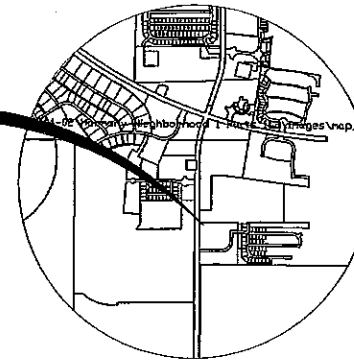


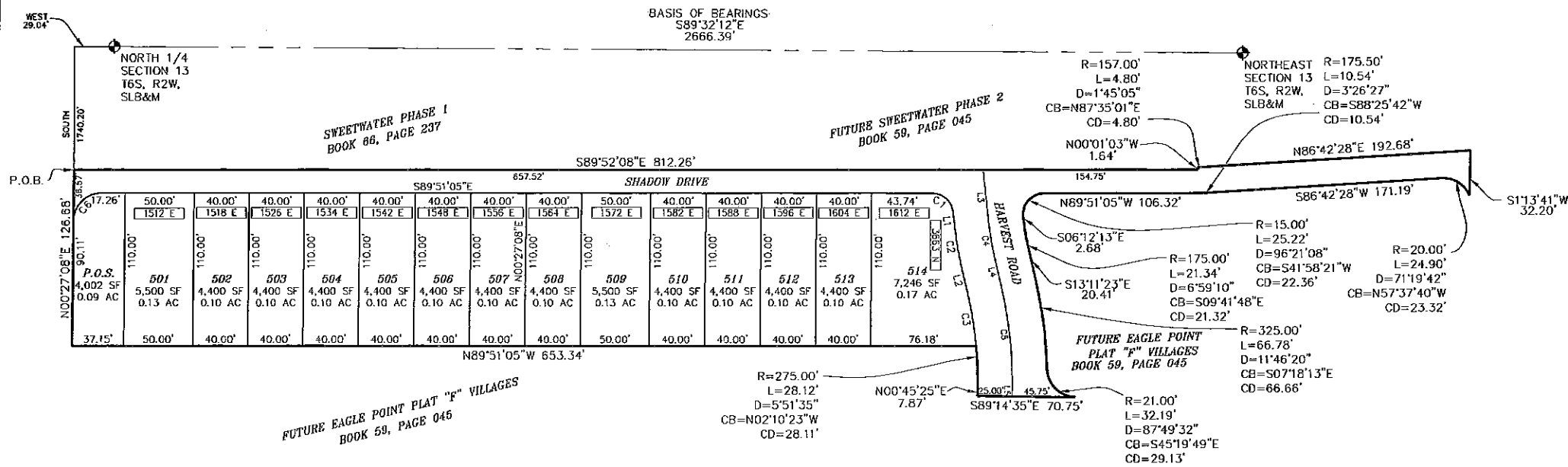
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	21.90	15.00	83°38'53"	N48°01'38"W	20.01
C2	27.43	225.00	6°59'10"	S09°41'48"E	27.42
C3	38.81	275.00	8°05'13"	N09°08'46"W	38.78
C4	24.39	200.00	6°59'10"	S09°41'48"E	24.37
C5	73.02	300.00	13°56'48"	N06°12'59"W	72.84
C6	31.31	20.00	89°41'47"	S45°18'01"W	28.21

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.59	N06°12'13"W
L2	20.41	N13°11'23"W
L3	39.21	S06°12'13"E
L4	20.41	N13°11'23"W
L5	7.87	S00°45'25"W

PROJECT LOCATION

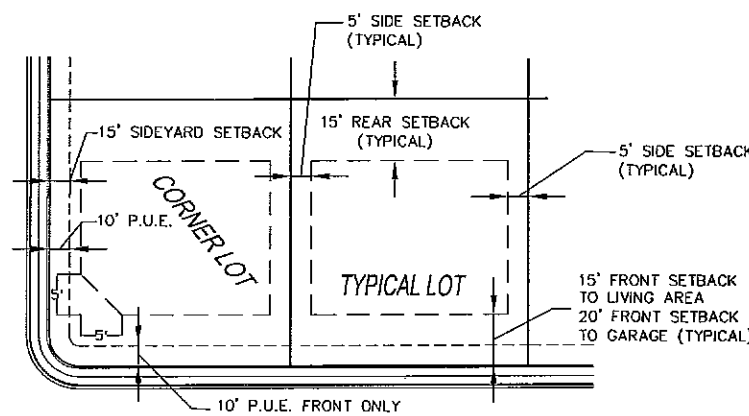


VICINITY MAP
N-T-S



FUTURE EAGLE POINT PLAT "F" VILLAGES
BOOK 59, PAGE 045

NOTE:
SEE RECORDER CC&R'S FOR SPECIAL STANDARDS



TYPICAL LOT DETAIL
NOT TO SCALE

TOTAL AREA	2.197 ACRES
TOTAL ACREAGE IN LOTS	1.53 ACRES
TOTAL OPEN SPACE	0.09 ACRES
TOTAL IMPROVED OPEN SPACE	0.09 ACRES
AVERAGE LOT SIZE	0.11 ACRES (4760 SF)
LARGEST LOT	7,246 SF
SMALLEST LOT	4,400 SF
OVERALL DENSITY	6.4 UNITS/ACRE
TOTAL # OF LOTS	14 LOTS

DEVELOPER/OWNER

BUCKEYE PROPERTIES
ATTN: SCOTT DUNN
TEL: 801-756-7303
11038 NORTH HIGHLAND BLVD
HIGHLAND, UT 84003

H&H
ENGINEERING AND
SURVEYING, INC.
796 E. PACIFIC DRIVE, STE. A
AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3499

SURVEYOR'S CERTIFICATE
VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 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 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 TO THE BEST OF MY KNOWLEDGE.

VICTOR E. HANSEN RLS 176695 DATE _____
BOUNDARY DESCRIPTION
A PARCEL OF LAND IN THE NORTH 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE WEST 29.04 FEET; THENCE SOUTH 1740.20 FEET TO THE POINT OF BEGINNING; THENCE S89°52'08"E 812.26 FEET; THENCE N00°01'03"W 1.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 157.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 4.80 FEET THROUGH A CENTRAL ANGLE OF 1°45'05" (CHORD BEARS N87°35'01"E 4.80 FEET); THENCE N88°42'28"E 192.68 FEET; THENCE S01°13'41"W 32.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 24.90 FEET THROUGH A CENTRAL ANGLE OF 71°19'42" (CHORD BEARS N57°37'40"W 23.32 FEET); THENCE S86°42'28"W 171.19 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 10.54 FEET THROUGH A CENTRAL ANGLE OF 3°26'27" (CHORD BEARS S88°25'42"W 10.54 FEET); THENCE N89°51'05"W 106.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 25.22 FEET THROUGH A CENTRAL ANGLE OF 96°21'08" (CHORD BEARS S41°58'21"W 22.36 FEET); THENCE S06°12'13"E 2.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 21.34 FEET THROUGH A CENTRAL ANGLE OF 06°59'10" (CHORD BEARS S09°41'48"E 21.32 FEET); THENCE S13°11'23"E 20.41 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 66.78 FEET THROUGH A CENTRAL ANGLE OF 11°46'20" (CHORD BEARS S07°18'13"E 66.66 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 21.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 32.19 FEET THROUGH A CENTRAL ANGLE OF 87°49'32" (CHORD BEARS S45°19'49"E 29.13 FEET); THENCE N89°14'35"W 70.75 FEET; THENCE N00°45'25"W 7.87 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 28.12 FEET THROUGH A CENTRAL ANGLE OF 05°51'35" (CHORD BEARS N02°10'23"W 28.11 FEET); THENCE N89°51'05"W 653.34 FEET; THENCE N00°27'08"E 126.68 FEET TO THE POINT OF BEGINNING. CONTAINING 2.197 ACRES, MORE OR LESS.

OWNERS' DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, AND EASEMENTS AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS 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.

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC - (SEE SEAL BELOW)

MY COMMISSION EXPIRES: _____
ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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 _____ DAY OF _____, A.D. 20____.

APPROVED: _____ ATTEST: _____

MAYOR (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

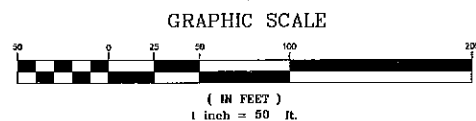
CITY ENGINEER APPROVAL
I HEREBY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN, APPROVED THIS _____ DAY OF _____, A.D. 20____.

CITY ATTORNEY APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

CITY ATTORNEY

EAGLE POINT PLAT "F"
PHASE 1
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SW 1/4 OF THE NE 1/4 OF SECTION 13 T6S R2W, SLB&M

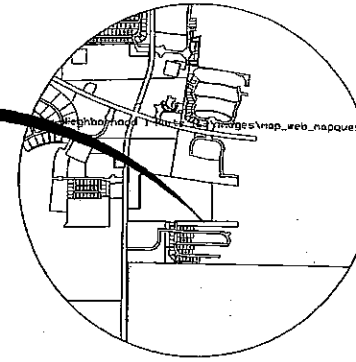
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	29.83	20.00	85°27'34"	S43°58'41"W	27.14
C2	7.11	150.00	2°42'52"	S88°03'55"W	7.11
C3	4.77	150.00	1°49'23"	N89°39'58"W	4.77
C4	18.16	225.50	4°36'55"	N88°56'16"E	18.16
C5	17.01	225.50	4°19'19"	N84°28'09"E	17.01
C6	23.14	200.00	6°37'42"	S85°37'20"W	23.12

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.54	S89°51'36"E
L2	5.84	S01°14'54"W
L3	1.64	S89°23'13"E
L4	8.29	S89°23'13"E
L5	42.17	S86°42'28"W
L6	33.01	S86°42'28"W
L7	35.23	N88°45'16"W
L8	21.86	N88°45'16"W
L9	23.40	S82°18'29"W
L10	40.49	S82°18'29"W
L11	15.54	S82°18'29"W

PROJECT LOCATION



VICINITY MAP
N-T-S

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 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 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 TO THE BEST OF MY KNOWLEDGE.

VICTOR E. HANSEN RLS 176695 DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE N89°32'12"W 376.09 FEET ALONG THE NORTH LINE OF SAID SECTION 13; THENCE SOUTH 1728.16 FEET TO THE POINT OF BEGINNING; THENCE S00°00'44"E 117.83 FEET; THENCE N88°46'19"W 1,262.48 FEET; THENCE N01°13'41"E 68.30 FEET; THENCE N89°51'36"W 50.00 FEET; THENCE N01°13'41"E 32.66 FEET; THENCE S89°33'36"E 1,266.26 FEET; THENCE S89°23'13"E 12.07 FEET; THENCE S89°12'51"E 31.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.204 ACRES, MORE OR LESS.

OWNERS' DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, AND EASEMENTS AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS 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.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

NOTARY PUBLIC - (SEE SEAL BELOW)

MY COMMISSION EXPIRES: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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 _____ DAY OF _____, A.D. 20____.

APPROVED: _____ ATTEST: _____

MAYOR (SEE SEAL BELOW)

CLERK/RECORDER (SEE SEAL BELOW)

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN, APPROVED THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER

CITY ATTORNEY APPROVAL

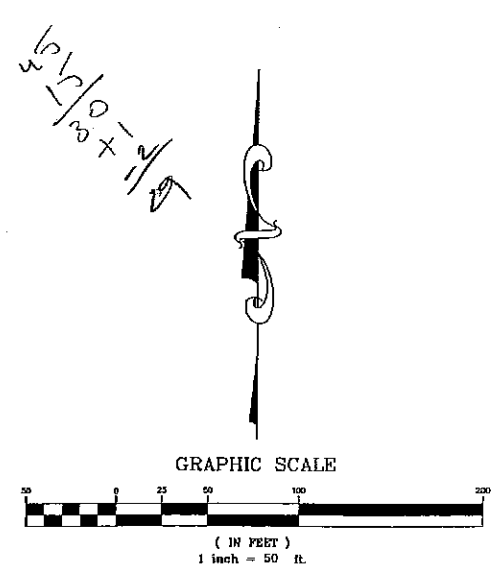
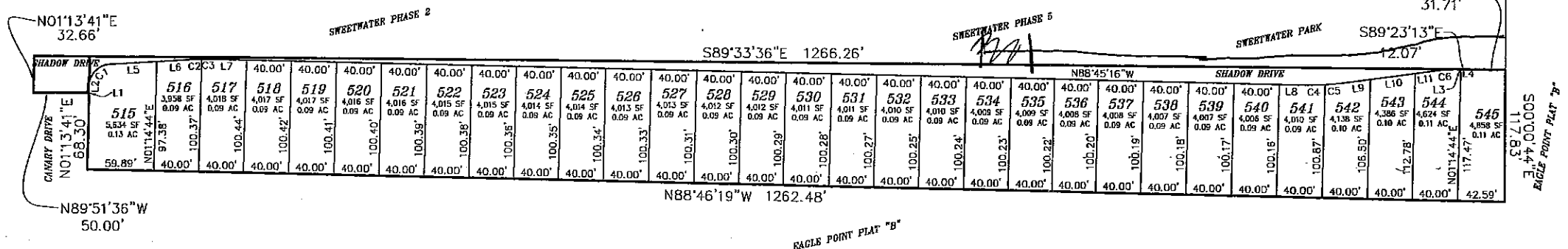
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

CITY ATTORNEY

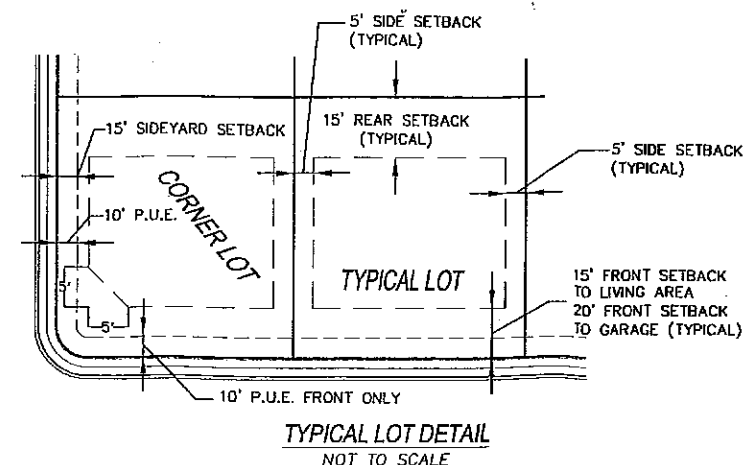
EAGLE POINT PLAT "F"
PHASE 2

A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SW 1/2 OF THE NE 1/4 OF SECTION 13 T6S R2W, SLB&M

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL



NOTE:
SEE RECORDER CC&R'S FOR SPECIAL STANDARDS



TOTAL AREA	3.204 ACRES
31 LOTS	2.93 ACRES
ROW DEDICATION	0.27 ACRES
AVERAGE LOT SIZE	0.09 ACRES

DEVELOPER/OWNER
EM DEVELOPMENT, LLC
ATTN: DAVID ADAMS
TEL: 801-372-4200
1756 E AMERICAN WAY #6,
EAGLE MOUNTAIN, UT 84005

H&H
ENGINEERING AND
SURVEYING, INC.
796 E. PACIFIC DRIVE, STE A
AMERICAN FORK, UT 84003
TEL: (801) 756-2488 FAX: (801) 756-3490