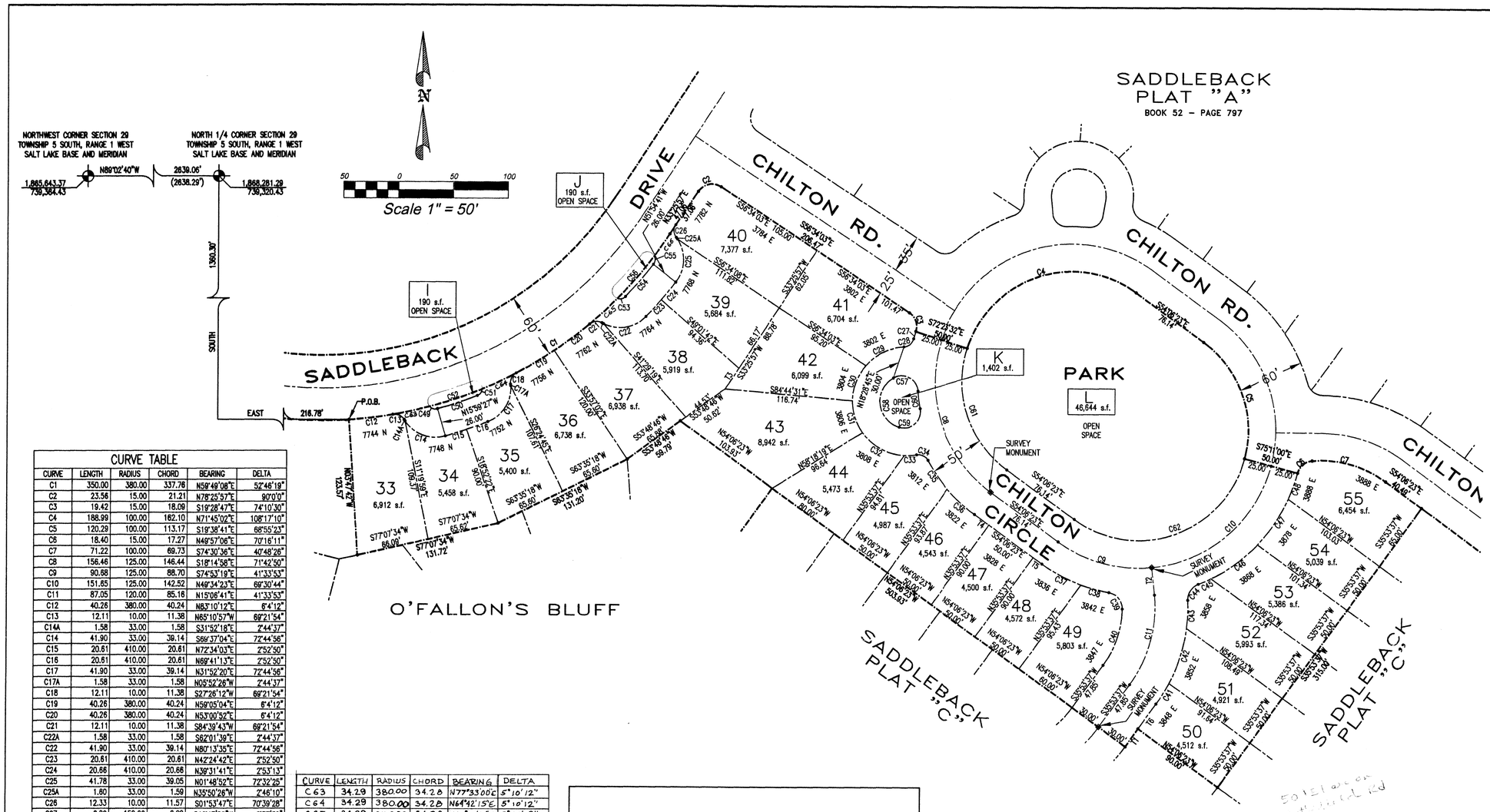
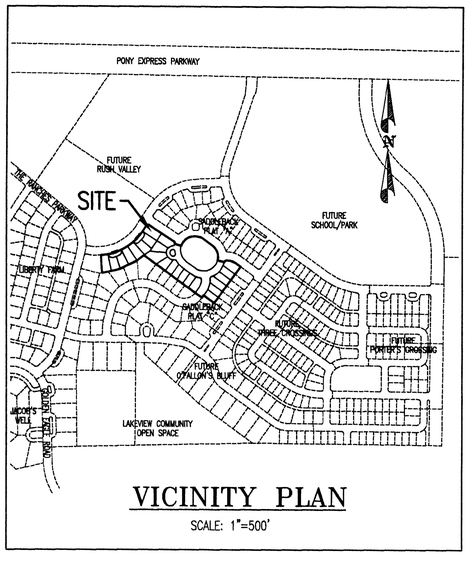



| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD | BEARING | DELTA |
| C1 | 350.00 | 380.00 | 337.76 | N59°49'08"E | 52°46'19" |
| C2 | 23.56 | 15.00 | 21.21 | N78°25'57"E | 90°0'0" |
| C3 | 19.42 | 15.00 | 18.09 | S19°28'47"E | 74°10'30" |
| C4 | 188.99 | 100.00 | 162.10 | N71°45'02"E | 108°17'10" |
| C5 | 120.29 | 100.00 | 113.17 | S19°38'41"E | 68°55'23" |
| C6 | 18.40 | 15.00 | 17.27 | N49°57'06"E | 70°16'11" |
| C7 | 71.22 | 100.00 | 69.73 | S74°30'36"E | 40°48'26" |
| C8 | 156.46 | 125.00 | 146.44 | S18°14'58"E | 71°42'50" |
| C9 | 90.88 | 125.00 | 88.70 | S74°53'19"E | 41°33'53" |
| C10 | 151.65 | 125.00 | 142.52 | N49°34'23"E | 69°30'44" |
| C11 | 87.05 | 120.00 | 85.16 | N15°06'41"E | 41°33'53" |
| C12 | 40.26 | 380.00 | 40.24 | N83°10'12"E | 6°4'12" |
| C13 | 12.11 | 10.00 | 11.38 | N65°10'57"W | 69°21'54" |
| C14A | 1.58 | 33.00 | 1.58 | S31°52'18"E | 2°44'37" |
| C14 | 41.90 | 33.00 | 39.14 | S69°37'04"E | 72°44'56" |
| C15 | 20.61 | 410.00 | 20.61 | N72°34'03"E | 2°52'50" |
| C16 | 20.61 | 410.00 | 20.61 | N69°41'13"E | 2°52'50" |
| C17 | 41.90 | 33.00 | 39.14 | N31°52'20"E | 72°44'56" |
| C17A | 1.58 | 33.00 | 1.58 | N05°52'26"W | 2°44'37" |
| C18 | 12.11 | 10.00 | 11.38 | S22°26'12"W | 69°21'54" |
| C19 | 40.26 | 380.00 | 40.24 | N59°05'04"E | 6°4'12" |
| C20 | 40.26 | 380.00 | 40.24 | N53°00'52"E | 6°4'12" |
| C21 | 12.11 | 10.00 | 11.38 | S84°39'43"W | 69°21'54" |
| C22A | 1.58 | 33.00 | 1.58 | S62°01'39"E | 2°44'37" |
| C22 | 41.90 | 33.00 | 39.14 | N80°13'35"E | 72°44'56" |
| C23 | 20.61 | 410.00 | 20.61 | N42°24'42"E | 2°52'50" |
| C24 | 20.66 | 410.00 | 20.66 | N39°31'41"E | 2°53'13" |
| C25 | 41.78 | 33.00 | 39.05 | N01°48'52"E | 72°32'25" |
| C25A | 1.60 | 33.00 | 1.59 | N35°50'26"W | 2°46'10" |
| C26 | 12.33 | 10.00 | 11.57 | S01°53'47"E | 70°39'28" |
| C27 | 6.89 | 150.00 | 6.89 | S16°17'28"W | 2°37'59" |
| C28 | 12.42 | 10.00 | 11.64 | N50°33'39"E | 71°10'21" |
| C29 | 39.84 | 50.00 | 38.61 | S63°26'10"W | 45°25'21" |
| C30 | 35.26 | 50.00 | 34.53 | S20°31'24"W | 40°24'9" |
| C31 | 31.29 | 50.00 | 30.78 | S17°36'26"E | 35°51'31" |
| C32 | 45.00 | 50.00 | 43.50 | S61°19'17"E | 51°34'10" |
| C33 | 11.41 | 50.00 | 11.38 | N86°21'32"E | 13°4'12" |
| C34 | 12.42 | 10.00 | 11.64 | N64°35'23"W | 71°10'21" |
| C35 | 31.57 | 150.00 | 31.51 | S35°01'56"E | 12°3'27" |
| C36 | 34.15 | 150.00 | 34.08 | S47°35'01"E | 13°2'43" |
| C37 | 40.49 | 150.00 | 40.37 | S61°50'21"E | 15°27'58" |
| C38 | 26.47 | 150.00 | 26.43 | S74°37'36"E | 10°6'32" |
| C39 | 21.02 | 15.00 | 19.34 | N39°31'53"W | 80°18'0" |
| C40 | 55.41 | 90.00 | 54.54 | N18°15'22"E | 35°16'30" |
| C41 | 22.23 | 150.00 | 22.21 | N31°38'55"E | 8°29'25" |
| C42 | 53.04 | 150.00 | 52.76 | N17°16'27"E | 20°15'32" |
| C43 | 25.91 | 150.00 | 25.87 | N02°11'49"E | 9°53'44" |
| C44 | 18.67 | 15.00 | 17.49 | S32°54'52"W | 71°19'50" |
| C45 | 12.74 | 150.00 | 12.74 | N66°08'45"E | 4°52'5" |
| C46 | 52.77 | 150.00 | 52.50 | N53°38'02"E | 20°9'21" |
| C47 | 50.26 | 150.00 | 50.03 | N33°57'23"E | 19°11'57" |
| C48 | 24.98 | 150.00 | 24.95 | N19°35'12"E | 9°32'24" |
| C49 | 7.95 | 7.00 | 7.53 | S73°26'27"E | 65°6'10" |
| C50 | 38.61 | 384.00 | 38.59 | N71°07'38"E | 5°45'40" |
| C51 | 7.95 | 7.00 | 7.53 | N35°41'43"E | 65°6'10" |
| C52 | 50.91 | 380.00 | 50.87 | N71°07'38"E | 7°40'33" |
| C53 | 7.95 | 7.00 | 7.53 | N76°24'12"E | 65°6'10" |
| C54 | 38.65 | 384.00 | 38.64 | N40°58'06"E | 5°46'3" |
| C55 | 7.95 | 7.00 | 7.53 | N05°32'00"E | 65°6'10" |
| C56 | 50.95 | 380.00 | 50.91 | N40°58'06"E | 7°40'56" |
| C57 | 30.72 | 15.00 | 25.62 | N62°19'07"W | 117°19'29" |
| C58 | 57.62 | 25.00 | 45.69 | S07°00'52"E | 132°4'0" |
| C59 | 30.72 | 15.00 | 25.62 | N48°17'24"E | 117°19'29" |
| C60 | 16.53 | 141.00 | 16.52 | S07°00'52"E | 6°42'58" |
| C61 | 125.16 | 100.00 | 117.15 | S18°14'58"E | 71°42'50" |
| C62 | 193.87 | 100.00 | 164.90 | N70°21'19"E | 111°4'37" |

| CURVE | LENGTH | RADIUS | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|
| C63 | 34.29 | 380.00 | 34.28 | N77°33'00"E | 5°10'12" |
| C64 | 34.29 | 380.00 | 34.28 | N64°42'15"E | 5°10'12" |
| C65 | 34.29 | 380.00 | 34.28 | N47°23'40"E | 5°10'12" |
| C66 | 24.50 | 380.00 | 24.50 | N39°16'48"E | 3°41'39" |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| T1 | 20.00 | S35°53'37"W |
| T2 | 25.40 | N05°40'15"W |
| T3 | 22.61 | S33°25'57"W |
| T4 | 16.14 | S54°06'23"E |
| T5 | 10.00 | S54°06'23"E |
| T6 | 27.85 | S35°53'37"W |




## VICINITY PLAN

SCALE: 1"=500'

## NOTES

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 I-L ARE NOT BUILDING LOTS.

## SURVEYOR

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

8544-98

## TABULATIONS

| | |
|---|---|
| 1. TOTAL ACREAGE | 5.12 |
| 2. OPEN SPACE & PARK ACREAGE | 1.11 |
| 3. STREET RIGHT-OF-WAY ACREAGE | 0.93 |
| 4. RESIDENTIAL LOT ACREAGE | 3.08 |
| 5. AVERAGE LOT SIZE SF | 5841 |

SBPLATB 31 MAR 2000

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 20th DAY OF April A.D., 2000

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.

MARCH 31, 2000 — DATE
SURVEYOR (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 1360.30 FEET AND EAST 216.78 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 380.00 FOOT RADIUS CURVE TO THE LEFT 350.00 FEET, (CURVE HAS A CENTRAL ANGLE OF 52°46'19" AND A CHORD BEARING N 59°49'08" E 337.76 FEET); THENCE N 33°25'57" E 47.06 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET, (CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 78°25'57" E 21.21 FEET); THENCE S 56°34'03" E 206.47 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 19.42 FEET, (CURVE HAS A CENTRAL ANGLE OF 74°10'30" AND A CHORD BEARING S 19°28'47" E 18.09 FEET); THENCE S 72°23'32" E 50.00 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 188.99 FEET, (CURVE HAS A CENTRAL ANGLE OF 108°17'10" AND A CHORD BEARING N 71°45'02" E 162.10 FEET); THENCE S 54°06'23" E 76.14 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 120.29 FEET, (CURVE HAS A CENTRAL ANGLE OF 68°55'23" AND A CHORD BEARING S 19°38'41" E 113.17 FEET); THENCE S 75°11'00" E 50.00 FEET; THENCE ALONG THE ARC OF A 15.00 RADIUS CURVE TO THE RIGHT 18.40 FEET, (CURVE HAS A CENTRAL ANGLE OF 70°16'11" AND A CHORD BEARING N 49°57'06" E 17.27 FEET); THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 71.22 FEET, (CURVE HAS A CENTRAL ANGLE OF 40°48'26" AND A CHORD BEARING S 74°30'36" E 69.73 FEET); THENCE S 54°06'23" E 40.49 FEET, THENCE S 35°53'37" W 315.00 FEET; THENCE N 54°06'23" W 90.00 FEET; THENCE S 35°53'37" W 20.00 FEET; THENCE N 54°06'23" W 503.93 FEET; S 53°48'46" W 59.79 FEET; THENCE S 63°35'18" W 131.20 FEET; THENCE S 77°07'34" W 131.72 FEET; THENCE N 03°47'42" W 123.57 FEET TO THE POINT OF BEGINNING.

A PARCEL CONTAINING 5.12 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 10th DAY OF April A.D. 20 00

Member
Member
Member
WAYNE H. CORBRIDGE, MANAGING MEMBER

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE 10 DAY OF April, A.D. 20 00 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 27TH DAY OF APRIL, A.D. 2000

MAYOR

APPROVED CITY ENGINEER (SEE SEAL BELOW) ATTEST CLERK-RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS 27TH DAY OF APRIL, A.D. 2000 BY THE EAGLE MOUNTAIN TOWN PLANNING COMMISSION

DIRECTOR - SECRETARY
CHAIRMAN, PLANNING COMMISSION

ENT 33224:2000 PG 1 OF 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 May 04 8:30 am FEE 57.00 BY SS
RECORDED FOR TOWN OF EAGLE MOUNTAIN

PLAT "B"

# SADDLEBACK

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 — REGISTERED LAND SURVEYOR No. 163947 DAVID V. THOMAS STATE OF UTAH

NOTARY PUBLIC SEAL — NOTARY PUBLIC STATE OF UTAH My Commission Expires September 4, 2001 KRISELL P. TRAVIS 1050 W. Main Lehi, Utah 84043

CITY ENGINEER SEAL — LICENSED PROFESSIONAL ENGINEER #204425 Kerry Curtis Walker STATE OF UTAH

CLERK-RECORDER SEAL — EAGLE MOUNTAIN UTAH INCORPORATED 1 DEC 1998

SEC 29 T5S R1W
TW-038