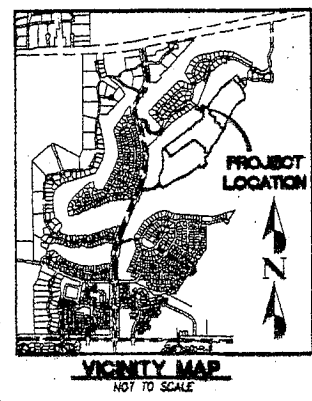
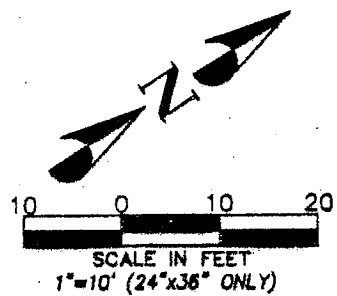
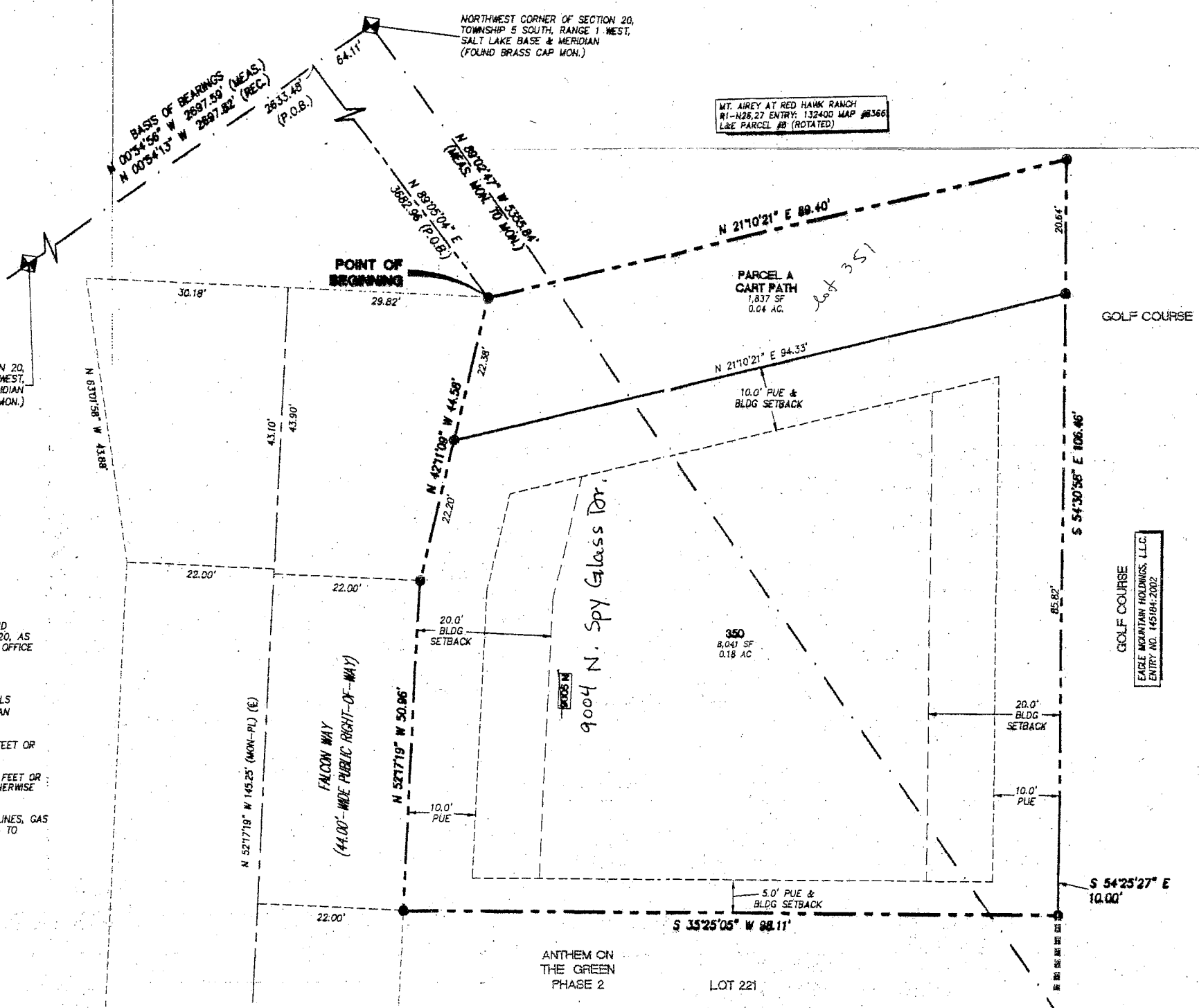


HIGHLANDS ON THE GREEN
PHASE 3B SUBDIVISION



WEST 1/4 CORNER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP MON.)



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 20 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 CART PATH PARCEL A ON THIS PLAT.

TABULATION
TOTAL ACREAGE OF SUBDIVISION = 0.22 AC.
TOTAL ACREAGE OF STREETS = 0.0 AC.
TOTAL ACREAGE OF CART PATH PARCEL = 0.04 AC.
AVERAGE LOT SIZE = 8,041 S.F.
TOTAL LOT ACREAGE = 0.18 AC.
TOTAL NUMBER OF LOTS = 1

LEGEND

—	PROPERTY LINE	(NR)	NON-RADIAL LINE
—	LOT LINE	C31	CURVE (SEE CURVE TABLE)
—	CENTER LINE	L22	LINE (SEE LINE TABLE)
—	SECTION LINE		5/8" x 24" REBAR & CAP LS#259961 TO BE SET.
—	BUILDING SETBACK		
—	PUBLIC UTILITY EASEMENT		

GATEWAY CONSULTING, L.L.C.
P.O. BOX 931005 SOUTH JORDAN, UT 84095
PH: (801) 433-0774 FAX: (801) 433-0776
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

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

CITY ENGINEER
APPROVED THIS 10th DAY OF July A.D. 2006
BY THE Eagle Mountain CITY ENGINEER
Christina T. Hurd
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

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.

HIGHLANDS ON THE GREEN PHASE 3B SUBDIVISION

LEGAL DESCRIPTION
A portion of that certain parcel of land recorded as "Parcel 1" in Entry No. 145184-2002, as recorded in the Office of the Utah County Recorder, and located in the Northeast Quarter of Section 20 and the Southeast Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on a northerly boundary corner of Anthem on the Green Phase 2 subdivision, as recorded in the Office of the Utah County Recorder, which point is North 00°54'56" West, 2633.48 feet along the section line and North 89°05'04" East, 3682.96 feet from the brass cap monument found marking the West Quarter corner of said Section 20 (basis of bearings being 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), and running thence North 21°10'21" East, 89.40 feet; thence South 54°30'58" East, 106.46 feet; thence South 54°25'27" East, 10.00 feet to the northerly corner of Lot 221 in said Anthem on the Green Phase 2 subdivision; thence along the northerly line of said Lot 221 South 35°25'05" West, 98.11 feet to a point on the northerly right-of-way line of Falcon Way; thence along said right-of-way line North 52°17'19" West, 50.96 feet; thence continuing along said right-of-way line North 42°11'08" West, 44.58 feet to the point of beginning.
Contains 0.22 acre, more or less.

SIGNED Derrick S. Smith DATE 5-19-06
DERRICK S SMITH L.S. 259961
(SEE SEAL BELOW)

OWNER'S DEDICATION
EAGLE MOUNTAIN DEVELOPER PLAT
RECORDATION
We, the undersigned owners of all the real property depicted on this plat and described in the surveyors 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 10-14-607, Utah Code, without condition, reservation 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 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.
OWNER(S):
PRINTED NAME OF OWNER Mark R. Brennan
FOR EAGLE MOUNTAIN HOLDINGS, LLC
Mark R. Brennan AUTHORIZED SIGNATURE(S)
ACKNOWLEDGMENT
On the 25 day of May 2006
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 Susan Wellhamper
(SEE SEAL BELOW)

APPROVED THIS 18th DAY OF July A.D. 2006
BY THE _____ CITY ENGINEER
CITY ATTORNEY

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 18th DAY OF July A.D. 2006
MAYOR OF EAGLE MOUNTAIN
APPROVED July 18, 2006 ATTEST [Signature]
CLERK-RECORDER
(SEE SEAL BELOW)

SUBDIVISION PLAT
HIGHLANDS ON THE GREEN
PHASE 3B SUBDIVISION
LOCATED IN NE 1/4 OF SECTION 20 AND THE SE 1/4 OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

SURVEYOR	NOTARY PUBLIC	CITY ENGINEER	CLERK-RECORDER

FILE: 6100.0324\DWG\PLAT_B_PHASE 3B.DWG
DATE: JANUARY 13, 2006

Map # 11779 95361:2006 7/27/06

UT 259961:2006
EAGLE MOUNTAIN CITY
UTAH COUNTY
2006 Jul 27 4:03 PM FEE
RECORDED FOR EAGLE MOUNTAIN