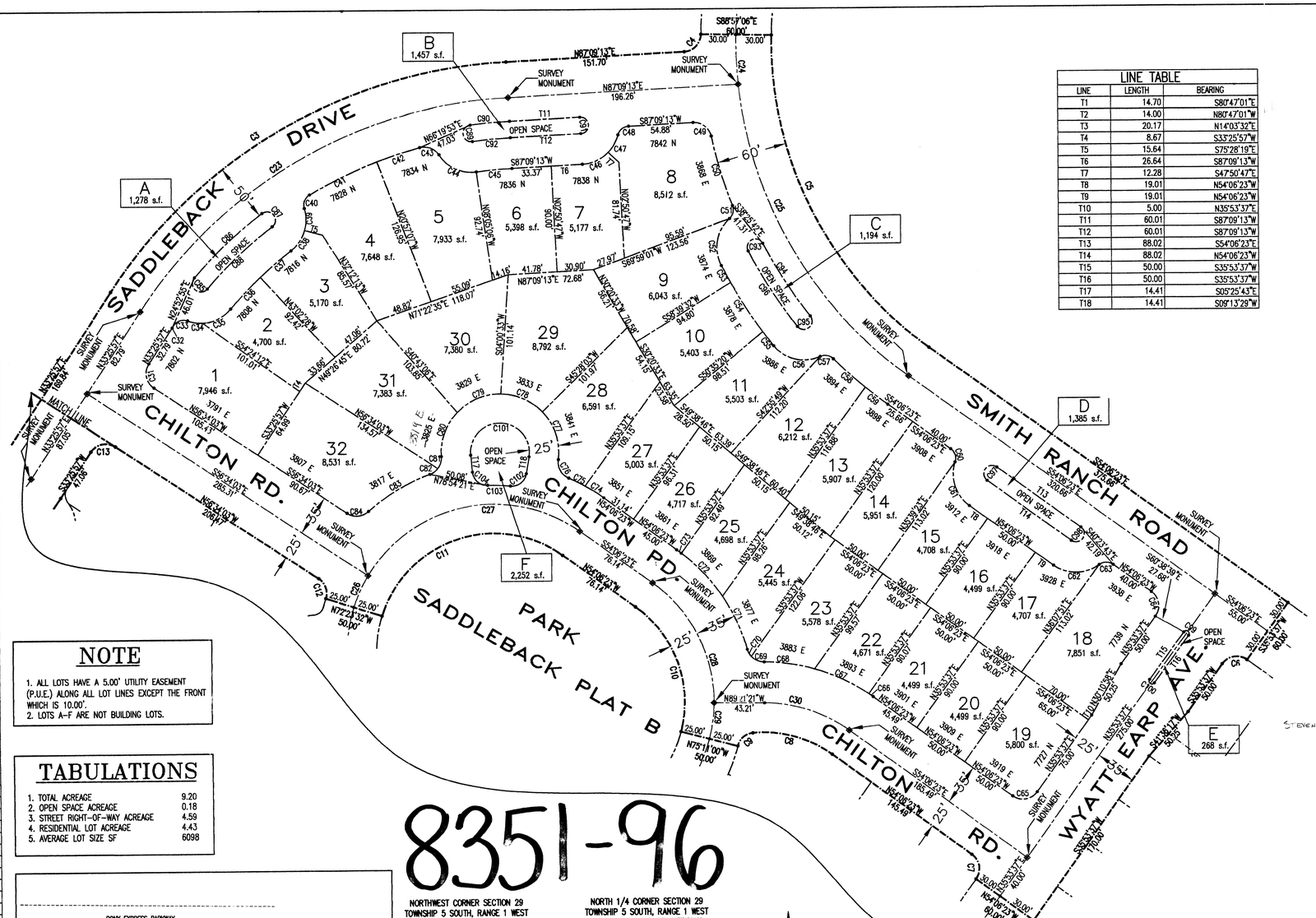
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	21.26	15.00	19.53	S40°10'14"E	81°13'33"
C2	367.41	320.00	347.56	N66°19'28"E	65°47'2"
C3	403.17	430.00	388.57	N60°17'35"E	53°43'16"
C4	22.54	15.00	20.48	N44°06'04"E	86°6'19"
C5	308.04	320.00	296.29	S26°31'44"E	55°9'17"
C6	23.56	15.00	21.21	S80°53'37"W	90°0'0"
C7	23.56	15.00	21.21	N09°06'23"W	90°0'0"
C8	71.22	100.00	69.73	N74°30'36"W	40°48'26"
C9	18.40	15.00	17.27	S49°57'06"W	70°16'11"
C10	120.29	100.00	113.17	N19°38'41"W	68°55'23"
C11	188.99	100.00	162.10	S71°45'02"W	108°17'10"
C12	19.42	15.00	18.09	N19°28'47"W	74°10'30"
C13	23.56	15.00	21.21	S78°25'57"W	90°0'0"
C14	436.29	380.00	412.72	S66°19'29"W	65°47'0"
C15	22.29	15.00	20.30	S56°38'16"W	85°9'28"
C16	66.54	280.00	66.38	N07°15'01"E	13°36'58"
C17	23.66	280.00	23.66	N11°36'16"E	4°50'32"
C18	42.88	280.00	42.84	N04°9'46"E	8°46'27"
C19	14.04	7.00	11.80	S16°33'53"W	114°53'50"
C20	37.20	370.00	37.19	N71°07'38"E	5°45'40"
C21	14.04	7.00	11.80	N54°18'17"W	114°53'50"
C22	401.85	350.00	380.14	N66°19'28"E	65°47'2"
C23	375.04	400.00	361.46	S60°17'35"W	53°43'16"
C24	41.97	350.00	41.94	S02°23'13"E	6°52'14"
C25	294.95	350.00	286.30	S29°57'51"E	48°17'3"
C26	29.53	125.00	29.46	S24°22'30"W	13°32'5"
C27	206.72	125.00	183.95	S78°31'05"W	94°45'5"
C28	119.45	125.00	114.95	N26°43'51"W	54°44'59"
C29	30.92	125.00	30.84	N07°43'49"E	14°10'22"
C30	76.90	125.00	75.70	N71°43'52"W	35°14'59"
C31	23.56	15.00	21.21	S11°34'03"E	90°0'0"
C32	6.19	370.00	6.19	S33°54'43"W	0°57'31"
C33	13.27	10.00	12.31	S72°23'41"W	76°0'26"
C34	12.91	33.19	12.82	S80°44'27"E	22°16'41"
C35	27.42	33.19	26.65	N64°27'17"E	47°19'51"
C36	36.61	340.00	36.59	S43°52'27"W	6°10'10"
C37	34.41	340.00	34.40	S49°51'30"W	5°47'52"
C38	21.21	33.15	20.85	N34°25'32"E	36°39'55"
C39	18.95	33.15	18.69	N00°16'52"W	32°44'53"
C40	13.25	10.00	12.30	S21°18'29"W	75°55'34"
C41	63.64	370.00	63.56	S64°11'55"W	9°51'19"
C42	38.40	370.00	38.38	S72°05'58"W	5°56'47"
C43	18.76	15.00	17.56	N69°06'24"W	71°38'28"
C44	36.73	33.06	34.87	S65°06'39"E	63°38'57"
C45	30.55	340.00	30.54	S84°29'28"W	5°8'52"
C46	24.49	33.00	23.94	N65°53'21"E	42°31'44"
C47	17.21	33.00	17.01	N29°41'16"E	29°52'26"
C48	12.64	10.00	11.81	S50°57'06"W	72°24'10"
C49	21.15	15.00	19.44	N52°26'51"W	80°47'51"
C50	61.86	380.00	61.79	S16°42'45"E	9°19'39"
C51	12.11	10.00	11.38	N13°18'22"E	69°21'54"
C52	43.48	33.00	40.40	S10°14'33"W	75°29'33"
C53	16.11	410.00	16.11	S28°37'47"E	2°15'7"
C54	49.57	410.00	49.54	S33°13'10"E	6°55'39"
C55	15.23	410.00	15.23	S37°44'50"E	2°7'42"
C56	43.48	33.00	40.40	S76°33'28"E	75°29'33"
C57	12.11	10.00	11.38	N79°37'17"W	69°21'54"
C58	36.45	380.00	36.43	S47°41'12"E	5°29'43"
C59	24.35	380.00	24.35	S52°16'13"E	3°40'19"
C60	12.64	10.00	11.81	N17°54'18"W	72°24'10"
C61	41.70	33.00	38.98	S17°54'18"E	72°24'10"
C62	41.70	33.00	38.98	N89°41'33"E	72°24'10"
C63	12.64	10.00	11.81	S89°41'33"W	72°24'10"
C64	23.56	15.00	21.21	N09°06'23"W	90°0'0"
C65	23.56	15.00	21.21	N80°53'37"E	90°0'0"
C66	4.51	160.00	4.51	N54°54'50"W	1°36'55"
C67	51.11	160.00	50.90	N64°52'24"W	18°18'13"
C68	43.27	160.00	43.14	N81°46'23"W	15°29'46"
C69	12.39	15.00	12.04	S65°51'07"E	47°20'18"
C70	6.87	15.00	6.81	S29°04'12"E	26°13'32"
C71	50.39	160.00	50.18	N24°58'44"W	18°2'37"
C72	51.14	160.00	50.93	N43°09'29"W	18°18'53"
C73	5.00	160.00	5.00	N53°12'39"W	1°47'27"
C74	18.90	160.00	18.89	N57°29'27"W	6°46'8"
C75	15.46	160.00	15.45	N63°38'34"W	5°32'6"
C76	19.37	15.00	18.05	S29°25'19"E	73°58'35"
C77	44.63	50.00	43.17	N18°00'24"W	51°8'44"
C78	39.65	50.00	38.62	N66°17'57"W	45°26'22"
C79	41.36	50.00	40.19	S67°17'07"W	47°23'31"
C80	41.33	50.00	40.16	S19°54'35"W	47°21'33"
C81	10.84	15.00	10.61	N16°56'21"E	41°25'6"
C82	8.52	15.00	8.41	N53°55'39"E	32°33'28"
C83	61.08	160.00	60.71	S59°16'14"W	21°52'18"
C84	19.66	15.00	18.28	N85°53'01"E	75°5'52"
C85	22.60	7.19	14.39	S46°10'56"E	180°3'23"
C86	79.45	380.00	79.31	S46°50'09"W	11°58'47"
C87	22.45	7.15	14.30	N37°12'29"W	179°55'57"
C88	76.45	366.00	76.32	S46°46'26"W	11°58'7"
C89	22.20	7.06	14.12	S07°56'29"E	180°4'47"
C90	33.53	380.00	33.52	S84°37'34"W	5°3'19"
C91	21.99	7.00	14.00	N02°50'47"W	180°0'0"
C92	32.23	366.00	32.22	S84°32'31"W	5°2'46"
C93	21.99	7.00	14.00	S62°29'46"W	180°0'0"
C94	73.02	370.00	72.90	S33°09'27"E	11°18'28"
C95	21.99	7.00	14.00	N51°11'19"E	180°0'0"
C96	75.78	384.00	75.66	S33°09'27"E	11°18'28"
C97	21.99	7.00	14.00	S35°53'37"W	180°0'0"
C98	21.99	7.00	14.00	N35°53'37"E	180°0'0"
C99	7.85	2.50	5.00	N54°06'23"E	180°0'0"
C100	7.85	2.50	5.00	S54°06'23"E	180°0'0"
C101	84.93	25.00	49.59	N88°06'07"W	194°39'12"
C102	18.90	12.50	17.15	N52°32'01"E	86°37'5"
C103	19.41	141.00	19.40	N88°06'07"W	7°53'22"
C104	18.90	12.50	17.15	S48°44'15"E	86°37'5"
C105	14.04	7.00	11.80	S13°35'48"E	114°53'50"
C106	37.24	370.00	37.23	N40°58'06"E	5°46'3"
C107	14.04	7.00	11.80	N84°28'00"W	114°53'50"
C108	50.91	380.00	50.87	N71°07'38"E	7°40'33"
C109	50.95	380.00	50.91	N40°58'06"E	7°40'56"



LINE TABLE

LINE	LENGTH	BEARING
T1	14.70	S80°47'01"E
T2	14.00	N80°47'01"W
T3	20.17	N14°03'32"E
T4	8.67	S33°25'57"W
T5	15.64	S75°28'19"E
T6	26.64	S87°09'13"W
T7	12.28	S47°50'47"E
T8	19.01	N54°06'23"W
T9	19.01	N54°06'23"W
T10	5.00	N35°53'37"E
T11	60.01	S87°09'13"W
T12	60.01	S87°09'13"W
T13	88.02	S54°06'23"E
T14	88.02	N54°06'23"W
T15	50.00	S35°53'37"W
T16	50.00	S35°53'37"W
T17	14.41	S05°25'43"E
T18	14.41	S09°13'29"W

NOTE

1. ALL LOTS HAVE A 5.00' UTILITY EASEMENT (P.U.E.) ALONG ALL LOT LINES EXCEPT THE FRONT WHICH IS 10.00'.
2. LOTS A–F ARE NOT BUILDING LOTS.

TABULATIONS

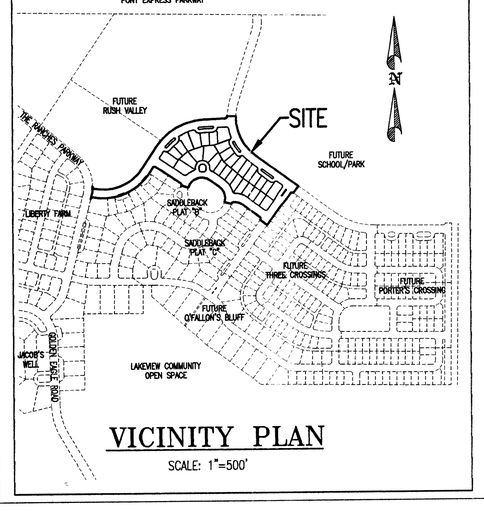
1. TOTAL ACREAGE	9.20
2. OPEN SPACE ACREAGE	0.18
3. STREET RIGHT–OF–WAY ACREAGE	4.59
4. RESIDENTIAL LOT ACREAGE	4.43
5. AVERAGE LOT SIZE SF	6098

8351-96

NORTHWEST CORNER SECTION 29 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

N89°02'40"W 1,865,643.37 739,364.43 — 2639.06' (2638.29') — NORTH 1/4 CORNER SECTION 29 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN 1,868,281.29 739,320.43

1279.72' SOUTH



VICINITY PLAN

SCALE: 1"=500'

Scale 1" = 50'

SURVEYOR

DAVID V. THOMAS
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308

SBPLATA 12 OCT 1999

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 6th DAY OF December A.D., 1999

TOWN ATTORNEY

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, BLOCKS, STREETS, PUBLIC OPEN SPACE, 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.

OCT 13 1999 — DATE — David V. Thomas — SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 1279.72 FEET AND EAST 113.26 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 21.26 FEET, (CURVE HAS A CENTRAL ANGLE OF 81°13'33" AND A CHORD BEARING S 40°10'14" E 19.53 FEET); THENCE S 80°47'01" E 14.70 FEET; THENCE ALONG THE ARC OF A 320.00 FOOT RADIUS CURVE TO THE LEFT 367.41 FEET, (CURVE HAS A CENTRAL ANGLE OF 65°47'02" AND A CHORD BEARING N 66°19'28" E 347.56 FEET); THENCE N 33°25'57" E 169.84 FEET; THENCE ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT 403.17 FEET, (CURVE HAS A CENTRAL ANGLE OF 53°43'16" AND A CHORD BEARING N 60°17'35" E 388.57 FEET); THENCE N 87°09'13" E 151.70 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.54 FEET, (CURVE HAS A CENTRAL ANGLE OF 86°06'19" AND A CHORD BEARING N 44°06'04" E 20.48 FEET); THENCE S 88°57'06" E 60.00 FEET; THENCE ALONG THE ARC OF A 320.00 FOOT RADIUS CURVE TO THE LEFT 308.04 FEET, (CURVE HAS A CENTRAL ANGLE OF 55°09'17" AND A CHORD BEARING S 26°31'44" E 296.29 FEET); THENCE S 54°06'23" E 375.66 FEET; THENCE S 35°53'37" W 60.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET,(CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S 80°53'37" W 21.21 FEET); THENCE S 35°53'37" W 50.00 FEET; THENCE S 41°36'17" W 50.25 FEET; THENCE S 35°53'37" W 170.00 FEET; THENCE N 54°06'23" W 60.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET, (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 09°06'23" W 21.21 FEET); THENCE N 54°06'23" W 145.49 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 71.22 FEET, (CURVE HAS A CENTRAL ANGLE OF 40°48'26" AND A CHORD BEARING N 74°30'36" W 69.73 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 18.40 FEET, (CURVE HAS A CENTRAL ANGLE OF 70°16'11" AND A CHORD BEARING S 49°57'06" W 17.27 FEET); THENCE N 75°11'00" W 50.00 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 120.29 FEET, (CURVE HAS A CENTRAL ANGLE OF 68°55'23" AND A CHORD BEARING N 19°38'41" W 113.17 FEET); THENCE N 54°06'23" W 76.14 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 188.99 FEET, (CURVE HAS A CENTRAL ANGLE OF 108°17'10" AND A CHORD BEARING S 71°45'02" W 162.10 FEET); THENCE N 72°23'32" W 50.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 19.42 FEET, (CURVE HAS A CENTRAL ANGLE OF 74°10'30" AND A CHORD BEARING N 19°28'47" W 18.09 FEET); THENCE N 56°34'03" W 206.47 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET, (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S 78°25'57" W 21.21 FEET); THENCE S 33°25'57" W 47.06 FEET; THENCE ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT 436.29 FEET, (CURVE HAS A CENTRAL ANGLE OF 65°47'00" AND A CHORD BEARING S 66°19'29" W 412.72 FEET); THENCE N 80°47'01" W 14.00 FEET; THENCE ALONG THE ARC OF A 15.00 RADIUS CURVE TO THE LEFT 22.29 FEET, (CURVE HAS A CENTRAL ANGLE OF 85°09'28" AND A CHORD BEARING S 56°38'16" W 20.30 FEET); THENCE N 14°03'32" E 20.17 FEET; THENCE ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT 66.54 FEET, (CURVE HAS A CENTRAL ANGLE OF 13°36'58" AND A CHORD BEARING N 07°15'01" E 66.38 FEET TO THE POINT OF BEGINNING.

A PARCEL CONTAINING 9.20 ACRES.

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, OPEN SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10–9–807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27th DAY OF October, A.D. 19 99

Saddleback Properties LC, by Steven R. Keeling, Member — STEVEN R. KEELING — Barbara A. Keeling, Member — BARBARA A. KEELING

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE 27th DAY OF October, A.D. 19 99 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 Sept. 4, 2001 — NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 9TH DAY OF DECEMBER, A.D. 19 99

MAYOR PRO TEM

APPROVED — CITY ENGINEER (SEE SEAL BELOW) — ATTEST — CLERK–RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 9TH DAY OF DECEMBER, A.D. 19 99 BY THE EAGLE MOUNTAIN TOWN PLANNING COMMISSION

DIRECTOR – SECRETARY — CO-CHAIRMAN, PLANNING COMMISSION

PLAT "A"

SADDLEBACK

ENT 127982 Map # 8351
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Dec 10 3:27 pm FEE 62.00 BY SS
RECORDED FOR TOWN OF EAGLE MOUNTAIN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, T5S, R1W, SLB&M

SUBDIVISION EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL — NOTARY PUBLIC SEAL — CITY ENGINEER SEAL — CLERK–RECORDER SEAL

NOTARY PUBLIC: STEVEN R. KEELING, BARBARA A. KEELING, 1700 E. 1100 N., Lindon, Utah 84042, My Commission Expires September 4, 2001, KRISELE. HAWKINS, STATE OF UTAH

SEC 29, T5S, R1W TO-038