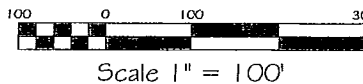


EAGLE POINT PLAT "I"



SURVEYOR'S CERTIFICATE
 I, MEL MCQUARRIE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 17885 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.

7-16-07
 DATE SURVEYOR

PLAT "I" BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES N00°16'09"E 47.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, T6S, R1W, S14M,
 THENCE EAST A DISTANCE OF 1270.42 FEET;
 THENCE S02°29'10"W A DISTANCE OF 1301.72 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR EAGLE MOUNTAIN BOULEVARD,
 THENCE N89°39'49"W A DISTANCE OF 1216.96 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
 CONTAINS 39.31 ACRES MORE OR LESS.

OWNERS DEDICATION

I, 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 10-3a-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, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN, 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.

BUCKEYE PROPERTIES, LLC OWNER(S): PRINTED NAME
 SCOTT L. DUNN, MANAGER OWNER(S): PRINTED NAME

AUTHORIZED SIGNATURE(S) DATE 7-10-07

ACKNOWLEDGMENT

ON THE 15th OF July, A.D. 2007, 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.

NOTARY PUBLIC (SEE SEAL): *Janet J. Feltz*

ACCEPTANCE BY LEGISLATIVE BODY

THE City of Eagle Mountain COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT OF 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 15 DAY OF August, A.D. 2007.

APPROVED: *Scott L. Dunn* ATTEST: *Janet J. Feltz*
 MAYOR CLERK-RECORDER (SEE SEAL BELOW)

CITY ATTORNEY APPROVAL

APPROVED THIS 15th DAY OF August, A.D. 2007, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

CITY ATTORNEY: *Scott L. Dunn*

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN. APPROVED THIS 13 DAY OF August, A.D. 2007.

CITY ENGINEER: *Christopher T. Tandy*

LEGEND

- STREET MONUMENT
- LOT ADDRESS

EN 131846/2007 IN 1284
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2007 Sep 07 8:40 AM FEE 135.00 BY 65
 SECURED FOR EAGLE MOUNTAIN CITY

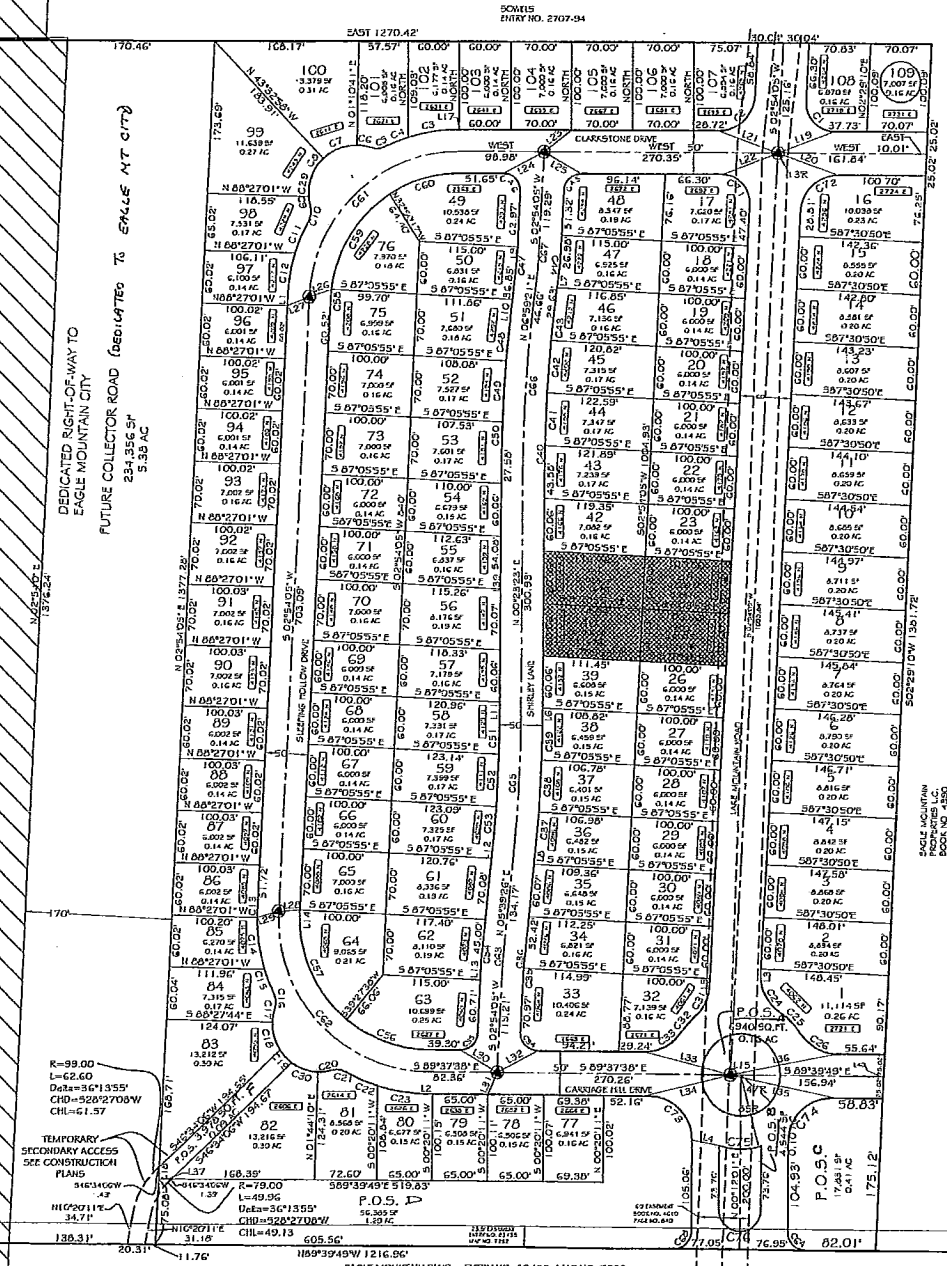
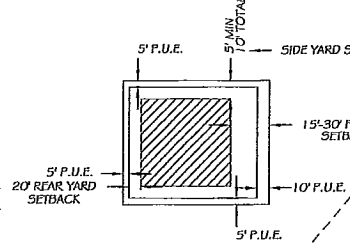
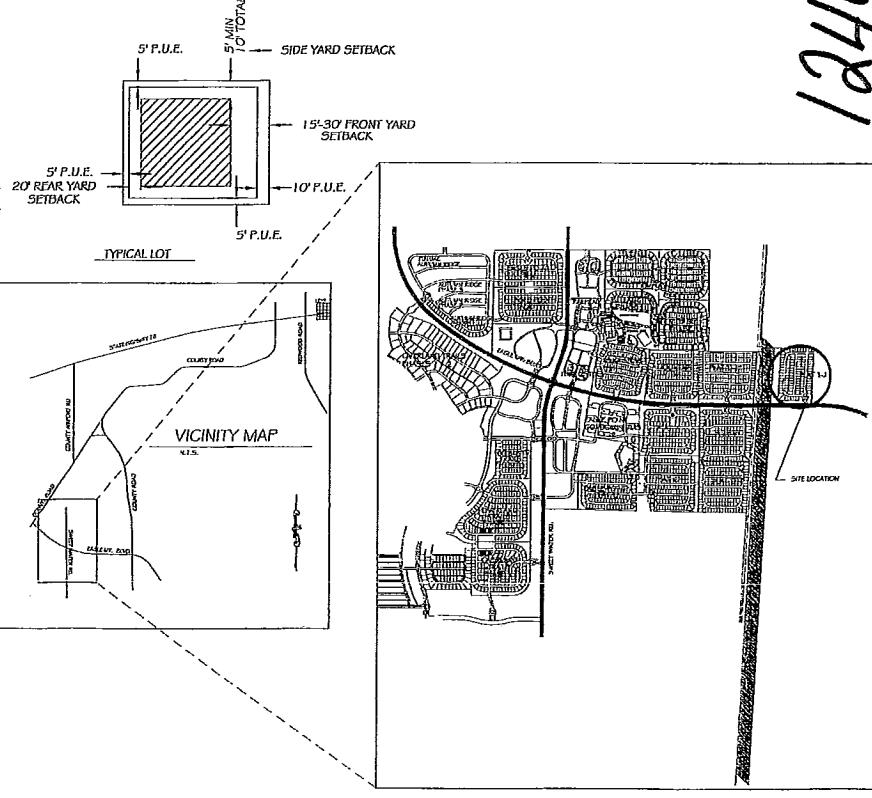
EAGLE POINT PLAT "I"

CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

Scale: 1" = 100 FEET

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH DR	CH DIS
C1	3954009	35.16	52.13	33.83	5483250E	46.42
C2	8705555	43.43	66.02	41.20	5462702E	59.84
C3	1717233	200.00	60.39	30.41	5812119W	60.12
C4	0840918	200.00	30.27	15.16	5602231W	30.24
C5	4450200	20.00	15.65	8.25	5862734E	15.26
C6	1742033	55.00	16.99	8.56	5795817W	16.92
C7	4443939	55.00	42.94	22.63	5684832W	41.85
C8	2390427	55.00	27.91	14.26	5815449W	27.61
C9	2710423	55.00	11.83	5.83	5084910E	11.80
C10	4450200	20.00	15.65	8.25	5862730E	15.26
C11	1147174	200.00	41.15	20.65	5825804W	41.07
C12	4410222	200.00	49.47	24.66	5095816W	49.35
C13	0822307	200.00	8.29	4.15	5014249W	8.29
C14	1742037	200.00	61.12	30.80	5001384E	60.88
C15	0847212	200.00	30.60	15.37	5212244E	30.65
C16	4450200	20.00	15.65	8.25	5825804W	15.26
C17	1743139	55.00	16.83	8.48	5101806W	16.76
C18	3422926	55.00	33.04	17.04	5194027E	32.55
C19	2097705	55.00	20.11	10.17	5437142E	20.00
C20	1743139	55.00	16.83	8.48	5825821E	16.76
C21	4450200	20.00	15.65	8.25	5832119W	15.26
C22	1145500	200.00	41.06	20.60	5663904E	40.98
C23	1654389	200.00	59.03	29.73	5014101E	58.82
C24	5939550	50.00	52.36	26.87	5270554E	50.00
C25	2341107	85.00	35.14	17.82	5451516W	34.80
C26	5615004	50.00	49.09	26.73	5613217E	47.14
C27	8711911	20.00	30.67	19.26	5462441E	27.75
C28	5252910	20.00	32.29	20.89	5834525W	26.89
C29	3102323	55.00	20.20	10.21	5065116W	20.09
C30	3429355	55.00	35.05	17.04	5710302E	32.55
C31	4648004	50.00	40.80	21.61	5826162E	39.68
C32	1934111	85.00	23.10	11.62	5415203W	23.03
C33	5617233	50.00	48.12	26.75	5621540E	47.17
C34	8731423	20.00	32.30	20.90	5432117E	28.80
C35	0833552	200.00	1.97	0.99	5031102W	1.97
C36	0211255	200.00	7.65	3.82	5043343W	7.65
C37	0127442	150.00	39.57	19.79	5045533E	39.57
C38	0213055	150.00	60.00	30.01	5030508E	60.00
C39	0133112	150.00	12.92	6.46	5011079E	12.92
C40	0239301	145.00	62.47	31.24	5004235W	61.47
C41	0222162	145.00	60.01	30.01	5021334W	60.00
C42	0222199	145.00	60.03	30.02	5043552W	60.03
C43	0112191	145.00	30.50	15.25	5062311W	30.50
C44	0405162	200.00	14.27	7.14	5045643E	14.27
C45	8705555	20.00	30.40	18.01	5462702W	27.56
C46	2254009	20.00	32.43	21.04	5433252W	28.89
C47	0409162	200.00	14.27	7.14	5045643E	14.27
C48	0218121	150.00	60.30	30.15	5055015W	60.30
C49	0240227	150.00	70.01	35.01	5032026W	70.00
C50	0137119	150.00	42.46	21.23	5011203W	42.46
C51	0124489	150.00	36.94	18.47	5010543E	36.94
C52	0217111	150.00	60.03	30.01	5035048E	60.03
C53	0133552	150.00	40.96	20.48	5045230E	40.96
C54	0245221	200.00	9.62	4.81	5041645W	9.62
C55	8728164	20.00	30.53	19.14	5462813E	27.65
C56	3803916	150.00	102.33	51.25	5700500E	100.36
C57	5252677	150.00	139.91	70.51	5234802E	134.89
C58	0317277	150.00	9.49	4.75	5044249W	9.49
C59	5032911	150.00	132.57	70.96	5315037W	128.29
C60	3250171	150.00	89.97	44.20	5733452W	84.80
C61	8705555	175.00	266.03	166.36	5462702W	241.14
C62	9231421	175.00	282.61	182.90	5437147E	252.89
C63	0245221	175.00	8.42	4.21	5041645W	8.42
C64	8751401	200.00	11.87	5.94	5444333E	11.87
C65	0916038	1525.00	140.20	70.10	5030112E	140.15
C66	0633558	1475.00	169.89	85.04	5031122W	169.80
C67	0405162	225.00	16.05	8.03	5045643E	16.05
C68	3008111	20.00	31.46	20.05	5451602E	26.32
C69	9232911	180.00	156.33	102.88	5432522E	141.66
C70	8722111	180.00	185.13	114.75	5462370E	165.87
C71	9254053	32.16	52.15	33.83	5432526W	46.22
C72	8705555	43.43	66.02	41.26	5462702W	58.84
C73	8848389	60.00	78.39	49.85	5444249W	70.60
C74	8008111	50.00	78.66	50.12	5451602E	70.79
C75	3472333	85.00	50.75	25.15	5884738E	50.00
C76	1600000	25.00	78.54	39.78	5884738E	50.00

LINE	LENGTH	BEARING
L1	11.19	S02°54'03"W
L2	6.88	N89°37'39"W
L3	1.47	S02°54'03"W
L4	32.65	S78°20'33"E
L5	9.09	S02°54'03"W
L6	17.11	N00°23'23"E
L7	10.81	N00°59'12"E
L8	20.48	N89°39'26"E
L9	8.89	S02°54'03"W
L10	9.81	N00°59'12"E
L11	23.10	N00°23'23"E
L12	19.09	N00°59'12"E
L13	15.44	S02°54'03"W
L14	2.57	S02°54'03"W
L15	12.51	N89°39'49"W
L16	0.56	N00°00'00"E
L17	14.48	N02°54'03"E
L18	69.77	N69°00'10"E
L19	74.58	S70°21'39"E
L20	40.27	N51°37'47"E
L21	74.38	N70°21'39"W
L22	63.77	S69°07'19"W
L23	25.13	N89°39'49"W
L24	25.18	S74°22'22"W
L25	48.79	N52°29'11"W
L26	27.13	S23°12'44"E
L27	27.39	S68°47'10"W
L28	25.13	N89°39'49"W
L29	25.18	S74°22'22"W
L30	48.79	N52°29'11"W
L31	27.13	S23°12'44"E
L32	53.26	N62°24'54"E
L33	102.87	N79°33'44"W
L34	102.77	S76°41'38"W
L35	127.23	S78°12'47"E
L36	127.26	N79°33'44"W
L37	14.46	N89°39'49"W
L38	5.90	N00°23'23"E
L39	10.01	N89°39'49"W



PLAT "I" NOTES

- TOTAL ACRES = 39.31
- TOTAL LOT ACRES = 18.66
- TOTAL OPEN SPACE (P.O.S.) = 9.51
- TOTAL IMPROVED P.O.S. = 2.05
- TOTAL DEDICATED R.O.W. = 5.39
- AVERAGE LOT SIZE = .17 AC 7,361 SQ. FT.
- LARGEST LOT = .31 AC 13,379 SQ. FT.
- SMALLEST LOT = 0.14 AC 6,000 SQ. FT.
- OVERALL DENSITY = 2.77 UNITS PER ACRE
- TOTAL # OF LOTS = 109

EAGLE POINT "PLAT I"
 SINGLE FAMILY RESIDENTIAL
 TYPE OF DEVELOPMENT: PATTERSON CONSTRUCTION INC.
 ATTN: WAYNE PATTERSON
 2245 NORTH 1200 EAST
 LEHI, UTAH 84043

*ALL PUBLIC OPEN SPACE (P.O.S.), STORM DRAIN EASEMENTS, AND RIGHT-OF-WAY, EASEMENTS ARE DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY THE CITY.

*THIS PLAT CONTAINS COLLAPSIBLE SOILS. THE LOT OWNERS NEED TO REFER TO THE GEOTECHNICAL STUDY PREPARED BY FARTHIC TESTING AND ENGINEERING, JOB NO. 99E-113, APRIL 1, 1999

PROJECT #88040 DRAFTED BY SKS 12/21/99 REVISED 6/3/07
 PLOT VIEW = '60'

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