

# NORTHMOOR PHASE 2A

A SUBDIVISION OF LOTS LOCATED IN  
THE SOUTHWEST QUARTER OF SECTION 16,  
AND THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

### SURVEYORS CERTIFICATE

I, William L. Clark, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 5251265 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.

### BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 16, and the Southeast Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. Basis of Bearing for subject parcel being North 00°15'54" East 2641.25 feet (measured) between the Utah County brass cap monuments monumentalizing the East line of the Southeast Quarter of said Section 17. Subject parcel being more particularly described as follows:

COMMENCING at the Utah County brass cap monument monumentalizing the East Quarter Corner of said Section 17; Thence running along the section line South 00°15'54" West 1444.58 feet and North 89°44'08" West 62.41 feet to a point on the East line of Mt. Airey Drive (Entry No. 127685) Utah County Recorder, and the POINT OF BEGINNING; thence South 89°57'59" East 107.52 feet; thence South 89°00'48" East 18.75 feet; thence South 02°01'56" East 154.07 feet; thence South 00°41'25" West 57.20 feet; thence South 14°51'48" West 74.46 feet; thence South 28°46'14" West 105.06 feet; thence 84.41 feet along the arc of a 170.00 foot radius curve to the left, through a central angle of 28°26'51" (chord bears North 36°33'59" West 83.54 feet); thence North 50°47'25" West 5.80 feet; thence 21.43 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 81°50'21" (chord bears North 09°51'35" West 19.65 feet); thence 158.03 feet along the arc of a 200.00 foot radius curve to the left, through a central angle of 45°16'20" (chord bears North 08°26'06" East 153.95 feet); thence North 14°12'04" West 80.49 feet; thence 54.74 feet along the arc of a 175.00 foot radius curve to the right, through a central angle of 17°55'16" (chord bears North 05°14'26" West 54.51 feet) to the Point Of Beginning.

Contains 36,450 SQ. FT., 0.84 acres, 4 Lots.

### OWNERS 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 10-9a-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):  
PRINTED NAME OF OWNER(S)

EAGLE MOUNTAIN LINKS, LLC

MARK R. BRENNAN - V.P.

AUTHORIZED SIGNATURE(S)

Mark R. Brennan

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH

On the 12 day of October, 2011 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.

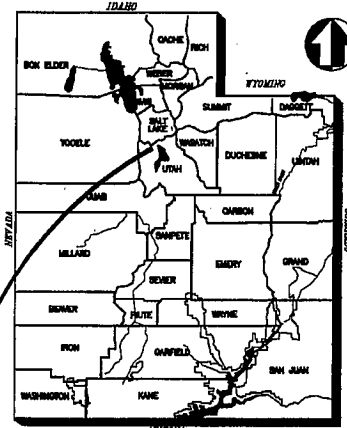
My Commission Expires July 7, 2013

Notary Public  
Residing in Salt Lake County

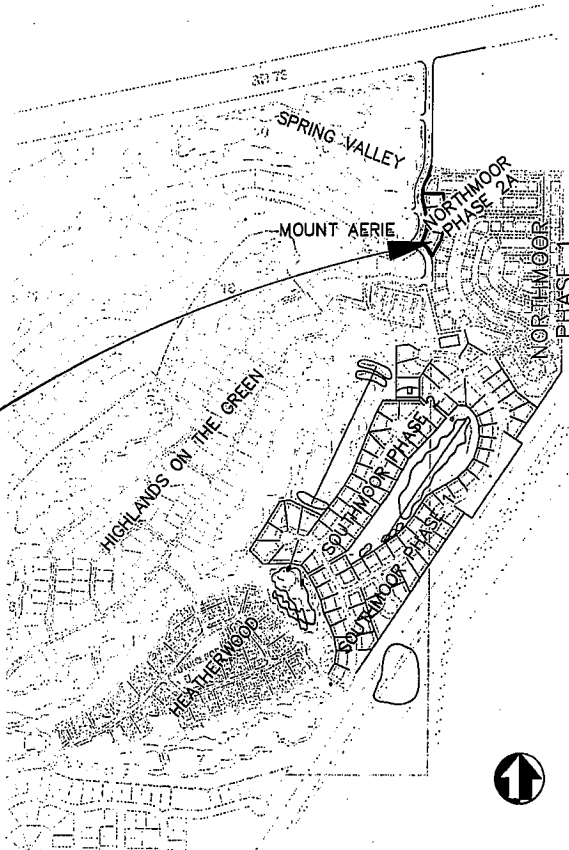
William Thomas Sutton



ENR 31985/2010 11-13221  
RODNEY D. CAMPBELL  
UTAH COUNTY RECORDER  
2010 Nov 21 11:40 AM FEE \$1.00 BY 55  
RECORDED FOR EAGLE MOUNTAIN CITY



VICINITY MAP  
NOT TO SCALE



### PROJECT LOCATION

PLAT PREPARED BY:

PSOMAS  
4179 S. Riverboat Road  
Salt Lake City, Utah 84123  
(801)270-5777 (801)270-5782(FAX)

Sheet 1 of 2 13221 sheet 1 of 2

NOTES:  
All be marked with 5/8" rebar and cap.  
Marked with a rivet in the Top Back of Curb, on the Lot Line Extended.  
Easements are 10' (Front and Back Yard), and 5' (Side Yard) Typical.  
This plat have a 45' Right of Way unless otherwise noted.

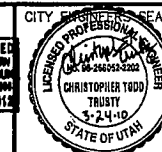
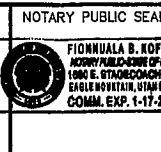
ACCEPTANCE BY LEGISLATIVE BODY  
THE EAGLE MOUNTAIN CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 20 DAY OF April A.D., 2011  
BY THE Mark R. Brennan MAYOR OF EAGLE MOUNTAIN  
APPROVED April 20 2011 ATTEST William Thomas Sutton CLERK-RECORDER

CITY ATTORNEY  
APPROVED THIS 12th DAY OF April A.D., 2011  
BY THE Mark R. Brennan CITY ATTORNEY

CITY ENGINEER  
APPROVED THIS 24th DAY OF March A.D., 2011  
BY THE Eagle Mountain CITY ENGINEER  
Christopher J. Toney CITY ENGINEER

UTAH COUNTY RECORDER  
NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
A.D., 20\_\_\_\_  
STATE OF UTAH, COUNTY OF UTAH. TIME \_\_\_\_\_ FEE \_\_\_\_\_  
RECORDED AND FILE AT THE REQUEST OF \_\_\_\_\_  
COUNTY RECORDER



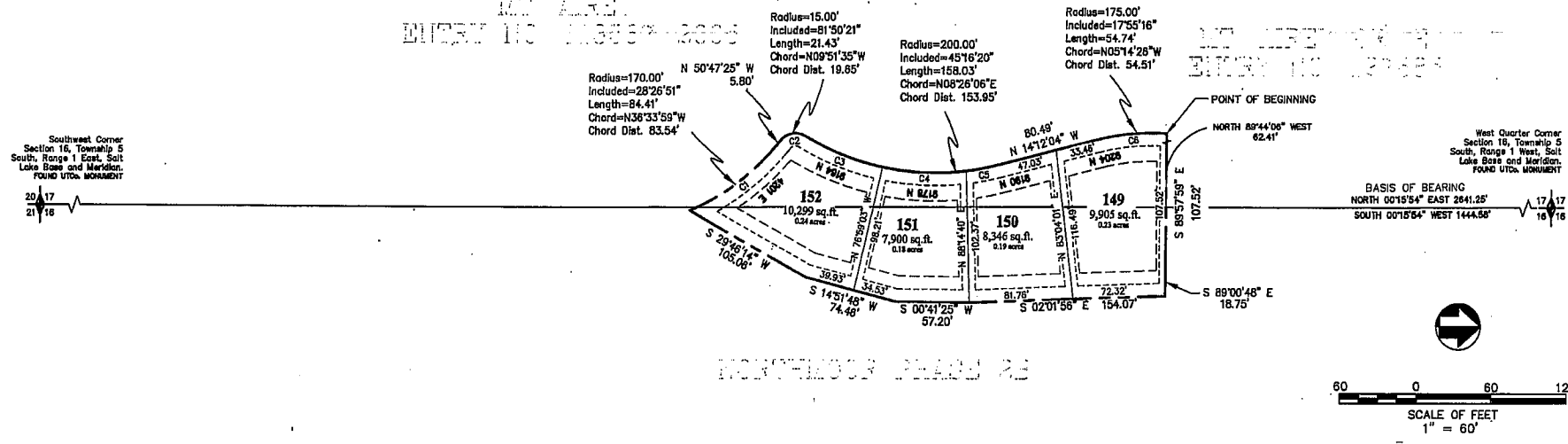
Sec. 16, 17-5-1W TU-03P

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A SUBDIVISION OF LOTS LOCATED IN  
THE SOUTHWEST QUARTER OF SECTION 16,  
AND THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

PLAT NO. 13221-2010  
RECORDED FOR EAGLE MOUNTAIN CITY

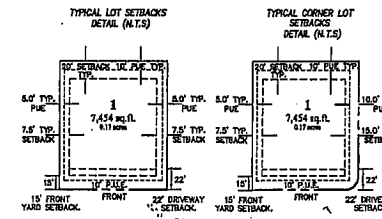
PLAT NO. 13221-2010  
RECORDED FOR EAGLE MOUNTAIN CITY



CURVE	LENGTH	RADIUS	DELTA
C1	84.41'	170.00'	28°26'51"
C2	21.43'	15.00'	81°50'21"
C3	66.72'	200.00'	19°06'55"
C4	65.67'	200.00'	18°48'50"
C5	25.63'	200.00'	7°20'35"
C6	54.74'	175.00'	17°55'16"

**LEGEND**

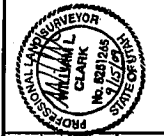
- ⊙ = MONUMENT TO BE SET
- (R) = RADIAL
- = ADJOINING BOUNDARY LINE
- = BOUNDARY LINE
- = RIGHT OF WAY LINE
- = LOT LINE
- = CENTER LINE ROAD
- = PUBLIC UTILITY EASEMENT
- = BUILDING ENVELOPE
- ★ = STREET LIGHTS
- ★ = FOUND SECTION CORNER



- NOTES:
- 1) ALL LOTS HAVE A 15 FOOT LOT SETBACK AND A 22 FOOT DRIVEWAY SETBACK.
  - 2) THE 22 FOOT DRIVEWAY SETBACKS ARE DEPICTED ON THIS PLAN.

**NORTHMOOR PHASE 2A**

Total Acres of Subdivided Area	0.84 Acres
Total Acres of Lots	0.84 Acres
Total Acres of Roads	0
Total Acres in HOA Parks	0
Total Acres in HOA Open Space	0
Average Lot Size	9,113 S.F.
Total Number of Lots	4
Density	4.76 Lots Per Acre
Largest Lot Size	10,299 S.F.
Smallest Lot Size	7,900 S.F.



DATE: 09-03-09  
DRAWN BY: [Name]  
SCALE: 1" = 60'  
PROJECT NUMBER: BEM101000

NORTHMOOR PHASE 2A  
EAGLE MOUNTAIN, UTAH

ENT 31985-2010 BY 13221  
RODNEY I. CAMPBELL  
UTAH COUNTY RECORDER  
2010 APR 21 11:10 AM FEE \$1.00 BY SS  
RECORDED FOR EAGLE MOUNTAIN CITY

**PSOMAS**  
4179 Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	WLC	WLC	WLC
DRAWN			
CHECKED			
SHEET	2		
OF	2		