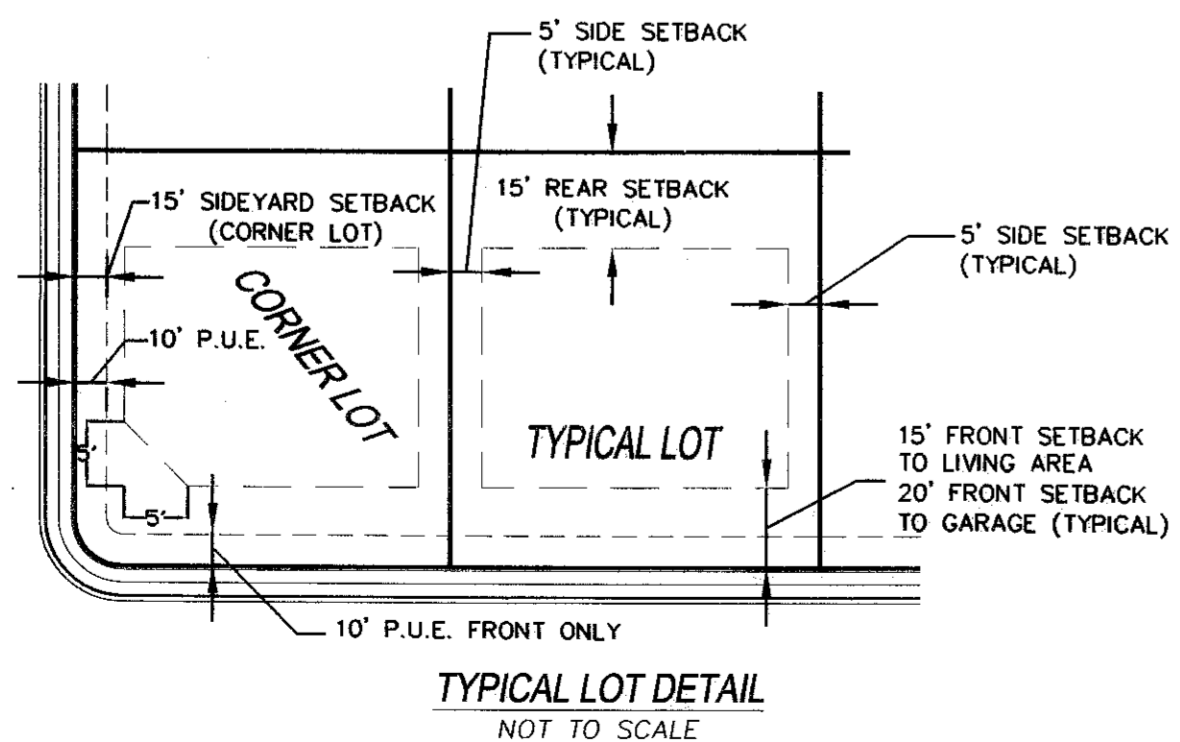


CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.94	15.00	91°27'08"	S46°10'42"W	21.48
C2	23.18	15.00	88°32'52"	S43°49'18"E	20.94
C3	23.94	15.00	91°27'08"	N46°10'42"E	21.48
C4	23.18	15.00	88°32'52"	N43°49'18"W	20.94
C5	5.14	99.50	2°57'34"	N01°01'39"W	5.14
C6	21.78	150.50	8°17'32"	N03°41'38"W	21.76
C7	13.49	125.00	6°10'59"	N02°38'22"W	13.48

LINE	LENGTH	BEARING
L1	16.99	N89°24'47"E
L2	23.02	S88°25'43"E



NOTE:
SEE RECORDER CC&R'S FOR SPECIAL STANDARDS

TOTAL AREA	6.538 ACRES
TOTAL ACERAGE IN LOTS	4.998 ACRES
ROW DEDICATION	1.54 ACRES
AVERAGE LOT SIZE	4463 SF
TOTAL OPEN SPACE	0.0 ACRES
TOTAL IMPROVED OPEN SPACE	0.0 ACRES
LARGEST LOT SIZE	5,500 SF
SMALLEST LOT SIZE	3,734 SF
OVERALL DENSITY	7.495 LOTS/ACRE

DEVELOPER/OWNER
JOHN W. WALDEN
1757 EAST AMERICAN WAY #7
EAGLE MOUNTAIN, UTAH 84005

H&H ENGINEERING AND SURVEYING, INC.
233 EAST MAIN ST., STE A
AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

SURVEYOR'S CERTIFICATE
I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 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, 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 TO THE BEST OF MY KNOWLEDGE.
Victor E. Hansen
VICTOR E. HANSEN RLS 176695
August 28, 2013
DATE

BOUNDARY DESCRIPTION
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE N89°32'12"W 2171.22 FEET ALONG THE NORTH LINE OF SAID SECTION 13; THENCE SOUTH 1332.66 FEET TO THE POINT OF BEGINNING; THENCE S89°32'52"E 110.00 FEET; THENCE N85°21'30"E 51.20 FEET; THENCE S89°32'52"E 100.00 FEET; THENCE N00°27'08"E 17.29 FEET; THENCE S85°06'50"E 499.91 FEET; THENCE S89°32'52"E 99.87 FEET; THENCE N71°57'59"E 52.26 FEET; THENCE S89°32'33"E 111.57 FEET; THENCE S00°27'08"W 300.00 FEET; THENCE N89°32'33"W 110.00 FEET; THENCE N88°46'45"W 51.00 FEET; THENCE N00°27'08"E 41.97 FEET; THENCE N88°25'43"W 221.46 FEET; THENCE S89°24'47"W 377.05 FEET; THENCE S00°27'08"W 59.10 FEET; THENCE N89°51'05"W 100.00 FEET; THENCE N89°51'08"W 51.00 FEET; THENCE S89°32'52"W 110.00 FEET; THENCE N00°27'08"E 320.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.538 ACRES, MORE OR LESS.

OWNERS' 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 THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, AND EASEMENTS AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-90-607 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.
John W. Walden

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE 29th DAY OF August, A.D. 2013, 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.
Melanie A. Waldman
NOTARY PUBLIC - (SEE SEAL BELOW)
MY COMMISSION EXPIRES: 4-25-15

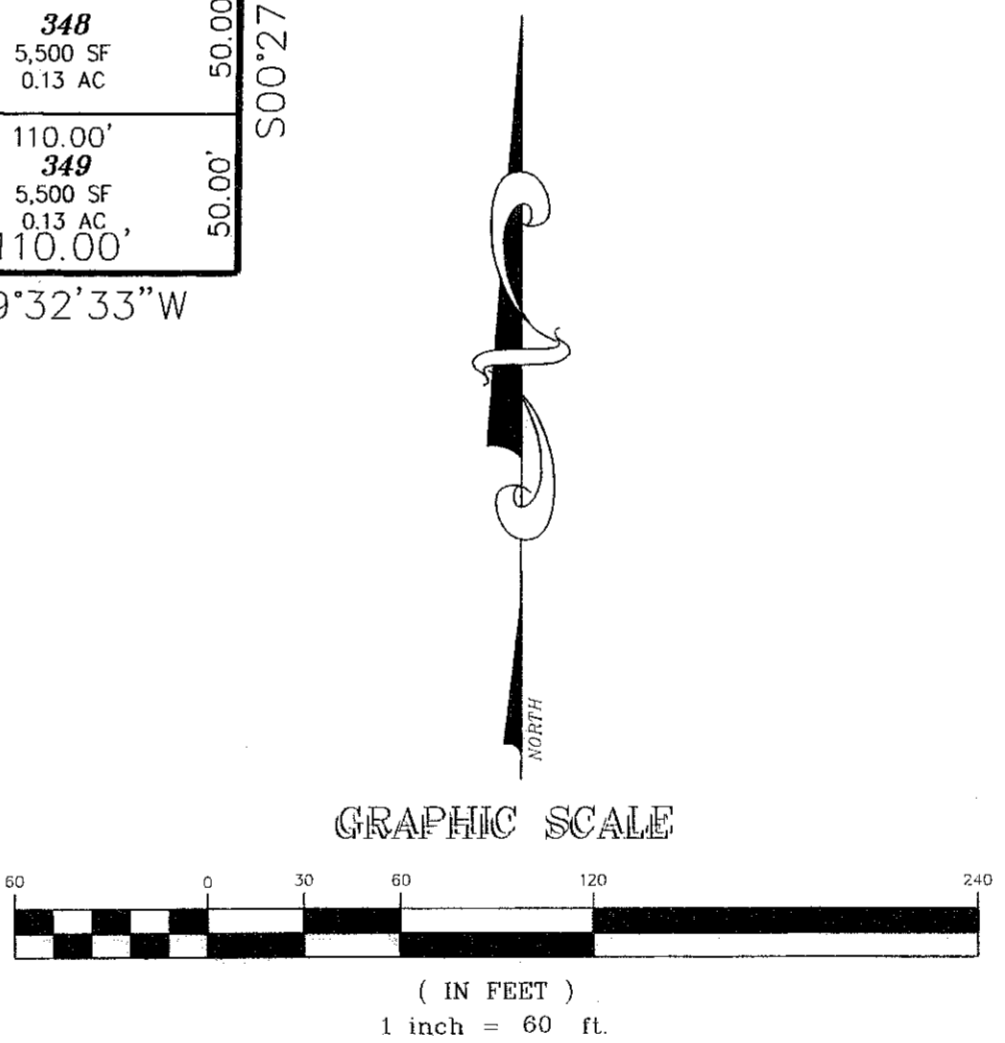
ACCEPTANCE BY LEGISLATIVE BODY
THE City Council of Eagle Mountain, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF March, A.D. 2014.

APPROVED: *Christopher T. Truitt*
CITY ENGINEER
CITY ATTORNEY APPROVAL
APPROVED THIS 20 DAY OF February, A.D. 2014, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.
John W. Walden
CITY ATTORNEY

SWEETWATER PLAT 3
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
WEST 1/2 OF THE NE 1/4 OF SECTION 13 T6S R2W, SLB&M

SURVEYOR'S SEAL: VICTOR E. HANSEN #176695
NOTARY PUBLIC SEAL: MELANIE A. WALDMAN #246042
CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD TRUITT #21818
CLERK-RECORDER SEAL: JEFFERY SMITH #14173

14173



Sec. 13-6-2 N TU-030