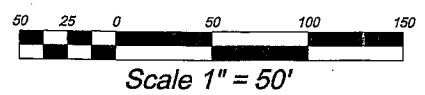


**STATE PLANE COORDINATES**

	NORTHING	EASTING
A	739,364.43	1,865,643.37
B	739,320.43	1,868,281.29
C	739,553.18	1,866,149.96
D	739,862.84	1,866,207.00
E	740,063.78	1,866,163.84
F	740,063.78	1,866,252.46
G	740,014.85	1,866,275.65
H	740,014.85	1,866,316.97
I	740,055.70	1,866,316.97
J	740,130.68	1,866,391.95
K	740,130.68	1,866,478.28
L	740,132.00	1,866,496.41
M	740,134.40	1,866,512.73
N	740,144.96	1,866,524.93
O	740,074.89	1,866,537.06
P	740,058.79	1,866,538.12
Q	740,023.45	1,866,518.65
R	739,939.00	1,866,496.91
S	739,720.80	1,866,466.91
T	739,705.81	1,866,461.92
U	739,705.81	1,866,454.72
V	739,896.99	1,866,390.96
W	739,706.39	1,866,372.77
X	739,863.25	1,866,328.11
Y	739,865.18	1,866,322.66
Z	739,560.10	1,866,237.39
A1	739,551.19	1,866,220.11
A2	739,552.45	1,866,214.71
A3	739,570.28	1,866,207.36
A4	739,584.84	1,866,188.29
A5	739,711.80	1,866,218.50
A6	739,733.01	1,866,226.71
A7	739,844.76	1,866,232.13
A8	739,840.41	1,866,255.73
A9	739,847.99	1,866,274.98
B1	739,847.99	1,866,298.97
B2	739,947.08	1,866,217.54
B3	739,952.10	1,866,241.00
B4	740,060.70	1,866,398.11
B5	740,036.71	1,866,398.11
B6	740,012.11	1,866,384.95
B7	740,012.11	1,866,408.94
B8	740,012.11	1,866,458.14
B9	740,012.11	1,866,483.13
C1	739,778.45	1,866,384.95
C2	739,778.45	1,866,408.94
C3	739,778.45	1,866,454.93
C4	739,778.45	1,866,478.92
C5	739,755.98	1,866,480.12
C6	739,732.02	1,866,481.18

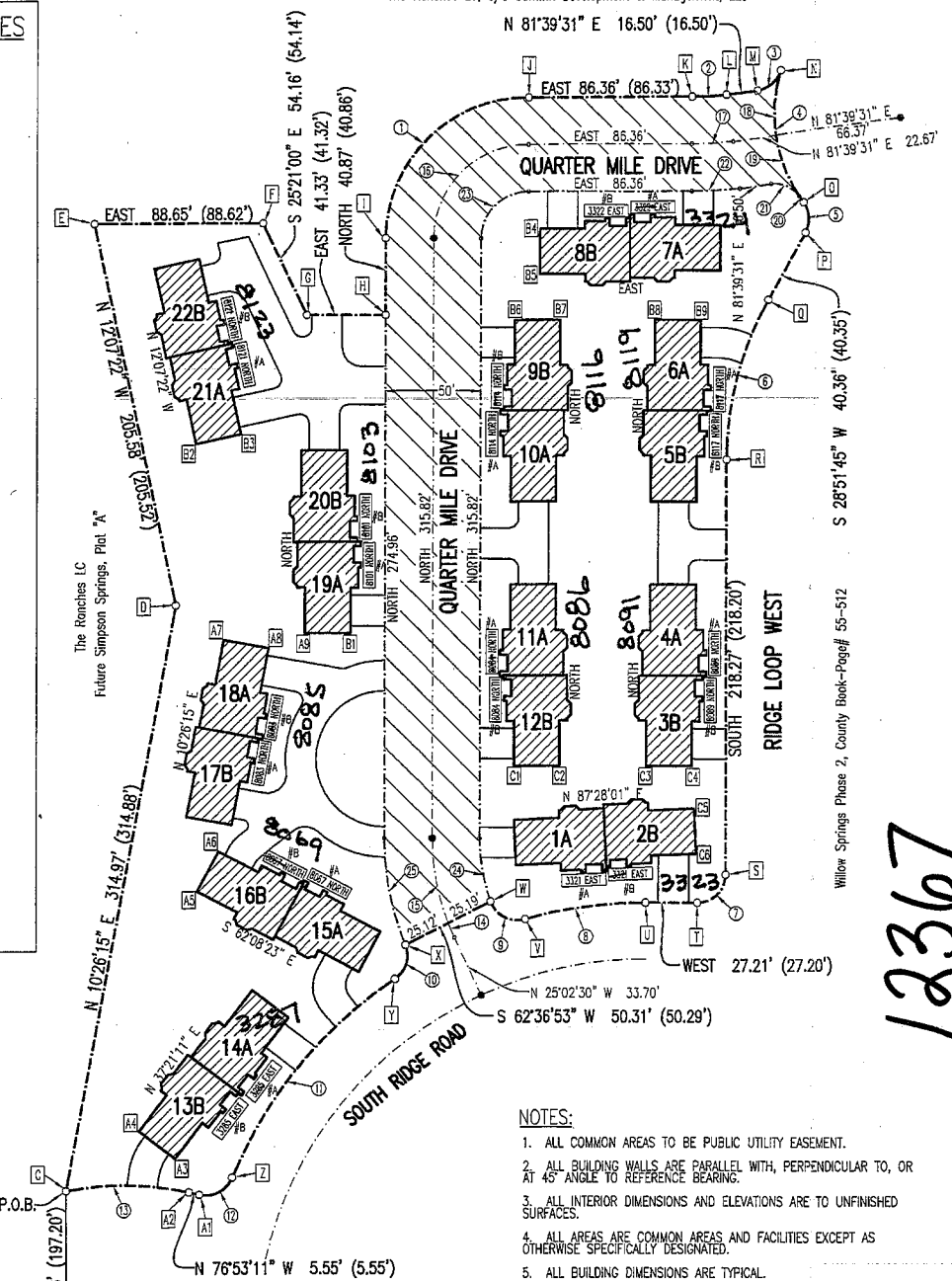


**Scale 1" = 50'**

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**CURVE TABLE**

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00	90°00'00"	117.81	106.07	N 45°00'00" E
C2	125.00	08°20'29"	18.20	18.18	N 85°49'45" E
C3	15.00	65°05'06"	17.04	16.14	N 49°06'58" E
C4	80.00	52°47'47"	73.72	71.14	S 09°50'28" E
C5	15.00	65°05'10"	17.04	16.14	S 03°40'45" E
C6	175.00	28°51'45"	88.16	87.23	S 14°25'53" W
C7	15.00	90°00'00"	23.56	21.21	S 45°00'00" W
C8	235.00	15°44'49"	64.59	64.38	S 62°07'36" W
C9	15.00	86°06'52"	22.54	20.48	N 62°41'23" W
C10	15.00	78°01'23"	20.43	18.88	S 16°47'10" W
C11	235.00	33°28'38"	137.31	135.36	S 39°03'33" W
C12	15.00	80°47'35"	21.15	19.44	S 62°43'02" W
C13	150.00	24°56'24"	85.29	84.78	N 89°21'23" W
C14	125.00	03°51'07"	8.40	8.40	N 23°06'57" W
C15	125.00	21°11'23"	46.23	45.97	N 10°35'42" W
C16	50.00	90°00'00"	78.54	70.71	S 45°00'00" W
C17	150.00	08°20'29"	21.84	21.82	S 85°49'45" W
C18	80.00	24°53'54"	34.76	34.49	S 04°06'28" W
C19	80.00	24°53'51"	34.76	34.49	N 20°47'25" W
C20	80.00	03°00'01"	4.19	4.19	S 34°44'21" E
C21	15.00	65°06'56"	17.04	16.14	N 65°47'31" W
C22	175.00	08°20'29"	25.48	25.45	S 85°49'45" W
C23	25.00	90°00'00"	39.27	35.36	S 45°00'00" W
C24	100.00	19°37'57"	34.27	34.10	N 09°48'58" W
C25	150.00	22°13'32"	58.19	57.82	N 11°06'46" W

**NOTES:**

- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENT.
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING.
- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO UNFINISHED SURFACES.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- ALL BUILDING DIMENSIONS ARE TYPICAL.
- ALL COMMON AREAS AND OPEN SPACE AREAS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

**LEGEND**

- COMMON AREAS & FACILITIES
- PRIVATE AREA
- ROADWAY DEDICATION TO EAGLE MOUNTAIN CITY
- SECTION CORNER
- MONUMENT TO BE SET
- SEE CURVE DATA
- STATE PLANE COORDINATE
- ADDRESS LABEL

**TABULATIONS**

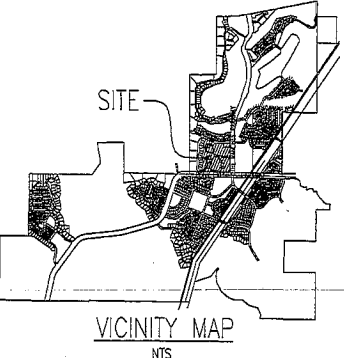
1. TOTAL ACREAGE	3.2582 ACRES
2. OPEN SPACE ACREAGE	1.9249 ACRES
3. STREET R/W ACREAGE	0.6583 ACRES
4. BUILDING FOOTPRINT ACREAGE	0.6750 ACRES
5. TOTAL NUMBER OF UNITS	22
6. AVERAGE UNIT SIZE	1,337 S.F.

**LEGEND**

- COMMON AREAS & FACILITIES
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- ROADWAY DEDICATION TO EAGLE MOUNTAIN CITY
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**TABULATIONS**

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The Ranches LC, c/o Summit Development & Management, LLC

**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 THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED THE VILLAGE AT SIMPSON SPRINGS CONDOMINIUMS, A PLANNED RESIDENTIAL DEVELOPMENT, AND THAT THE SURVEY MAP, CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAN ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO RECALLY RETRACE OR REESTABLISH THIS SURVEY.

**APRIL 27, 2007**  
DATE

DAVID V. THOMAS (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS SOUTH 89°02'40" EAST ALONG THE SECTION LINE 506.81 FEET AND NORTH 197.26 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

NORTH 10°26'15" EAST 314.97 FEET; THENCE NORTH 12°07'22" WEST 205.58 FEET; THENCE EAST 88.65 FEET; THENCE SOUTH 25°21'00" EAST 54.16 FEET; THENCE EAST 41.33 FEET; THENCE NORTH 40.87 FEET; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 117.81 FEET (CHORD BEARS NORTH 45°00'00" EAST 106.07 FEET); THENCE EAST 86.36 FEET; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°20'29" FOR 18.20 FEET (CHORD BEARS NORTH 85°49'45" EAST 18.18 FEET); THENCE NORTH 81°39'31" EAST 16.50 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°05'06" FOR 17.04 FEET (CHORD BEARS NORTH 49°06'58" EAST 16.14 FEET); THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°47'47" FOR 73.72 FEET (CHORD BEARS SOUTH 09°50'28" EAST 71.14 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°05'10" FOR 17.04 FEET (CHORD BEARS SOUTH 03°40'45" EAST 16.14 FEET); THENCE SOUTH 28°51'45" WEST 40.36 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°51'45" FOR 88.16 FEET (CHORD BEARS SOUTH 14°25'53" WEST 87.23 FEET); THENCE SOUTH 218.27 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS SOUTH 45°00'00" WEST 21.21 FEET); THENCE WEST 27.21 FEET; THENCE ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°44'49" FOR 64.59 FEET (CHORD BEARS SOUTH 62°07'36" WEST 64.38 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86°06'52" FOR 22.54 FEET (CHORD BEARS NORTH 62°41'23" WEST 20.48 FEET); THENCE SOUTH 62°36'53" WEST 50.31 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 78°01'23" FOR 20.43 FEET (CHORD BEARS SOUTH 16°47'10" WEST 18.88 FEET); THENCE ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°28'38" FOR 137.31 FEET (CHORD BEARS SOUTH 39°03'33" WEST 135.36 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 80°47'35" FOR 21.15 FEET (CHORD BEARS SOUTH 62°43'02" WEST 19.44 FEET); THENCE NORTH 76°53'11" WEST 5.55 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°56'24" FOR 85.29 FEET (CHORD BEARS NORTH 89°21'23" WEST 64.78 FEET) TO THE POINT OF BEGINNING.

AREA = 3.2582 ACRES (22 CONDOMINIUM UNITS)

BASIS OF BEARING = STATE PLANE

**OWNER'S CERTIFICATE, CONSENT TO RECORD, AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT Simpson Springs Development, LLC DO HEREBY:

- CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP; (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE, TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE VILLAGE AT SIMPSON SPRINGS CONDOMINIUMS, THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
- DEDICATE UNDER THE PROVISIONS OF 10-9-407 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO EAGLE MOUNTAIN CITY, 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 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.

**ACKNOWLEDGMENT**

PRINTED NAME OF OWNER: Scott Kinland, Managing Member

AUTHORIZED SIGNATURE(S): [Signature]

DATE: April 30, 2007

STATE OF UTAH  
COUNTY OF UTAH

NOTARY PUBLIC (SEE SEAL BELOW)

ON THE 30th DAY OF April, 2007, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

**July 26, 2010**

MY COMMISSION EXPIRES: [Date]

NOTARY PUBLIC (SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE City Council of Eagle Mountain, COUNTY OF UTAH, APPROVES THIS CONDOMINIUM PLAN 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 10th DAY OF July, 2007.

MAYOR: [Signature]

APPROVED: [Signature] ENGINEER (SEE SEAL BELOW)

ATTEST: [Signature] CLERK-RECORDER (SEE SEAL BELOW)

**THE VILLAGE AT SIMPSON SPRINGS**

CONDOMINIUMS

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

