

**LEGEND**

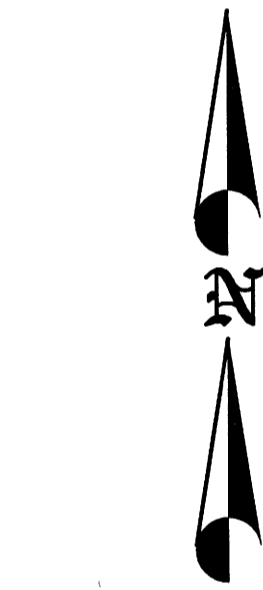
	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA

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

N 1/4 CORNER  
SEC. 13, T6S, R2W,  
SLB&M

(2667.31' BETWEEN CORNERS)

MEADOWBROOK PROPERTY  
LIMITED PARTNERSHIP  
59-045-0025  
FUTURE PHASE



MEADOWBROOK PROPERTY  
LIMITED PARTNERSHIP  
59-045-0025  
FUTURE PHASE

**ROCKY MOUNTAIN POWER**

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2.2. PURSUANT TO UTAH CODE ANN § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER  
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
(4) ANY OTHER PROVISION OF LAW  
*David V. Thomas*  
DATE 6/10/15  
ROCKY MOUNTAIN POWER

**QUESTAR GAS COMPANY**

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.  
APPROVED THIS 10 DAY OF June 2015  
QUESTAR GAS COMPANY  
BY *Christy S. Edwards*  
TITLE *Asst. Gen. Mgr.*

**DIRECT COMMUNICATIONS**

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.  
*Christy S. Edwards*  
DATE 6-10-15

**TABULATIONS**

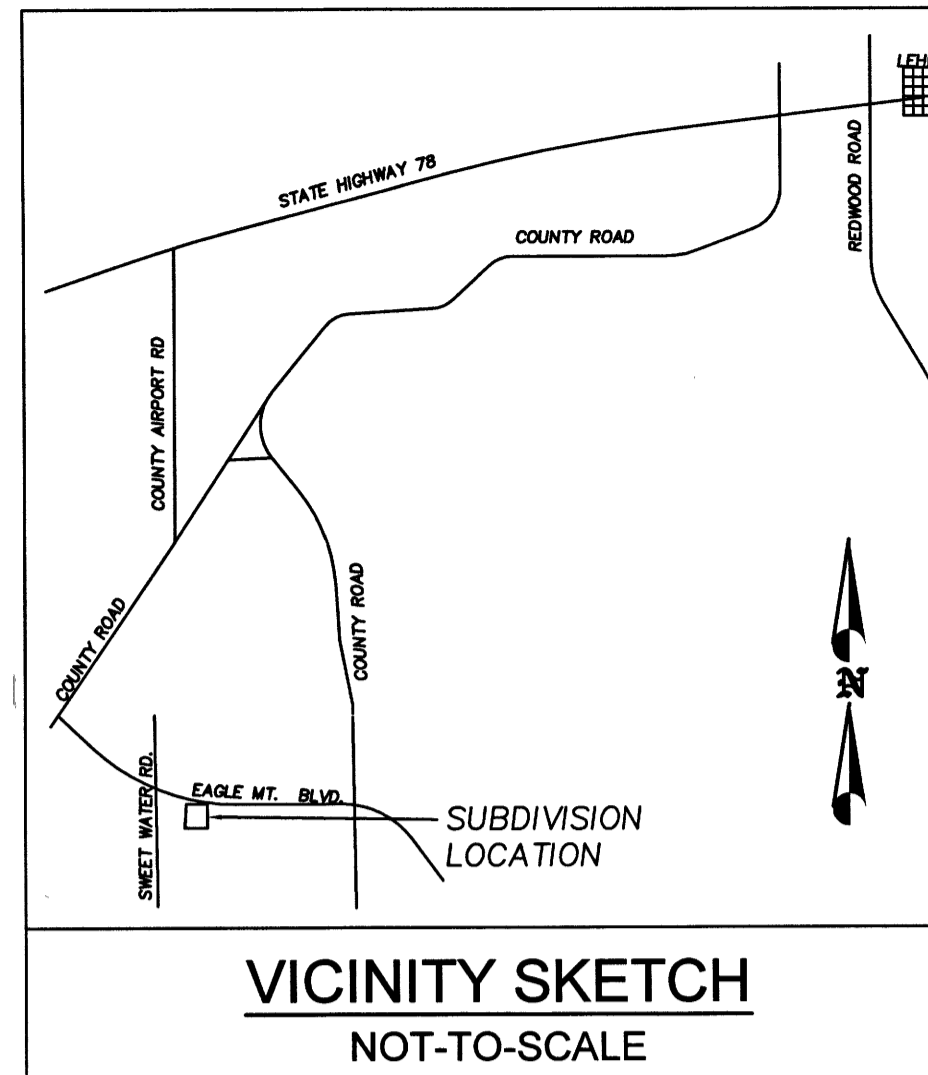
TOTAL ACREAGE	2.544 AC
TOTAL ACREAGE IN LOTS	0.813 AC
TOTAL OPEN SPACE	0.903 AC
TOTAL IMPROVED OPEN SPACE	0.903 AC
AVERAGE LOT SIZE	843 SF
LARGEST LOT	1236 SF
SMALLEST LOT	689 SF
OVERALL DENSITY	16.50 DU/AC
TOTAL # OF LOTS	42

**BUILDING ADDRESSES**

BUILDING	ADDRESS
G	1792 EAST
H	1789 EAST
I	1771 EAST
J	1753 EAST
K	1754 EAST
L	1772 EAST

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS  
DAY OF \_\_\_\_\_ A.D., 20\_\_  
CITY ATTORNEY



**RESERVATION OF COMMON AREAS**

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF EAGLE POINT TOWNHOMES FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

**PUBLIC UTILITY EASEMENTS**

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF EAGLE MOUNTAIN CITY.

**NOTES**

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.  
2. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

**STATE PLANE COORDINATES**  
FACTOR = 0.99970005

SP#	X=	Y=
SP0	1,859,204.76	718,693.42
SP1	1,858,215.12	718,680.94
SP2	1,858,071.17	718,704.95
SP3	1,857,891.04	718,562.11
SP4	1,857,872.55	718,360.21
SP5	1,858,162.24	718,285.56
SP6	1,858,167.16	718,284.99
SP7	1,858,189.96	718,534.18

14710

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	155.00	259.08	95°46'07"	229.96	S 51°35'04" W
C2	3789.09	202.83	03°04'01"	202.80	S 05°14'01" W
C3	155.00	121.63	44°57'33"	118.53	S 76°59'22" W
C4	155.00	15.02	05°33'04"	15.01	S 51°44'03" W
C5	155.00	122.44	45°15'31"	119.28	S 26°19'46" W
C6	3789.09	95.26	01°26'25"	95.25	S 04°25'13" W
C7	3789.09	10.00	00°09'05"	10.00	S 05°12'58" W
C8	3789.09	97.56	01°28'31"	97.56	S 06°01'46" W

**SURVEYOR'S CERTIFICATE**

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 SUBDIVIDED SAID TRACT OF LAND INTO LOTS, OPEN SPACE, 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.  
DATE JUNE 10 2015  
SURVEYOR *David V. Thomas* (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT BEING N 89°31'09" W ALONG THE SECTION LINE 989.98 FEET AND SOUTH 20.79 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;  
RUNNING THENCE N 80°31'52" W 145.98 FEET; THENCE ALONG THE ARC OF A 155.00 FOOT RADIUS CURVE TO THE LEFT 259.08 FEET (CURVE HAS A CENTRAL ANGLE OF 95°46'07" AND A CHORD THAT BEARS S 51°35'04" W 229.96 FEET); THENCE ALONG THE ARC OF A 3789.09 FOOT RADIUS CURVE TO THE RIGHT 202.83 FEET (CURVE HAS A CENTRAL ANGLE OF 03°04'01" AND A CHORD THAT BEARS S 05°14'01" W 202.80 FEET); THENCE S 75°32'59" E 299.24 FEET; THENCE S 83°24'33" E 4.95 FEET; THENCE N 05°13'44" E 250.30 FEET; THENCE N 09°43'27" E 148.95 FEET TO THE POINT OF BEGINNING.  
CONTAINS 2.544 ACRES  
BASIS OF BEARING = UTAH STATE PLANE COORDINATES, CENTRAL ZONE

**OWNER'S 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 THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES 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, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT 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.

OWNER(S):  
PRINTED NAME OF OWNER: DELTA MOUNTAIN PROPERTIES LIMITED PARTNERSHIP  
AUTHORIZED SIGNATURE(S): *David V. Thomas*  
*David E. Peterson and James K. Peterson - Co-managers of Delta Mountain Properties, LLC - the general partner*

**ACKNOWLEDGMENT**

ON THE 15 DAY OF June, 2015, 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  
MY COMMISSION EXPIRES 1/5/2015  
*Janette Little*  
NOTARY PUBLIC

**ACCEPTANCE BY LEGISLATIVE BODY**

CITY COUNCIL OF EAGLE MOUNTAIN CITY  
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS  
27<sup>th</sup> DAY OF August, A.D. 2015

APPROVED BY MAYOR: *David V. Thomas*  
APPROVED BY CITY ATTORNEY: *David V. Thomas*  
APPROVED BY CITY ENGINEER: *David V. Thomas*  
APPROVED BY CITY RECORDER: *David V. Thomas*

**EAGLE POINT TOWNHOMES PLAT "B"**

A PARTIAL VACATION OF EAGLE POINT CONDOS PHASE 1  
EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH  
LOCATED IN THE NE 1/4 OF SECTION 13, T.6S., R.2W., S.L.B.&M.  
SCALE: 1" = 30'

STATE OF UTAH  
DAVID V. THOMAS  
NO. 163947  
JUNE 10 2015  
CITY ENGINEER SEAL  
CITY ATTORNEY SEAL  
CLERK-RECORDER SEAL

Sec. 13-6-2W 70-038  
12-6-2W