

STATE PLANE COORDINATES

SCALE FACTOR = .999708229

#	X	Y
SP17	1,867,486.42	736,634.26
SP18	1,867,434.78	736,810.89
SP19	1,867,400.21	736,809.05
SP22	1,866,927.85	736,785.64
SP23	1,867,000.97	737,076.57
SP24	1,867,127.15	737,087.09
SM1	1,867,398.89	736,834.00

NOTES

- PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
- 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 PLOT GRADING PLAN TO EAGLE MOUNTAIN BUILDING DEPT. FOR APPROVAL PRIOR TO CONSTRUCTION TO SHOW THAT ALL STORM RUNOFF IS BEING CONTROLLED, TO SHOW ANY RETAINING WALLS THAT MAY BE NEEDED, AND TO SHOW GENERAL CONFORMITY TO GRADING STANDARDS.
- FOR SURVEY MONUMENT SM2, SEE JACOB'S WELL PLAT "C".

SURVEYOR

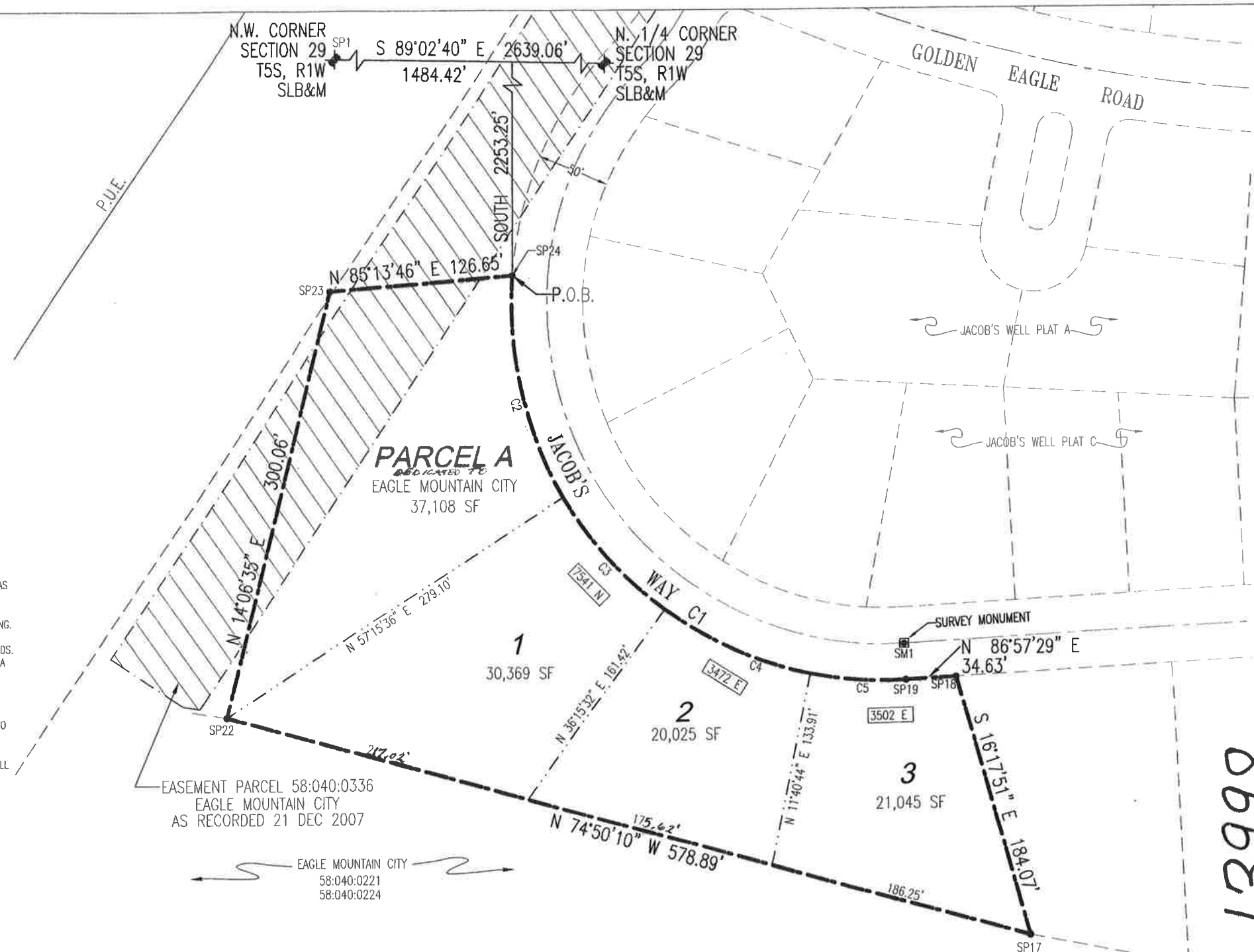
DAVID V. THOMAS
491 NORTH 450 WEST
OREM, UT 84057
(801) 224-7308

TABULATIONS

TOTAL PROPERTY AREA = 2.492 AC
PUBLIC OPEN SPACE AREA = 0.852 AC
ROADS = 0.000 AC
LOTS = 1.640 AC
AVERAGE LOT SIZE = 0.547 AC
TOTAL NUMBER OF LOTS = 3

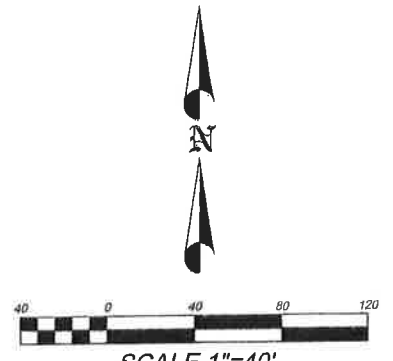
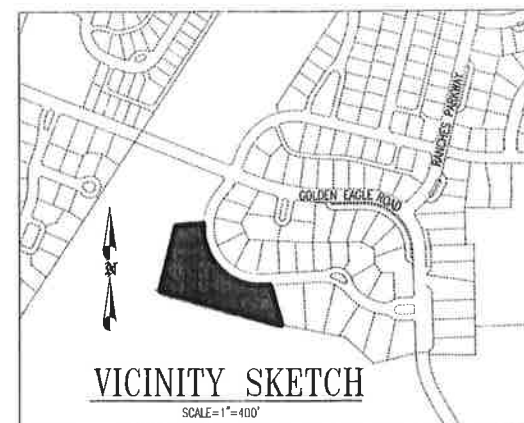
CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	260.00	440.72	97°07'17"	389.82	S 44°28'52" E
C2	260.00	157.08	34°36'54"	154.70	S 13°13'41" E
C3	260.00	105.30	23°12'20"	104.58	S 42°08'18" E
C4	260.00	111.54	24°34'48"	110.69	S 66°01'52" E
C5	260.00	66.80	14°43'14"	66.62	S 85°40'54" E

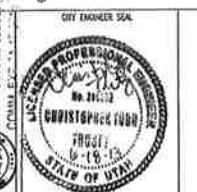


EASEMENT PARCEL 58:040:0336
EAGLE MOUNTAIN CITY
AS RECORDED 21 DEC 2007

EAGLE MOUNTAIN CITY
58:040:0221
58:040:0224



APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
DAY OF June, A.D. 2013



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: APRIL 30, 2013
SURVEYOR: (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS S 89°02'40" E 1484.42' AND SOUTH 2253.25' FROM THE N.W. CORNER OF SECTION 29, T5S, R1W, SLB&M; THENCE ALONG THE ARC OF A 260.00' RADIUS CURVE TO THE LEFT 440.72' (CHORD BEARS S 44°28'52" E 389.82'; CURVE HAS A CENTRAL ANGLE OF 97°07'17"); THENCE N 86°57'29" E 34.63'; THENCE S 16°17'51" E 184.07'; THENCE N 74°50'10" W 578.89'; THENCE N 14°06'35" E 300.06'; THENCE N 85°13'46" E 126.65' TO THE POINT OF BEGINNING.
CONTAINING 2.492 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 10-9-807 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 25th DAY OF June, A.D. 2013.
PATTERSON CONSTRUCTION, INC. AUTHORIZED SIGNATURE: [Signature]
EAGLE MOUNTAIN CITY AUTHORIZED SIGNATURE: [Signature]

ACKNOWLEDGMENT
ON THE 25th DAY OF June, 2013, 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 10/27/2017
NOTARY PUBLIC (SEE SEAL BELOW)

ACKNOWLEDGMENT
ON THE 25th DAY OF June, 2013, 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 1/1/2016
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 June, A.D. 2013.
APPROVED: [Signature] CITY ENGINEER (SEE SEAL BELOW) ATTEST: [Signature] CLERK-RECORDER (SEE SEAL BELOW)

PLAT "D"
JACOB'S WELL
SUBDIVISION IN EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
A PARTIAL VACATION OF JACOB'S WELL PLAT "C", LOTS 1-3 AND RE-PLATTED AS LOTS 1-3 IN PLAT "D"
SCALE: 1" = 40 FEET

DEC. 29-5-16 TC-038