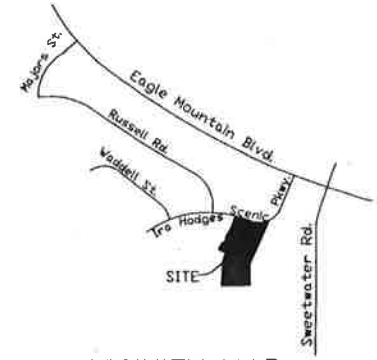




EAGLE MOUNTAIN PROPERTIES, LC
BOOK # 4390 PAGE 476

OVERLAND TRAILS
ESTATES PHASE I
ENTRY # 1984 MAP # 7385
BOOK 48 PAGE 227



SURVEYOR'S CERTIFICATE
I, RAY A. JENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 156196 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY THE 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.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT IN A SOUTHERLY BOUNDARY LINE OF OVERLAND TRAILS ESTATES SUBDIVISION PHASE I, WHICH POINT IS 2014.02 FEET S. 89°32'56" E. ALONG THE SECTION LINE AND 24.66 FEET NORTH FROM THE NORTHWEST CORNER OF SECTION 13, T.6S., R.2W., SLB&M; THENCE S. 24°07'12" W. 611.83 FEET; S. 0°03'24" W. 293.92 FEET; THENCE S. 89°59'27" W. 378.91 FEET; THENCE N. 3°25'02" E. 230.00 FEET; THENCE N. 3°49'42" E. 75.00 FEET; THENCE N. 12°39'27" E. 75.00 FEET; THENCE N. 23°56'51" E. 84.28 FEET; THENCE N. 65°52'48" W. 110.33 FEET; THENCE NORTHEASTERLY 17.79 FEET ALONG THE ARC OF A 484.00-FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS N. 29°03'32" E. 17.79 FEET; THENCE N. 30°09'25" E. 89.05 FEET TO THE POINT OF TANGENCY OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS N. 75°09'25" E. 28.28 FEET; THENCE N. 30°09'25" E. 50.00 FEET; THENCE NORTHERLY 31.42 FEET ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS N. 14°50'35" W. 28.28 FEET; THENCE N. 30°09'25" E. 104.18 FEET TO THE POINT OF TANGENCY OF A 547.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 167.08 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS N. 21°24'23" E. 166.43 FEET; THENCE N. 12°39'21" E. 5.13 FEET TO THE POINT OF TANGENCY OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 32.40 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS N. 59°03'46" E. 28.97 FEET; THENCE TO THE POINT OF COMPOUND CURVATURE OF A 1385.00-FOOT RADIUS CURVE; THENCE EASTERLY 188.93 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS S. 70°37'22" E. 188.78 FEET TO THE POINT OF REVERSE CURVATURE OF A 325.00-FOOT RADIUS CURVE; THENCE EASTERLY 258.81 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS S. 89°36'58" E. 252.95 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8.336 ACRES.

BASIS OF BEARING: N. 89°33'48" W. BETWEEN THE NORTHWEST CORNER OF SECTION 13 AND THE NORTH QUARTER CORNER OF SECTION 14, T.6S., R.2W., SLB&M.
DATE: 1/24/2002
SURVEYOR: Ray A. Jensen

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 10-9-807, 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 26th DAY OF January, A.D. 2002.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26th DAY OF January, A.D. 2002.
NOTARY PUBLIC: Adam R. Jensen
CORPORATION OF THE SEAL OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A Utah corporation sole.
AUTHORIZED AGENT: Tracy F. Roll

ON THE 25th DAY OF January, 2002, 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.
MY COMMISSION EXPIRES 9-25-2004
NOTARY PUBLIC: Adam R. Jensen

ACCEPTANCE BY LEGISLATIVE BODY
THE EAGLE MOUNTAIN CITY COUNCIL OF UTAH 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 17th DAY OF March, A.D. 2002.

APPROVED: Robin C. Baly, Mayor
APPROVED: [Signature], City Attorney
ATTEST: [Signature], Clerk-Recorder
PLANNING COMMISSION APPROVAL: APPROVED THIS 14th DAY OF March, A.D. 2002, BY THE PLANNING COMMISSION
DIRECTOR-SECRETARY: [Signature]
CHAIRMAN, PLANNING COMMISSION: [Signature]

PLAT "A"
IRA HODGES SCENIC PARKWAY CHURCH
SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET
NOTARY PUBLIC SEAL: Adam R. Jensen
CITY-QUANTITY ENGINEER SEAL: [Signature]
CLERK-RECORDER SEAL: [Signature]

101-1776

DEEPWATER DRIVE

OVERLAND TRAILS PHASE III - A

OLDSALTY WAY

SPRINGWATER WAY

IRA HODGES SCENIC PARKWAY

J&H LAND SURVEYING
P.O. BOX 906
AMERICAN FORK, UT. 84003
(801) 756-5433

