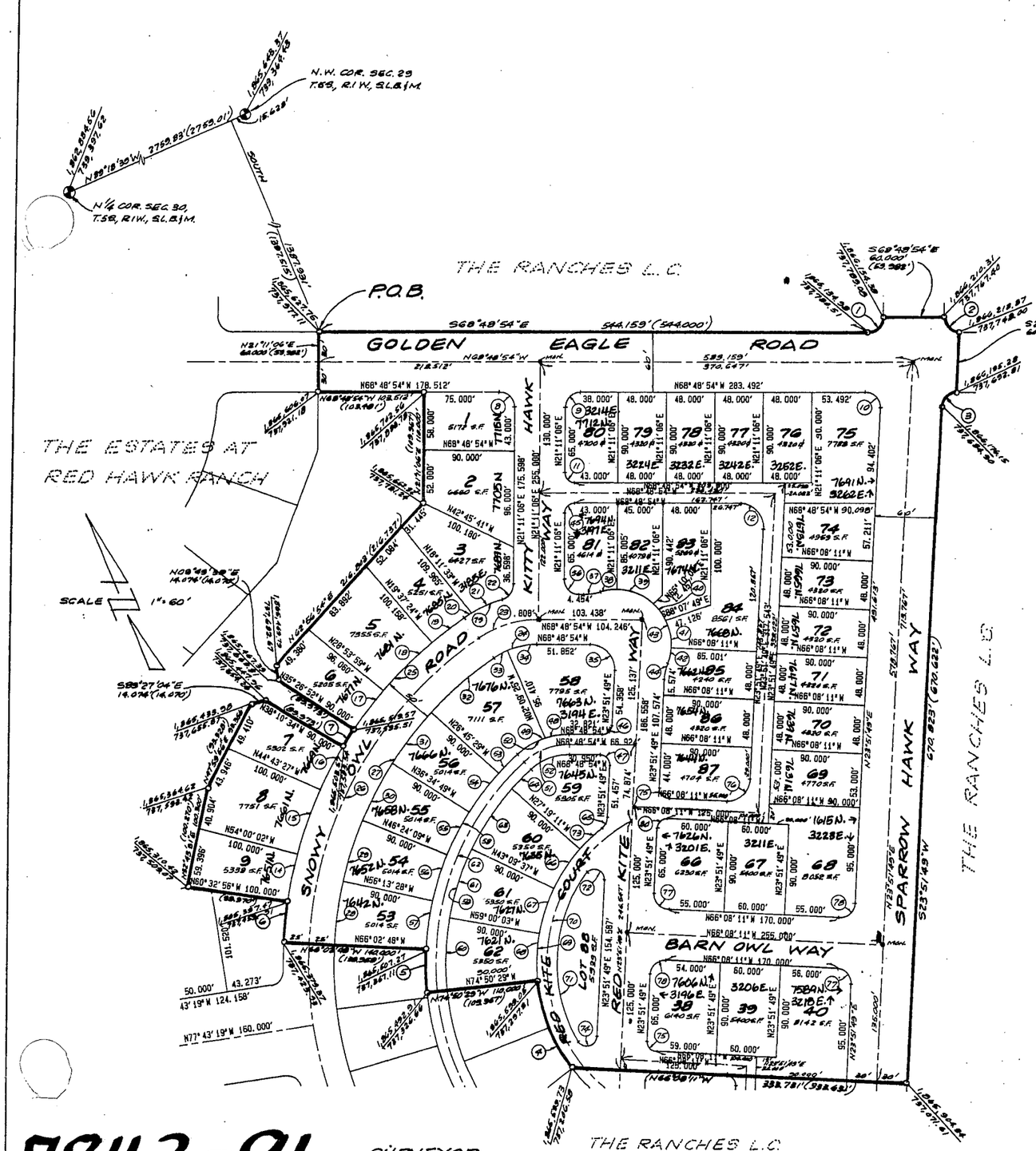


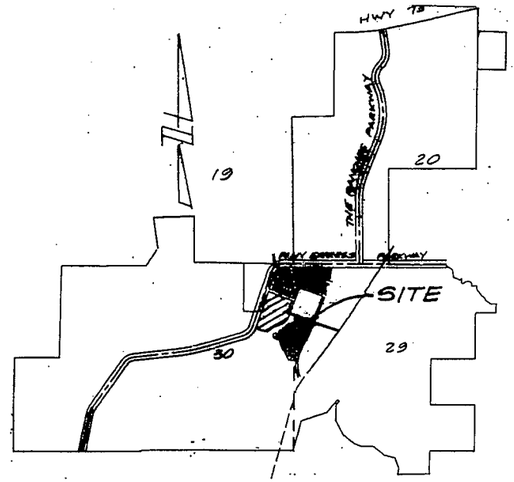


## VICINITY MAP
NO SCALE

## CURVE DATA

| Curve # | Radius | Delta | Length | Tangent | Chord/Brg |
|---|---|---|---|---|---|
| C1 | 15.000' | 90°00'00" | 23.562' | 15.000' | 21.213' | S66-11-06.1W |
| C2 | 15.000' | 90°00'00" | 23.562' | 15.000' | 21.213' | S23-48-53.9E |
| C3 | 15.000' | 87°19'17" | 22.861' | 14.315' | 20.712' | S67-31-27.5W |
| C4 | 170.000' | 31°10'22" | 92.492' | 47.421' | 91.355' | N00-25-40.2W |
| C5 | 280.000' | 8°47'41" | 42.973' | 21.532' | 42.937' | N19-33-21.4E |
| C6 | 420.000' | 5°29'53" | 40.302' | 20.166' | 40.287' | S26-42-08.1W |
| C7 | 420.000' | 2°43'42" | 20.000' | 10.002' | 19.998' | N53-11-17.0E |
| C8 | 15.000' | 90°00'00" | 23.562' | 15.000' | 21.213' | S23-48-53.9E |
| C9 | 15.000' | 90°00'00" | 23.562' | 15.000' | 21.213' | S66-11-06.1W |
| C10 | 15.000' | 92°40'43" | 24.263' | 15.718' | 21.703' | S22-28-32.5E |
| C11 | 10.000' | 90°00'00" | 15.708' | 10.000' | 14.142' | S23-48-53.9E |
| C12 | 25.000' | 92°40'43" | 40.439' | 26.157' | 36.172' | S22-28-32.5E |
| C13 | 10.000' | 87°19'17" | 15.240' | 9.543' | 13.808' | S67-31-27.5W |
| C14 | 420.000' | 6°32'53" | 48.000' | 24.026' | 47.974' | S32-43-31.0W |
| C15 | 420.000' | 9°16'35" | 68.000' | 34.074' | 67.926' | S40-38-15.2W |
| C16 | 420.000' | 6°32'53" | 48.000' | 24.026' | 47.974' | S57-49-34.6W |
| C17 | 420.000' | 6°32'53" | 48.000' | 24.026' | 47.974' | S65-43-54.6W |
| C18 | 420.000' | 9°16'35" | 68.000' | 34.074' | 67.926' | N55-44-18.8E |
| C19 | 420.000' | 5°35'35" | 41.000' | 20.516' | 40.984' | N73-10-24.1E |
| C20 | 125.000' | 3°41'00" | 8.038' | 4.019' | 8.034' | N77-46-41.8E |
| C21 | 125.000' | 15°18'30" | 33.395' | 16.782' | 33.296' | S87-17-26.8W |
| C22 | 15.000' | 73°44'38" | 19.306' | 11.291' | 18.001' | S58-03-24.0W |
| C23 | 100.000' | 35°12'54" | 61.462' | 31.736' | 60.499' | S86-25-21.0E |
| C24 | 75.000' | 35°12'54" | 46.096' | 23.802' | 45.374' | N86-25-21.0W |
| C25 | 420.000' | 52°01'00" | 381.302' | 204.923' | 368.342' | S49-57-41.6W |
| C26 | 395.000' | 52°01'00" | 358.606' | 192.725' | 346.416' | S49-57-41.6W |
| C27 | 370.000' | 52°01'00" | 335.909' | 180.528' | 324.491' | N49-57-41.8E |
| C28 | 370.000' | 9°49'20" | 63.429' | 31.792' | 63.351' | S28-51-51.7W |
| C29 | 370.000' | 9°49'20" | 63.429' | 31.792' | 63.351' | S38-41-11.4W |
| C30 | 370.000' | 9°49'20" | 63.429' | 31.792' | 63.351' | S48-30-31.0W |
| C31 | 370.000' | 9°49'20" | 63.429' | 31.792' | 63.351' | S58-19-50.7W |
| C32 | 370.000' | 12°43'41" | 82.196' | 41.287' | 82.026' | S69-36-21.2W |
| C33 | 75.000' | 11°52'24" | 15.542' | 7.799' | 15.514' | S81-54-23.6W |
| C34 | 75.000' | 23°20'31" | 30.554' | 15.492' | 30.344' | N80-29-09.2W |
| C35 | 25.000' | 90°00'00" | 40.439' | 26.157' | 36.172' | S22-28-32.5E |
| C36 | 15.000' | 90°00'00" | 23.562' | 15.000' | 21.213' | S23-48-53.9E |
| C37 | 55.000' | 17°20'29" | 16.647' | 8.387' | 16.583' | N77-29-08.6W |
| C38 | 55.000' | 18°07'55" | 17.405' | 8.776' | 17.333' | S77-06-25.5E |
| C39 | 55.000' | 41°38'25" | 39.972' | 20.915' | 39.098' | S47-12-15.5E |
| C40 | 55.000' | 53°13'08" | 20.359' | 10.302' | 20.253' | N15-46-28.9W |
| C41 | 55.000' | 29°24'19" | 28.227' | 14.432' | 27.918' | S09-32-14.9W |
| C42 | 55.000' | 16°57'54" | 16.285' | 8.203' | 16.226' | N32-43-21.3E |
| C43 | 55.000' | 127°21'41" | 122.258' | 111.190' | 98.597' | S22-28-32.5E |
| C44 | 55.000' | 17°20'29" | 16.647' | 8.387' | 16.583' | S32-32-03.6W |
| C45 | 10.000' | 90°00'00" | 15.708' | 10.000' | 14.142' | N66-11-06.1E |
| C46 | 10.000' | 87°19'17" | 15.240' | 9.543' | 13.808' | S67-31-27.5W |
| C47 | 10.000' | 92°40'43" | 16.175' | 10.479' | 14.469' | S22-28-32.5E |
| C48 | 75.000' | 18°10'11" | 23.784' | 11.993' | 23.685' | N77-53-59.6W |
| C49 | 75.000' | 24°23'00" | 31.918' | 16.204' | 31.678' | S80-49-24.5W |
| C50 | 75.000' | 42°33'12" | 55.702' | 29.206' | 54.431' | N89-54-30.2E |
| C51 | 55.000' | 42°33'12" | 40.275' | 21.118' | 39.373' | S89-54-30.2W |
| C52 | 55.000' | 42°33'12" | 40.848' | 21.418' | 39.915' | S89-54-30.2W |
| C53 | 280.000' | 5°23'24" | 26.340' | 13.180' | 26.330' | N65-56-12.4E |
| C54 | 280.000' | 9°49'20" | 48.000' | 24.059' | 47.941' | S58-19-50.7W |
| C55 | 280.000' | 9°49'20" | 48.000' | 24.059' | 47.941' | S48-30-31.0W |
| C56 | 280.000' | 9°49'20" | 48.000' | 24.059' | 47.941' | S38-41-11.4W |
| C57 | 280.000' | 9°49'20" | 48.000' | 24.059' | 47.941' | N28-51-51.7E |
| C58 | 280.000' | 53°28'23" | 261.319' | 141.049' | 251.938' | S41-53-42.6W |
| C59 | 260.000' | 53°28'23" | 242.653' | 130.974' | 233.942' | S41-53-42.6W |
| C60 | 260.000' | 15°50'25" | 71.882' | 36.172' | 71.654' | S23-04-44.1W |
| C61 | 260.000' | 15°50'25" | 71.882' | 36.172' | 71.654' | S38-55-10.2W |
| C62 | 270.000' | 53°28'23" | 251.986' | 136.012' | 242.940' | S41-53-42.6W |
| C63 | 260.000' | 15°50'28" | 71.882' | 36.172' | 71.654' | S54-45-36.4W |
| C64 | 260.000' | 5°57'05" | 27.006' | 13.515' | 26.994' | N65-39-21.9E |
| C65 | 15.000' | 48°51'10" | 12.790' | 6.813' | 12.406' | N48-17-23.9E |
| C66 | 170.000' | 15°50'25" | 47.000' | 23.651' | 46.850' | N54-45-36.4E |
| C67 | 170.000' | 15°50'25" | 47.000' | 23.651' | 46.850' | N38-55-10.2E |
| C68 | 170.000' | 15°50'25" | 47.000' | 23.651' | 46.850' | S23-04-44.1W |
| C69 | 170.000' | 88°43'50" | 263.269' | 166.275' | 237.738' | S28-21-03.8W |
| C70 | 160.000' | 102°13'18" | 285.457' | 198.367' | 249.076' | N32-02-06.1E |
| C71 | 150.000' | 67°01'18" | 175.463' | 99.324' | 165.629' | S23-51-49.0W |
| C72 | 10.000' | 146°29'21" | 25.567' | 33.215' | 19.151' | S49-22-51.4E |
| C73 | 170.000' | 10°02'09" | 29.777' | 14.927' | 29.739' | S67-41-54.2W |
| C74 | 10.000' | 146°29'21" | 25.567' | 33.215' | 19.151' | S82-53-30.6E |
| C75 | 10.000' | 90°00'00" | 15.708' | 10.000' | 14.142' | N21-06-11.0W |
| C76 | 25.000' | 90°00'00" | 39.270' | 25.000' | 35.355' | N68-51-49.0E |
| C77 | 15.000' | 90°00'00" | 23.562' | 15.000' | 21.213' | N21-06-11.0W |
| C78 | 15.000' | 90°00'00" | 23.562' | 15.000' | 21.213' | S68-51-49.0W |
| C79 | 125.000' | 18°57'30" | 41.361' | 20.871' | 41.172' | S85-26-56.8W |
| C80 | 10.000' | 90°00'00" | 15.708 | 10.000' | 14.142 | N68-51-49.0E |

## 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 N89°18'39"W 15.628' AND SOUTH 1307.581' FROM THE N.W. COR. SEC. 29, T.5S., R.1W., SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

| COURSE | DISTANCE | REMARKS |
|---|---|---|
| S68°48'54"E | 544.159 | FEET; THENCE ALONG THE ARC |
| 23.562'=90°00'00" | R=15.000' | L=23.562' | CHORD=S23°48'53.9"E 21.213') THENCE |
| S68°48'54"E | 54.000 | FEET; THENCE ALONG THE ARC |
| 0.000'=90°00'00" | R=15' | L=23.562' | CHORD=S66°11'06.1"W 21.213') THENCE |
| S23°08'52"W | 60.033 | FEET; THENCE ALONG THE ARC |
| 0.877'=1°40'55" | R=1787.740' | L=0.877' | CHORD=S22°18'24.5"W 0.877') THENCE |
| S68°48'54"E | 574.033 | FEET; THENCE |
| S23°57'55"W | 388.64 | FEET; THENCE ALONG THE ARC |
| 0.737'=0°02'31" | R=1005.210' | L=0.737' | CHORD=S23°56'39.6"W 0.737') THENCE |
| N70°08'25"W | 116.000 | FEET; THENCE ALONG THE ARC |
| 0.734'=0°02'31" | R=1002.210' | L=0.734' | CHORD=S70°09'41.0"W 0.734') THENCE |
| N68°48'54"W | 196.000 | FEET; THENCE ALONG THE ARC |
| 0.733'=0°02'31" | R=1002.210' | L=0.733' | CHORD=S68°08'56.4"W 0.733') THENCE |
| N68°48'54"W | 100.000 | FEET; THENCE |
| N32°43'31"E | 104.300 | " " |
| N47°59'56"E | 93.356 | " " |
| S83°27'04"E | 14.474 | " " |
| S30°10'34"E | 90.000 | FEET; THENCE ALONG THE ARC (ADD CHRD BEARING) |
| 0.2°43'42" | R=420' L=20.000 | FEET; THENCE |
| N35°26'52"W | 94.000 | " " |
| N09°49'38"E | 14.074 | " " |
| N68°56'56"E | 216.802 | " " |
| N21°11'06"E | 110.000 | " " |
| N68°48'54"W | 103.512 | " " |
| N21°11'06"E | 60.000 | FEET TO THE POINT OF BEGINNING |
| | | CONTAINING 9.7765 ACRES (44 LOTS) |

BASIS OF BEARING = STATE PLANE COORDINATE SYSTEM

Nov. 12, 1998
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.

Sundance Homes, Inc.
Great R. Gifford
Pres.
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

## ACKNOWLEDGEMENT

ON THE 1ST DAY OF DEC., 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. 8, 2001

NOTARY PUBLIC (See Seal Below)

## ACCEPTANCE BY LEGISLATIVE BODY

THE 11TH 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 11TH DAY OF DECEMBER, A.D. 1998

MAYOR

TOWN ATTORNEY

APPROVED

ENGINEER (See Seal Below)

ATTEST

CLERK-RECORDER (See Seal Below)

## PLANNING COMMISSION APPROVAL

APPROVED THIS 12 DAY OF Nov., A.D. 1998, BY THE Eagle Mtn. Planning Comm. PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIRPERSON, PLANNING COMMISSION

PLAT 'A' R1-N9

# DIAMOND SPRINGS AT RED HAWK RANCH

SUBDIVISION

ENT 132737 Bk 0 784
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Dec 16 3:03 pm FEE 75.00
RECORDED FOR TOWN OF EAGLE MOU

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Notary Public Seal | City Engineer's Seal

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
September 8, 2001
JANET B. VALENTINE
6186 No. Lake Mountain
Eagle Mountain, Utah

No. 163947
DAVID V. THOMAS
STATE OF UTAH

EAGLE MOUNTAIN
3 DECEMBER, 1998

# 7843-91

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

## SURVEYOR

DAVID V. THOMAS
491 NORTH 450 WEST
OREM, UTAH 84058
(801) 224-7308

## NOTES:

1. ALL LOTS HAVE A 5.00' P.U.E. ALONG ALL LOT LINES EXCEPT FRONT, WHICH IS 10.00'
2. LOT 88 TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

## TABULATIONS:

| | |
|---|---|
| 1. TOTAL ACREAGE | 9.7765 AC. |
| 2. ACREAGE OF LOTS | 5.5855 AC. |
| 3. ACREAGE OF PARKS (OPEN SPACE) | 0.1363 AC. |
| 4. ACREAGE OF STREETS | 4.0547 AC. |
| 5. AVERAGE SIZE OF LOTS | 5530 S.F. |