

PLAT "G"

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CH DIR, CH DIS. Contains curve data for curves C1 through C92.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CH DIR, CH DIS. Contains curve data for curves C93 through C179.

LINE TABLE with columns: LINE, LENGTH, BEARING. Contains line data for lines L1 through L44.

PLAT "G" NOTES

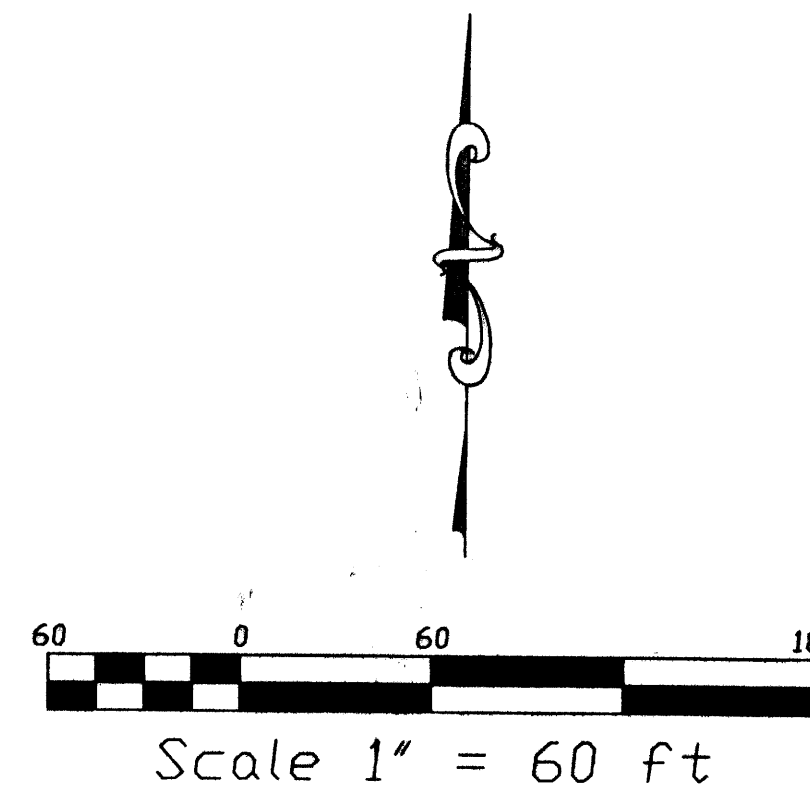
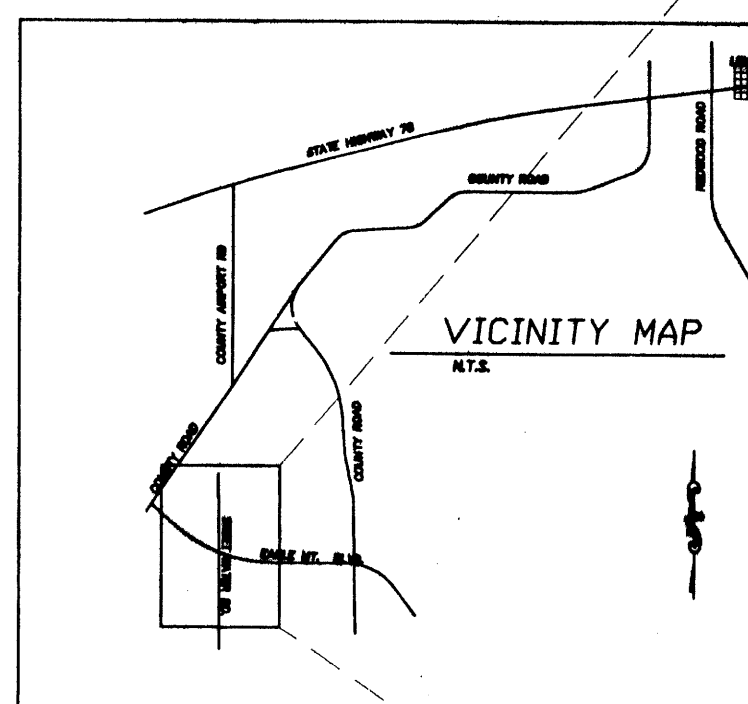
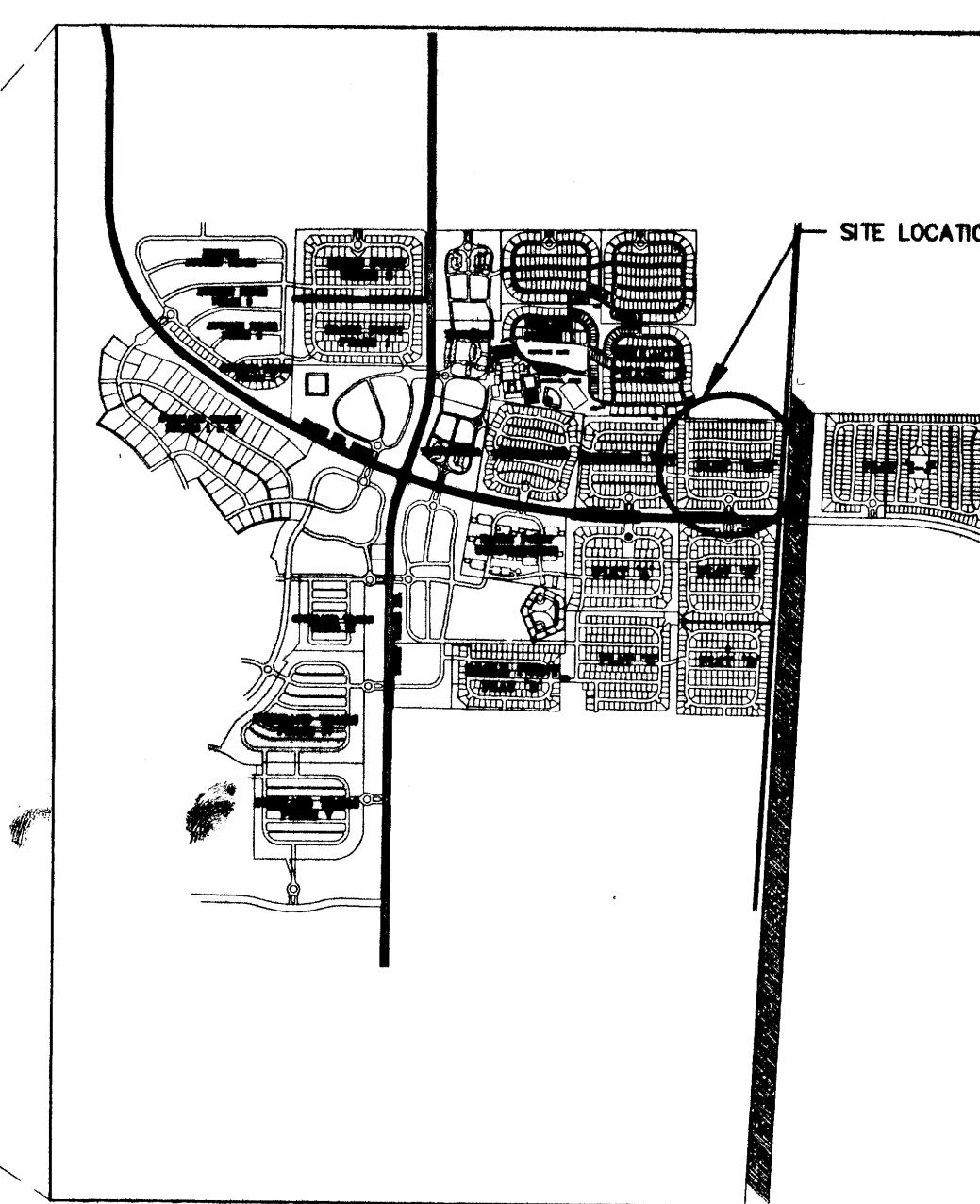
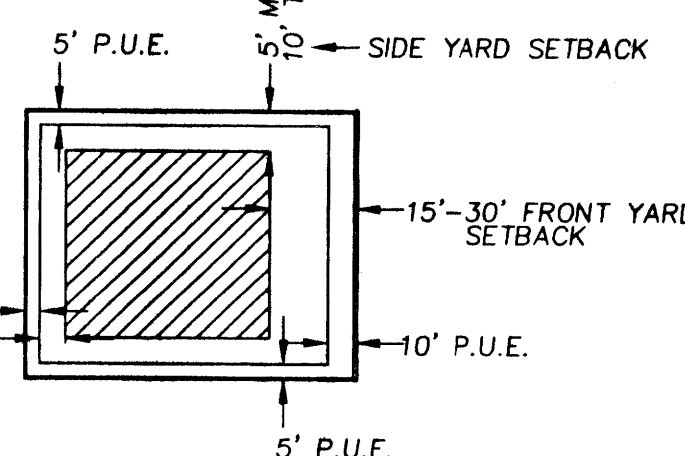
MINIMUM LOT FRONTAGE = 60 FEET
MINIMUM LOT SIZE = 0.14 AC
AVERAGE LOT SIZE = 6,890 SQ FT
TOTAL LOTS = 158
TOTAL LOT ACRES = 24.95
TOTAL ACRES = 41.19
TOTAL OPEN SPACE = 7.66
TOTAL STREET ACRES = 7.85
TOTAL PARK ACRES = .73

SUBDIVISION NAME: EAGLE POINT 'PLAT G'
TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
OWNER/DEVELOPER: PATTERSON CONSTRUCTION INC.
ATTN: WAYNE PATTERSON
2245 NORTH 1200 EAST
LEHI, UTAH 84043

PROJECT #99040 DRAFTED BY SKS 02/09/00
PLOT VIEW = '60' File name: F:\SD\PROJ\99040\PLAT_G.DWG
Sheet Name: g_title

LEGEND

- STREET MONUMENT
• SET REBAR & CAP MARKED RLS-145796
2294 LOT ADDRESS



SURVEYOR'S CERTIFICATE

I, MEL MCQUARRIE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 17885 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: 02/21/00

PLAT "G" BOUNDARY DESCRIPTION

COMMENCING N00°18'00"E ALONG THE CENTER SECTION LINE A DISTANCE OF 47.95 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 7, T6S, R1W, S18E;
THENCE N88°39'49"W 1560.22';
THENCE N00°01'14"E 1278.43';
THENCE S89°44'07"E 225.43';
THENCE SOUTH 153.20';
THENCE S89°44'07"E 1035.68';
THENCE N88°49'10"E 80.09';
THENCE S88°46'50"E 254.18';
THENCE S00°16'09"W 1115.48' TO THE POINT OF BEGINNING.
CONTAINS 41.19 ACRES MORE OR LESS.

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 SHOWN ON THIS PLAT, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER 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.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 21st DAY OF February, A.D. 2000, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF TOWN OF EAGLE MOUNTAIN CITY
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 20th DAY OF August, A.D. 2002.

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 3 DAY OF March, A.D. 2002

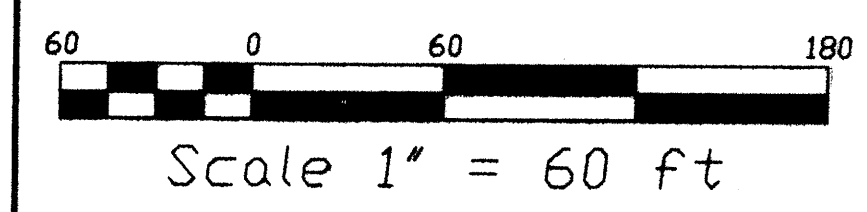
TOWN ATTORNEY APPROVAL

APPROVED THIS 3 DAY OF March, A.D. 2002 BY THE TOWN ATTORNEY OF EAGLE MOUNTAIN TOWN.

EAGLE POINT PLAT "G"

Professional seals for Melvin C. McQuarrie (Surveyor), State of Utah, and Notary Public. Includes scale of 1" = 60 feet and recording information: EAGLE MOUNTAIN, UTAH COUNTY, UTAH. No. 17885. Melvin C. McQuarrie. State of Utah. 2002 Aug 27 04:48 AM REC 015:00 BY SS RECORDED FOR EAGLE MOUNTAIN CITY.

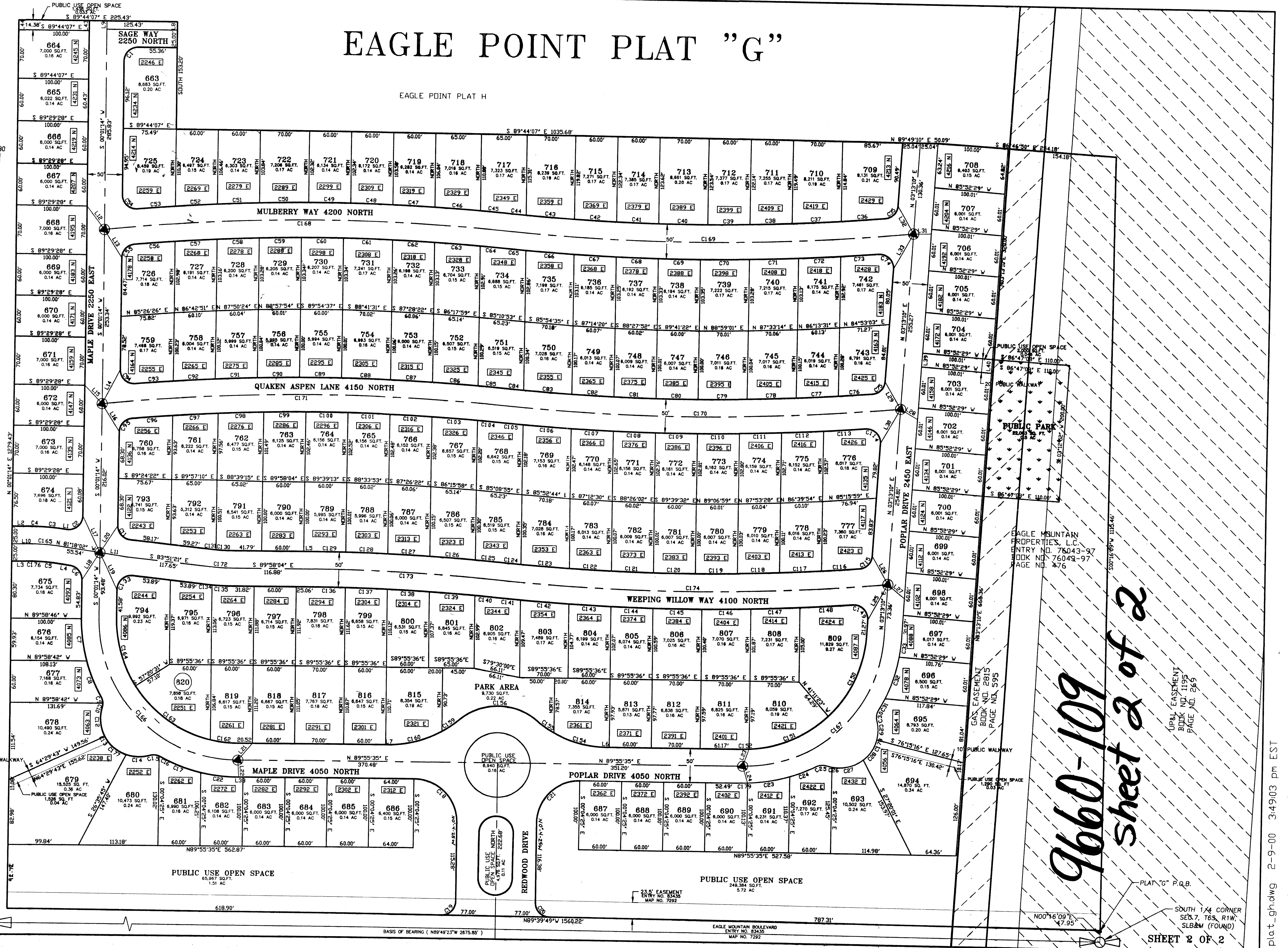
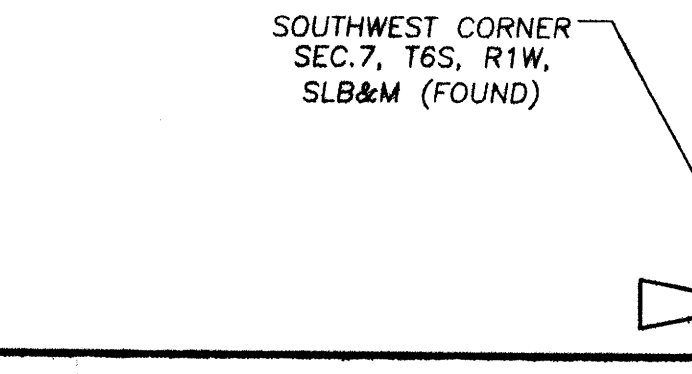
EAGLE POINT PLAT "G"



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

MOUNTAIN VIEW SUBDIVISION
FRED WOODS

MCM ENGINEERING, INC.
CIVIL/STRUCTURAL/SURVEYING
P.O. BOX 189
HEBER, UT 84032
(435) 884-0838



9660-109
Sheet 2 of 2

SHEET 2 OF 2

ENT 98478:2002 JUL 26
RANDALL A. COULINGTON
UTAH COUNTY RECORDER
2002 Aug 27 8:48 AM FEE 215.00 BY 55
RECORDED FOR EAGLE MOUNTAIN CITY

plat_ghdwg 2-9-00 3:49:03 pm EST