

NORTHMOOR PHASE 2C

A SUBDIVISION OF LOTS LOCATED IN
THE SOUTHWEST QUARTER OF SECTION 16,
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, 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 monumentizing the West line of the Southwest Quarter of said Section 16. Subject parcel being more particularly described as follows:

COMMENCING at the Utah County brass cap monument monumentizing the West Quarter Corner of said Section 16; Thence running along the section line South 00°15'54" West 1695.81 feet and South 89°44'06" East 572.40 feet to the POINT OF BEGINNING, thence South 00°59'12" West 100.40 feet; thence North 89°44'04" West 20.75 feet; thence South 00°15'56" West 45.00 feet; thence South 00°59'12" West 163.58 feet; thence South 23°40'52" West 44.78 feet; thence 10.38 feet along the arc of a 327.50 foot radius curve to the left, through a central angle of 01°48'58" (chord bears South 67°13'37" East 10.38 feet); thence South 68°08'05" East 9+2 feet; thence 34.61 feet along the arc of a 327.50 foot radius curve to the left, through a central angle of 06°03'16" (chord bears South 71°09'43" East 34.59 feet); thence South 15°48'39" West 150.11 feet; thence North 54°05'05" West 10.06 feet; thence North 68°08'05" West 145.30 feet; thence North 45°15'51" West 158.43 feet; thence North 42°57'04" West 18.50 feet; thence North 13°26'14" West 50.72 feet; thence North 01°31'27" East 87.03 feet; thence North 14°51'48" East 156.98 feet; thence North 48°32'08" East 63.39 feet; thence South 89°00'48" East 225.00 feet to the Point of Beginning.

Contains 124,277 SQ.FT. 2.85 acres, 11 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 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 R. Brennan

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

On the 12 day of October, 2009, 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

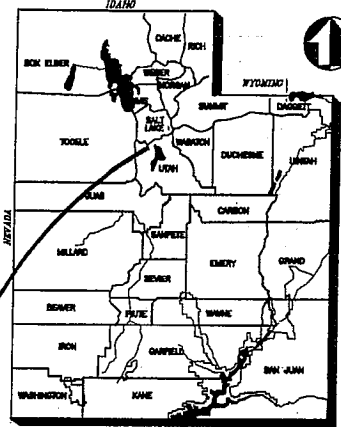
Notary Public
Residing in Salt Lake Co



ENT 36258:2010 Map # 13234
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 Rev 03 4151 Fee 71.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

13234 sheet 1 of 2

Sec. 16-5-1/4 70-03P



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:

marked with 5/8" rebar and cap.
with a rivet in the Top Back of Curb, on the Lot Line Extended.
are 10' (Front and Back Yard), and 5' (Side Yard) Typical.
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 31st DAY OF May, A.D., 2010
BY THE Mark R. Brennan MAYOR OF EAGLE MOUNTAIN
APPROVED May 31st 2010 ATTEST William Thomas Sutton CLERK-RECORDER

CITY ATTORNEY

APPROVED THIS 14th DAY OF April, A.D., 2010
BY THE Mark R. Brennan CITY ATTORNEY

CITY ENGINEER

APPROVED THIS 24th DAY OF March, A.D., 2010
BY THE Eagle Mountain City 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

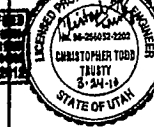
SURVEYORS STAMP



NOTARY PUBLIC SEAL



CITY ENGINEER SEAL



CLERK-RECORDER SEAL



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THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



DATE: 09-03-09
 PLAT DATE:
 SCALE: 1" = 60'
 PLAT NUMBER: BEM1010100

13234 sheet 2 of 2

NORTHMOOR PHASE 2C
 EAGLE MOUNTAIN, UTAH

ENT 3625812010 Map 1 13234
 RODNEY D. CAMPBELL
 UTAH COUNTY RECORDER
 2010 Sep 03 4:51 PM FEE 71.00 BY SW
 RECORDED FOR EAGLE MOUNTAIN CITY

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

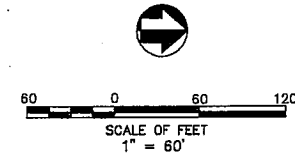
REVISIONS:
 WLC
 WLC
 WLC
 SHEET: 2
 OF: 2

Southwest Corner
 Section 16, Township 5
 South, Range 1 East, Salt
 Lake Base and Meridian.
 FOUND UTO. MONUMENT

West Quarter Corner
 Section 16, Township 5
 South, Range 1 West, Salt
 Lake Base and Meridian.
 FOUND UTO. MONUMENT

BASIS OF BEARING
 NORTH 00°15'54" EAST 2541.25'

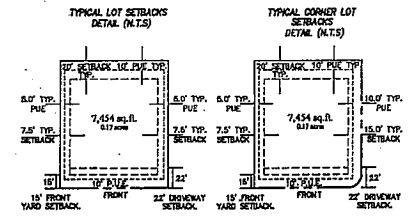
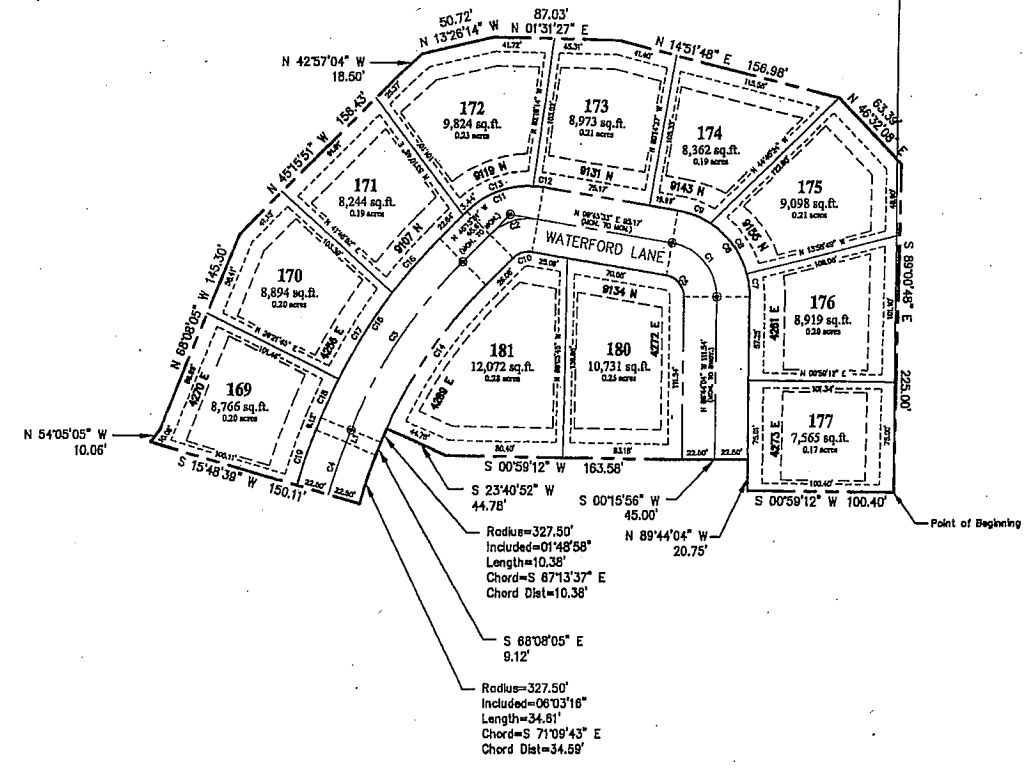
SOUTH 00°15'54" WEST 1695.81'



CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	52.69'	37.50'	31.75	80°30'23"
C2	36.01'	37.50'	19.53	55°01'24"
C3	139.71'	350.00'	70.80	22°52'15"
C4	36.98'	350.00'	18.51	8°03'18"
C5	21.08'	15.00'	12.70	80°30'23"
C6	84.31'	60.00'	50.80	80°30'25"
C7	16.13'	60.00'	8.12	15°24'24"
C8	43.64'	60.00'	22.84	41°40'40"
C9	24.53'	60.00'	12.44	23°25'19"
C10	14.41'	15.00'	7.81	55°01'24"
C11	57.62'	60.00'	31.25	55°01'24"
C12	7.18'	60.00'	3.60	6°51'35"
C13	60.44'	60.00'	26.82	48°08'48"
C14	120.35'	327.50'	60.86	21°03'17"
C15	148.69'	372.50'	75.35	22°52'15"
C16	49.24'	372.50'	24.66	7°34'27"
C17	70.21'	372.50'	35.21	10°47'57"
C18	28.24'	372.50'	14.63	4°29'51"
C19	39.36'	372.50'	19.70	6°03'16"

LINE	LENGTH	BEARING
L1	9.12'	N68°08'05"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
 - ★ = FOUND SECTION CORNER



- NOTES:**
- ALL LOTS HAVE A 15 FOOT LOT SETBACK AND A 22 FOOT DRIVEWAY SETBACK.
 - THE 22 FOOT DRIVEWAY SETBACKS ARE DEPICTED ON THIS PLAT.

NORTHMOOR PHASE 2C	
Total Acres of Subdivided Area	2.85 Acres
Total Acres of Lots	2.33 Acres
Total Acres of Roads	1.91 Acres
Total Acres in HOA Parks	0
Total Acres in HOA Open Space	0
Average Lot Size	9,223 S.F.
Total Number of Lots	11
Density	3.86 Lots Per Acre
Largest Lot Size	12,072 S.F.
Smallest Lot Size	7,565 S.F.