

EAGLE POINT PLAT "D"

LINE	LENGTH	BEARING
L1	11.45	S46°32'00"W
L2	11.45	S46°32'00"W
L3	8.56	S01°01'56"W
L4	9.78	S89°24'01"E
L7	9.47	N03°15'22"E
L8	1.22	N03°15'22"E
L11	10.00	N03°15'22"E
L15	20.04	S89°24'01"E
L16	12.58	S89°24'01"E
L17	5.19	S89°24'01"E
L18	12.57	S89°24'01"E
L19	16.90	N88°58'04"W
L21	51.48	N61°32'42"E
L22	51.48	N60°20'45"W
L23	30.96	S36°45'10"W
L24	27.99	S26°07'12"E
L25	40.70	N56°26'57"W
L26	51.78	N29°54'13"E
L27	32.22	S51°55'11"W
L28	51.18	S28°12'23"E
L29	49.95	N29°00'14"W
L30	54.08	S28°33'55"W
L31	25.00	S88°58'04"E
L32	51.78	N29°54'13"E
L33	26.96	S69°03'36"W
L34	51.18	S28°12'23"E
L35	51.78	N29°54'13"E
L36	26.90	N67°19'28"W
L37	51.18	S28°12'23"E
L38	25.53	N12°20'15"E
L39	31.21	S36°09'59"E
L40	51.48	S61°32'42"W
L41	51.48	S60°20'45"E
L42	33.57	N42°27'41"E
L43	27.98	N26°05'08"W
L44	26.85	S21°57'58"W
L45	25.02	S89°07'54"E
L46	49.71	N26°56'25"W
L47	53.36	S31°11'48"W
L48	35.91	N47°23'00"E
L49	49.71	N26°56'25"W
L50	53.36	S31°11'48"W
L51	26.74	S65°56'46"E
L52	49.71	N26°56'25"W
L53	53.36	S31°11'48"W
L54	48.37	N65°52'07"E
L55	32.04	S39°18'46"W
L56	31.54	N06°24'33"E
L57	32.24	N87°32'22"E
L58	22.96	S85°54'17"E
L59	22.91	S00°30'53"E
L60	23.84	N87°23'02"W
L61	22.93	S01°23'33"W
L62	30.00	N00°35'59"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH DIR	CH DIS
C1	90°00'00"	20.00	31.42	20.00	N45°35'59"E	28.28
C2	09°35'21"	205.00	34.31	17.19	S85°48'18"W	34.27
C3	22°46'42"	205.00	81.50	41.30	S69°37'16"W	80.96
C4	19°56'23"	20.00	6.96	3.52	N68°12'07"E	6.93
C5	65°14'46"	20.00	22.78	12.80	S69°12'18"E	21.56
C6	94°29'54"	20.00	32.99	21.64	N83°49'53"W	29.37
C7	94°29'54"	20.00	32.99	21.64	S03°06'06"E	29.37
C8	63°50'52"	20.00	22.29	12.46	N18°25'37"W	21.15
C9	20°27'57"	20.00	7.14	3.61	N23°43'47"E	7.11
C10	19°02'09"	205.00	68.11	34.37	S24°26'42"W	67.80
C11	13°53'41"	205.00	49.71	24.98	S07°58'47"W	49.59
C12	82°49'31"	20.00	28.91	17.64	N42°26'42"E	26.46
C13	12°21'54"	205.00	44.24	22.21	S77°40'30"W	44.15
C14	07°31'30"	155.00	20.36	10.19	S75°15'19"W	20.34
C15	102°00'52"	20.00	35.61	24.70	N49°58'30"W	31.09
C16	17°02'34"	205.00	60.98	30.72	S07°53'27"E	60.75
C17	16°15'22"	205.00	58.16	29.28	S24°32'25"E	57.97
C18	53°10'13"	20.00	18.56	10.01	N06°05'00"W	17.90
C19	54°21'53"	20.00	18.98	10.27	N47°41'03"E	18.27
C20	94°15'10"	40.00	65.80	43.08	S27°44'24"W	58.63
C21	49°24'09"	40.00	34.49	18.40	S44°05'15"E	33.43
C22	97°54'13"	40.00	68.35	45.94	N62°15'34"E	60.33
C23	53°43'45"	20.00	18.75	10.13	S40°10'20"W	18.08
C24	53°48'21"	20.00	18.78	10.15	N86°03'37"W	18.10
C25	90°00'00"	20.00	31.42	20.00	N44°24'01"W	28.28
C26	90°00'00"	20.00	31.42	20.00	S45°35'59"W	28.28
C27	15°44'43"	205.00	56.33	28.35	S67°01'47"E	56.16
C28	14°26'34"	205.00	51.68	25.98	N66°17'44"E	51.54
C29	70°28'15"	20.00	24.60	14.13	N85°41'26"W	23.08
C30	14°29'53"	205.00	51.87	26.08	S82°09'05"E	51.73
C31	17°04'58"	205.00	61.12	30.79	N82°03'30"E	60.89
C32	45°35'03"	20.00	15.91	8.40	N27°39'48"W	15.50
C33	105°23'31"	40.00	73.58	52.50	S57°34'02"E	63.63
C34	45°45'08"	40.00	31.94	16.88	N46°51'38"E	31.10
C35	88°49'09"	40.00	62.01	39.18	N20°25'30"W	55.98
C36	45°24'00"	20.00	15.85	8.37	S58°29'17"E	15.44
C37	70°39'17"	20.00	24.66	14.18	S00°27'39"E	23.13
C38	14°26'12"	205.00	51.65	25.96	N27°38'54"E	51.52
C39	17°15'59"	205.00	61.78	31.12	N24°58'52"W	61.54
C40	47°45'49"	20.00	16.67	8.86	S09°43'57"E	16.19
C41	17°10'25"	205.00	61.45	30.96	N11°50'35"E	61.22
C42	19°36'15"	205.00	70.14	35.42	N06°32'45"W	69.80
C43	59°43'51"	20.00	20.85	11.48	S44°00'53"W	19.92
C44	86°24'54"	40.00	60.33	37.57	N30°40'21"E	54.77
C45	90°00'00"	20.00	31.42	20.00	S44°24'01"E	28.28
C46	47°28'17"	155.00	128.42	68.16	N65°39'53"W	124.78
C47	46°42'35"	155.00	126.36	66.93	S67°14'41"W	122.89
C48	42°51'28"	155.00	115.94	60.83	S22°27'40"W	113.26
C49	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C50	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C51	45°11'07"	155.00	122.24	64.50	N19°20'11"W	119.09
C52	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C53	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C54	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C55	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C56	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C57	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C58	90°25'58"	20.00	31.57	20.15	S44°11'02"E	28.39
C59	87°20'36"	20.00	30.49	19.09	N46°55'41"E	27.62
C60	92°39'24"	20.00	32.34	20.95	N43°04'19"W	28.93
C61	89°34'02"	20.00	31.26	19.85	S45°48'58"W	28.18
C62	40°45'13"	155.00	110.25	57.57	S19°20'40"E	107.94
C63	49°40'44"	155.00	134.39	71.75	S64°33'39"E	130.22
C64	46°14'25"	155.00	125.09	66.18	N67°28'46"E	121.72
C65	41°06'11"	155.00	111.19	58.11	N23°48'28"E	108.83
C66	89°34'02"	180.00	281.38	178.65	S45°48'58"W	253.60
C67	19°32'23"	180.00	61.39	30.99	S81°15'45"W	61.09
C68	90°25'58"	180.00	284.10	181.36	S44°11'02"E	255.52
C69	87°20'36"	180.00	274.40	171.84	N46°55'41"E	248.59
C70	92°39'24"	180.00	291.09	188.55	N43°04'19"W	260.39
C71	62°27'28"	40.00	43.60	24.25	N43°45'50"W	41.48
C72	92°36'52"	40.00	64.66	41.87	S58°42'00"W	57.84
C73	67°03'29"	20.00	23.41	13.25	N45°55'18"E	22.09
C74	40°26'10"	20.00	14.11	7.37	S80°19'52"E	13.82
C75	16°54'43"	205.00	60.51	30.48	N68°34'08"W	60.29
C80	12°22'32"	205.00	44.28	22.23	N83°12'45"W	44.19
C81	16°21'12"	40.00	11.42	5.75	N73°00'41"W	11.38
C82	00°24'06"	205.00	1.44	0.72	S00°49'53"W	1.44

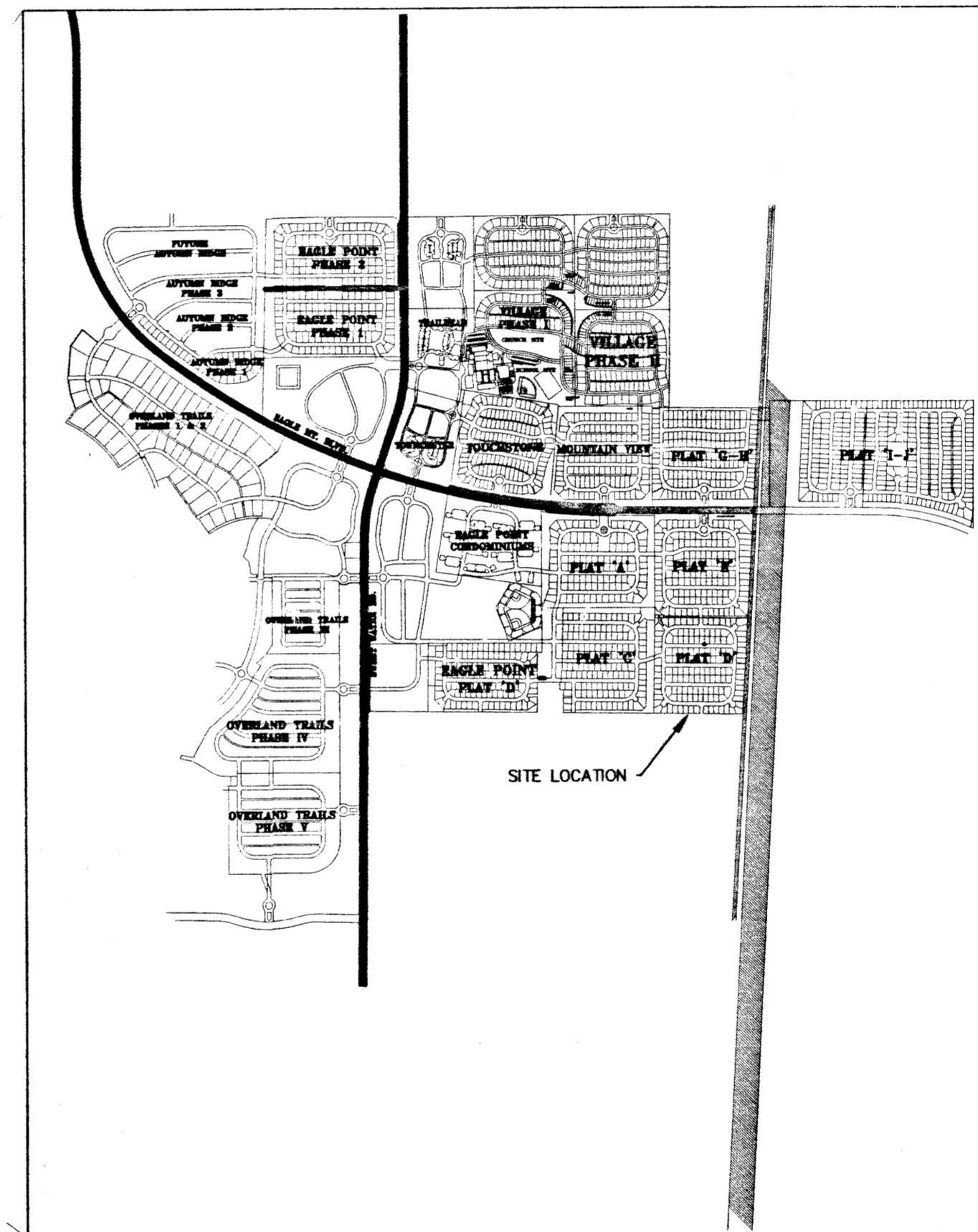
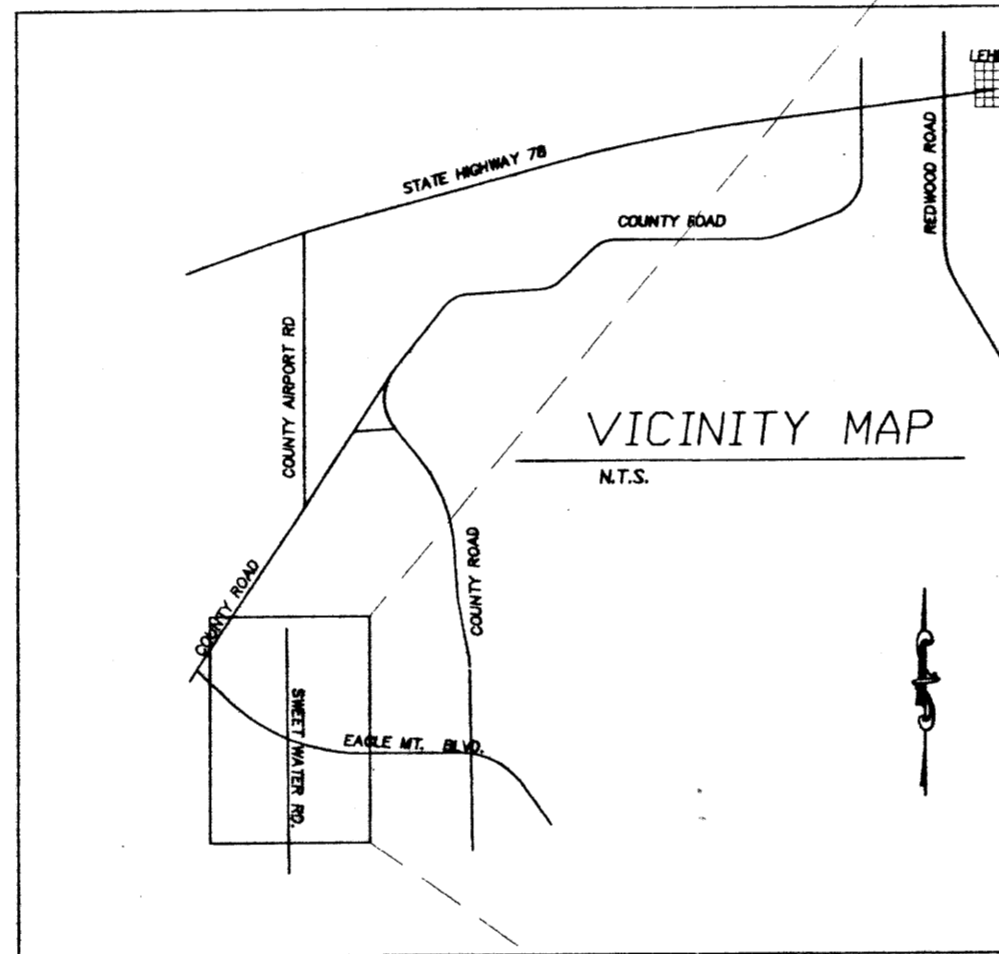
PLAT "D" NOTES

MINIMUM LOT FRONTAGE = 60 FEET
 MINIMUM LOT SIZE = 6,000 SQ. FEET
 AVERAGE LOT SIZE = 7,788 SQ. FEET
 TOTAL LOTS = 148
 TOTAL PARK ACRES = .31
 TOTAL PLAT ACRES = 35.79
 TOTAL LOT ACRES = 26.44
 TOTAL STREET ACRES = 8.28
 TOTAL PUBLIC USE OPEN SPACE ACRES = .76

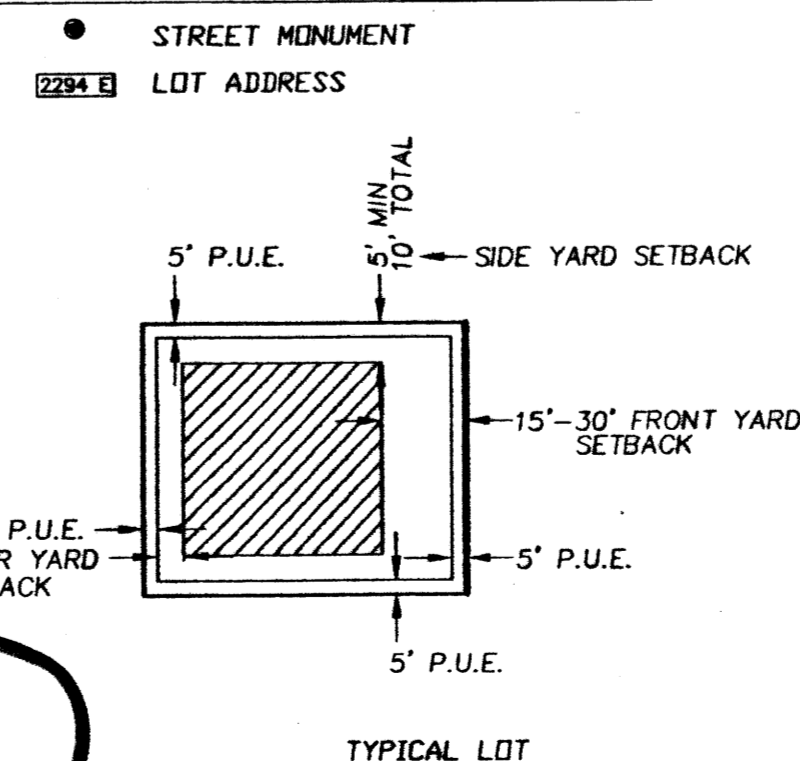
SUBDIVISION NAME: EAGLE POINT "PLAT D"
 TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER: PATTERSON CONSTRUCTION INC.
 ATTN: WAYNE PATTERSON
 2245 NORTH 1200 EAST
 LEHI, UTAH 84043

PROJECT #99039 DRAFTED BY JCD/SKS 01/28/00
 PLOT VIEW = '60' File name: F:\SDSKPROJ\99039\D_PLAT.DWG



LEGEND



SURVEYOR'S CERTIFICATE
 I, MELVIN MCQUARRIE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 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 INTO 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 IS TRUE AND CORRECT.

DATE: 1/31/00 SURVEYOR: Melvin C. McQuarrie

PLAT "D" BOUNDARY DESCRIPTION
 COMMENCING AT A POINT S00°28'57"W ALONG THE SECTION LINE A DISTANCE OF 1360.31 FEET AND EAST A DISTANCE OF 1156.32 FEET FROM THE NORTHWEST CORNER OF SECTION 18, T6S, R1W, SLS&M;
 THENCE S89°24'01"E 1240.83';
 THENCE S03°12'41"W 1284.91';
 THENCE N89°13'41"W 1191.95';
 THENCE N01°01'56"E 1280.02' TO THE POINT OF BEGINNING.
 CONTAINS 35.79 ACRES MORE OR LESS.

APPROVED THIS 7 DAY OF March, A.D. 2000, BY THE TOWN ATTORNEY OF EAGLE MOUNTAIN TOWN.
 TOWN ATTORNEY: [Signature]

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 10-9-807 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.

PATTERSON CONSTRUCTION INC.
 WAYNE PATTERSON, PRESIDENT
 STATE OF UTAH COUNTY OF UTAH
 ON THE 2 DAY OF February, A.D. 2000, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
 David L. Lott, Notary Public

ACCEPTANCE BY LEGISLATIVE BODY
 THE TOWN COUNCIL OF TOWN OF EAGLE MOUNTAIN COUNTY OF 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 7th DAY OF MARCH, A.D. 2000.
 APPROVED: [Signatures] ATTEST: [Signature], DEPUTY CLERK

PLANNING COMMISSION APPROVAL
 APPROVED THIS DAY OF , A.D. 20 , BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN TOWN.
 DIRECTOR-SECRETARY: [Signature] CHAIRMAN, PLANNING COMMISSION: [Signature]

TOWN ENGINEER APPROVAL
 I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN.
 APPROVED THIS 21 DAY OF Feb, A.D. 2000
 TOWN ENGINEER: [Signature]

EAGLE POINT PLAT "D"
 TOWN OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET
 SURVEYOR'S SEAL: Melvin C. McQuarrie, No. 178851, State of Utah, 1/31/00
 NOTARY PUBLIC SEAL: David L. Lott, State of Utah
 TOWN ENGINEER SEAL: [Signature]
 CLERK-RECORDER SEAL: [Signature]

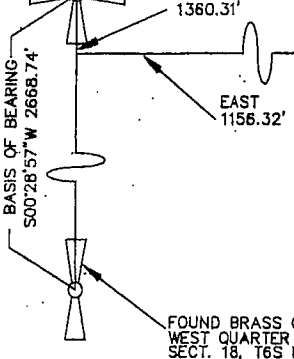
MCM ENGINEERING, INC.
 CIVIL/STRUCTURAL/LAND SURVEYING
 P.O. BOX 189
 HEBER, UT 84032
 (435) 654-0939

8482-97 (sheet 1 of 2)

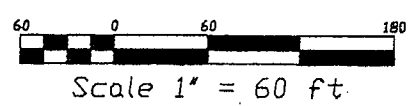
EAGLE POINT PLAT "D"

EAGLE MOUNTAIN PROPERTIES L.C.
BOOK NO. 4390
PAGE NO. 476

2452-41 / 11-2017
McM ENGINEERING, INC.

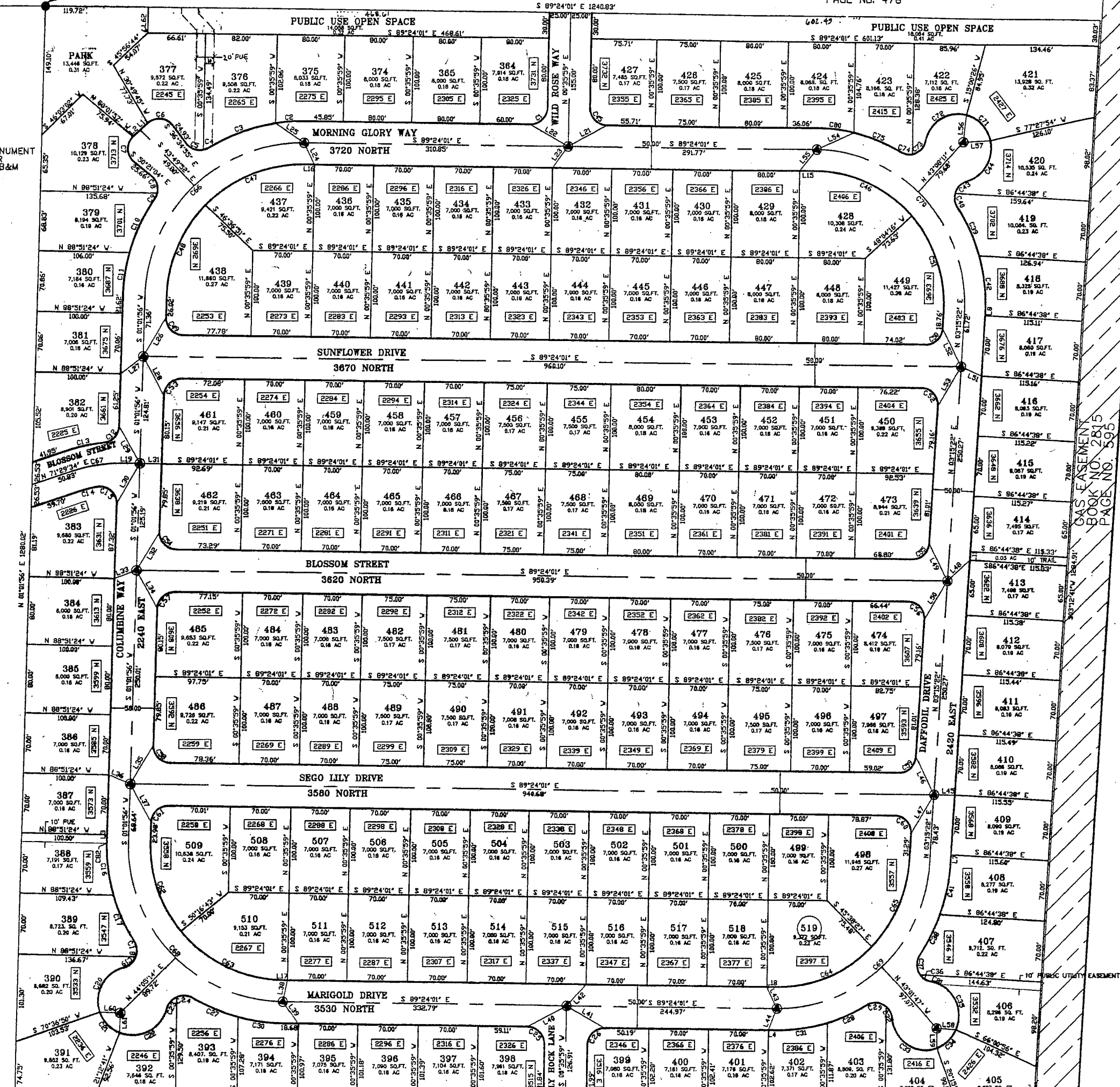


EAGLE POINT PLAT
ENTRY NO. 4203-98
38-254-PLL



Scale 1" = 60 ft.

PATTERSON CONSTRUCTION INC.
BOOK NO. 4878
PAGE NO. 255



UP&L EASEMENT
BOOK NO. 1195
PAGE NO. 269

GAS EASEMENT
BOOK NO. 2815
PAGE NO. 595

FOR THE PURPOSES OF THIS PLAT, THE FOLLOWING ARE THE ASSUMED CORNERS OF THE PLAT: