

NORTHMOOR PHASE 2B

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 1444.38 feet and South 89°44'06" East 63.85 feet to the POINT OF BEGINNING, thence South 89°00'48" East 508.59 feet; thence South 00°59'12" West 145.00 feet; thence South 89°00'48" East 3.08 feet; thence South 00°59'12" West 100.00 feet; thence North 89°00'48" West 225.00 feet; thence South 48°32'08" West 63.39 feet; thence South 14°51'48" West 156.98 feet; thence South 01°31'27" West 87.03 feet; thence South 13°26'14" East 50.72 feet; thence South 42°57'04" East 18.50 feet; thence South 45°15'51" East 130.32 feet; thence South 34°59'00" West 107.92 feet; thence 20.92 feet along the arc of a 177.50 foot radius curve to the right, through a central angle of 06°45'16" (chord bears North 42°02'48" West 20.91 feet); thence South 51°19'50" West 45.00 feet; thence South 56°25'08" West 82.24 feet; thence South 81°27'30" West 158.69 feet; thence North 14°18'47" West 295.52 feet; thence North 68°37'56" East 34.67 feet; thence North 00°15'54" East 180.39 feet; thence North 15°35'08" West 3.30 feet; thence North 29°46'14" East 105.06 feet; thence North 14°51'48" East 74.46 feet; thence North 00°41'25" East 57.20 feet; thence North 02°01'56" West 154.07 feet to the Point Of Beginning.

Contains 293,323 SQ. FT., 6.73 acres, 27 Lots.

ENR 59421-2010 No 4 1228
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 JUL 19 3:54 PM FEE \$7.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

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 of 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 Brennan

CORPORATE ACKNOWLEDGMENT

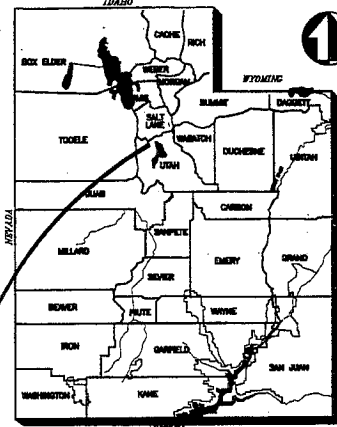
STATE OF UTAH } S.S.
COUNTY OF UTAH

On the 12 day of October, 2010, 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.

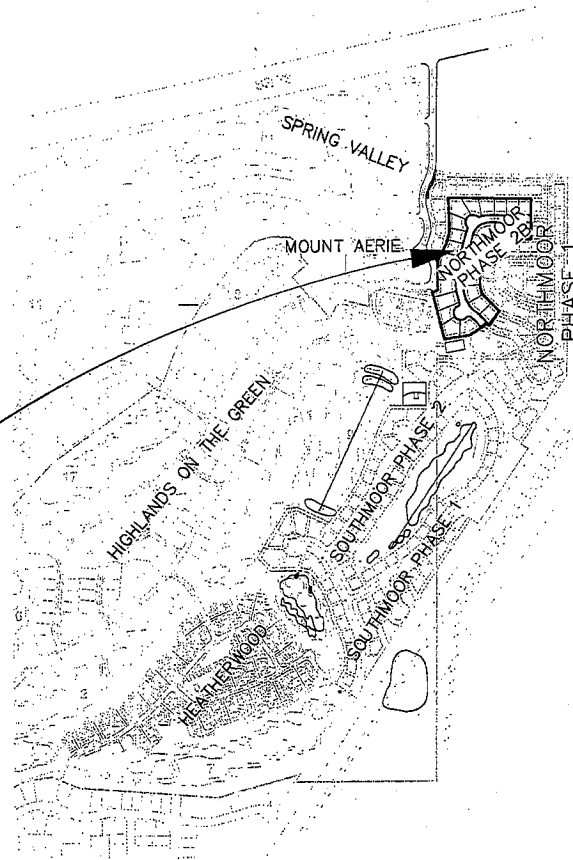
My Commission Expires July 7, 2013

William Thomas Sutton

Notary Public
Residing in SALT LAKE COUNTY



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

NOTES:

- 1) Rear Lot Corners will be marked with 5/8" rebar and cap.
- 2) Lot Lines will be marked with a rivet in the Top Back of Curb, on the Lot Line Extended.
- 3) Public Utility Easements are 10' (Front and Back Yard), and 5' (Side Yard) Typical.
- 4) All roads created by 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 12th DAY OF May, A.D., 2010

Stephen Smolke
MAYOR OF EAGLE MOUNTAIN

APPROVED 5/10/10 2010 ATTEST *Shirley B. Jones*

CLERK-RECORDER

CITY ATTORNEY

APPROVED THIS 12th DAY OF May, A.D., 2010

BY THE Eagle Mountain City CITY ATTORNEY

Eagle Mountain City

CITY ATTORNEY

CITY ENGINEER

APPROVED THIS 12th DAY OF May, A.D., 2010

BY THE Eagle Mountain City CITY ENGINEER

Christy Thomsen

CITY ENGINEER

UTAH COUNTY RECORDER

NO. _____ BOOK _____ PAGE _____ DATE _____

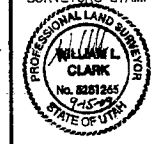
A.D., 20 _____

STATE OF UTAH, COUNTY OF UTAH, TIME FEE _____

RECORDED AND FILE AT THE REQUEST OF _____

COUNTY RECORDER

SURVEYORS STAMP



NOTARY PUBLIC SEAL



CITY ENGINEERS SEAL



CLERK-RECORDER SEAL



13288 sheet 1 of 2

Sec. 16-17-5-1W-70-088

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



NORTHMOOR PHASE 2B

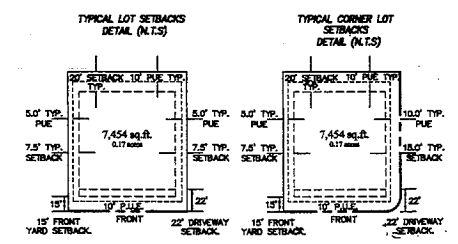
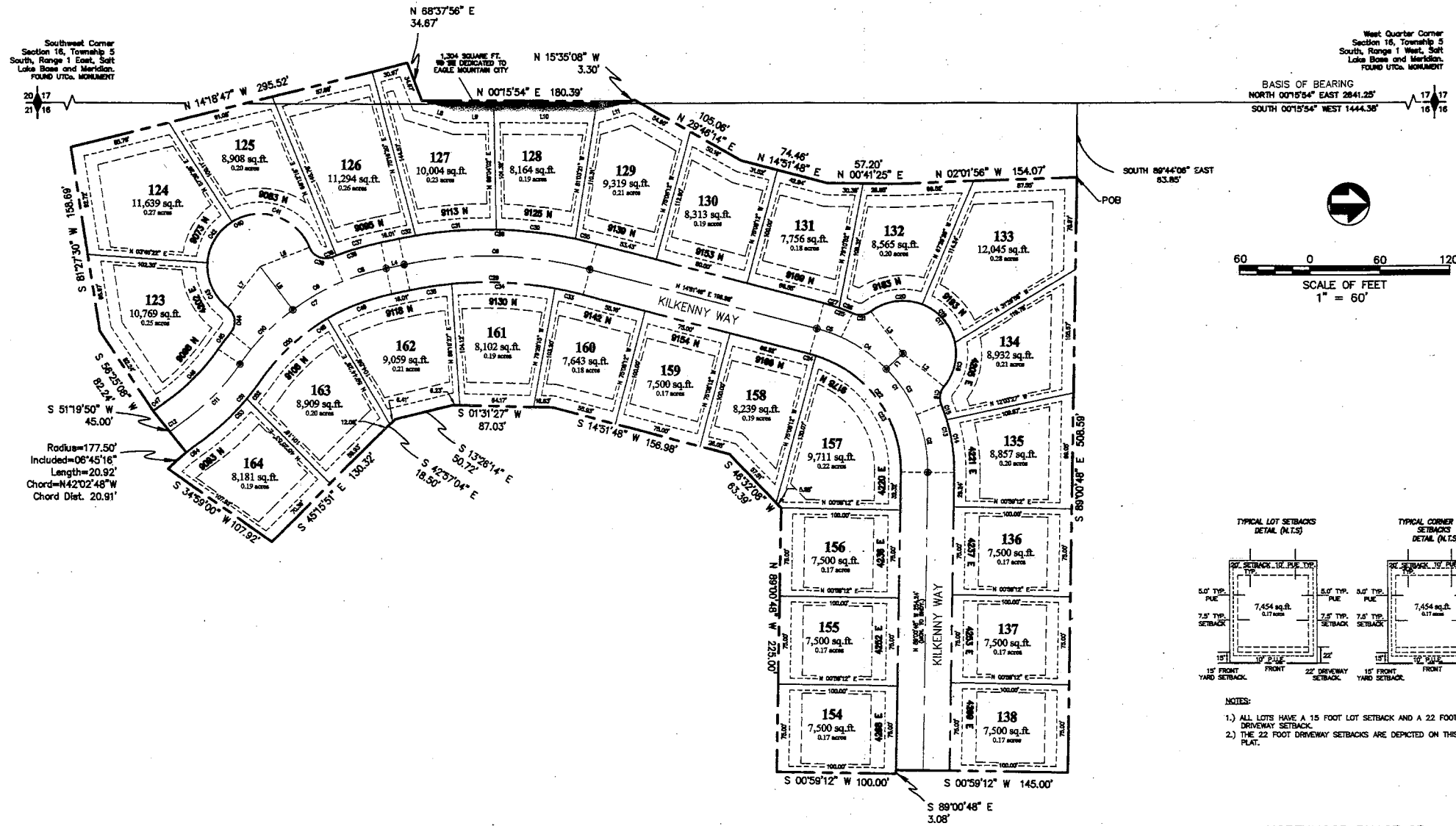
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CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	166.08'	125.00'	97.88	76°07'26"
C2	50.50'	125.00'	25.60	23°08'51"
C3	46.93'	125.00'	23.74	21°30'32"
C4	46.93'	125.00'	23.74	21°30'32"
C5	21.73'	125.00'	10.89	9°57'31"
C6	161.89'	350.00'	82.42	26°30'04"
C7	153.10'	200.00'	80.52	43°51'35"
C8	38.61'	200.00'	19.37	11°03'40"
C9	49.30'	200.00'	24.77	14°07'22"
C10	65.19'	200.00'	32.89	18°40'33"
C11	71.44'	200.00'	36.11	20°27'59"
C12	12.70'	200.00'	6.35	3°38'18"
C13	59.59'	147.50'	30.21	23°08'51"
C14	45.74'	147.50'	23.05	17°46'00"
C15	13.85'	147.50'	6.93	5°22'51"
C16	16.15'	15.00'	8.96	61°42'24"
C17	130.71'	45.00'	378.25	166°25'51"
C18	40.22'	45.00'	21.57	51°12'49"
C19	44.85'	45.00'	24.49	57°08'15"
C20	45.64'	45.00'	25.00	58°08'47"
C21	16.15'	15.00'	8.96	61°42'24"
C22	136.18'	102.50'	80.26	76°07'26"
C23	131.00'	102.50'	76.16	73°13'36"
C24	5.18'	102.50'	2.59	2°53'47"
C25	25.64'	147.50'	12.85	9°57'28"
C26	12.16'	147.50'	6.08	4°43'27"
C27	13.47'	147.50'	6.74	5°14'01"
C28	172.29'	372.50'	87.72	26°30'05"
C29	151.48'	327.50'	77.12	26°30'05"
C30	89.22'	372.50'	34.71	10°38'49"
C31	70.17'	372.50'	35.19	10°47'37"
C32	14.43'	372.50'	7.22	2°13'10"
C33	24.77'	327.50'	12.39	4°20'03"
C34	90.09'	327.50'	45.33	15°45'40"
C35	36.62'	327.50'	18.33	6°24'21"
C36	42.95'	222.50'	21.54	11°03'40"
C37	39.45'	222.50'	19.78	10°09'29"
C38	3.51'	222.50'	1.75	0°54'11"
C39	23.80'	15.00'	15.24	90°53'49"
C40	164.96'	45.00'	167.71	210°02'22"
C41	78.96'	45.00'	54.15	100°32'26"
C42	42.32'	45.00'	22.87	53°53'06"
C43	43.68'	45.00'	23.73	55°36'50"
C44	23.80'	15.00'	15.24	90°53'49"
C45	17.68'	222.50'	8.85	4°33'11"
C46	63.40'	177.50'	32.04	20°27'59"
C47	14.13'	222.50'	7.07	3°38'18"
C48	135.88'	177.50'	71.46	43°51'35"
C49	58.53'	177.50'	29.53	18°53'35"
C50	77.35'	177.50'	39.30	24°58'00"
C51	79.48'	222.50'	40.17	20°27'59"
C52	21.38'	222.50'	10.70	5°30'16"
C53	58.10'	222.50'	29.22	14°57'43"
C54	11.27'	177.50'	5.64	3°38'18"
C55	18.47'	372.50'	9.24	2°50'29"

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.10'	S43°40'11"E
L2	45.00'	N39°32'44"E
L3	45.00'	N53°06'53"E
L4	16.01'	S11°38'16"E
L5	45.87'	N53°10'43"E
L6	45.00'	N21°48'06"W
L7	45.00'	N51°50'28"W
L8	30.88'	N16°34'31"E
L9	32.76'	N00°15'54"E
L10	87.45'	N00°15'54"E
L11	31.75'	N15°35'08"W

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
- 18/18
19/19 = FOUND SECTION CORNER



NORTHMOOR PHASE 2B	
Total Acres of Subdivided Area	6.73 Acres
Total Acres of Lots	5.44 Acres
Total Acres of Roads	1.27 Acres
Total Acres in HOA Parks	0
Total Acres in HOA Open Space	0
To be Dedicated to Eagle Mountain City	0.03 Acres
Average Lot Size	8,774 S.F.
Total Number of Lots	27
Density	4.01 Lots Per Acre
Largest Lot Size	12,045 S.F.
Smallest Lot Size	7,500 S.F.

13288 sheet 2 of 2

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5177 (801) 270-5782 (FAX)

DESIGNED	W.L.C.
DRAWN	W.L.C.
CHECKED	W.L.C.

SHEET 2