

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

NORTH 1/4 CORNER SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

1,885,443.37
736,364.45

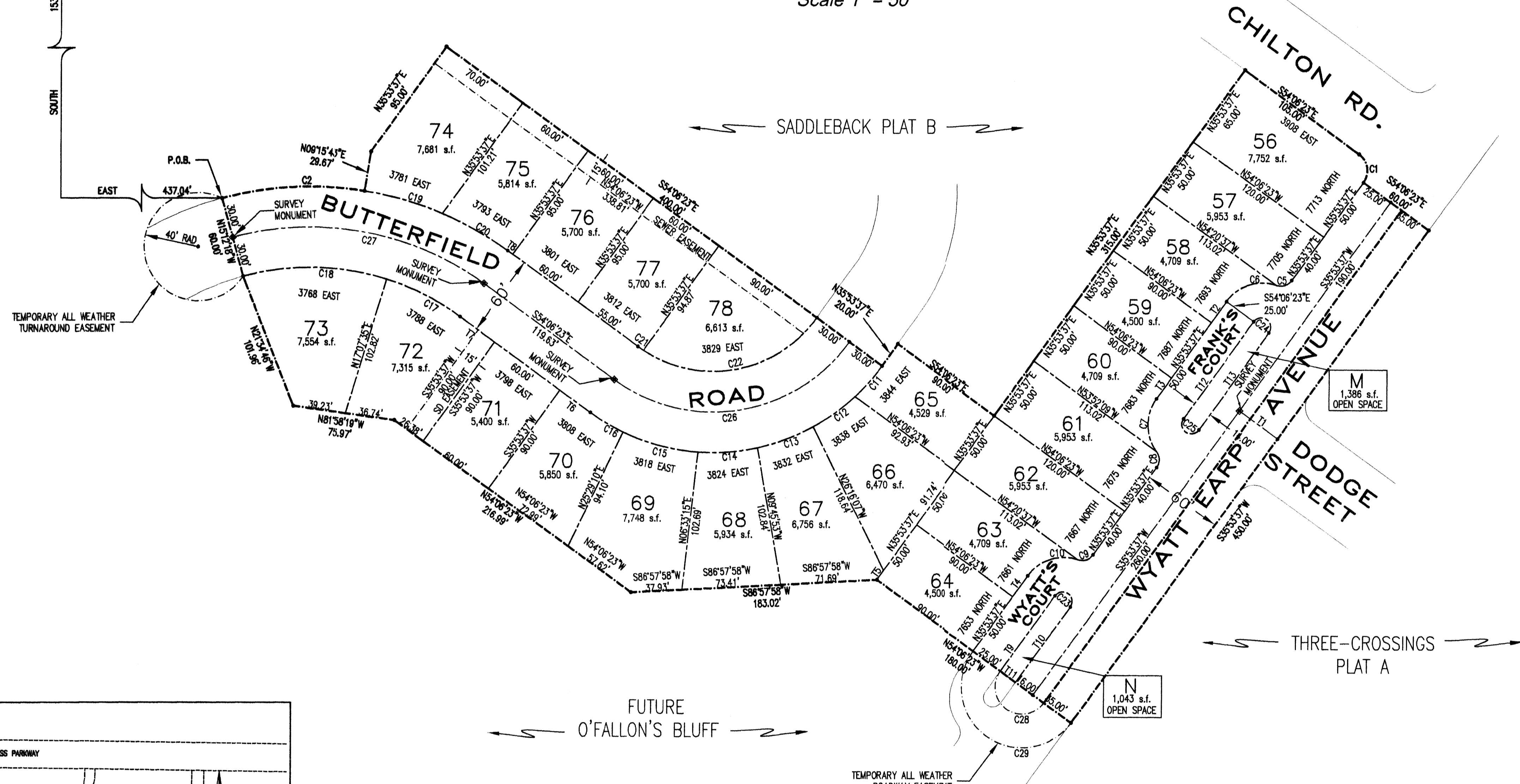
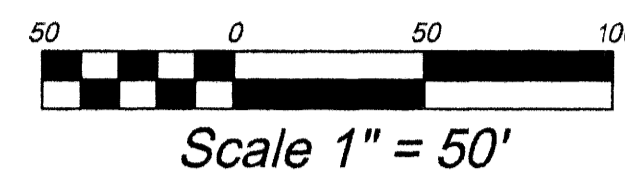
2639.06'
(2638.29')

1,888,281.29
739,520.43

1533.25'
SOUTH

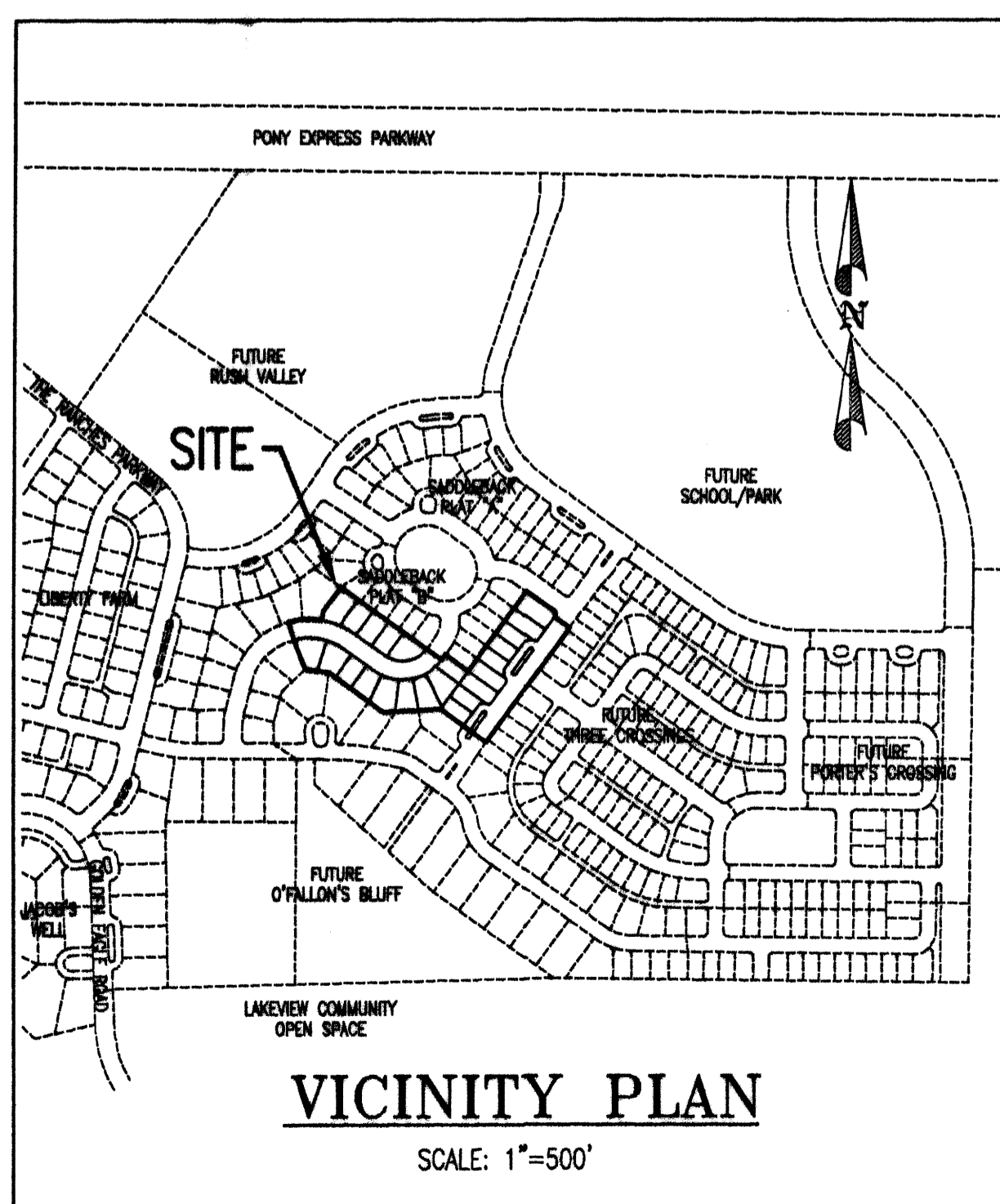
EAST

TEMPORARY ALL WEATHER
TURNAROUND EASEMENT



FUTURE
O'FALLON'S BLUFF

TEMPORARY ALL WEATHER
ROADWAY EASEMENT



VICINITY PLAN
SCALE: 1"=500'

NOTES

1. ALL LOTS HAVE A 5.00' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE AND REAR LOT LINES, AND A 10.00' P.U.E. ALONG ALL FRONT LOT LINES.
2. LOTS M-N ARE NOT BUILDING LOTS.
3. ALL OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TOWN OF EAGLE MOUNTAIN.

SURVEYOR

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

TABULATIONS

- | | |
|--------------------------------|------|
| 1. TOTAL ACREAGE | 4.65 |
| 2. OPEN SPACE & PARK ACREAGE | 0.06 |
| 3. STREET RIGHT-OF-WAY ACREAGE | 1.43 |
| 4. RESIDENTIAL LOT ACREAGE | 3.16 |
| 5. AVERAGE LOT SIZE SF | 5990 |

8670-99

LINE TABLE

LINE	LENGTH	BEARING
T1	35.00	N54°06'23"W
T2	19.01	N35°53'37"E
T3	19.01	N35°53'37"E
T4	19.01	N35°53'37"E
T5	8.26	N35°53'37"E
T6	27.99	N54°06'23"W
T7	31.64	N54°06'23"W
T8	4.63	N54°06'23"W
T9	69.01	N35°53'37"E
T10	69.01	S35°53'37"W
T11	14.00	S54°06'23"E
T12	88.02	N35°53'37"E
T13	88.02	S35°53'37"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	23.56	15.00	21.21	S08°06'23"E	90°0'0"
C2	106.76	250.00	105.95	N87°01'43"E	24°28'0"
C3	196.21	220.00	189.77	N79°39'19"W	51°5'56"
C4	196.35	125.00	176.78	N80°53'37"E	90°0'0"
C5	12.64	10.00	11.81	N72°05'42"E	72°24'10"
C6	41.70	33.00	38.98	S72°05'42"W	72°24'10"
C7	41.70	33.00	38.98	S00°18'27"E	72°24'10"
C8	12.64	10.00	11.81	N00°18'27"W	72°24'10"
C9	12.64	10.00	11.81	N72°05'42"E	72°24'10"
C10	41.70	33.00	38.98	S72°05'42"W	72°24'10"
C11	30.19	155.00	30.14	N41°28'26"E	119°36"
C12	38.36	155.00	38.26	N54°08'36"E	141°0'46"
C13	44.33	155.00	44.18	N69°25'37"E	162°3'15"
C14	44.41	155.00	44.26	N85°49'43"E	162°4'58"
C15	58.03	155.00	57.89	S79°14'19"E	21°26'58"
C16	28.16	155.00	28.12	S59°18'36"E	10°24'28"
C17	81.35	190.00	61.08	N63°21'23"W	18°30'1"
C18	108.10	190.00	106.65	N88°54'21"W	32°35'54"
C19	60.38	250.00	60.23	N73°49'11"W	13°50'14"
C20	55.83	250.00	55.71	N60°30'13"W	12°47'41"
C21	5.00	95.00	5.00	S55°36'53"E	3°1'1"
C22	144.22	95.00	130.77	N79°23'07"E	86°58'59"
C23	21.99	7.00	14.00	N54°06'23"W	180°0'0"
C24	21.99	7.00	14.00	N54°06'23"W	180°0'0"
C25	21.99	7.00	14.00	S54°06'23"E	180°0'0"
C26	196.35	125.00	176.78	S80°53'37"W	90°0'0"
C27	196.21	220.00	189.77	N79°39'19"W	51°5'56"
C28	62.83	20.00	40.00	S54°06'23"E	180°0'0"
C29	141.37	45.00	90.00	S54°06'23"E	180°0'0"

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.

DATE JUNE 15, 2000 SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 1533.25 FEET AND EAST 437.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE EASTERLY ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT 106.76 FEET (SAID CURVE HAS A CENTRAL ANGLE OF 24°28'00" AND A CHORD BEARING N 87°01'43" E 105.95 FEET); THENCE N 09°15'43" E 29.67 FEET; THENCE N 35°53'37" E 95.00 FEET; THENCE S 54°06'23" E 400.00 FEET; THENCE N 35°53'37" E 20.00 FEET; THENCE S 54°06'23" E 90.00 FEET; THENCE N 35°53'37" E 315.00 FEET; THENCE S 54°06'23" E 105.00 FEET TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 23.56 FEET (SAID CURVE HAS A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S 09°06'23" E 21.21 FEET); THENCE S 54°06'23" E 60.00 FEET; THENCE S 35°53'37" W 450.00 FEET; THENCE N 54°06'23" W 180.00 FEET; THENCE S 86°57'58" W 183.02 FEET; THENCE N 54°06'23" W 216.99 FEET; THENCE N 81°58'19" W 75.97 FEET; THENCE N 21°34'46" W 101.96 FEET; THENCE N 15°12'18" W 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.65 ACRES.

EAGLE MOUNTAIN DEVELOPER PLAT 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 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 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF JUNE, A.D. 2000
David V. Thomas for Saddleback Property, LLC
DAVID R. SCHLES

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 16 DAY OF JUNE, A.D. 2000 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
David R. Schles 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 DAY OF JUNE, A.D. 2000

APPROVED Paul R. Bond, Jr. MAYOR
ATTEST Christ B. Valentine CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 21st DAY OF JUNE, A.D. 2000 BY THE EAGLE MOUNTAIN TOWN PLANNING COMMISSION
DIRECTOR - SECRETARY Christ B. Valentine CHAIRMAN, PLANNING COMMISSION

PLAT "C"
SADDLEBACK

LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, T5S, R1W, SL&M
SUBDIVISION EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 50 FEET

SADPLATC 14 JUN 2000
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 27th DAY OF JUNE, A.D. 2000
David V. Thomas TOWN ATTORNEY

REGISTRY OF LAND SURVEYORS STATE OF UTAH No. 163947 DAVID V. THOMAS

NOTARY PUBLIC STATE OF UTAH M. RIBSEL P. RIBSEL License No. 42113 License Expiration Date 12/31/01

CITY ENGINEER SEAL

CLERK-RECORDER SEAL