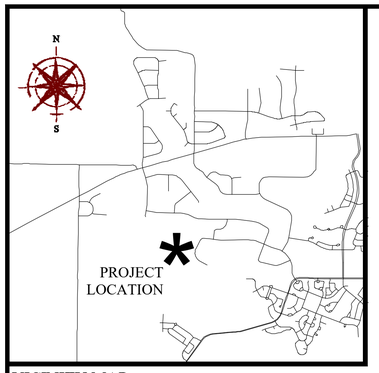
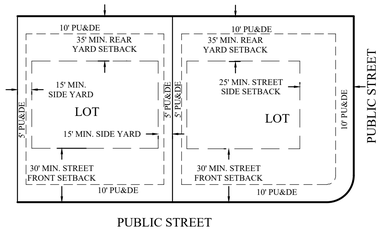


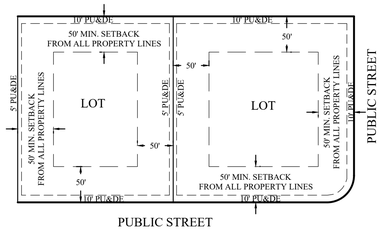
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- EXISTING WILDLIFE CORRIDOR EASEMENT (NO BUILD AREA)



TYPICAL RD1 BUILDING SETBACKS
N.T.S. LOTS 101-108, 111-114



TYPICAL AG LOT BUILDING SETBACKS
LOTS 109 & 110
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	225.00	27°09'43"	106.67	S31°57'37"W	105.67
C2	289.50	44°50'36"	226.58	S23°12'09"W	220.84
C3	275.00	0°38'11"	3.05	N01°05'30"E	3.05
C4	50.00	19°04'41"	16.65	S42°48'14"W	16.57
C5	495.50	5°29'19"	47.47	N88°01'45"E	47.45
C6	475.00	5°29'19"	45.50	N88°01'45"E	45.49
C7	254.50	44°48'52"	199.06	N23°10'51"E	194.02
C8	260.00	44°48'25"	203.33	S23°11'04"W	198.19
C9	525.00	5°29'19"	50.29	S88°01'45"W	50.27
C10	15.00	52°01'12"	13.62	N68°42'18"W	13.16
C11	275.00	17°00'55"	81.67	N37°02'01"E	81.37
C12	50.00	114°53'43"	100.27	S44°22'56"W	84.29
C13	240.00	17°36'18"	73.74	N36°49'14"E	73.45
C14	15.00	52°01'12"	13.62	S26°47'01"W	13.16
C15	50.00	127°41'42"	111.43	S11°03'13"E	89.76
C16	50.00	156°20'43"	136.44	N26°55'34"E	97.88
C17	15.00	52°01'12"	13.62	N25°14'11"W	13.16
C18	15.00	90°00'00"	23.56	N45°46'25"E	21.21
C19	15.00	90°00'00"	23.56	S44°13'35"E	21.21
C20	15.00	90°00'00"	23.56	S45°46'25"W	21.21
C21	15.00	90°00'00"	23.56	N44°13'35"W	21.21
C22	239.50	27°13'07"	113.78	N14°23'25"E	112.71
C23	225.00	17°36'20"	69.14	N09°34'35"E	68.87
C24	275.00	27°06'58"	130.15	S14°58'05"W	128.94
C31	50.00	35°28'31"	30.96	S60°25'57"E	30.47
C32	15.00	52°01'12"	13.62	N59°16'30"E	13.16
C33	50.00	114°35'30"	100.00	N70°21'41"W	84.15

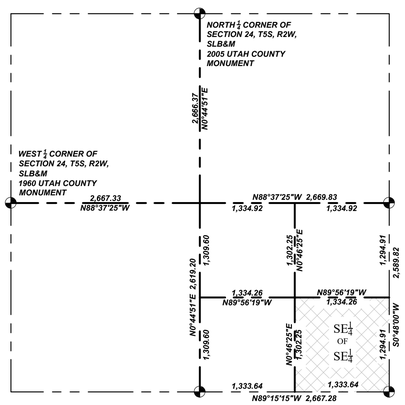
Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C25)	100.00	63°01'28"	110.00	S89°37'14"W	104.54
(C26)	430.00	63°01'28"	472.99	N89°37'14"E	449.51
(C27)	35.00	172°33'40"	105.41	S37°13'27"E	69.85
(C28)	35.00	54°36'14"	33.36	S76°21'30"W	32.11
(C29)	50.00	25°56'23"	22.64	S65°18'46"W	22.44
(C30)	35.00	90°34'24"	55.33	N03°46'11"E	49.74

Line Table		
LINE	DIRECTION	LENGTH
L1	N61°01'48"W	47.36
L2	S26°51'57"W	53.78
L3	S42°35'56"W	52.89
L4	S32°54'41"E	47.36
L5	S89°13'35"E	49.64
L6	S00°46'52"W	16.46

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



SECTION 24 BREAKDOWN
(N.T.S.)

Dominion Energy Utah

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes 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 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this ____ day of _____, 20___. Questar Gas Company

By _____

Title _____

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 the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 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

ROCKY MOUNTAIN POWER DATE

OWNER/DEVELOPER
THE REAL STATE GROUP
3688 E. CAMPUS DRIVE SUITE 100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

WILDLIFE CORRIDOR AREA PER LOT

LOT 103:	18,236.16 S.F.
LOT 104:	21,380.53 S.F.
LOT 105:	39,512.11 S.F.
LOT 106:	49,090.10 S.F.
LOT 107:	24,468.60 S.F.
LOT 108:	35,943.75 S.F.
LOT 109:	298,102.92 S.F.
LOT 110:	224,901.57 S.F.

DIRECT COMMUNICATIONS

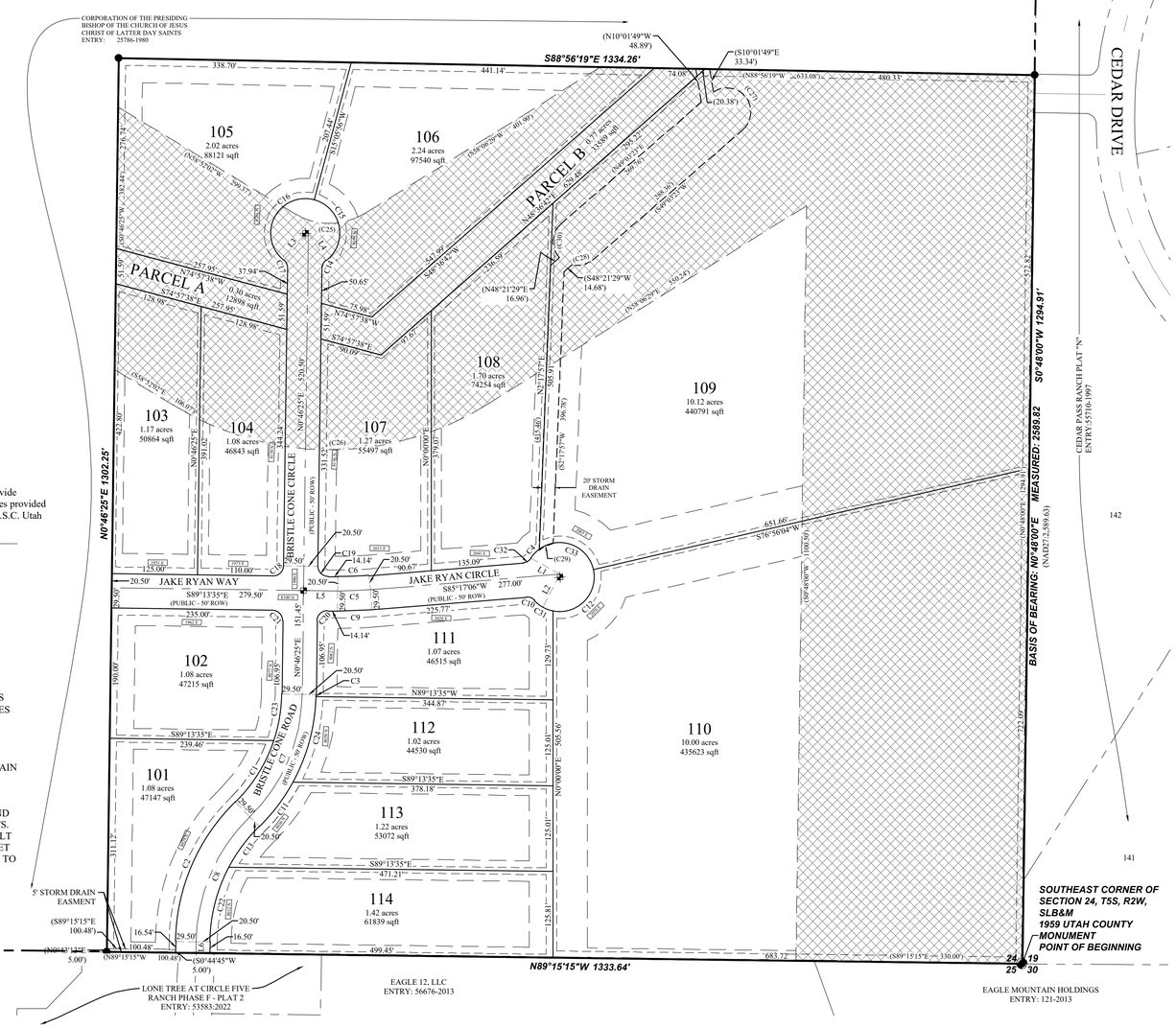
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS DATE

PLAT CALCULATIONS

TOTAL ACREAGE:	40± ACRES
BUILDABLE ACREAGE:	21.91± ACRES
TOTAL ACREAGE IN LOTS:	36.50± ACRES
TOTAL OPEN SPACE:	1.07± ACRES
TOTAL ROW AREA:	2.20± ACRES
TOTAL PAVED AREA:	54,803 SF/1.26± ACRES
AVERAGE LOT SIZE:	115,714 SF/2.66± ACRES
LARGEST LOT SIZE:	440,791 SF/10.12± ACRES
SMALLEST LOT SIZE:	44,530 SF/1.02± ACRES
OVERALL DENSITY:	0.35 LOTS/ACRE
TOTAL # OF LOTS:	14 LOTS

NOTES:
1. PARCEL A & B ARE HEREBY DEEDED TO EAGLE MOUNTAIN CITY.
2. WILDLIFE CORRIDOR CONTAINS 17.85± ACRES
4. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, a parcel, streets, and easements, to be hereafter known as DEER HAVEN, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

For Review

EVAN J. WOOD DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395

BOUNDARY DESCRIPTION

The SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian.

Contains 40 Acres +/-

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 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER 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 AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

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 _____ DAY OF _____, 20__.

APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

DEER HAVEN

SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 24, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

COUNTY RECORDER SEAL

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL
For Review		

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C2 -final plat.dwg