



STATE PLANE COORDINATES

	NORTHING	EASTING
A	739,364.43	1,865,643.37
B	739,320.43	1,868,281.29
C	739,466.319	1,866,764.674
D	739,475.317	1,866,764.803
E	739,516.124	1,866,777.170
F	739,521.213	1,866,788.656
G	739,541.077	1,866,841.370
H	739,545.486	1,866,854.037
I	739,650.604	1,866,956.376
J	739,663.380	1,866,960.455
K	739,715.535	1,866,977.770
L	739,728.211	1,866,982.148
M	739,799.509	1,866,972.761
N	739,860.781	1,866,938.531
O	739,941.257	1,866,886.537
P	739,999.319	1,866,755.026
Q	740,043.586	1,866,586.807
R	740,167.419	1,866,667.533
S	740,161.001	1,866,681.508
T	740,165.270	1,866,720.917
U	740,163.060	1,866,773.211
V	740,132.440	1,866,930.484
W	740,123.782	1,867,021.736
X	740,124.582	1,867,280.449
Y	740,134.758	1,867,326.035
Z	739,607.997	1,867,327.665
AA	739,612.735	1,867,006.041
AB	739,608.757	1,866,999.353
AC	739,503.648	1,866,897.014
AD	739,490.862	1,866,892.945
AE	739,464.504	1,866,891.186
AF	740,039.297	1,866,980.919
AG	740,039.297	1,867,020.907
AH	740,038.238	1,867,179.769
AI	739,998.250	1,867,179.769
AJ	740,038.038	1,867,204.611
AK	739,998.050	1,867,204.611
AL	739,904.988	1,867,266.433
AM	739,904.988	1,867,306.421
AN	739,717.724	1,867,138.761
AO	739,677.736	1,867,138.761
AP	739,730.770	1,867,057.286
AQ	739,730.770	1,867,097.274

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGT	CHORD/BEARING
1	15.00'	49°30'07"	12.96'	12.56' N 69°05'31"
2	60.00'	29°07'48"	58.67'	56.36' N 69°21'10"
3	15.00'	53°07'48"	13.91'	13.42' N 74°47'25"
4	15.00'	53°07'48"	13.91'	13.42' N 17°40'08"
5	60.00'	54°31'27"	57.10'	54.97' N 18°21'57"
6	15.00'	53°07'48"	13.91'	13.42' N 19°03'46"
7	15.00'	43°22'15"	71.91'	70.21' N 29°11'16"
8	95.00'	38°00'52"	97.43'	95.83' N 32°51'57"
9	80.00'	22°43'08"	314.00'	147.88' N 33°05'44"
10	15.00'	61°43'35"	16.16'	15.39' S 65°19'29"
11	175.00'	17°12'19"	52.55'	52.35' S 87°35'07"
12	470.00'	11°14'40"	91.85'	91.88' S 84°34'46"
13	15.00'	30°02'39"	7.87'	7.78' S 17°40'08"
14	15.00'	53°07'48"	13.91'	13.42' S 03°51'09"
15	60.00'	53°07'48"	26.70'	26.48' S 03°51'09"
16	15.00'	23°05'09"	6.04'	6.00' S 05°49'16"
17	15.00'	158°00'03"	185.46'	117.80' S 18°21'49"
18	15.00'	53°07'48"	13.91'	13.42' W 29°11'16"
19	155.00'	43°22'15"	134.11'	134.11' W 34°03'31"
20	95.00'	43°22'15"	102.62'	97.70' W 19°55'41"
21	15.00'	84°25'07"	22.11'	20.16' W 53°14'06"
22	15.00'	05°37'47"	52.08'	52.06' W 53°14'06"
23	15.00'	61°53'25"	16.16'	15.39' W 81°24'43"
24	80.00'	71°52'33"	100.36'	93.91' W 81°24'43"
25	15.00'	61°43'35"	16.16'	15.39' W 81°24'43"
26	15.00'	17°12'19"	34.53'	34.40' W 87°35'07"
27	15.00'	90°00'00"	23.56'	21.21' W 33°58'58"
28	155.00'	43°22'15"	134.11'	134.11' W 01°55'15"
29	15.00'	25°52'34"	70.00'	69.41' W 58°01'25"
30	145.00'	17°12'19"	167.44'	153.41' W 58°01'25"
31	500.00'	00°53'58"	7.85'	7.85' W 79°25'57"
32	500.00'	10°17'42"	88.84'	89.72' W 85°01'47"
33	500.00'	11°11'48"	97.70'	97.54' W 84°34'46"
34	125.00'	43°22'15"	128.55'	128.55' W 19°55'41"
35	125.00'	43°22'15"	94.69'	94.38' W 19°55'41"
36	80.00'	18°12'36"	25.43'	25.32' W 34°44'22"
37	80.00'	52°47'46"	73.72'	71.14' W 34°44'22"
38	80.00'	100°08'47"	139.78'	122.67' W 41°42'52"
39	80.00'	53°46'05"	75.07'	72.35' W 81°20'44"
40	30.00'	28°54'28"	18.70'	18.30' W 89°09'24"

DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FU THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THIS RECO SPRINGS CONDOMINIUMS, A PLANNED RESIDENTIAL DEVELOPMENT, AND PHASE 1 OF THIS RECO CONSISTING OF ONE (1) PAGE IS ACCURATE AND COMPLETES WITH THE PROVISIONS OF SECTION 5, THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SH PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO BE REPRODUCED OR REESTABLISH THIS SUR DATE JUNE 16, 2000 DAVID V. THOMAS (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT WHICH IS SOUTH 89°02'40" EAST ALONG THE SECTION LINE 1121.80 FEET AND 120.62 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S&L BASE & MERIDIAN; THENCE AS FOLLOWS:

NORTH 00°50'36" EAST 9.00 FEET; THENCE NORTH 16°51'19" EAST 42.65 FEET; THENCE ALONG THE AR 15.00 FOOT RADIUS CURVE TO THE LEFT 12.96 FEET (CURVE HAS A CENTRAL ANGLE OF 49°30'07" AN BEARING NORTH 69°05'33" EAST 12.56 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURV RIGHT 58.67 FEET (CURVE HAS A CENTRAL ANGLE OF 56°01'21" AND A CHORD BEARING NORTH 69°21' 56.36 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 13.91 FEET (CUF CENTRAL ANGLE OF 53°07'48" AND A CHORD BEARING NORTH 70°47'56" EAST 13.42 FEET); THENCE NO 44°14'02" EAST 146.75 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CURVE HAS A CENTRAL ANGLE OF 53°07'48" AND A CHORD BEARING NORTH 17°40'08" EAST 13.42 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 57.10 FEET (CURVE HAS A CENTRAL / 54°31'27" AND A CHORD BEARING NORTH 18°21'57" EAST 54.97 FEET); THENCE ALONG THE ARC OF A RADIUS CURVE TO THE LEFT 13.91 FEET (CURVE HAS A CENTRAL ANGLE OF 53°07'48" AND A CHORD B NORTH 19°03'46" EAST 13.42 FEET); THENCE NORTH 07°30'08" WEST 71.94 FEET; THENCE ALONG THE / 95.00 FOOT RADIUS CURVE TO THE LEFT 71.91 FEET (CURVE HAS A CENTRAL ANGLE OF 43°22'15" AND BEARING NORTH 29°11'16" WEST 70.21 FEET); THENCE ALONG THE ARC OF A 155.00 FOOT RADIUS CUR RIGHT 97.43 FEET (CURVE HAS A CENTRAL ANGLE OF 38°00'52" AND A CHORD BEARING NORTH 32°51' 95.83 FEET); THENCE NORTH 65°10'32" WEST 143.81 FEET; THENCE WEST 192.66 FEET; THENCE NORTH 28.48 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 314.00 FEET HAS A CENTRAL ANGLE OF 22°43'08" AND A CHORD BEARING NORTH 33°05'44" EAST 147.88 FEET); TH ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 16.16 FEET (CURVE HAS A CENTRAL AN 61°43'35" AND A CHORD BEARING SOUTH 65°19'29" EAST 15.39 FEET); THENCE NORTH 83°38'43" EAST FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT 52.55 FEET (CURVE H CENTRAL ANGLE OF 17°12'19" AND A CHORD BEARING SOUTH 87°35'07" EAST 52.35 FEET); THENCE SO 78°58'58" EAST 160.28 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT FEET (CURVE HAS A CENTRAL ANGLE OF 11°14'40" AND A CHORD BEARING SOUTH 84°34'46" EAST 91.6 FEET); THENCE NORTH 89°49'22" EAST 258.79 FEET; THENCE NORTH 77°24'55" EAST 46.72 FEET; THENCE SOUTH 00°10'38" EAST 526.92 FEET; THENCE NORTH 89°09'24" WEST 321.76 FEET; THENCE ALONG THE ARC OI FOOT RADIUS CURVE TO THE LEFT 7.87 FEET (CURVE HAS A CENTRAL ANGLE OF 30°02'39" AND A CHOI SOUTH 59°15'22" WEST 7.78 FEET); THENCE SOUTH 44°14'02" WEST 146.75 FEET; THENCE ALONG THE / 15.00 FOOT RADIUS CURVE TO THE LEFT 13.91 FEET (CURVE HAS A CENTRAL ANGLE OF 53°07'48" AND BEARING SOUTH 17°40'08" WEST 13.42 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURV RIGHT 26.70 FEET (CURVE HAS A CENTRAL ANGLE OF 25°29'47" AND A CHORD BEARING SOUTH 03°51'0 26.48 FEET); THENCE NORTH 89°09'24" WEST 126.54 FEET TO THE POINT OF BEGINNING.

AREA = 6.5271 ACRES

OWNER'S CERTIFICATE, CONSENT TO RECORD, AND DEDIC

KNOW ALL MEN BY THESE PRESENTS THAT, SUMMIT DEVELOPMENT DO HEREBY:

- CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON TH OF SURVEY MAP; (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MA THIS RECORD OF SURVEY MAP, CONSISTING OF ONE (1) PAGE, TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR WILLOW SPRINGS CONDO: THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBE HEREON;
- DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILIT IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS, AND ALL OTHER PU PUBLIC USE TO THE TOWN OF EAGLE MOUNTAIN, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BE THE TOWN AND THE INHABITANTS THEREOF.

ZANE L. POWELL PRINTED NAME OF OWNER  
Zane L. Powell AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH

ON THE 16 TH DAY OF AUGUST, 2000, PERSONALLY APPEARED BEFORE THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY TH ON BEHALF OF THE OWNERS.

SEPT. 8, 2001 MY COMMISSION EXPIRES  
James B. Valentine NOTARY PUBLIC (SEE SEAL BELOW)

PHASE " 1 " **WILLOW SPRINGS**  
CONDOMINIUM  
AN EXPANDABLE UTAH CONDOMINIUM PROJECT  
TOWN OF EAGLE MOUNTAIN UTAH COUNT

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL: JAMES B. VALENTINE, STATE OF UTAH, COMMISSION EXPIRES SEPTEMBER 8, 2001

CITY ENGINEER'S SEAL: DAVID V. THOMAS, REGISTERED LAND SURVEYOR, STATE OF UTAH, CERTIFICATE NO. 163947

CLERK-RECORD: JUDITH WRIGHT HULL, CLERK-RECORDER, STATE OF UTAH

**ADDRESS TABLE**

BUILDING	ADDRESS
A	8122 N. RIDGE LOOP EAST, UNITS 1-12
B	3452 E. RIDGE ROUTE ROAD, UNITS 1-12
C	3478 E. RIDGE ROUTE ROAD, UNITS 1-12
D	8096 N. RIDGE LOOP EAST, UNITS 1-12
E	8066 N. RIDGE LOOP EAST, UNITS 1-12
F	8084 N. RIDGE LOOP EAST, UNITS 1-12

**8699-99**

NORTHWEST CORNER SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S&L LAKE BASE & MERIDIAN

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS CONDOMINIUM 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 DAY OF \_\_\_\_\_, 2000.

MAYOR: \_\_\_\_\_ TOWN ATTORNEY: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ ENGINEER (SEE SEAL BELOW) ATTEST: \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION, APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, BY THE TOWN OF EAGLE MOUNTAIN PLANNING COMMISSION.  
DIRECTOR - SECRETARY: \_\_\_\_\_ CHAIRPERSON, PLANNING COMMISSION: \_\_\_\_\_

- NOTES:**
- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENT.
  - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING.
  - ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO UNFINISHED SURFACES.
  - EXCEPT AS SHOWN, ALL ODD-NUMBERED UNITS ARE IDENTICAL AND ALL EVEN-NUMBERED UNITS ARE THE MIRROR IMAGE OF ALL ODD-NUMBERED UNITS.
  - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
  - LIMITED COMMON AREA PARKING SPACES ARE RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS OF THE UNITS BEARING THE SAME NUMBER AS THE PARKING SPACE.
  - ALL BUILDING DIMENSIONS ARE TYPICAL.
  - ALL PARKING SPACES SHOWN ARE FOR RESIDENTS ONLY.
  - ALL COMMON AREAS AND OPEN SPACE AREAS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

**LEGEND**

- COMMON AREAS & FACILITIES
- PRIVATE AREA
- LIMITED COMMON AREA (COVERED PARKING STALL & PATIO/DECKS/HALLWAYS)
- ROADWAY DEDICATION TO THE TOWN OF EAGLE MOUNTAIN
- SECTION CORNER
- MONUMENT TO BE SET
- SEE CURVE DATA
- STATE PLANE COORDINATE

**TABULATIONS:**

- TOTAL ACREAGE: 6.5271 ACRES
- PARK ACREAGE: 0.6526 ACRES
- OPEN SPACE ACREAGE: 1.8334 ACRES
- STREET R/W & PARKING ACREAGE: 3.2156 ACRES
- BUILDING FOOTPRINT ACREAGE: 0.7955 ACRES
- TOTAL NUMBER OF UNITS: 72
- AVERAGE UNIT SIZE: 1,260 S.F.

