

COMBINED LEGAL DESCRIPTION

Beginning at a point located North 89°31'09" West along section line 1883.55 feet and South 75°26'05" West from the Northeast Corner of the Section 13, Range 2, West, Subam 4887.60 feet to the intersection of the section line and the section line; thence North 89°31'09" West 744.08 feet; thence South 89°50'02" East 653.36 feet thence along the arc of a circle of 175.00 feet radius curve to the left 66.75 feet, through a central angle of 2°51'32" (chord bears South 2°09'18" East 28.11 feet); thence South 04°28' West 7.87 feet; thence South 89°12'32" East 126.19 feet; thence along the arc of a circle of 325.00 feet radius curve to the right 66.75 feet, through a central angle of 2°51'32" (chord bears South 2°09'18" East 28.11 feet); thence North 45°18'46" West 28.13 feet; thence along the arc of a circle of 175.00 feet radius curve to the right 21.34 feet, through a central angle of 6°59'11" (chord bears North 9°40'45" West 21.32 feet); thence North 13°10'20" West 20.41 feet; thence along the arc of a circle of 175.00 feet radius curve to the right 66.75 feet, through a central angle of 2°51'32" (chord bears North 41°59'24" East 22.36 feet); thence South 89°50'02" East 111.20 feet to the point of beginning. Area = 141.70 Acres.

PLAT CALCULATIONS

TOTAL AREA: 141.70 ACRES
 RELIABLE AREA: 141.70 ACRES
 TOTAL AREA IN LOTS: 9,277 ACRES
 TOTAL FRONT-OF-YARD AREA: 4,078 ACRES
 TOTAL DEVED OPEN SPACE: 0.89 ACRES
 AVERAGE LOT SIZE: 5.87 SQ./A.C. ACRES
 WAREHOUSE AREA: 8,890 SQ./A.C. ACRES
 TOTAL LOT AREA: 141.70 ACRES
 TOTAL OPEN SPACE: 0.89 ACRES
 TOTAL P.C. OF LOTS: 69 LOTS

*SEE OPEN SPACE THIS BELOW FOR ADDITIONAL OPEN SPACE PROVIDED.

SHEET INDEX

1. PRELIMINARY PLAT
2. UTILITY PLAN
3. GRADING, DRAINAGE & EROSION PLAN

PREVISIONS

DATE: 07/22/19
 SCALE: 1"=50'

DESIGNED BY: G.A.Y.
 CHECKED BY: G.A.Y.
 DRAWN BY: G.A.Y.

EXCHER ENGINEERING

1009 N. 4600 W., Provo, Utah 84606
 (801) 733-0800
 www.excher.com

EAGLE MOUNTAIN POLY EXPRESS & BOUNTIFUL LANE UTAH

PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SUBAM 4887.60

GENERAL NOTES

1. SEE SHEET 1 FOR EXISTING CONDITIONS WITH A NATURE, GRADE, SHADE THAT EXCEEDS 15% IN RELATION TO THE PROPOSED LOT LAYOUT. THEREFORE, A SLOPE ANALYSIS PLAN SHALL BE SUBMITTED WITH THIS SET.
2. THIS SUBDIVISION SHALL BE OPEN TO THE CITY TOTAL OF 15' WITH 5' MIN. ON ONE SIDE AND 10' MIN. ON THE OTHER.
3. ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
4. ALL LOT ANALYSIS IS REQUIRED AFTER INSTALLATION OF THE PERIMETERS AND ZONING HAS BEEN OBTAINED FROM THE SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
5. ALL OUTDOOR LIGHTING MUST BE FULL OUT-OF-REACH, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY STANDARDS.
6. ALL UTILITIES SHALL BE MAINTAINED AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAT.
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11. THERE ARE NO PROPOSED UTILITIES OR STRUCTURES, CANALS, WELLS, STREAMS, OR OTHER NATURAL FEATURES ON THIS SITE.
12. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.
13. BOUNTIFUL LANE IS AN EXISTING 50' WIDE PUBLIC ROADWAY THROUGH THIS SITE AND WILL BE IMPROVED TO A 50' WIDE ASPHALT AND CURBS ARE ALREADY IN PLACE.
14. THERE ARE NO EXISTING OR PROPOSED NEIGHBORHOOD OR COMMUNITY CENTERS, CHURCHES, SYNAGOGUES, OR OTHER COMMUNITY FACILITIES ON THIS SITE.
15. ALL UTILITIES SHALL BE MAINTAINED AND MAINTAIN THE PROPOSED OPEN SPACE AREAS SHOWN ON THIS PRELIMINARY PLAT.
16. THIS PLAT IS TO BE FULLY LAID OUT IN CONFORMANCE WITH CITY CODE AND DEEDED TO THE CITY.
17. ALL CONSTRUCTION TO COMPLY WITH EAGLE MOUNTAIN STANDARDS & SPECIFICATIONS.
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21. ALL CONSTRUCTION TO COMPLY WITH EAGLE MOUNTAIN STANDARDS & SPECIFICATIONS.
22. STREET LIGHTS EVERY 200'-500' MAXIMUM ON OPPOSITE SIDES OF THE ROAD (0.3272 ACRES MORE THAN REQUIRED).
23. STREET LIGHTS EVERY 200'-500' MAXIMUM ON OPPOSITE SIDES OF THE ROAD (0.3272 ACRES MORE THAN REQUIRED).

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARINGS
C1	275.00	28.12	5°51'32"	28.11	S. 2°09'18" E.
C2	21.00	32.19	87°49'32"	29.13	N. 45°18'46" W.
C3	175.00	66.75	6°59'11"	21.32	N. 9°40'45" W.
C4	175.00	66.75	2°51'32"	22.36	N. 41°59'24" E.
C5	175.00	66.75	2°51'32"	22.36	N. 41°59'24" E.

OPEN SPACE TABULATIONS

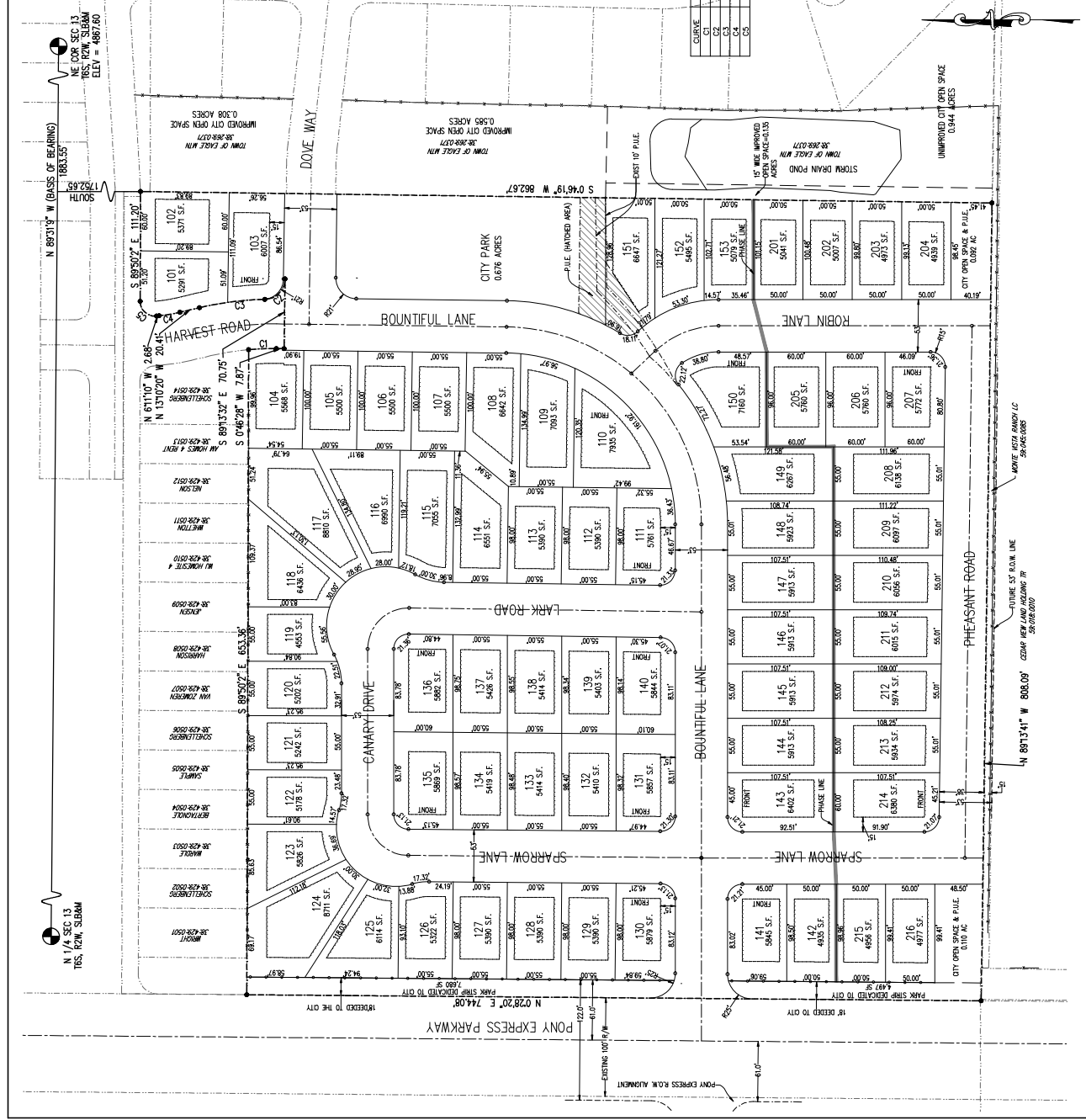
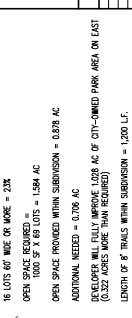
OF LOTS NORTH OF BOUNTIFUL LANE: 40
 # OF LOTS SOUTH OF BOUNTIFUL LANE: 69
 TOTAL # OF LOTS: 109

7. OFFICE LOTS 50' WIDE ALLOCATED TO CITY PARK
 18 LOTS OF WIDE OR MORE = 23%

OPEN SPACE PROVIDED WITH SUBDIVISION = 0.89 AC.
 1000 SQ. FT. X 6 LOTS = 1.584 AC.
 ADDITIONAL NEEDED = 0.706 AC.

DEVELOPER WILL FULLY IMPROVE LOGS AC. OF CITY-OWNED PARK AREA ON EAST (0.3272 ACRES MORE THAN REQUIRED)
 LENGTH OF 8' TRAILS WITH SUBDIVISION = 1,200 FT.
 LENGTH OF 8' TRAILS ALONG POLY EXPRESS PARKWAY = 720 FT.

NE COR. SEC 13
 T8S. R27W. SUBAM 4887.60



LAND SURVEYOR: **ARTISTEC ENGINEERING INC.**
 2101 N. 1200 W.
 OREM, UT 84057
 (801) 224-7308