

SOUTHMOOR PHASE 2

A SUBDIVISION LOCATED IN
 THE SOUTHWEST QUARTER OF SECTION 16,
 THE SOUTHEAST QUARTER OF SECTION 17,
 AND THE NORTHEAST QUARTER OF SECTION 20
 AND THE NORTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYORS CERTIFICATE

I, Craig E. Ahrens, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 270814 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.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 16, the Southeast Quarter of Section 17, the Northeast Quarter of Section 20 and the Northwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. Basis of Bearing for subject parcel being North 00°15'54" East 2641.25 feet (measured) between the Utah County brass cap monuments monumentalizing the East line of the Southeast Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Subject parcel being more particularly described as follows:

COMMENCING at the Utah County brass cap monument monumentalizing the East Quarter Corner of said Section 17; Thence running along the section line South 00°15'54" West 2532.21 feet and South 89°44'06" East 180.36 feet to the POINT OF BEGINNING; thence South 34°49'33" East 45.00 feet; thence South 55°10'27" West 5.48 feet; thence South 03°42'14" East 166.22 feet; thence North 86°32'25" West 50.02 feet; thence South 41°29'50" West 85.00 feet; thence North 48°00'07" West 108.95 feet; thence South 41°59'53" West 20.00 feet; thence South 48°00'07" East 109.99 feet; thence South 39°01'12" West 86.23 feet; thence South 43°15'32" West 255.06 feet; thence South 27°39'20" West 237.88 feet; thence South 36°24'12" West 435.56 feet; thence South 59°23'23" West 133.37 feet; thence South 28°01'28" East 18.02 feet; thence North 59°23'23" East 106.80 feet; thence South 29°51'49" East 82.17 feet; thence South 61°58'32" West 154.33 feet; thence South 28°01'28" East 8.72 feet; thence South 61°58'32" West 103.24 feet; thence North 29°13'02" West 81.52 feet; thence North 60°36'35" East 104.97 feet; thence North 28°01'28" West 18.00 feet; thence South 60°36'35" West 105.34 feet; thence North 33°39'19" West 77.21 feet; thence North 42°13'43" West 61.40 feet; thence North 78°11'33" West 108.13 feet; thence South 45°21'39" West 113.41 feet; thence North 66°20'39" West 94.64 feet; thence North 16°28'01" East 97.33 feet; thence North 31°39'37" East 268.69 feet; thence North 63°40'27" East 108.82 feet; thence South 64°55'17" East 207.96 feet; thence North 38°56'25" East 125.09 feet; thence North 34°02'00" East 85.76 feet; thence North 30°19'23" East 83.30 feet; thence North 22°39'20" East 74.26 feet; thence North 21°10'30" East 89.88 feet; thence North 21°08'08" East 111.46 feet; thence North 22°47'20" East 142.42 feet; thence North 29°25'57" East 72.11 feet; thence North 89°59'37" East 221.04 feet; thence South 47°04'21" East 38.50 feet; thence North 41°59'53" East 20.00 feet; thence North 47°04'21" West 53.73 feet to the East Line of Well #2 at the Ranches, Entry No. 4713; 2001 Utah County Recorder, thence coincident with said East Line North 00°00'23" West 116.18 feet; thence North 33°43'36" East 106.81 feet; thence 20.15 feet along the arc of a 63.88 foot radius curve to the left, through a central angle of 18°04'31" (chord bears North 58°25'57" East 20.07 feet); thence 11.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 44°08'50" (chord bears North 71°28'07" East 11.27 feet); thence South 86°27'28" East 61.77 feet; thence 111.50 feet along the arc of a 171.50 foot radius curve to the right, through a central angle of 37°15'04" (chord bears South 67°49'56" East 109.55 feet); thence 27.01 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 103°08'56" (chord bears South 02°22'34" West 23.51 feet) to the Point Of Beginning.

OWNERS 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 10-9a-607, Utah Code, without condition, restriction of 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(S)

Eagle Mountain City, LLC

AUTHORIZED SIGNATURE(S)

VICE PRESIDENT

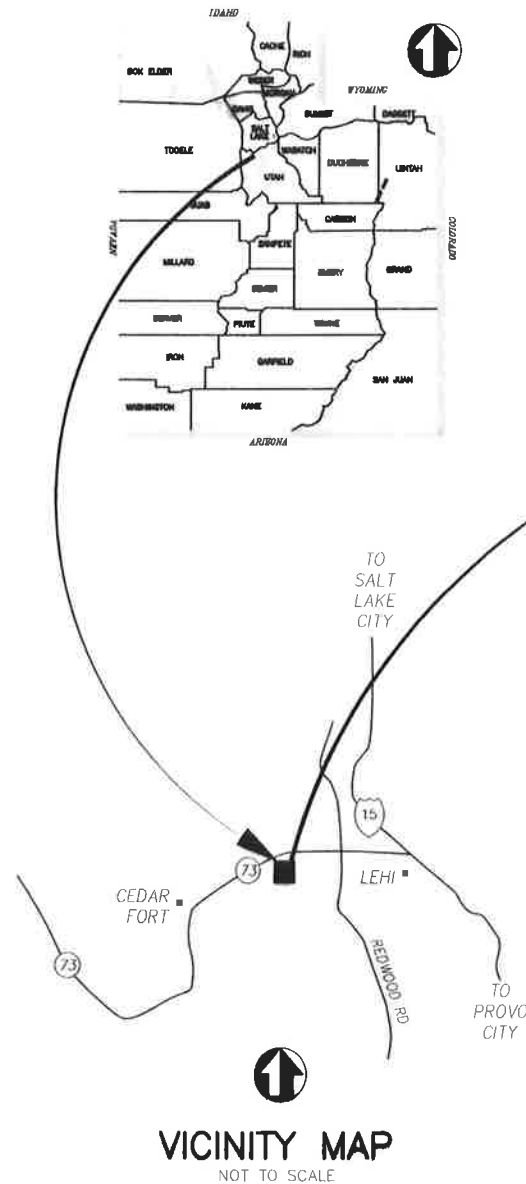
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF UTAH } s.s.

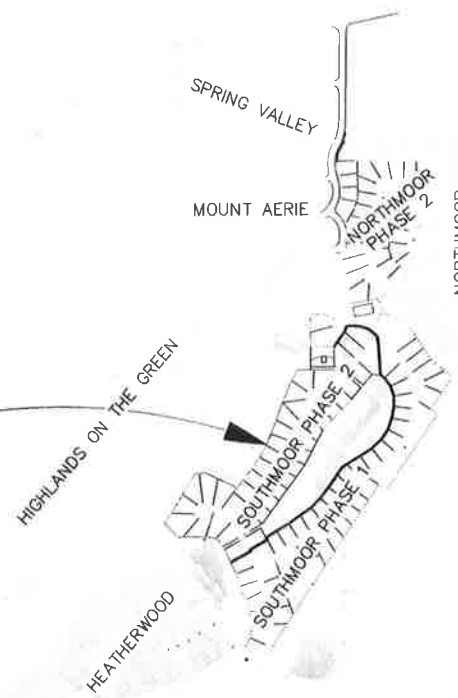
On the _____ day of _____, 20____, personally appeared before me, the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____

Notary Public
 Residing in _____



VICINITY MAP
 NOT TO SCALE



PROJECT LOCATION

PLAT PREPARED BY:

PSOMAS
 4179 S. Riverboat Road
 Salt Lake City, Utah 84123
 (801)270-5777 (801)270-5782(FAX)

Sheet 1 of 2

NOTES:

- 1) Rear Lot Corners will be marked with 5/8" rebar and cap.
- 2) Lot Lines will be marked with a rivet in the Top Back of Curb, on the Lot Line Extended.
- 3) Public Utility Easements are 10' (Front and Back Yard), and 5' (Side Yard) Typical.
- 4) All roads created by this plat have a 45' Right of Way unless otherwise noted.

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 _____ DAY OF _____ A.D., 20____

MAYOR OF EAGLE MOUNTAIN
 APPROVED _____ 20____ ATTEST _____
 CLERK-RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 20____
 BY THE _____ CITY ATTORNEY

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D., 20____
 BY THE _____ CITY ENGINEER

UTAH COUNTY RECORDER

NO. _____ BOOK _____ PAGE _____ DATE _____
 A.D., 20____
 STATE OF UTAH, COUNTY OF UTAH, TIME _____ FEE _____
 RECORDED AND FILE AT THE REQUEST OF _____
 COUNTY RECORDER

SURVEYORS STAMP



NOTARY PUBLIC SEAL



CITY ENGINEER'S SEAL



CLERK-RECORDER SEAL



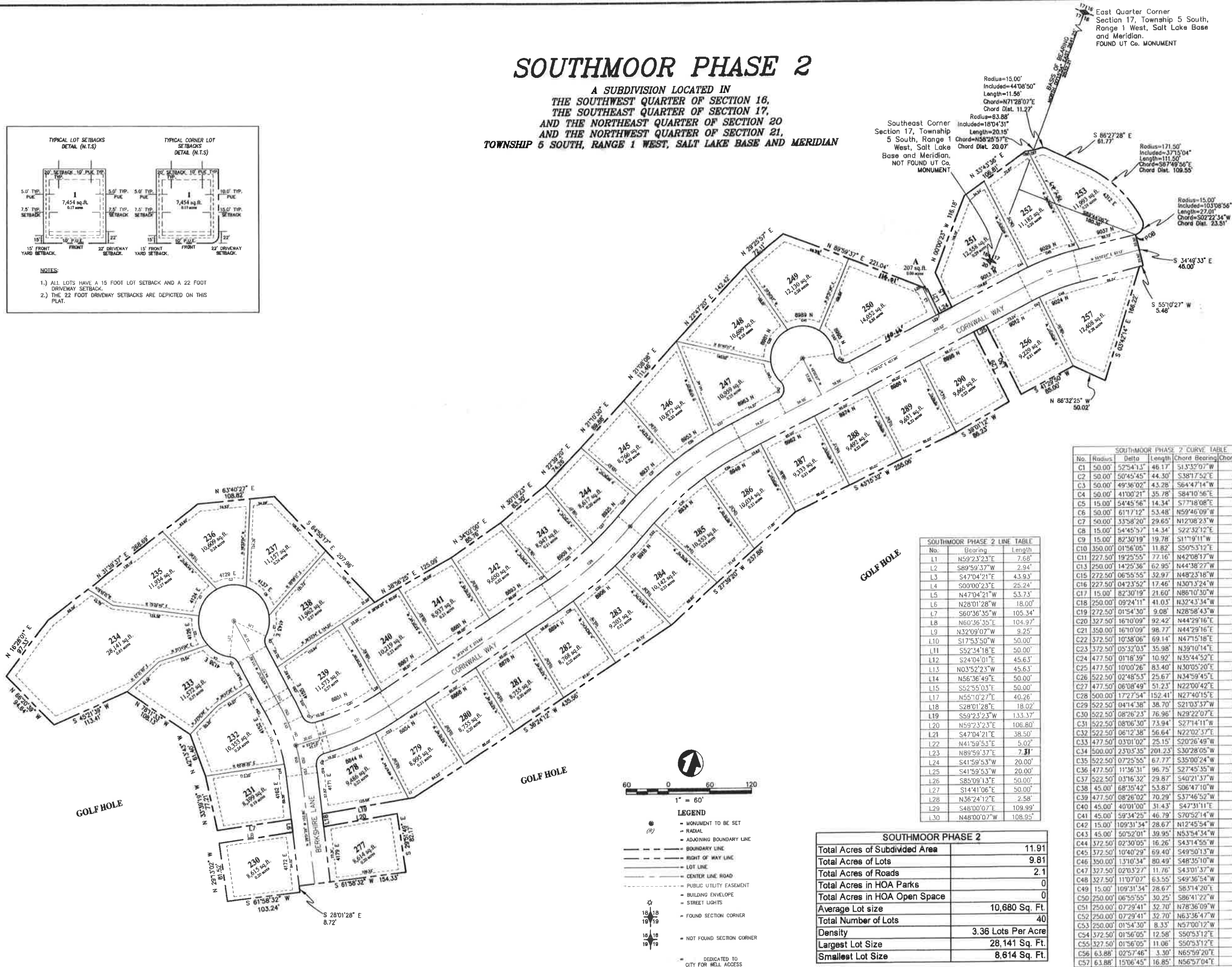
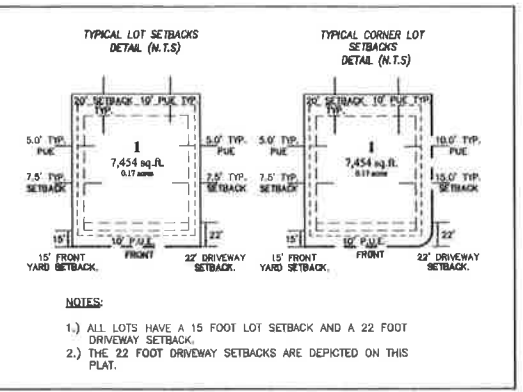
PSOMAS
 4179 S. Riverboat Road, Suite 200
 Salt Lake City, Utah 84123
 (801) 270-5777 (801) 270-5782 (FAX)

14047 sheet 1 of 2

Sec. 16, 17, 20, 21 - 5-1A 70-038

SOUTHMOOR PHASE 2

A SUBDIVISION LOCATED IN
THE SOUTHWEST QUARTER OF SECTION 16,
THE SOUTHEAST QUARTER OF SECTION 17,
AND THE NORTHEAST QUARTER OF SECTION 20
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



SOUTHMOOR PHASE 2 LINE TABLE

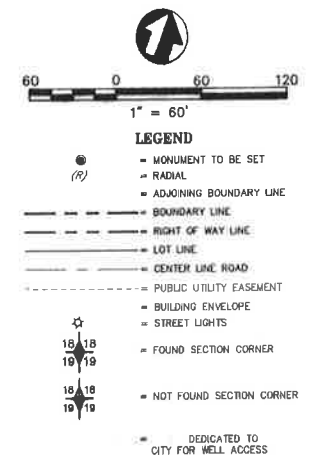
No.	Bearing	Length
L1	N59°23'23"E	7.68'
L2	S89°59'37"W	2.94'
L3	S47°04'21"E	4.393'
L4	S00°00'23"E	25.24'
L5	N47°04'21"W	53.73'
L6	N28°01'28"W	18.00'
L7	S60°36'35"W	105.34'
L8	N60°36'35"E	104.97'
L9	N32°09'07"W	9.25'
L10	S17°53'50"W	50.00'
L11	S52°34'18"E	50.00'
L12	S24°04'01"E	45.63'
L13	N03°52'23"W	45.63'
L14	N56°36'49"E	50.00'
L15	S52°55'03"E	50.00'
L17	N55°10'27"E	40.26'
L18	S28°01'28"E	18.02'
L19	S59°23'23"W	133.37'
L20	N59°23'23"E	106.80'
L21	S47°04'21"E	38.50'
L22	N41°59'53"E	5.02'
L23	N89°59'37"E	7.31'
L24	S41°59'53"W	20.00'
L25	S41°59'53"W	20.00'
L26	S85°09'13"E	50.00'
L27	S14°41'06"E	50.00'
L28	N36°24'12"E	2.58'
L29	S48°00'07"E	109.99'
L30	N48°00'07"W	108.95'

SOUTHMOOR PHASE 2 CURVE TABLE

No.	Radius	Betta	Length	Chord Bearing	Chord Distance
C1	50.00'	52°54'13"	46.17'	S13°32'07"W	44.54'
C2	50.00'	50°45'45"	44.30'	S38°17'52"E	42.86'
C3	50.00'	49°36'02"	43.28'	S64°47'14"W	41.95'
C4	50.00'	41°00'21"	35.78'	S84°10'56"E	35.03'
C5	15.00'	54°45'56"	14.34'	S77°18'08"E	13.80'
C6	50.00'	61°17'12"	53.48'	N59°46'09"W	50.97'
C7	50.00'	33°58'20"	29.65'	N12°08'23"W	29.21'
C8	15.00'	54°45'57"	14.34'	S22°52'12"E	13.80'
C9	15.00'	82°30'19"	19.78'	S11°19'11"W	19.78'
C10	350.00'	01°56'05"	11.82'	S50°53'12"E	11.82'
C11	227.50'	19°25'55"	77.16'	N42°08'17"W	76.79'
C13	250.00'	14°25'36"	62.95'	N44°38'27"W	62.78'
C15	272.50'	06°55'55"	32.97'	N48°23'18"W	32.95'
C16	227.50'	04°23'52"	17.46'	N30°13'24"W	17.46'
C17	15.00'	82°30'19"	21.60'	N86°10'30"W	19.78'
C18	250.00'	09°24'11"	41.03'	N32°43'34"W	40.98'
C19	272.50'	01°54'30"	9.08'	N28°58'43"W	9.08'
C20	327.50'	16°10'09"	92.42'	N44°29'16"E	92.12'
C21	350.00'	16°10'09"	98.77'	N44°29'16"E	98.44'
C22	372.50'	10°38'06"	69.14'	N47°51'16"E	69.04'
C23	372.50'	05°32'03"	35.98'	N39°10'14"E	35.97'
C24	477.50'	01°18'39"	10.92'	N35°44'52"E	10.92'
C25	477.50'	10°00'26"	83.40'	N30°05'20"E	83.29'
C26	522.50'	02°48'53"	25.67'	N34°59'45"E	25.67'
C27	477.50'	06°08'49"	51.23'	N22°00'42"E	51.20'
C28	500.00'	17°27'54"	152.41'	N27°40'15"E	151.82'
C29	522.50'	04°14'38"	38.70'	S21°03'37"W	38.69'
C30	522.50'	08°26'23"	76.96'	N29°22'07"E	76.90'
C31	522.50'	08°06'30"	73.94'	S27°14'11"W	73.88'
C32	522.50'	06°12'38"	56.64'	N22°02'37"E	56.61'
C33	477.50'	03°01'02"	25.15'	S20°26'49"W	25.14'
C34	500.00'	23°03'35"	201.23'	S30°28'05"W	199.88'
C35	522.50'	07°25'55"	67.77'	S35°00'24"W	67.73'
C36	477.50'	11°36'31"	96.75'	S27°45'35"W	96.58'
C37	522.50'	03°16'32"	29.87'	S40°21'37"W	29.87'
C38	45.00'	68°35'42"	53.87'	S06°47'10"W	50.71'
C39	477.50'	08°26'02"	70.29'	S37°46'52"W	70.22'
C40	45.00'	40°01'00"	31.43'	S47°31'11"E	30.79'
C41	45.00'	59°34'25"	46.79'	S70°52'14"W	44.71'
C42	15.00'	109°31'34"	28.67'	N12°45'54"W	24.50'
C43	45.00'	50°52'01"	39.95'	N53°54'34"W	38.65'
C44	372.50'	02°30'05"	16.26'	S43°14'55"W	16.26'
C45	372.50'	10°40'29"	69.40'	S49°50'13"W	69.30'
C46	350.00'	13°10'34"	80.49'	S48°35'10"W	80.31'
C47	327.50'	02°03'27"	11.76'	S43°01'37"W	11.76'
C48	327.50'	11°07'07"	63.55'	S49°36'54"W	63.45'
C49	15.00'	109°31'34"	28.67'	S8°51'20"E	24.50'
C50	250.00'	06°55'55"	30.25'	S86°41'22"W	30.23'
C51	250.00'	07°29'41"	32.70'	N78°36'09"W	32.68'
C52	250.00'	07°29'41"	32.70'	N63°36'47"W	32.68'
C53	250.00'	01°54'30"	8.33'	N57°00'12"W	8.33'
C54	372.50'	01°56'05"	12.58'	S50°53'12"E	12.58'
C55	327.50'	01°56'05"	11.06'	S50°53'12"E	11.06'
C56	63.88'	02°57'46"	3.30'	N65°59'20"E	3.30'
C57	63.88'	15°06'45"	16.85'	N56°57'04"E	16.80'

SOUTHMOOR PHASE 2

Total Acres of Subdivided Area	11.91
Total Acres of Lots	9.81
Total Acres of Roads	2.1
Total Acres in HOA Parks	0
Total Acres in HOA Open Space	0
Average Lot size	10,680 Sq. Ft.
Total Number of Lots	40
Density	3.36 Lots Per Acre
Largest Lot Size	28,141 Sq. Ft.
Smallest Lot Size	8,614 Sq. Ft.



14047 sheet 2 of 2

08-19-13
PART DATE
SCALE 1" = 60'
PROJECT NUMBER
BEMLO10100

SOUTHMOOR PHASE 2
EAGLE MOUNTAIN, UTAH

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84125
(801) 270-5777 (801) 270-5782 (FAX)

CEA TDM CEA

SHEET 2