



**SURVEYOR'S CERTIFICATE**

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163347, 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 I 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 THE WESTERLY BOUNDARY OF MT. AIREY DRIVE, SAID POINT BEING LOCATED NORTH 00 DEGREES 15'56" EAST ALONG SECTION LINE 1050.40 FEET AND WEST 95.17 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE RIGHT 286.43 FEET (CENTRAL ANGLE = 117 DEGREES 13'16"), THE CHORD OF WHICH BEARS SOUTH 44 DEGREES 24'34" WEST 239.02 FEET; THENCE NORTH 16 DEGREES 24'07" WEST 85.58 FEET; THENCE NORTH 02 DEGREES 58'17" WEST 176.46 FEET; THENCE NORTH 37 DEGREES 49'44" WEST 291.22 FEET; THENCE NORTH 24 DEGREES 00'34" WEST 94.68 FEET; THENCE NORTH 51 DEGREES 57'26" WEST 98.61 FEET; THENCE NORTH 59 DEGREES 58'29" WEST 74.61 FEET; THENCE NORTH 21 DEGREES 38'14" WEST 80.40 FEET; THENCE NORTH 42 DEGREES 21'57" WEST 84.07 FEET; THENCE NORTH 54 DEGREES 58'53" WEST 179.69 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD 73; THENCE NORTH 78 DEGREES 14'03" EAST 790.49 FEET ALONG SAID SOUTHERLY BOUNDARY; THENCE SOUTH 10'00 FEET; THENCE SOUTH 52 DEGREES 04'18" EAST 61.44 FEET; THENCE EAST 10.00 FEET TO THE WESTERLY BOUNDARY OF MT. AIREY DRIVE; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF MT. AIREY DRIVE: SOUTH 00 DEGREES 15'56" WEST 476.99 FEET; THENCE ALONG THE ARC OF A 265.00 FOOT RADIUS CURVE TO THE RIGHT 134.17 FEET (CENTRAL ANGLE = 29 DEGREES 00'34"), THE CHORD OF WHICH BEARS SOUTH 14 DEGREES 46'12" WEST 132.74 FEET; AND ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE LEFT 178.32 FEET (CENTRAL ANGLE = 43 DEGREES 28'34"), THE CHORD OF WHICH BEARS SOUTH 07 DEGREES 32'12" WEST 174.07 FEET; THENCE SOUTH 14 DEGREES 12'04" EAST 80.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.9491 ACRES MORE OR LESS

BASIS OF BEARING = STATE PLANE COORDINATE SYSTEM

DATE Feb. 7, 2006 SURVEYOR (SEE SEAL BELOW)

**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-407 Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all 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.

PRINTED NAME OF OWNER Scott Kierland AUTHORIZED SIGNATURE(S) [Signature]

PRINTED NAME OF OWNER Scott Kierland AUTHORIZED SIGNATURE(S) [Signature]

**ACKNOWLEDGMENT**

ON THE 8th DAY OF February, A.D. 2006, PERSONALLY APPEARED BEFORE ME THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION KNOWING TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S DEDICATION FOR AND ON BEHALF OF THE OWNERS, WHO DULY ACKNOWLEDGED TO ME THAT THE OWNER'S DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES Sept 20, 2007 Justi Kay Hagman NOTARY PUBLIC (SEE SEAL BELOW)

**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 28 DAY OF Feb, A.D. 2006

Zimm B. Owen MAYOR [Signature] CITY ATTORNEY

APPROVED Christopher Truett ATTEST [Signature] ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

Adriana 2-28-06

PLAT "A"

**SPRING VALLEY TOWNHOMES**

BEING A PORTION OF THE S.E. 1/4 OF SEC. 17, T.5S., R.1W., S.L.B. #11.

CITY OF EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE 1" = 50 FEET

**TYPICAL LOT DIMENSIONS**

1. TOTAL PLAT ACREAGE.....9.9491 ACRES

2. TOTAL LOT ACREAGE.....3.5875 ACRES

3. TOTAL ACREAGE IN PRIVATE DRIVES.....1.7148 ACRES

4. TOTAL ACREAGE IN OPEN SPACE.....4.6668 ACRES

5. AVERAGE LOT SIZE.....1,962 S.F.

6. TOTAL NUMBER OF LOTS.....80

11678

