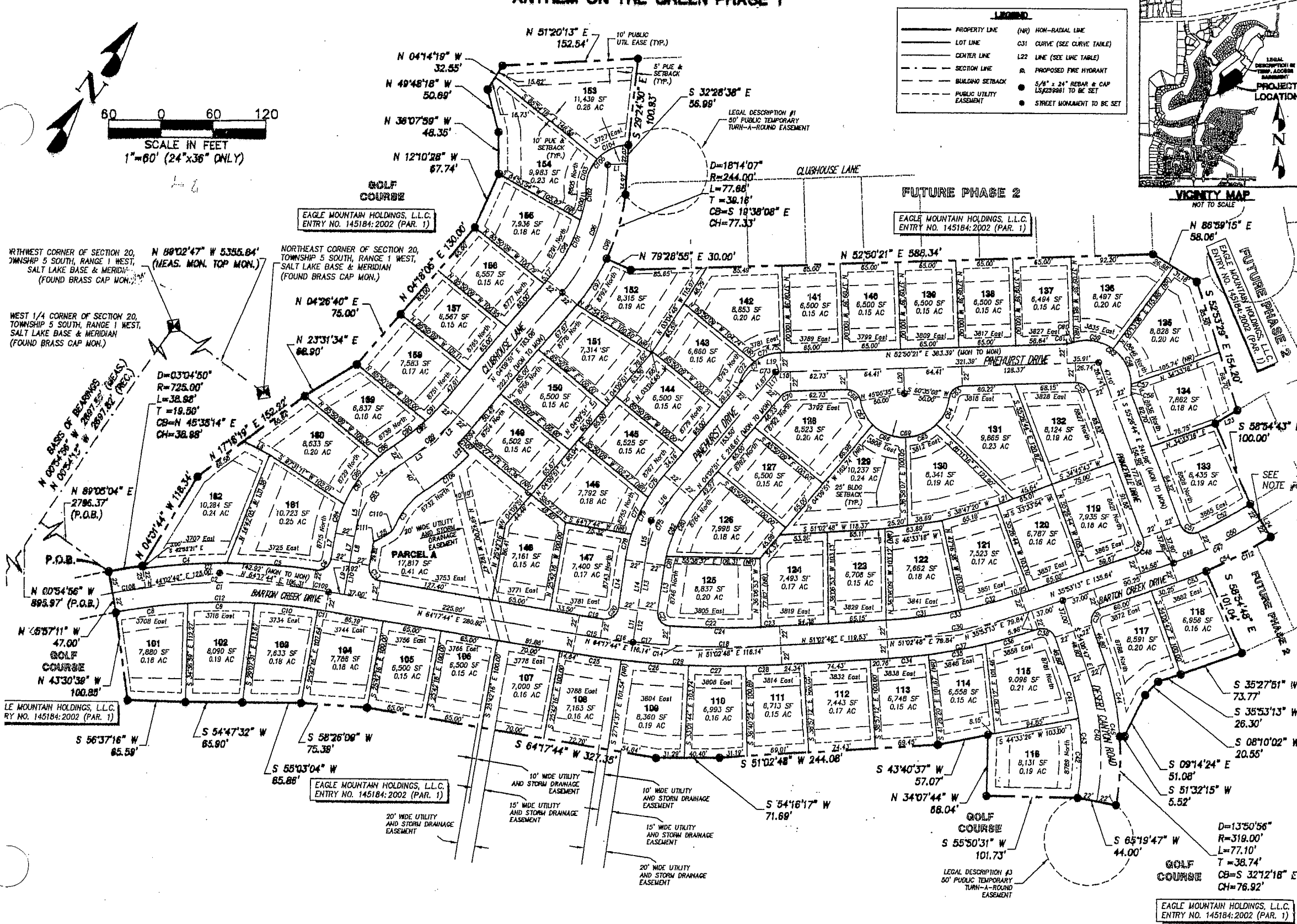
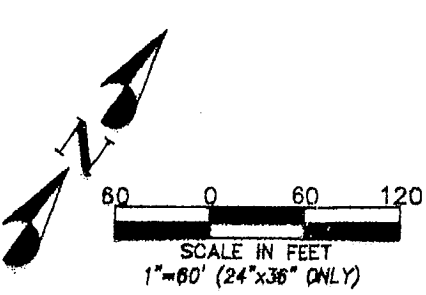
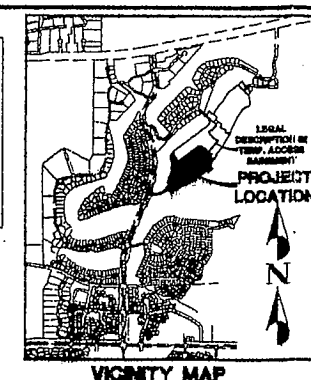


**ANTHEM ON THE GREEN PHASE 1**



**LEGEND**

PROPERTY LINE	(NR) NON-RADIAL LINE
LOT LINE	C31 CURVE (SEE CURVE TABLE)
CENTER LINE	L22 LINE (SEE LINE TABLE)
SECTION LINE	A. PROPOSED FIRE HYDRANT
BUILDING SETBACK	● 5/8" x 24" REBAR & CAP L5232981 TO BE SET
PUBLIC UTILITY EASEMENT	● STREET MONUMENT TO BE SET



**SURVEYOR'S CERTIFICATE**

I, Derrick S. Smith, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 259961 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 plat is true and correct.

**ANTHEM ON THE GREEN PHASE 1 SUBDIVISION**

A portion of that certain parcel of land recorded as "Parcel 1" in Entry No. 145184:2002, as recorded in the Office of the Utah County Recorder, and located in the Northeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning of a point on a 725.00-foot radius curve to the right (radius bears South 45°57'11" East), which point is North 00°54'56" West, 895.97 feet along the section line and North 89°05'04" East, 2796.37 feet from the brass cap monument found marking the West Quarter corner of said Section 20 (basis of bearings being North 00°54'56" West, 2897.55 feet between the brass cap monuments found marking the West Quarter and Northwest corners of said Section 20, as shown on Anthem of the Ranches Subdivision Phase 1, as recorded in the Office of the Utah County Recorder), and running thence northeasterly 38.98 feet along the arc of said curve through a central angle of 03°04'50" (chord bears North 45°57'11" East, 38.98 feet); thence North 04°18'06" East, 118.34 feet; thence North 17°18'19" East, 152.22 feet; thence North 23°31'04" East, 68.90 feet; thence North 04°26'40" East, 75.00 feet; thence North 04°18'05" East, 130.00 feet; thence North 12°10'28" West, 67.74 feet; thence North 38°07'59" West, 48.35 feet; thence North 49°48'18" West, 50.69 feet; thence North 04°14'18" West, 32.55 feet; thence North 51°20'13" East, 152.54 feet; thence South 32°28'36" East, 35.99 feet; thence South 32°28'36" East, 56.99 feet to a point of non-tangency with a 244.00-foot radius curve to the right (radius bears South 61°14'46" West); thence southeasterly 77.66 feet along the arc of said curve through a central angle of 18°14'07" (chord bears South 18°39'08" East, 77.33 feet); thence North 79°28'55" East, 30.00 feet; thence North 52°50'21" East, 588.34 feet; thence North 86°59'15" East, 58.06 feet; thence North 04°18'05" East, 30.00 feet; thence North 52°50'21" East, 588.34 feet; thence North 86°59'15" East, 58.06 feet; thence South 52°53'29" East, 154.00 feet; thence South 58°54'48" East, 22.81 feet; thence South 58°54'48" East, 100.00 feet; thence North 04°18'05" East, 44.00 feet to a point of non-tangency with a 500.00-foot radius curve to the right (radius bears North 87°43'23" West); thence southeasterly 83.66 feet along the arc of said curve through a central angle of 09°35'22" (chord bears South 27°04'17" West, 83.59 feet); thence South 58°54'48" East, 101.04 feet; thence South 35°27'51" East, 73.77 feet; thence South 35°27'51" West, 20.55 feet; thence South 08°10'02" West, 20.55 feet; thence South 09°14'24" East, 51.08 feet; thence North 51°32'15" West, 5.52 feet to a point of non-tangency with a 319.00-foot radius curve to the right (radius bears South 52°52'14" West); thence southeasterly 77.10 feet along the arc of said curve through a central angle of 13°29'56" (chord bears South 32°12'18" West, 77.10 feet); thence South 52°52'14" East, 44.00 feet; thence South 65°50'31" East, 101.73 feet; thence North 34°07'44" West, 68.04 feet; thence North 43°40'37" West, 57.07 feet; thence South 51°02'48" West, 24.08 feet; thence South 51°16'17" West, 71.69 feet; thence South 84°17'44" West, 327.35 feet; thence South 50°28'09" West, 73.39 feet; thence South 55°03'04" West, 65.86 feet; thence South 54°47'32" West, 65.90 feet; thence South 58°37'16" West, 65.59 feet; thence North 43°30'38" West, 100.85 feet; thence North 45°57'11" West, 47.00 feet to the point of beginning.

Contains 14.65 acres, more or less.


SIGNED:  **DERRICK S. SMITH**, No. 259961  
 DATE: 4-25-05

**OWNER'S DEDICATION**

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

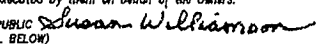
We, the undersigned owners of all the real property depicted on this plat and described in the surveyor's certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby 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 easements, open spaces shown as public open spaces, parks and all other pieces of public use and easements 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.

OWNERS:  
 PRINTED NAME OF OWNER: **Eagle Mountain Holdings, by Mark R. Brennan**

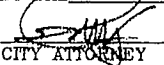
 Mark R. Brennan, May 3, 2005 AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 3rd day of May, 2005, personally appeared before me the persons who 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.

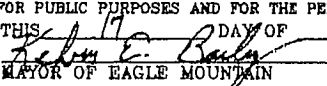
NOTARY PUBLIC:  Susan Williamson  
 (SEE SEAL BELOW)


CITY ATTORNEY

APPROVED THIS 1 DAY OF May, A.D. 2005  
 BY THE  CITY ENGINEER  
 CITY ATTORNEY

ACCEPTANCE BY LEGISLATIVE BODY


THE EAGLE MOUNTAIN CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 17 DAY OF May, A.D., 2005  
 E. Baly,  
 MAYOR OF EAGLE MOUNTAIN

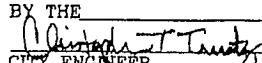
APPROVED \_\_\_\_\_ ATTEST  \_\_\_\_\_  
 SURVEYOR CLERK-RECORDER  
 (SEE SEAL BELOW)

**ANTHEM ON THE GREEN PHASE 1**

LOCATED IN NORTH HALF OF SECTION 20,  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

PREPARED BY:  
 **PEPG ENGINEERING, L.L.C.**  
 421 W. 12300 S. #400 • DRAPER, UT 84020  
 PH: (801) 562-2521 • FAX: (801) 562-2551

CITY ENGINEER

APPROVED THIS 18th DAY OF May, A.D. 2005  
 BY THE  CITY ENGINEER

UTAH COUNTY RECORDER

NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF UTAH, TIME \_\_\_\_\_ FEE \_\_\_\_\_  
 RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 COUNTY RECORDER

SURVEYOR NOTARY PUBLIC CITY ENGINEER CLERK-RECORDER

**DERRICK S. SMITH**  
 No. 259961

SUSAN WILLIAMSON  
 No. 259961  
 STATE OF UTAH

**ANTHEM ON THE GREEN PHASE 1**  
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

**INCORPORATED 1996**

SEC 20 S 14 W TU-038 JT

CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHD BEARING, CHORD. Contains 112 rows of curve data (C1 to C112).

CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHD BEARING, CHORD. Contains 112 rows of curve data (C83 to C112).

LINE TABLE

Table with 3 columns: LINE, BEARING, DIST. Contains 15 rows of line data (L1 to L25).

LEGAL DESCRIPTION #1

A TEMPORARY 50' TURN-A-ROUND THAT IS ABANDONED WITH THE RECORDATION OF ANTHEM ON THE GREEN PHASE 2...

LEGAL DESCRIPTION #2

A TEMPORARY 44' ACCESS AND UTILITY EASEMENT THAT IS ABANDONED WITH THE RECORDATION OF ANTHEM ON THE GREEN PHASE 2...

LEGAL DESCRIPTION #3

A TEMPORARY 50' TURN-A-ROUND THAT IS ABANDONED WITH THE RECORDATION OF ANTHEM ON THE GREEN PHASE 2...

BASIS OF BEARING

NORTH 00°54'56" WEST, 2697.59 FEET BETWEEN THE BRASS CAP MONUMENTS FOUND MARKING THE WEST QUARTER AND NORTHWEST CORNERS OF SAID SECTION 20, AS SHOWN ON ANTHEM AT THE RANCHES SUBDIVISION PHASE 1, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

NOTES

- REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & REAR LOT CORNERS (LS #259961) ALL FRONT LOT CORNERS WILL BE SET WITH LEAD PLUGS IN THE CURB AS AN EXTENSION OF THE LOT LINE.
ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET IN THE FRONT AND BACK AND 5 FEET OR 10 FEET ON THE SIDES UNLESS OTHERWISE NOTED.
BUILDING SETBACKS ARE 15 FEET IN THE FRONT, 20 FEET IN THE REAR, AND 5 FEET OR 8 FEET ON THE SIDES, 15 FEET ON STREET SIDE OF CORNER LOTS, UNLESS OTHERWISE NOTED ON THE PLAT.
ALL WATERLINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
PARCEL A DEDICATED TO THE HOA.
P.O.B. LEGAL DESCRIPTION #2, 44' PUBLIC ACCESS AND UTILITY EASEMENT CONNECTING TO FALCON WAY. SEE VICINITY MAP FOR LOCATION.

TABULATION

TOTAL ACRES OF SUBDIVISION = 14.65 AC.
TOTAL ACRES OF STREETS = 3.37 AC.
TOTAL ACRES OF OPEN SPACE = 0.00 AC.
TOTAL ACRES OF PARK AREA = 0.46 AC.
AVERAGE LOT SIZE = 7,600 S.F.
TOTAL LOT ACRES = 10.82 AC.
TOTAL NUMBER OF LOTS = 62

PREPARED BY: PEPG ENGINEERING, L.L.C.
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