

EAGLE PARK SUBDIVISION PHASE II

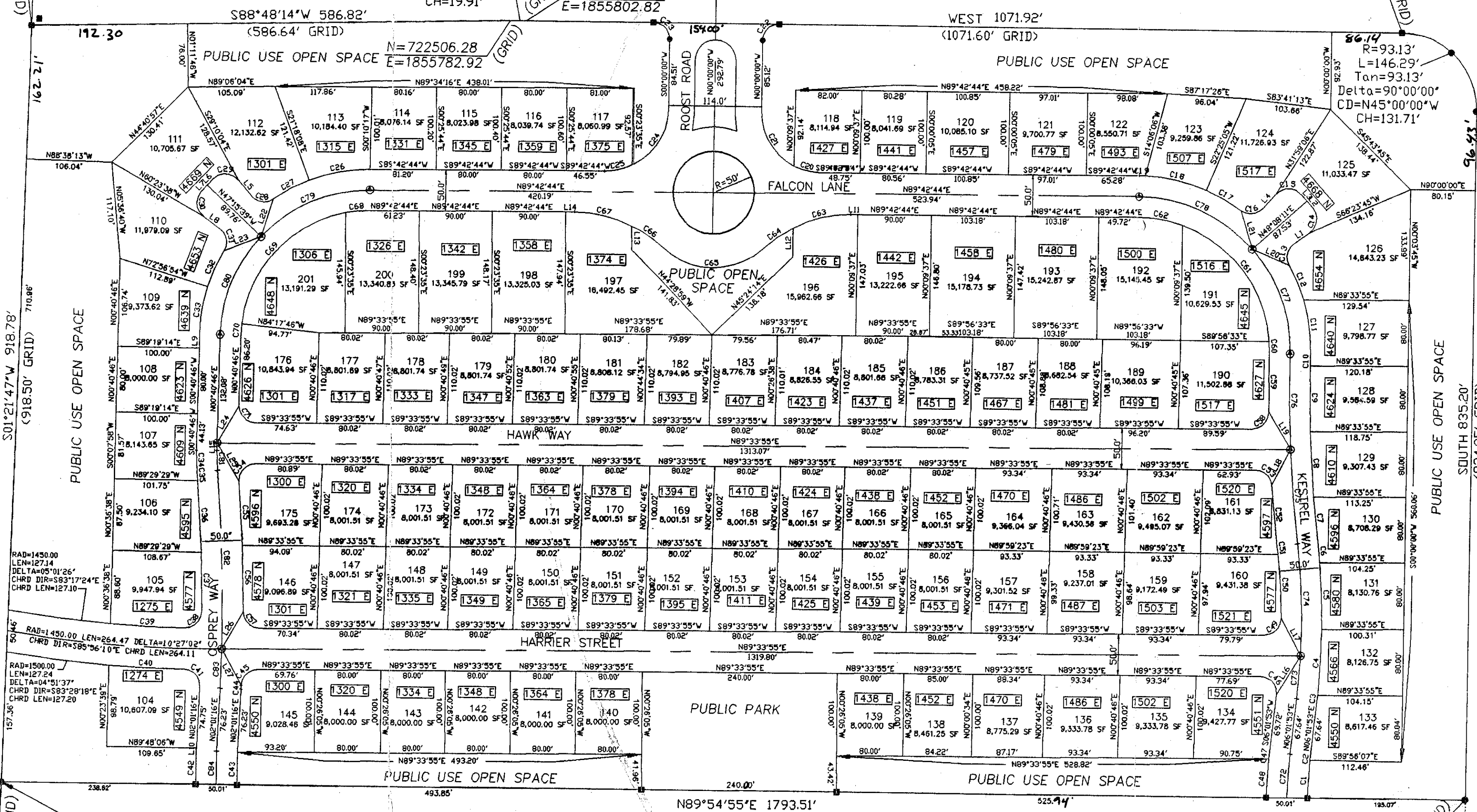
N=722494.02
E=1855196.41

R=953.50'
L=19.91'
Tan=9.95'
Delta=01°11'46"
CD=589°24'07"W
CH=19.91'

(GRID) N=722506.48
E=1855802.82

N=722506.48
E=1856874.42

N=722413.38
E=1856967.52



LINE TABLE

LINE	LENGTH	BEARING
L1	22.93	N55°03'49"E
L2	11.10	N41°49'15"W
L3	11.10	N41°49'15"W
L4	23.02	S41°17'41"W
L5	25.09	N40°14'50"W
L6	11.42	S42°44'21"W
L7	11.42	S42°44'21"W
L8	25.09	S54°16'28"E
L9	17.13	S00°40'46"W
L10	2.56	N02°01'17"E
L11	8.50	N89°42'44"E
L12	35.34	N00°09'37"E
L13	29.63	N00°23'35"W
L14	10.85	S89°42'44"W
L15	9.17	N00°40'46"E
L16	55.33	S30°55'23"W
L17	51.23	N28°32'23"W
L18	48.90	S26°45'07"W
L19	52.62	N30°47'09"W
L20	48.35	S66°46'56"E
L21	48.39	N16°59'08"W
L22	47.63	N17°19'46"E
L23	47.63	S68°08'57"W
L24	52.25	S29°15'48"E
L25	53.79	N30°23'22"E
L26	51.61	N29°00'27"E
L27	50.14	S28°37'41"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	45.26	575.00	04°30'36"	45.25	S03°18'31"W
C2	4.69	575.00	00°28'04"	4.69	S05°47'51"W
C3	7.22	825.00	00°30'05"	7.22	N05°46'50"E
C4	80.15	825.00	05°34'00"	80.12	N02°44'48"E
C5	80.10	825.00	05°33'47"	80.07	N02°49'06"W
C6	25.72	825.00	01°47'10"	25.72	N06°29'34"W
C7	54.72	1575.00	01°59'27"	54.72	S06°23'26"E
C8	80.16	1575.00	02°54'58"	80.15	S03°56'14"E
C9	80.01	1575.00	02°54'39"	80.00	S01°01'25"E
C10	13.88	1575.00	00°30'18"	13.88	S00°41'03"W
C11	67.02	210.00	18°17'07"	66.73	N08°12'21"W
C12	45.68	210.00	12°27'47"	45.59	N23°34'48"W
C13	29.63	20.00	84°52'31"	26.99	S12°37'34"W
C14	33.82	20.00	96°53'04"	29.93	N06°37'17"E
C15	33.82	20.00	96°53'04"	29.93	S89°44'13"W
C16	29.59	20.00	84°46'26"	26.97	N83°40'54"E
C17	48.56	210.00	13°14'51"	48.45	N60°33'19"W
C18	77.08	210.00	21°01'53"	76.65	N77°41'41"W
C19	7.61	210.00	02°04'39"	7.61	N89°14'57"W
C20	34.42	74.00	26°39'06"	34.11	S76°57'43"E
C21	82.19	74.00	63°38'10"	78.03	S31°49'05"E
C22	31.42	20.00	90°00'00"	28.28	S45°00'00"W
C23	31.42	20.00	90°00'00"	28.28	N45°00'00"W
C24	83.24	75.94	62°48'14"	79.14	N31°24'07"E
C25	35.67	75.94	26°54'30"	35.34	N76°15'29"E
C26	75.19	205.00	21°00'51"	74.77	S79°12'18"W
C27	49.54	205.00	13°50'43"	49.42	S61°46'31"W
C28	29.64	20.00	84°54'01"	27.00	S82°41'51"E
C29	33.02	20.00	94°35'19"	29.39	N87°32'30"W
C30	33.02	20.00	94°35'19"	29.39	S06°58'49"E

CURVE TABLE

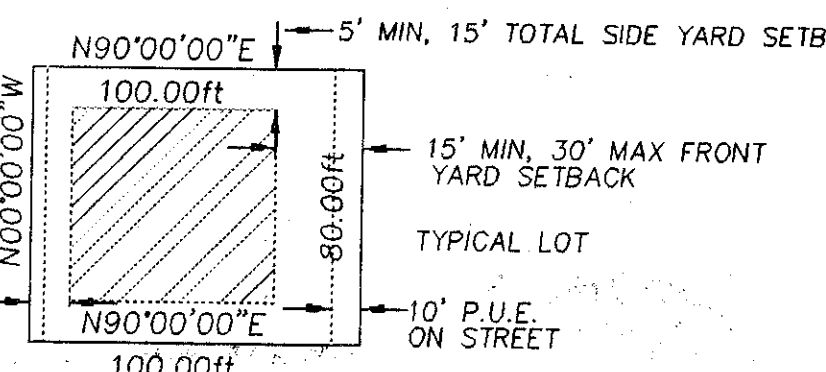
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C31	29.64	20.00	84°54'02"	27.00	N11°49'27"W
C32	48.57	205.00	13°34'27"	48.45	S23°50'20"W
C33	58.58	205.00	16°22'20"	58.38	S08°51'56"W
C34	26.83	250.00	06°08'55"	26.82	S02°23'42"E
C35	10.42	2000.00	00°17'54"	10.42	N05°19'12"W
C36	87.77	2000.00	02°30'52"	87.76	N03°54'49"W
C37	71.27	2000.00	02°02'30"	71.27	N01°38'08"W
C38	31.83	20.00	91°11'44"	28.58	N44°58'59"E
C39	91.54	1450.00	03°37'02"	91.52	S87°36'38"E
C40	91.92	1500.00	03°30'39"	91.90	S87°39'26"E
C41	31.92	20.00	91°26'02"	28.64	N43°41'45"W
C42	40.79	645.17	03°37'20"	40.78	S00°32'28"W
C43	38.95	576.04	03°44'37"	38.94	S00°30'14"W
C44	4.65	2050.00	00°07'48"	4.65	N01°57'22"E
C45	30.60	20.00	87°40'27"	27.70	S45°43'42"W
C46	33.67	20.00	96°27'58"	29.83	N42°12'06"W
C47	8.52	625.00	00°46'52"	8.52	S05°38'27"W
C48	46.76	625.00	04°17'13"	46.75	S03°06'24"W
C49	31.60	20.00	90°32'02"	28.42	N44°17'54"E
C50	77.22	775.00	05°42'31"	77.18	N03°49'22"W
C51	9.59	775.00	00°42'31"	9.59	N07°01'53"W
C52	75.11	1625.00	02°38'54"	75.10	S06°03'42"E
C53	29.91	20.00	85°41'50"	27.20	N47°35'10"W
C54	33.02	20.00	94°35'58"	29.40	S42°15'56"W
C55	78.55	2050.00	02°11'43"	78.54	N03°56'12"W
C56	80.08	2050.00	02°11'48"	80.08	N01°43'11"W
C57	31.36	20.00	89°50'03"	28.24	S45°31'04"E
C58	31.82	20.00	91°09'51"	28.57	N43°59'00"E
C59	71.91	1625.00	02°32'08"	71.90	S00°19'52"E
C60	14.12	160.00	05°03'19"	14.11	N01°35'28"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C61	186.20	160.00	66°40'42"	175.87	N37°27'28"W
C62	54.43	160.00	19°29'27"	54.17	N80°32'33"W
C63	74.30	159.28	26°43'35"	73.63	S76°20'56"W
C64	44.08	159.28	15°51'25"	43.94	S55°03'26"W
C65	135.72	91.00	85°27'10"	123.49	N89°51'18"E
C66	45.13	156.11	16°33'47"	44.97	N55°42'00"W
C67	71.67	156.11	26°18'23"	71.04	N77°08'05"W
C68	28.93	155.00	10°41'40"	28.89	S84°21'54"W
C69	198.33	155.00	73°18'51"	185.08	S42°21'39"W
C70	13.59	155.00	05°01'28"	13.59	S03°11'30"W
C71	31.80	20.00	91°06'51"	28.56	S44°52'40"E
C72	52.62	600.00	05°01'30"	52.60	S03°31'08"W
C73	52.30	800.00	03°44'46"	52.30	N04°09'30"E
C74	135.04	800.00	09°40'16"	134.88	N02°33'01"W
C75	115.66	1600.00	04°08'30"	115.64	S05°18'54"E
C76	116.75	1600.00	04°10'50"	116.72	S01°09'13"E
C77	138.20	185.00	42°48'01"	135.01	N02°27'49"W
C78	156.35	185.00	48°25'27"	151.74	N66°04'33"W
C79	147.57	180.00	46°58'23"	143.47	S66°13'32"W
C80	132.13	180.00	42°03'35"	129.19	S21°42'33"W
C81	24.15	225.00	06°08'55"	24.13	S02°23'42"E
C82	216.94	2025.00	06°08'18"	216.84	N02°24'00"W
C83	47.79	2025.00	01°21'08"	47.79	N01°20'42"E
C84	39.87	620.61	03°40'51"	39.86	S00°31'23"W

LEGEND

- STREET MONUMENT
- SET REBAR & CAP MARKED RLS-145796
- TYPICAL STATE PLANE RECTANGULAR COORDINATES, UTAH CENTRAL ZONE (SEE NOTE 3)
- TYPICAL STREET ADDRESS



PHASE II NOTES

- MINIMUM LOT FRONTAGE = 80 FEET
- MINIMUM LOT SIZE = 8000 SQ. FEET
- TOTAL LOTS = 98
- TOTAL ACRES = 37.91
- AVERAGE LOT SIZE = 9538 SQ. FEET
- TOTAL ACRES IN LOTS = 21.46
- TOTAL ACRES IN STREETS = 7.31
- TOTAL ACRES FOR PUBLIC USE = 9.14
- 1. AREAS LABELED AS "PUBLIC USE OPEN SPACE" ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
- 2. THE AREA DENOTED AS "PUBLIC PARK" IS DEDICATED TO THE TOWN OF EAGLE MOUNTAIN UPON RECORDATION OF THIS PLAN, AND WILL BE OWNED, IMPROVED AND MAINTAINED BY THE TOWN OF EAGLE MOUNTAIN.
- 3. SPR COORDINATES BASED ON ACTUAL MEASUREMENTS FROM THE SOUTHEAST CORNER OF SECTION 36, T6S, R2W, SLB&M (1859051.57, 697382.42) BEARING TO LAKE MT. #1 BEING N 53°16'23"E
- 4. GRID FACTOR = 0.9997

PROJECT #97211 DRAFTED BY BMB 11/10/97
PLOT VIEW = 'PLAT' File name: F:\SD\SUPRO\97211\DWG\PLATPH2.DWG

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION OF ENTIRE SUBDIVISION

BEGINNING AT A POINT THAT IS NORTH 02°17'02" EAST ALONG THE SECTION LINE A DISTANCE OF 507.38 FEET AND EAST A DISTANCE OF 1384.69 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, T6S, R2W, SLB&M; AND RUNNING THENCE

COURSE	DISTANCE	REMARKS
N 89°54'55" E	1793.51 FT	THENCE
NORTH	836.2 FT	TO A POINT ON A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 93.13 FEET BEARING RADIAL OF WHICH BEARS WEST
WEST	146.28 FT	THENCE ALONG SAID CURVE A DISTANCE OF 146.28 FT THROUGH A CENTRAL ANGLE OF 90°00'00" THENCE TO A POINT ON A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 93.13 FEET
WEST	1071.92 FT	THENCE ALONG SAID CURVE A DISTANCE OF 1071.92 FT THROUGH A CENTRAL ANGLE OF 90°00'00" THENCE TO A POINT ON A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 93.13 FEET
WEST	19.91 FT	THENCE ALONG SAID CURVE A DISTANCE OF 19.91 FT THROUGH A CENTRAL ANGLE OF 01°11'46" THENCE
S 82°48'14" W	588.82 FT	THENCE
S 01°31'47" W	918.78 FT	TO THE POINT OF BEGINNING
		ENCLOSING 37.91 ACRES.

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED FROM THE "STATE COORDINATE AND DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 6 SOUTH RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN OF THE UTAH COUNTY RECORDS (SEE NOTE 3)

DATE 3-5-98

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAN, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAN TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS SHOWN ON THIS PLAN, AND WE HEREBY DEDICATE THE STREETS AND OTHER PUBLIC USES DESIGNATED ON THE PLAN AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-97 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 USE 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.

M & J DEVELOPMENT, LLC
MEL MOQUARRIE

M & J DEVELOPMENT, LLC
JEN WALDEN

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WADSWORTH
ON THE 10th DAY OF March A.D. 1998 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Christine Branstetter
NOTARY PUBLIC
(SEE SEAL BELOW)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BREVARD
ON THE 6th DAY OF March A.D. 1998 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Margaret A. Manning
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN OF EAGLE MOUNTAIN OF EAGLE MOUNTAIN COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 April A.D. 1998.

APPROVED: [Signature] ATTEST: Janet B. Valentine
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT
FIRE MARSHAL
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

FIRE MARSHAL
PLANNING COMMISSION APPROVAL
APPROVED THIS 8 DAY OF April A.D. 1998

TOWN ENGINEER APPROVAL

I CERTIFY THAT THE PLAN AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN.

APPROVED THIS 8 DAY OF April A.D. 1998

Town Engineer: [Signature]

EAGLE MOUNTAIN

EAGLE PARK SUBDIVISION PHASE II

LOCATED IN THE NE 1/4 OF SECTION 12, T6S, R2W, SLB&M

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

NOTARY PUBLIC: BING CHRISTENSEN, STATE OF UTAH

CITY ENGINEER SEAL: Margaret A. Manning, State of Utah

CLERK-RECORDER SEAL: Janet B. Valentine, State of Utah

TOWN OF EAGLE MOUNTAIN SEAL

McM ENGINEERING, INC.

CIVIL/STRUCTURAL/LAND SURVEYING

P.O. BOX 189
HEBER, UT 84032
(801) 654-0939

SEC 12, T6S, R2W
TU - 265 2-1-APR 98
O.K T W O