

VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON OWNERSHIP
- LIMITS OF COMMON OWNERSHIP

NOTES:

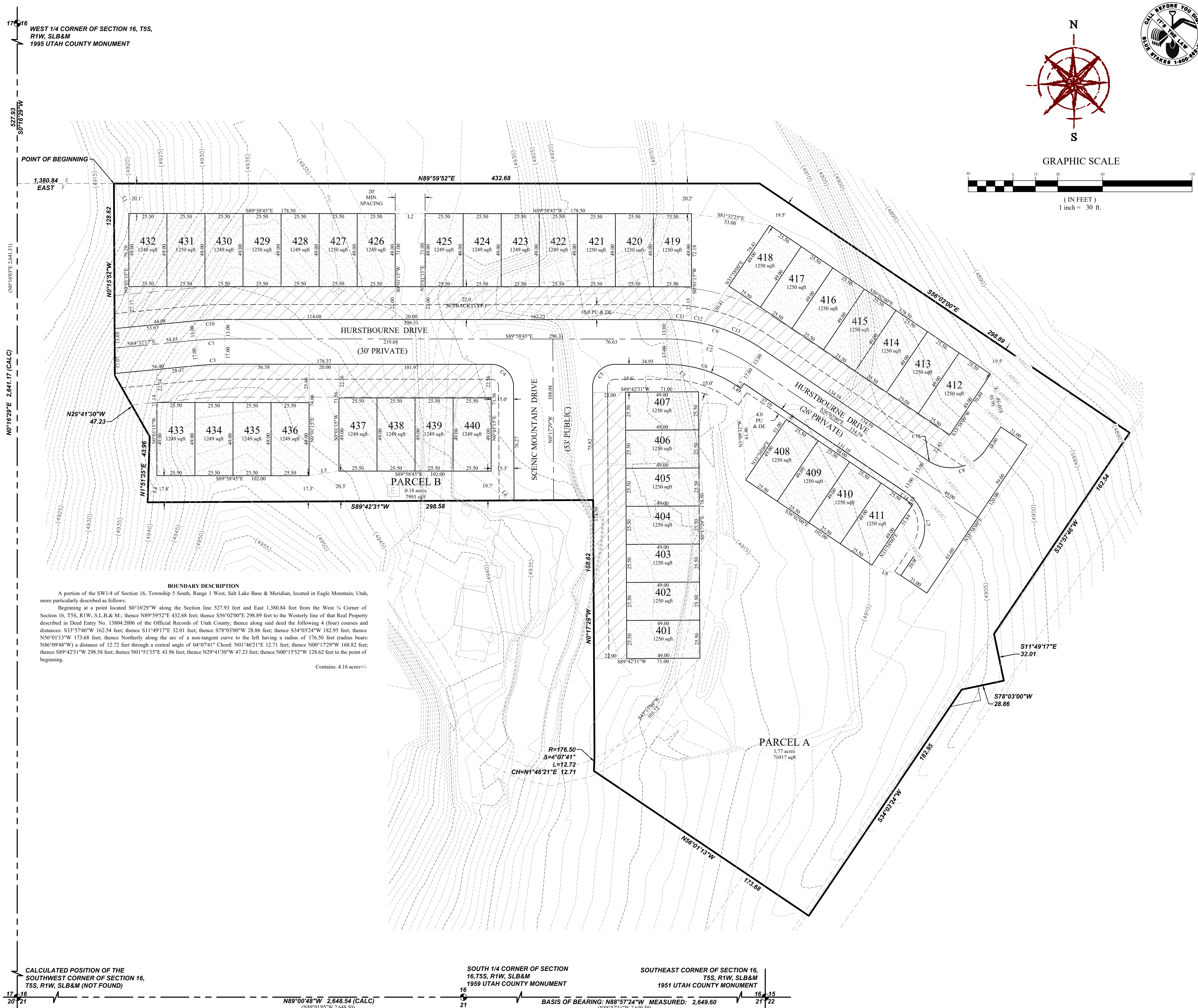
1. PARCELS A & B WILL BE DEEDED TO THE HOA.
2. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
3. P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT. DIRECT COMMUNICATIONS HAS ACCESS TO THE P.U. & D.E.

PLAT CALCULATIONS

| | |
|----------------------------|----------------|
| TOTAL ACREAGE: | 4.16 ACRES |
| BUILDABLE ACREAGE: | 4.16 ACRES |
| TOTAL ACREAGE IN LOTS: | 1.11 ACRES |
| TOTAL OPEN SPACE: | 2.14 ACRES |
| TOTAL IMPROVED OPEN SPACE: | 2.14 ACRES |
| OVERALL DENSITY: | 9.61 LOTS/ACRE |
| TOTAL # OF UNITS: | 40 UNITS |

| Curve Table | | | | |
|-------------|--------|-----------|--------|-------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD LENGTH |
| C1 | 202.00 | 5°28'58" | 19.33 | S87°16'46"W 19.32 |
| C2 | 100.00 | 33°56'45" | 59.25 | N73°00'22"W 58.38 |
| C3 | 185.00 | 5°28'58" | 17.70 | S87°16'46"W 17.70 |
| C4 | 15.00 | 89°41'16" | 23.48 | N45°08'07"W 21.16 |
| C5 | 15.00 | 90°18'44" | 23.64 | S44°51'53"W 21.27 |
| C6 | 83.00 | 33°56'45" | 49.17 | N73°00'22"W 48.46 |
| C7 | 28.00 | 90°00'00" | 43.98 | N11°02'00"W 39.60 |
| C8 | 28.00 | 90°00'00" | 43.98 | N78°58'00"E 39.60 |
| C9 | 113.00 | 33°56'45" | 66.95 | N73°00'22"W 65.97 |
| C10 | 215.00 | 5°28'58" | 20.57 | S87°16'46"W 20.57 |
| C11 | 113.00 | 8°16'43" | 16.33 | N85°50'23"W 16.31 |
| C12 | 113.00 | 4°10'02" | 8.22 | N79°37'01"W 8.22 |
| C13 | 113.00 | 21°29'59" | 42.40 | N66°47'00"W 42.15 |
| C14 | 28.00 | 16°36'06" | 8.11 | S47°43'57"E 8.08 |
| C15 | 28.00 | 5°07'16" | 2.50 | N58°35'38"W 2.50 |

| Line Table | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | N26°32'18"W | 22.42 |
| L2 | S89°58'45"E | 20.00 |
| L3 | N33°58'00"E | 4.00 |
| L4 | S19°09'53"W | 18.91 |
| L5 | N81°11'05"E | 20.24 |
| L6 | S38°02'57"E | 24.94 |
| L7 | N48°56'26"W | 27.94 |
| L8 | S70°04'48"E | 20.62 |



WEST 1/4 CORNER OF SECTION 16, T5S, R1W, SLB&M
1995 UTAH COUNTY MONUMENT

POINT OF BEGINNING

POINT OF BEGINNING

CALCULATED POSITION OF THE
SOUTHWEST CORNER OF SECTION 16,
T5S, R1W, SLB&M (NOT FOUND)

SOUTH 1/4 CORNER OF SECTION
16, T5S, R1W, SLB&M
1959 UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 16,
T5S, R1W, SLB&M
1951 UTAH COUNTY MONUMENT

BASIS OF BEARING: N88°57'24"W MEASURED: 2,649.60

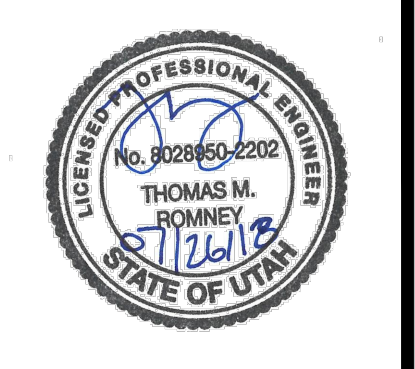


GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



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**SCENIC MOUNTAIN PRELIMINARY PHASE B
EAGLE MOUNTAIN, UT
PRELIMINARY PLAT**

| REVISION BLOCK | |
|----------------|-------------|
| # | DESCRIPTION |
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

PRELIMINARY PLAT

Scale: 1"=30'
Date: 7/26/18
Job #: 18-259

Sheet: C2