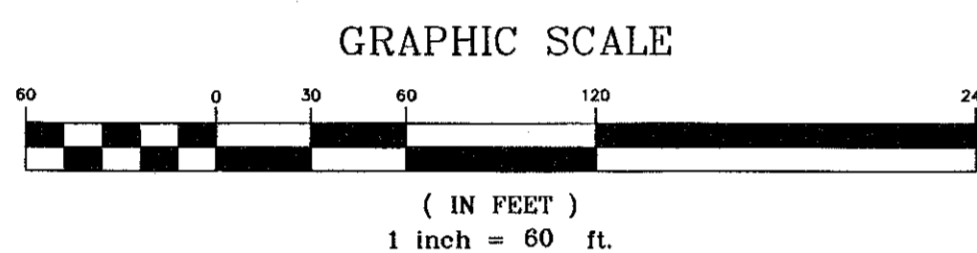


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	29.84	20.00	85°28'47"	S43°58'5"W	27.15
C2	7.11	150.00	2°42'52"	S88°03'55"W	7.11
C3	4.77	150.00	1°49'23"	N89°39'58"W	4.77
C4	18.16	225.50	4°36'55"	N88°56'16"E	18.16
C5	17.01	225.50	4°19'19"	N84°28'09"E	17.01
C6	1.01	174.50	0°19'53"	S82°28'26"W	1.01
C7	24.61	174.50	8°04'51"	S86°40'48"W	24.59
C8	12.07	2000.00	0°20'45"	S89°23'13"E	12.07

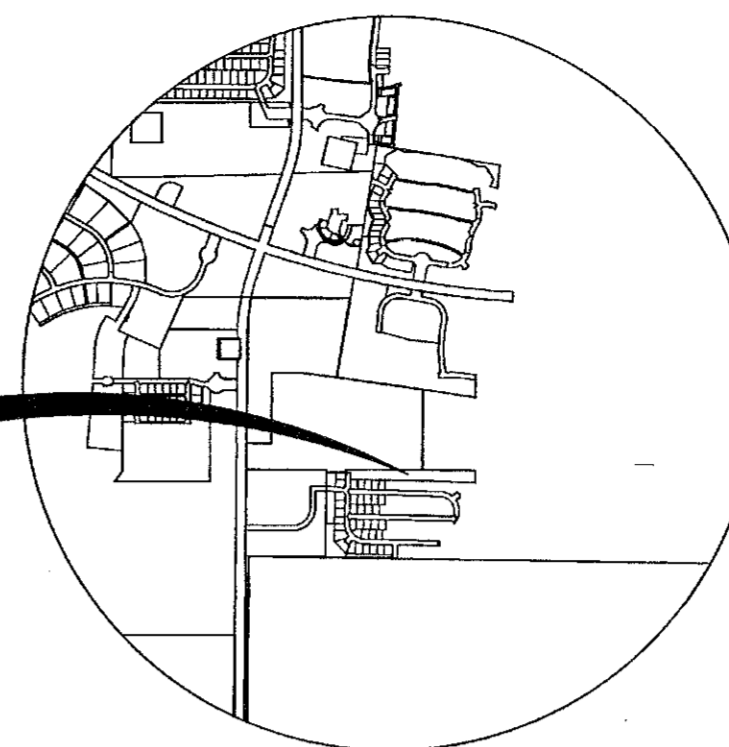
LINE TABLE		
LINE	LENGTH	BEARING
L1	5.86	S01°13'41"W
L2	26.54	S01°13'41"W
L3	45.40	S89°16'47"E
L4	41.63	S86°42'28"W
L5	33.01	S86°42'28"W
L6	35.23	N88°45'16"W
L7	21.86	N88°45'16"W
L8	23.40	S82°18'29"W
L9	49.71	S82°18'29"W



EAGLE POINT PLAT "F"

PHASE 2
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
S 1/2 OF THE NE 1/4 OF SECTION 13 T6S R2W, SLB&M

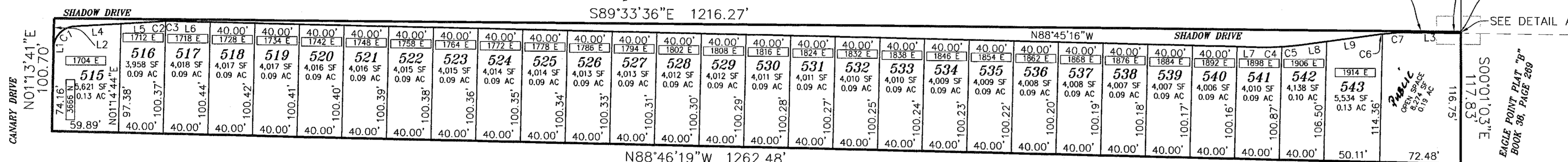
PROJECT LOCATION



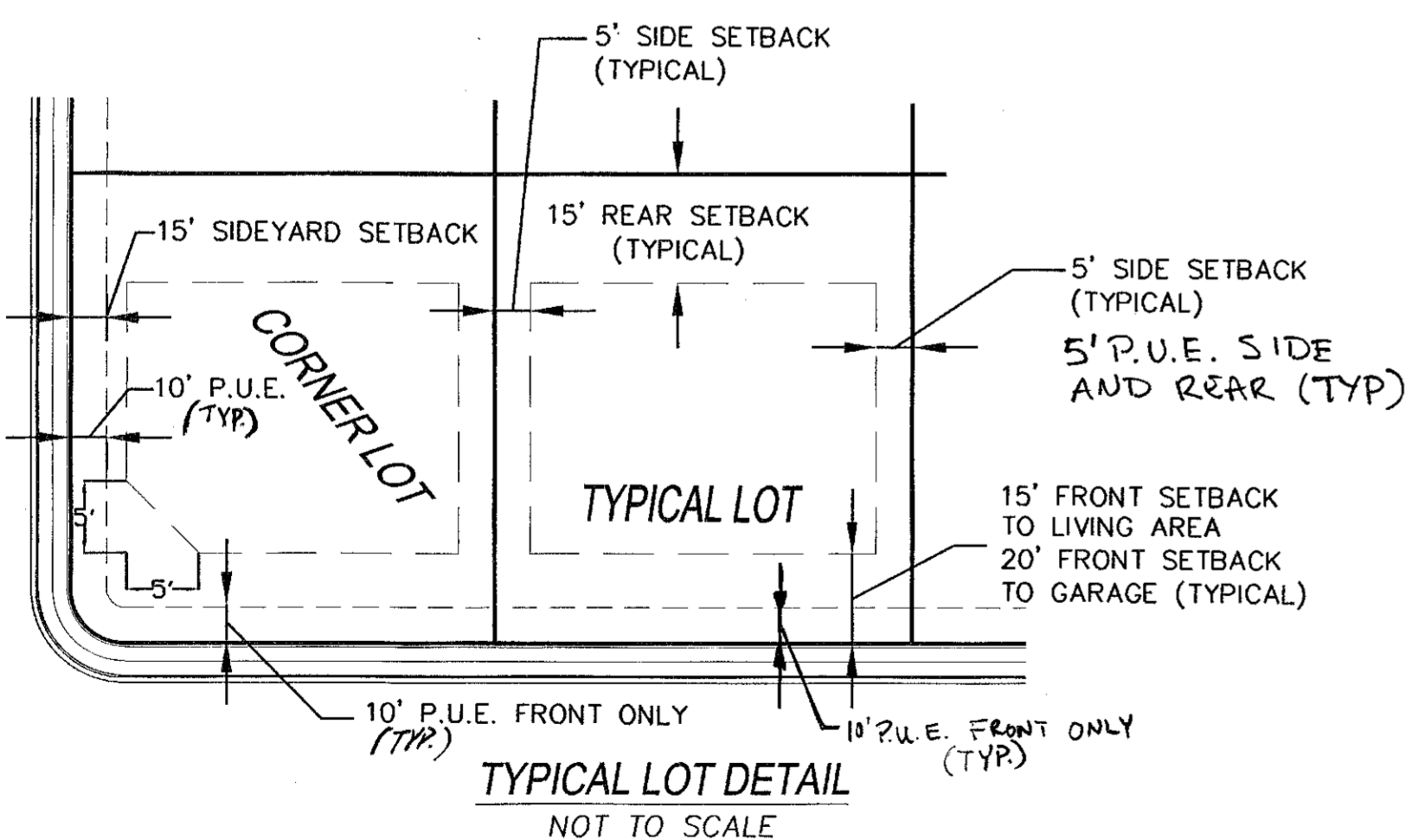
VICINITY MAP
N-T-S

TOTAL AREA	3.167 ACRES
TOTAL ACREAGE IN LOTS	2.81 ACRES
TOTAL OPEN SPACE	0.19 ACRES
TOTAL IMPROVED OPEN SPACE	0.19 ACRES
AVERAGE LOT SIZE	0.10 ACRES 4260 SF
LARGEST LOT	5,621 SF
SMALLEST LOT	3,958 SF
OVERALL DENSITY	8.4 UNITS/ACRE
TOTAL # OF LOTS	29 LOTS

*LAND PREVIOUSLY DEDICATED FOR ROADWAY



NOTE:
SEE RECORDER CC&R'S FOR SPECIAL STANDARDS



DEVELOPER/OWNER
PATTERSON CONSTRUCTION INC.
TEL: 801-756-7303
11038 NORTH HIGHLAND BLVD, STE 100
HIGHLAND, UT 84003

H&H
ENGINEERING AND
SURVEYING, INC.
42 NORTH 200 EAST, STE 1

Direct Communications Approval

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trunks provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

Ch. Melson
Direct Communications Date: 6-24-15

Rocky Mountain Power Approval

1. Pursuant to Utah Code Ann. §54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. §17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way.
(2) the law applicable to prescriptive rights.
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

Mark Stille
Rock Mountain Power Date: 6/25/15

Questar Gas Approval

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners' Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532.

Approved this 16 day of June, 2015.
By *Christopher T. Trusty*
Questar Gas Company
Title: *Pr. Con. Rep.*

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 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 PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Victor E. Hansen
VICTOR E. HANSEN RLS 176695 DATE: June 15, 2015

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M. EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE N89°32'12"W 376.10 FEET ALONG THE NORTH LINE OF SAID SECTION 13; THENCE SOUTH 1728.16 FEET TO THE POINT OF BEGINNING; THENCE S00°01'03"E 117.83 FEET; THENCE N88°46'19"W 1,262.48 FEET; THENCE N01°13'41"E 100.70 FEET; THENCE S89°33'36"E 1,216.27 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 12.07 FEET THROUGH A CENTRAL ANGLE OF 0°20'45" (CHORD BEARS S89°23'13"E 12.07 FEET); THENCE S89°12'51"E 31.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.167 ACRES, MORE OR LESS.

OWNERS 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 10-90-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):

PRINTED NAME OF OWNER: *Patterson Construction, Inc.*
AUTHORIZED SIGNATURE(S): *James K. Patterson, President*

ACKNOWLEDGMENT

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

ON THE 17 DAY OF July, 2015, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS 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 07-17-2017

668491
COMMISSION NUMBER
Kent P. Smith
NOTARY PUBLIC SIGNATURE
PRINTED FULL NAME OF NOTARY

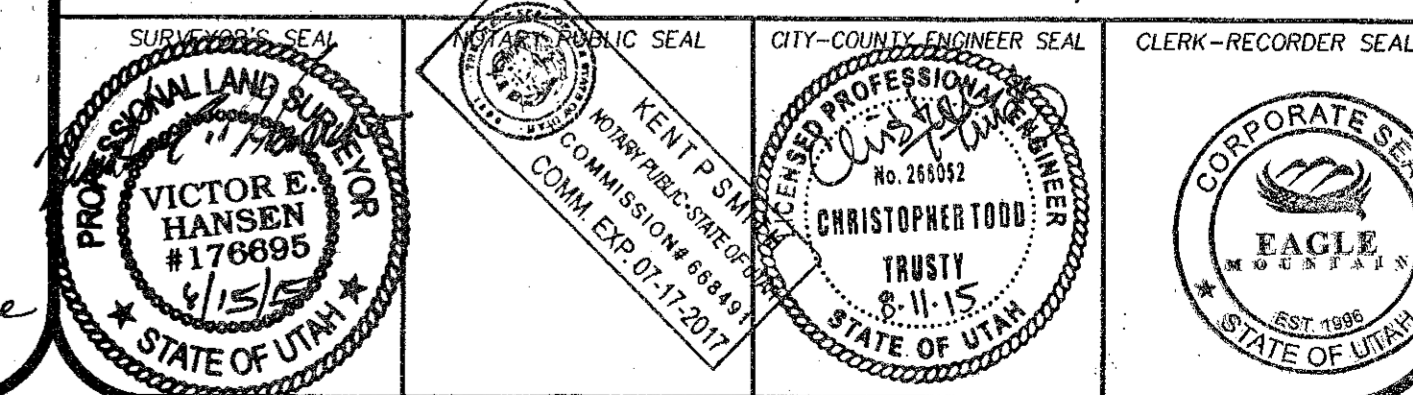
ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 12 DAY OF August, 2015.

APPROVED BY MAYOR: *Christopher T. Trusty*
APPROVED CITY ENGINEER (SEE SEAL BELOW)
APPROVED BY CITY ATTORNEY: *Mark P. Smith*
APPROVED BY CITY RECORDER (SEE SEAL BELOW)

EAGLE POINT PLAT "F"

PHASE 2
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
S 1/2 OF THE NE 1/4 OF SECTION 13 T6S R2W, SLB&M



Sec. 13-6-24 to 028