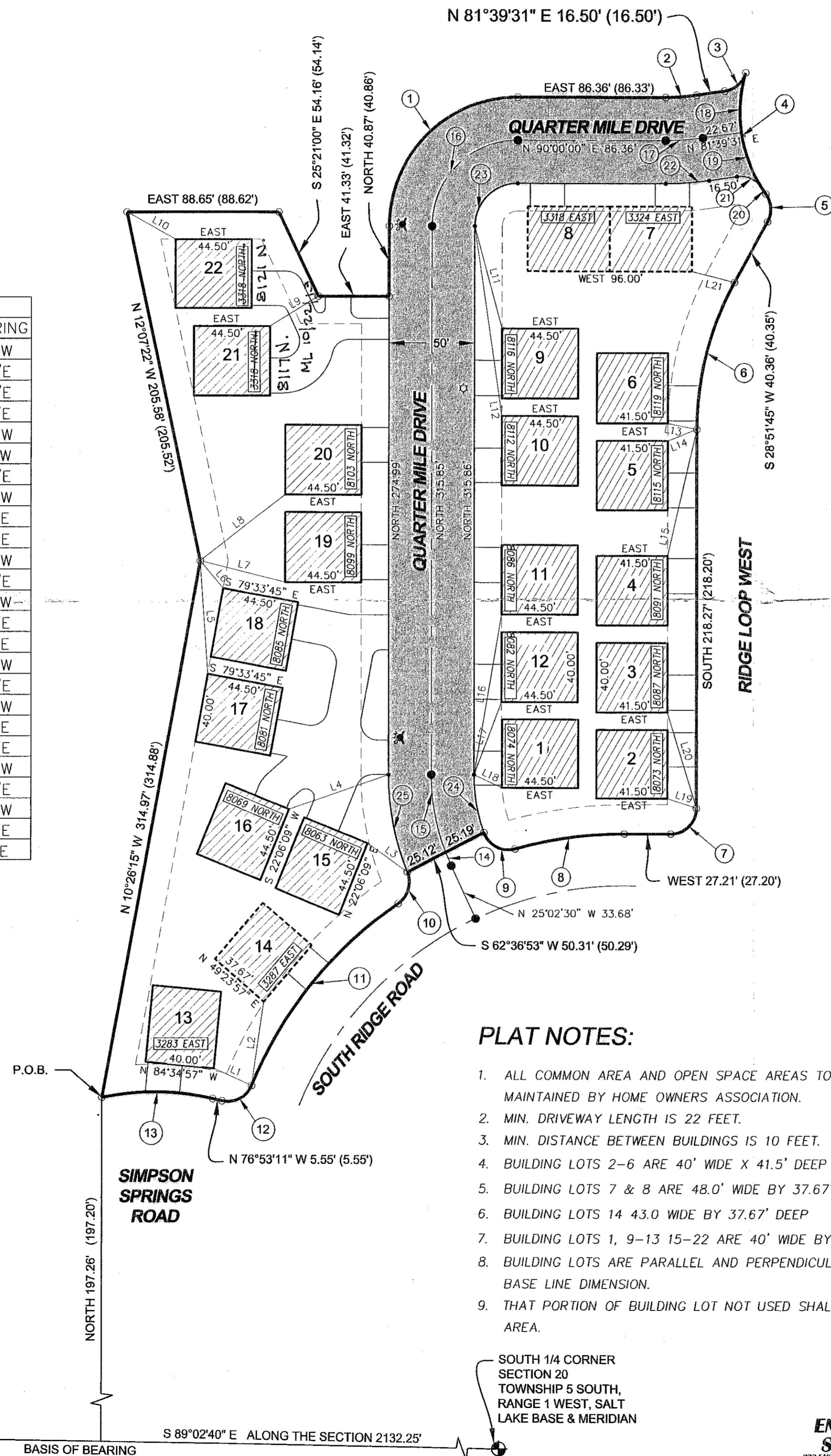


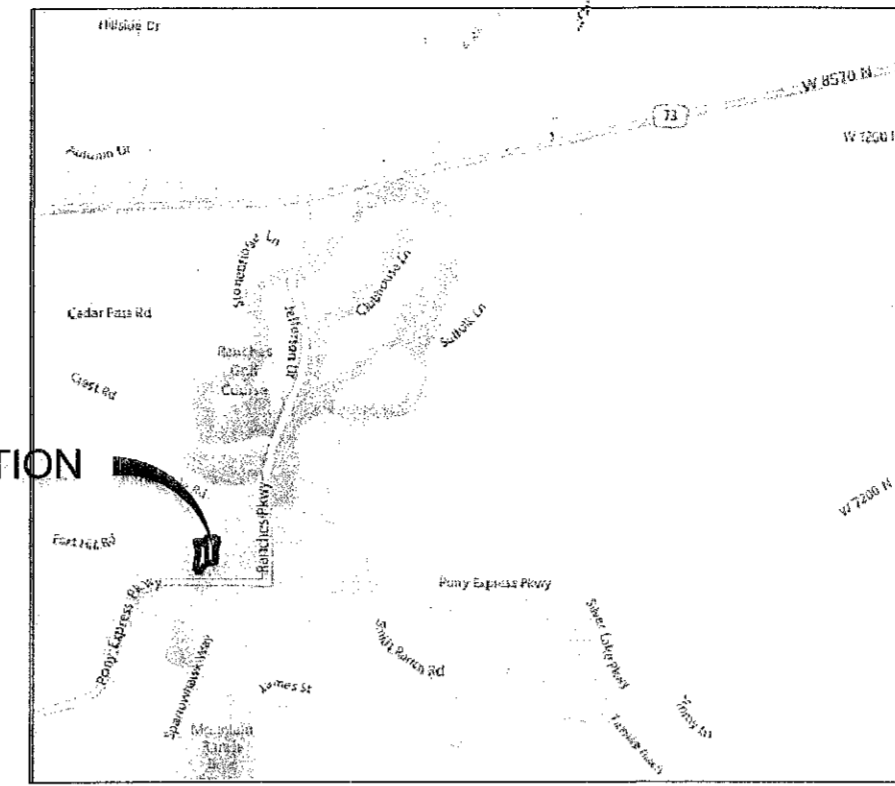
LINE	LENGTH	BEARING
L1	24.19	N66°18'11"W
L2	48.78	N508°11'36"E
L3	28.63	N54°18'21"W
L4	61.51	S70°44'21"W
L5	64.91	S03°49'58"E
L6	20.56	S40°40'12"E
L7	50.95	S76°17'30"E
L8	62.36	N52°32'22"E
L9	33.11	S58°05'10"W
L10	32.59	S60°35'54"E
L11	61.46	S15°05'24"E
L12	110.50	S08°19'31"E
L13	17.34	N78°42'41"W
L14	18.24	S68°46'27"W
L15	74.57	S13°10'58"W
L16	93.82	N09°49'09"E
L17	45.36	N20°39'13"E
L18	18.04	S64°59'12"E
L19	17.93	N71°34'39"W
L20	58.20	N16°59'20"W
L21	25.68	N75°53'23"W

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
1	117.81	75.00	75.00	90°00'00"	106.07	S45°00'00"W
2	18.20	9.12	125.00	8°20'29"	18.18	N85°49'45"E
3	17.04	9.57	15.00	65°05'06"	16.14	N49°06'58"E
4	73.72	39.71	80.00	52°47'55"	71.14	S09°50'28"E
5	17.04	9.57	15.00	65°05'43"	16.14	N03°40'45"W
6	88.16	45.03	175.00	28°51'45"	87.23	S14°25'53"W
7	23.56	15.00	15.00	90°00'00"	21.21	N45°00'00"E
8	64.59	32.50	235.00	15°44'49"	64.38	S82°07'36"W
9	22.54	14.02	15.00	86°06'52"	20.48	S62°41'23"E
10	20.42	12.15	15.00	78°00'16"	18.88	N16°47'05"E
11	137.31	70.68	235.00	33°28'38"	135.36	S39°02'54"W
12	21.15	12.76	15.00	80°47'35"	19.44	N62°42'23"E
13	65.29	33.17	150.00	24°56'24"	64.78	N89°21'23"W
14	8.42	4.21	125.00	3°51'34"	8.42	S23°06'43"E
15	46.21	23.37	125.00	21°10'56"	45.95	S10°35'28"E
16	78.54	50.00	50.00	90°00'00"	70.71	S45°00'00"W
17	21.84	10.94	150.00	8°20'29"	21.82	N85°49'45"E
18	34.76	17.66	80.00	24°53'55"	34.49	S04°06'32"W
19	38.96	19.87	80.00	27°54'01"	38.57	S22°17'25"E
20	4.37	2.18	80.00	3°07'34"	4.36	S34°40'38"E
21	16.86	9.45	15.00	64°25'09"	15.99	N66°07'55"W
22	25.48	12.76	175.00	8°20'29"	25.45	N85°49'45"E
23	39.27	25.00	25.00	90°00'00"	35.36	S45°00'00"W
24	34.24	17.29	100.00	19°37'15"	34.08	S09°48'37"E
25	58.17	29.45	150.00	22°13'03"	57.80	S11°06'32"E

THE VILLAGE AT SIMPSON SPRINGS
PLAT "A" - SECOND AMENDMENT
SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SW1/4 SEC. 20, T5S R1W, SLB&M



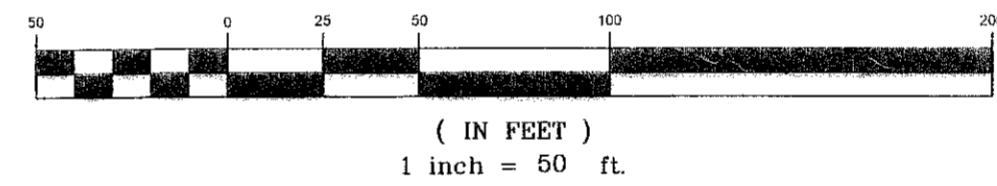
SITE LOCATION



EAGLE MOUNTAIN CITY
VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



13939

LEGEND

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

TABULATIONS

1. TOTAL ACREAGE _____ 3.2582 ACRES
2. OPEN SPACE ACREAGE _____ 1.6988 ACRES
3. STREET R/W ACREAGE _____ 0.6583 ACRES
4. LOT ACREAGE _____ 0.9131 ACRES
5. TOTAL NUMBER OF UNITS _____ 22
6. AVERAGE UNIT SIZE _____ 1,808 S.F.

SOUTHWEST CORNER SECTION 20 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

S 89°02'40" E ALONG THE SECTION 506.81

S 89°02'40" E ALONG THE SECTION 2132.25

PLAT NOTES:

1. ALL COMMON AREA AND OPEN SPACE AREAS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
2. MIN. DRIVEWAY LENGTH IS 22 FEET.
3. MIN. DISTANCE BETWEEN BUILDINGS IS 10 FEET.
4. BUILDING LOTS 2-6 ARE 40' WIDE X 41.5' DEEP
5. BUILDING LOTS 7 & 8 ARE 48.0' WIDE BY 37.67' DEEP
6. BUILDING LOTS 14 43.0 WIDE BY 37.67' DEEP
7. BUILDING LOTS 1, 9-13 15-22 ARE 40' WIDE BY 44.5 DEEP
8. BUILDING LOTS ARE PARALLEL AND PERPENDICULAR TO THE BASE LINE DIMENSION.
9. THAT PORTION OF BUILDING LOT NOT USED SHALL BE COMMON AREA.

H&H
ENGINEERING AND SURVEYING, INC.
233 1240 MAIN ST. SUITE 2, AMERICAN FORK, UT 84405
TEL: (407) 758-2488 FAX: (407) 758-3499

SURVEYORS CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 IN ACCORDANCE WITH UTAH CODE, TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW-DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE. THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED THE PEAR TREE ESTATES, PLAT "A" SUBDIVISION, THAT I HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE REFERENCE MARKERS SHOWN ON SAID PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

VICTOR E. HANSEN RLS 176695
 DATE JUNE 25, 2013

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 SOUTHWEST CORNER OF SECTION 20, 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 88.36 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 AN 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 82°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°38'53" 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°42'23" WEST 19.44 FEET); THENCE NORTH 76°53'11" WEST 5.55 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°56'24" FOR 65.29 FEET (CHORD BEARS NORTH 89°21'23" WEST 64.78 FEET) TO THE POINT OF BEGINNING.

AREA = 3.2582 ACRES

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, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, (P.O.S.), PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY ANY AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 25th DAY OF JUNE, A.D. 2013

SIMPSON SPRINGS EM, LLC
 BY: TRISTAR IRREVOCABLE TRUST
 ITS: MANAGER

BY: Brad A. Jensen
 BRAD A. JENSEN, TRUSTEE

ACKNOWLEDGMENT

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

ON THE 25th DAY OF JUNE, A.D. 2013, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

05/14/16
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

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 27 DAY OF JUNE, A.D. 2013

APPROVED Christopher Todd CITY ENGINEER (SEE SEAL BELOW)
Shauna McKay CITY ATTORNEY
 CLERK/RECORDER (SEE SEAL BELOW)

PLAT "A" SECOND AMENDMENT
THE VILLAGE AT SIMPSON SPRINGS
 A PLANNED UNIT DEVELOPMENT
 INCLUDING A VACATION OF THE VILLAGE AT SIMPSON SPRINGS
 PLAT A AMENDED
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SW1/4 SEC. 20, T5S R1W, SLB&M

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SEC. 20-5-W T5S R1W
 LOTS 1-22, THE VILLAGE AT SIMPSON SPRINGS PLAT A (AMENDED)