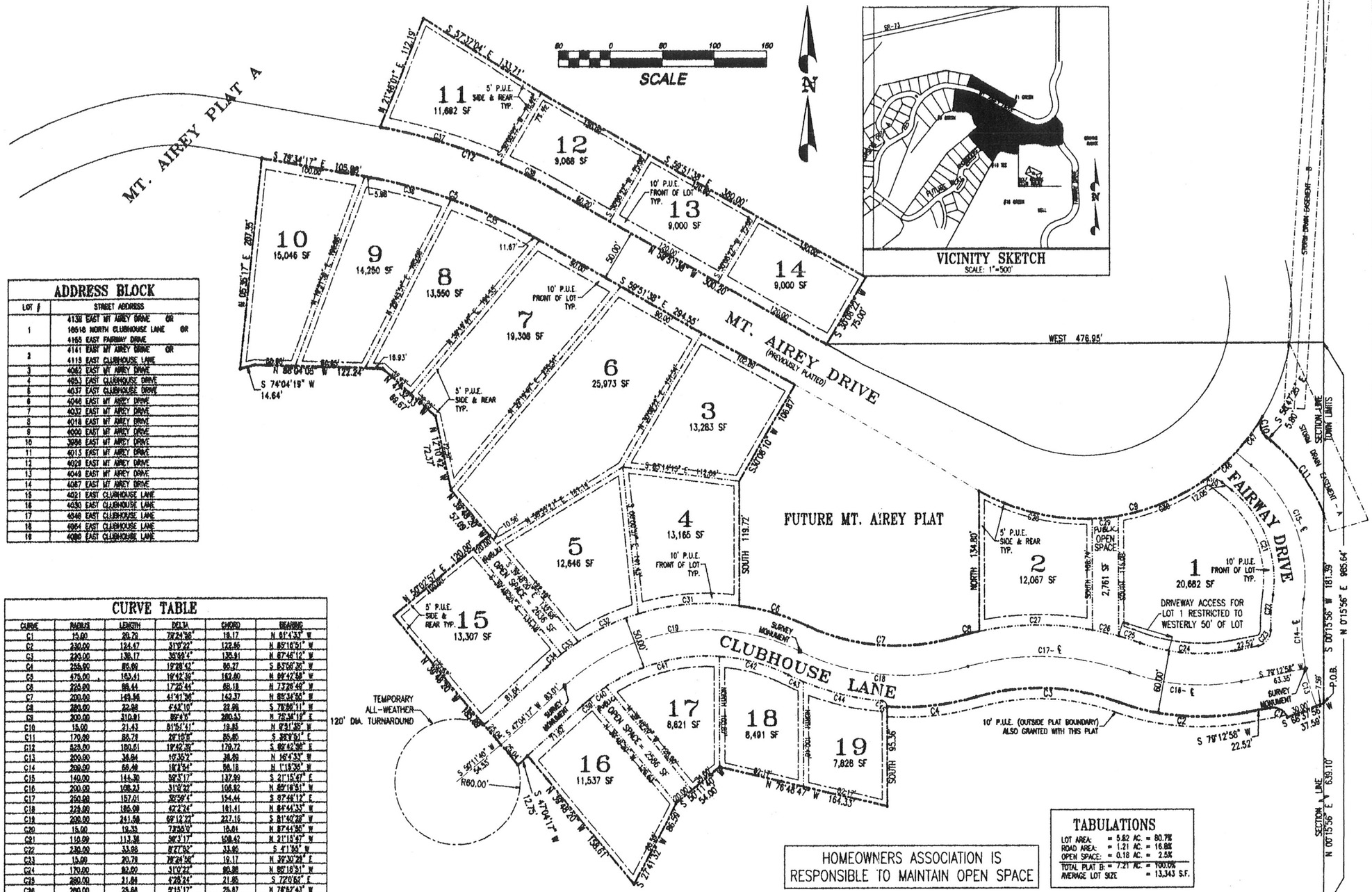
ADDRESS BLOCK

LOT #	STREET ADDRESS
1	4138 EAST MT AIREY DRIVE OR 10518 NORTH CLUBHOUSE LANE OR 4165 EAST FAIRWAY DRIVE
2	4141 EAST MT AIREY DRIVE OR 4115 EAST CLUBHOUSE LANE
3	4082 EAST MT AIREY DRIVE
4	4053 EAST CLUBHOUSE DRIVE
5	4037 EAST CLUBHOUSE DRIVE
6	4046 EAST MT AIREY DRIVE
7	4032 EAST MT AIREY DRIVE
8	4018 EAST MT AIREY DRIVE
9	4000 EAST MT AIREY DRIVE
10	3998 EAST MT AIREY DRIVE
11	4013 EAST MT AIREY DRIVE
12	4028 EAST MT AIREY DRIVE
13	4048 EAST MT AIREY DRIVE
14	4067 EAST MT AIREY DRIVE
15	4021 EAST CLUBHOUSE LANE
16	4030 EAST CLUBHOUSE LANE
17	4046 EAST CLUBHOUSE LANE
18	4064 EAST CLUBHOUSE LANE
19	4080 EAST CLUBHOUSE LANE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	20.72	79°24'58"	19.17	N 51°43'33" W
C2	330.00	124.47	21°37'22"	123.76	N 85°16'51" W
C3	220.00	138.17	35°58'41"	135.91	N 87°46'12" W
C4	255.00	85.69	19°28'42"	86.27	S 83°58'36" W
C5	475.00	163.41	19°42'39"	162.60	N 89°42'58" W
C6	225.00	88.44	17°25'44"	88.18	N 73°26'49" W
C7	200.00	149.56	41°41'36"	146.27	N 85°34'56" W
C8	280.00	32.98	6°43'10"	32.96	S 78°56'11" W
C9	200.00	310.91	89°4'5"	280.53	N 75°34'19" E
C10	15.00	21.43	81°51'41"	19.65	N 0°51'55" W
C11	170.00	86.79	29°15'5"	85.85	S 88°8'51" E
C12	525.00	180.61	19°42'39"	179.72	S 89°42'58" E
C13	200.00	36.84	10°33'2"	36.80	N 16°4'33" W
C14	200.00	66.48	18°1'54"	66.18	N 1°18'36" W
C15	140.00	144.30	59°3'17"	137.89	S 21°15'47" E
C16	200.00	108.23	31°0'22"	106.92	N 89°16'51" W
C17	250.00	157.01	35°59'4"	154.44	S 87°46'12" E
C18	225.00	186.09	47°23'24"	181.41	N 84°44'33" W
C19	200.00	241.58	69°12'22"	227.16	S 81°40'28" W
C20	15.00	19.33	73°50'0"	18.04	N 87°44'36" W
C21	110.00	113.38	59°3'17"	108.42	N 21°15'47" W
C22	230.00	33.98	8°27'56"	33.95	S 4°1'56" W
C23	15.00	20.72	79°24'58"	19.17	N 39°30'29" E
C24	170.00	82.00	31°0'22"	80.98	N 89°16'51" W
C25	280.00	21.84	4°28'24"	21.85	S 72°0'56" E
C26	280.00	29.68	6°15'17"	29.67	N 76°52'43" W
C27	260.00	108.80	23°13'23"	107.82	S 86°23'37" W
C28	209.80	112.79	30°47'14"	111.22	N 76°0'16" W
C29	200.00	28.14	7°18'11"	28.13	S 84°15'52" W
C30	200.00	88.51	25°21'22"	87.78	N 87°56'16" E
C31	226.00	87.58	24°46'35"	86.97	S 85°26'2" W
C32	225.00	83.58	19°4'33"	83.09	S 84°54'36" W
C33	235.00	20.04	4°53'0"	20.05	N 74°18'57" E
C34	225.00	18.49	4°42'28"	18.48	S 49°23'30" W
C35	475.00	82.27	9°55'24"	82.16	N 84°40'20" W
C36	475.00	81.14	9°47'16"	81.04	N 74°40'39" W
C37	525.00	120.85	13°10'13"	120.61	N 72°56'11" W
C38	525.00	59.83	6°32'38"	59.80	N 83°7'31" W
C39	175.00	8.49	2°46'43"	8.49	S 46°27'39" W
C40	175.00	20.04	6°33'37"	20.03	N 53°7'49" E
C41	175.00	114.23	37°24'0"	112.21	S 79°8'38" W
C42	175.00	93.82	22°20'2"	93.18	S 74°57'21" E
C43	250.00	15.64	3°35'5"	15.63	N 89°30'18" W
C44	250.00	77.81	17°47'10"	77.50	N 78°10'50" W
C45	5.41	5.03	53°5'58"	7.31	N 42°31'58" W
C46	200.00	41.57	11°54'29"	41.49	S 46°20'21" W
C47	200.00	42.88	12°16'51"	42.80	N 37°13'42" E



HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO MAINTAIN OPEN SPACE

TABULATIONS

LOT AREA:	= 5.82 AC.	= 80.7%
ROAD AREA:	= 1.21 AC.	= 16.8%
OPEN SPACE:	= 0.18 AC.	= 2.5%
TOTAL PLAT B:	= 7.21 AC.	= 100.0%
AVERAGE LOT SIZE		= 13,343 S.F.

LEGAL DESCRIPTION OF STORM DRAIN EASEMENT & P.U.E. ALSO GRANTED WITH THIS PLAT TO Eagle Mountain City

STORM DRAIN EASEMENT A:
BEGINNING AT A POINT WHICH IS LOCATED N 00°15'56" E ALONG THE SECTION LINE 800.40 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN; RUNNING THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 86.79 FEET (CURVE HAS A CENTRAL ANGLE OF 29°15'05" AND A CHORD BEARING N 36°08'31" W 85.85 FEET); THENCE N 56°47'25" W 5.80 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 21.43 FEET (CURVE HAS A CENTRAL ANGLE OF 81°51'41" AND A CHORD BEARING N 01°51'35" W 19.65 FEET); THENCE ALONG THE ARC OF A 308.00 FOOT RADIUS CURVE TO THE LEFT 74.61 FEET (CURVE HAS A CENTRAL ANGLE OF 22°20'36" AND A CHORD BEARING N 20°53'39" E 74.56 FEET); THENCE S 31°39'00" E 109.97 FEET; THENCE S 73°41'33" W 39.14 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 58.27 FEET (CURVE HAS A CENTRAL ANGLE OF 09°48'28" AND A CHORD BEARING N 18°23'26" W 58.00 FEET) TO THE POINT OF BEGINNING.
AREA: 6811.59 SF

STORM DRAIN EASEMENT B:
A 30 FOOT WIDE EASEMENT 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT WHICH IS LOCATED N 00°15'56" E ALONG THE SECTION LINE 980.48 FEET AND WEST 38.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN; RUNNING THENCE N 63°39'41" E 402.87 FEET.

PUBLIC UTILITY EASEMENT:
COMMENCING AT A POINT WHICH IS LOCATED N 00°15'56" E ALONG THE SECTION LINE 807.51 FEET AND WEST 38.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 17 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE S 79°12'58" W 38.88 FEET; THENCE ALONG THE ARC OF A 240.00 FOOT RADIUS CURVE TO THE RIGHT 128.88 FEET (CURVE HAS A CENTRAL ANGLE OF 31°00'22" AND A CHORD BEARING N 89°16'51" W 128.30 FEET); THENCE ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE LEFT 131.80 FEET (CURVE HAS A CENTRAL ANGLE OF 35°58'04" AND A CHORD BEARING N 87°46'12" W 129.73 FEET); THENCE ALONG THE ARC OF A 265.00 FOOT RADIUS CURVE TO THE RIGHT 88.44 FEET (CURVE HAS A CENTRAL ANGLE OF 19°28'42" AND A CHORD BEARING S 83°54'24" W 88.02 FEET); THENCE NORTH 14.02 FEET; THENCE ALONG THE ARC OF A 251.00 RADIUS CURVE TO THE LEFT 86.69 FEET (CURVE HAS A CENTRAL ANGLE OF 19°28'42" AND A CHORD BEARING N 83°58'36" E 86.27 FEET); THENCE ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT 138.17 FEET (CURVE HAS A CENTRAL ANGLE OF 35°58'04" AND A CHORD BEARING S 87°46'12" E 135.91 FEET); THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT 124.47 FEET (CURVE HAS A CENTRAL ANGLE OF 31°00'22" AND A CHORD BEARING S 89°16'51" E 122.86 FEET); THENCE N 79°12'58" E 22.52 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 18.46 FEET (CURVE HAS A CENTRAL ANGLE OF 70°31'44" AND A CHORD BEARING S 69°31'16" E 17.32 FEET TO THE POINT OF BEGINNING.
EASEMENT CONTAINS 3831 SF

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.

SEPT. 22 2005 (DATE) — (SURVEYOR) (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

PARCEL SOUTH OF MT. AIREY DRIVE:
BEGINNING AT A POINT WHICH IS N 00°15'56" E ALONG THE SECTION LINE 639.16 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE S 68°37'56" W 37.59 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT 20.78 FEET (DELTA: 79°24'58", CHORD: N 61°04'33" W 19.17 FEET); THENCE S 79°12'58" W 23.52 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 124.47 FEET (DELTA: 31°00'22", CHORD: N 89°16'51" W 122.95 FEET); THENCE ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE LEFT 138.17 FEET (DELTA: 35°58'04", CHORD: N 87°46'12" W 135.91 FEET); THENCE ALONG THE ARC OF A 255.00 FOOT RADIUS CURVE TO THE RIGHT 85.69 FEET (DELTA: 19°28'42", CHORD S 83°58'36" W 84.27 FEET); THENCE SOUTH 86.36 FEET; THENCE N 78°48'47" W 164.33 FEET; THENCE S 50°11'40" W 54.00 FEET; THENCE S 27°41'32" W 86.59 FEET; THENCE N 39°48'28" W 158.61 FEET; THENCE S 47°04'17" W 12.75 FEET; THENCE N 39°48'28" W 185.60 FEET; THENCE N 50°02'57" E 120.00 FEET; THENCE N 39°48'28" W 57.00 FEET; THENCE N 12°10'42" W 72.37 FEET; THENCE N 47°32'33" W 66.67 FEET; THENCE N 88°04'05" W 122.24 FEET; THENCE S 74°04'19" W 14.64 FEET; THENCE N 05°35'17" E 207.35 FEET; THENCE S 79°34'17" E 105.99 FEET; THENCE ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT 163.41 FEET (DELTA: 19°42'39", CHORD: S 89°42'58" E 162.60 FEET); THENCE S 59°51'39" E 294.55 FEET; THENCE S 30°08'10" W 106.57 FEET; THENCE SOUTH 119.72 FEET; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT 88.44 FEET (DELTA: 17°25'44", CHORD: S 73°26'49" E 88.18 FEET); THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT 145.56 FEET (DELTA: 41°41'36", CHORD: S 85°34'56"E 142.37 FEET); THENCE ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT 32.98 FEET (DELTA: 6°43'10", CHORD: N 78°56'11" E 32.96 FEET); THENCE NORTH 134.80 FEET; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT 310.91 FEET (DELTA: 89°04'06", CHORD: N 75°34'19" E 280.53 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT 21.43 FEET (DELTA: 81°51'41", CHORD: S 00°51'35" E 19.65 FEET); THENCE S 50°47'25" E 5.80 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT 86.79 FEET (DELTA: 29°15'05" CHORD: S 36°08'31" E 85.85 FEET); THENCE S 68°15'56" W ALONG THE SECTION LINE 181.39 FEET TO THE POINT OF BEGINNING.

PARCEL NORTH OF MT. AIREY DRIVE:
BEGINNING AT A POINT WHICH IS N 00°15'56" E ALONG THE SECTION LINE 985.64 FEET AND WEST 476.95 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE N 59°51'39" W 300.20 FEET; THENCE ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT 180.61 FEET (DELTA: 19°42'39", CHORD: N 69°42'58" W 179.72 FEET); THENCE N 21°46'01" E 112.19 FEET; THENCE S 57°37'04" E 133.71 FEET; THENCE S 59°51'36" E 360.00 FEET; THENCE S 30°08'22" W 75.00 FEET TO THE POINT OF BEGINNING.

OWNER'S 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, 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, 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.

PRINTED NAME OF OWNER(S): ELKHORN DEVELOPMENT LLC
By
AUTHORIZED SIGNATURE(S): STEWART L. GROW
9.27.05

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 27th DAY OF September, 2005 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 11/24/08 — NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

27 DAY OF September A.D. 2005

APPROVED
MAYOR

CITY ENGINEER (SEE SEAL BELOW) — ATTEST CLERK-RECORDER (SEE SEAL BELOW)

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 27th DAY OF Sept. A.D., 2005

CITY ATTORNEY

PLAT B

MT. AIREY

LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W, SLB&M

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

SCALE: 1" = 50 FEET

ENT 121357:2005 PG 5 OF 5
RANDALL A. COV
UTAH COUNTY RE
9:05 AM 28 SEP 20
RECORDED FOR EAGLE MOUNTAIN

SURVEYOR'S SEAL: REGISTERED LAND SURVEYOR No. 163947 DAVID V. THOMAS STATE OF UTAH — 9/9/05
NOTARY PUBLIC SEAL: NOTARY PUBLIC — STATE OF UTAH — COMMISSION EXPIRES NOV. 24, 2008
CITY ENGINEER SEAL: LICENSED PROFESSIONAL ENGINEER — STATE OF UTAH — 9/22/05
CLERK-RECORDER SEAL: INCORPORATED 1996

AIREY-B-PLAT R3 - 15 AUG 2005