



SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE # 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 IN LOTS, BLOCKS, 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.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT WHICH IS N 89° 10' 30" W 303' ALONG SECTION LINE AND SOUTH 87.57' FROM THE N.W. COR. SECTION 29, T.5S., R.1W., SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S89°09'24"E	1425.34	FEET; THENCE
S27°32'31"E	25.07	" "
S12°11'18"W	422.81	" "
S07°18'43"E	81.74	" "
S71°10'43"W	89.0	FEET; THENCE ALONG THE ARC
S 38°51'28" W	8225 L23608	(20.5171525" W=22.155'); THENCE
S28°11'04"W	75.50	FEET; THENCE
S28°48'56"W	774.16	" "
N81°11'06"E	38.84	FEET; THENCE ALONG THE ARC
N 4°27'16" E	8225 L23676	(20.5171525" E=56.61'); THENCE
N82°48'54"W	82.82	FEET; THENCE
N82°28'20"W	42.42	" "
N82°02'09"W	356.30	FEET TO THE POINT OF BEGINNING

CONTAINS 14.0931 ACRES (77 LOTS)
BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM

DATE: SEPT 17, 1998
SURVEYOR: David V. Thomas
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 this plat to be divided into lots, streets, open spaces, 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 use to the Town of Eagle Mountain, Utah, together with all 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.

PRINTED NAME OF OWNER: Grant R. Gifford
AUTHORIZED SIGNATURE(S): Grant R. Gifford

ACKNOWLEDGMENT
On the 17th day of September, 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.

ACCEPTANCE BY LEGISLATIVE BODY
The Town of Eagle Mountain 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 22nd day of September, A.D. 1998.

APPROVED: Shirley J. Jones Mayor
ATTEST: Christy B. Volante Clerk/Recorder

APPROVED THIS 21st DAY OF Sept, A.D. 1998, BY THE EAGLE MOUNTAIN PLANNING COMMISSION.

DIRECTOR-SECRETARY: Shirley J. Jones
CHAIRPERSON, PLANNING COMMISSION: Christy B. Volante

PLAT # A
ENR 95836 Sub # 7736
FRANKLIN COUNTY, UTAH
UTAH COUNTY RECORDER
1998 Sep 21 5:00 PM FEE 72.00 BY 55
RECORDED FOR TOWN OF EAGLE MOUNTAIN

SUNDANCE AT RED HAWK RANCH

SUBDIVISION: TOWN OF EAGLE MOUNTAIN
SCALE: 1" = 60 FEET

Notary Public Seal: David V. Thomas
City Engineer's Seal: Christy B. Volante
Recorder's Seal: Christy B. Volante



7736-90

TABULATIONS:

1. TOTAL ACREAGE	14.0931 AC. (100%)
2. ACREAGE OF LOTS	9.2247 AC. (65.5%)
3. ACREAGE OF PARKS (OPEN SPACE)	0.3365 AC. (2.4%)
4. ACREAGE OF STREETS	4.5319 AC. (32.1%)
5. AVERAGE SIZE OF LOTS	0.550 S.F.

SURVEYOR
DAVID V. THOMAS
481 NORTH 450 WEST
OREM, UTAH 84058
(801) 224-7308

NOTE: ALL LOTS HAVE A 500' UTILITY EASEMENT (RUE) ALONG ALL LOT LINES.

Sec 29, T5S, R1W
7U-260 21 Sep 98 O.K.T.W.O.