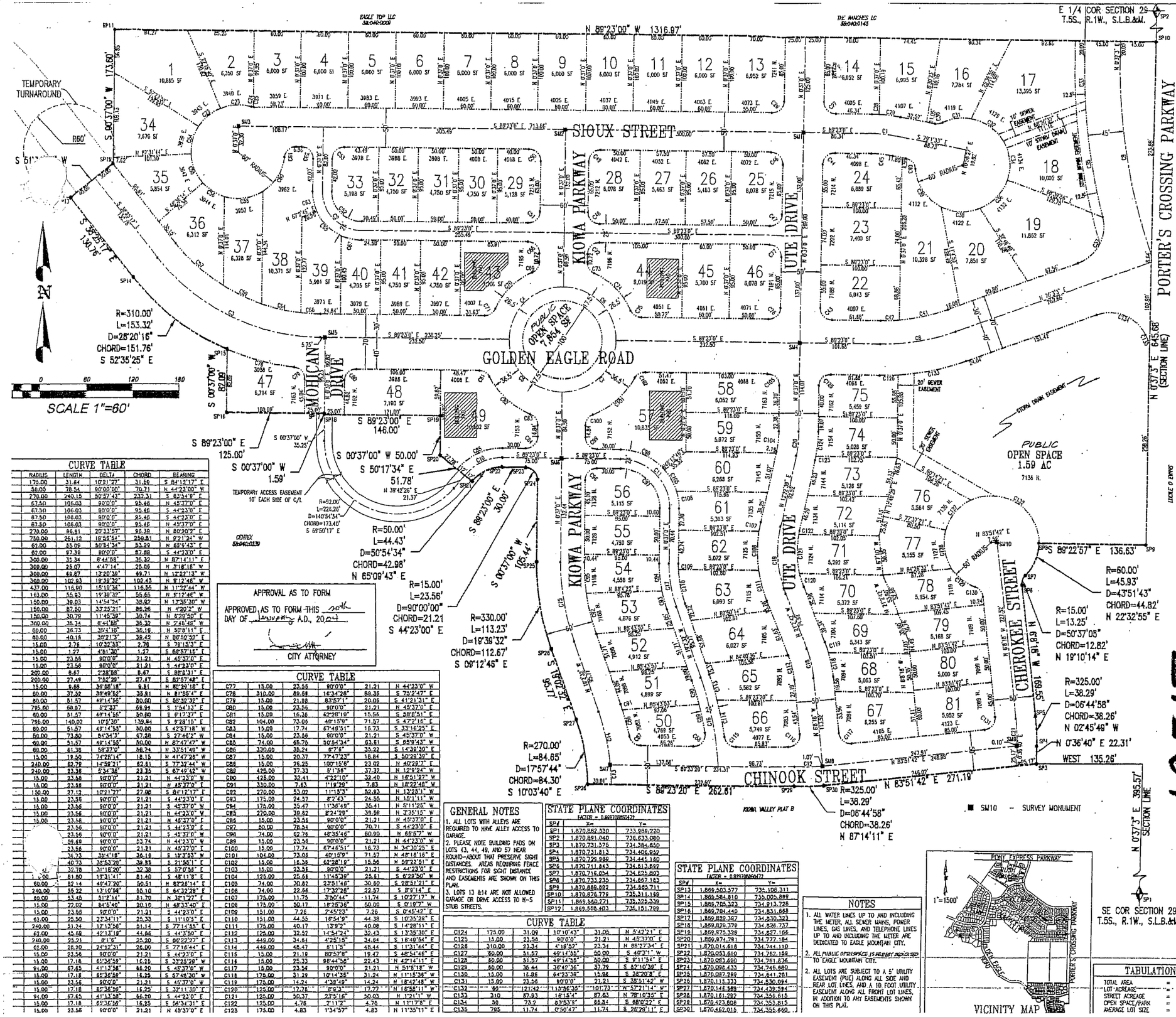

SURVEYOR'S CERTIFICATE

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, OPEN SPACE, 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.

JULY 31 2003 — DATE

SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS 395.57 FEET N 00°37'03" E ALONG THE SECTION LINE AND WEST 135.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N 00°36'40" E 22.31 FEET; THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT 38.29 FEET (CURVE HAS A CENTRAL ANGLE OF 06°44'58" AND A CHORD BEARING N 02°45'48" W 38.26 FEET); THENCE N 06°8'18" W 169.55 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 13.25 FEET (CURVE HAS A CENTRAL ANGLE OF 50°37'05" AND A CHORD BEARING N 19°10'14" E 12.83 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT 45.93 FEET (CURVE HAS A CENTRAL ANGLE OF 43°51'43" AND A CHORD BEARING N 22°32'55" E 44.82 FEET); THENCE S 89°22'57" E 136.63 FEET TO THE SECTION LINE; THENCE N 00°37'03" E ALONG SAID SECTION LINE 645.68 FEET; THENCE N 89°23'00" W 1316.97 FEET; THENCE S 00°37'00" W 173.60 FEET; THENCE S 51°34'43" W 70.00 FEET; THENCE S 38°25'17" E 130.76 FEET; THENCE ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE LEFT 153.32 FEET (CURVE HAS A CENTRAL ANGLE OF 28°20'16" AND A CHORD BEARING S 52°35'25" E 151.76 FEET); THENCE S 00°37'00" W 82.00 FEET; THENCE S 89°23'00" E 125.00 FEET; THENCE S 00°37'00" W 1.59 FEET; THENCE S 89°23'00" E 146.00 FEET; THENCE S 00°37'00" W 50.00 FEET; THENCE S 50°17'34" E 51.78 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 44.43 FEET (CURVE HAS A CENTRAL ANGLE OF 50°54'34" AND A CHORD BEARING N 65°09'43" E 42.98 FEET); THENCE S 89°23'00" E 30.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S 44°23'00" E 21.21 FEET); THENCE S 00°37'00" W 105.44 FEET; THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT 113.23 FEET (CURVE HAS A CENTRAL ANGLE OF 19°39'32" AND A CHORD BEARING S 09°12'46" E 112.67 FEET); THENCE S 19°02'32" E 95.77 FEET; THENCE ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT 84.65 FEET (CURVE HAS A CENTRAL ANGLE OF 17°57'44" AND A CHORD BEARING S 10°03'40" E 84.30 FEET); THENCE S 89°23'20" E 262.61 FEET; THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT 38.29 FEET (CURVE HAS A CENTRAL ANGLE OF 06°44'58" AND A CHORD BEARING N 87°14'11" E 38.26 FEET); THENCE N 83°51'42" E 271.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.67 ACRES.

BASIS OF BEARING IS THE NAD27 UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

OWNER'S DEDICATION

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 10-9-807, UTAH CODE, WITHOUT CONDITION, RESTRICTION 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 ALL 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.

PETER DELMISSIER — OWNER(S): PRINTED NAME OF OWNER

KELVIN E. BAILEY — AUTHORIZED SIGNATURE(S) MAYOR, EAGLE MOUNTAIN CITY

9TH day of JUNE 2004

ACKNOWLEDGMENT

ON THE 26TH DAY OF AUGUST, 2003, 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 September 26, 2005 — NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY

COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

9TH DAY OF JUNE A.D. 2004

MAYOR

ENT 65254:2004 PG 1 OF 1
RICHARD T. ORTON, SALT LAKE COUNTY
UTAH COUNTY RECORDER
2004 Jun 09 8:46 am FEE 21.00 BY SS
RECORDED FOR EAGLE MOUNTAIN CITY

APPROVED — CITY ENGINEER (SEE SEAL BELOW)

ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 9TH DAY OF JUNE A.D. 2004 BY THE EAGLE MOUNTAIN CITY PLANNING COMMISSION

DIRECTOR – SECRETARY — CHAIRMAN, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 20TH DAY OF January A.D. 2004

CITY ATTORNEY

PLAT "A" AMENDED KIOWA VALLEY

SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

LOCATED IN THE S.E. 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.

SCALE: 1" = 60'

SURVEYOR SEAL — No. 163947 — DAVID V. THOMAS — STATE OF UTAH

NOTARY PUBLIC SEAL — NOTARY PUBLIC — STATE OF UTAH — COMMISSION EXPIRES SEPTEMBER 26, 2005 — SCOTT CURTIS WALKER

CITY ENGINEER SEAL — REGISTERED PROFESSIONAL ENGINEER — No. 6294125 — SCOTT CURTIS WALKER — STATE OF UTAH

CLERK-RECORDER SEAL

CURVE TABLE					
RADIUS	LENGTH	DELTA	CHORD	BEARING	
175.00	31.64	10°21'27"	31.60	S 84°13'17" E	
50.06	78.54	90°00'00"	70.71	N 44°23'00" W	
270.00	240.15	50°57'43"	232.31	S 62°54'8" E	
67.50	106.03	90°0'0"	95.46	N 45°37'0" E	
67.50	106.03	90°0'0"	95.46	S 44°23'0" E	
67.50	106.03	90°0'0"	95.46	S 44°23'0" E	
67.50	106.03	90°0'0"	95.46	N 45°37'0" E	
270.00	96.91	20°33'57"	96.38	N 80°20'2" E	
750.00	261.12	19°56'54"	259.81	N 9°21'24" W	
62.00	55.09	50°54'34"	53.29	N 65°9'43" E	
62.00	97.39	90°0'0"	87.68	S 44°23'0" E	
300.00	35.34	6°44'58"	35.32	N 87°14'11" E	
300.00	25.07	4°47'14"	25.06	N 3°16'18" W	
300.00	69.87	13°20'39"	69.71	N 12°22'13" W	
300.00	102.83	19°39'32"	102.43	N 9°12'46" W	
437.00	116.80	15°18'34"	116.45	N 11°22'44" W	
163.00	55.93	19°39'39"	55.65	N 9°12'46" W	
150.00	38.03	14°31'24"	38.62	N 13°36'30" W	
150.00	87.60	33°28'21"	86.36	N 4°20'2" W	
150.00	30.79	11°45'39"	30.74	N 62°6'50" E	
300.00	35.34	6°44'58"	35.32	N 87°14'11" E	
60.00	36.73	35°4'18"	36.16	N 50°8'11" E	
60.00	40.18	38°21'3"	39.42	N 86°50'50" E	
15.00	2.76	10°32'33"	2.76	S 78°15'3" E	
15.00	1.27	4°51'30"	1.27	S 86°57'15" E	
15.00	22.36	85°23'0"	20.31	S 45°37'0" E	
15.00	23.56	90°0'0"	21.21	S 44°23'0" E	
200.00	8.67	2°28'58"	8.67	S 88°8'31" E	
200.00	27.49	7°52'26"	27.47	S 82°57'48" E	
15.00	8.68	36°58'18"	8.81	N 82°29'18" E	
60.00	37.32	35°38'52"	36.81	N 81°55'4" E	
60.00	81.57	49°14'56"	80.00	S 86°38'32" E	
795.50	69.87	5°2'33"	68.94	S 1°54'13" E	
60.00	81.57	49°14'56"	80.00	S 6°17'37" E	
795.00	140.02	10°5'30"	139.84	S 8°28'15" E	
60.00	51.57	49°14'56"	50.00	S 42°37'31" W	
50.00	73.80	84°34'3"	67.28	S 27°46'2" W	
60.00	51.57	49°14'56"	50.00	N 87°47'27" W	
60.00	61.38	58°37'0"	58.74	N 33°51'49" W	
15.00	19.50	74°28'14"	18.15	N 41°47'28" W	
240.00	62.79	14°59'21"	62.61	S 37°37'4" W	
240.00	23.36	5°34'36"	23.35	S 67°49'42" W	
15.00	23.56	90°0'0"	21.21	N 44°23'0" W	
15.00	23.56	90°0'0"	21.21	N 45°37'0" E	
150.00	37.12	10°21'27"	37.06	S 84°12'17" E	
15.00	23.56	90°0'0"	21.21	S 44°23'0" E	
15.00	23.56	90°0'0"	21.21	S 45°37'0" W	
15.00	23.56	90°0'0"	21.21	N 44°23'0" W	
15.00	23.56	90°0'0"	21.21	N 45°37'0" E	
	23.56	90°0'0"	21.21	S 44°23'0" E	
	23.56	90°0'0"	21.21	S 45°37'0" W	
	39.68	91°0'0"	35.74	N 44°23'0" W	
	23.56	90°0'0"	21.21	N 45°37'0" E	
	36.73	35°4'18"	36.16	S 19°53'53" W	
	40.73	38°53'28"	39.95	S 21°55'1" E	
	30.78	31°18'20"	30.39	S 37°0'34" E	
1.00	51.80	18°31'41"	51.40	S 48°11'8" E	
60.00	52.14	49°47'20"	50.51	N 82°26'14" E	
240.00	55.22	13°10'56"	55.10	S 64°32'28" E	
60.00	53.45	51°2'14"	51.70	N 32°1'27" E	
15.00	22.02	84°5'40"	20.10	N 48°33'40" E	
15.00	23.56	90°0'0"	21.21	S 44°23'0" E	
61.00	25.50	23°34'11"	25.33	S 11°10'5" E	
240.00	31.24	12°13'56"	31.14	S 77°14'55" E	
61.00	42.69	42°13'18"	44.66	S 44°35'50" E	
240.00	25.21	6°1'6"	25.20	S 66°22'27" E	
15.00	24.12	92°12'31"	26.00	S 47°16'44" E	
15.00	23.56	90°0'0"	21.21	S 44°23'0" E	
15.00	17.18	65°38'59"	16.25	S 33°25'29" W	
94.00	67.65	41°13'58"	66.20	S 45°37'0" W	
15.00	17.18	65°38'59"	16.25	S 67°48'30" W	
15.00	23.56	90°0'0"	21.21	S 45°37'0" W	
15.00	17.18	65°38'59"	16.25	S 37°11'30" E	
94.00	67.65	41°13'58"	66.20	S 44°23'0" E	
15.00	17.18	65°38'59"	16.25	S 66°34'31" E	
15.00	23.56	90°0'0"	21.21	N 45°37'0" E	

CURVE TABLE					
C77	15.00	23.56	90°0'0"	21.21	N 44°23'0" W
C78	310.00	85.69	15°49'58"	85.42	S 72°27'47" E
C79	15.00	21.88	83°57'1"	20.06	S 41°21'31" E
C80	15.00	23.56	90°0'0"	21.21	N 45°37'0" E
C81	15.00	16.36	62°28'19"	15.56	S 58°6'51" E
C82	104.00	73.06	40°15'9"	71.57	S 47°7'16" E
C83	15.00	17.74	67°46'51"	16.73	S 33°16'25" E
C84	15.00	23.56	90°0'0"	21.21	S 45°37'0" W
C85	74.00	65.75	50°54'34"	63.61	S 65°9'43" W
C86	330.00	38.24	6°7'6"	38.22	S 14°36'30" E
C87	15.00	20.37	77°47'33"	18.84	S 50°39'30" E
C88	15.00	26.25	100°15'6"	23.02	N 40°22'0" E
C89	425.00	37.33	5°1'55"	37.32	N 12°0'24" W
C90	425.00	32.41	4°22'10"	32.40	N 16°51'27" W
C91	330.00	7.63	1°19'29"	7.63	N 18°22'48" W
C92	270.00	53.02	11°13'3"	52.93	N 13°28'1" W
C93	175.00	24.52	8°2'43"	24.50	N 18°51'11" W
C94	175.00	35.47	11°36'49"	35.41	N 5°11'25" W
C95	270.00	39.82	8°26'29"	39.78	N 3°35'15" W
C96	15.00	23.56	90°0'0"	21.21	N 45°37'0" E
C97	50.00	78.54	90°0'0"	70.71	S 44°23'0" E
C98	74.00	62.76	48°35'46"	60.90	N 85°5'7" W
C99	15.00	23.56	90°0'0"	21.21	N 44°23'0" W
C100	15.00	17.74	67°46'51"	16.73	N 34°30'25" E
C101	104.00	73.06	40°15'9"	71.57	N 48°16'16" E
C102	15.00	16.36	62°28'19"	15.56	N 58°22'51" E
C103	15.00	23.56	90°0'0"	21.21	S 44°23'0" E
C104	125.00	23.64	11°45'39"	23.61	S 6°29'50" W
C105	74.00	30.82	23°51'46"	30.60	S 28°51'21" E
C106	74.00	22.64	17°32'28"	22.57	S 8°9'14" E
C107	175.00	11.75	3°50'44"	11.74	S 10°27'17" W
C108	175.00	50.13	16°24'26"	50.00	S 0°19'27" W
C109	151.00	7.26	2°45'23"	7.26	S 0°45'42" E
C110	151.00	44.55	16°54'9"	44.38	S 10°35'28" E
C111	175.00	40.17	13°9'2"	40.08	S 14°28'11" E
C112	125.00	32.52	14°54'24"	32.43	S 13°35'30" E
C113	449.00	34.61	4°25'15"	34.64	S 18°49'54" E
C114	449.00	46.42	5°55"	46.44	S 11°31'44" E
C115	15.00	21.19	80°57'8"	19.47	S 48°54'46" E
C116	15.00	25.33	96°44'56"	22.43	N 42°14'11" E
C117	15.00	23.56	90°0'0"	21.21	N 51°6'18" W
C118	175.00	31.29	10°14'36"	31.24	N 11°15'36" W
C119	175.00	11.24	4°38'49"	11.24	N 18°42'48" W
C120	125.00	17.78	8°9'3"	17.77	N 16°58'11" W
C121	125.00	50.37	23°5'16"	50.03	N 1°21'1" W
C122	175.00	4.78	1°33'2"	4.78	N 11°17'8" E
C123	175.00	4.83	1°34'57"	4.83	N 11°35'11" E

GENERAL NOTES

1. ALL LOTS WITH ALLEYS ARE REQUIRED TO HAVE ALLEY ACCESS TO GARAGE.
2. PLEASE NOTE BUILDING PADS ON LOTS 43, 44, 49, AND 57 NEAR ROUND-ABOUT THAT PRESERVE SIGHT DISTANCES. AREAS REQUIRING FENCE RESTRICTIONS FOR SIGHT DISTANCE AND EASEMENTS ARE SHOWN ON THIS PLAN.
3. LOTS 13 &14 ARE NOT ALLOWED GARAGE OR DRIVE ACCESS TO N-S STUB STREETS.

STATE PLANE COORDINATES

FACTOR = 0.999720056721

SPK	X=	Y=
SP1	1,870,862.330	733,986.220
SP2	1,870,891.040	736,633.080
SP3	1,870,731.575	734,384.650
SP4	1,870,231.813	734,406.892
SP5	1,870,729.898	734,445.180
SP6	1,870,711.843	734,813.892
SP7	1,870,716.604	734,825.802
SP8	1,870,876.729	735,311.169
SP9	1,869,560.271	735,325.339
SP10	1,869,556.403	736,151.769

STATE PLANE COORDINATES

FACTOR = 0.999720056721

SPK	X=	Y=
SP11	1,869,603.577	735,106.311
SP12	1,866,584.816	735,005.888
SP13	1,866,705.289	734,913.728
SP14	1,866,704.440	734,831.668
SP15	1,866,829.367	734,830.323
SP16	1,866,829.376	734,826.737
SP17	1,866,875.328	734,827.166
SP18	1,866,874.781	734,777.164
SP19	1,870,014.618	734,744.110
SP20	1,870,053.610	734,762.158
SP21	1,870,083.690	734,761.836
SP22	1,870,098.433	734,746.680
SP23	1,870,087.286	734,641.761
SP24	1,870,115.333	734,630.094
SP25	1,870,146.389	734,439.594
SP26	1,870,161.282	734,356.615
SP27	1,870,423.608	734,353.815
SP28	1,870,462.015	734,355.660
SP29	1,870,462.015	734,355.660
SP30	1,870,462.015	734,355.660

NOTES

1. ALL WATER LINES 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.
2. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
3. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (PUE) ALONG ALL SIDE AND REAR LOT LINES, AND A 10' FOOT UTILITY EASEMENT ALONG ALL FRONT LOT LINES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.

TABULATIONS

TOTAL AREA	=	21.67 AC
LOT ACREAGE	=	11.81 AC
STREET ACREAGE	=	8.08 AC
OPEN SPACE/PARK	=	1.78 AC
AVERAGE LOT SIZE	=	6,351 SF

10517

SEC. 29, T5S, R1W, SLB&M TU-038 JT