

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 162947 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 OCT 29 1998 SURVEYOR David Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point on the southerly boundary of a highway, said point being located South 00°45'19" West along quarter section line 1052.82 feet and West 1761.05 feet from the North quarter corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base and Meridian;

Thence South 00°25'28" West 283.63 feet; thence North 62°14'20" East 100.00 feet; thence South 27°45'40" East 138.40 feet; thence South 82°52'34" East 401.54 feet; thence South 12°35'10" West 840.86 feet; thence along the arc of a 2875.00 foot radius curve to the right 20.08 feet (Curve has a central angle of 00°24'01" and a chord bearing South 82°36'45" East 20.08 feet); thence South 12°35'10" West 354.95 feet; thence North 88°37'10" West 1245.93 feet; thence North 00°53'06" East 1064.39 feet; thence North 62°14'20" East 1040.17 feet to the point of beginning.

Area: 40.112 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 SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS/AND/OR 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 HERETO SET OUR HANDS THIS 30 DAY OF December, A.D. 1998

Stanley R. Smith Katherine Lynn Smith
STANLEY R. SMITH KATHERINE LYNN SMITH

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 30 DAY OF November, A.D. 1998 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 12/31/00 NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN 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 30 DAY OF January, A.D. 2000

APPROVED Ray C. Walker ATTEST Christ B. Valentin
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 6 DAY OF JANUARY, A.D. 2000 BY THE EAGLE MOUNTAIN TOWN PLANNING COMMISSION

DIRECTOR - SECRETARY Walter CHAIRMAN, PLANNING COMMISSION

PLAT "A" SAGE VALLEY SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 17, T5S, R1W, S18&M

SUBDIVISION EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH

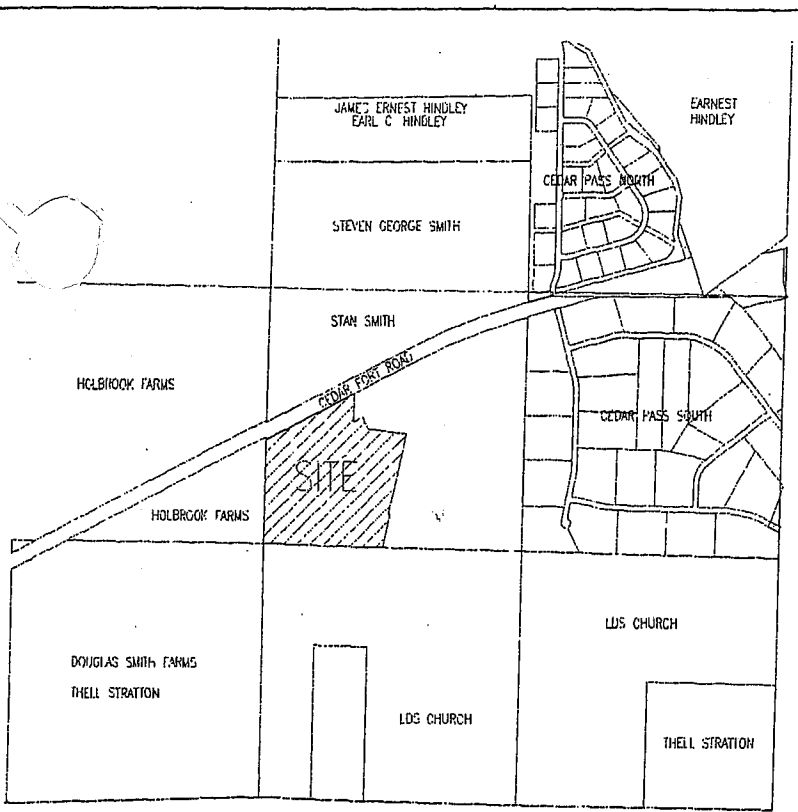
SCALE: 1" = 100 FEET

SURVEYOR'S SEAL: David V. Thomas, No. 162947, State of Utah

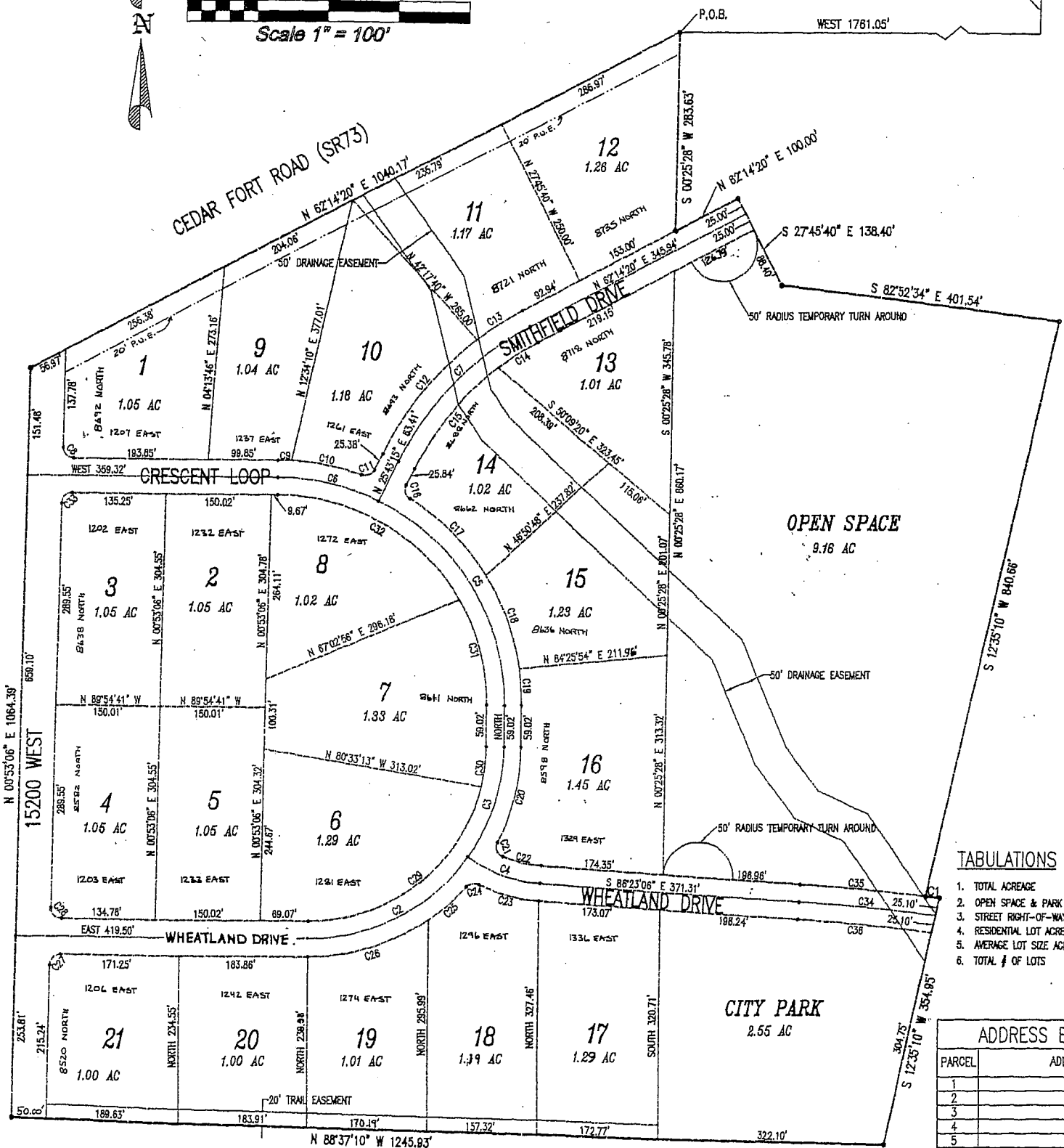
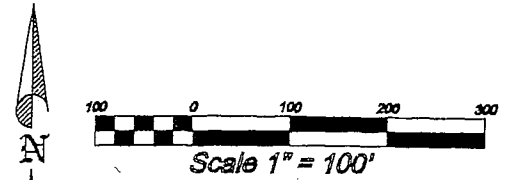
NOTARY PUBLIC SEAL: See Above

CITY ENGINEER SEAL: Ray C. Walker, State of Utah

CLERK-RECORDER SEAL: Christ B. Valentin, State of Utah



VICINITY PLAN



CURVE TABLE

| NUMBER | DELTA | CHORD BEARING | R | L | LC |
|--------|-----------|---------------|---------|--------|--------|
| C1 | 00°24'01" | S 82°36'45" E | 2875.00 | 20.08 | 20.08 |
| C2 | 55°01'58" | N 62°29'02" E | 275.00 | 264.14 | 254.10 |
| C3 | 34°58'04" | N 17°29'02" E | 275.00 | 167.83 | 165.24 |
| C4 | 31°55'23" | S 70°25'25" E | 200.00 | 111.43 | 110.00 |
| C5 | 63°54'42" | N 31°57'21" W | 325.00 | 362.53 | 344.02 |
| C6 | 26°05'18" | N 76°57'21" W | 325.00 | 147.98 | 148.71 |
| C7 | 38°31'05" | N 43°58'47" E | 425.00 | 270.88 | 266.32 |
| C8 | 60°53'08" | S 44°33'27" E | 15.00 | 23.79 | 21.38 |
| C9 | 03°05'03" | S 88°27'29" E | 350.00 | 18.84 | 18.84 |
| C10 | 16°40'27" | S 78°34'44" E | 350.00 | 101.86 | 101.50 |
| C11 | 84°02'15" | N 67°44'22" E | 15.00 | 22.00 | 20.08 |
| C12 | 26°45'00" | N 39°05'45" E | 450.00 | 210.08 | 208.19 |
| C13 | 09°46'08" | N 57°21'17" E | 450.00 | 76.72 | 76.63 |
| C14 | 09°42'02" | S 57°23'19" W | 400.00 | 87.72 | 87.84 |
| C15 | 26°48'03" | S 39°07'46" W | 400.00 | 187.22 | 185.52 |
| C16 | 83°22'45" | S 15°58'07" E | 15.00 | 21.83 | 19.95 |
| C17 | 25°34'26" | S 44°52'17" E | 350.00 | 156.22 | 154.93 |
| C18 | 23°20'20" | S 20°24'54" E | 350.00 | 142.57 | 141.59 |
| C19 | 08°44'44" | S 04°22'32" E | 350.00 | 53.42 | 53.37 |
| C20 | 26°57'55" | S 13°28'58" W | 300.00 | 141.19 | 139.89 |
| C21 | 94°36'43" | S 20°20'28" E | 15.00 | 24.77 | 22.05 |
| C22 | 18°44'18" | S 77°00'57" E | 175.00 | 57.23 | 56.98 |
| C23 | 22°48'35" | N 74°59'48" W | 225.00 | 89.44 | 88.88 |
| C24 | 74°37'08" | S 79°04'56" W | 15.00 | 19.54 | 18.18 |
| C25 | 13°40'34" | S 48°36'40" W | 300.00 | 71.61 | 71.44 |
| C26 | 34°33'03" | S 72°43'28" W | 300.00 | 180.81 | 178.18 |
| C27 | 89°06'54" | S 45°28'33" W | 15.00 | 23.33 | 21.05 |
| C28 | 90°53'08" | S 44°33'27" E | 15.00 | 23.79 | 21.38 |
| C29 | 76°53'02" | N 51°33'29" E | 250.00 | 335.47 | 310.88 |
| C30 | 13°08'58" | N 06°53'29" E | 250.00 | 57.23 | 57.10 |
| C31 | 30°18'44" | N 15°09'22" W | 300.00 | 158.71 | 158.87 |
| C32 | 59°41'18" | N 80°08'22" W | 300.00 | 312.52 | 298.58 |
| C33 | 89°06'54" | S 45°28'33" W | 15.00 | 23.33 | 21.05 |
| C34 | 03°55'44" | S 84°25'14" E | 2850.00 | 195.42 | 195.39 |
| C35 | 03°34'21" | S 84°35'56" E | 2875.00 | 179.26 | 179.23 |
| C36 | 03°53'02" | S 84°28'35" E | 2825.00 | 191.50 | 191.47 |

NOTE: 10' PUBLIC UTILITY EASEMENTS ON ALL LOT LINES UNLESS OTHERWISE INDICATED.
NO ACCESS OFF OF 15200 WEST FOR LOTS 1, 3, 4, 4, 21.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 16 DAY OF Dec, A.D., 1998
[Signature]
CITY ATTORNEY

TABULATIONS

| | |
|--------------------------------|--------|
| 1. TOTAL ACREAGE | 40.112 |
| 2. OPEN SPACE & PARK ACREAGE | 11.71 |
| 3. STREET RIGHT-OF-WAY ACREAGE | 4.682 |
| 4. RESIDENTIAL LOT ACREAGE | 23.72 |
| 5. AVERAGE LOT SIZE ACREAGE | 1.13 |
| 6. TOTAL # OF LOTS | 21 |

ADDRESS BLOCK

| PARCEL | ADDRESS |
|--------|---------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
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| 14 | |
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| 21 | |

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