

STATE PLANE COORDINATES

SCALE FACTOR = .998708229

POINT	X	Y
SP1	1865.6437	739.26443
SP2	1867.38455	737.23308
SP3	1867.32114	737.08748
SP4	1867.33848	737.01554
SP5	1867.62801	737.00024
SP6	1867.85018	737.00094
SP7	1867.90883	736.86720
SP8	1867.91184	736.90204
SP9	1867.91184	736.86091
SP10	1867.99806	736.86288
SP11	1867.99748	736.87075
SP12	1868.14739	736.88412
SP13	1868.15840	736.90724
SP14	1868.06843	736.92648
SP15	1867.90621	736.94075
SP16	1867.77847	736.97030
SP17	1867.48842	736.83428
SP18	1867.43478	736.81089
SP19	1867.40021	736.80905
SP20	1867.24922	736.84783
SP21	1867.18510	736.74783
SP22	1868.92785	736.78584
SP23	1867.00097	737.07657
SP24	1867.12715	737.08709
SP25	1867.20275	737.28253
SP26	1867.21138	737.27625
SP27	1867.21385	737.28792
SP28	1867.33828	737.24943
SM1	1867.33828	736.83400
SM2	1867.76313	736.81087

TABULATIONS

TOTAL PROPERTY AREA = 10,365 AC
 PUBLIC OPEN SPACE AREA = 5394 SF OR 0.124 AC
 ROADS = 2.155 AC
 LOTS = 8,086 AC
 AVERAGE LOT SIZE = 15,315 SF
 TOTAL NUMBER OF LOTS = 23 LOTS

NOTES

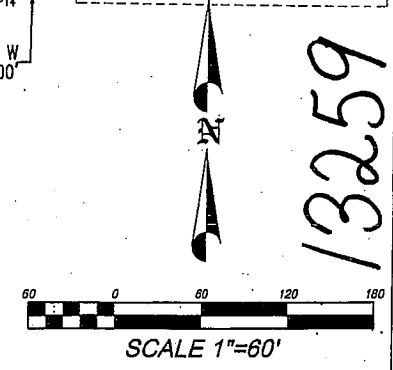
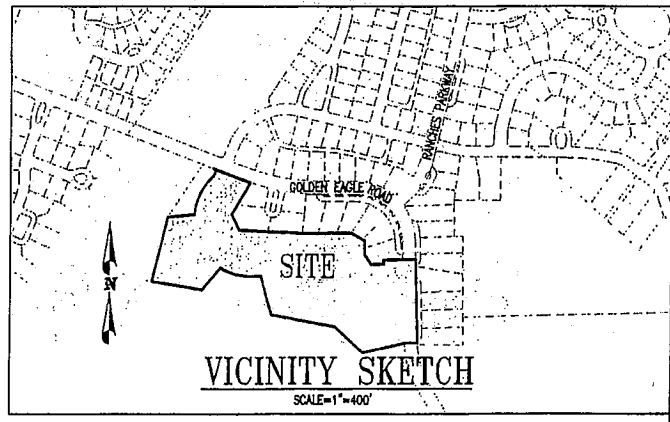
- PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
- LOTS A & B (PUBLIC OPEN SPACE) ARE DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL DRIVEWAYS TO BE A MINIMUM 22 FEET LONG.
- 12.5% MAX SLOPE ON ALL DRIVEWAYS. SEE EAGLE MOUNTAIN BUILDING DEPT. FOR STANDARDS.
- ALL LOTS REQUIRE THAT THE BUILDER SUBMIT A FLOOD GRADING PLAN TO EAGLE MOUNTAIN BUILDING DEPT. FOR APPROVAL PRIOR TO CONSTRUCTION TO SHOW THAT ALL DRAIN ROUTING IS BEING CONTROLLED, TO SHOW ANY RETAINING WALLS THAT MAY BE NEEDED, AND TO SHOW GENERAL CONFORMANCE TO GRADING STANDARDS.

SURVEYOR

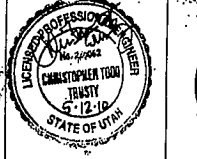
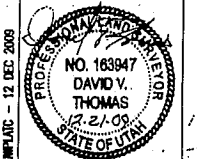
DAVID V. THOMAS
 491 NORTH 450 WEST
 OREM, UT 84057
 (801) 224-7308

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	280.00	158.37	34°53'59"	155.93	N 75°35'31" W	C30	275.00	76.73	15°59'11"	76.48	S 48°27'02" E
C2	280.00	185.87	40°57'39"	181.94	N 24°33'39" E	C31	275.00	80.89	16°51'11"	80.60	S 64°52'13" E
C3	125.00	30.23	13°51'19"	30.15	N 38°06'45" E	C32	275.00	50.13	10°28'43"	50.08	N 78°31'10" W
C4	15.00	26.18	100°00'00"	22.98	N 18°48'54" W	C33	50.00	18.83	21°34'48"	18.72	S 58°25'39" E
C5	1030.00	48.17	02°40'47"	48.17	N 70°09'17" W	C34	50.00	18.60	22°27'17"	18.47	N 80°28'42" W
C6	150.00	36.27	13°51'19"	36.18	N 38°06'45" E	C35	50.00	20.55	23°32'58"	20.41	S 78°33'11" W
C7	235.00	566.35	138°04'55"	438.80	S 24°00'03" E	C36	50.00	12.53	14°21'14"	12.49	S 57°38'05" W
C8	250.00	253.81	58°10'11"	243.05	S 62°35'15" E	C37	225.00	75.45	19°12'51"	75.10	S 69°58'19" E
C9	260.00	626.80	138°04'56"	485.60	S 24°00'03" E	C38	225.00	55.30	14°04'55"	55.16	N 53°17'26" W
C10	150.00	137.67	52°35'04"	132.88	S 66°44'59" E	C39	75.00	11.34	08°38'54"	11.33	S 19°22'53" E
C11	275.00	207.75	43°17'05"	202.85	S 62°05'59" E	C40	75.00	49.24	37°37'08"	48.36	N 42°31'24" W
C12	50.00	31.51	36°06'16"	30.99	N 65°41'23" W	C41	75.00	58.77	44°53'52"	57.28	N 83°46'53" W
C13	50.00	38.43	44°02'05"	37.49	S 69°39'18" E	C42	75.00	9.76	07°27'21"	9.75	S 70°02'31" W
C14	10.00	15.71	90°00'00"	14.14	N 46°40'21" W	C43	210.00	24.83	06°48'28"	24.82	S 89°39'18" E
C15	10.00	15.71	90°00'00"	14.14	N 43°19'39" E	C44	210.00	106.68	28°05'59"	105.51	N 71°43'03" W
C16	50.00	33.08	37°54'11"	32.48	S 69°22'34" W	C45	210.00	125.54	34°15'04"	123.68	N 40°02'31" W
C17	50.00	43.66	50°01'48"	42.29	S 75°26'22" W	C46	210.00	128.75	35°24'02"	127.70	N 5°12'58" W
C18	225.00	130.75	33°17'46"	128.92	N 62°53'51" W	C47	210.00	91.91	25°04'36"	91.18	N 25°01'21" E
C19	100.00	84.48	31°12'03"	83.79	N 30°38'57" W	C48	210.00	27.41	07°28'46"	27.39	N 41°18'02" E
C20	75.00	129.12	98°38'14"	113.75	N 84°22'03" W	C49	10.00	11.58	86°21'00"	10.84	S 35°08'47" W
C21	100.00	38.04	20°39'00"	35.85	S 78°37'59" W	C50	50.00	83.09	95°13'10"	73.88	S 64°07'07" E
C22	210.00	508.10	138°04'56"	392.21	N 24°00'03" E	C51	10.00	13.08	74°57'28"	12.17	S 20°58'12" W
C23	175.00	42.32	13°51'19"	42.22	N 38°08'45" E	C52	10.00	11.63	66°37'17"	10.98	N 88°14'26" W
C24	15.00	20.94	90°00'00"	19.28	S 71°11'08" W	C53	175.00	58.13	18°22'40"	55.89	N 64°07'07" W
C25	260.00	78.54	17°18'29"	78.24	S 04°34'29" E	C54	10.00	13.13	75°13'45"	12.21	S 35°41'35" E
C26	260.00	78.54	17°18'25"	78.24	S 21°52'56" E	C55	20.00	31.42	90°00'00"	28.28	S 43°19'39" W
C27	260.00	125.27	27°36'23"	124.07	S 44°20'20" E	C56	20.00	10.47	30°00'10"	10.35	N 76°40'15" W
C28	150.00	71.49	27°18'28"	70.82	N 79°23'16" W	C57	20.00	10.47	30°00'10"	10.35	S 73°19'34" W
C29	150.00	66.17	25°18'36"	65.64	N 53°05'45" W	C58	20.00	31.42	90°00'00"	28.28	N 46°40'21" W



APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS DAY OF Jan, A.D. 2010
 [Signature] CITY ATTORNEY



SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 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, 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.

DATE: Dec 21, 2009
 SURVEYOR: [Signature]

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S 89°02'40" E 1741.93 FEET AND SOUTH 2102.92 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S 29°48'33" W 167.84 FEET; THENCE S 29°09'23" E 80.18 FEET; THENCE S 87°00'21" E 293.02 FEET; THENCE N 89°49'07" E 221.24 FEET; THENCE S60°33'09" E 68.64 FEET; THENCE S01°40'21" E 65.21 FEET; THENCE S35°45'59" E 50.70 FEET; THENCE N88°00'35" E 56.68 FEET; THENCE N 01°59'25" W 16.88 FEET; THENCE S 88°19'39" E 150.00 FEET; THENCE S 01°40'21" E 37.14 FEET; THENCE S 88°19'39" W 60.00 FEET; THENCE S 78°53'42" W 197.42 FEET; THENCE N 47°34'46" W 175.81 FEET; THENCE N 78°16'17" W 295.29 FEET; THENCE N 16°17'51" W 184.07 FEET; THENCE S 86°57'29" W 34.63 FEET; THENCE ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE RIGHT 158.37 FEET (CURVE HAS A CENTRAL ANGLE OF 34°53'59" AND A CHORD THAT BEARS N 75°35'31" W 155.93 FEET); THENCE S 40°01'02" W 130.87 FEET; THENCE N 80°53'57" W 240.34 FEET; THENCE N 14°08'35" E 300.08 FEET; THENCE N 85°13'48" E 28.65 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 280.00 FOOT RADIUS CURVE TO THE RIGHT 185.87 FEET (CURVE HAS A CENTRAL ANGLE OF 40°57'39" AND A CHORD THAT BEARS N 24°33'39" E 181.94 FEET); THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT 30.23 FEET (CURVE HAS A CENTRAL ANGLE OF 13°51'19" AND A CHORD THAT BEARS N 38°06'45" E 30.15 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 26.18 FEET (CURVE HAS A CENTRAL ANGLE OF 100°00'00" AND A CHORD THAT BEARS N 18°48'54" W 22.98 FEET); THENCE S 69°39'18" E 37.49 FEET; THENCE ALONG THE ARC OF A 1030.00 FOOT RADIUS CURVE TO THE LEFT 48.17 FEET (CURVE HAS A CENTRAL ANGLE OF 02°40'47" AND A CHORD THAT BEARS N 70°09'17" W 48.17 FEET); THENCE S 66°44'59" E 36.18 FEET; THENCE S 75°26'22" W 42.29 FEET; THENCE N 62°53'51" W 91.91 FEET; THENCE N 25°04'36" E 20.41 FEET; THENCE N 53°17'26" W 55.16 FEET; THENCE S 69°58'19" E 20.41 FEET; THENCE S 78°33'11" W 20.41 FEET; THENCE S 57°38'05" W 12.49 FEET; THENCE S 69°58'19" E 75.10 FEET; THENCE 19°12'51" E 75.45 FEET; THENCE S 62°35'15" E 243.05 FEET; THENCE S 24°00'03" E 438.80 FEET; THENCE 138°04'55" W 566.35 FEET; THENCE 13°51'19" W 36.27 FEET; THENCE 02°40'47" W 48.17 FEET; THENCE N 18°48'54" W 22.98 FEET; THENCE N 38°06'45" E 30.15 FEET; THENCE N 24°33'39" E 181.94 FEET; THENCE S 34°53'59" W 158.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,365 ACRES

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 THE PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-4-407 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE CITY OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE CITY OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS 21st DAY OF December, A.D. 2009

WASHINGTON TRUST BANK
 PRINTED NAME OF OWNER: [Signature]
 THE RANCHES, L.C.
 PRINTED NAME OF OWNER: [Signature]

ACKNOWLEDGMENT

ON THE 21st DAY OF December, 2009, 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.

MY COMMISSION EXPIRES 4-28-2012
 NOTARY PUBLIC (SEE SEAL BELOW)

ACKNOWLEDGMENT

ON THE ___ DAY OF ___, 20___, 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.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF Jan, A.D. 2010

[Signature]

APPROVED [Signature] ATTEST [Signature]
 CITY ENGINEER (SEE SEAL BELOW) CITY CLERK-RECORDER (SEE SEAL BELOW)

PLAT "C"
JACOBS WELL
 SUBDIVISION - EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

SCALE 1" = 60' FEET

ENT 4581812010 REP 1 13359
 RODNEY D. CAMPBELL
 LITIAL COUNTY CLERK-RECORDER
 2010 JAN 03 11:03 PM EST 53 BY 55
 RECORDED FOR EAGLE MOUNTAIN CITY

SCALE 1" = 60' FEET

58C 27-514 70-027