



NOTARY PUBLIC  
(SEE SEAL BELOW)

SEE SHEET 2 FOR  
CURVE DATA AND NOTES

41-639-0350  
Well Parcel  
9038 N. Barton  
Creek Cr.

... monuments found marking the West Quarter and Northwest corners of 20th  
Anthem of the Ranches Subdivision Phase 1, as recorded in the Office of  
the following four (4) courses: (1) the arc of said curve through a central angle of 03°37'28" (chord bears  
(2) North 27°11'15" East, 71.41 feet; (3) North 62°48'45" West, 44.00 feet;  
101.04 feet; (4) North 25°40'36" East, 75.04 feet; (5) North 37°59'26" East, 309.40  
feet; (6) North 47°04'15" East, 12.75 feet; (7) North 27°41'30" East, 51.27 feet; (8) North 27°05'00" East, 90.00 feet; (9) North 27°05'00" East, 90.00 feet; (10) North 62°55'  
point of beginning.

Contains 11.96 acres, more or less.

SIGNED Derrick S. Smith DATE  
DERRICK S. SMITH L.S. 259961  
(SEE SEAL BELOW)

CITY ATTORNEY  
APPROVED THIS 10th DAY OF July  
BY THE [Signature]  
CITY ATTORNEY

ACCEPTANCE BY LEGISLATIVE  
THE EAGLE MOUNTAIN CITY, COUNTY OF UTAH APPROVES  
THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER  
FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF  
THIS 18th DAY OF July  
[Signature]  
MAYOR OF EAGLE MOUNTAIN

APPROVED July 18, 2006 ATTEST

SUBDIVISION PLAT  
**HIGHLANDS ON THE GREEN  
PHASE 3A SUBDIVISION**  
LOCATED IN NE 1/4 OF SECTION 20 AND THE S  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE  
EAGLE MOUNTAIN CITY, UTAH COUNTY, S

ADIAL  
(SEE CURVE TABLE)  
SEE LINE TABLE  
SEED FIRE HYDRANT  
24" REBAR & CAP  
961 TO BE SET  
MONUMENT TO BE SET

PREPARED BY:

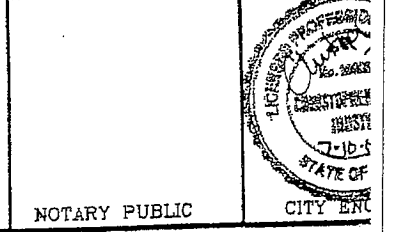
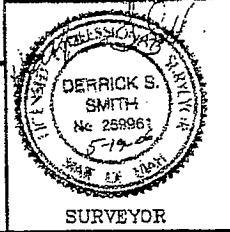
**PEPG ENGINEERING, L.L.C.**  
421 W. 12300 S. 1400 • DRAPER, UT 84020  
PH: (801) 562-2521 • FAX: (801) 562-2551

**GATEWAY CONSULTING, L.L.C.**  
P.O. BOX 951005 SOUTH JORDAN, UT 84095  
PH: (801) 433-0774 FAX: (801) 433-0776  
CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
CONSTRUCTION MANAGEMENT

GOLF COURSE  
EAGLE MOUNTAIN HOLDINGS, L.L.C.  
ENTRY NO. 145184:2002

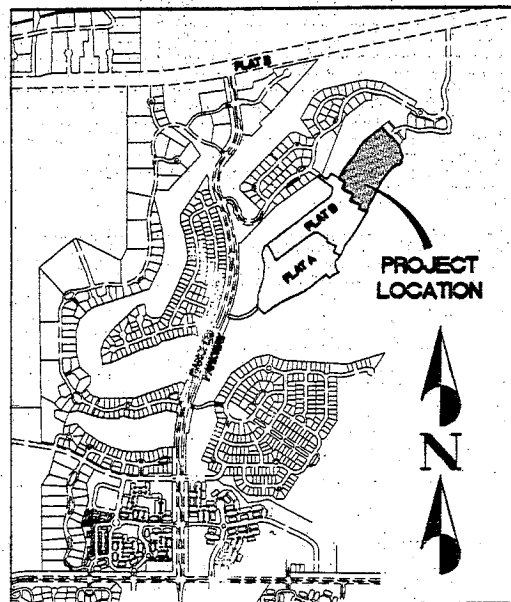
CITY ENGINEER  
APPROVED THIS 10th DAY OF July A.D. 2006  
BY THE Eagle Mountain CITY ENGINEER  
Christopher T. [Signature]  
CITY ENGINEER

UTAH COUNTY RECORDER  
NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF UTAH, COUNTY OF UTAH, TIME \_\_\_\_\_ FEE \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
COUNTY RECORDER



HIGHLANDS ON THE GREEN  
PHASE 3A SUBDIVISION

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD
C1	8.05'	322.00'	0122.58'	4.03'	S 27°41'13" W	8.05'
C2	63.68'	322.00'	1223.55'	34.98'	S 34°43'09" W	63.68'
C3	54.25'	322.00'	879.74'	27.15'	S 43°50'44" W	54.25'
C4	131.98'	322.00'	2129.06'	66.93'	S 38°55'48" W	131.98'
C5	172.97'	322.00'	2329.06'	82.35'	S 38°55'48" W	172.97'
C6	113.95'	278.00'	2329.06'	57.78'	S 38°55'48" W	113.95'
C7	59.67'	278.00'	1217.56'	28.85'	S 33°20'13" W	59.67'
C8	54.27'	278.00'	1111.10'	27.22'	S 45°04'46" W	54.27'
C9	47.15'	322.00'	873.52'	23.64'	N 48°28'25" E	47.15'
C10	27.53'	19.00'	8101.32'	16.82'	S 83°47'15" W	27.53'
C11	80.08'	300.00'	1517.40'	40.28'	N 43°01'30" E	79.84'
C12	74.21'	278.00'	1517.40'	37.33'	N 43°01'30" E	73.99'
C13	28.25'	278.00'	870.44'	14.64'	N 47°39'29" E	28.24'
C14	44.96'	278.00'	915.57'	22.53'	N 40°00'39" E	44.91'
C15	29.87'	19.00'	9074.39'	19.03'	S 09°32'39" E	26.89'
C16	88.74'	278.00'	1817.19'	44.75'	S 44°31'20" W	88.36'
C17	40.58'	278.00'	821.50'	20.33'	S 57°50'54" W	40.55'
C18	128.32'	278.00'	2639.09'	65.85'	S 48°42'15" W	128.16'
C19	138.55'	300.00'	2639.09'	71.06'	S 48°42'15" W	138.30'
C20	149.79'	322.00'	2639.09'	76.27'	S 48°42'15" W	148.44'
C21	38.74'	322.00'	653.38'	19.40'	S 38°42'29" W	38.72'
C22	65.35'	322.00'	1137.43'	32.79'	S 48°05'10" W	65.24'
C23	45.69'	322.00'	877.48'	22.88'	S 57°57'55" W	45.65'
C24	48.47'	178.00'	1457.34'	23.37'	N 54°33'02" E	46.34'
C25	52.22'	200.00'	1457.34'	26.26'	N 54°33'02" E	52.07'
C26	57.96'	222.00'	1457.34'	29.15'	N 54°33'02" E	57.80'
C27	32.84'	522.00'	336.17'	16.43'	S 25°16'52" W	32.84'
C28	31.46'	500.00'	336.17'	15.73'	S 25°16'52" W	31.45'
C29	30.07'	478.00'	336.17'	15.04'	S 25°16'52" W	30.07'
C30	75.33'	478.00'	970.44'	37.74'	S 21°54'15" W	75.25'
C31	5.54'	478.00'	039.53'	2.77'	S 26°45'04" W	5.54'
C32	21.81'	278.00'	429.45'	10.91'	S 29°19'53" W	21.81'
C33	53.86'	278.00'	1106.05'	27.02'	S 37°07'48" W	53.78'
C34	75.68'	278.00'	1535.50'	38.07'	S 34°52'55" W	75.44'
C35	81.67'	300.00'	1535.50'	41.09'	S 34°52'55" W	81.41'
C36	87.66'	322.00'	1535.50'	44.10'	S 34°52'55" W	87.39'
C37	72.10'	322.00'	1249.45'	36.20'	S 33°29'53" W	71.95'
C38	15.56'	322.00'	246.05'	7.78'	S 41°17'48" W	15.55'
C39	25.05'	531.00'	242.12'	12.53'	N 41°19'44" E	25.05'
C40	31.40'	19.00'	9440.37'	20.62'	N 07°21'40" E	27.94'
C41	70.48'	553.00'	718.10'	35.29'	N 39°01'45" E	70.44'
C42	73.26'	575.00'	718.10'	36.87'	N 39°01'45" E	73.24'
C43	18.48'	575.00'	150.34'	9.25'	N 41°45'33" E	18.49'
C44	54.80'	575.00'	527.36'	27.42'	N 39°02'29" E	54.77'
C45	23.82'	19.00'	8959.21'	18.97'	N 80°20'21" E	23.85'
C46	243.93'	300.00'	4635.13'	129.16'	S 58°40'17" W	242.86'
C47	203.87'	322.00'	3837.58'	106.59'	S 53°41'39" W	202.39'
C48	178.60'	278.00'	3509.38'	88.09'	S 52°32'28" W	177.94'
C49	12.80'	278.00'	238.20'	6.40'	S 36°41'50" W	12.80'
C50	20.07'	278.00'	438.14'	10.04'	S 40°05'02" W	20.07'
C51	104.51'	278.00'	2132.25'	52.88'	S 62°55'26" W	103.90'
C52	33.21'	278.00'	650.39'	16.62'	S 67°06'59" W	33.18'
C53	18.72'	19.00'	5828.02'	10.65'	N 79°43'40" W	18.85'
C54	14.20'	322.00'	231.38'	7.10'	S 36°38'29" W	14.20'
C55	65.83'	322.00'	1142.49'	33.03'	S 43°45'42" W	65.72'
C56	65.25'	322.00'	1136.38'	32.74'	S 55°25'26" W	65.14'
C57	60.59'	322.00'	1046.54'	30.39'	S 66°37'11" W	60.50'
C58	4.79'	19.00'	1426.05'	2.41'	N 64°47'36" E	4.77'
C59	11.37'	19.00'	347.31'	5.86'	N 40°25'48" E	11.20'
C60	16.16'	19.00'	4843.35'	8.80'	N 47°38'50" E	16.68'
C61	250.21'	50.00'	28643.18'	N/A	N/A	N/A
C62	59.14'	50.00'	6748.03'	33.58'	S 81°52'41" E	55.75'
C63	45.98'	50.00'	5241.41'	24.76'	N 39°53'27" E	44.38'
C64	43.38'	50.00'	4942.29'	23.16'	N 15°18'39" W	42.03'
C65	47.67'	50.00'	5437.16'	28.82'	N 67°28'31" W	45.88'
C66	54.04'	50.00'	6155.48'	30.00'	S 54°45'57" W	51.45'
C67	52.12'	300.00'	957.15'	26.13'	S 76°59'16" W	52.03'
C68	59.83'	300.00'	1125.35'	30.01'	S 76°15'06" W	59.73'
C69	184.10'	300.00'	3539.38'	85.05'	S 62°37'28" W	181.83'
C70	191.81'	300.00'	3637.58'	99.31'	S 53°41'39" W	188.56'
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING	CHORD



VICINITY MAP  
NOT TO SCALE

**BASE OF BEARING:**

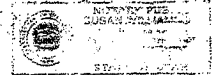
NORTH 00°54'56" WEST, 2697.59 FEET BETWEEN THE BRASS CAP MONUMENTS FOUND MARKING THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SAID SECTION 20, AS SHOWN ON ANTHEM AT THE RANCHES SUBDIVISION PHASE 1, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

**NOTES:**

- REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & REAR LOT CORNERS (LS #259961) ALL FRONT LOT CORNERS WILL BE SET WITH 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 22 FEET IN THE FRONT, 20 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 WELL PARCEL A ON THIS PLAT.

**TABLETON:**

TOTAL ACREAGE OF SUBDIVISION = 11.96 AC.  
TOTAL ACREAGE OF STREETS = 2.11 AC.  
TOTAL ACREAGE OF WELL PARCEL A = 0.05 AC.  
AVERAGE LOT SIZE = 8,712 S.F.  
TOTAL LOT ACREAGE = 9.80 AC.  
TOTAL NUMBER OF LOTS = 49



BY: [Signature] REGISTERED PROFESSIONAL ENGINEER  
UTAH COUNTY RECORDER  
2865 S. 2100 W. DRAPER, UT 84020  
RECORDED FOR EAGLE MOUNTAIN CITY

PREPARED BY:

**PEPG ENGINEERING, L.L.C.**  
421 W. 12300 S. P400 • DRAPER, UT 84020  
PH: (801) 562-2521 • FAX: (801) 562-2551

**GATEWAY CONSULTING, L.L.C.**  
P.O. BOX 951085 SOUTH JORDAN, UT 84095  
PH: (801) 433-0774 FAX: (801) 433-0776

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