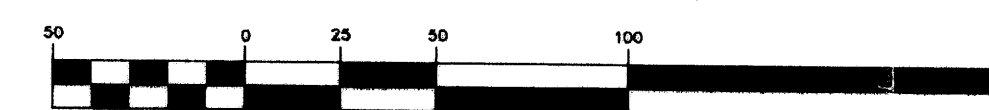


FREEMONT SPRINGS PLAT "B"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

NOTE:
1. PUBLIC UTILITY EASEMENTS ARE TYPICALLY 10' FRONT, 5' SIDES & 5' REAR UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I, J. Michael DeMass, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 174007, as prescribed under the laws of the State of Utah. I further certify that 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, streets, and open spaces, hereafter to be known as:

FREEMONT SPRINGS PLAT "B",

and that the same has been surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the area, frontage and width requirements of the applicable zoning ordinance.

J. Michael DeMass
DATE: FEB 3 2003
J. MICHAEL DEMASS,
R.L.S. (#174007)

FREEMONT SPRINGS PLAT "B" BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°34'24"W 90.00 FEET AND S00°37'03"W 494.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S00°37'03"W PERPENDICULARLY EQUIDISTANT TO THE SECTION LINE 305.00 FEET; THENCE N89°22'57"W 118.11 FEET; THENCE N58°47'40"W 54.47 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET AN ARC LENGTH OF 104.98 FEET SUBTENDED BY A CHORD BEARING S40°42'56"W 96.61 FEET; THENCE S80°48'50"W 29.99 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET AN ARC LENGTH OF 22.45 FEET SUBTENDED BY A CHORD BEARING N56°18'37"W 20.41 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 525.00 FEET AN ARC LENGTH OF 127.91 FEET SUBTENDED BY A CHORD BEARING N20°24'50"W 127.59 FEET; THENCE N27°23'36"W 43.13 FEET; THENCE S89°22'40"E 85.39 FEET; THENCE N11°11'19"W 186.96 FEET; THENCE S89°22'40"E 119.90 FEET; THENCE N84°52'58"E 50.00 FEET; THENCE S89°22'57"E 123.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.08 ACRES AND 8 LOTS.

BY: 3/22/2003 FILE # 2914
RANDALL N. COVINGTON
UTAH COUNTY RECORDER
2003 Mar 06 12:00 PM FEE \$8.00 BY SM
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT 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 10-9-807, 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF FEB A.D. 2003
J. Michael DeMass
MICHAEL DEMASS (MANAGING MEMBER OF FREEMONT SPRINGS) AND VAN LEEUWEN (REP. OF WELLS FARGO BANK NORTHWEST, N.A.)
Greg D. Kent
GREG D. KENT (C.P. OF US TITLE CO. OF UTAH)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY 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 4th DAY OF MARCH A.D. 2003

Greg D. Kent
GREG D. KENT, MAYOR PRO TEM
Janet B. Valentine
JANET B. VALENTINE, CLERK-RECORDER (SEE SEAL BELOW)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF Salt Lake }
ON THE 4th DAY OF Feb A.D. 2003
MICHAEL BRODSKY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE CHAIRMAN OF OF HAMLET HOMES AND A MANAGING MEMBER OF FREEMONT SPRINGS, A LIMITED LIABILITY COMPANY IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID MANAGER EXECUTED THE SAME.

MY COMMISSION EXPIRES: Nov 2, 2005
RESIDING IN Salt Lake COUNTY
Debra Anders
DEBRA ANDERS, NOTARY PUBLIC

ACKNOWLEDGMENT (CORPORATE)

STATE OF UTAH } S.S.
COUNTY OF Salt Lake }
ON THE 4th DAY OF February A.D. 2003
LARRY BURTON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE VICE PRESIDENT OF U.S. TITLE COMPANY OF UTAH, A CORPORATION IN THE STATE OF UTAH, AND THAT THE RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID LARRY BURTON DULY ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 11-15-05
RESIDING IN Salt Lake COUNTY
Larry Burton
LARRY BURTON, NOTARY PUBLIC

ACKNOWLEDGMENT (CORPORATE)

STATE OF UTAH } S.S.
COUNTY OF Salt Lake }
ON THE 10th DAY OF February A.D. 2003
HARRO VAN LEEUWEN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE VICE PRESIDENT OF WELLS FARGO BANK NORTHWEST, N.A., A FEDERAL SAVINGS BANK ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES AND THAT THE RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID HARRO VAN LEEUWEN DULY ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: Nov 2, 2005
RESIDING IN Salt Lake COUNTY
Debra Anders
DEBRA ANDERS, NOTARY PUBLIC

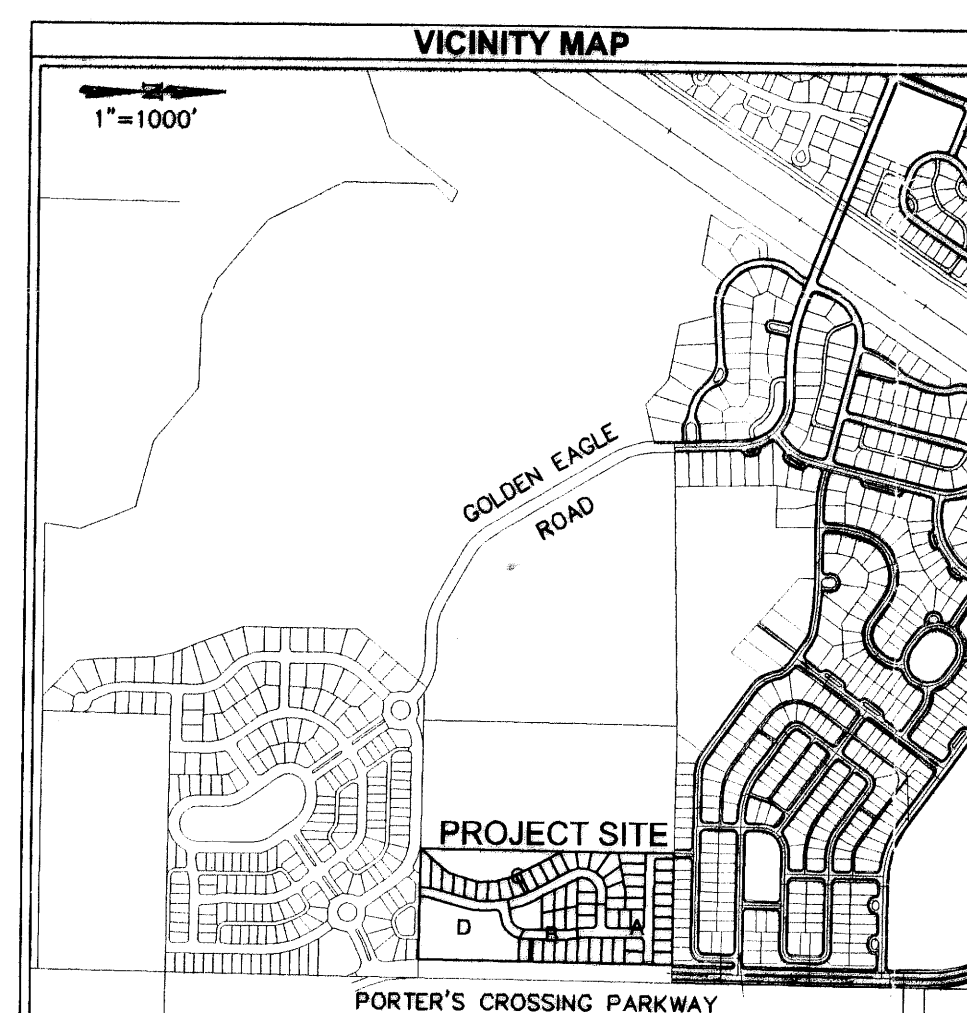
FREEMONT SPRINGS PLAT "B"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE 1" = 50'

BASIS OF BEARING FROM THE SOUTHEAST CORNER OF SECTION 29 N00°37'03"E TO THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SURVEYOR'S SEAL: *J. Michael DeMass*
NOTARY PUBLIC: *Debra Anders*
CITY ENGINEER'S SEAL: *Korey Curtis Walker*
CLERK-RECORDER SEAL: *Randall N. Covington*

LOT	ADDRESS
26	7402 N. LEWIS STREET
27	7386 N. LEWIS STREET
28	7378 N. LEWIS STREET
29	7368 N. LEWIS STREET
30	7352 N. LEWIS STREET
32	7377 N. LEWIS STREET
33	7387 N. LEWIS STREET
34	7403 N. LEWIS STREET



PROJECT TABULATION	
TOTAL PROJECT AREA	2.08 ACRES
TOTAL LOT AREA	1.22 ACRES
TOTAL ROADWAY AREA	0.33 ACRES
TOTAL OPEN SPACE	0.53 ACRES
AVERAGE LOT SIZE	6,661 S.F.

LEGEND	
	PHASE BOUNDARY
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	STREET CENTERLINE
	LOT LINE / RIGHT OF WAY
	SECTION CORNER, FOUND
	PROPERTY CORNER TO BE SET #5 REBAR W/PLASTIC CAP MARKED "STANTEC"
	PROPOSED STREET MONUMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	14.23	100.00	7.13	8°09'08"	14.22	N04°41'37"E
C2	56.96	50.00	28.51	6°31'39"	56.93	N02°38'46"W
C3	27.95	125.00	14.03	12°48'39"	27.89	N07°01'23"E
C4	41.11	525.00	20.57	4°29'13"	41.10	N01°37'33"W
C5	18.70	525.00	9.35	2°02'26"	18.70	N04°53'23"W
C6	18.01	475.00	9.00	2°10'19"	18.00	N04°49'26"W
C7	36.11	475.00	18.06	4°21'20"	36.10	N01°33'37"W
C8	92.76	525.00	46.50	10°07'24"	92.64	N18°29'45"W
C9	21.64	525.00	10.82	2°21'42"	21.64	N24°44'19"W
C10	13.51	525.00	6.75	1°28'26"	13.50	N26°39'23"W

9914-112

 Stantec Consulting Inc. 3995 S 700 E Ste. 300 Salt Lake City, UT 84107-2540 Tel. 801.261.0090 Fax. 801.268.1671 www.stantec.com	PLANNING COMMISSION APPROVAL APPROVED THIS <u>25th</u> DAY OF <u>FEBRUARY</u> A.D. 20 <u>03</u> BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN CITY. <i>Janet B. Valentine</i> CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER APPROVAL I HEREBY CERTIFY THAT THIS PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN. DATE: <u>2-12-03</u> <i>Korey Curtis Walker</i> EAGLE MOUNTAIN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>4th</u> DAY OF <u>MARCH</u> A.D. 20 <u>03</u> BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY. DATE: <u>2-12-03</u> <i>Greg D. Kent</i> EAGLE MOUNTAIN CITY ATTORNEY	EAGLE MOUNTAIN CITY COUNCIL PRESENTED TO THE EAGLE MOUNTAIN CITY COUNCIL THIS <u>4th</u> DAY OF <u>MARCH</u> A.D. 20 <u>03</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: CITY RECORDER CITY MANAGER	FIRE MARSHALL APPROVED THIS <u>4th</u> DAY OF <u>MARCH</u> A.D. 20 <u>03</u> BY THE EAGLE MOUNTAIN CITY FIRE DEPARTMENT. <i>Paul K. DeK...</i> FIRE CHIEF, EAGLE MOUNTAIN CITY FIRE DEPARTMENT	Project Number: 86301256 File Name: U:\PLAT-A.dwg Designed By: NMM Checked By: JMD Scale: 1/31/03 Date Issued: 1/31/03
	2 OWNERS DEDICATION: NMM 2/26/03 1 CITY COMMENTS: NMM 2/14/03	SURVEYOR'S SEAL: <i>J. Michael DeMass</i> NOTARY PUBLIC: <i>Debra Anders</i> CITY ENGINEER'S SEAL: <i>Korey Curtis Walker</i> CLERK-RECORDER SEAL: <i>Randall N. Covington</i>				

SEC. 29, T5S, R1W, S48M, T5-038