

LINE	LENGTH	BEARING
T1	24.27	S54°06'23"E
T2	15.94	S88°22'40"E
T3	33.87	S00°37'20"W
T4	31.08	S00°37'20"W
T5	15.08	N54°06'23"W
T6	9.31	N54°06'23"W
T7	12.70	S54°06'23"E

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	120.09	365.00	119.05	S67°31'56"E	18°51'6"
C2	18.19	15.00	17.91	N58°14'51"E	73°17'33"
C3	90.72	100.00	87.64	S28°36'42"W	51°58'45"
C4	23.56	15.00	21.21	S44°32'46"E	90°00'0"
C5	23.56	15.00	21.21	S45°37'20"W	90°00'0"
C6	266.23	335.00	202.99	N71°44'31"W	35°16'17"
C7	29.01	125.00	26.95	S45°57'09"W	13°17'51"
C8	24.39	125.00	22.80	S16°57'47"W	38°40'54"
C9	261.63	425.00	257.52	S71°44'31"E	35°16'17"
C10	12.62	450.00	12.62	S4°54'36"E	1°36'27"
C11	45.16	450.00	45.14	S58°3'16"E	5°44'58"
C12	32.67	315.00	32.65	S97°04'39"E	5°58'31"
C13	48.80	450.00	48.87	S64°34'34"E	6°13'33"
C14	59.06	315.00	58.91	S65°24'49"E	10°13'51"
C15	49.49	450.00	49.46	S70°50'22"E	6°18'57"
C16	58.61	315.00	58.52	S77°06'10"E	10°50'32"
C17	48.90	450.00	48.87	S77°06'10"E	6°13'33"
C18	42.84	315.00	42.61	S85°29'58"E	7°45'24"
C19	77.89	450.00	77.80	S85°10'28"E	9°55'23"
C20	23.76	15.00	21.35	N44°45'20"W	90°45'20"
C21	15.71	10.00	14.14	N45°37'20"E	90°00'0"
C22	23.32	15.00	21.04	N45°09'57"E	89°51'4"
C23	110.31	400.00	109.96	S22°23'24"E	19°48'4"
C24	16.27	10.00	14.34	S27°52'18"E	93°14'8"
C25	23.45	150.00	23.43	S27°52'18"E	8°57'31"
C26	15.84	150.00	15.83	S03°38'19"W	6°2'57"
C27	21.44	150.00	21.42	S71°47'58"W	8°11'20"
C28	15.71	10.00	14.14	N45°37'20"W	90°00'0"
C29	19.65	15.00	18.27	N16°34'52"W	75°3'2"
C30	37.37	150.00	37.27	S13°48'28"W	14°16'22"
C31	19.07	15.00	17.81	N17°40'48"W	72°51'9"
C32	16.17	10.00	14.46	N65°04'05"E	92°38'37"
C33	71.31	400.00	71.22	S63°30'11"E	10°12'52"
C34	28.95	400.00	29.94	S58°15'04"E	4°17'22"
C35	15.71	10.00	14.14	N80°53'37"E	90°00'0"
C36	15.71	10.00	14.14	N80°53'37"E	90°00'0"
C37	35.74	365.00	35.73	S66°45'57"E	5°19'9"
C38	45.55	365.00	45.52	S62°48'54"E	6°46'44"
C39	46.74	365.00	46.72	S68°40'58"E	6°57'23"
C40	163.50	70.00	128.79	S14°18'50"E	133°49'50"
C41	4.55	75.00	4.55	S82°22'00"E	3°28'45"
C42	11.23	165.00	11.23	S82°22'00"E	3°28'45"
C43	10.02	165.00	10.02	S82°22'00"E	3°28'45"
C44	15.71	10.00	14.14	N80°53'37"E	90°00'0"
C45	15.71	10.00	14.14	N80°53'37"E	90°00'0"
C46	15.71	10.00	14.14	S08°08'23"E	90°00'0"
C47	15.71	10.00	14.14	S08°08'23"E	90°00'0"

DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 183847 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: July 12, 2022
 SURVEYOR: David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 2997.34 FEET AND EAST 1200.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

RUNNING THERE N 39°22'23" E 110.00 FEET; THENCE SOUTH-EASTERLY ALONG THE ARC OF A 75.00-FOOT RADIUS CURVE TO THE LEFT 4.55 FEET (SAID CURVE HAS A CENTRAL ANGLE OF 72°45' AND A CHORD BEARING S 52°22'00" E 4.55 FEET) TO THE POINT OF TANGENCY; THENCE S 54°06'23" E 12.70 FEET; THENCE N 58°14'51" E 17.91 FEET; THENCE S 58°14'51" E 10.00 FEET; THENCE N 21°51'27" E 20.62 FEET; THENCE N 35°53'37" E 90.00 FEET; THENCE N 40°39'28" E 84.62 FEET; THENCE N 28°36'42" W 51.58 FEET; THENCE S 54°06'23" E 234.31 FEET TO THE POINT OF TANGENCY OF A 365.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE 120.09 FEET (SAID CURVE HAS A CENTRAL ANGLE OF 18°51'06" AND A CHORD BEARING S 67°31'56" E 119.05 FEET); THENCE S 13°08'20" W 20.04 FEET; THENCE S 30°45'01" W 111.54 FEET; THENCE S 80°22'00" E 30.55 FEET TO THE POINT OF CURVATURE OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 15.71 FEET (SAID CURVE HAS A CENTRAL ANGLE OF 7°17'33" AND A CHORD BEARING N 89°14'31" E 17.81 FEET); THENCE S 37°23'51" E 58.00 FEET; THENCE SOUTH-WESTERLY ALONG THE ARC OF A 100.00-FOOT RADIUS CURVE TO THE LEFT 90.72 FEET TO THE POINT OF TANGENCY; THENCE CURVE HAS A CENTRAL ANGLE OF 51°58'45" AND A CHORD BEARING S 28°36'42" W 87.64 FEET); THENCE S 00°37'20" W 31.08 FEET TO THE POINT OF CURVATURE OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE 15.71 FEET (SAID CURVE HAS A CENTRAL ANGLE OF 90°00'0" AND A CHORD BEARING S 44°32'46" E 21.21 FEET); THENCE S 00°37'20" W 31.08 FEET; THENCE SOUTH-WESTERLY ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT 23.56 FEET TO THE POINT OF TANGENCY (SAID CURVE HAS A CENTRAL ANGLE OF 90°00'0" AND A CHORD BEARING S 45°37'20" W 21.21 FEET); THENCE S 00°37'20" W 75.00 FEET; THENCE N 80°22'40" W 170.94 FEET TO THE POINT OF CURVATURE OF A 335.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE 266.23 FEET TO THE POINT OF TANGENCY (SAID CURVE HAS A CENTRAL ANGLE OF 35°16'17" AND A CHORD BEARING N 71°44'31" W 202.99 FEET); THENCE N 71°44'31" W 29.01 FEET; THENCE N 54°06'23" W 24.39 FEET; THENCE N 54°06'23" W 9.31 FEET; THENCE N 54°06'23" W 12.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.11 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 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 10th DAY OF July, A.D. 2022

David V. Thomas (Signature)
 (Name)
James P. Gorman (Signature)
 (Name)

ACKNOWLEDGMENT

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

ON THE 10th DAY OF July, A.D. 2022 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 26, 2025 *Jana Kay Ochulich*
 NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN COUNTY OF UTAH, APPROVES THIS SUBMISSION 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 3rd DAY OF August, A.D. 2022

Paul R. Bell (Signature)
 TOWN CLERK

APPROVED *James P. Gorman* ATTEST *James P. Gorman*
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 11th DAY OF July, A.D. 2022 BY THE EAGLE MOUNTAIN TOWN PLANNING COMMISSION

DIRECTOR - SECRETARY *Jennifer Wright-Thurbin*
 CO-CHAIRMAN, PLANNING COMMISSION

PLAT "B"

THREE CROSSINGS

LOCATED IN THE NORTH-EAST 1/4 OF SECTION 29, T5S, R1W, S16&W.

SUBDIVISION EAGLE MOUNTAIN TOWN, UTAH COUNTY, STATE OF UTAH

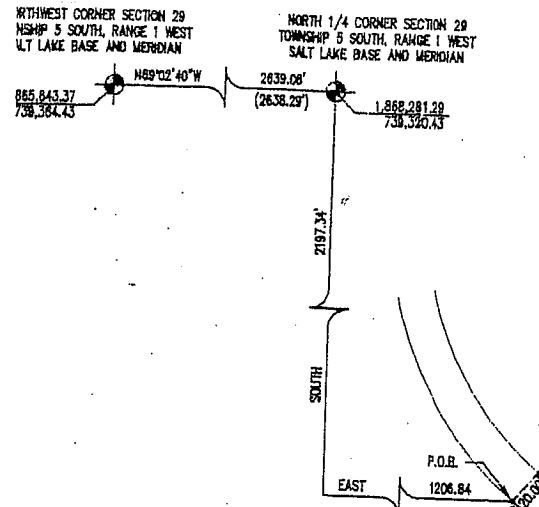
SCALE: 1" = 50' FEET

3XING 06 JULY 2000

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 11 DAY OF July, A.D. 2022

SEALS: SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, CITY ENGINEER SEAL, CLERK-RECORDER SEAL.



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. 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	6.11
2. OPEN SPACE & PARK ACREAGE	0.00
3. STREET RIGHT-OF-WAY ACREAGE	2.34
4. RESIDENTIAL LOT ACREAGE	3.77
5. AVERAGE LOT SIZE SF	4547

8637-99