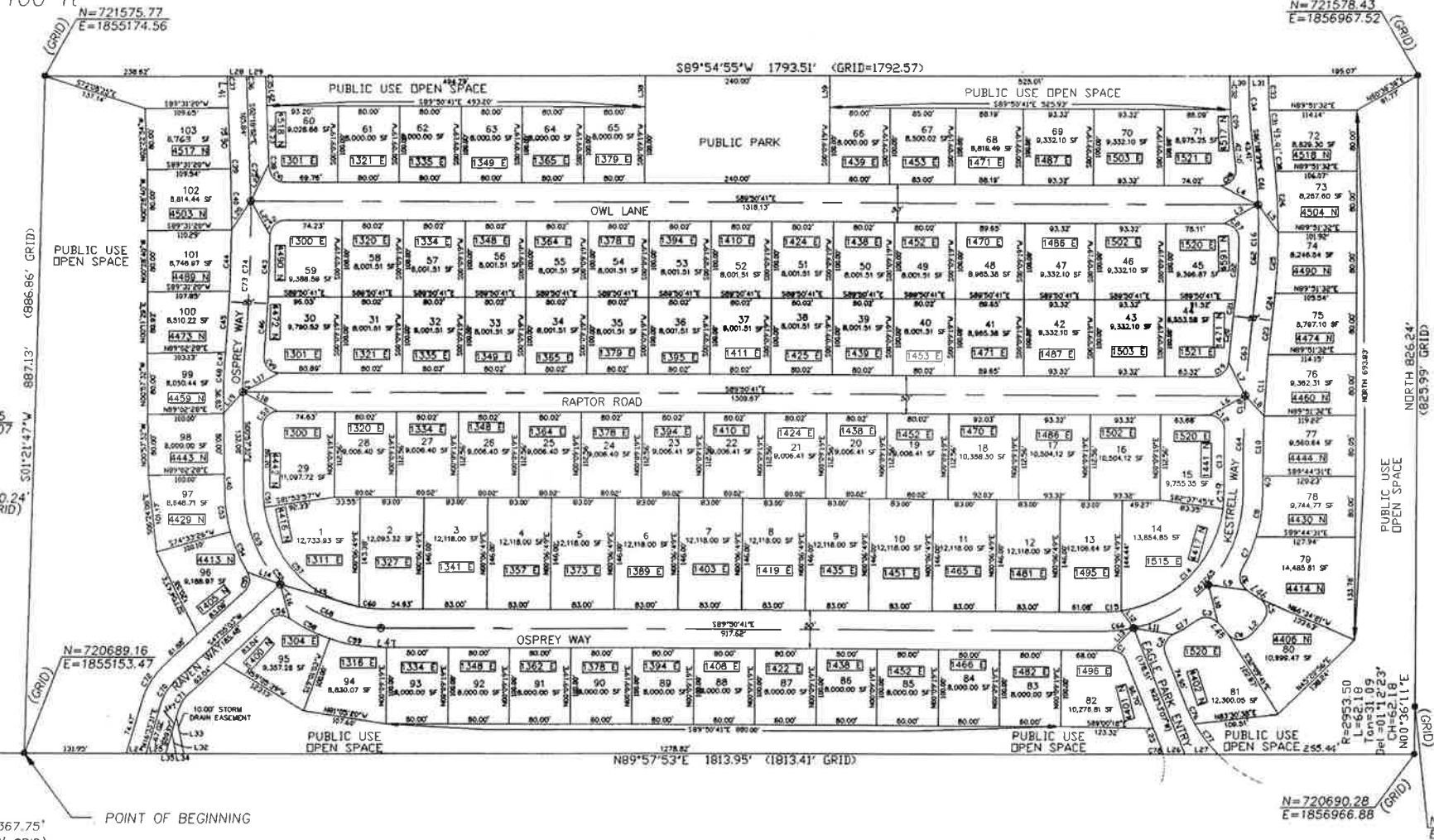
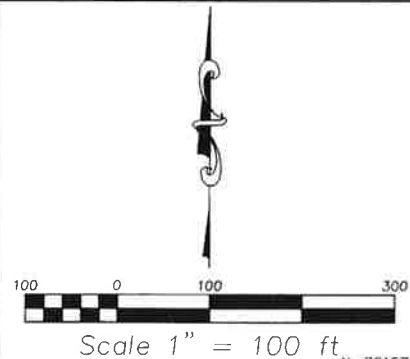


# EAGLEPARK SUBDIVISION PHASE I



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	23.61	20.00	13.40	22.26	N56°01'04"W	67°37'34"
C2	39.20	20.00	18.62	27.41	S21°02'41"W	86°31'36"
C3	29.50	20.00	18.17	26.90	N83°43'45"W	84°30'57"
C4	33.82	20.00	22.56	29.93	S89°54'49"E	96°53'04"
C5	33.82	20.00	22.56	29.93	N06°47'53"W	96°53'04"
C6	29.48	20.00	18.16	26.89	S13°00'26"E	84°27'58"
C7	46.75	205.00	23.48	46.65	N22°41'32"E	13°04'02"
C8	62.72	205.00	31.68	62.47	N07°23'40"E	17°31'42"
C9	18.02	1575.00	9.01	18.02	S01°02'32"E	00°39'20"
C10	79.23	1575.00	39.62	79.22	S00°43'36"W	00°52'56"
C11	80.18	1575.00	40.10	80.17	S03°37'35"W	02°55'01"
C12	31.86	20.00	20.44	28.59	N44°12'52"W	91°15'38"
C13	79.00	1625.00	39.51	78.99	S00°01'23"W	02°47'08"
C14	206.96	155.00	118.19	187.97	N44°41'52"E	74°39'13"
C15	22.00	155.00	11.02	21.98	N86°03'24"E	08°07'51"
C16	187.34	800.00	94.10	186.91	N00°23'52"E	13°25'02"
C17	36.84	205.00	18.47	36.79	N59°09'38"E	10°17'43"
C18	236.70	1600.00	118.37	236.48	S02°52'06"W	08°28'34"
C19	29.88	20.00	18.52	27.18	N47°21'18"E	85°36'02"
C20	72.37	1625.00	36.19	72.37	S05°49'50"W	02°33'06"
C21	9.59	775.00	4.79	9.59	N06°45'07"E	00°42'31"
C22	80.05	775.00	40.06	80.02	N03°26'19"E	05°55'06"
C23	55.57	1575.00	27.79	55.57	S06°05'44"W	02°01'18"
C24	24.92	825.00	12.46	24.91	N05°14'28"E	01°43'49"
C25	80.12	825.00	40.09	80.09	N02°35'38"E	05°33'52"
C26	80.13	825.00	40.10	80.10	N02°58'15"W	05°33'54"
C27	31.53	20.00	20.11	28.36	N44°40'58"W	90°19'27"
C28	33.67	20.00	22.39	29.83	N41°55'20"E	96°27'58"
C29	35.45	625.00	17.73	35.45	S04°41'09"E	03°15'01"
C30	8.03	825.00	4.01	8.03	N06°01'56"W	00°33'27"
C31	28.96	575.00	14.48	28.96	S04°52'04"E	02°53'09"
C32	43.92	625.00	21.97	43.91	S01°02'16"E	04°01'28"
C33	44.98	575.00	22.50	44.97	S01°11'02"E	04°28'50"
C34	76.66	600.00	38.38	76.61	S02°39'02"E	07°19'13"
C35	9.08	595.61	4.54	9.08	S01°48'20"E	00°52'23"
C36	10.02	620.61	5.01	10.02	S01°46'47"E	00°55'29"
C37	10.96	645.61	5.48	10.96	S01°45'21"E	00°58'21"
C38	4.65	2050.00	2.33	4.65	N02°14'08"W	00°07'48"
C39	4.65	2000.00	2.35	4.65	N02°14'00"W	00°08'04"
C40	80.01	2000.00	40.01	80.00	N01°01'12"W	02°17'32"
C41	31.36	2000.00	27.73	31.36	S04°00'28"E	07°49'27"
C42	31.36	2000.00	19.94	29.24	S45°14'18"W	89°50'03"
C43	80.08	2050.00	40.05	80.04	N01°26'25"E	02°14'18"
C44	80.04	2000.00	40.03	80.04	N01°16'21"E	02°17'35"
C45	80.26	2000.00	40.13	80.25	N03°34'07"E	02°17'57"
C46	78.55	2050.00	39.28	78.54	N03°39'25"E	02°11'43"
C47	16.46	2000.00	8.23	16.46	N04°57'14"E	00°28'18"
C48	26.82	250.00	13.43	26.82	S02°06'56"W	06°08'55"
C49	33.02	20.00	21.67	29.40	S42°38'42"E	94°35'58"
C50	31.80	20.00	23.39	28.56	S44°35'54"W	91°06'31"
C51	19.32	155.00	9.67	19.31	S04°31'47"E	07°08'31"
C52	279.24	180.00	176.53	252.07	S45°24'06"E	88°53'09"
C53	57.25	205.00	28.81	57.07	S23°26'37"E	16°00'04"
C54	27.41	20.00	16.35	25.32	N07°49'12"E	78°31'42"
C55	27.37	20.00	16.31	25.28	S86°16'59"W	78°23'32"
C56	192.61	155.00	110.96	186.45	S42°41'57"E	71°11'47"
C57	58.91	205.00	29.66	58.71	S45°53'01"E	16°27'52"
C58	67.45	200.00	34.05	67.18	S80°24'49"E	18°01'44"
C59	28.53	155.00	14.31	28.49	S84°34'16"W	10°32'51"
C60	49.54	800.00	24.78	49.53	N04°32'13"W	03°32'52"
C61	137.80	800.00	69.07	137.63	N02°10'18"E	09°52'10"
C62	112.89	1600.00	56.47	112.87	S05°05'06"W	04°02'34"
C63	123.81	1600.00	61.94	123.78	S00°50'49"W	04°26'01"
C64	248.77	180.00	148.88	225.44	N38°19'26"E	79°11'15"
C65	38.76	180.00	19.46	38.69	N83°59'11"E	12°29'16"
C66	287.53	180.00	184.86	257.82	N44°23'34"E	91°31'31"
C67	147.18	180.00	77.58	143.11	S66°25'13"E	46°50'56"
C68	132.06	180.00	69.16	129.12	S21°58'38"E	42°02'13"
C69	37.29	70.00	19.10	36.85	S31°49'17"W	30°31'32"
C70	23.97	45.00	12.28	23.69	S31°49'17"W	30°31'32"
C71	56.61	95.00	25.92	50.08	S31°49'17"W	30°31'32"
C72	216.94	2025.00	108.57	216.84	N02°07'14"E	06°08'18"
C73	264.73	2025.00	132.55	264.54	N01°26'40"E	07°29'23"
C74	47.79	2025.00	23.90	47.87	N03°37'28"W	01°21'08"
C75	182.31	1183.00	91.16	182.36	S25°49'50"E	07°25'26"
C76	51.00	182.31	25.67	50.83	S37°39'24"E	16°01'42"
C77	25.45	155.00	11.85	25.42	N43°00'02"E	08°44'26"

**SURVEYOR'S CERTIFICATE**  
 I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145788 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 IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION OF ENTIRE SUBDIVISION**  
 BEGINNING AT A POINT THAT LIES SOUTH 02°25'15" EAST 380.24 FEET ALONG THE SECTION LINE AND EAST 1367.75 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, T6S, R2W, SALT LAKE BASE AND MERIDIAN;  
 THENCE NORTH 89°57'53" EAST 1813.95 FEET TO A POINT ON A MONUMENTAL CURVE TO THE LEFT WITH A RADIUS OF 2953.50 FEET THE BEGINNING RADIAL OF WHICH BEARS NORTH 88°47'53" WEST;  
 THENCE ALONG SAID CURVE A DISTANCE OF 62.18 FEET THROUGH A CENTRAL ANGLE OF 01°12'23";  
 THENCE NORTH 826.24 FEET;  
 THENCE SOUTH 89°54'55" WEST 1793.51 FEET;  
 THENCE SOUTH 01°21'47" WEST 887.15 FEET TO THE POINT OF BEGINNING.  
 ENCLOSING 38.76 ACRES.

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED FROM THE "STATE COORDINATE AND DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN" OF THE UTAH COUNTY RECORDS. (SEE NOTE 3)

3-5-98 DATE

**OWNER'S 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 SHOWN ON THIS PLAT AND HEREBY DEDICATE THE STREETS AND OTHER DESIGNATED ON THE 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.

M & J DEVELOPMENT, LLC  
 MEL MCCOY  
 M & J DEVELOPMENT, LLC  
 JOHN WALDEN

**ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF WASATCH  
 ON THE 10th DAY OF March, A.D. 1998, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

*Terese Bassett*  
 NOTARY PUBLIC  
 (SEE SEAL BELOW)

**ACKNOWLEDGMENT**  
 STATE OF FLORIDA  
 COUNTY OF BREVARD  
 ON THE 6th DAY OF MARCH, A.D. 1998, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

*Margaret A. Manning*  
 NOTARY PUBLIC  
 (SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 9th DAY OF April, A.D. 1998.

APPROVED *Arthur J. ...* ATTEST *Janet B. Valentine*  
 MAYOR CLERK-RECORDER  
 (SEE SEAL BELOW)

**BOARD OF HEALTH**  
 APPROVED SUBJECT TO THE FOLLOWING CONDITIONS \_\_\_\_\_  
 CITY-COUNTY HEALTH DEPARTMENT \_\_\_\_\_  
**FIRE MARSHAL**  
 APPROVED SUBJECT TO THE FOLLOWING CONDITIONS \_\_\_\_\_  
 FIRE MARSHAL \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 9 DAY OF April, A.D. 1998, BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN TOWN, UTAH.

*...* DIRECTOR-SECRETARY *...* CHAIRMAN, PLANNING COMMISSION

**TOWN ENGINEER APPROVAL**  
 I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN.

APPROVED THIS 8 DAY OF April, A.D. 1998  
*...* TOWN ENGINEER

**EAGLE MOUNTAIN EAGLEPARK SUBDIVISION PHASE I**  
 LOCATED IN SECTION 12, T6S, R2W, SLS&M  
 EAGLE MOUNTAIN TOWN, UTAH COUNTY, UTAH  
 SCALE: 1" = 100 FEET

7492-87 (Sheet 1 of 2)

7492-87 (Sheet 1 of 2)

7492-87 (Sheet 1 of 2)

**LEGEND**

- STREET MONUMENT
- SET REBAR & CAP MARKED RLS-145796
- TYPICAL STATE PLANE RECTANGULAR COORDINATES, UTAH CENTRAL ZONE (SEE NOTE 3 BELOW)
- TYPICAL ADDRESS BOX

**PHASE I NOTES**

MINIMUM LOT FRONTAGE = 80 FEET  
 MINIMUM LOT SIZE = 8000 SQ. FEET  
 TOTAL LOTS = 103  
 TOTAL ACRES = 35.76  
 AVERAGE LOT SIZE = 9265 SQ. FEET  
 TOTAL ACRES IN LOTS = 21.91  
 TOTAL ACRES IN STREETS = 6.48  
 TOTAL ACRES FOR PUBLIC USE = 8.37

SUBDIVISION NAME: EAGLEPARK SUBDIVISION PHASE I  
 TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL  
 OWNER/DEVELOPER: M & J DEVELOPMENT, LLC  
 PO BOX 189  
 HEBER CITY, UTAH 84032

1. AREAS LABELED AS "PUBLIC USE OPEN SPACE" ARE DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC.

2. THE AREA DENOTED AS "PUBLIC PARK" IS DEDICATED TO THE TOWN OF EAGLE MOUNTAIN UPON RECORDATION OF THIS PLAT, AND WILL BE OWNED, IMPROVED AND MAINTAINED BY THE TOWN OF EAGLE MOUNTAIN.

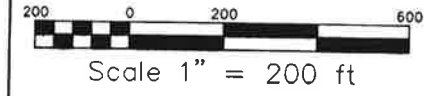
**LINE TABLE**

LINE	LENGTH	BEARING
L1	30.59	S22°18'02"E
L2	29.61	S02°18'02"E
L3	26.99	N41°18'17"W
L4	21.03	N65°14'25"W
L5	7.74	S89°50'41"E
L6	52.94	N61°58'29"E
L7	48.84	N62°59'59"W
L8	35.23	S42°35'25"E
L9	50.85	N82°23'51"W
L10	50.85	S14°23'40"E
L11	51.64	S80°12'13"E
L12	27.85	S36°17'08"E
L13	46.72	S44°25'49"W
L14	46.04	N62°59'59"W
L15	107.03	S73°58'15"E
L16	45.96	S15°59'28"E
L17	53.05	N62°02'28"E
L18	52.25	S61°15'38"E
L19	37.30	S41°07'54"W
L20	45.27	S33°06'41"W
L21	51.61	S29°17'15"E
L22	44.19	S25°50'41"W
L23	24.86	N82°13'07"W
L24	26.09	N89°57'53"E
L25	26.09	N89°57'53"E
L26	26.07	N89°57'53"E
L27	43.26	N89°57'53"E
L28	25.01	S89°54'55"W
L29	25.01	S89°54'55"W
L30	25.00	S89°54'55"W
L31	25.00	S89°54'55"W

5' MIN, 15' TOTAL SIDE YARD SETBACK

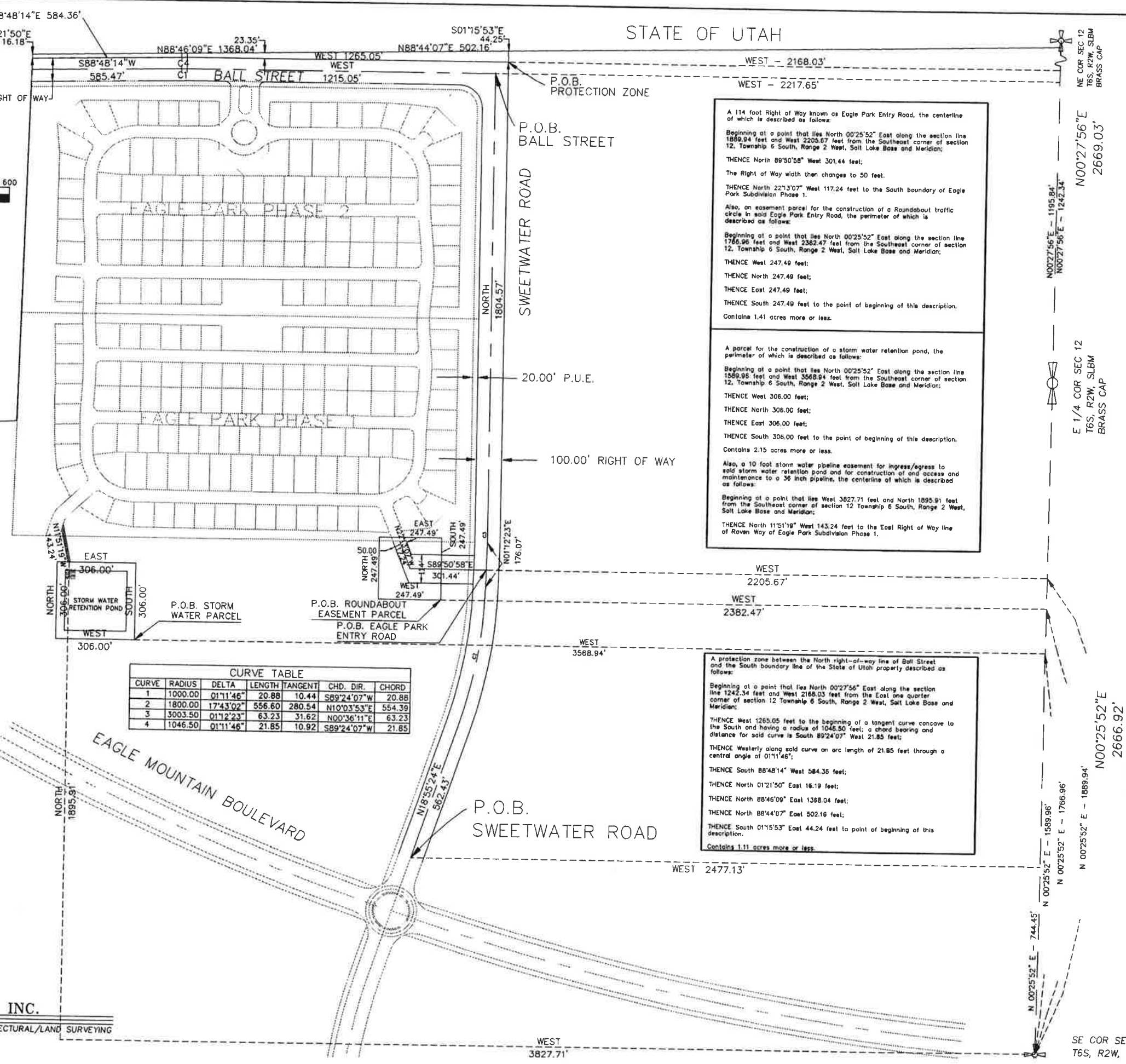
Sec 12, T6S, R2W, SLS&M TU-265

7492-87 (sheet 2 of 2)



STATE OF UTAH

**McM ENGINEERING, INC.**  
 CIVIL/STRUCTURAL/ARCHITECTURAL/LAND SURVEYING  
 P.O. BOX 189  
 HEBER, UT 84032



STATE OF UTAH

**SURVEYOR'S CERTIFICATE**  
 I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 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 IS TRUE AND CORRECT.

DATE: 3-26-98  
 SURVEYOR: BING CHRISTENSEN  
 # 145796  
 STATE OF UTAH

**OWNER'S 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, BLOCKS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC USE TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

EAGLE MOUNTAIN PROPERTIES, L.C.  
 JOHN WALDEN

**ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF UTAH, Wasatch  
 ON THE 26th DAY OF March, A.D. 1998, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC  
 (SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE TOWN COUNCIL OF EAGLE MOUNTAIN TOWN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND PARCELS AND INTENDS FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

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

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 9 DAY OF APRIL, A.D. 1998, BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN TOWN.

**TOWN ENGINEER APPROVAL**  
 I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN.

APPROVED THIS 8 DAY OF APRIL, A.D. 1998.

**100' RIGHT OF WAY**  
 A 100 foot Right of Way known as Sweetwater Road, the centerline of which is described as follows:  
 Beginning at a point that lies North 00°25'52" East along the section line 744.45 feet and West 2477.13 feet from the Southeast corner of section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian;  
 THENCE North 18°55'24" East 562.43 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 1800.00 feet; a chord bearing and distance for said curve is North 10°03'53" East 554.39 feet;  
 THENCE Northerly along said curve an arc length of 556.60 feet through a central angle of 17°43'02";  
 THENCE North 01°12'23" East 176.07 feet to the beginning of a tangent curve concave to the West and having a radius of 3003.50 feet; a chord bearing and distance for said curve is North 00°36'11" East 63.23 feet;  
 THENCE Northerly along said curve an arc length of 63.23 feet through a central angle of 01°12'23";  
 THENCE North 1804.57 feet to the North end of Sweetwater Road.

**93' RIGHT OF WAY**  
 A 93 foot Right of Way known as Ball Street, the centerline of which is described as follows:  
 Beginning at a point that lies North 00°27'56" East along the section line 1195.84 feet and West 2217.65 feet from the East one quarter corner of section 12 Township 6 South, Range 2 West, Salt Lake Base and Meridian;  
 THENCE West 1215.05 feet to the beginning of a tangent curve concave to the South and having a radius of 1000.00 feet; a chord bearing and distance for said curve is South 89°24'07" West 20.88 feet;  
 THENCE Westerly along said curve an arc length of 20.88 feet through a central angle of 01°11'46";  
 THENCE South 88°48'14" West 585.47 feet.

SE COR SEC 12  
 T6S, R2W, SLBM

SEC 12, T6S, R2W, SLBM  
 74-245  
 BK T.W.U.