

EAGLE TOP SUBDIVISION

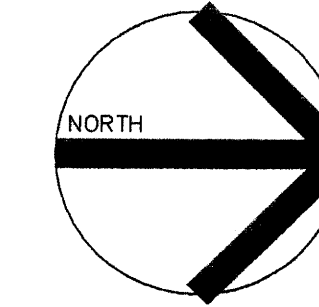
A SINGLE FAMILY DEVELOPMENT LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
UTAH COUNTY, EAGLE MOUNTAIN CITY

THE RANCHES, L.C.
145198:2002, 03510:2003

N 00°47'20" E 1148.51'

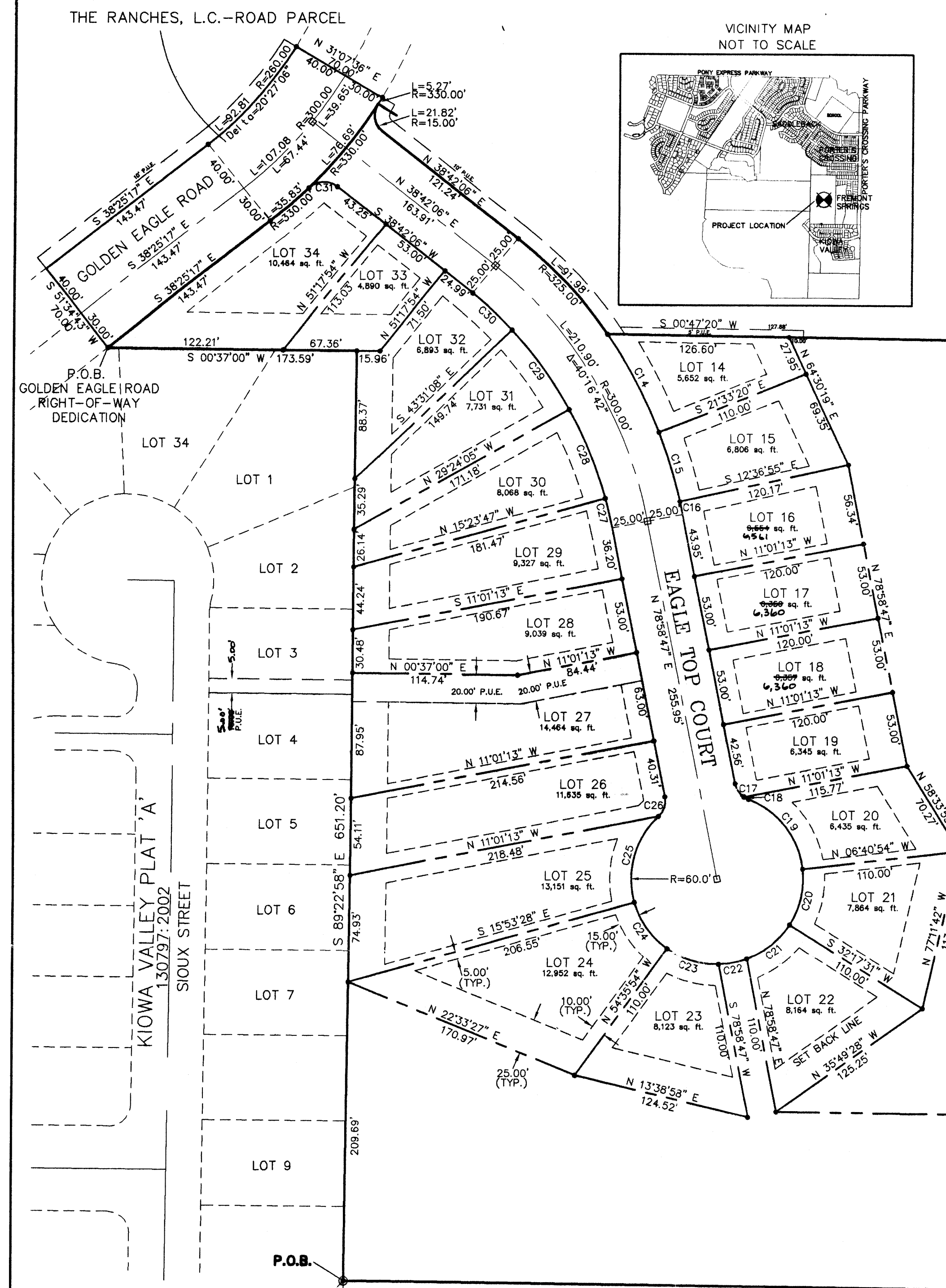
1021.91'

OPEN SPACE
LOT A (PRIVATE)
431.98 SQ. FT.
9.7 ACRES

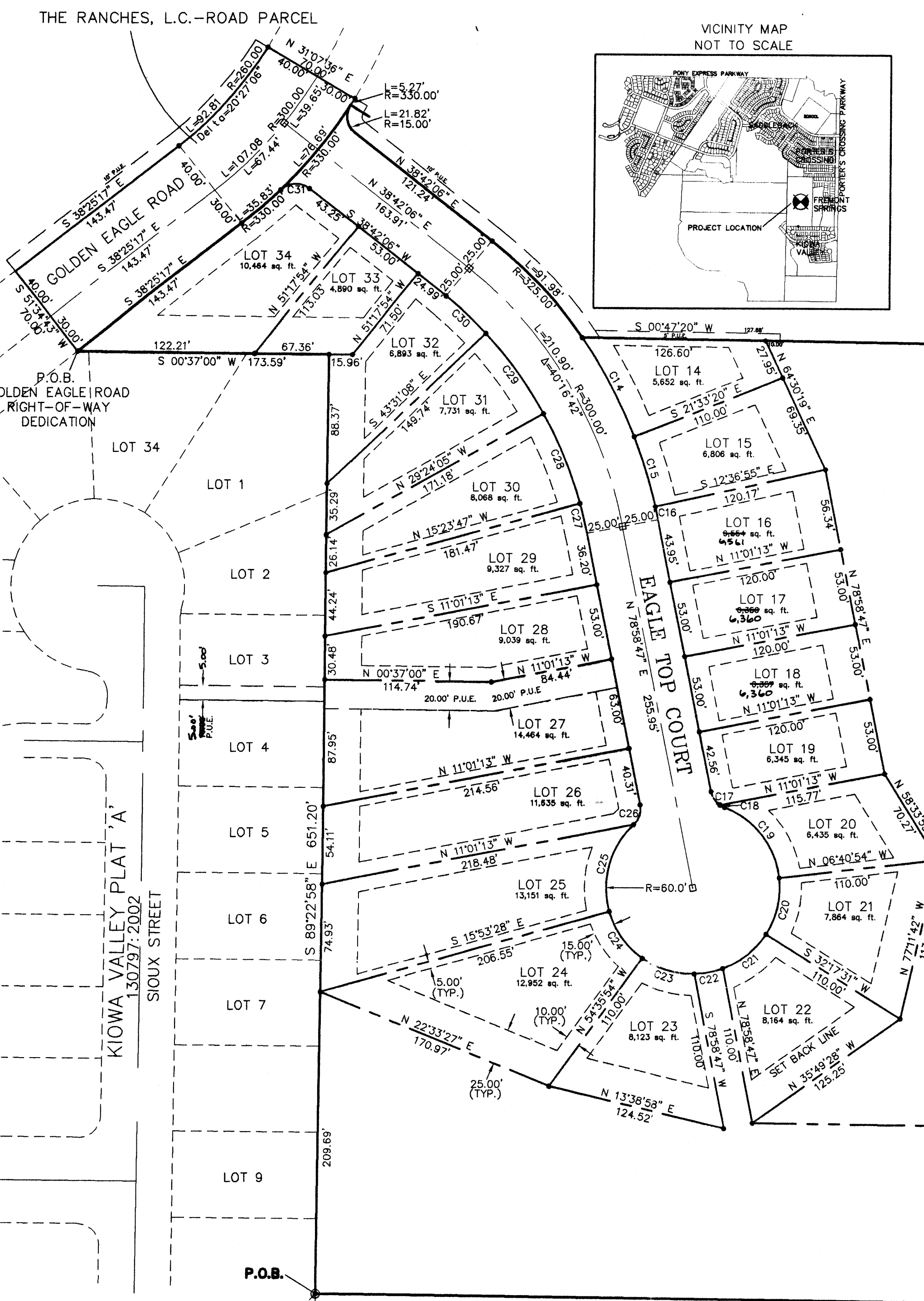
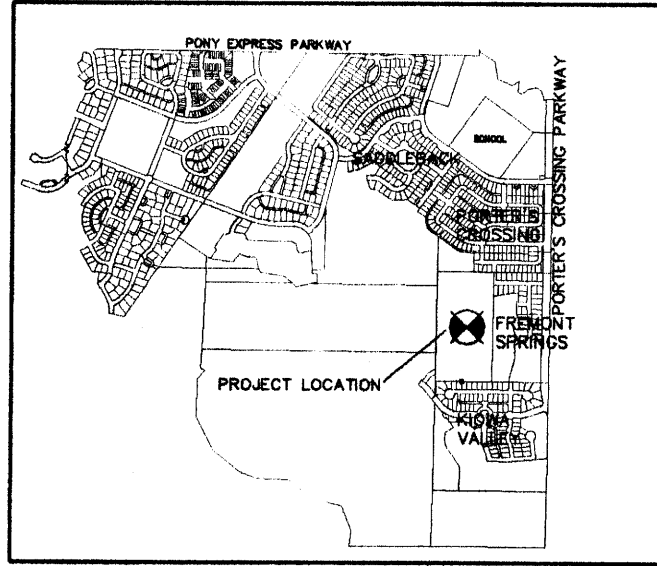


GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft



VICINITY MAP
NOT TO SCALE



LOT	NORTH ADDRESS	EAST ADDRESS
1	7491 N. Clark Circle	4031 E. Clark Circle
2	4023 E. Clark Circle	3997 E. Clark Circle
3	3963 E. Clark Circle	3964 E. Clark Circle
4	3974 E. Clark Circle	3986 E. Clark Circle
5	3986 E. Clark Circle	3998 E. Clark Circle
6	4008 E. Clark Circle	4018 E. Clark Circle
7	4028 E. Clark Circle	4038 E. Clark Circle
8	3923 E. Eagle Top Court	3933 E. Eagle Top Court
9	3945 E. Eagle Top Court	3953 E. Eagle Top Court
10	3963 E. Eagle Top Court	3973 E. Eagle Top Court
11	3983 E. Eagle Top Court	3993 E. Eagle Top Court
12	4003 E. Eagle Top Court	4013 E. Eagle Top Court
13	4023 E. Eagle Top Court	4033 E. Eagle Top Court
14	3983 E. Eagle Top Court	3993 E. Eagle Top Court
15	3963 E. Eagle Top Court	3953 E. Eagle Top Court
16	3943 E. Eagle Top Court	3933 E. Eagle Top Court
17	3923 E. Eagle Top Court	3913 E. Eagle Top Court
18	3903 E. Eagle Top Court	3883 E. Eagle Top Court
19	3883 E. Eagle Top Court	3863 E. Eagle Top Court
20	3863 E. Eagle Top Court	3843 E. Eagle Top Court
21	3843 E. Eagle Top Court	3823 E. Eagle Top Court
22	3823 E. Eagle Top Court	3803 E. Eagle Top Court
23	3803 E. Eagle Top Court	3783 E. Eagle Top Court
24	3783 E. Eagle Top Court	3763 E. Eagle Top Court
25	3763 E. Eagle Top Court	3743 E. Eagle Top Court
26	3743 E. Eagle Top Court	3723 E. Eagle Top Court
27	3723 E. Eagle Top Court	3703 E. Eagle Top Court
28	3703 E. Eagle Top Court	3683 E. Eagle Top Court
29	3683 E. Eagle Top Court	3663 E. Eagle Top Court
30	3663 E. Eagle Top Court	3643 E. Eagle Top Court
31	3643 E. Eagle Top Court	3623 E. Eagle Top Court
32	3623 E. Eagle Top Court	3603 E. Eagle Top Court
33	3603 E. Eagle Top Court	3583 E. Eagle Top Court
34	3583 E. Eagle Top Court	3563 E. Eagle Top Court

CURVE	RADIUS	LENGTH	DELTA
C1	15.00'	23.56'	90°00'00"
C2	150.00'	28.09'	10°43'47"
C3	150.00'	48.67'	18°35'28"
C4	15.00'	11.21'	42°50'00"
C5	60.00'	75.56'	72°09'15"
C6	60.00'	90.81'	86°43'03"
C7	60.00'	41.71'	39°49'37"
C8	60.00'	58.07'	55°27'11"
C9	60.00'	41.06'	39°12'38"
C10	15.00'	18.48'	70°31'44"
C11	200.00'	4.45'	1°16'34"
C12	200.00'	50.36'	14°25'38"
C13	200.00'	47.53'	13°37'02"
C14	325.00'	78.73'	13°31'36"
C15	325.00'	50.71'	8°56'26"
C16	325.00'	9.05'	1°35'42"
C17	15.00'	11.55'	44°07'20"
C18	15.00'	3.57'	13°38'48"
C19	60.00'	65.04'	62°06'27"
C20	60.00'	40.81'	38°58'25"
C21	60.00'	38.84'	37°05'38"
C22	60.00'	20.09'	19°11'17"
C23	60.00'	38.57'	36°49'40"
C24	60.00'	40.53'	38°42'27"
C25	60.00'	65.60'	62°38'23"
C26	15.00'	15.12'	57°46'09"
C27	275.00'	21.00'	4°22'34"
C28	275.00'	67.22'	14°00'18"
C29	275.00'	67.78'	14°07'03"
C30	275.00'	37.34'	7°46'46"
C31	15.00'	21.82'	85°50'24"

AREA TABLE	AREA
TOTAL ACREAGE	906.076 SQ. FT.
TOTAL ACREAGE IN LOTS	262.872 SQ. FT.
AVERAGE LOT SIZE	7.731 SQ. FT.
TOTAL ACREAGE IN STREETS	87.833 SQ. FT.
TOTAL ACREAGE IN OPEN SPACE	575.371 SQ. FT.

LEGAL DESCRIPTION
A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 00°37'04" EAST ALONG THE SECTION LINE, A DISTANCE OF 1322.39 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, (A FOUND AND ACCEPTED UTAH COUNTY BRASS MONUMENT) AND NORTH 89°22'58" WEST A DISTANCE OF 665.78 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°22'58" WEST A DISTANCE OF 651.20 FEET TO THE NORTHWESTERLY CORNER OF THE KIOWA VALLEY PLAT 'A'; THENCE ALONG THE WESTERLY BOUNDARY OF SAID KIOWA VALLEY PLAT 'A' SOUTH 00°37'04" WEST A DISTANCE OF 173.59 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HERETOFOR SHOWN GOLDEN EAGLE ROAD; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN EAGLE ROAD THE FOLLOWING TWO (2) CALLS: (1) NORTH 38°25'17" WEST A DISTANCE OF 143.47 FEET TO THE POINT OF A 330.00 FOOT RADIUS CURVE TO THE LEFT, (2) ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.53 FEET, THROUGH A CENTRAL ANGLE OF 19°32'13" TO THE POINT OF A 15.00 RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS N 32°02'29" E); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF GOLDEN EAGLE ROAD, AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.82 FEET, THROUGH A CENTRAL ANGLE OF 83°20'24"; THENCE NORTH 38°42'06" EAST A DISTANCE OF 121.24 FEET TO THE POINT OF A 325.00 RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.98 FEET, THROUGH A CENTRAL ANGLE OF 16°12'56"; THENCE NORTH 00°47'20" EAST A DISTANCE OF 1148.51 FEET; THENCE SOUTH 89°22'58" EAST A DISTANCE OF 428.85 FEET; THENCE SOUTH 00°37'20" WEST A DISTANCE OF 0.03 FEET; THENCE SOUTH 89°22'40" EAST A DISTANCE OF 234.95 FEET; THENCE SOUTH 00°42'12" WEST A DISTANCE OF 1322.43 FEET TO THE POINT OF BEGINNING.
CONTAINS: 906,076 SQUARE FEET OR 20.80 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - GOLDEN EAGLE ROAD
THAT PORTION OF THE GOLDEN EAGLE ROAD RIGHT-OF-WAY WEST OF THE KIOWA VALLEY PLAT 'A' AND EAST OF THE EAGLE TOP COURT RIGHT-OF-WAY RESIDING WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 00°37'04" EAST ALONG THE SECTION LINE A DISTANCE OF 1149.74 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, AND NORTH 89°22'58" WEST A DISTANCE OF 428.85 FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE EXISTING GOLDEN EAGLE ROAD AND KIOWA VALLEY PLAT 'A' BOUNDARY; ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 51°34'43" WEST A DISTANCE OF 70.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN EAGLE ROAD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 38°25'17" WEST A DISTANCE OF 143.47 FEET TO THE POINT OF A 260.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE NORTHWESTERLY A DISTANCE OF 92.81 FEET, THROUGH A CENTRAL ANGLE OF 20°27'06"; THENCE NORTH 31°07'36" EAST A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 330.00 FEET, CENTER BEARS SOUTH 31°07'36" WEST; THENCE ALONG THE ARC OF SAID CURVE, AND ADJACENT TO THE HERETOFOR SHOWN EAGLE TOP COURT RIGHT-OF-WAY, SOUTHEASTERLY A DISTANCE OF 117.79 FEET, THROUGH A CENTRAL ANGLE OF 20°27'06"; THENCE SOUTH 38°25'17" EAST A DISTANCE OF 143.47 FEET TO THE POINT OF BEGINNING.
CONTAINS: 17,414 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS SUBDIVISION PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.
GREGORY R. WOLBACH
MARCH 16, 2004
DATE

OWNER'S DEDICATION - TRADEWEST DEVELOPMENT CORPORATION
WE, THE UNDERSIGNED OWNER(S) OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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 96-9-807, 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 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.
GREGORY L. HANSEN, PRES.

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 19 DAY OF MARCH 2004, 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 (SEAL/SIGNATURE) [Signature]

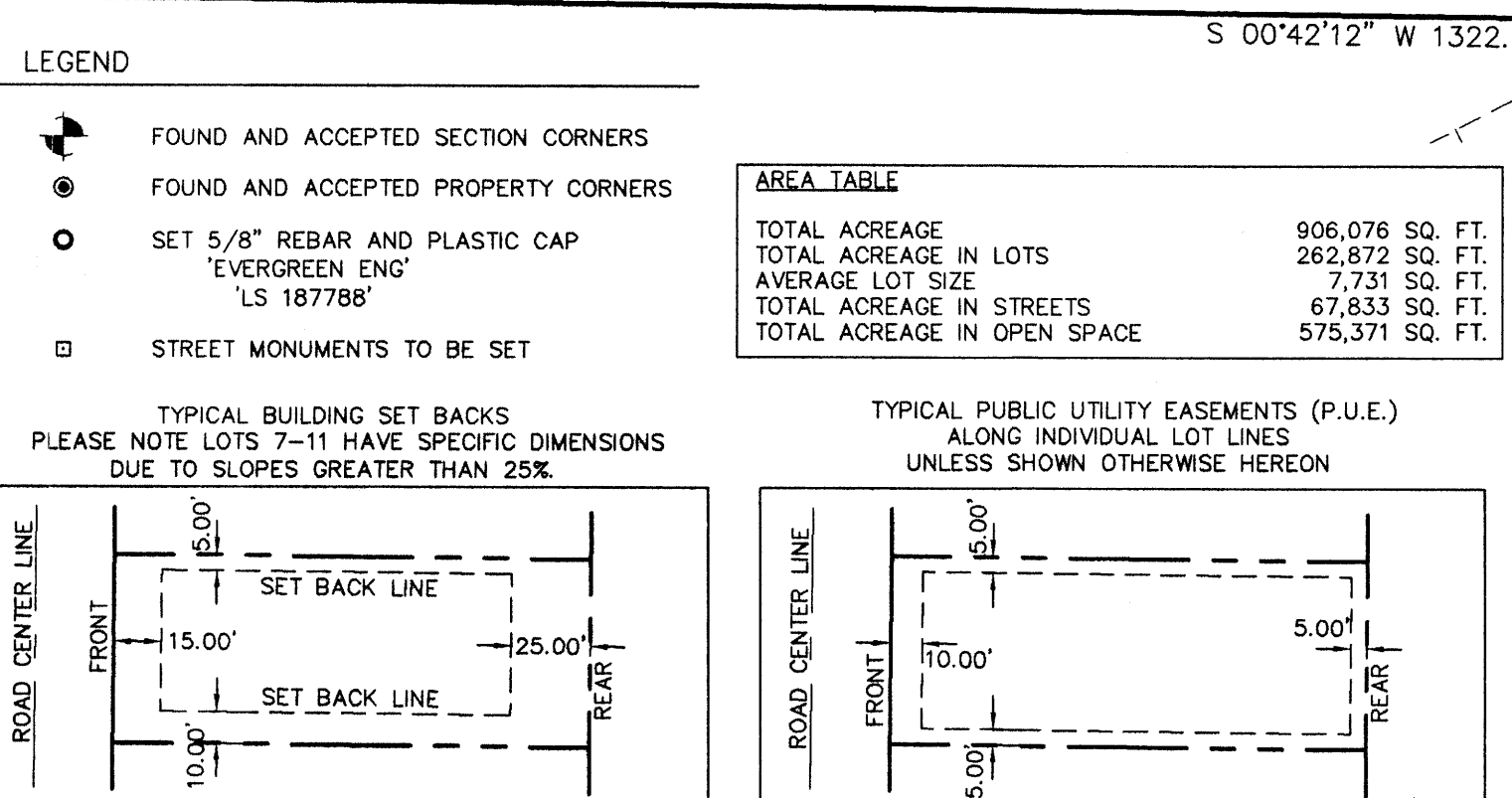
OWNER'S DEDICATION - THE RANCHES, L.C.
KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACTS OF LAND (THE RANCHES, L.C. ROAD PARCEL) HAVING CAUSED THE SAME TO BECOME A 5.00 FOOT WIDE PUBLIC ROADWAY (A PORTION OF EAGLE TOP COURT), TOGETHER WITH A 70.00 FOOT WIDE PUBLIC ROADWAY (A PORTION OF GOLDEN EAGLE ROAD), AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC SAID PARCEL OF LAND SHOWN HEREON THIS PLAT AS INTENDED FOR PUBLIC USE.
ALSO, THE OWNER HEREBY DEDICATES TO EAGLE MOUNTAIN CITY A NON-EXCLUSIVE EASEMENT OVER THE ROADS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSE OF PROVIDING EMERGENCY SERVICES, UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT THEREOF.
GREGORY L. HANSEN, PRES.

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF UTAH
ON THE 22 DAY OF MARCH 2004, 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 (SEAL/SIGNATURE) [Signature]

LIEN HOLDER'S CONSENT TO RECORD
STATE OF UTAH
County of _____
The undersigned lien holder hereby consents to the recordation of this plat.
INTEGRATED FINANCIAL ASSOCIATES INC.
a Nevada Corporation
By: _____
The foregoing consent to record was acknowledged before me this day of _____, 2004, by: _____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

LIEN HOLDER'S CONSENT TO RECORD
STATE OF UTAH
County of _____
The undersigned lien holder hereby consents to the recordation of this plat.
EAGLE TOP, LLC
a Utah Limited Liability Company
By: _____
The foregoing consent to record was acknowledged before me this day of _____, 2004, by: _____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

LEGEND
FOUND AND ACCEPTED SECTION CORNERS
FOUND AND ACCEPTED PROPERTY CORNERS
SET 5/8" REBAR AND PLASTIC CAP 'EVERGREEN ENG' 'LS 187788'
STREET MONUMENTS TO BE SET
TYPICAL BUILDING SET BACKS PLEASE NOTE LOTS 7-11 HAVE SPECIFIC DIMENSIONS DUE TO SLOPES GREATER THAN 25%.
TYPICAL PUBLIC UTILITY EASEMENTS (P.U.E.) ALONG INDIVIDUAL LOT LINES UNLESS SHOWN OTHERWISE HEREON



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CITY COUNCIL APPROVAL
PRESENTED TO THE BOARD OF EAGLE MOUNTAIN CITY COUNCIL THIS 17 DAY OF December A.D. 2004 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.
MAYOR [Signature]
CITY RECORDER [Signature]

CITY ENGINEER
APPROVED AND ACCEPTED BY THE EAGLE MOUNTAIN CITY ENGINEERING DEPARTMENT ON THIS 21 DAY OF Oct A.D. 2004
CITY ENGINEER [Signature]

PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE EAGLE MOUNTAIN CITY PLANNING COMMISSION ON THIS DAY OF A.D. 2004
CHAIRMAN [Signature]

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 7th DAY OF Dec A.D. 2004
CITY ATTORNEY [Signature]

RECORDED
No. _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF: _____
COUNTY RECORDER

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying
1741 Siderwinder Dr. • Suite 200 • P.O. Box 2861 • Park City, UT • 84060
(435) 649-4667 • Fax: (435) 649-9219 • evergreen@evergreen.net
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10913

SEC. 29, T5S, R1W, S84th, T9-078 JT