

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 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 SUBMITTED SAID TRACT OF LAND INTO LOTS, 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.

DEC. 10, 2009  
DATE  
DAVID V. THOMAS  
SURVEYOR

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS LOCATED S 89°02'40" E 2000.22 FEET ALONG THE SECTION LINE AND SOUTH 2149.58 FEET FROM THE NORTH WEST CORNER OF SECTION 29 TOWNSHIP 5 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 1030.00 FOOT RADIUS CURVE TO THE LEFT 68.72 FEET THROUGH AN ANGLE OF 03°49'22" (CHORD: S 88°05'19" E 68.71 FEET); THENCE EAST 153.81 FEET; THENCE ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT 238.23 FEET THROUGH AN ANGLE OF 55°32'50" (CHORD: S 62°13'35" E 205.03 FEET); THENCE N 55°32'50" E 60.00 FEET; THENCE ALONG THE ARC OF A 280 FOOT RADIUS CURVE TO THE RIGHT 160.20 FEET THROUGH AN ANGLE OF 32°46'50" (CHORD: S 18°03'45" E 158.02 FEET) THENCE S 01°40'21" E 84.01 FEET; THENCE S 88°19'39" W 150.00 FEET; THENCE S 01°59'25" E 16.88 FEET; THENCE S 88°00'35" W 56.68 FEET; THENCE N 35°45'59" W 50.70 FEET; THENCE N 01°40'21" W 65.21 FEET; THENCE N 60°33'09" W 68.64 FEET; THENCE S 89°49'07" W 221.24 FEET; THENCE N 04°48'22" E 89.28 FEET; THENCE N 03°49'22" E 93.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.45 AC.

**EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION**

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THE PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-94-407 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE CITY OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS AND ALL OTHER PLACES OF PUBLIC IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE CITY OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS 11th DAY OF December, A.D. 2009  
 Washington Trust Bank  
 Craig D. Anderson  
 MORTGAGE INVESTMENT TRUST OF UTAH  
 58-04-0312

**ACKNOWLEDGMENT**

ON THE 11th DAY OF December, 2009, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING 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  
 MY COMMISSION EXPIRES 4-28-2013  
 Margaret Yammare  
 1545 WESTLAWN COURT, SALT LAKE 84101  
 NOTARY PUBLIC

**ACCEPTANCE BY LEGISLATIVE BODY**

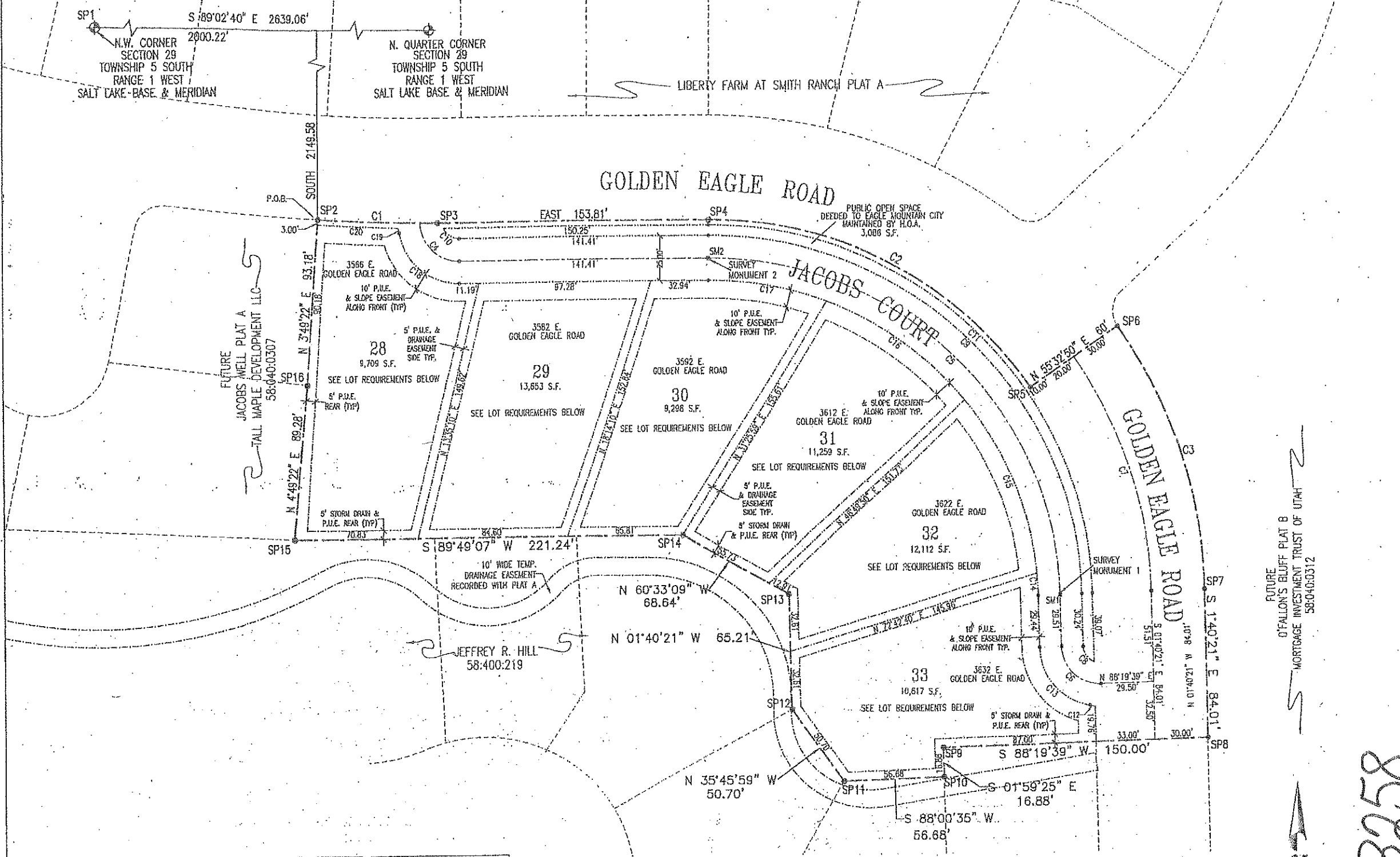
THE CITY COUNCIL OF EAGLE MOUNTAIN COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 11th DAY OF May, A.D. 2010  
 APPROVED: [Signature] ATTEST: [Signature]  
 CITY ENGINEER CITY RECORDER

**JACOBS WELL**

PLAT "B"  
 SUBDIVISION EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH  
 SCALE: 1" = 30' FEET

APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS 12th DAY OF May, A.D. 2010  
 APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS 12th DAY OF May, A.D. 2010  
 CITY ATTORNEY

NO. 163947  
 DAVID V. THOMAS  
 12-10-09  
 STATE OF UTAH

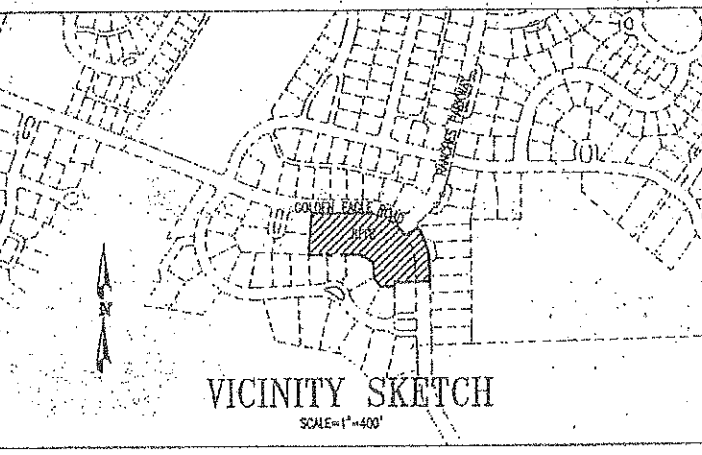


**CURVE TABLE**

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1030.00	68.72	3°49'22"	68.71	S 88°05'19" E
C2	220.00	213.29	55°32'50"	205.03	S 62°13'35" E
C3	280.00	160.20	32°46'50"	158.02	S 18°03'45" E
C4	22.00	34.10	88°48'51"	30.79	S 45°38'34" E
C5	198.50	306.01	88°19'39"	278.59	N 45°40'11" W
C6	22.00	34.56	90°0'0"	31.11	N 46°40'21" W
C7	250.00	143.03	32°48'49"	141.09	N 18°3'46" W
C8	9.50	11.34	68°22'54"	10.88	N 38°51'48" W
C9	211.00	325.28	88°19'39"	294.01	N 45°50'11" W
C10	9.50	11.34	68°22'54"	10.88	N 55°48'33" W
C11	217.00	334.53	88°19'39"	302.37	S 45°50'10" E
C12	20.00	3.27	9°22'45"	3.27	N 75°52'29" W
C13	34.50	47.50	78°53'31"	43.84	N 41°7'8" W
C14	186.00	12.69	3°54'29"	12.68	S 3°37'36" E
C15	186.00	109.01	33°34'44"	107.45	N 22°22'12" W
C16	186.00	97.37	29°59'40"	96.26	N 54°9'24" W
C17	186.00	67.67	20°50'46"	67.30	N 79°34'37" W
C18	34.50	46.03	79°46'1"	44.24	N 50°7'0" W
C19	20.00	2.97	8°29'55"	2.96	S 14°28'52" E
C20	1033.00	46.82	2°38'10"	46.62	N 87°26'13" W

**STATE PLANE COORDINATES**  
 SCALE FACTOR = .999708229

POINT	X	Y
SP1	1865643.37	738284.43
SP2	1867642.72	737182.15
SP3	1867211.37	737179.84
SP4	1867895.14	737179.84
SP5	1868016.19	737084.33
SP6	1868095.85	737118.27
SP7	1868144.94	736888.08
SP8	1868147.38	736884.13
SP9	1867997.50	736879.76
SP10	1867898.08	736862.88
SP11	1867841.48	736866.91
SP12	1867911.83	736902.03
SP13	1867809.83	736967.20
SP14	1867850.18	737030.44
SP15	1867629.51	737030.44
SP16	1867636.51	737038.16
SM1	1868063.50	736865.66
SM2	1867895.14	737156.34

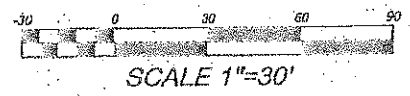


- LOT REQUIREMENTS:**
- PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
  - AN INDIVIDUAL LOT GRADING PLAN WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT.
  - PROPERTY OWNERS TO BE RESPONSIBLE TO SOO OR HAVE MEMBRANE & POP-RAP IN DRAINAGE SHALES ON INDIVIDUAL LOTS.
  - ONLY CERTAIN TYPES OF HOUSE PLANS WILL WORK ON LOTS IN THIS PLAT.
  - DRAINWAYS IN THIS SUBDIVISION ARE NOT TO EXCEED 12 PERCENT.

**TABULATIONS**

TOTAL PROP.	= 2.45 AC.
ROADS	= 0.87 AC.
OPEN SPACE	= .07 AC.
LOTS	= 1.71 AC.
AVERAGE LOT SIZE	= 12,435 S.F.

NOTE: PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY HOME OWNERS ASSOCIATION.



13258

