



SURVEYOR'S CERTIFICATE
I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12347 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 IN 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.
JUNE 12, 2003
DATE
DAVID V. THOMAS (SEE SEAL BELOW)
BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S 02°27'49" W 230.22' FEET AND WEST 01'49" FEET FROM THE NORTHWEST CORNER OF SECTION 30, T. 5 S., R. 1 W., S.L.B. & M., THENCE S 55°16'00" E 734.74'; THENCE ALONG THE ARC OF A 803.00' RADIUS CURVE TO THE LEFT 141.80' (CENTRAL ANGLE = 10°07'27"); THE CHORD OF WHICH BEARS S 40°58'00" W 141.70'; THENCE S 35°52'22" W 1211.70'; THENCE ALONG THE ARC OF A 338.00 FOOT RADIUS CURVE TO THE RIGHT 81.80' (CENTRAL ANGLE = 08°42'18"); THE CHORD OF WHICH BEARS N 48°55'48" W 81.46'; THENCE ALONG THE ARC OF A 59.00 FOOT RADIUS CURVE TO THE RIGHT 22.24' (CENTRAL ANGLE = 21°35'38"); THE CHORD OF WHICH BEARS N 33°48'53" W 22.10'; THENCE N 22°59'08" W 38.88'; THENCE ALONG THE ARC OF A 41.00 FOOT RADIUS CURVE TO THE LEFT 7.21' (CENTRAL ANGLE = 10°04'50"); THE CHORD OF WHICH BEARS N 28°01'30" W 7.20'; THENCE ALONG THE ARC OF A 325.00' RADIUS CURVE TO THE RIGHT 301.04' (CENTRAL ANGLE = 68°58'17"); THE CHORD OF WHICH BEARS N 01°24'14" E 387.85'; THENCE N 35°52'22" E 87.28'; THENCE N 55°15'00" W 424.23'; THENCE N 34°45'00" E 145.00'; THENCE N 18°30'18" E 82.04'; THENCE N 34°45'00" E 200.00'; THENCE N 06°51'33" E 56.57'; THENCE N 34°45'00" E 100.00'; THENCE N 8°51'50" E 18.00'; THENCE N 34°45'00" E 106.53'; THENCE ALONG THE ARC OF A 35.00' RADIUS CURVE TO THE RIGHT 31.28' (CENTRAL ANGLE = 51°12'21"); THE CHORD OF WHICH BEARS N 03°41'33" W 30.25'; THENCE ALONG THE ARC OF A 10.00' RADIUS CURVE TO THE LEFT 13.47' (CENTRAL ANGLE = 77°08'38"); THE CHORD OF WHICH BEARS N 18°40'11" W 12.47'; THENCE N 45°33'20" E 85.18'; THENCE S 86°15'00" E 81.34'; THENCE N 34°45'00" E 151.00' TO THE POINT OF BEGINNING.
CONTAINS 18.7035 ACRES (72 BUILDABLE LOTS)

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 THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, 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 EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS, IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, AND ALL OTHER PLACES OF PUBLIC USE AND RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY, FOR THE BEHEFT OF THE CITY AND THE INHABITANTS THEREOF.
JUNE 12, 2003

The Ranches L.C. By: [Signature]
AUTHORIZED SIGNATURE(S)
PRINTED NAME OF OWNER: THE RANCHES L.C.
AUTHORIZED SIGNATURE(S): [Signature]

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF UTAH
On the 12th day of June, 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.
September 20, 2003
MY COMMISSION EXPIRES

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBMISSION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF [] 2003.
Mayor: [Signature]
City Clerk: [Signature]

PLANNING COMMISSION APPROVAL
APPROVED THIS 24th DAY OF June, 2003, BY
EAGLE MOUNTAIN CITY PLANNING COMMISSION.
Director - Secretary: [Signature]
Chairperson, Planning Commission: [Signature]

TABULATIONS:
1. TOTAL PLAT ACREAGE 18.7035 ACRES
2. TOTAL LOT ACREAGE 18.5277 ACRES
3. TOTAL ACREAGE IN STREETS 5.0974 ACRES
4. TOTAL ACREAGE IN OPEN SPACE 0.0784 ACRES
5. AVERAGE LOT SIZE 2181.61 E

PLAT "A"
LONE TREE AT CIRCLE FIVE RANCH
SUBDIVISION
EAGLE MOUNTAIN CITY
UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET
SURVEYOR: AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308
Notary Public Seal
City Engineer's Seal
Clerk-Recorder Seal

Curve	Radius	Delta	Length	Tangent	Chord/Bis
C01	803.00'	10°07'27"	141.80'	71.13'	141.70'
C02	338.00'	8°42'18"	81.80'	40.90'	81.46'
C03	59.00'	21°35'38"	22.24'	11.12'	22.10'
C04	41.00'	10°04'50"	7.21'	3.60'	7.20'
C05	325.00'	68°58'17"	301.04'	150.52'	301.04'
C06	35.00'	51°12'21"	31.28'	15.64'	31.28'
C07	10.00'	77°08'38"	13.47'	6.73'	13.47'
C08	300.00'	24°27'49"	142.51'	71.25'	141.80'
C09	334.00'	24°27'49"	142.51'	71.25'	141.80'
C10	334.00'	17°41'08"	103.10'	51.55'	102.69'
C11	334.00'	2°28'00"	14.09'	7.04'	14.09'
C12	270.00'	10°28'31"	48.73'	24.37'	48.67'
C13	5.00'	160°00'00"	15.71'	15.71'	15.71'
C14	250.00'	10°20'31"	46.93'	23.46'	46.93'
C15	255.00'	10°20'31"	47.42'	23.71'	47.42'
C16	35.00'	72°27'21"	44.26'	22.13'	44.26'
C17	35.00'	30°46'19"	18.90'	9.45'	18.90'
C18	35.00'	41°41'09"	25.45'	12.72'	25.45'
C19	10.00'	81°57'17"	14.30'	7.15'	14.30'
C20	270.00'	4°37'23"	21.79'	10.89'	21.79'
C21	281.00'	51°08'08"	232.71'	116.35'	232.71'
C22	295.00'	49°58'27"	257.05'	128.52'	257.05'
C23	295.00'	24°40'44"	127.86'	63.93'	127.86'
C24	295.00'	25°14'49"	129.86'	64.93'	129.86'
C25	281.00'	18°45'38"	90.88'	45.44'	90.88'
C26	281.00'	25°13'47"	104.26'	52.13'	104.26'
C27	281.00'	41°41'09"	141.43'	70.71'	141.43'
C28	325.00'	17°45'08"	100.70'	50.35'	100.70'
C29	325.00'	2°01'50"	11.52'	5.76'	11.52'
C30	325.00'	5°43'48"	18.87'	9.43'	18.87'
C31	15.00'	84°24'41"	22.10'	11.05'	22.10'
C32	325.00'	82°04'23"	18.70'	9.35'	18.70'
C33	325.00'	4°07'49"	4.78'	2.39'	4.78'
C34	10.00'	73°25'38"	12.81'	6.40'	12.81'
C35	325.00'	8°57'58"	50.85'	25.42'	50.79'
C36	5.00'	180°00'00"	15.71'	15.71'	15.71'
C37	335.00'	8°57'50"	52.41'	26.20'	52.38'
C38	335.00'	81°00'00"	48.48'	24.24'	48.48'
C39	35.00'	15°58'24"	9.77'	4.88'	9.74'
C40	360.00'	8°57'58"	56.35'	28.17'	56.35'
C41	360.00'	29°07'38"	57.81'	28.90'	57.81'
C42	360.00'	2°07'53"	13.38'	6.70'	13.38'
C43	250.00'	35°37'19"	134.75'	67.37'	133.54'
C44	255.00'	29°07'38"	113.32'	57.61'	112.39'
C45	225.00'	24°13'15"	95.12'	48.28'	94.41'
C46	250.00'	12°08'58"	66.80'	33.40'	66.85'
C47	250.00'	10°27'29"	68.85'	34.42'	68.85'
C48	5.00'	180°00'00"	15.71'	15.71'	15.71'
C49	215.00'	24°13'15"	80.89'	40.44'	80.21'
C50	190.00'	24°13'15"	70.72'	35.36'	70.72'
C51	190.00'	12°05'58"	40.12'	20.13'	40.12'
C52	190.00'	12°07'25"	40.20'	20.18'	40.13'
C53	35.00'	77°08'37"	47.13'	23.56'	47.13'
C54	35.00'	19°58'33"	10.37'	5.22'	10.33'
C55	35.00'	60°11'05"	38.76'	19.38'	38.76'
C56	10.00'	77°08'37"	13.47'	6.73'	13.47'
C57	15.00'	90°00'00"	23.86'	11.93'	23.86'
C58	15.00'	90°00'00"	23.86'	11.93'	23.86'
C59	50.00'	90°00'00"	78.54'	39.27'	78.54'
C60	25.00'	90°00'00"	39.27'	19.64'	39.27'
C61	25.00'	113°12'51"	45.00'	22.50'	45.00'
C62	50.00'	90°00'00"	78.54'	39.27'	78.54'
C63	50.00'	90°00'00"	78.54'	39.27'	78.54'
C64	50.00'	19°20'38"	16.89'	8.44'	16.89'
C65	60.00'	37°28'07"	39.20'	19.60'	39.20'
C66	75.00'	11°12'13"	15.10'	7.58'	15.10'
C67	60.00'	43°52'34"	45.98'	22.99'	45.98'
C68	60.00'	19°50'51"	20.78'	10.39'	20.78'
C69	25.00'	90°00'00"	39.27'	19.64'	39.27'
C70	75.00'	90°00'00"	117.81'	58.90'	117.81'
C71	75.00'	78°27'41"	102.71'	51.35'	102.71'
C72	75.00'	11°12'13"	15.10'	7.58'	15.10'
C73	15.00'	95°44'21"	25.33'	12.66'	25.33'
C74	300.00'	90°00'00"	471.24'	235.62'	471.24'
C75	275.00'	17°57'45"	45.21'	22.60'	45.21'
C76	275.00'	14°38'17"	70.34'	35.16'	70.34'
C77	275.00'	15°51'38"	74.59'	37.29'	74.59'
C78	275.00'	14°22'26"	47.77'	23.88'	47.77'
C79	4.00'	271°16'	13.25'	6.62'	13.25'

NOTES:
1. ALL LOTS HAVE A 5.00' UTILITY EASEMENT (P.U.E.) ALONG ALL LOT LINES EXCEPT THE FRONT WHICH IS 10.00', AND EXCEPT LOTS 167 WHERE FRONT IS 15.00'.
2. LOTS 73 AND 74 ARE DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. ALL LOTS HAVE A 10.00' PERPETUAL EASEMENT FOR EAGLE MOUNTAIN CITY FOR THE USE OF CONSTRUCTION AND MAINTENANCE OF STRUCTURAL FILL FOR ROADS AND SIDEWALKS ALONG ALL STREET RIGHT OF WAYS EXCEPT WHERE NOTED DIFFERENTLY.
4. LOTS 43-56 ARE NOT ELIGIBLE FOR BUILDING PERMITS UNTIL THE UTILITIES ARE LOOSED.

NOTES CONTINUED:
4. LOTS 43-56 ARE NOT ELIGIBLE FOR BUILDING PERMITS UNTIL THE UTILITIES ARE LOOSED.

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