

LOT#	ADDRESSES
307	3942 E. O'FALLON'S WAY
308	3952 E. O'FALLON'S WAY
309	3964 E. O'FALLON'S WAY
310	3978 E. O'FALLON'S WAY
311	3992 E. O'FALLON'S WAY
312	3993 E. O'FALLON'S WAY
313	3983 E. O'FALLON'S WAY
314	3971 E. O'FALLON'S WAY
315	3961 E. O'FALLON'S WAY
316	3947 E. O'FALLON'S WAY

NOTES

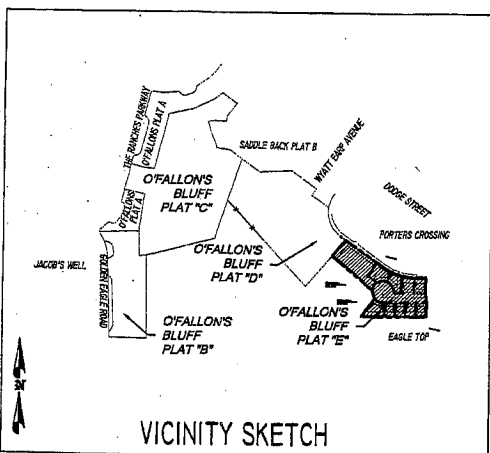
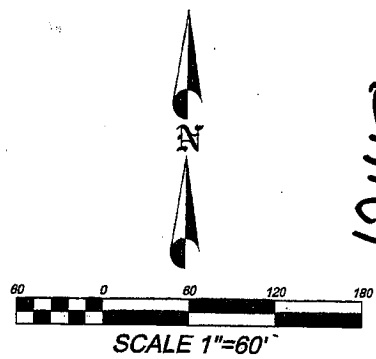
- ALL WATER LINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, GAS LINES, UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
- ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E) ALONG ALL SIDE AND REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT (P.U.E) ALONG ALL STREET FRONTAGES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.
- MINIMUM DRIVEWAY LENGTH IS 22 FEET. MAXIMUM DRIVEWAY SLOPE IS 12%.
- ALL RETAINING WALLS REQUIRED FOR DRIVEWAYS ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

TABULATIONS	
TOTAL # OF LOTS	= 10 LOTS
TOTAL AREA	= 2.68 AC
LOT ACREAGE	= 2.68 AC
STREET ACREAGE	= 0.00 AC
OPEN SPACE AVERAGE	= 0.00 AC
AVERAGE LOT SIZE	= 9,582 SF

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 2 DAY OF July A.D. 2007

[Signature]
CITY ATTORNEY



CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	335.00	206.23	35°16'17"	202.99	S71°44'31"E
C2	60.00	46.33	44°14'22"	46.19	N18°11'41"W
C3	335.00	46.14	07°53'30"	46.11	S58°03'08"E
C4	335.00	75.12	12°50'50"	74.96	S68°25'18"E
C5	335.00	70.90	12°07'37"	70.77	S90°54'31"E
C6	15.00	22.56	02°24'21"	14.07	S88°10'30"E
C7	60.00	67.25	86°10'29"	20.49	N46°17'27"W
C8	60.00	67.25	64°13'02"	63.78	N35°18'44"W
C9	60.00	60.85	58°06'32"	58.28	S83°31'29"W
C10	60.00	52.93	50°32'43"	51.23	S29°11'51"W
C11	60.00	52.03	49°41'08"	50.42	S65°09'26"E

SURVEYOR
DAVID V. THOMAS
491 NORTH 450 WEST
CEN. UTAH 84057
(801) 224-7306

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.

DATE MAY 9, 2007
SURVEYOR *[Signature]* (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning East 1240.00 feet and South 2221.76 feet from the North Quarter Corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 54°06'23" East 277.03 feet to a point of curvature; thence Easterly along the arc of a 335.00 foot radius curve to the left a distance of 206.23 feet (central angle equals 35°16'17" and long chord bears South 71°44'31" East 202.99 feet) to a point of tangency; thence South 89°22'40" East 50.94 feet; thence South 00°37'20" West 80.00 feet; thence South 08°23'35" East 50.38 feet; thence South 00°37'20" West 80.00 feet; thence North 89°22'35" West 374.13 feet; thence North 58°00'41" East 139.11 feet; thence Northerly along the arc of a 60.00 foot radius curve to the right a distance of 46.33 feet (central angle equals 44°14'22" and long chord bears North 18°11'41" West 45.19 feet); thence North 49°16'03" West 311.18 feet; thence North 37°53'25" East 122.57 feet to the point of beginning.

Containing 116,666 square feet (2.678 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 10-9A-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.

Douglas W. Woodruff *Douglas W. Woodruff*
Mortgage Investment Trustee
Trust of Utah

OWNERS: *[Signatures]* AUTHORIZED SIGNATURE(S)
PRINTED NAME OF OWNER

ACKNOWLEDGMENT

ON THE 8th DAY OF May, 2007, 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 11-29-09

[Signature]
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE 2 CITY COUNCIL OF EAGLE MOUNTAIN CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

2 DAY OF July A.D. 2007

[Signature]
CITY ENGINEER (SEE SEAL BELOW)

ATTEST: *[Signature]*
CLERK-RECORDER (SEE SEAL BELOW)

PLAT "E"
O'FALLON'S BLUFF
SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
LOCATED IN THE N.E. 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.8M.
SCALE: 1" = 60'

ENT 118658-2007 Map 124-19
RANDALL S. COVINGTON
UTAH COUNTY RECORDER
2007 Map 15 12:12, no fee 40.00 BY S
RECORDED FOR EAGLE MOUNTAIN CITY

STATE OF UTAH
DAVID V. THOMAS
NO. 163947
JANUARY 11, 2007
MAY 9, 2007

STATE OF UTAH
CHRISTOPHER TOUL
JANUARY 11, 2007
MAY 9, 2007

STATE OF UTAH
EST. 1989

58-29, 511W TV-038 JT