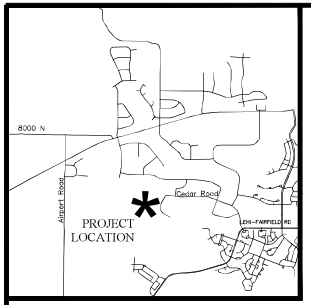
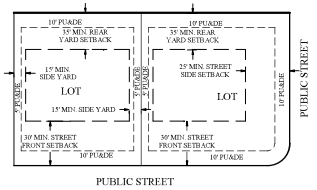


VICINITY MAP
N.T.S



TYPICAL RD1 BUILDING SETBACKS
N.T.S.

PLAT CALCULATIONS

TOTAL ACREAGE:	40± ACRES
BUILDABLE ACREAGE:	22.15± ACRES
TOTAL ACREAGE IN LOTS:	36.49± ACRES
TOTAL OPEN SPACE:	1.07± ACRES
AVERAGE LOT SIZE:	113,565 SF/2.61± ACRES
LARGEST LOT SIZE:	435,775 SF/10.0± ACRES
SMALLEST LOT SIZE:	44,530 SF/1.02± ACRES
OVERALL DENSITY:	0.35 LOTS/ACRE
TOTAL # OF LOTS:	14 LOTS

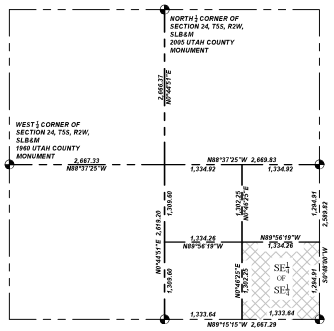
NOTES:
1. PARCEL A AND B ARE DEEDED TO EAGLE MOUNTAIN CITY.
2. WILDLIFE CORRIDOR CONTAINS 17.85± ACRES

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

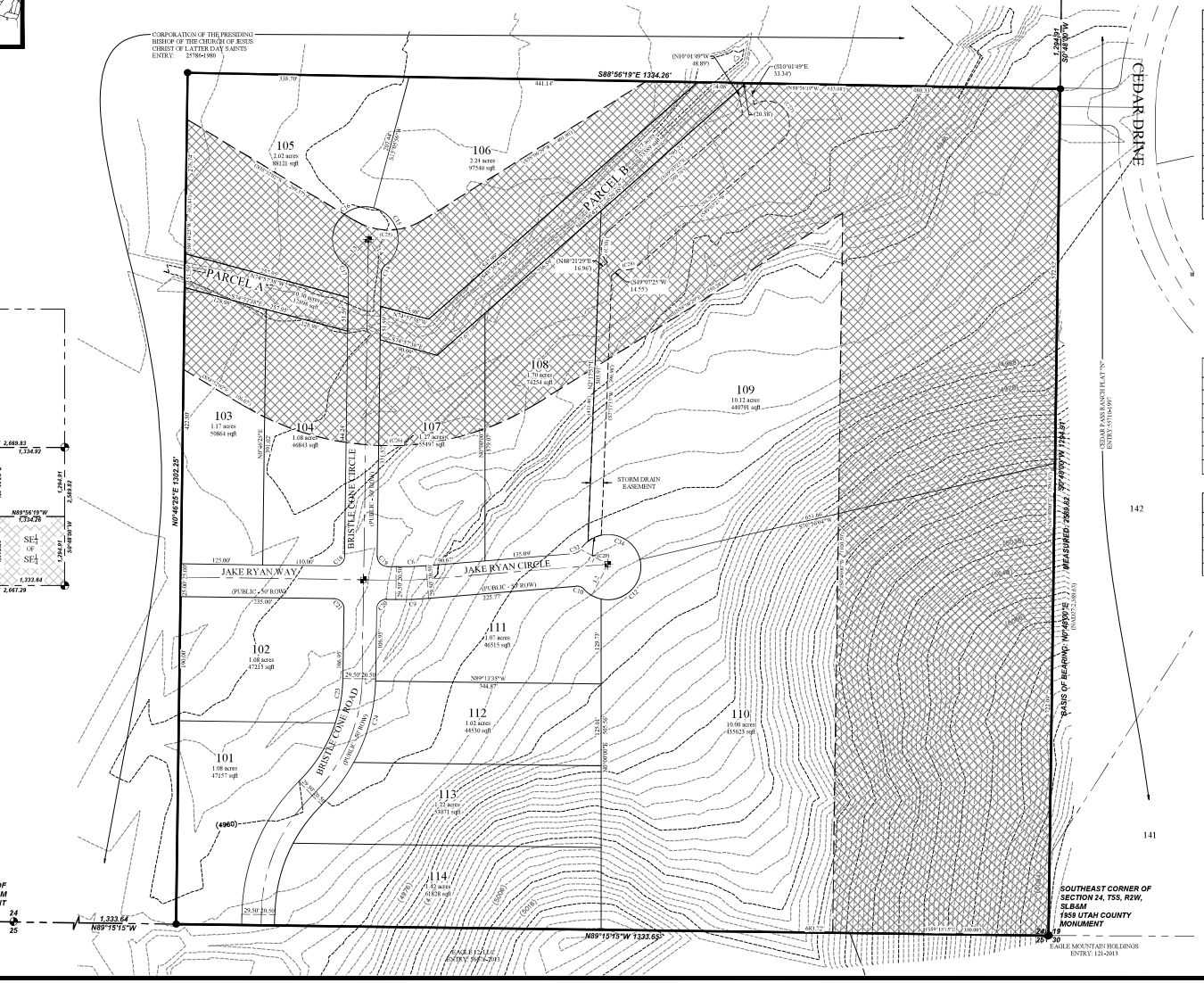
LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- WILDLIFE CORRIDOR EASEMENT (NO BUILD AREA)

TITLE REPORT DESCRIPTION
(DEED 24401:2011)

The SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian.



SECTION 24 BREAKDOWN
(N.T.S.)



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	475.00	5°29'19"	45.50	N88°01'45"E	45.49
C9	525.00	5°29'19"	50.29	S88°01'45"W	50.27
C10	15.00	52°01'12"	13.62	N68°42'18"W	13.16
C12	50.00	114°53'43"	100.27	S44°22'56"W	84.29
C14	15.00	52°01'12"	13.62	S26°47'01"W	13.16
C15	50.00	127°41'42"	111.43	S11°03'13"E	89.76
C16	50.00	156°20'43"	136.44	N26°55'34"E	97.88
C17	15.00	52°01'12"	13.62	N25°14'11"W	13.16
C18	15.00	90°00'00"	23.56	N45°46'25"E	21.21
C19	15.00	90°00'00"	23.56	S44°13'35"E	21.21
C20	15.00	90°00'00"	23.56	S45°46'25"W	21.21
C21	15.00	90°00'00"	23.56	N44°13'35"W	21.21
C23	225.00	17°50'20"	69.14	N09°34'35"E	68.87
C24	275.00	27°06'58"	130.15	S14°58'05"W	128.94

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C25)	100.00	63°01'28"	110.00	S89°57'14"W	104.54
(C26)	430.00	63°01'28"	472.99	N89°57'14"E	449.51
(C27)	35.00	172°53'00"	105.41	S37°13'27"E	69.85
(C28)	35.00	54°53'00"	33.31	S76°19'26"W	32.07
(C29)	50.00	26°02'28"	22.73	S65°21'48"W	22.53
(C30)	35.00	90°34'24"	55.33	N03°46'11"E	49.74

Line Table		
LINE	DIRECTION	LENGTH
L1	N61°01'48"W	47.36
L2	S26°51'57"W	53.78
L3	S42°35'56"W	52.89
L4	S32°54'41"E	47.36

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FOR REVIEW ONLY

DEER HAVEN
EAGLE MOUNTAIN CITY
PRELIMINARY PLAT

REVISION BLOCK		
#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

PRELIMINARY PLAT

Scale:	1"=80'	Drawn:	JPW
Date:	04/09/2021	Job #:	15-200
Sheet:	C2		

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C2 - Preliminary Plat.dwg