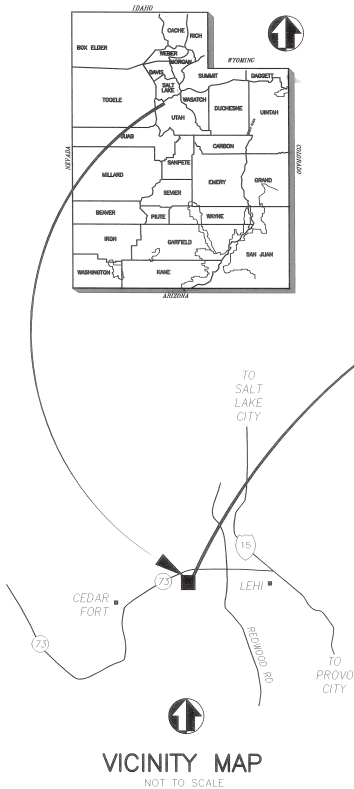


# NORTHMOOR PHASE 1

A SUBDIVISION OF LOTS LOCATED IN  
THE SOUTHWEST QUARTER OF SECTION 16,  
THE SOUTHEAST QUARTER OF SECTION 17,  
AND THE NORTHWEST QUARTER OF SECTION 21  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

This plat is made solely for the purpose of assisting  
in locating the property and Cottonwood Title  
Insurance Agency, Inc. assumes no liability for  
variation, if any, with actual survey.



VICINITY MAP  
NOT TO SCALE

NOTES:

- 1) Rear Lot Corners will be marked with 5/8" rebar and cap.
- 2) Lot Lines will be marked with a nail in the Top Back of curb, on the Lot Line Extended.
- 3) Public Utility Easements are 10' (Front and Back Yard), and 5' (Side Yard) Typical.
- 4) All roads created by this plat have a 45' Right of Way unless otherwise noted.

PROJECT LOCATION

PLAT PREPARED BY:

PSOMAS  
4179 S. Riverboat Road  
Salt Lake City, Utah 84123  
(801)270-5777 (801)270-5782(FAX)

Sheet 1 of 2

12214 sheet 1 of 2

SURVEYORS CERTIFICATE

I, William L. Clark, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number 5251265 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.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 16, the Southeast Quarter of Section 17, and the Northwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. Basis of Bearing for subject parcel being North 00°15'54" East 2641.25 feet (measured) between the Utah County brass cap monuments monumentizing the East line of the Southeast Quarter of Section 17. Subject parcel being more particularly described as follows:

COMMENCING at the Utah County brass cap monument monumentizing the East Quarter Corner of said Section 17; Thence running along the section line South 00°15'54" West 1306.62 feet and North 89°44'04" West 13.88 feet to a point on the East line of Mt. Airey Drive (Entry No. 8348-96), and the centerline of a future county road and the POINT OF BEGINNING, thence North 119.75 feet along the arc of a 500.00 foot radius curve to the left through a central angle of 13°43'20" (chord bears South 82°09'08" East 119.46 feet); thence South 89°00'48" East 893.94 feet; thence South 00°15'56" West 1194.95 feet; thence South 33°58'24" West 230.39 feet; thence North 52°08'38" West 151.85 feet; thence North 32°59'00" West 255.60 feet; thence North 28°48'28" West 45.00 feet; thence 35.10 feet along the arc of a non-tangent 522.50 foot radius curve to the left through a central angle of 03°50'55" (chord bears South 59°16'05" West 35.09 feet); thence North 58°00'02" West 132.03 feet; thence North 17°33'18" West 80.68 feet; thence North 58°25'08" East 82.24 feet; thence North 51°19'50" East 45.00 feet; thence 20.92 feet along the arc of a non-tangent 177.50 foot radius curve to the left through a central angle of 06°45'16" (chord bears South 42°02'48" East 20.91 feet); thence North 34°59'00" East 107.92 feet; thence South 45°15'51" East 28.11 feet; thence South 68°08'05" East 145.30 feet; thence South 54°05'05" East 10.06 feet; thence North 15°48'39" East 150.11 feet; thence 34.61 feet along the arc of a non-tangent 327.50 foot radius curve to the right through a central angle of 06°03'16" (chord bears North 71°09'43" West 34.59 feet; thence North 68°08'05" West 9.12 feet; thence 10.38 feet along the arc of a 327.50 foot radius curve to the right through a central angle of 01°48'58" (chord bears North 67°13'37" West 10.38 feet); thence North 23°40'52" East 44.78 feet; thence North 00°58'12" East 145.00 feet; thence North 89°00'48" West 3.08 feet; thence North 00°59'12" East 145.00 feet; thence North 89°00'48" West 527.34 feet; thence North 88°57'59" West 107.52 to a point on the Easterly Right of Way of Mt. Airey Drive; thence 78.05 feet along the arc of a non-tangent 175.00 foot radius curve to the right through a central angle of 25°33'17" (chord bears North 16°29'50" East 77.41 feet); thence 69.22 feet along the arc of a 325.00 foot radius curve to the left through a central angle of 12°12'09" (chord bears North 23°10'24" East 69.09 feet) to the centerline of said future county road and the POINT OF BEGINNING.

Contains 493,516 square feet, 11.33 acres, 39 lots, 3 open spaces.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATING THE STREETS, AND OTHER PUBLIC AREAS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC, unto the provisions of 10-2-607 - USC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13 DAY OF March A.D. 2007.

Eagle Mountain Links, LLC Mark Brennan  
Mark R. Brennan (Vice President)

CORPORATE ACKNOWLEDGMENT

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

On the 13 day of March, 2007 personally appeared before me, the undersigned notary public in and for the County of Utah in said State of Utah, the signer of the above Owner's Dedication, one in number, who duly acknowledged to me that he, Mark R. Brennan of Eagle Mountain Links, LLC signed it freely and voluntarily and for the use and purpose therein mentioned.

MY COMMISSION EXPIRES 8-3-09

Notary Public  
Residing in 1421 Ramona Ave.  
Salt Lake City

BY 50276-0007 BY LINDA HARRIS, COUNTY CLERK, RECORDS AND COMMUNITY DEVELOPMENT DIVISION, SALT LAKE COUNTY, UTAH

ACCEPTANCE BY LEGISLATIVE BODY  
THE EAGLE MOUNTAIN CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC.  
THIS 9th DAY OF January A.D., 2007  
MAYOR OF EAGLE MOUNTAIN  
APPROVED January 9, 2007 ATTEST Melanie Mahman  
CLERK-RECORDER

CITY ATTORNEY  
APPROVED THIS 13th DAY OF April A.D., 2007  
BY THE Eagle Mountain City CITY ATTORNEY

CITY ENGINEER  
APPROVED THIS 12th DAY OF April A.D., 2007  
BY THE Eagle Mountain City CITY ENGINEER

UTAH COUNTY RECORDER  
NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
A.D., 2007  
STATE OF UTAH, COUNTY OF UTAH, TIME RECORDED AND FILE AT THE REQUEST OF \_\_\_\_\_  
COUNTY RECORDER

SURVEYORS STAMP  
WILLIAM L. CLARK  
STATE OF UTAH

NOTARY PUBLIC SEAL  
Nathan Williamson

CITY ENGINEERS SEAL

CLERK-RECORDER SEAL  
CORPORATE SEAL  
STATE OF UTAH

PSOMAS  
4179 S. Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

SLC 10-5-109 7-2-37 JT



DATE: 03-13-07  
 PLOT AREA: 45.00 AC.  
 SCALE: 1" = 60'  
 SHEET NUMBER: 18 OF 19  
 SERIAL: 01000

NORTHMOOR PHASE 1  
 EAGLE MOUNTAIN, UTAH

PSOMAS  
 4179 Riverdale Road, Suite 200  
 Layton, UT 84041  
 (801) 206-5177 (801) 270-5782 (FAX)

DECLARED: I.M.C.  
 DRAFTED: I.M.C.  
 CHECKED: I.M.C.

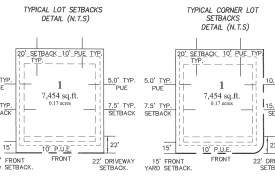
SHEET: 18 OF 19

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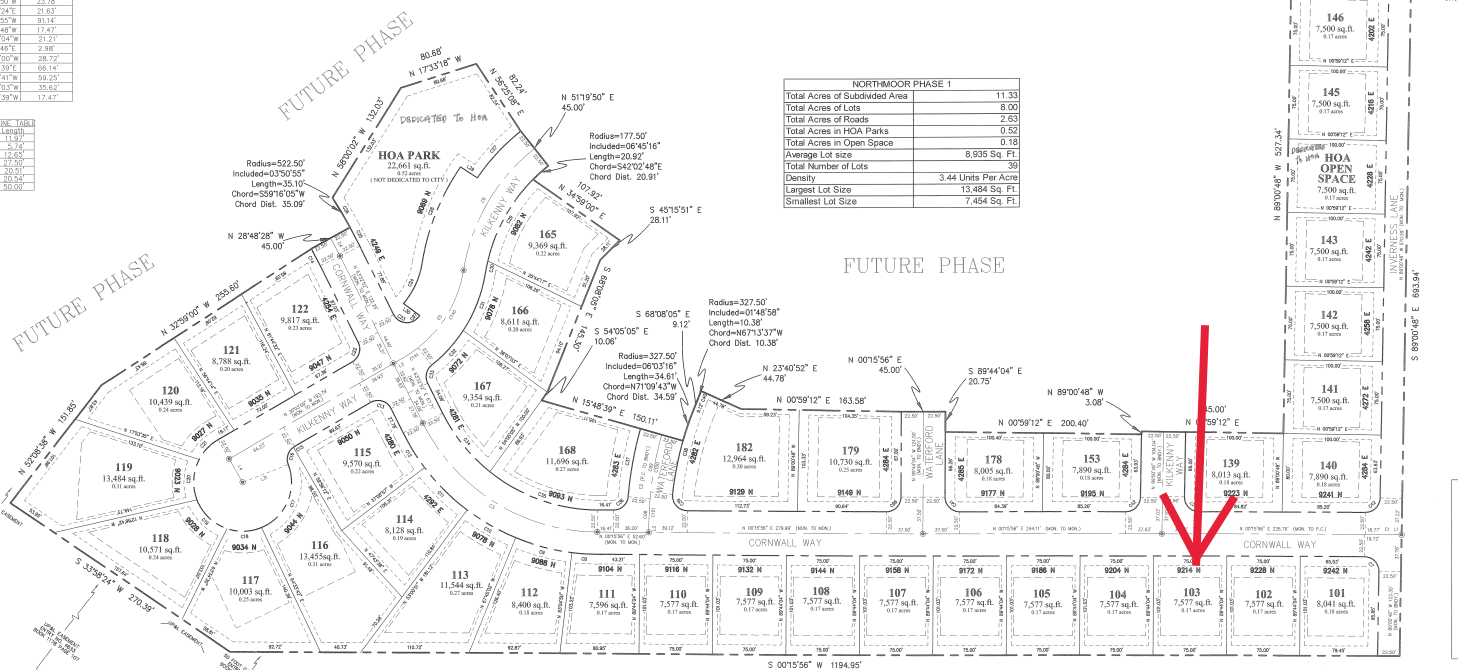
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 variation, if any, with actual survey.

NO.	Bearing	Dist.	Length (Chord Bearing)	Chord Distance
C1	S 89°51'48" W	4.22	15897.74	4.92
C2	S 89°51'48" W	84.98	58174.37	84.67
C3	S 89°51'48" W	120.80	84374.74	120.84
C4	S 89°51'48" W	30.58	58221.27	30.55
C5	S 89°51'48" W	110.78	80574.27	110.77
C6	S 89°51'48" W	147.10	108943.74	147.10
C7	S 89°51'48" W	23.79	54837.34	23.35
C8	S 89°51'48" W	123.84	88830.37	123.82
C9	S 89°51'48" W	59.53	51435.04	59.35
C10	S 89°51'48" W	137.03	102937.04	137.07
C11	S 89°51'48" W	41.61	54445.00	41.41
C12	S 89°51'48" W	41.54	50811.58	41.48
C13	S 89°51'48" W	24.00	43044.00	23.87
C14	S 89°51'48" W	19.43	58221.27	19.63
C15	S 89°51'48" W	1.39	23274.37	1.39
C16	S 89°51'48" W	19.85	52331.27	19.43
C17	S 89°51'48" W	77.20	54837.34	69.76
C18	S 89°51'48" W	36.19	100701.54	35.37
C19	S 89°51'48" W	43.85	84348.36	42.46
C20	S 89°51'48" W	42.27	58954.00	41.83
C21	S 89°51'48" W	28.43	54837.34	28.04
C22	S 89°51'48" W	22.62	103150.97	20.54
C23	S 89°51'48" W	29.31	100701.54	29.67
C24	S 89°51'48" W	45.21	88532.53	44.64
C25	S 89°51'48" W	21.48	58221.27	21.48
C26	S 89°51'48" W	35.00	58976.00	35.00
C27	S 89°51'48" W	65.34	54794.50	65.10
C28	S 89°51'48" W	106.89	58976.00	106.87
C29	S 89°51'48" W	96.14	58078.00	95.16
C30	S 89°51'48" W	62.47	100841.66	62.00
C31	S 89°51'48" W	47.61	104718.50	47.40
C32	S 89°51'48" W	20.02	57976.30	19.86
C33	S 89°51'48" W	25.09	84870.57	25.27
C34	S 89°51'48" W	23.58	84515.54	23.21
C35	S 89°51'48" W	23.37	104422.20	23.08
C36	S 89°51'48" W	10.12	57976.30	10.12
C37	S 89°51'48" W	10.38	58713.00	10.38
C38	S 89°51'48" W	13.00	40296.30	13.00
C39	S 89°51'48" W	31.54	58713.00	31.54
C40	S 89°51'48" W	41.61	58186.07	41.60
C41	S 89°51'48" W	14.88	57801.71	14.88
C42	S 89°51'48" W	24.78	57976.30	24.78
C43	S 89°51'48" W	21.64	102937.04	21.63
C44	S 89°51'48" W	93.39	108238.34	93.14
C45	S 89°51'48" W	17.49	106459.48	17.47
C46	S 89°51'48" W	13.58	104444.04	13.21
C47	S 89°51'48" W	2.80	54974.46	2.80
C48	S 89°51'48" W	28.72	108238.34	28.72
C49	S 89°51'48" W	16.24	107976.30	16.14
C50	S 89°51'48" W	59.32	107976.30	59.25
C51	S 89°51'48" W	35.64	108493.53	35.62
C52	S 89°51'48" W	17.49	104444.04	17.47



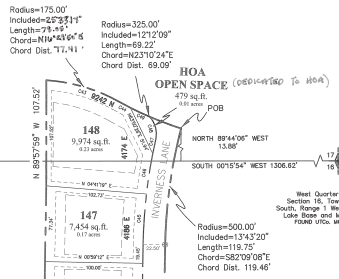
- NOTES:  
 1.) ALL LOTS HAVE A 15 FOOT LOT SETBACK AND A 22 FOOT DRIVEWAY SETBACK.  
 2.) THE 22 FOOT DRIVEWAY SETBACKS ARE DEPICTED ON THIS PLAN.

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NORTHMOOR PHASE 1	
Total Acres of Subdivided Area	11.33
Total Acres of Lots	8.00
Total Acres of Roads	2.63
Total Acres in HOA Parks	0.52
Total Acres in Open Space	0.18
Average Lot Size	8,936 Sq. Ft.
Total Number of Lots	35
Density	5.44 Units Per Acre
Largest Lot Size	13,484 Sq. Ft.
Smallest Lot Size	7,454 Sq. Ft.

MOUNT AIREY DRIVE  
 ENTRY NO. 127685



EAGLE MOUNTAIN HOLDINGS LLC  
 ENTRY NO. 71408-06

LEGEND

- ⊙ = MONUMENT TO BE SET
- = ADJOINING BOUNDARY LINE
- - - = BOUNDARY LINE
- = RIGHT OF WAY LINE
- = LOT LINE
- = CENTER LINE ROAD
- = PUBLIC UTILITY EASEMENT
- = BUILDING ENVELOPE
- = FOUND SECTION CORNER

CAPITAL SECURITY MORTGAGE INC.  
 ENTRY NO. 26971-06

Sheet 2 of 2

12214 sheet 2 of 2