DRH EAGLE POINT TOWNHOMES PLAT "C"

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SHEET 1 OF 3

VICINITY MAP

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, STREETS, AND EASEMENTS TO BE KNOWN AS EAGLE POINT TH DRH PLAT "C" 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 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAGLE POINT TOWNHOMES PLAT "A" SUBDIVISION BOUNDARY AS RECORDED AS ENTRY 76286:2013 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF COSMOS DRIVE AS SHOWN IN THE EAGLE POINT ROAD DEDICATION PLAT AS RECORDED AS ENTRY 69966:2015 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°31'09" WEST 748.84 FEET AND SOUTH 448.23 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING ALONG SAID RIGHT-OF-WAY OF SAID COSMOS DRIVE THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY 278.19 FEET ALONG THE ARC OF A 1517.68 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 02°49'52" EAST 277.80 FEET); 2) SOUTHWESTERLY 31.55 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 37°06'20" WEST 28.38 FEET); THENCE SOUTH 07°42'38" EAST 191.66 FEET; THENCE NORTH 82°02'57" WEST 1049.73 FEET;* THENCE NORTH 09°21'25" EAST 513.70 FEET; THENCE SOUTH 82°02'57" EAST 316.86 FEET TO THE WESTERLY RIGHT-OF-WAY OF SKYLINE DRIVE, AND RUNNING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 15.51 FEET ALONG THE ARC OF A 3739.09 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 06°38'54" WEST 15.51 FEET); THENCE SOUTH 83°13'59" EAST 50.00 FEET; THENCE ALONG SAID SKYLINE DRIVE RIGHT-OF-WAY NORTHEASTERLY 7.74 FEET ALONG THE ARC OF A 3789.09 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 06°42'31" EAST 7.74 FEET); THENCE SOUTH 81°11'22" EAST 126.86 FEET; THENCE SOUTHEASTERLY 98.97 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 52°50'06" EAST 94.98 FEET); THENCE SOUTHEASTERLY 38.02 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 51°39'44" EAST 36.61 FEET); THENCE NORTHEASTERLY 80.21 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 82°01'40" EAST 78.73 FEET); THENCE SOUTH 24°29'37" EAST 12.88 FEET; THENCE NORTH 65°36'13" EAST 29.27 FEET; THENCE SOUTH 83°24'33" EAST 7.59 FEET; THENCE SOUTH 32°30'39" EAST 8.44 FEET; THENCE SOUTHEASTERLY 25.81 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 58°55'08" EAST 24.91 FEET); THENCE SOUTH 85°19'38" EAST 193.35 FEET; THENCE NORTHEASTERLY 12.43 FEET ALONG THE ARC OF A 13.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 67°16'48" EAST 11.96 FEET); THENCE NORTH 39°53'14" EAST 5.44 FEET; THENCE SOUTH 83°24'33" EAST 2.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.44 ACRES, MORE OR LESS.

*THENCE NORTH 07°57'02" EAST 10.00 FEET; THENCE NORTH 82°02'58" WEST 13.15 FEET

July 19, 2021
DATE

SURVEYOR
(SEE SEAL BELOW)

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, 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.

PURSUANT TO UTAH CODE 10-9A-604 (D), THE OWNER HEREBY CONVEYS THE COMMON AREAS, AS INDICATED HEREON, TO THE DRH EAGLE POINT TOWNHOME OWNER'S ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 SOUTH GATEWAY PARK PLACE D-100; DRAPER, UTAH 84042

By: MARK J. GREEN, Member
PRINTED NAME OF OWNER
GRNOBL EAGLE POINT, LLC.

AUTHORIZED SIGNATURE(S)
July 19, 2021

PRINTED NAME OF OWNER
AUTHORIZED SIGNATURE(S)

LC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF DAVIS }S.S

ON THIS 19 DAY OF July A.D. 2021, PERSONALLY APPEARED BEFORE ME Mark J. Green THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF GRNOBL EaglePointe LLC. A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: David Lewis IV
COMMISSION NUMBER: 713890
MY COMMISSION EXPIRES: Aug 31, 2024
A NOTARY PUBLIC COMMISSIONED IN UTAH
David Lewis IV

17943
ENT 169675:2021 Map # 17943
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Oct 01 3:49 pm FEE 426.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

17943 1 of 3

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 16 DAY OF August 2021

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
APPROVED BY CITY RECORDER (SEE SEAL BELOW)

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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.

DIRECT COMMUNICATIONS
7/20/2021
DATE

DOMINION ENERGY

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS 20 DAY OF July 2021

BY: Beverly Eldredge
TITLE: Pre-Con

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(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 EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER
July 20, 2021
DATE

TABULATIONS

TOTAL AREA	11.44 ACRES
TOTAL ACREAGE IN LOTS	3.20 ACRES
TOTAL OPEN SPACE	3.59 ACRES
TOTAL IMPROVED OPEN SPACE	3.59 ACRES
PUBLIC ROW DEDICATION	1.60 ACRES
PRIVATE ROW	0.91 ACRES
DRIVEWAYS/PARKING	2.54 ACRES
TOTAL NUMBER OF LOTS	132
AVERAGE LOT FOOTPRINT SIZE	1,058 SQ FT
LARGEST LOT FOOTPRINT SIZE	1,128 SQ FT
SMALLEST LOT FOOTPRINT SIZE	864 SQ FT
OVERALL DENSITY	11.53 LOTS/ACRE

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.

WILDING
ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRH EAGLE POINT TOWNHOMES PLAT "C"

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 3

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR, KAGAN M. DIXON, No. 9061091, 07/19/2021, STATE OF UTAH		PROFESSIONAL ENGINEER, No. 265052, CHRISTOPHER TODD TRUSTY, 8-12-21, STATE OF UTAH	CORPORATE SEAL, EAGLE MOUNTAIN, EST. 1996, STATE OF UTAH

SEC. 13-6-2W TU-038

DRH EAGLE POINT TOWNHOMES PLAT "C"

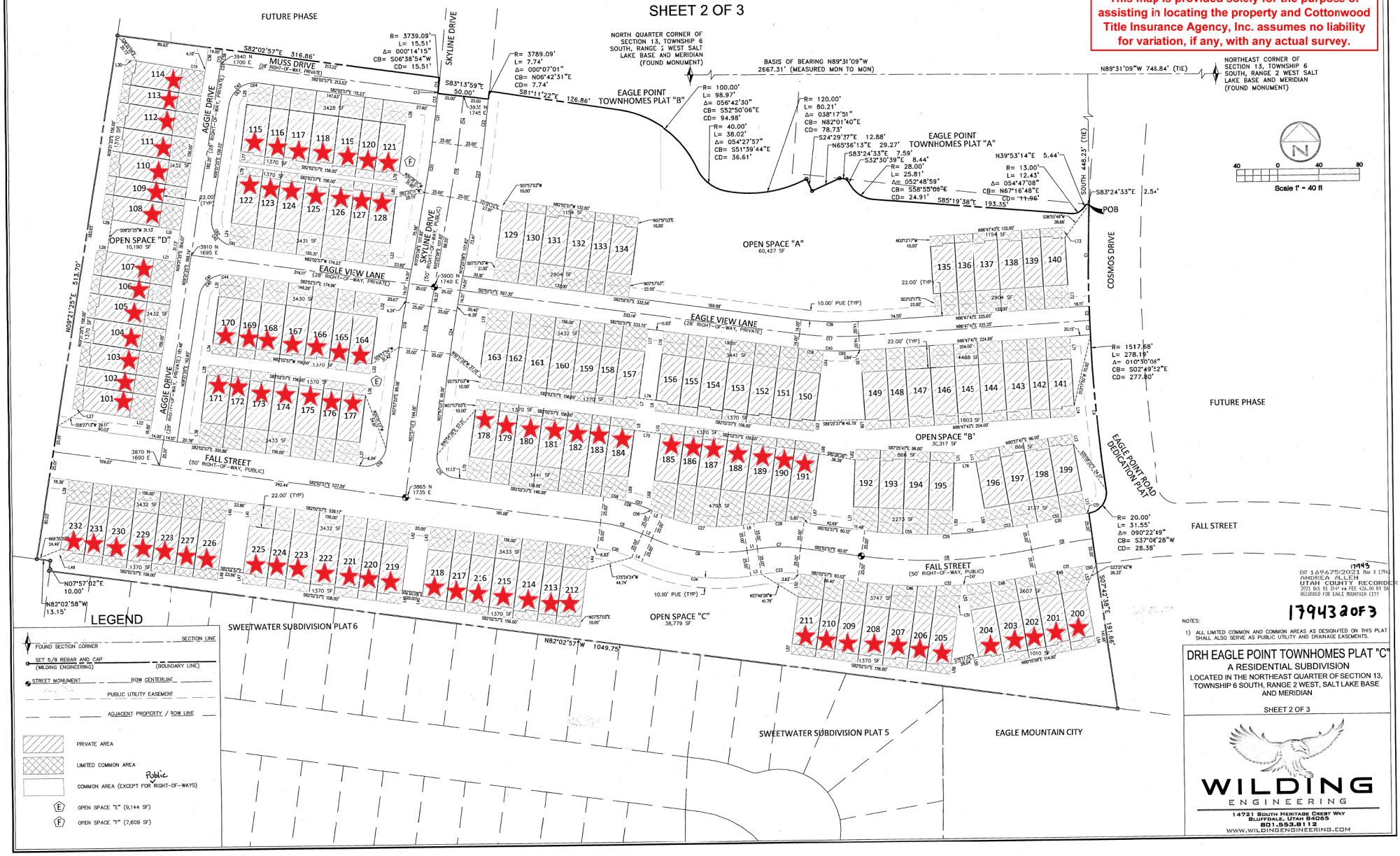
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 2 OF 3

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.



17943
ENT 169675:2021 PGS 1 17943
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Oct 01 3:14 pm FEE 426.00 BY SM
RECORDED FOR EAGLE MOUNTAIN CITY

17943 2 OF 3

NOTES:

1) ALL LIMITED COMMON AND COMMON AREAS AS DESIGNATED ON THIS PLAT SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

DRH EAGLE POINT TOWNHOMES PLAT "C"

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 3

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRH EAGLE POINT TOWNHOMES PLAT "C"

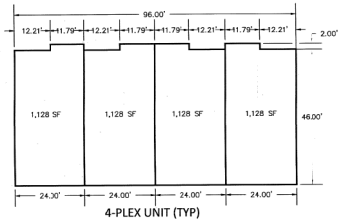
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

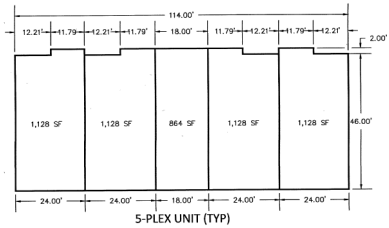
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 3 OF 3

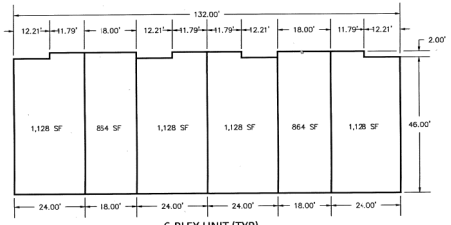
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



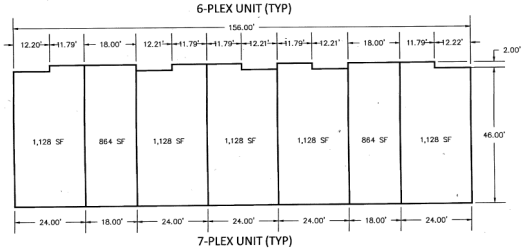
4-PLEX UNIT (TYP)



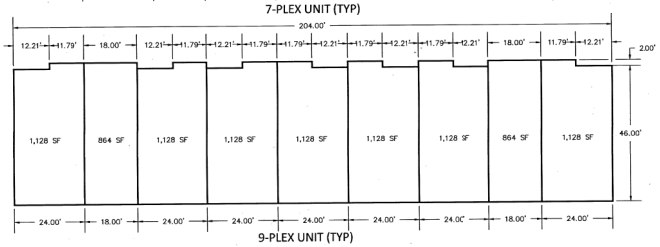
5-PLEX UNIT (TYP)



6-PLEX UNIT (TYP)



7-PLEX UNIT (TYP)



9-PLEX UNIT (TYP)

ADDRESS TABLES

UNIT #	ADDRESS
101	3881 N AGGIE DRIVE
102	3885 N AGGIE DRIVE
103	3889 N AGGIE DRIVE
104	3893 N AGGIE DRIVE
105	3897 N AGGIE DRIVE
106	3901 N AGGIE DRIVE
107	3905 N AGGIE DRIVE
108	3915 N AGGIE DRIVE
109	3919 N AGGIE DRIVE
110	3923 N AGGIE DRIVE
111	3927 N AGGIE DRIVE
112	3931 N AGGIE DRIVE
113	3935 N AGGIE DRIVE
114	3939 N AGGIE DRIVE
115	1710 E MUSS DRIVE
116	1714 E MUSS DRIVE
117	1718 E MUSS DRIVE
118	1722 E MUSS DRIVE
119	1726 E MUSS DRIVE
120	1730 E MUSS DRIVE
121	1734 E MUSS DRIVE
122	1709 E EAGLE VIEW LANE
123	1713 E EAGLE VIEW LANE
124	1717 E EAGLE VIEW LANE
125	1721 E EAGLE VIEW LANE
126	1725 E EAGLE VIEW LANE
127	1729 E EAGLE VIEW LANE
128	1733 E EAGLE VIEW LANE
129	1763 E EAGLE VIEW LANE
130	1769 E EAGLE VIEW LANE
131	1763 E EAGLE VIEW LANE
132	1767 E EAGLE VIEW LANE
133	1771 E EAGLE VIEW LANE
134	1775 E EAGLE VIEW LANE
135	1835 E EAGLE VIEW LANE
136	1839 E EAGLE VIEW LANE
137	1843 E EAGLE VIEW LANE
138	1847 E EAGLE VIEW LANE
139	1851 E EAGLE VIEW LEAN
140	1855 E EAGLE VIEW LANE
141	1856 E EAGLE VIEW LANE
142	1852 E EAGLE VIEW LANE
143	1846 E EAGLE VIEW LANE
144	1844 E EAGLE VIEW LANE
145	1840 E EAGLE VIEW LANE
146	1836 E EAGLE VIEW LANE
147	1832 E EAGLE VIEW LANE
148	1828 E EAGLE VIEW LANE
149	1824 E EAGLE VIEW LANE
150	1810 E EAGLE VIEW LANE
151	1806 E EAGLE VIEW LANE
152	1802 E EAGLE VIEW LANE
153	1798 E EAGLE VIEW LANE
154	1794 E EAGLE VIEW LANE
155	1790 E EAGLE VIEW LANE
156	1786 E EAGLE VIEW LANE
157	1778 E EAGLE VIEW LANE
158	1774 E EAGLE VIEW LANE
159	1770 E EAGLE VIEW LANE
160	1766 E EAGLE VIEW LANE
161	1762 E EAGLE VIEW LANE
162	1758 E EAGLE VIEW LANE
163	1754 E EAGLE VIEW LANE
164	1728 E EAGLE VIEW LANE
165	1724 E EAGLE VIEW LANE
166	1720 E EAGLE VIEW LANE

UNIT #	ADDRESS
167	1716 E EAGLE VIEW LANE
168	1712 E EAGLE VIEW LANE
169	1708 E EAGLE VIEW LANE
170	1704 E EAGLE VIEW LANE
171	1703 E FALL STREET
172	1707 E FALL STREET
173	1711 E FALL STREET
174	1715 E FALL STREET
175	1719 E FALL STREET
176	1723 E FALL STREET
177	1727 E FALL STREET
178	1749 E FALL STREET
179	1753 E FALL STREET
180	1757 E FALL STREET
181	1781 E FALL STREET
182	1785 E FALL STREET
183	1789 E FALL STREET
184	1773 E FALL STREET
185	1783 E FALL STREET
186	1787 E FALL STREET
187	1791 E FALL STREET
188	1795 E FALL STREET
189	1799 E FALL STREET
190	1803 E FALL STREET
191	1807 E FALL STREET
192	1821 E FALL STREET
193	1825 E FALL STREET
194	1829 E FALL STREET
195	1833 E FALL STREET
196	1845 E FALL STREET
197	1849 E FALL STREET
198	1853 E FALL STREET
199	1857 E FALL STREET
200	1858 E FALL STREET
201	1854 E FALL STREET
202	1850 E FALL STREET
203	1846 E FALL STREET
204	1842 E FALL STREET
205	1834 E FALL STREET
206	1830 E FALL STREET
207	1826 E FALL STREET
208	1822 E FALL STREET
209	1818 E FALL STREET
210	1814 E FALL STREET
211	1810 E FALL STREET
212	1768 E FALL STREET
213	1764 E FALL STREET
214	1760 E FALL STREET
215	1756 E FALL STREET
216	1752 E FALL STREET
217	1748 E FALL STREET
218	1744 E FALL STREET
219	1736 E FALL STREET
220	1732 E FALL STREET
221	1726 E FALL STREET
222	1724 E FALL STREET
223	1720 E FALL STREET
224	1716 E FALL STREET
225	1712 E FALL STREET
226	1702 E FALL STREET
227	1698 E FALL STREET
228	1694 E FALL STREET
229	1690 E FALL STREET
230	1686 E FALL STREET
231	1682 E FALL STREET
232	1678 E FALL STREET

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	98.57'	1517.68'	3°43'16"	S00°33'34"W	98.55'
C2	14.01'	1517.68'	0°31'43"	S01°33'56"E	14.01'
C3	14.00'	1517.68'	0°31'43"	S02°05'39"E	14.00'
C4	151.61'	1517.68'	5°43'25"	S05°13'13"E	151.55'
C5	41.93'	150.00'	16°00'57"	N74°02'28"W	41.79'
C6	95.04'	170.00'	32°01'55"	S82°02'57"E	93.81'
C7	41.93'	150.00'	16°00'57"	S89°56'34"W	41.79'
C8	166.73'	500.00'	19°06'21"	N88°23'53"E	165.96'
C9	60.11'	1000.00'	3°26'39"	S80°34'02"W	60.10'
C10	19.92'	500.00'	2°16'56"	N08°12'57"E	19.91'
C11	14.00'	3739.09'	0°12'53"	N06°38'13"E	14.00'
C12	1.50'	3739.09'	0°01'23"	N06°45'20"E	1.50'
C13	12.50'	3270.16'	0°13'09"	N06°47'55"E	12.50'
C14	47.65'	3294.77'	0°49'43"	N07°06'14"E	47.65'
C15	51.08'	1000.00'	2°55'35"	N08°57'21"E	51.07'
C16	43.08'	1000.00'	2°28'05"	S09°11'06"W	43.07'
C17	58.41'	300.00'	11°99'20"	S87°37'37"E	58.32'
C18	31.42'	20.00'	90°00'00"	N52°57'03"E	28.28'
C19	44.15'	1025.00'	2°28'05"	S09°11'06"W	44.15'
C20	49.80'	975.00'	2°55'35"	N08°57'21"E	49.79'
C21	47.33'	3270.16'	0°49'45"	N07°06'14"E	47.33'
C22	47.97'	3319.39'	0°49'41"	N07°06'15"E	47.96'
C23	52.35'	1025.00'	2°55'35"	N08°57'21"E	52.35'
C24	42.00'	975.00'	2°28'05"	S09°11'06"W	42.00'
C25	31.42'	20.00'	90°00'00"	S37°02'57"E	28.28'
C26	48.92'	175.00'	16°00'57"	N74°02'28"W	48.76'
C27	81.06'	145.00'	32°01'55"	S82°02'57"E	80.01'
C28	48.92'	175.00'	16°00'57"	S89°56'34"W	48.76'
C29	158.39'	475.00'	19°06'21"	N88°23'53"E	157.66'
C30	61.59'	1025.00'	3°26'34"	S80°33'59"W	61.58'
C31	58.59'	975.00'	3°26'34"	S80°33'59"W	58.58'
C32	175.07'	525.00'	19°06'21"	N88°23'53"E	174.26'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	34.94'	125.00'	16°00'57"	S89°56'34"W	34.83'
C34	109.02'	195.00'	32°01'55"	S82°02'57"E	107.60'
C35	34.94'	125.00'	16°00'57"	N74°02'28"W	34.83'
C36	19.57'	486.00'	2°18'27"	N08°12'11"E	19.57'
C37	5.92'	500.00'	0°40'40"	N09°01'05"E	5.92'
C38	14.00'	500.00'	1°36'16"	N07°52'37"E	14.00'
C39	55.68'	286.00'	11°09'20"	S87°37'37"E	55.60'
C40	61.14'	314.00'	11°09'20"	S87°37'37"E	61.04'
C41	39.43'	25.50'	88°35'38"	S53°39'14"W	35.62'
C42	40.68'	25.50'	91°24'22"	S36°20'46"E	36.50'
C43	39.43'	25.50'	88°35'38"	S53°39'14"W	35.62'
C44	6.79'	25.50'	15°15'21"	N89°40'38"W	6.77'
C45	32.64'	25.50'	73°20'17"	S46°01'33"W	30.46'
C46	100.21'	525.00'	10°56'10"	S87°31'02"E	100.05'
C47	4.94'	525.00'	0°32'23"	N86°44'42"E	4.94'
C48	69.91'	525.00'	7°37'48"	N82°39'36"E	69.86'
C49	44.20'	975.00'	2°35'51"	S80°08'38"W	44.20'
C50	14.38'	975.00'	0°50'43"	S81°51'55"W	14.38'
C51	2.86'	1025.00'	0°09'36"	S82°12'29"W	2.86'
C52	58.73'	1025.00'	3°16'58"	S80°29'11"W	58.72'
C53	37.29'	475.00'	4°29'53"	N81°05'39"E	37.28'
C54	36.42'	475.00'	4°23'36"	N85°32'23"E	36.41'
C55	84.68'	475.00'	10°12'51"	S87°09'23"E	84.57'
C56	1.74'	175.00'	0°34'06"	N66°19'03"W	1.74'
C57	26.08'	175.00'	8°32'24"	N70°52'17"W	26.06'
C58	21.10'	175.00'	6°54'28"	N78°35'43"W	21.09'
C59	25.52'	314.00'	4°39'23"	S84°22'39"E	25.51'
C60	35.62'	314.00'	6°29'57"	S89°57'19"E	35.60'
C61	5.74'	25.50'	12°53'32"	S75°36'11"E	5.73'
C62	34.94'	25.50'	78°30'50"	S29°54'00"E	32.27'
C63	31.01'	25.50'	69°40'40"	S43°57'18"W	29.14'
C64	8.53'	25.50'	19°09'23"	S88°22'21"W	8.49'

Line Table

Line #	Length	Direction
L1	10.46	N81° 56' 05.31"E
L2	10.54	S66° 01' 59.72"E
L3	10.46	N81° 56' 05.31"E
L4	10.54	S66° 01' 59.72"E
L5	10.54	S66° 01' 59.72"E
L6	10.46	N81° 56' 05.31"E
L7	10.00	N07° 57' 02.79"E
L8	10.00	S07° 57' 02.79"W
L9	10.00	S07° 57' 02.79"W
L10	10.00	N07° 57' 02.79"E
L11	10.00	S02° 34' 12.79"W
L12	10.00	N09° 32' 13.21"W
L13	10.00	S09° 32' 13.21"E
L14	10.00	N03° 12' 17.21"W
L15	22.43	S09° 32' 13.21"E
L16	22.00	N07° 57' 02.79"E
L17	22.00	S07° 57' 02.79"W
L18	22.00	N07° 57' 02.79"E
L19	22.00	N80° 38' 35.19"W
L20	22.00	S80° 38' 35.19"E
L21	22.00	N80° 38' 35.19"W
L22	22.00	S80° 38' 35.19"E
L23	22.00	N07° 57' 02.79"E
L24	21.36	S07° 57' 02.79"W
L25	20.59	N07° 57' 02.79"E
L26	22.00	S07° 57' 02.79"W
L27	10.00	N80° 38' 35.19"W
L28	10.00	S80° 38' 35.19"E
L29	10.00	N80° 38' 35.19"W
L30	10.00	S80° 38' 35.19"E
L31	21.10	N07° 57' 02.79"E
L32	22.00	S07° 57' 02.79"W
L33	10.00	S07° 57' 02.79"W
L34	10.00	N07° 57' 02.79"E
L35	10.00	N07° 57' 02.79"E
L36	10.00	S07° 57' 02.79"W
L37	22.01	N07° 57' 02.79"E
L38	22.01	S07° 57' 02.79"W
L39	22.00	N07° 57' 02.79"E
L40	22.00	S07° 57' 02.79"W

Line Table

Line #	Length	Direction
L41	22.00	N07° 57' 02.79"E
L42	22.00	S07° 57' 02.79"W
L43	22.00	N07° 57' 02.79"E
L44	22.00	S07° 57' 02.79"W
L45	10.00	S07° 57' 02.79"W
L46	10.00	N07° 57' 02.79"E
L47	10.00	S07° 57' 02.79"W
L48	10.00	N07° 57' 02.79"E
L49	10.00	S07° 57' 02.79"W
L50	22.00	N07° 57' 02.79"E
L51	31.53	S07° 57' 02.79"W
L52	25.28	N09° 44' 22.04"W
L53	22.46	S09° 44' 02.04"E
L54	10.00	N09° 44' 22.04"W
L55	10.00	S09° 44' 02.04"E
L56	10.00	N07° 57' 02.79"E
L57	10.00	S07° 57' 02.79"W
L58	10.00	S03° 12' 17.21"E
L59	22.00	N09° 32' 13.21"W
L60	22.86	S02° 34' 12.79"W
L61	21.38	N02° 34' 12.79"E
L62	10.00	N02° 34' 12.79"E
L63	10.00	N07° 57' 02.79"E
L64	23.04	S07° 57' 02.79"W
L65	22.00	N03° 12' 17.21"W
L66	10.00	S07° 57' 02.79"W
L67	22.00	S07° 57' 02.79"W
L68	28.30	N07° 57' 02.79"E
L69	23.27	S07° 57' 02.79"W
L70	22.00	N07° 57' 02.79"E
L71	22.00	S03° 12' 17.21"E
L72	22.00	N03° 12' 17.03"W
L73	10.00	S03° 12' 17.03"E
L74	16.83	N82° 02' 57.21"W
L75	25.57	S81° 59' 38.08"E
L76	21.98	N87° 08' 02.57"E
L77	10.00	S07° 57' 02.79"W
L78	10.00	N07° 57' 02.79"E
L79	10.00	N07° 57' 02.79"E
L80	10.00	S07° 57' 02.79"W

17943
ENT 149475:2021 fee $ 17943
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Oct 01 3:47 pm FEE 426.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

17943 3 OF 3

DRH EAGLE POINT TOWNHOMES PLAT "C"

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 3 OF 3

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