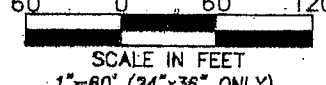


NORTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. (FOUND BRASS CAP MON.)



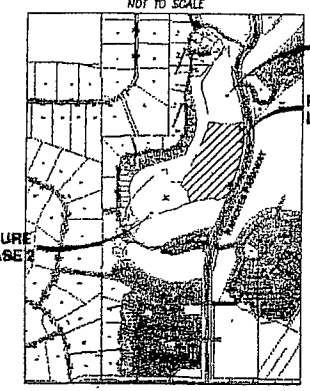
LEGEND

- PROPERTY LINE
LOT LINE
CENTER LINE
SECTION LINE
BUILDING SETBACK
PUBLIC UTILITY EASEMENT
PROPOSED FIRE HYDRANT
5/8" x 24" REBAR & CAP (LS#25986) TO BE SET
STREET MONUMENT TO BE SET

NOTES

- 1. REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & REAR LOT CORNERS (LS#25986) ALL FRONT LOT CORNERS WILL BE SET WITH LEAD PLUGS IN THE CURB AS AN EXTENSION OF THE LOT LINE.
2. ALL PUBLIC UTILITY EASEMENTS ARE TO FEET IN THE FRONT AND BACK AND 5 FEET ON THE SIDES UNLESS OTHERWISE NOTED.
3. BUILDING SETBACKS ARE 20 FEET IN THE FRONT, 20 FEET IN THE REAR, AND 5 FEET ON THE SIDES. 15 FEET ON STREET SIDE OF CORNER LOTS, UNLESS OTHERWISE NOTED ON THE PLAN.
4. ALL WATERLINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.

BASIS OF BEARING THE BASIS OF BEARING IS SOUTH 00°54'36" EAST FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.



PROJECT LOCATION

RANCHES GOLF COURSE EAGLE MOUNTAIN HOLDINGS, LLC ENTRY NO. 14584-2002 (PART C)

LEGAL DESCRIPTION #1 TEMPORARY 44' PUBLIC UTILITY AND ACCESS EASEMENT (22' OTHER SIDE OF DESCRIBED CENTERLINE BELOW) TO BE ABANDONED FOR THE RECORDED OF ANTHEM AT THE RANCHES SUBDIVISION PHASE 1.

LEGAL DESCRIPTION #2 TEMPORARY 60' PUBLIC UTILITY AND ACCESS EASEMENT TO BE ABANDONED FOR THE RECORDED OF AN ADJOINING PLAT.

LEGAL DESCRIPTION #3 TEMPORARY 50' PUBLIC UTILITY AND ACCESS EASEMENT TO BE ABANDONED FOR THE RECORDED OF AN ADJOINING PLAT.

LEGAL DESCRIPTION #4 TEMPORARY 50' PUBLIC UTILITY AND ACCESS EASEMENT TO BE ABANDONED FOR THE RECORDED OF AN ADJOINING PLAT.

WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. (FOUND BRASS CAP MON.)



LOT CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING

LOT CURVE TABLE CONTINUED with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING

CENTERLINE LINE TABLE with columns: LINE, LENGTH, BEARING

PARCEL ACREAGE with columns: PARCEL #, AREA (SF)

CENTERLINE CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING

PARCEL ACREAGE with columns: PARCEL #, AREA (SF)

SURVEYOR'S CERTIFICATE I, Derrick S. Smith, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 25986 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.

ANTHEM SUBDIVISION BOUNDARY DESCRIPTION - PHASE 1

Beginning at a point which is South 89°05'24" East, along the Section line 1952.23 feet and South 00°54'36" West, 1061.46 feet to the Northwest Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 87°41'17" East, 106.00 feet; thence South 84°14'12" East, 48.87 feet; thence North 89°00'10" West, 2676.16' (CALC.) 2676.06' (REC.) to the Northeast Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base & Meridian. (FOUND BRASS CAP MON.) ELEV.=4936.16

Containing: 14.39 acres

SIGNED Derrick S. Smith DATE: 9-5-03 DERRICK S SMITH L.S. 259861 (SEE SEAL BELOW)

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 Eagle Mountain City, Utah, of streets, parks, open spaces, 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. Lot 55 is hereby dedicated to Anthem of the Ranches Home Owners Association, Parcel A through G dedicated to Anthem of the Ranches Home Owners Association for public use and to be maintained by the Anthem of the Ranches Home Owners Association.

MARK R. BRENNON AUTHORIZED SIGNATURE(S) MARK R. BRENNON FOR EAGLE MOUNTAIN LINKS LLC AND EAGLE MOUNTAIN HOLDINGS

ACKNOWLEDGMENT On the 5th day of Sept. 2003, personally appeared before me the persons signing the foregoing Declaration known to me to be authorized to execute the foregoing Declaration for and on behalf of the Owners who duly acknowledged to me that the Owners Declaration was executed by them on behalf of the Owners.

CITY ENGINEER APPROVED THIS 15th DAY OF Sept. A.D. 2003

BY THE EAGLE MOUNTAIN CITY ENGINEER

CITY ATTORNEY APPROVED THIS 15th DAY OF Sept. A.D. 2003

BY THE EAGLE MOUNTAIN CITY ATTORNEY

ACCEPTANCE BY LEGISLATIVE BODY THE EAGLE MOUNTAIN CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, BASEMENTS AND OTHER PARCELS OF PUBLIC USE AND INTENDED FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 15th DAY OF September, A.D. 2003

MAYOR OF EAGLE MOUNTAIN

APPROVED, SIGNED ABOVE ATTEST Daniel B. Venturini, Esq. ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL APPROVED THIS 15 DAY OF September A.D. 20 03

BY THE EAGLE MOUNTAIN CITY PLANNING COMMISSION

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

SUBDIVISION PLAT ANTHEM AT THE RANCHES SUBDIVISION PHASE 1

LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

Professional seals for Surveyor, Notary Public, City Engineer, and Clerk-Recorder.

PREPARED BY: PEPG ENGINEERING, L.L.C. 421 W. 12300 S. #100 • DRAPER UT 84020 PH: (801) 562-2521 • FAX: (801) 562-2551

SEC. 20, T5S, R1W, SLEB 10-03 JT