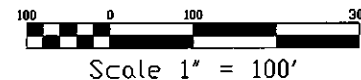


EAGLE POINT PLAT "I"



SURVEYOR'S CERTIFICATE
 I, MEL MCWHARRIE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178951 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 IS TRUE AND CORRECT.

DATE _____ SURVEYOR _____

PLAT "I" BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES N00°16'09"E 47.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, T6S, R1W, S18&M,
 THENCE EAST A DISTANCE OF 1270.42 FEET;
 THENCE N00°16'09"E A DISTANCE OF 1373.28 FEET ALONG THE EASTERLY BOUNDARY FOR EAGLE POINT PLATS G AND H;
 THENCE EAST A DISTANCE OF 1270.42 FEET;
 THENCE S02°29'10"W A DISTANCE OF 1301.72 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR EAGLE MOUNTAIN BOULEVARD;
 THENCE N02°09'49"W A DISTANCE OF 1816.65 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 39.31 ACRES MORE OR LESS.

DATE _____ SURVEYOR _____

OWNER'S 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, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 12-9-807 UTAH CODE, WITHOUT COVENANT, 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 USE TO THE CITY OF EAGLE MOUNTAIN, UTAH, TOGETHER WITH THE 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.

PATTERSON CONSTRUCTION INC.
 JAMES PATTERSON

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

CITY ATTORNEY _____

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 _____ DAY OF _____, A.D. 20____.

APPROVED _____ HAYTER ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)
 CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN CITY.

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN.

APPROVED THIS _____ DAY OF _____, A.D. 20____

EAGLE POINT PLAT "I"

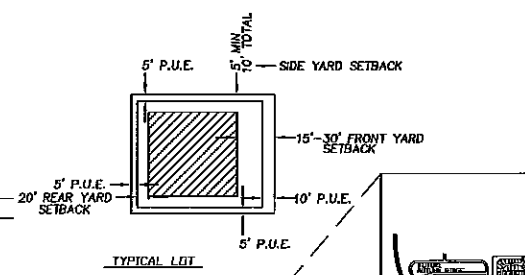
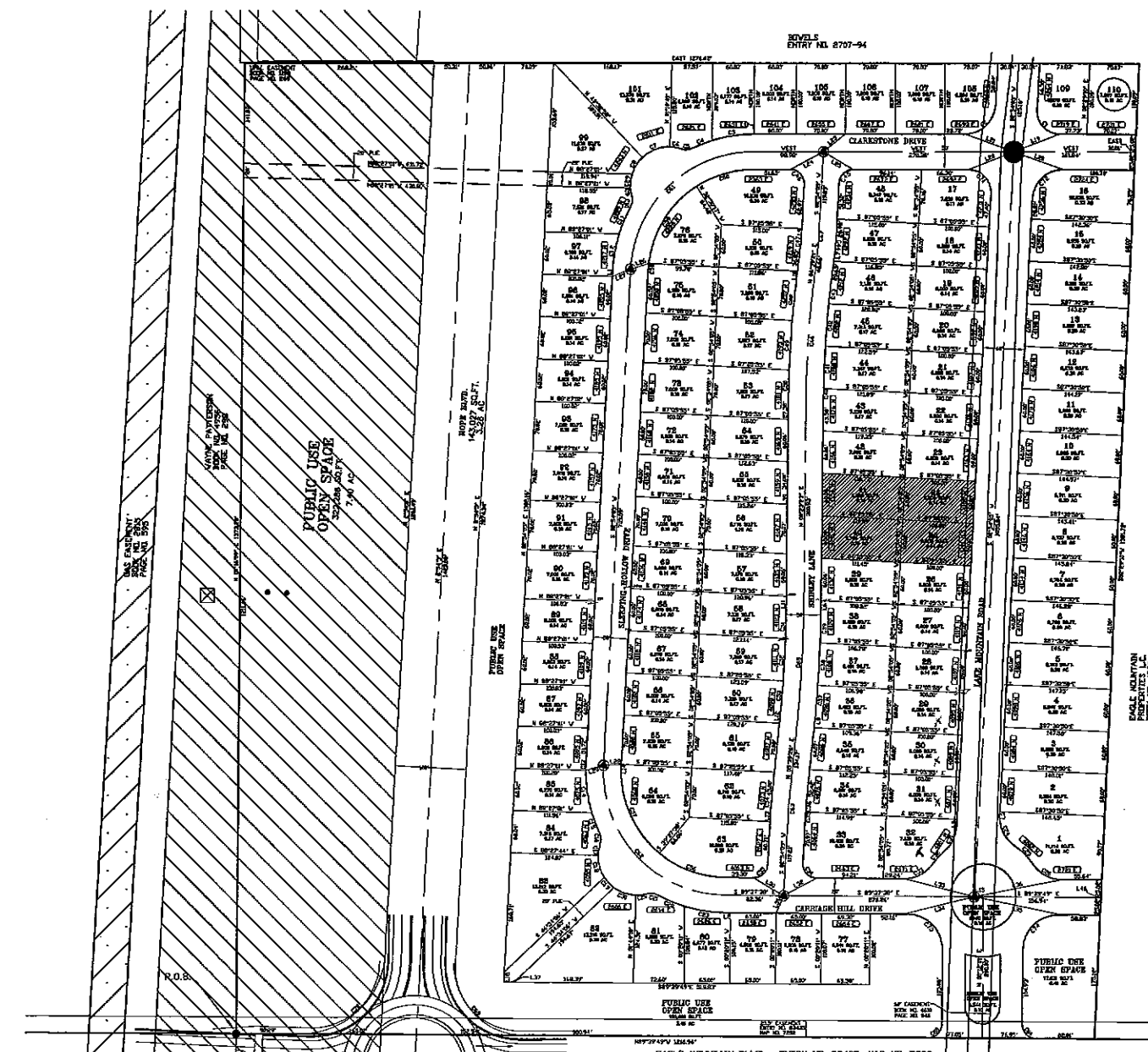
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SEARCHED _____ INDEXED _____

SURVEYOR'S SEAL _____ NOTARY PUBLIC _____ CITY ENGINEER SEAL _____ CLERK-RECORDER SEAL _____

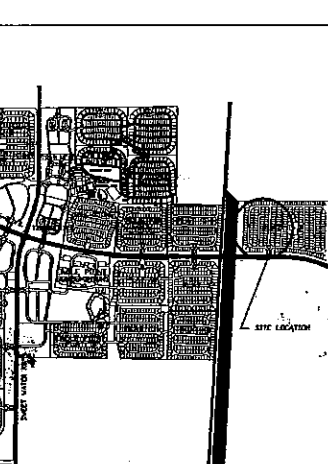
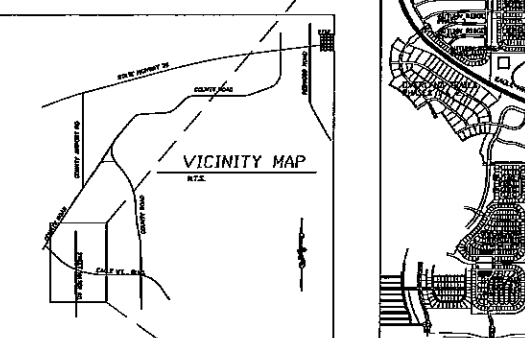
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH DIR	CH DIS
C1	92°54'05"	32.16	52.15	23.83	S43°32'50"W	44.62
C2	87°05'55"	43.43	66.82	41.28	N46°27'02"E	59.84
C3	17°17'23"	200.00	60.35	30.41	S81°21'19"W	60.12
C4	86°40'13"	200.00	30.27	15.16	S68°22'21"W	20.24
C5	44°50'20"	200.00	15.65	7.82	N03°22'24"E	15.65
C6	17°42'03"	200.00	16.99	8.56	N79°58'17"W	16.92
C7	44°43'39"	200.00	42.94	28.63	S68°48'52"W	41.85
C8	29°04'27"	200.00	27.91	14.26	S31°54'49"W	27.61
C9	12°18'42"	200.00	11.82	5.92	S99°49'19"E	11.80
C10	44°50'20"	200.00	15.65	7.82	N03°22'24"E	15.65
C11	11°47'14"	200.00	41.15	20.65	S22°56'44"W	41.07
C12	14°10'22"	200.00	49.47	24.86	S09°59'16"W	49.20
C13	02°22'30"	200.00	8.29	4.15	S01°42'49"W	8.29
C14	17°30'37"	200.00	61.12	30.89	S08°13'44"E	60.68
C15	02°47'22"	200.00	30.68	15.37	S03°22'44"E	30.63
C16	44°50'20"	200.00	15.65	7.82	N03°22'24"E	15.65
C17	17°31'59"	200.00	16.23	8.48	S10°18'56"W	16.76
C18	34°25'26"	200.00	33.24	17.24	S15°40'27"E	32.50
C19	20°57'05"	200.00	20.11	10.17	S43°21'42"E	20.00
C20	02°47'22"	200.00	30.68	15.37	S03°22'44"E	30.63
C21	44°50'20"	200.00	15.65	7.82	N03°22'24"E	15.65
C22	11°45'50"	200.00	41.05	20.66	S66°30'04"E	40.99
C23	16°54'39"	200.00	59.03	29.73	S01°10'10"E	58.82
C24	59°59'56"	200.00	52.36	26.87	S27°05'34"E	50.00
C25	29°41'07"	200.00	28.14	14.28	N45°18'45"W	28.10
C26	56°15'04"	200.00	49.89	26.73	S01°32'17"E	47.14
C27	87°51'01"	200.00	30.67	15.26	N46°24'41"E	27.73
C28	52°29'10"	200.00	32.28	16.89	N43°45'25"W	28.89
C29	11°08'33"	200.00	20.20	10.21	S06°51'18"W	20.09
C30	34°25'26"	200.00	33.25	17.44	S17°03'00"W	32.55
C31	46°45'04"	200.00	40.80	21.61	N26°16'36"E	39.68
C32	19°34'11"	200.00	83.10	41.62	S41°32'39"W	82.60
C33	56°17'23"	200.00	49.12	26.75	N65°13'40"E	47.17
C34	26°31'42"	200.00	32.30	16.90	S43°21'42"E	28.90
C35	02°33'59"	200.00	14.97	7.49	S01°10'10"W	14.97
C36	02°11'26"	200.00	7.25	3.62	S04°33'43"W	7.25
C37	01°27'46"	1500.00	39.57	19.79	N04°59'33"E	39.57
C38	02°13'05"	1500.00	60.00	30.00	N03°05'38"E	60.00
C39	01°33'12"	1500.00	42.92	21.46	N01°10'39"E	42.92
C40	00°59'03"	1450.00	16.47	8.24	S04°43'55"W	16.47
C41	02°22'16"	1450.00	60.00	30.00	S02°13'04"W	60.00
C42	02°22'19"	1450.00	60.03	30.02	S04°35'52"W	60.03
C43	01°12'19"	1450.00	30.20	15.23	S05°23'11"W	30.50
C44	04°05'16"	200.00	14.27	7.14	N04°58'43"E	14.27
C45	07°05'55"	200.00	30.48	15.24	S45°27'06"E	27.56
C46	92°54'05"	200.00	32.43	16.24	N43°32'58"W	28.99
C47	04°05'16"	200.00	14.27	7.14	N04°58'43"E	14.27
C48	02°18'12"	1500.00	60.00	30.15	S05°50'15"W	60.30
C49	02°40'27"	1500.00	70.21	35.00	S03°25'36"W	70.20
C50	01°37'19"	1500.00	42.46	21.23	S01°10'10"W	42.46
C51	01°24'59"	1500.00	36.94	18.47	N01°05'43"E	36.54
C52	02°17'31"	1500.00	60.00	30.01	N02°56'49"E	60.00
C53	01°33'22"	1500.00	40.96	20.48	N04°58'30"E	40.96
C54	02°49'21"	200.00	9.62	4.81	S04°16'45"W	9.62
C55	07°28'19"	200.00	30.59	15.24	N46°00'12"E	27.65
C56	35°05'16"	150.00	102.33	53.23	S70°05'00"E	100.36
C57	53°26'27"	150.00	139.91	75.51	S23°49'59"E	134.89
C58	03°37'27"	150.00	9.49	4.75	S04°42'48"W	9.49
C59	50°59'11"	150.00	132.57	70.96	S31°34'37"W	128.29
C60	32°50'17"	150.00	85.87	44.20	S73°05'52"W	84.80
C61	87°05'55"	175.00	266.83	166.36	S46°27'02"W	241.14
C62	92°31'42"	175.00	282.61	180.90	S43°21'42"E	252.69
C63	02°45'21"	175.00	8.42	4.21	S04°16'45"W	8.42
C64	89°51'49"	200.00	31.97	15.99	S44°43'24"E	28.65
C65	05°16'03"	1500.00	140.20	70.15	N03°05'38"E	140.15
C66	06°35'58"	1475.00	163.89	85.84	S03°41'22"W	163.80
C67	04°05'16"	225.00	16.05	8.03	N04°50'43"E	16.05
C68	50°08'11"	200.00	31.46	15.73	N45°16'06"E	28.32
C69	92°33'34"	200.00	138.33	102.49	S43°25'32"E	141.65
C70	87°22'11"	200.00	183.13	114.75	N45°27'06"E	165.87
C71	92°54'05"	32.16	52.15	23.83	N43°32'58"W	45.62
C72	87°05'55"	43.43	66.82	41.28	S46°27'02"W	59.84
C73	89°49'39"	200.00	78.39	49.85	N44°42'49"W	73.60
C74	90°08'11"	200.00	78.66	50.82	S45°16'06"W	76.79

LINE	LENGTH	BEARING
L1	119	S62°54'05"W
L2	463	N03°37'38"W
L3	467	S62°54'05"W
L4	ERASED	ERASED
L5	809	S62°54'05"W
L6	1741	N03°23'29"E
L7	1881	N05°59'21"E
L8	2048	N05°59'21"E
L9	899	S62°54'05"W
L10	921	N05°59'21"E
L11	2310	N00°23'23"E
L12	1009	N05°59'21"E
L13	1544	S02°54'05"W
L14	257	S02°54'05"W
L15	1251	N05°54'45"W
L16	856	N00°00'00"E
L17	1448	N02°54'05"E
L18	6977	N69°00'10"E
L19	7438	S70°21'39"E
L20	7439	N03°23'29"E
L21	7437	N03°23'29"E
L22	6977	S69°00'10"W
L23	4827	N03°37'45"E
L24	3333	S62°09'39"W
L25	4935	S39°41'49"E
L26	2702	N02°21'41"E
L27	2739	S68°47'59"W
L28	2513	N07°01'14"E
L29	2610	S74°26'26"W
L30	4979	N03°29'11"W
L31	2313	S23°12'57"W
L32	5326	N62°52'45"E
L33	10287	N75°33'44"W
L34	10277	S76°17'38"W
L35	12723	S78°21'47"E
L36	12726	N75°33'44"E
L37	1446	N69°39'49"W
L38	548	N03°23'29"E
L40	1001	N03°39'49"W



LEGEND

- STREET MONUMENT
- LOT ADDRESS



PLAT "I" NOTES

MINIMUM LOT FRONTAGE = 60'
 MINIMUM LOT SIZE = 6,000 SQ. FEET
 AVERAGE LOT SIZE = 7,381 SQ. FT.
 TOTAL LOTS = 109
 TOTAL OPEN SPACE ACRES = 11.67
 TOTAL PLAT ACRES = 39.31
 TOTAL STREET ACRES = 9.56
 TOTAL LOT ACRES = 18.08

EAGLE POINT "PLAT I"
 SINGLE FAMILY RESIDENTIAL
 SUBDIVISION NAME: PATTERSON CONSTRUCTION INC.
 TYPE OF DEVELOPMENT: ATTN: WAYNE PATTERSON
 OWNER/DEVELOPER: 2245 NORTH 1200 EAST
 LEHI, UTAH 84043

*THIS PLAT CONTAINS COLLAPSABLE SOILS. THE LOT OWNERS NEED TO REFER TO THE GEOTECHNICAL STUDY PREPARED BY EARTHTEC TESTING AND ENGINEERING, JOB NO. 99E-113, APRIL 1, 1999

PROJECT #98040 DRAFTED BY SKS 12/21/99
 PLOT VIEW = '60' File name: F:\SSK\PROJ\98040\PLAT7.DWG
 Sheet name: platI

MCM ENGINEERING, INC.
 CIVIL/STRUCTURAL/SURVEYING
 P.O. BOX 189
 HEBER, UT 84032
 (435) 654-0939