



SURVEYOR'S CERTIFICATE
 I, David V. Thomas, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 46392 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, OPEN SPACE, 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.
 DATE Oct 2, 2012 SURVEYOR David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT BEING N 89°31'09" W ALONG THE SECTION LINE 849.34 FEET AND SOUTH 43.06 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
 RUNNING THENCE ALONG THE ARC OF A 155.00 FOOT RADIUS CURVE TO THE RIGHT 247.43 FEET (CURVE HAS A CENTRAL ANGLE OF 91°27'46" AND A CHORD THAT BEARS S 34°47'59" E 221.98 FEET); THENCE ALONG THE ARC OF A 1517.68 FOOT RADIUS CURVE TO THE LEFT 225.47 FEET (CURVE HAS A CENTRAL ANGLE OF 08°30'43" AND A CHORD THAT BEARS S 06°40'33" W 225.26 FEET); THENCE N 83°24'33" W 291.03 FEET; THENCE N 05°13'44" E 250.30 FEET; THENCE N 09°43'27" E 148.95 FEET; THENCE S 80°31'52" E 142.57 FEET TO THE POINT OF BEGINNING.
 CONTAINS 2.525 ACRES
 BASIS OF BEARING = UTAH STATE PLANE COORDINATES, CENTRAL ZONE

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 10-9a-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.
 SIGNED: James R. Patterson, Manager of Eagle Point Properties
Blaine E. Patterson, President of Eagle Point Properties, Inc.
 AUTHORIZED SIGNATURE(S)

RESERVATION OF COMMON AREAS
 THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF EAGLE POINT TOWNHOMES FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS
 IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF EAGLE MOUNTAIN CITY.

NOTES
 1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.
 2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

ACKNOWLEDGMENT
 ON THE 16th DAY OF February, 2012, 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 12/31/2014 NOTARY PUBLIC David J. Little

ACCEPTANCE BY LEGISLATIVE BODY
 CITY COUNCIL OF EAGLE MOUNTAIN CITY
 COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 16 DAY OF February, A.D. 2012
 THE City Engineer
 APPROVED Christina J. Trumbly ATTEST David J. Little
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

EAGLE POINT TOWNHOMES PLAT "A"
 A PARTIAL VACATION OF EAGLE POINT CONDOS PHASE 1
 EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
 LOCATED IN THE NE 1/4 OF SECTION 13, T.6S., R.2W., S.L.B.&M.
 SCALE: 1" = 30'

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 17 DAY OF May, A.D., 2012
David V. Thomas
 CITY ATTORNEY

LEGEND:
 PRIVATE AREA (hatched)
 LIMITED COMMON AREA (dotted)
 COMMON AREA (white)

LEGISLATIVE BODY SEALS:
 CITY ENGINEER SEAL: Christina J. Trumbly
 CLERK-RECORDER SEAL: David J. Little

TABULATIONS

TOTAL ACREAGE	2.525 AC
TOTAL ACREAGE IN LOTS	0.813 AC
TOTAL OPEN SPACE	0.786 AC
TOTAL IMPROVED OPEN SPACE	0.786 AC
AVERAGE LOT SIZE	843 SF
LARGEST LOT	1296 SF
SMALLEST LOT	689 SF
OVERALL DENSITY	16.63 DU/AC
TOTAL # OF LOTS	42

STATE PLANE COORDINATES
 FACTOR = 0.99970005

SP#	X =	Y =
SP0	1,859,204.76	718,693.42
SP1	1,858,355.70	718,657.49
SP2	1,858,482.36	718,475.27
SP3	1,858,456.17	718,251.60
SP4	1,858,167.16	718,284.99
SP5	1,858,189.96	718,534.18
SP6	1,858,215.12	718,680.94

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	155.00	247.43	91°27'46"	221.98	S 34°47'59" E
C2	1517.68	225.47	08°30'43"	225.26	S 06°40'33" W
C3	155.00	224.61	83°01'42"	205.47	S 39°01'01" E
C4	155.00	10.02	03°42'18"	10.02	S 04°20'58" W
C5	155.00	12.80	04°43'48"	12.79	S 08°34'00" W
C6	1517.68	202.70	07°39'09"	202.55	S 07°06'20" W
C7	1517.68	10.00	00°22'39"	10.00	S 03°05'26" W
C8	1517.68	12.77	00°28'55"	12.77	S 02°39'38" W

BUILDING ADDRESSES

BUILDING	ADDRESS
A	1808 EAST
B	1826 EAST
C	1844 EAST
D	1843 EAST
E	1825 EAST
F	1807 EAST

13980



SEC. 13-6-2W 70-038