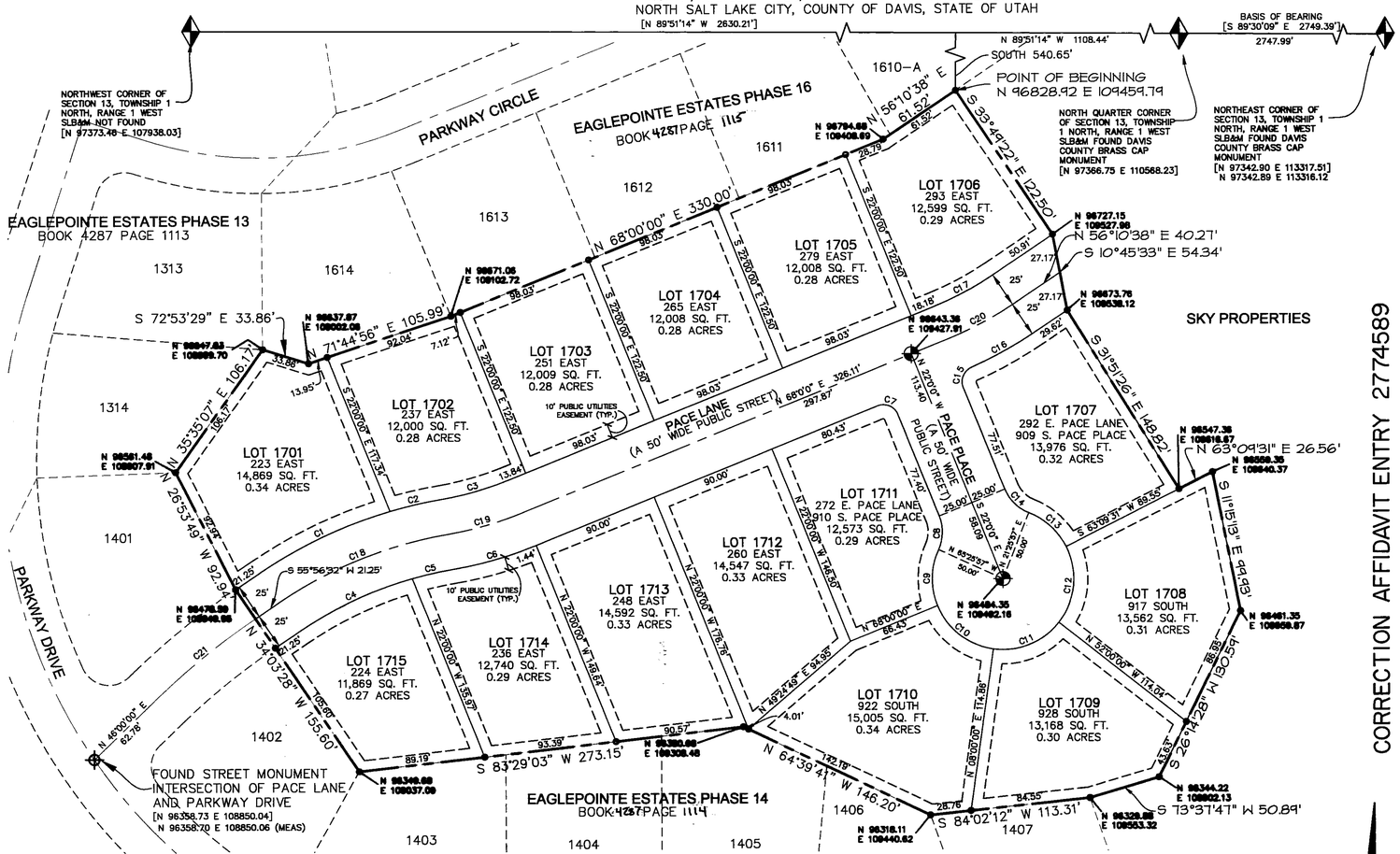
5298

EAGLEPOINTE ESTATES PHASE 17

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, COUNTY OF DAVIS, STATE OF UTAH



NOTICE: AT THE TIME OF RECORDING, THIS SUBDIVISION IS LOCATED WITHIN 1300 FEET OF AN ACTIVE SURFACE MINING OPERATION THAT INCLUDES OCCASIONAL BLASTING.

PLAT PREPARED FOR:
EAGLEPOINTE DEVELOPMENT, L.C.
585 W 500 S SUITE 110
BOUNTIFUL, UT 84010

NORTH SALT LAKE CORPORATION Seal DAVIS COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	101.87'	325.00'	17°55'27"	S 64°54'15" W	101.28'
C2	37.21'	325.00'	6°33'34"	S 77°08'48" W	37.19'
C3	48.80'	225.00'	12°25'33"	N 74°12'46" E	48.70'
C4	87.72'	275.00'	18°18'31"	S 65°04'48" W	87.34'
C5	29.80'	275.00'	6°12'29"	S 77°19'18" W	29.78'
C6	59.64'	275.00'	12°25'33"	N 74°12'46" E	59.52'
C7	17.28'	11.00'	90°00'00"	N 67°00'00" W	15.56'
C8	24.38'	30.00'	46°34'03"	N 01°17'01" E	23.72'
C9	40.64'	50.00'	46°34'03"	S 01°17'01" W	39.53'
C10	52.36'	50.00'	60°00'00"	S 52°00'00" E	50.00'
C11	52.36'	50.00'	60°00'00"	N 68°00'00" E	50.00'
C12	56.58'	50.00'	64°50'29"	N 05°34'46" E	53.61'
C13	36.41'	50.00'	41°43'34"	N 47°42'18" W	35.61'
C14	24.38'	30.00'	46°34'03"	S 45°17'01" E	23.72'
C15	16.98'	11.00'	88°28'38"	S 22°13'19" W	15.34'
C16	49.28'	275.00'	10°16'00"	N 61°18'38" E	49.21'
C17	46.43'	225.00'	11°49'22"	N 62°05'19" E	46.35'
C18	128.20'	300.00'	24°29'01"	S 68°11'02" W	127.22'
C19	54.22'	250.00'	12°25'33"	N 74°12'46" E	54.11'
C20	51.59'	250.00'	11°49'22"	N 62°05'19" E	51.50'
C21	88.49'	500.00'	10°08'25"	S 51°04'13" W	88.38'

LEGEND

- SECTION CORNER MONUMENT FOUND AS NOTED
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- STREET MONUMENT TO BE SET
- PROPERTY BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- P.U. & D. E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- [N 97366.78 E 110568.04] — RECORD COORDINATE VALUES AND/OR RECORD DIMENSIONS ARE SHOWN IN BRACKETS

0 50 100 150
Scale in Feet

SURVEYOR'S CERTIFICATE:

I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 312770 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS "EAGLEPOINTE ESTATES PHASE 17" AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Date: FEBRUARY 13, 2013

D. Gregg Meyers
D. Gregg Meyers
P.L.S. No. 312770

PROFESSIONAL LAND SURVEYOR LICENSE #312770 D. GREGG MEYERS 2/13/13 STATE OF UTAH

LEGAL DESCRIPTION:

A parcel of land located in the Northwest Quarter of Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, being more particularly described as follows:

Beginning at a point on the South Line of Eaglepointe Estates Plat 16 as recorded in the office of The Davis County Recorder in Book 4287 at Page 1115 said point lies North 89°51'14" West along the section line 1,108.44 feet and South 540.65 feet; from the North Quarter Corner of said Section 13, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 33°49'22" East 122.50 feet; thence South 10°45'33" East 54.34 feet; thence South 31°51'26" East 148.82 feet; thence North 63°09'31" East 26.56 feet; thence South 11°15'13" East 99.93 feet; thence South 26°14'28" West 130.59 feet; thence South 73°37'47" West 50.89 feet to the Northeast corner of Lot 1407, Eaglepointe Estates Plat 14 as recorded in The Office of The Davis County Recorder in Book 4287 at Page 1114 and running along said Plat 14 the following five (5) courses and distances: (1) South 84°02'12" West 113.31 feet; (2) North 64°39'41" West 146.20 feet; (3) South 83°29'03" West 273.15 feet; (4) North 34°03'28" West 155.60 feet and (5) North 26°53'49" West 92.94 feet to the East Line of Eaglepointe Estates Plat 13 as recorded in The Office of the Davis County Recorder in Book 4287 at Page 1113 , and running along said east line North 35°35'07" East 106.17 feet to the South line of said Plat 16, thence along said Plat 16 the following four (4) courses and distances: (1) South 72°53'29" East 33.86; (2) North 71°44'56" East 105.99 feet; (3) North 68°00'00" East 330.00 feet and (4) North 56°10'38" East 61.52 feet; to the point of beginning.

Containing 241,500 Square Feet or 5.544 Acres, 15 Lots and 2 roadways.

NOTES:

1) REAR LOT CORNERS WILL BE LOCATED AND MARKED ON THE GROUND WITH A 5/8" REBAR WITH A PLASTIC CAP LABELED "BINGHAM ENG". FRONT LOT CORNERS WILL NOT BE MARKED ON THE GROUND BUT THE EXTENSION OF THE SIDE LOT LINE TO THE TOP OF CURB WILL BE LOCATED AND MARKED BY A PIN OR RIVET INSET INTO THE TOP OF THE CURB.

2) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 10.00 FEET WIDE ALONG THE STREETS, REAR YARDS, AND BOUNDARY LINE, AND 7.50 FEET ALONG THE LOT LINES UNLESS OTHERWISE NOTED.

3) THE COORDINATES SHOWN HEREON ARE BASED ON THE DATUM OF THE DAVIS COUNTY SURVEYOR. RECORD BEARINGS, DISTANCES AND COORDINATE VALUES ARE SHOWN IN BRACKETS [ ]. ALL OTHERS DIMENSIONS AND COORDINATE VALUES ARE MEASURED.

4) APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.

5) THE FINISHED FLOOR ELEVATION OF ANY HOME SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST TOP BACK OF CURB GRADE ADJACENT TO THE LOT.

6) LOT 1610-A IS PART OF EAGLEPOINTE ESTATES PHASE 16, AMENDED.

OWNERS DEDICATION:

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

"EAGLEPOINTE ESTATES PHASE 17"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF February 2013.

EAGLEPOINTE DEVELOPMENT, L.C.
a Utah Limited Liability Company
By: Its Manager Expel Investment Corporation
By: W. Scott Kjar
W. Scott Kjar, Vice-President Date

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS) :ss

ON THIS 15th DAY OF February, 2013, PERSONALLY APPEARED BEFORE ME, W Scott Kjar, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF EAGLEPOINTE ESTATES PHASE 17 AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID EAGLEPOINTE ESTATES PHASE 17, AND SAID W Scott Kjar ACKNOWLEDGED TO ME THAT SAID MANAGER OF EAGLEPOINTE ESTATES PHASE 17, EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF Utah
MY COMMISSION EXPIRES 11/7/2016
Karen Schebel

Notary Seal: NOTARY PUBLIC KAREN SCHERBEL 650269 COMMISSION EXPIRES NOVEMBER 7, 2016 STATE OF UTAH

CORRECTION AFFIDAVIT ENTRY 2774589

CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH THIS 5th DAY OF FEBRUARY, 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR — ATTEST: CITY RECORDER

BINGHAM ENGINEERING
5160 Wiley Post Way, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

Design:
Drawn: MPS
Checked: GM
Reviewed: JJS

RECOMMENDED FOR APPROVAL
THIS 21st DAY OF February, 2013.
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS 29th DAY OF JANUARY, 2013.
CHAIRMAN, PLANNING COMMISSION

RECOMMENDED FOR APPROVAL
THIS 7 DAY OF March, 2013.
CITY ATTORNEY

Davis County Recorder
Entry No. 2751471 Fee Paid $45.00
Filed for record and recorded this 1st day of JULY, 2013 at 4:07 PM
In Book 5801 of Official Records Page 1409
County Recorder
By: Deputy Recorder

Date 02/13/2013 | Proj. # 5101 | Sht 1 of 1

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.