

AMERICRAFT HOMES INC  
47899-2007

FUTURE SCENIC MOUNTAIN DEVELOPMENT

SCENIC MOUNTAIN PARTNERS LLC  
24129-2008

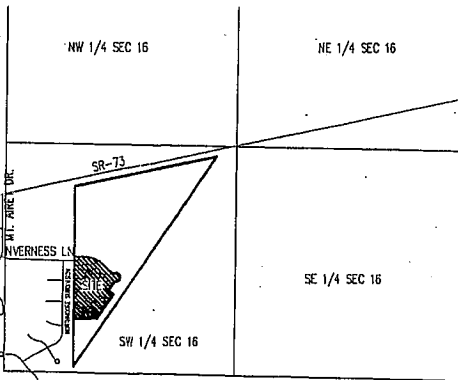
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VICINITY MAP  
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	295.50	232.25	45°1'56"	226.32	S 66°29'9" E
C2	124.50	39.47	18°9'55"	39.31	S 53°3'9" E
C3	25.00	21.77	49°53'11"	21.08	S 87°4'36" E
C4	50.00	190.66	218°28'50"	94.41	S 2°46'42" E
C5	50.00	142.63	163°26'31"	98.96	S 24°44'28" W
C6	50.00	48.03	35°2'19"	46.20	S 84°29'57" E
C7	50.00	36.36	41°39'38"	35.56	N 52°42'28" W
C8	50.00	13.20	15°7'44"	13.16	N 24°18'47" W
C9	50.00	49.56	56°47'21"	47.55	N 45°8'36" W
C10	25.00	19.80	45°23'11"	19.29	N 39°26'31" W
C11	175.50	55.64	18°9'55"	55.41	N 53°3'9" W
C12	150.00	47.56	18°9'55"	47.36	N 53°3'9" W
C13	270.00	212.21	45°1'56"	206.79	N 66°29'9" W
C14	244.50	192.17	45°1'56"	187.26	N 66°29'9" W
C15	244.50	1.82	0°25'37"	1.82	N 88°47'19" W
C16	244.50	190.35	44°36'19"	185.57	S 66°16'21" E
C17	27.00	6.36	13°29'10"	6.34	N 6°28'37" W

TABULATIONS:

1. TOTAL ACREAGE	6.377 ACRES
2. IMPROVED OPEN SPACE ACREAGE	2.63 ACRES
3. TOTAL OPEN SPACE ACREAGE	2.63 ACRES
4. STREET R/W ACREAGE	0.767 ACRES
5. CHURCH SITE ACREAGE	4.205 ACRES
6. LOTS 102 ACREAGE	1.122 ACRES
7. TOTAL NUMBER OF BUILDING LOTS	2 (PLUS RETENTION LOT)
8. AVERAGE LOT SIZE (BUILDING LOTS)	2.664 ACRES (116,044 SF)
9. OVERALL DENSITY (TOTAL ACREAGE)	0.470 LOTS/ACRE
10. MAX LOT	4.205 ACRES
11. MIN LOT	1.156 ACRES

NOTES:

1. RETAINING WALLS TO BE BUILT BY DEVELOPER OR HOME OWNER CONTRACTOR. NOT TO BE BONDED FOR UNLESS DEVELOPER IMPROVEMENT. RETAINING WALL TO BE DEVELOPER RESPONSIBILITY IF REQUIRED TO MAKE LOT BUILDABLE.
2. ALL SETBACKS TO COMPLY WITH CITY STANDARDS.

FIRE NOTE:

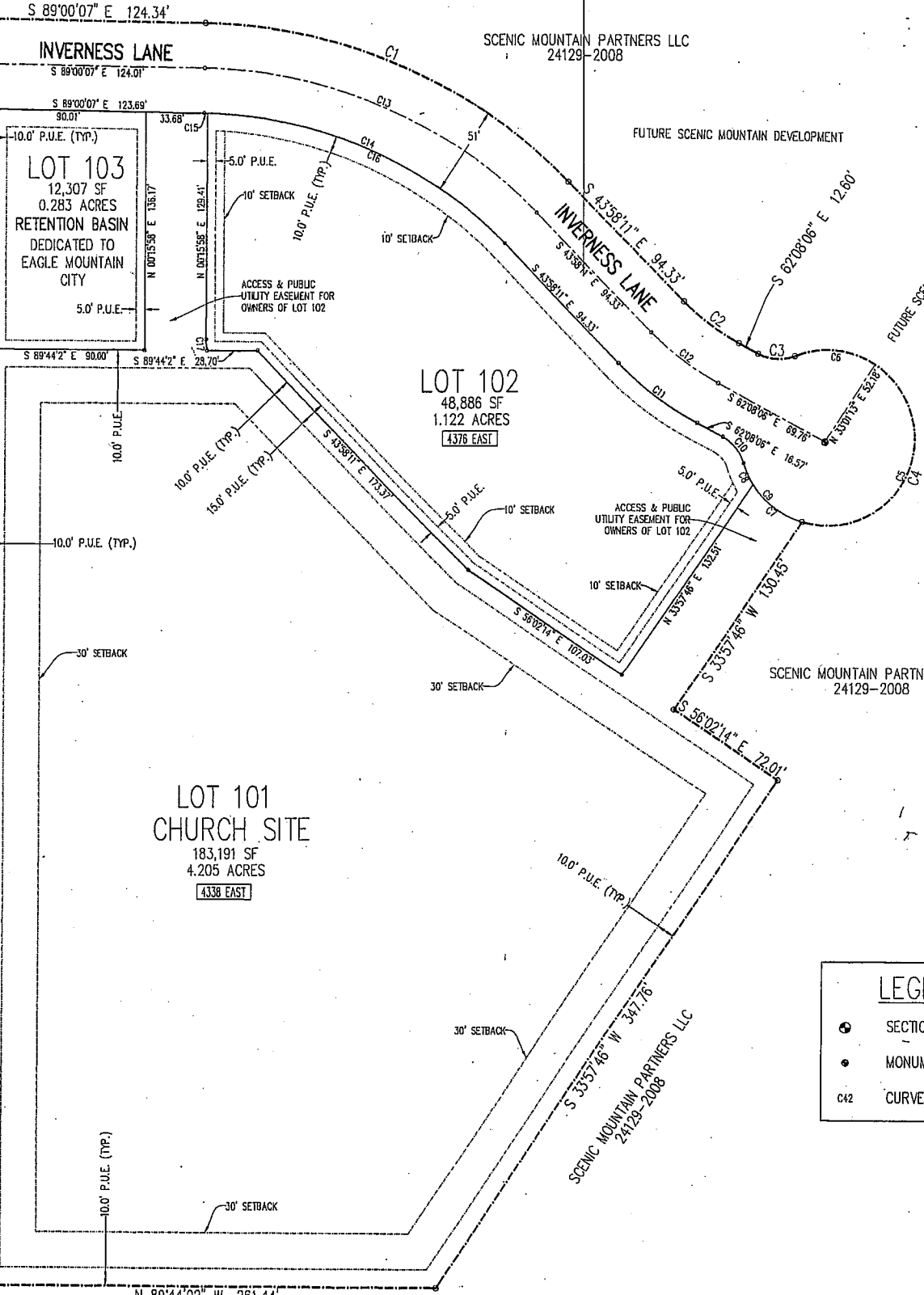
TWO (2) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

LEGEND

- SECTION CORNER
- MONUMENT TO BE SET
- C42 CURVE NUMBER

NORTHMOOR DEVELOPMENT LC  
47-270-0101

NORTHMOOR DEVELOPMENT LC  
47-270-0109



SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 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 IN 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.

DATE: Oct 12, 2009

DAVID V. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°00'48" WEST ALONG SECTION LINE 1847.00 FEET AND NORTH 624.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°15'58" EAST ALONG NORTHMOOR PHASE 1 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER A DISTANCE OF 720.89 FEET; THENCE SOUTH 89°00'07" EAST, A DISTANCE OF 124.34 FEET; THENCE ALONG THE ARC OF A 295.50 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°01'56" FOR 232.25 FEET (CHORD BEARS SOUTH 66°29'09" EAST 226.32 FEET); THENCE SOUTH 43°58'11" EAST, A DISTANCE OF 94.33 FEET; THENCE ALONG THE ARC OF A 124.50 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°09'55" FOR 39.47 FEET (CHORD BEARS SOUTH 53°03'09" EAST 39.31 FEET); THENCE SOUTH 62°08'06" EAST, A DISTANCE OF 12.80 FEET; THENCE ALONG THE ARC OF A 25.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°53'01" FOR 21.77 FEET (CHORD BEARS SOUTH 87°04'36" EAST 21.08 FEET); THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 190.66 FEET (CHORD BEARS SOUTH 02°46'42" EAST 94.41 FEET); THENCE SOUTH 33°57'46" WEST, A DISTANCE OF 130.45 FEET; THENCE SOUTH 56°02'14" EAST, A DISTANCE OF 72.01 FEET; THENCE SOUTH 33°57'46" WEST, A DISTANCE OF 347.76 FEET; THENCE NORTH 88°44'02" WEST, A DISTANCE OF 261.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 277,799 SQUARE FEET OR 6.3774 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners 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 10-9a-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 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.

OWNER(S):

PRINTED NAME OF OWNER  
SCENIC MOUNTAIN PARTNERS, LLC

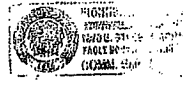
AUTHORIZED SIGNATURE(S)

Scott Kirkland SCOTT KIRKLAND, MANAGER  
Matthew P. Steiner Matthew P. Steiner, Manager

ACKNOWLEDGMENT

On the 13<sup>th</sup> day of October, 2009, 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



ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain County of Utah, APPROVES THIS SUBDIVISION PLAT 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 13<sup>th</sup> DAY OF Oct, 2009.

Scott Kirkland MAYOR

APPROVED Christopher T. King ENGINEER (SEE SEAL BELOW)

Scott Kirkland CITY CLERK

ATTEST Scott Kirkland CLERK-RECORDER (SEE SEAL BELOW)

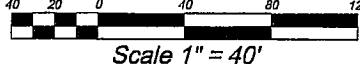
UTAH COUNTY RECORDER  
2009 OCT 13 10:00 AM REC'D BY ED  
RECORDED FOR EAGLE MOUNTAIN CITY

PLAT "1"  
SCENIC MOUNTAIN  
SUBDIVISION

LOCATED IN THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

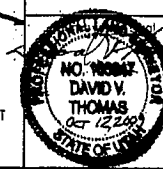
SCALE: 1" = 40 FEET

Notary Public Seal  
City of Eagle Mountain Seal  
CORPORATE SEAL  
STATE OF UTAH



Scale 1" = 40'

SURVEYOR:  
AZTEC ENGINEERING  
491 NORTH 450 WEST  
OREM, UTAH 84057  
(801) 224-7308



Sec. 16-5-16 70-038