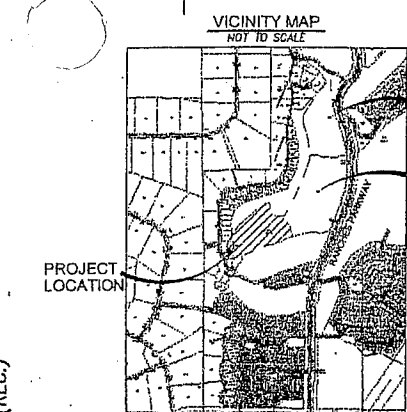


S 89°05'24" E 874.74'
 N 89°05'24" W (CALC.)
 N 89°02'47" W 2679.68' (REC.)

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



2697.82' (REC.)

N 00°54'13" W

S 00°54'36" W 2498.31'

N 00°54'13" W

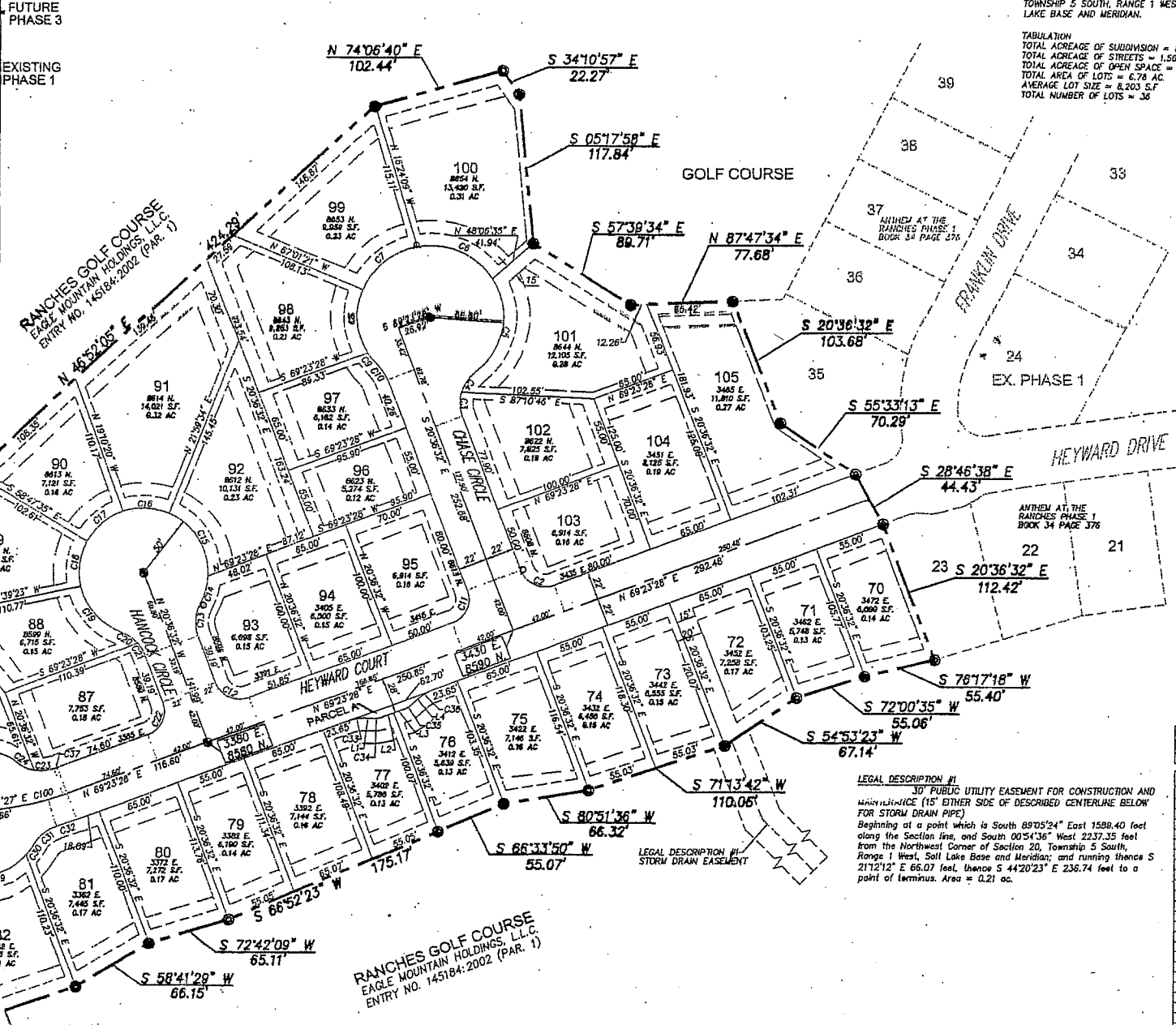
S 00°54'36" W

N 00°54'13" W

P.O.B.

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

0.02221.dwg | 10/14/04 | a3.dwg | OCTOBER 14, 2004



LEGAL DESCRIPTION #1
 30' PUBLIC UTILITY EASEMENT FOR CONSTRUCTION AND MAINTENANCE (15' EITHER SIDE OF DESCRIBED CENTERLINE BELOW FOR STORM DRAIN PIPE)
 Beginning at a point which is South 89°05'24" East 1588.40 feet along the Section line, and South 00°54'36" West 2237.35 feet from the Northwest Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence S 21°12' E 65.07 feet, thence S 44°20' E 236.74 feet to a point of terminus. Area = 0.21 ac.

LEGAL DESCRIPTION #2
 Beginning at a point on the centerline of an existing waterline and the Southeast corner of Lot 83 of Anthem at the Ranches Phase 2 Subdivision, as recorded in the Office of the Utah County Recorder, which point is North 00°54'36" West 189.08 feet along the section line and North 89°05'24" East 286.70 feet from the West Quarter Corner of Section 20, and running thence along the centerline of said waterline South 65°48'07" West, 142.41 feet; thence South 42°23'02" West, 48.64 feet; thence South 28°47'17" West, 86.48 feet; thence South 77°33'24" West, 123.76 feet; thence South 60°26'32" West, 113 feet to a point on the northeastern line of that certain parcel recorded as Entry No. 199961-2003 in the Office of the Utah County Recorder and the point of terminus.

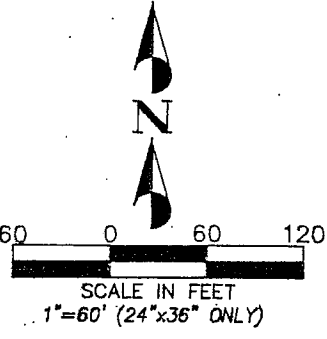
5355.84' (MEAS.)
 N 89°00'10" W
 2676.16' (CALC.)
 2676.06' (REC.)

NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. (NOT FOUND)

BENCHMARK
 NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. (FOUND BRASS CAP MON.)
 ELEV. = 4935.16

BASIS OF BEARING
 BASIS OF BEARING IS SOUTH 00°13'53" WEST FROM THE NORTHEAST TO THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

TABULATION
 TOTAL ACRES OF SUBDIVISION = 8.34 AC.
 TOTAL ACRES OF STREETS = 1.56 AC.
 TOTAL ACRES OF OPEN SPACE = 0.00 AC.
 TOTAL AREA OF LOTS = 6.78 AC.
 AVERAGE LOT SIZE = 8.203 S.F.
 TOTAL NUMBER OF LOTS = 36



- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - CENTER LINE
 - SECTION LINE
 - BUILDING SETBACK
 - PUBLIC UTILITY EASEMENT
 - ☉ PROPOSED FIRE HYDRANT
 - ⊕ 5/8" x 24" REBAR & CAP LS#259961 TO BE SET
 - ⊕ STREET MONUMENT TO BE SET
- NOTES**
- REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & REAR LOT CORNERS (LS#259961) ALL FRONT LOT CORNERS WILL BE SET WITH LEAD PLUGS IN THE CURB AS AN EXTENSION OF THE LOT LINE.
 - ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET IN THE FRONT AND BACK AND 5 FEET ON THE SIDES UNLESS OTHERWISE NOTED.
 - 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 PLAT.
 - ALL WATERLINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.

PARCEL ACREAGE

PARCEL #	AREA (SF)
A	252

LOT LINE TABLE

LINE	LENGTH	BEARING
L1	8.45	N89°05'24" W
L2	6.65	S89°23'28" W
L3	6.65	S89°23'28" W
L4	8.45	S89°23'28" W

CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C100	200.00	112°00'00"	18.85	39.58	39.58	N73°00'00" W

LOT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	20.00	90°00'00"	20.00	31.42	28.28	S89°23'28" W
C2	30.00	36°34'17"	6.61	18.15	18.83	S82°18'23" W
C3	60.00	18°17'08"	3.31	9.08	9.42	N100°00'00" W
C4	56.50	84°32'44"	61.86	63.70	75.23	N89°23'28" W
C5	56.50	68°12'31"	38.38	67.38	63.44	N86°39'38" W
C6	56.50	56°27'21"	30.34	55.89	53.49	S81°28'31" W
C7	56.50	54°22'24"	29.08	51.61	51.23	S80°18'27" W
C8	56.50	13°14'22"	8.57	13.09	13.06	S83°02'00" W
C9	30.00	24°10'18"	6.42	12.68	12.56	N31°41'41" W
C10	20.00	90°00'00"	20.00	31.42	28.28	N24°23'28" W
C11	20.00	90°00'00"	20.00	31.42	28.28	N24°23'28" W
C12	30.00	80°00'00"	30.00	31.42	28.28	S81°28'31" W
C13	30.00	80°00'00"	30.00	31.42	28.28	S81°28'31" W
C14	30.00	24°10'18"	11.82	25.80	25.10	S84°02'00" W
C15	30.00	24°10'18"	11.49	24.80	24.41	N16°54'58" W
C16	30.00	68°34'81"	34.07	61.81	57.31	N29°20'27" W
C17	30.00	42°30'22"	12.24	36.73	35.91	N88°11'12" W
C18	30.00	42°30'22"	12.27	36.78	35.96	N88°11'12" W
C19	30.00	41°37'07"	16.00	36.37	35.81	S87°38'35" W
C20	30.00	37°14'04"	17.28	40.85	47.80	S41°27'00" W
C21	30.00	28°20'44"	7.58	14.84	14.69	N100°00'00" W
C22	30.00	21°30'44"	5.69	11.05	10.89	N83°23'42" W
C23	20.00	90°00'00"	20.00	31.42	28.28	N24°23'28" W
C24	30.00	36°27'44"	8.17	15.85	15.76	N85°28'40" W
C25	30.00	27°06'15"	7.23	14.16	14.05	S82°14'20" W
C26	30.00	70°18'34"	36.00	66.35	61.60	S82°42'28" W
C27	30.00	42°31'58"	18.83	37.41	36.51	S80°12'12" W
C28	30.00	42°31'58"	18.83	37.41	36.51	S80°12'12" W
C29	30.00	42°31'58"	18.83	37.41	36.51	S80°12'12" W
C30	30.00	42°31'58"	18.83	37.41	36.51	S80°12'12" W
C31	30.00	42°31'58"	18.83	37.41	36.51	S80°12'12" W
C32	225.00	42°00'00"	6.40	16.80	16.79	N73°13'11" W
C33	20.00	21°30'44"	7.58	14.84	14.69	S82°42'28" W
C34	20.00	21°30'44"	7.58	14.84	14.69	S82°42'28" W
C35	20.00	21°30'44"	7.58	14.84	14.69	S82°42'28" W
C36	20.00	21°30'44"	7.58	14.84	14.69	S82°42'28" W
C37	178.00	9°51'29"	1.33	2.86	2.84	N82°00'00" W

CITY ENGINEER
 APPROVED THIS 15th DAY OF Sept. A.D. 2004
 BY THE EAGLE MOUNTAIN CITY ENGINEER

CITY ATTORNEY
 APPROVED THIS 5th DAY OF October A.D. 2004
 BY THE EAGLE MOUNTAIN CITY ATTORNEY

PREPARED BY:
PEPG ENGINEERING, L.L.C.
 421 W. 12300 S. #400 • DRAPER, UT 84020
 PH: (801) 562-2521 • FAX: (801) 562-2551

SURVEYOR'S CERTIFICATE
 I, Derrick S. Smith, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 259961 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 2
 Beginning at a point which is South 89°05'24" East, 874.74 feet along the Section Line and South 00°54'36" West, 2498.31 feet from the Northwest Corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 08°08'24" West, 172.38 feet; thence North 19°26'33" East, 139.13 feet; thence North 35°36'44" East, 192.33 feet; thence North 46°52'05" East, 424.29 feet; thence North 74°06'40" East, 102.44 feet; thence South 34°10'57" East, 22.27 feet; thence South 05°17'58" East, 117.84 feet; thence South 57°39'34" East, 89.71 feet; thence North 87°47'34" East, 77.68 feet; thence South 20°36'32" East, 103.68 feet; thence South 55°33'13" East, 70.29 feet; thence South 28°46'38" East, 44.43 feet; thence South 20°36'32" East, 112.42 feet; thence South 76°17'18" West, 55.40 feet; thence South 72°00'35" West, 55.06 feet; thence South 54°53'23" West, 67.14 feet; thence South 71°13'42" West, 110.06 feet; thence South 80°51'36" West, 66.32 feet; thence South 66°33'50" West, 55.07 feet; thence South 66°52'23" West, 175.17 feet; thence South 72°42'09" West, 65.11 feet; thence South 58°41'29" West, 66.15 feet; thence South 71°26'35" West, 117.60 feet; thence South 79°7'02" West, 103.30 feet to the point of beginning.

Contains: 8.34 acres.
 SIGNED Derrick S. Smith DERRICK S. SMITH L.S. 259961 (SEE SEAL BELOW)
 DATE: 9-17-04

OWNER'S DEDICATION
 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, blocks, streets, 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, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other pieces 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. Parcel A is hereby dedicated to the City of Eagle Mountain, 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. Parcel A is hereby dedicated to the City of Eagle Mountain, 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.

ACKNOWLEDGMENT
 On the 15th day of September, 2004, 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.
 NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
 THE EAGLE MOUNTAIN CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.
 THIS 4th DAY OF OCTOBER, A.D. 2004
 Mayor of Eagle Mountain

APPROVED THIS 15th DAY OF Sept. A.D. 2004
 BY THE NOT REQUIRED PLANNING COMMISSION
 DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

SUBDIVISION PLAT
ANTHEM AT THE RANCHES SUBDIVISION
PHASE 2
 LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

DEHRICK S. SMITH
 No. 259961
 1-7-04
 SURVEYOR

NOTARY PUBLIC

CITY ENGINEER

CLERK-RECORDER

SEC. 20, TWP. 5 S., R. 1 W., S. 1/4, 1/4 M. 10-038