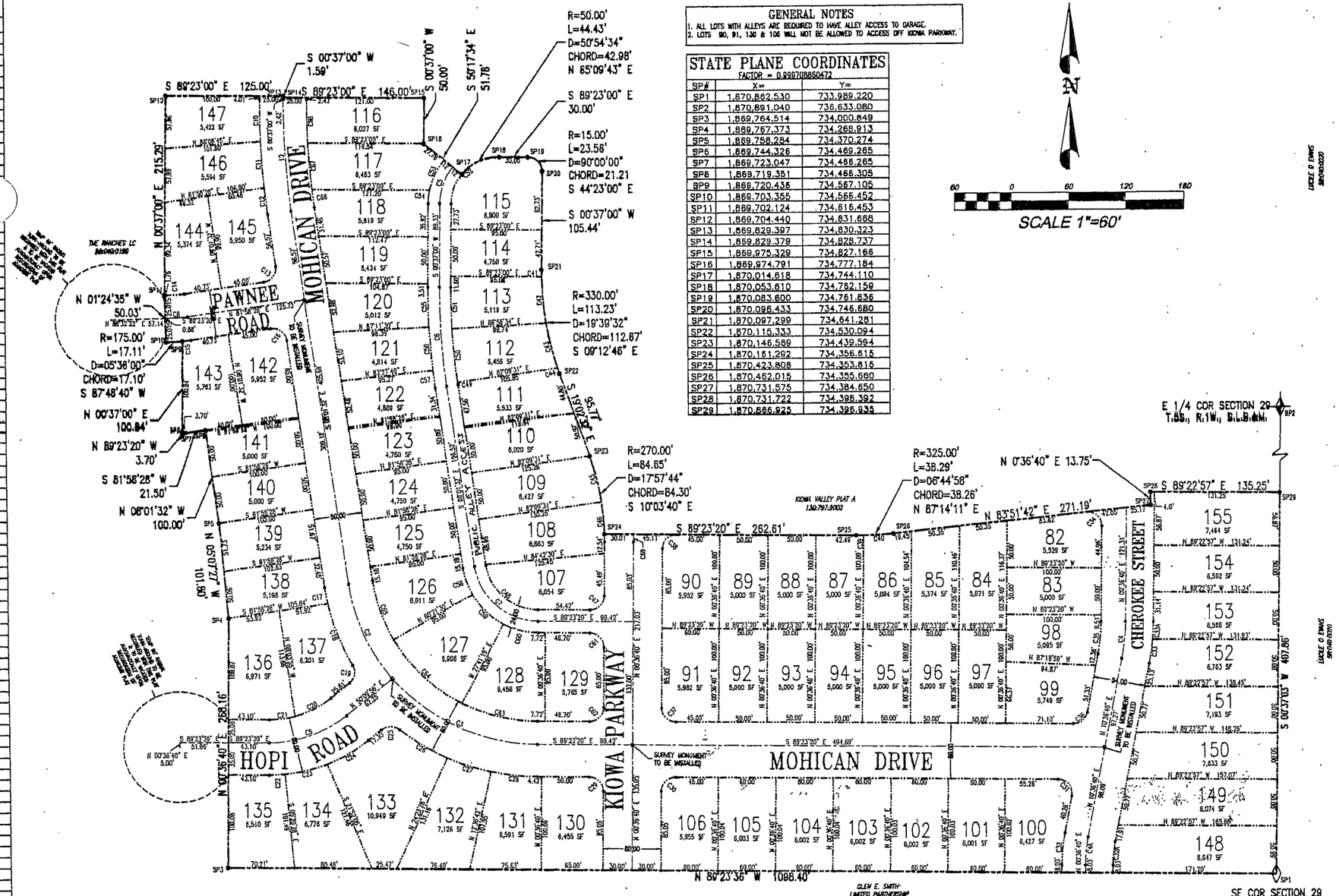
GENERAL NOTES

1. ALL LOTS WITH ALLEYS ARE REQUIRED TO HAVE ALLEY ACCESS TO GARAGE.
2. LOTS 90, 91, 130 & 106 WILL NOT BE ALLOWED TO ACCESS OFF KIOWA PARKWAY.

STATE PLANE COORDINATES

FACTOR = 0.999870860472

SP#	X=	Y=
SP1	1,870,862.530	733,989.220
SP2	1,870,891.040	736,633.080
SP3	1,869,764.514	734,000.849
SP4	1,869,767.373	734,268.913
SP5	1,869,758.284	734,370.274
SP6	1,869,744.326	734,469.265
SP7	1,869,723.047	734,468.265
SP8	1,869,719.351	734,466.305
SP9	1,869,720.436	734,567.105
SP10	1,869,703.355	734,566.452
SP11	1,869,702.124	734,816.453
SP12	1,869,704.440	734,831.668
SP13	1,869,829.397	734,830.323
SP14	1,869,829.379	734,828.737
SP15	1,869,975.329	734,827.166
SP16	1,869,974.791	734,777.184
SP17	1,870,014.618	734,744.110
SP18	1,870,053.610	734,782.158
SP19	1,870,083.600	734,761.836
SP20	1,870,098.433	734,746.680
SP21	1,870,097.299	734,641.281
SP22	1,870,115.333	734,530.094
SP23	1,870,146.589	734,439.594
SP24	1,870,161.292	734,356.615
SP25	1,870,423.808	734,353.815
SP26	1,870,452.015	734,355.660
SP27	1,870,731.575	734,384.650
SP28	1,870,731.722	734,398.392
SP29	1,870,866.925	734,396.935



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C18	225.00	68.67	17°44'32"	68.40	S 21°22'8" E
C19	15.00	21.06	80°24'21"	19.36	S 9°57'46" W
C20	100.00	42.89	24°34'28"	42.56	S 62°27'11" W
C21	100.00	27.70	15°52'15"	27.61	S 82°40'32" W
C22	160.00	16.62	5°57'8"	16.61	N 87°38'8" E
C23	160.00	46.15	16°31'37"	45.99	N 76°23'44" E
C24	160.00	50.17	17°57'59"	49.97	N 59°8'56" E
C25	15.00	20.54	78°27'47"	18.97	N 89°23'50" E
C26	235.00	58.40	14°14'15"	58.25	S 58°28'24" E
C27	235.00	48.31	11°46'46"	48.23	S 71°28'55" E
C28	235.00	49.22	12°0'2"	49.13	S 83°23'18" E
C29	15.00	23.56	90°0'0"	21.21	S 44°23'20" E
C30	15.00	23.56	90°0'0"	21.21	N 45°36'40" E
C31	15.00	26.18	100°00'00"	22.96	N 39°23'20" W
C32	200.00	34.81	10°00'00"	34.86	N 05°36'40" E
C32A	146.00	25.48	10°0'0"	25.45	N 5°36'40" E
C33	254.00	25.46	5°44'32"	25.45	N 7°44'24" E
C33A	254.00	18.88	4°15'28"	18.87	N 2°44'24" E
C34	15.00	25.33	96°44'58"	22.43	S 47°45'49" E
C35	200.00	34.91	10°00'00"	34.86	N 05°36'40" E
C36	15.00	20.94	80°00'00"	19.28	N 50°36'40" E
C37	15.00	23.56	90°0'0"	21.21	N 44°23'20" W
C38	15.00	23.56	90°0'0"	21.21	N 45°36'40" E
C39	325.00	7.51	1°19'27"	7.51	N 88°56'56" E
C40	325.00	30.77	5°25'31"	30.76	N 85°34'27" E
C41	330.00	7.29	1°15'59"	7.29	S 0°1'0" E
C42	330.00	50.03	8°41'12"	49.98	S 4°56'36" E

CURVE TABLE

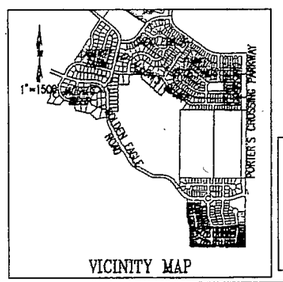
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C43	330.00	49.74	8°38'8"	49.69	S 13°39'16" E
C44	330.00	6.16	1°4'12"	6.16	S 18°30'26" E
C45	270.00	50.34	10°40'54"	50.28	S 13°42'5" E
C46	270.00	42.28	8°58'19"	42.24	S 3°52'29" E
C47	15.00	23.56	90°0'0"	21.21	S 45°36'40" W
C48	56.00	79.52	81°21'48"	73.01	N 48°42'26" W
C49	894.00	2.44	0°12'6"	2.44	N 7°58'28" W
C50	894.00	57.74	4°36'0"	57.72	N 9°26'26" W
C51	894.00	44.50	3°40'28"	44.49	N 11°13'13" W
C52	50.00	78.54	90°0'0"	70.71	N 45°37'0" E
C53	74.00	36.22	28°2'36"	35.86	S 29°41'8" W
C54	74.00	14.27	11°2'50"	14.25	S 8°8'26" W
C55	718.00	42.82	3°25'29"	42.81	S 1°6'45" E
C56	718.00	48.72	3°53'42"	48.71	S 4°40'20" E
C57	718.00	18.86	1°29'21"	18.86	S 7°18'52" E
C58	80.00	30.18	21°36'58"	30.00	S 18°50'1" E
C59	80.00	45.62	32°40'11"	45.00	S 45°56'36" E
C60	80.00	37.81	27°4'39"	37.46	S 75°51'1" E
C61	15.00	23.56	90°0'0"	21.21	S 44°23'20" E
C62	15.00	23.56	90°0'0"	21.21	S 45°36'40" W
C63	175.00	82.70	27°4'39"	81.94	N 75°51'1" W
C64	175.00	98.78	32°40'11"	97.44	N 45°56'36" W
C65	175.00	65.02	21°36'58"	65.63	N 18°50'1" W
C66	775.00	19.06	1°24'33"	19.06	N 7°19'16" W
C67	775.00	50.23	3°42'49"	50.22	N 4°45'35" W
C68	775.00	47.61	3°31'11"	47.60	N 1°8'35" W
C69	309.00	7.97	1°31'19"	7.97	N 0°9'0" W

TABULATIONS

TOTAL AREA	=	13.45 AC
LOT ACREAGE	=	10.27 AC
STREET ACREAGE	=	3.18 AC
AVERAGE LOT SIZE	=	6,046 SF

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 OPEN SPACE SHALL BE DEDICATED TO EAGLE MOUNTAIN CITY.
2. 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.



VICINITY MAP

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 27 DAY OF August A.D., 2004.

CITY ATTORNEY

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 28,2004 DATE

SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N 89°23'36" W 1098.40 FEET; THENCE N 00°36'40" E 268.16 FEET; THENCE N 05°07'27" W 101.80 FEET; THENCE N 08°01'32" W 100.00 FEET; THENCE S 81°58'28" W 21.50 FEET; THENCE N 80°23'20" W 3.70 FEET; THENCE N 00°37'00" E 100.84 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT 17.11 FEET (CURVE HAS A CENTRAL ANGLE OF 05°36'00" AND A CHORD BEARING S 87°48'40" W 17.10 FEET); THENCE N 01°24'35" W 50.03 FEET; THENCE N 00°37'00" E 215.29 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; THENCE N 00°36'40" E 13.75 FEET; THENCE S 89°22'57" E 135.25 FEET; THENCE S 00°37'03" W 407.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.45 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.

AUG. 2, 2004

PETER DELMISSIER — FOR CENTEX HOMES
OWNER(S): PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

ON THE 2 DAY OF August, 2004 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

Rebecca Riddle NOTARY PUBLIC

MY COMMISSION EXPIRES 4-17-06

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

30TH DAY OF SEPTEMBER A.D. 2004

Robert C. Bailey MAYOR

APPROVED CITY ENGINEER (SEE SEAL BELOW)

ATTEST David B. Valentine, CMC CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 30TH DAY OF SEPTEMBER, A.D. 2004 BY THE EAGLE MOUNTAIN CITY PLANNING COMMISSION

Richard Elton Boyd CHAIRMAN, PLANNING COMMISSION

DIRECTOR - SECRETARY

ENT 117283:2004 BK 8781 PG 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Dec 03 4:56 pm FEE 104.00 BY SG
RECORDED FOR EAGLE MOUNTAIN CITY

PLAT "B"

KIOWA VALLEY

SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
VACATING A PORTION OF LOT 501, PLAT "A", KIOWA VALLEY
LOCATED IN THE S.E. 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.

SCALE: 1" = 60'

SURVEYOR'S SEAL — NOTARY PUBLIC SEAL — CITY ENGINEER SEAL — CLERK-RECORDER SEAL

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

KV-PLAT B - JULY 26, 2004