

- ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SETBACKS: FRONT=15', 22' W/ FRONT FACING GARAGE
REAR=25'
SIDE=5', 15' ON CORNER LOTS
- RETAINING WALLS TO BE BUILT BY DEVELOPER OR HOME OWNER CONTRACTOR. NOT TO BE BONDED FOR UNLESS DEVELOPER IMPROVEMENT.

LEGEND

- SECTION CORNER
- MONUMENT TO BE SET
- CURVE NUMBER

TABULATIONS:

- TOTAL ACREAGE 11.812 ACRES
- OPEN SPACE ACREAGE 0.195 ACRES
- STREET R/W ACREAGE 2.823 ACRES
- LOT ACREAGE 8.794 ACRES
- TOTAL NUMBER OF BUILDING LOTS 49
- AVERAGE LOT SIZE 7,818 S.F.

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	79.00	39.87	28°55'1"	39.45	N 42°3'51" W
C2	11.00	11.52	60°0'0"	11.00	N 28°31'22" W
C3	11.00	11.52	60°0'0"	11.00	S 33°28'38" W
C4	79.00	17.82	12°55'39"	17.79	S 57°0'49" W
C5	11.00	10.93	56°57'17"	10.49	S 79°1'37" W
C6	734.00	76.36	5°57'37"	76.32	N 75°28'33" W
C7	373.00	125.19	19°13'47"	124.60	N 11°5'55" W
C8	627.00	208.02	19°0'31"	207.06	N 11°12'33" W
C9	525.00	61.18	6°40'37"	61.15	S 0°8'20" W
C10	15.00	23.56	90°0'0"	21.21	N 46°38'58" E
C11	15.00	23.56	90°0'0"	21.21	N 43°21'2" W
C12	15.00	23.56	90°0'0"	21.21	N 46°38'58" E
C13	15.00	23.56	90°0'0"	21.21	N 43°21'2" W
C14	15.00	23.56	90°0'0"	21.21	N 46°38'58" E
C15	15.00	23.56	90°0'0"	21.21	S 43°21'2" E
C16	225.00	43.75	11°8'25"	43.68	S 82°46'50" E
C17	225.00	70.15	17°51'47"	69.86	S 68°16'43" E
C18	225.00	54.00	13°45'4"	53.87	S 52°28'18" E
C19	225.00	54.00	13°45'4"	53.87	S 38°31'14" E
C20	225.00	54.00	13°45'4"	53.87	S 24°58'11" E
C21	225.00	54.00	13°45'4"	53.87	S 11°13'7" E
C22	225.00	23.53	5°59'33"	23.52	S 1°20'49" E
C23	225.00	353.43	90°0'0"	318.20	S 43°21'2" E
C24	200.00	314.16	90°0'0"	282.84	S 43°21'2" E
C25	175.00	274.89	90°0'0"	247.49	S 43°21'2" E
C26	175.00	5.00	1°38'14"	5.00	S 87°31'55" E
C27	175.00	192.38	62°59'9"	182.84	S 55°13'14" E
C28	175.00	77.51	25°22'37"	76.88	S 11°21'2" E
C29	15.00	23.56	90°0'0"	21.21	S 46°38'58" W
C30	15.00	23.56	90°0'0"	21.21	S 43°21'2" W
C31	525.00	36.71	4°0'24"	36.71	S 0°21'14" E
C32	525.00	59.00	6°26'20"	58.97	S 5°34'37" E
C33	525.00	59.00	6°26'20"	58.97	S 12°0'57" E
C34	525.00	50.20	5°28'41"	50.18	S 17°58'27" E
C35	525.00	204.91	22°21'46"	203.61	S 9°31'55" E
C36	500.00	195.15	22°21'46"	193.91	S 9°31'55" E
C37	475.00	66.88	8°4'2"	66.82	S 2°23'3" E
C38	475.00	101.33	12°13'23"	101.14	S 12°31'46" E
C39	475.00	168.21	20°17'25"	167.34	S 8°29'45" E
C40	15.00	23.46	89°35'32"	21.14	S 63°26'13" E
C41	175.00	51.93	17°0'12"	51.74	N 63°15'55" E
C42	200.00	69.53	19°55'12"	69.18	N 61°48'25" E
C43	225.00	86.99	22°9'8"	86.45	N 60°41'27" E
C44	225.00	24.39	6°12'39"	24.38	N 68°39'41" E
C45	225.00	62.60	15°56'29"	62.40	N 57°35'7" E
C46	15.00	22.45	85°45'7"	20.41	S 28°53'27" W
C47	475.00	13.85	1°40'14"	13.85	S 19°52'41" E
C48	475.00	63.83	7°41'58"	63.78	S 15°11'35" E
C49	475.00	81.74	9°51'34"	81.64	S 6°24'49" E
C50	475.00	41.13	4°57'40"	41.12	S 0°59'49" W
C51	475.00	200.55	24°11'26"	199.06	N 8°37'5" W
C52	500.00	189.46	21°42'38"	188.33	N 7°22'40" W
C53	525.00	160.01	17°27'45"	159.39	N 5°15'14" W
C54	525.00	98.83	10°47'8"	98.68	S 8°35'33" E
C55	373.00	64.19	9°51'34"	64.11	N 6°21'44" W
C56	373.00	61.00	9°22'12"	60.93	N 16°1'42" W
C57	627.00	59.95	5°28'41"	59.93	N 17°58'27" W
C58	627.00	70.46	6°26'20"	70.43	N 12°0'57" W
C59	627.00	77.60	7°5'30"	77.56	N 5°16'2" W

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, 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.

DATE Oct 16, 2006 DAVID V. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point that is South 02°27'43" West 1873.17 feet along section line and West 441.63 feet from the Northwest corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian;

thence South 40°28'00" West, a distance of 36.57 feet; thence South 13°28'50" West, a distance of 78.30 feet; thence South 62°23'40" West, a distance of 148.13 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 62°23'40" West, a radial distance of 79.00 feet; thence northwesterly along the arc, through a central angle of 28°55'01", a distance of 39.87 feet (chord bears North 42°03'51" West 39.45 feet) to a point of reverse curve to the right having a radius of 11.00 feet and a central angle of 60°0'0"; thence northwesterly along the arc, a distance of 11.00 feet to the point of curve of a non tangent curve to the right, of which the radius point lies North 86°31'22" West, a radial distance of 11.00 feet; thence southwesterly along the arc, through a central angle of 60°0'0", a distance of 11.52 feet (chord bears South 33°28'38" West 11.00 feet) to a point of reverse curve to the left having a radius of 79.00 feet and a central angle of 12°55'39"; thence southwesterly along the arc, a distance of 17.82 feet (chord bears South 57°0'49" West 17.79 feet) to a point of reverse curve to the right having a radius of 11.00 feet and a central angle of 56°57'17"; thence westerly along the arc, a distance of 10.49 feet (chord bears North 75°28'33" West 10.49 feet) to a point of reverse curve to the left having a radius of 734.00 feet and a central angle of 05°57'37"; thence westerly along the arc, a distance of 76.36 feet (chord bears North 75°28'33" West 76.32 feet); thence North 11°32'39" East, a distance of 74.63 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 86°31'22" West, a radial distance of 373.00 feet; thence northerly along the arc, through a central angle of 19°13'47", a distance of 125.19 feet (chord bears North 11°05'55" West 124.60 feet) to a point of reverse curve to the right having a radius of 627.00 feet and a central angle of 19°0'31"; thence northerly along the arc, a distance of 207.06 feet (chord bears North 11°12'33" West 207.06 feet); thence North 88°21'02" West, a distance of 145.00 feet; thence North 01°38'58" East, a distance of 550.00 feet; thence South 88°21'02" East, a distance of 130.00 feet; thence South 57°23'13" East, a distance of 58.31 feet; thence South 89°21'02" East, a distance of 343.80 feet; thence South 73°54'03" East, a distance of 63.26 feet; thence South 64°53'00" East, a distance of 62.71 feet; thence South 54°03'30" East, a distance of 59.91 feet; thence South 43°28'50" East, a distance of 59.91 feet; thence South 32°54'11" East, a distance of 59.91 feet; thence South 22°19'31" East, a distance of 59.91 feet; thence South 13°55'24" East, a distance of 120.18 feet; thence South 01°46'19" East, a distance of 110.28 feet; thence South 28°06'49" West, a distance of 43.56 feet; thence South 43°07'25" West, a distance of 47.60 feet; thence South 35°14'12" East, a distance of 100.00 feet; thence South 57°35'40" East, a distance of 53.08 feet; thence South 40°23'07" East, a distance of 170.06 feet to the point of beginning.

Containing 514,533 square feet or 11.8121 acres, more or less.

Basis of Bearing = Utah State Plane Coordinate system of 1927, Central Zone

EAGLE MOUNTAIN DEVELOPER PLAT 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 10-9a-607, 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.

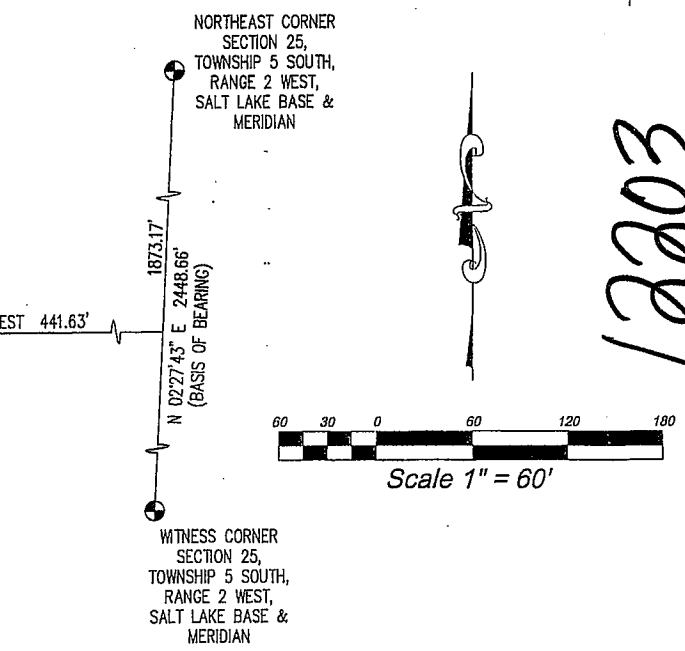
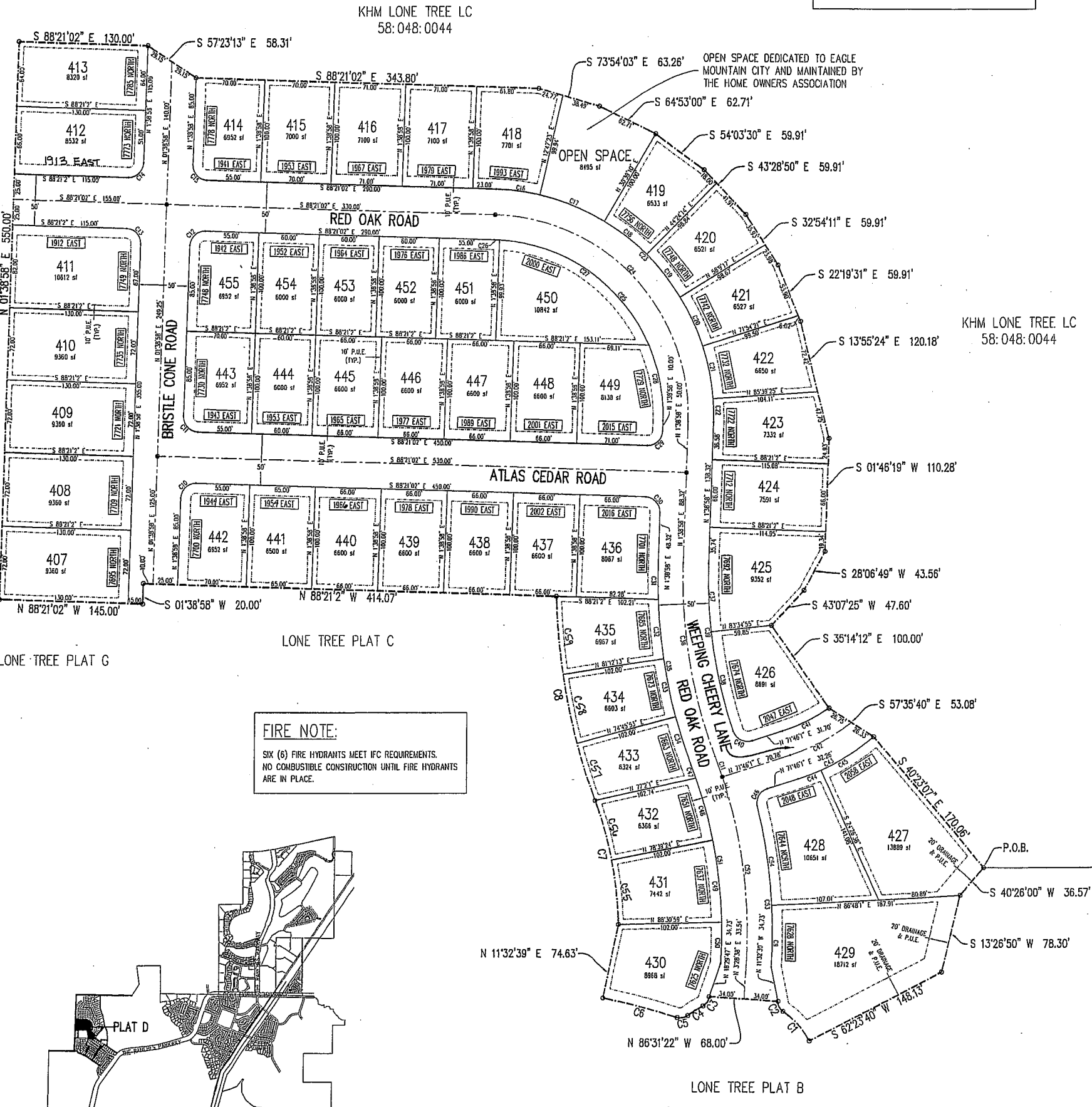
OWNER(S): MCARTHUR HOMES - 07, LLC
 PRINTED NAME OF OWNER
 BY MCARTHUR HOMES INC
 ITS MANAGER
 AUTHORIZED SIGNATURE(S) BY STEVEN D MCARTHUR ITS CO-PRESIDENT
RANDALL A COVINGTON UTAH COUNTY RECORDER
 2007 APR 12 1:38 PM REG. 75.00 BY WH
 RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGMENT

On the 21 day of November, 2006 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.

NOTARY PUBLIC: DON KENNETH BROWN
 NOTARY PUBLIC, STATE OF UTAH
 7217 BRITANNIA PARK AVE.
 WEST JORDAN UT 84094
 My Comm. Exp. 07/20/2009

APPROVED: Clayton Flansburg MAYOR
David V. Thomas CITY ATTORNEY
 ATTEST: David V. Thomas CLERK-RECORDER (SEE SEAL BELOW)



PLAT "D"

LONE TREE AT CIRCLE FIVE RANCH

SUBDIVISION

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Notary Public Seal City Engineer Seal Clerk-Recorder Seal

NO. 163947
DAVID V. THOMAS
10-16-06

PROFESSIONAL ENGINEER
CHRISTOPHER TODD
10-16-06

CORPORATE SEAL
Eagle Mountain
EST. 1996
STATE OF UTAH

SURVEYOR:
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308