

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	0.57'	50.00'	0°39'27"	0.29'	S82°30'38"W	0.57'
C2	21.36'	15.00'	81°35'33"	12.95'	S12°02'36"W	19.60'
C3	35.26'	522.00'	3°52'14"	17.64'	N50°54'14"E	35.26'
C4	33.78'	500.00'	3°52'14"	16.90'	N50°54'14"E	33.77'
C5	11.55'	522.00'	1°16'03"	5.77'	N52°12'20"E	11.55'
C6	23.72'	522.00'	2°36'11"	11.86'	N50°08'12"E	23.71'
C7	12.04'	544.00'	1°16'03"	6.02'	N52°12'20"E	12.03'
C8	22.01'	15.00'	84°04'14"	13.52'	N86°23'35"W	20.09'
C9	20.86'	15.00'	79°41'17"	12.52'	N04°30'50"W	19.22'
C10	81.44'	50.00'	93°19'41"	52.99'	S11°20'02"E	72.73'
C11	82.63'	50.00'	94°41'21"	54.27'	N74°39'28"E	73.54'
C12	38.81'	50.00'	45°37'14"	21.03'	N04°30'10"E	38.77'
C13	37.02'	50.00'	42°25'19"	19.40'	N39°31'06"W	36.18'
C14	4.29'	15.00'	16°22'18"	2.16'	S52°32'37"E	4.27'
C15	240.81'	50.00'	2°26'03.34"	44.97'	N77°18'01"E	66.87'
C16	24.43'	15.00'	83°19'35"	15.90'	S02°18'19"W	21.82'
C17	48.77'	328.00'	8°31'10"	24.43'	S53°13'42"W	48.73'
C18	52.04'	350.00'	8°31'10"	26.07'	S53°13'42"W	51.99'
C19	43.93'	350.00'	7°11'30"	21.99'	S52°33'52"W	43.90'
C20	8.11'	350.00'	1°18'40"	4.06'	S56°49'27"W	8.11'
C21	45.50'	306.00'	6°31'10"	22.79'	S53°13'42"W	45.46'
C22	22.27'	15.00'	85°03'44"	13.76'	N79°58'52"W	20.28'
C23	23.41'	15.00'	89°26'17"	14.85'	S06°34'40"W	21.11'
C24	98.34'	322.00'	17°29'54"	49.56'	N48°44'19"E	97.96'
C25	34.79'	322.00'	6°11'28"	17.41'	N54°23'32"E	34.78'
C26	63.55'	322.00'	11°18'26"	31.88'	N45°38'35"E	63.44'
C27	91.62'	300.00'	17°29'54"	46.17'	N48°44'19"E	91.27'
C28	6.37'	300.00'	1°13'01"	3.19'	N56°52'46"E	6.37'
C29	71.51'	300.00'	13°39'24"	35.92'	N49°26'33"E	71.34'
C30	13.74'	300.00'	2°37'28"	6.87'	N41°18'08"E	13.74'
C31	67.89'	344.00'	11°18'26"	34.05'	N45°38'35"E	67.78'
C32	121.12'	272.00'	25°30'49"	61.58'	N27°13'58"E	120.12'
C33	114.66'	272.00'	24°11'45"	58.30'	N27°53'30"E	114.01'
C34	6.26'	272.00'	1°19'05"	3.13'	N15°08'05"E	6.26'
C35	130.92'	294.00'	25°30'49"	66.56'	N27°13'58"E	129.84'
C36	47.45'	294.00'	9°14'47"	23.77'	N35°21'59"E	47.39'
C37	65.21'	294.00'	12°42'27"	32.74'	N24°23'22"E	65.07'
C38	18.27'	294.00'	3°33'36"	9.14'	N16°15'21"E	18.26'
C39	105.57'	250.00'	24°11'45"	53.59'	N27°53'30"E	104.79'
C40	28.30'	250.00'	6°29'10"	14.17'	N36°44'47"E	28.29'
C41	77.27'	250.00'	17°42'35"	38.95'	N24°38'55"E	76.97'
C42	21.03'	15.00'	80°19'04"	12.66'	N24°21'55"W	19.35'
C43	24.10'	15.00'	92°03'51"	15.55'	N71°33'33"E	21.59'
C44	26.97'	322.00'	4°47'55"	13.49'	S16°52'30"W	26.96'
C45	44.47'	322.00'	7°54'47"	22.27'	S23°13'52"W	44.44'
C46	35.14'	322.00'	6°15'10"	17.59'	S22°24'03"W	35.12'
C47	9.33'	322.00'	1°39'37"	4.67'	S26°21'26"W	9.33'
C48	47.58'	300.00'	8°05'14"	23.84'	S19°01'10"W	47.53'
C49	9.87'	344.00'	1°39'37"	4.98'	S26°21'26"W	9.87'
C50	40.34'	242.00'	9°33'03"	20.22'	S67°11'03"E	40.29'
C51	33.06'	242.00'	7°49'37"	16.56'	S58°29'43"E	33.03'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C52	31.41'	242.00'	7°26'08"	15.73'	S68°14'31"E	31.38'
C53	41.99'	242.00'	9°56'32"	21.05'	S59°33'11"E	41.94'
C54	45.81'	264.00'	9°56'32"	22.96'	S59°33'11"E	45.75'
C55	30.05'	220.00'	7°49'37"	15.05'	S58°29'43"E	30.03'
C56	20.01'	500.00'	2°17'36"	10.01'	S53°28'07"E	20.01'
C57	19.13'	478.00'	2°17'36"	9.57'	S53°28'07"E	19.13'
C58	38.60'	392.84'	6°37'46"	19.31'	S35°19'36"E	38.58'
C59	142.41'	392.84'	20°46'14"	72.00'	S48°31'36"E	141.63'
C60	33.85'	392.84'	4°56'17"	16.94'	S34°58'51"E	33.85'
C61	147.15'	392.84'	21°27'43"	74.45'	S48°10'51"E	146.29'
C62	155.39'	414.84'	21°27'43"	78.62'	S48°10'51"E	154.48'
C63	73.88'	414.84'	10°12'15"	37.04'	S42°33'07"E	73.78'
C64	81.51'	414.84'	11°15'28"	40.89'	S53°18'59"E	81.38'
C65	134.43'	370.84'	20°46'14"	67.96'	S48°31'36"E	133.20'
C66	85.66'	370.84'	13°14'07"	43.02'	S44°48'32"E	85.47'
C67	48.77'	370.84'	7°32'07"	24.42'	S55°08'39"E	48.74'
C68	53.13'	500.00'	6°05'20"	26.59'	S20°26'03"W	53.11'
C69	55.47'	522.00'	6°05'20"	27.76'	S20°26'03"W	55.45'
C70	119.54'	500.00'	13°41'54"	60.06'	N24°14'20"E	119.26'
C71	114.28'	478.00'	13°41'54"	57.41'	N24°14'20"E	114.01'
C72	10.05'	478.00'	1°12'18"	5.03'	N17°58'32"E	10.05'
C73	82.50'	478.00'	9°53'20"	41.35'	N23°32'21"E	82.40'
C74	21.73'	478.00'	2°36'16"	10.87'	N29°47'09"E	21.73'
C75	124.80'	522.00'	13°41'54"	62.70'	N24°14'20"E	124.50'
C76	65.35'	522.00'	7°10'23"	32.72'	N29°58'35"E	65.31'
C77	58.45'	522.00'	6°31'31"	29.76'	N27°49'32"E	58.42'
C78	23.55'	15.00'	90°00'00"	15.00'	N76°05'17"E	21.21'
C79	23.56'	15.00'	90°00'00"	15.00'	N13°54'43"W	21.21'
C80	145.37'	978.00'	8°30'59"	72.82'	N35°20'47"E	145.24'
C81	142.10'	956.00'	8°30'59"	71.18'	N35°20'47"E	141.97'
C82	47.66'	956.00'	2°51'24"	23.84'	N32°30'59"E	47.66'
C83	65.24'	956.00'	3°54'37"	32.63'	N35°53'59"E	65.23'
C84	29.19'	956.00'	1°44'59"	14.60'	N38°43'47"E	29.19'
C85	148.64'	1000.00'	8°30'59"	74.46'	N35°20'47"E	148.50'
C86	58.32'	1000.00'	3°23'55"	29.67'	N32°47'15"E	58.31'
C87	75.37'	1000.00'	4°19'07"	37.70'	N36°38'46"E	75.35'
C88	13.95'	1000.00'	0°47'57"	6.97'	N39°12'18"E	13.95'
C89	164.30'	522.00'	18°02'03"	82.84'	S30°35'15"W	163.63'
C90	171.23'	544.00'	18°02'03"	86.33'	S30°35'15"W	170.52'
C91	38.31'	544.00'	3°49'29"	18.16'	S37°41'32"W	38.31'
C92	75.07'	544.00'	7°54'22"	37.59'	S31°49'36"W	75.01'
C93	59.85'	544.00'	6°18'12"	29.95'	S24°43'19"W	59.82'
C94	157.38'	500.00'	18°02'03"	79.35'	S30°35'15"W	156.73'
C95	51.46'	500.00'	5°53'48"	25.75'	S36°39'23"W	51.43'
C96	65.06'	500.00'	7°27'18"	32.57'	S29°58'50"W	65.01'
C97	40.86'	500.00'	4°40'57"	20.44'	S23°54'42"W	40.85'
C98	5.89'	478.00'	0°42'23"	2.95'	N21°55'25"E	5.89'
C99	5.62'	456.00'	0°42'23"	2.81'	N21°55'25"E	5.62'
C100	6.17'	500.00'	0°42'23"	3.08'	N21°55'25"E	6.17'
C101	24.72'	500.00'	2°49'57"	12.36'	N22°59'12"E	24.72'
C102	65.13'	500.00'	7°27'49"	32.61'	N28°08'05"E	65.08'

LINE TABLE		
LINE	BEARING	DIST
L1	N32°00'08"E	16.93'
L2	S66°01'08"W	34.78'
L3	N45°38'32"E	25.36'
L4	N29°16'14"E	50.00'
L5	S54°34'55"E	10.01'
L6	N52°17'19"W	10.01'

LEGAL DESCRIPTION #1

A TEMPORARY 50° TURN-A-ROUND THAT IS ABANDONED WITH THE RECORDATION OF ANTHEM OF ON THE GREEN PHASE 3

BEGINNING at a point that is N 00°54'56" W 2235.34 feet along the Section Line and N 89°05'04" E 4135.15 feet from the West 1/4 of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence along an arc of 50.00' non-tangent radius curve to the left 288.60 feet through a delta of 307°47'32" (chord bears S 66°31'17" E 44.00 feet) to the point of BEGINNING.

LEGAL DESCRIPTION #2

A 20' GOLF COURSE EASEMENT FOR INGRESS, EGRESS AND UTILITIES

BEGINNING at a point that is N 00°54'56" W 2552.52 feet along the Section Line and N 89°05'04" E 3701.27 feet from the West 1/4 of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 37°42'41" E 44.00 feet, thence S 52°17'19" E 20.00 feet, thence S 37°42'41" W 44.00 feet, thence N 52°17'19" W 44.00 feet to the point of BEGINNING.

BASIS OF BEARING:

NORTH 00°54'56" WEST, 2697.59 FEET BETWEEN THE BRASS CAP MONUMENTS FOUND MARKING THE WEST QUARTER AND NORTHWEST CORNERS OF SAID SECTION 20, AS SHOWN ON ANTHEM AT THE RANCHES SUBDIVISION PHASE 1, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

NOTES:

- REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & REAR LOT CORNERS (LS #259981) 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 OR 10 FEET ON THE SIDES UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS ARE 25 FEET IN THE FRONT, 25 FEET IN THE REAR, AND 5 FEET OR 10 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, GAS LINES, AND TELEPHONE LINES (UP TO AND INCLUDING THE METER) ARE DEDICATED TO EAGLE MOUNTAIN CITY.
- HOA TO MAINTAIN ALL OPEN SPACE AREAS ON THIS PLAT.

TABULATION:

TOTAL ACREAGE OF SUBDIVISION = 12.97 AC.
 TOTAL ACREAGE OF STREETS = 2.90 AC.
 TOTAL ACREAGE OF OPEN SPACE = 0 AC.
 AVERAGE LOT SIZE = 7,431 SF
 TOTAL LOT ACREAGE = 10.07 AC.
 TOTAL NUMBER OF LOTS = 59

11472 Sheet 2 of 2

PREPARED BY:

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

GATEWAY CONSULTING, L.L.C.
 P.O. BOX 951803 SOUTH JORDAN, UT 84095
 PH: (801) 433-0774 FAX: (801) 433-0776

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
 CONSTRUCTION MANAGEMENT