

**ADDRESS BLOCK**

LOT #	STREET ADDRESS
1	9122 NORTH MT. AIREY DRIVE
2	9102 NORTH MT. AIREY DRIVE
3	9084 NORTH MT. AIREY DRIVE
4	9076 NORTH MT. AIREY DRIVE
5	9058 NORTH MT. AIREY DRIVE
6	9042 NORTH MT. AIREY DRIVE
7	9026 NORTH MT. AIREY DRIVE
8	9010 NORTH MT. AIREY DRIVE
9	8994 NORTH MT. AIREY DRIVE

**TABULATIONS**

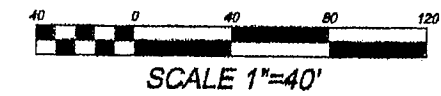
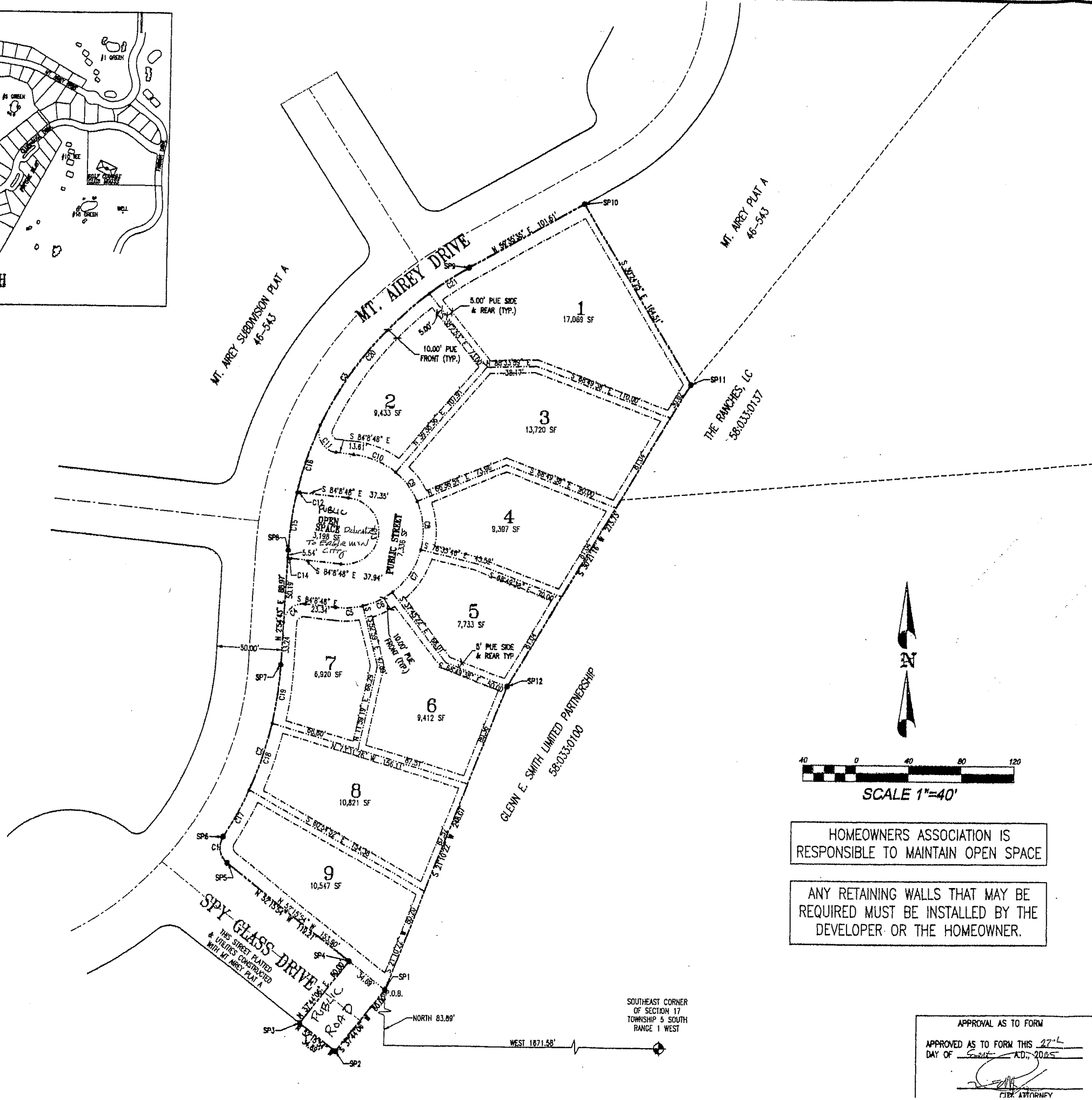
TOTAL AREA =	2.47 ACRES	= 100.00%
OPEN SPACE =	0.06 ACRES	= 3.2%
ROADWAYS =	0.21 ACRES	= 8.5%
LOTS =	2.16 ACRES	= 88.3%
TOTAL NUMBER OF LOTS =	9	
AVERAGE LOT SIZE =	10,551 SF	

**STATE PLANE COORDINATES**

LABEL	NORTHING	EASTING
SP1	744,708.03	1,869,268.40
SP2	744,660.60	1,869,231.78
SP3	744,661.82	1,869,204.35
SP4	744,739.26	1,869,241.04
SP5	744,802.19	1,869,149.81
SP6	744,822.13	1,869,143.36
SP7	744,953.89	1,869,165.56
SP8	745,042.72	1,869,190.08
SP9	745,265.06	1,869,325.50
SP10	745,317.27	1,869,413.10
SP11	745,175.42	1,869,466.34
SP12	744,939.29	1,869,358.04

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	15.00	22.22	20.24	N 02° 49' 37" W	84° 52' 31"
C2	270.00	139.96	138.39	N 17° 45' 42" E	29° 41' 58"
C3	275.00	272.05	261.06	N 31° 13' 09" E	56° 40' 51"
C4	15.00	24.33	21.75	S 49° 22' 57" W	92° 58' 30"
C5	60.00	20.67	20.57	N 85° 58' 07" E	19° 44' 11"
C6	60.00	25.02	24.83	S 64° 11' 16" W	23° 53' 18"
C7	60.00	40.64	39.87	S 32° 50' 26" W	38° 48' 24"
C8	60.00	38.53	37.87	S 04° 57' 26" E	38° 47' 20"
C9	60.00	28.28	28.02	S 38° 51' 18" E	27° 00' 18"
C10	60.00	35.38	34.87	S 67° 16' 06" E	33° 47' 20"
C11	15.00	28.31	24.39	S 30° 04' 14" E	108° 09' 07"
C12	12.50	2.37	2.37	S 89° 35' 10" E	10° 52' 45"
C13	25.00	81.46	52.00	S 05° 51' 12" W	182° 00' 00"
C14	12.50	2.99	2.88	S 77° 18' 18" E	13° 41' 00"
C15	275.00	45.87	45.81	S 07° 42' 01" W	09° 34' 36"
C16	275.00	55.28	55.18	N 18° 14' 48" E	11° 31' 01"
C17	270.00	40.58	40.54	S 28° 18' 21" W	06° 38' 39"
C18	270.00	53.64	53.55	S 18° 18' 33" W	11° 22' 56"
C19	270.00	45.74	45.69	S 07° 48' 34" W	09° 42' 23"
C20	275.00	134.13	132.81	S 37° 58' 43" W	27° 56' 48"
C21	275.00	35.67	35.63	S 55° 46' 21" W	07° 38' 28"



HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO MAINTAIN OPEN SPACE

ANY RETAINING WALLS THAT MAY BE REQUIRED MUST BE INSTALLED BY THE DEVELOPER OR THE HOMEOWNER.

**SURVEYOR'S CERTIFICATE**

I, David V. Thomas, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 26382, 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.

DATE: SEP 22 2005 SURVEYOR: David V. Thomas

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS WEST 1871.58 FEET AND NORTH 83.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE S 37°44'06" W 60.00 FEET; THENCE N 52°15'54" W 34.89 FEET; THENCE N 37°44'06" E 60.00 FEET; THENCE N 52°15'54" W 119.21 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CURVE HAS A CENTRAL ANGLE OF 84°52'34" AND A CHORD BEARING N 9°48'37" W 20.24 FEET); THENCE ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE LEFT 139.96 FEET (CURVE HAS A CENTRAL ANGLE OF 29°41'58" AND A CHORD BEARING N 17°45'42" E 138.39 FEET); THENCE N 7°54'43" E 88.97 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT 272.05 FEET (CURVE HAS A CENTRAL ANGLE OF 56°40'51" AND A CHORD BEARING N 31°13'09" E 261.06 FEET); THENCE N 58°38'35" E 101.61 FEET; THENCE S 30°24'25" E 164.51 FEET; THENCE S 30°21'16" W 273.73 FEET; THENCE S 21°10'22" W 248.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING: 2.42 ACRES

**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, 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.

PRINTED NAME OF OWNER(S): ELKHORN DEVELOPMENT, LLC

AUTHORIZED SIGNATURE(S): Stewart L. Grow 9-27-05

**ACKNOWLEDGMENT**

STATE OF UTAH }  
 COUNTY OF UTAH } S.S.  
 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 11/24/06 David V. Thomas 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 27th DAY OF September, A.D. 2005

APPROVED Christopher J. Truitt MAYOR

ATTEST David V. Thomas CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

**PLAT C MT. AIREY**

LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W, S1B&M  
 SUBDIVISION EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH  
 SCALE: 1" = 40 FEET

APPROVAL AS TO FORM

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

David V. Thomas SURVEYOR

Christopher J. Truitt CITY ENGINEER

David V. Thomas CLERK-RECORDER

INCORPORATED 1996