

# HIDDEN CANYON PHASE 1 SUBDIVISION

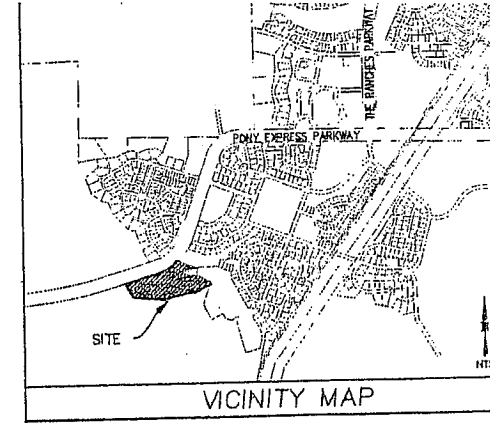
LOCATED IN THE EAST HALF OF SECTION 30,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

TABLE OF LAND USAGE

TOTAL SUBDIVISION ACREAGE	TOTAL LOT ACREAGE	TOTAL NUMBER OF LOTS	AVERAGE LOT SIZE (ACRES)	TOTAL STREET ACREAGE	TOTAL OPEN SPACE ACREAGE
16.996	10.109	85	0.116	3.909	2.976

THE RANCHES L.C.  
ENTRY # 121820:2003

NOTE: NO DRIVEWAY ACCESS ALLOWED  
FROM SANDPIPER ROAD FOR  
LOTS 1, 47-53, 80, 81 AND 85



**SURVEYOR'S CERTIFICATE**  
I, Evan J. Wood, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 183395, as prescribed under the laws of the State of Utah. I further certify that 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, streets, and easements hereafter to be known as:  
**HIDDEN CANYON PHASE 1 SUBDIVISION**  
and that the same has been surveyed and staked on the ground as shown on this plat.  
DATE: March 16, 2005  
Evan J. Wood  
R.L.S. 183395

**BOUNDARY DESCRIPTION**

A part of Section 30, Township 5 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:  
Beginning at a point S01°08'59"W 2402.74 feet along the Section line, and West 424.97 feet from the Northeast Corner of said Section 30; thence S62°07'06"W 367.50 feet; thence N17°12'18"E 21.11 feet; thence S77°16'06"W 649.46 feet; thence N84°45'28"W 618.01 feet; thence N31°56'32"W 323.76 feet; thence N73°10'00"E 715.73 feet to the beginning of a curve; thence Northeasterly 453.70 feet along a 803.00 foot radius curve to the left with a central angle of 32°22'21" (chord bears N58°58'49"E 447.89 feet); thence S69°18'24"E 449.01 feet; thence S88°57'47"W 200.51 feet; thence S01°02'13"E 160.67 feet; thence N88°57'47"E 160.80 feet to the beginning of a curve; thence southeasterly 113.60 feet along a 230.00 foot radius curve to the right with a central angle of 28°17'59" (chord bears S76°53'13"E 112.4 feet); thence S62°44'13"E 98.60 feet to the beginning of a curve; thence southeasterly 139.92 feet along a 230.00 foot radius curve to the right with a central angle of 34°51'20" (chord bears S45°18'34"E 137.77 feet) to the point of beginning.  
Contains 16.996 acres and 85 lots.

**EAGLE MOUNTAIN DEVELOPER PLAT 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, WITHIN ALL OTHER PLACES OF PUBLIC USE AND EMPLOYMENT 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.  
March 16, 2005  
OWNER(S):  
PRINTED NAME OF OWNER: The Ranches L.C.  
AUTHORIZED SIGNATURE(S):  
H. Burt Kincaid

**ACKNOWLEDGMENT**

ON THE 16th DAY OF March, 2005, PERSONALLY APPEARED BEFORE ME 1 PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE 1 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.  
NOTARY PUBLIC  
Angie C. Fu

**ACCEPTANCE BY LEGISLATIVE BODY**

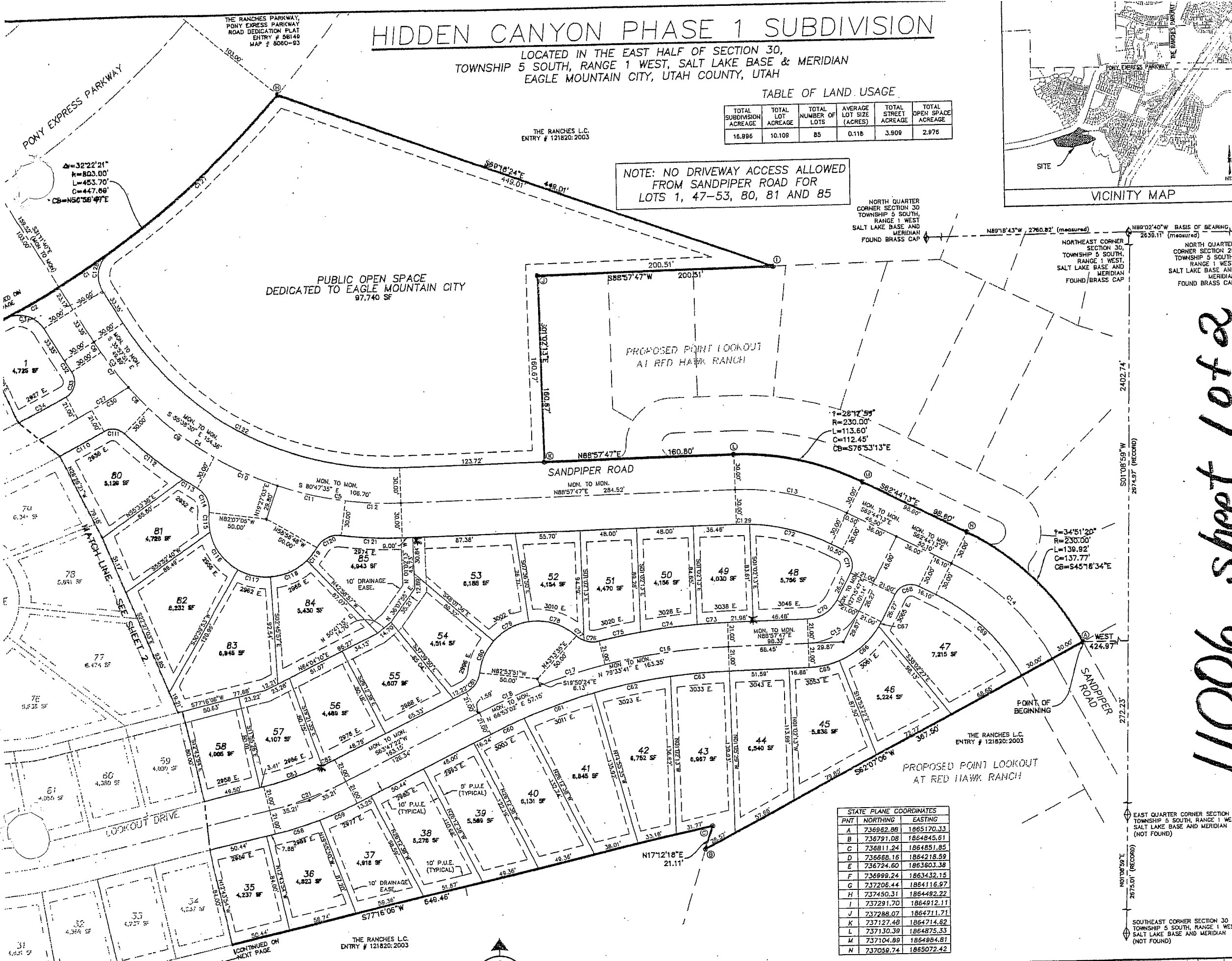
THE CITY COUNCIL OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 16th DAY OF March, A.D. 20 05.  
APPROVED BY MAYOR: Robert Balguy  
APPROVED BY TOWN CLERK: Janet Johnson  
ATTEST: Janet Johnson  
ENGINEER (SEE SEAL BELOW)  
CLERK-RECORDS (SEE SEAL BELOW)

**HIDDEN CANYON PHASE 1 SUBDIVISION**

LOCATED IN THE EAST HALF OF SECTION 30,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

STATE PLANE COORDINATES

PNT	NORTHING	EASTING
A	736962.88	1865170.33
B	736791.08	1864845.61
C	736811.24	1864851.85
D	736668.15	1864218.59
E	736724.60	1863603.38
F	736999.24	1863432.15
G	737206.44	1864116.97
H	737450.31	1864492.22
I	737291.70	1864912.11
J	737288.07	1864711.71
K	737127.48	1864714.62
L	737130.39	1864875.33
M	737104.89	1864984.81
N	737059.74	1865072.42



**LEGEND**  
DRAINAGE AND PUBLIC UTILITY EASEMENT (D. AND P.U.E.) AS SHOWN ON THIS PLAT 1/2" POINT AND NEAR 5" SIZES

**GRAPHIC SCALE**



Stantec Consulting  
Suite 300, 3995 South 700 East  
Salt Lake City, UT 84119  
Project Number: 186301536  
File Name: KWW  
Plot Date: 01/15/05-10/16

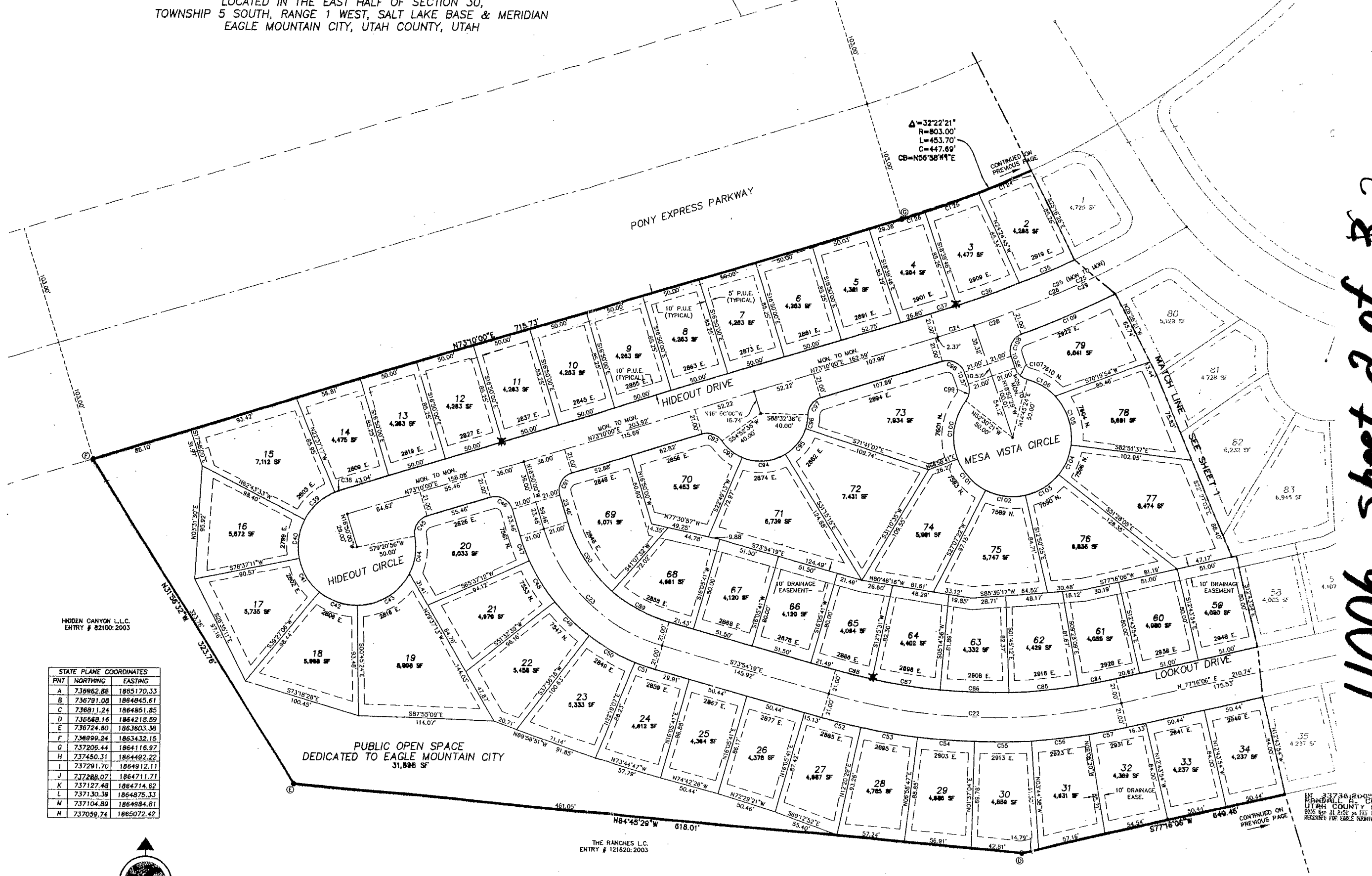
SURVEYOR'S SEAL: Evan J. Wood, R.L.S. 183395  
NOTARY PUBLIC SEAL: Angie C. Fu  
CITY ENGINEER'S SEAL: Robert Balguy  
CLERK-RECORDS SEAL: Janet Johnson

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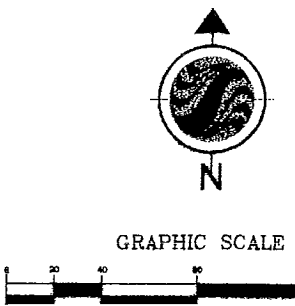
# HIDDEN CANYON PHASE 1 SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 30,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

ADJUS	DELTA	CHORD BEARING	CHORD
03.00	138.31'	N88°34'05"E	63.37
03.00	138.31'	N88°34'36"E	63.37
05.00	132.22'	S38°57'01"E	48.69
05.00	132.22'	S38°58'39"E	164.36
05.00	132.22'	S40°47'38"E	106.79
05.00	132.22'	S32°14'24"E	10.95
05.00	132.22'	S27°09'35"E	56.97
05.00	132.22'	S43°38'15"E	74.82
05.00	132.22'	S52°17'52"E	71.26
05.00	112.25'48"	S64°50'33"E	88.75
05.00	112.25'48"	S78°16'51"E	89.75
05.00	132.22'	S88°30'22"E	47.26
05.00	132.22'	N78°53'13"W	87.76
05.00	132.22'	N48°18'34"W	118.80
05.00	132.22'	N68°08'47"E	61.28
05.00	132.22'	S63°43'44"W	166.57
05.00	132.22'	S72°32'42"W	88.49
05.00	132.22'	S65°31'02"W	87.15
05.00	132.22'	N70°31'44"E	69.94
05.00	132.22'	S88°18'08"E	247.92
05.00	132.22'	S42°27'02"E	141.40
05.00	132.22'	N72°38'48"E	32.36
05.00	132.22'	N64°49'49"E	188.16
05.00	132.22'	S62°38'55"E	148.81
05.00	132.22'	S88°03'27"E	90.77
05.00	132.22'	N70°01'57"E	34.63
05.00	132.22'	N84°54'38"E	127.62
05.00	132.22'	N89°42'24"E	37.19
05.00	132.22'	N74°17'25"W	34.16
05.00	132.22'	S53°4'24"E	12.04
05.00	132.22'	N41°13'34"E	22.12
05.00	132.22'	N82°13'50"E	48.82
05.00	132.22'	N88°21'40"E	90.69
05.00	132.22'	N68°49'53"E	56.78
05.00	132.22'	N74°28'01"E	23.22
05.00	132.22'	S70°14'16"W	6.11
05.00	132.22'	S47°17'30"W	34.25
05.00	132.22'	S67°58'49"W	33.10
05.00	132.22'	S38°27'52"E	33.52
05.00	132.22'	S72°38'06"E	34.37
05.00	132.22'	N87°23'02"E	61.97
05.00	132.22'	N87°59'02"E	31.86
05.00	132.22'	S31°15'28"W	20.04
05.00	132.22'	N81°50'05"W	21.21
05.00	132.22'	S29°36'24"E	22.24
05.00	132.22'	S31°20'04"E	41.41
05.00	132.22'	S45°29'32"E	41.01
05.00	132.22'	S82°03'19"E	44.86
05.00	132.22'	S20°14'02"E	16.35
05.00	132.22'	S75°45'56"E	33.99
05.00	132.22'	S80°20'22"E	48.55
05.00	132.22'	S85°42'09"E	48.55
05.00	132.22'	N82°54'31"E	48.58
05.00	132.22'	N79°04'53"E	32.84
05.00	132.22'	N73°40'18"E	40.02
05.00	132.22'	N68°59'59"E	34.98
05.00	132.22'	S62°39'01"E	31.77
05.00	132.22'	N72°14'17"W	64.10
05.00	132.22'	S72°01'51"W	66.11
05.00	132.22'	S85°04'32"W	48.83
05.00	132.22'	N29°11'33"E	28.54
05.00	132.22'	N49°11'32"E	44.42
05.00	132.22'	S28°08'47"E	4.56
05.00	132.22'	S72°16'47"W	21.21
05.00	132.22'	S48°18'34"W	101.83
05.00	132.22'	N62°39'47"E	26.74
05.00	132.22'	N17°24'17"W	11.21
05.00	132.22'	N74°31'12"E	71.84
05.00	132.22'	S87°32'08"W	25.96
05.00	132.22'	S83°27'20"W	48.22
05.00	132.22'	S78°30'05"W	35.79
05.00	132.22'	S82°20'21"E	12.84
05.00	132.22'	S87°30'34"E	7.67
05.00	132.22'	N72°11'37"E	42.93
05.00	132.22'	S62°30'47"E	34.44
05.00	132.22'	S42°50'17"E	29.88
05.00	132.22'	N33°28'46"E	18.84
05.00	132.22'	S68°01'19"E	11.81
05.00	132.22'	N71°40'01"E	53.17
05.00	132.22'	N78°11'59"E	32.15
05.00	132.22'	N84°41'20"E	58.29
05.00	132.22'	S85°15'08"E	58.26
05.00	132.22'	S81°14'47"E	64.85
05.00	132.22'	S81°49'24"E	31.83
05.00	132.22'	S81°22'23"E	85.84
05.00	132.22'	S53°51'14"E	70.10
05.00	132.22'	S28°10'00"W	21.21
05.00	132.22'	N79°58'42"E	17.57
05.00	132.22'	S81°08'05"E	22.09
05.00	132.22'	S85°48'50"E	36.37
05.00	132.22'	N38°31'49"E	27.84
05.00	132.22'	N69°23'09"E	11.73
05.00	132.22'	S87°18'42"E	17.57
05.00	132.22'	S82°11'14"W	29.83
05.00	132.22'	N84°18'35"E	14.17
05.00	132.22'	S84°39'58"E	48.87
05.00	132.22'	S41°58'56"E	35.72
05.00	132.22'	S82°01'31"E	34.17
05.00	132.22'	N87°50'46"E	33.07
05.00	132.22'	N82°50'09"E	27.05
05.00	132.22'	N88°07'12"W	42.67
05.00	132.22'	N69°34'41"W	27.45
05.00	132.22'	N47°03'32"E	14.17
05.00	132.22'	S29°11'27"E	20.80
05.00	132.22'	N86°15'01"E	87.18
05.00	132.22'	N82°13'13"E	43.48
05.00	132.22'	N82°17'24"W	17.88
05.00	132.22'	S81°20'21"E	63.88
05.00	132.22'	S87°01'38"E	14.50
05.00	132.22'	N85°37'07"W	23.18
05.00	132.22'	S01°34'31"E	40.39
05.00	132.22'	S83°10'21"E	26.78
05.00	132.22'	S83°04'25"E	34.38
05.00	132.22'	N87°07'34"E	34.38
05.00	132.22'	N39°01'08"E	13.92
05.00	132.22'	S64°31'14"W	23.15
05.00	132.22'	S82°20'21"E	52.12
05.00	132.22'	S81°08'05"E	289.38
05.00	132.22'	N83°40'13"E	29.59
05.00	132.22'	N85°29'21"E	49.41
05.00	132.22'	N69°58'23"E	48.33
05.00	132.22'	N72°23'50"E	20.63
05.00	132.22'	N47°23'45"E	188.54
05.00	132.22'	S11°54'08"W	34.16
05.00	132.22'	N88°08'12"W	11.47



PNT	NORTHING	EASTING
A	735962.88	1865170.33
B	736791.08	1864845.61
C	736811.24	1864851.85
D	736668.16	1864218.59
E	736724.60	1863603.38
F	736899.24	1863432.15
G	736206.44	1864116.92
H	737450.31	1864492.22
I	737291.70	1864912.11
J	737288.07	1864711.71
K	737127.48	1864714.82
L	737130.39	1864875.33
M	737104.89	1864984.81
N	737059.74	1865072.42



**LEGEND**

- 10' DRAINAGE AND PUBLIC UTILITY EASEMENT (D. AND P.U.E.) AS SHOWN ON THIS PLAT 10' FRONT AND REAR, 5' SIDES
- ★ PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHT
- MONUMENT TO BE SET
- EXISTING MONUMENT
- BOUNDARY CORNER SET WITH REGAR & CAP

THE RANCHES L.C.  
ENTRY # 121820:2003



Stantec Consulting  
Suite 300, 3995 South 700 East  
Salt Lake City UT U.S.A.  
84107

Project Number	PH
186301536	KWW
Filename	Plot Data
01550c-101b	
Designed By	Drawn By

**HIDDEN CANYON PHASE 1 SUBDIVISION**  
LOCATED IN THE EAST HALF OF SECTION 30,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

11006 sheet 2 of 2

RECORDED IN THE PUBLIC RECORDS OF UTAH COUNTY RECORDER  
BOOK 145 PAGE 145  
RECORDED FOR EAGLE MOUNTAIN CITY