

EAGLE POINT SUBDIVISION PLAT "C"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C2	282.74	180.00	90°00'00"	180.00	254.56	N44°11'48"W
C3	53.68	205.00	15°00'08"	26.99	53.52	N26°17'06"E
C4	131.34	155.00	48°33'05"	69.91	127.45	N23°28'20"W
C5	31.42	20.00	90°00'00"	20.00	28.28	N44°11'48"W
C6	31.42	20.00	90°00'00"	20.00	28.28	S45°48'12"W
C7	29.69	20.00	85°02'43"	18.34	27.04	N79°44'02"W
C8	33.02	20.00	94°35'19"	21.67	29.39	S84°30'20"E
C9	10.18	20.00	29°10'25"	5.20	10.07	S41°30'41"W
C10	32.99	20.00	94°29'54"	21.64	29.37	N08°50'56"E
C11	31.42	20.00	90°00'00"	20.00	28.28	N44°11'48"W
C12	31.42	20.00	90°00'00"	20.00	28.28	S45°48'12"W
C13	31.42	20.00	90°00'00"	20.00	28.28	N44°11'48"W
C14	31.42	20.00	90°00'00"	20.00	28.28	N44°11'48"W
C15	19.69	20.00	56°25'16"	10.73	18.91	S01°17'10"E
C16	112.13	155.00	41°26'55"	58.64	109.70	N68°28'20"W
C17	69.04	205.00	19°17'48"	34.85	68.72	N81°09'18"W
C18	49.24	205.00	13°45'48"	24.74	49.13	N64°37'30"E
C19	101.11	300.00	19°18'38"	51.04	100.63	N81°08'53"E
C20	30.47	20.00	87°18'16"	19.08	27.61	S44°27'20"W
C21	82.40	325.00	14°31'36"	41.42	82.18	N80°50'40"E
C22	11.85	325.00	02°05'18"	5.92	11.85	N72°32'13"E
C23	64.33	205.00	17°58'50"	32.43	64.07	N09°47'37"E
C24	141.32	180.00	44°58'58"	74.53	137.72	N23°17'41"E
C25	141.43	180.00	45°01'02"	74.59	137.82	N68°17'41"E
C26	282.74	180.00	90°00'00"	180.00	254.56	N45°48'12"E
C27	42.63	205.00	11°54'53"	21.39	42.55	N05°09'15"W
C28	65.78	205.00	18°23'06"	33.18	65.50	N20°18'15"W
C29	65.31	205.00	18°15'09"	32.93	65.03	N62°48'26"W
C30	165.05	155.00	61°00'42"	91.32	157.36	N52°05'34"E
C31	31.42	20.00	90°00'00"	20.00	28.28	N45°48'12"E
C32	32.99	20.00	94°29'54"	21.64	29.37	S89°34'42"W
C33	29.32	20.00	83°59'24"	18.00	26.76	N84°19'27"E
C34	31.42	20.00	90°00'00"	20.00	28.28	S44°11'48"E
C35	31.42	20.00	90°00'00"	20.00	28.28	N45°48'12"E
C36	33.02	20.00	94°35'19"	21.67	29.39	N03°42'21"W
C37	22.20	155.00	08°12'17"	11.12	22.18	N86°42'04"E
C38	61.77	205.00	17°15'47"	31.12	61.53	N80°33'54"W
C39	56.23	155.00	20°47'01"	28.43	55.92	N11°11'42"E
C40	31.42	20.00	90°00'00"	20.00	28.28	N45°48'12"E
C43	29.64	19.86	85°30'27"	18.36	26.97	S08°36'25"E
C47	32.69	20.00	93°38'53"	21.32	29.17	S46°01'15"E
C48	75.17	275.00	15°39'45"	37.82	74.94	N79°19'26"E
C49	149.99	180.00	47°44'34"	79.66	145.69	N65°19'31"W
C50	132.76	180.00	42°15'26"	69.56	129.77	N20°19'31"W

LINE TABLE

LINE	LENGTH	BEARING
L1	25.48	N37°12'41"W
L2	27.35	N42°19'45"E
L3	26.02	S56°05'53"W
L4	51.48	N28°15'05"W
L5	11.64	S00°48'12"W
L6	25.69	S51°00'00"E
L7	10.86	S45°53'40"W
L8	10.86	S45°53'40"W
L9	19.16	S89°11'48"E
L10	51.48	S29°51'29"W
L11	51.93	S29°34'52"W
L12	51.48	N28°15'05"W
L13	2.26	S89°11'48"E
L14	5.60	N71°29'34"E
L15	51.48	N29°51'29"E
L16	51.14	S28°27'32"E
L17	28.77	N89°11'48"W
L18	51.48	N28°15'05"W
L19	51.48	N29°51'29"E
L20	51.48	N28°15'04"W
L21	51.48	N29°51'29"E
L22	51.48	N60°08'31"W
L23	51.48	N61°44'56"E
L24	50.40	N15°06'48"E
L25	50.45	N80°37'20"E
L26	50.26	N76°35'50"W
L27	50.27	N12°02'49"W
L28	9.16	N89°12'00"W
L29	11.45	N40°47'11"W
L30	11.45	N40°47'11"W

EAGLE POINT PLAT C

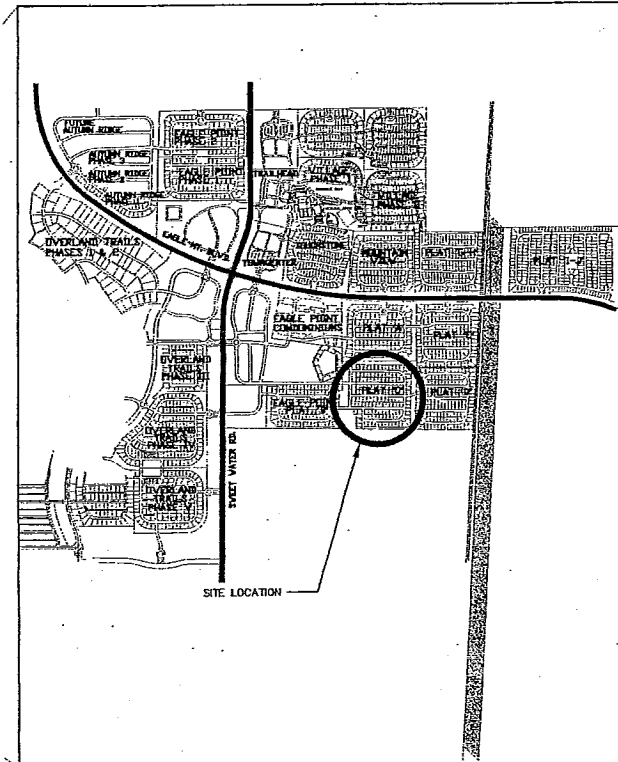
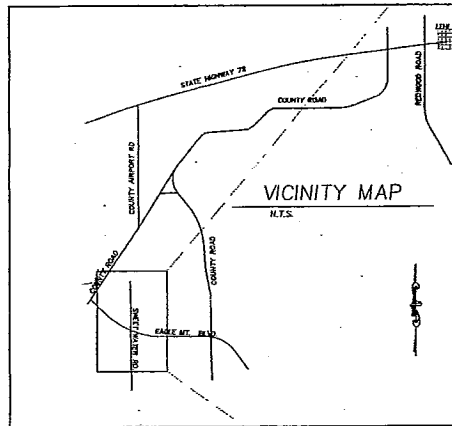
MINIMUM LOT FRONTAGE = 70.00 FT
 MINIMUM LOT SIZE = 7000 SQ FT
 TOTAL LOTS = 143
 TOTAL PUBLIC USE/OPEN SPACE = 5.53 AC
 TOTAL PLAT ACRES = 38.87
 TOTAL LOT ACRES = 25.04
 TOTAL STREET ACREAGE = 7.32
 TOTAL PARK ACREAGE = .98
 AVERAGE LOT SIZE = 7962 SQ FT

SUBDIVISION NAME: EAGLE POINT PLAT C
 TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER: PATTERSON CONSTRUCTION INC.
 ATTN: WAYNE PATTERSON
 2245 NORTH 1200 EAST
 LEHI, UTAH 84043

PROJECT #99156
 PLOT VIEW = '60'

DRAFTED BY SMT 8/3/98
 DRAFTED BY SKS 1/14/00
 File name: P:\9050PRD\7333PLAT\WMC\PLAT_C.DWG
 Sheet Name: plot01



SURVEYOR'S CERTIFICATE

I, MEL MCQUARRIE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 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.

1-14-00
 DATE

Mel McQuarrie
 SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS NORTH 89°31'09" WEST ALONG THE SECTION LINE A DISTANCE OF 91.44 FEET AND SOUTH A DISTANCE OF 1261.11 FEET FROM THE NORTHEAST CORNER OF SECTION 13, T6S, R2W, SLB&M;

THENCE S00°48'12"W 819.47 FEET;
 THENCE N89°11'48"W 12.61 FEET;
 THENCE S00°48'12"W 150.85 FEET;
 THENCE N89°11'48"W 18.02 FEET;
 THENCE S00°48'12"W 100.00 FEET;
 THENCE S89°11'48"E 48.97 FEET;
 THENCE S00°48'12"W 292.93 FEET;
 THENCE S89°13'41"E 121.22 FEET;
 THENCE N01°01'56"E 1379.95 FEET;
 THENCE WEST 1238.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 38.87 ACRES MORE OR LESS.

1-14-00
 DATE

Mel McQuarrie
 SURVEYOR (SEE SEAL BELOW)

FILED 1-14-00
 RANDALL R. COVINGTON
 UTAH COUNTY RECORDER
 224 N. 100 W. SALT LAKE CITY, UT 84111
 RELEASED FOR TOWN OF EAGLE MOUNTAIN

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 DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-607 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.

DAY OF Jan 17 A.D. 2000

Wayne Patterson
 PRESIDENT, PATTERSON CONSTRUCTION, INC.

TOWN ATTORNEY APPROVAL

APPROVED THIS 17 DAY OF January, A.D. 2000, BY THE TOWN ATTORNEY OF EAGLE MOUNTAIN TOWN.

David J. Cottle
 TOWN ATTORNEY

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF UTAH

ON THE 17 DAY OF January, A.D. 2000 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

David J. Cottle
 NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF THE TOWN OF EAGLE MOUNTAIN, 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 17 DAY OF JANUARY, A.D. 2000

APPROVED: *David J. Cottle* ATTEST: *Janet B. Volante*
 MAYOR TOWN CLERK-RECORDER (SEE SEAL BELOW)

TOWN ATTORNEY SEE ABOVE

PLANNING COMMISSION APPROVAL

APPROVED THIS 19 DAY OF JANUARY, A.D. 2000, BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN TOWN.

James Wright
 CHAIRMAN, PLANNING COMMISSION

DIRECTOR-SECRETARY

TOWN ENGINEER APPROVAL

SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN, UTAH, SHALL MEET THE MINIMUM CITY STANDARDS FOR APPROVED THIS 19 DAY OF JAN, A.D. 2000

James Wright
 TOWN ENGINEER

EAGLE POINT PLAT "C"

TOWN OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

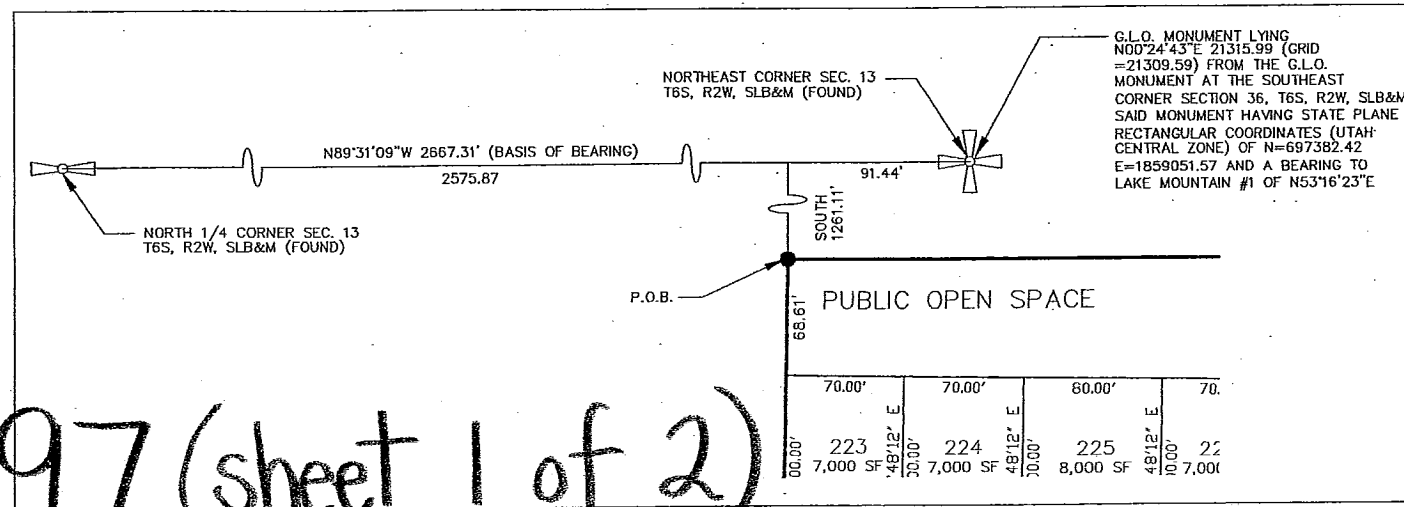
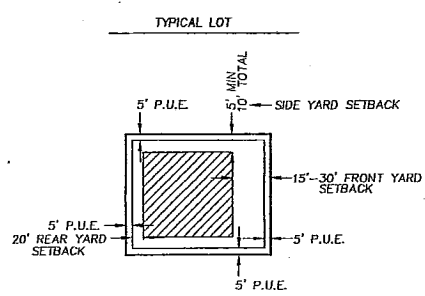
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: REGISTERED LAND SURVEYOR No. 178851 Melvin C. McQuarrie STATE OF UTAH

NOTARY PUBLIC: David J. Cottle

TOWN ENGINEER SEAL: James Wright

CLERK-RECORDER SEAL: Janet B. Volante



MCM ENGINEERING, INC.
 CIVIL/STRUCTURAL/LAND SURVEYING
 P.O. BOX 189
 HEBER, UT 84032
 (435) 654-0939

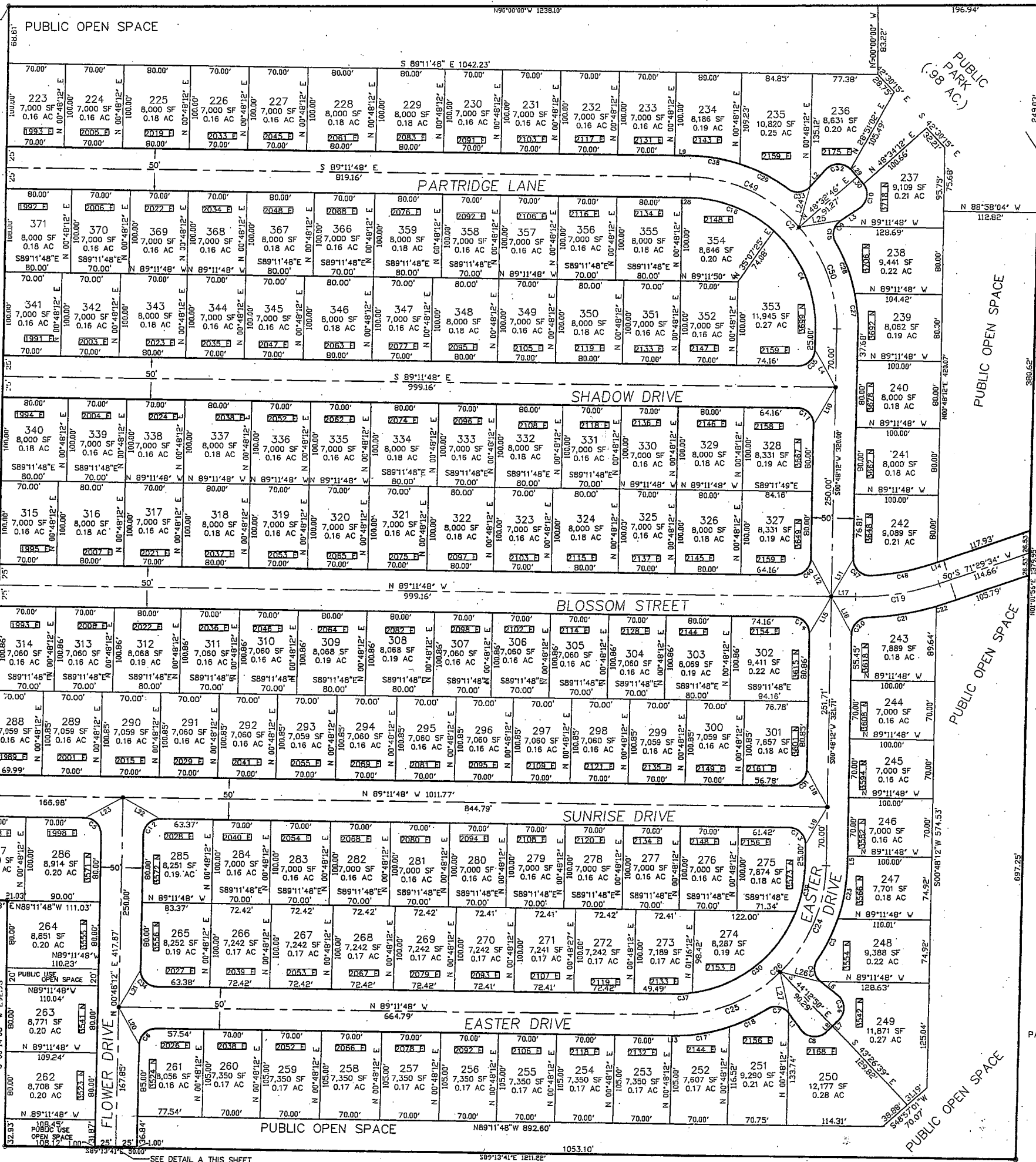
8403-97 (sheet 1 of 2)

Revised by: [unclear] / [unclear] / [unclear] / [unclear] / [unclear]

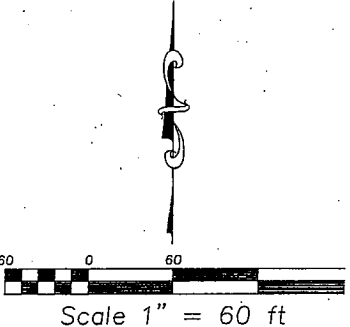
SEC 13, T6S, R2W
 SEC 15, T6S, R2W
 PLAT E-99 8-20-99 12:43:42 PM EST
 TU-038

8403-97 (sheet 2 of 2)

P.O.B.
(SEE SECTION TIE
DETAIL SHEET 1)

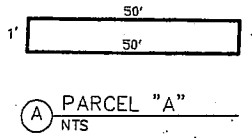


THIS PARK AREA IS RESERVED
FOR THE PARK AREA REQUIRED
FOR PLATS "D" AND "E".



EAGLE POINT SUBDIVISION PLAT "C"

FILE # 8403-97-2
RECORDED IN COUNTY RECORDS
ON JAN. 20, 1998 AT THE OFFICE OF THE
CLERK OF THE COUNTY OF DECATUR, GEORGIA



PARCEL "A" IS DEDICATED TO THE TOWN OF EAGLE MOUNTAIN

McM ENGINEERING, INC.
 CIVIL/STRUCTURAL/ARCHITECTURAL/LAND SURVEYING
 P.O. BOX 189
 HEBER, UT 84032
 (435) 654-0939

PROJECT #97333 DRAFTED BY SMT 08/03/98
 DRAFTED BY SKS 01/14/00
 File name: F:\9509\9733\PLAT\DWG\PLAT.CAD