

# Eagle Mountain CDA 2008-1

This document fulfills the requirement located in Utah Code Annotated 17C-4-107 which requires that "Within 30 days after the community legislative body adopts, under 17C-4-105, a community development project area plan, the agency shall:

- (1) record with the recorder of the county in which the project area is located a document containing:
  - a. a description of the land within the project area;
  - b. a statement that the project area plan for the project area has been adopted; and
  - c. the date of adoption;"

ENT 88592:2008 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2008 Aug 07 4:20 pm FEE 0.00 BY EO  
RECORDED FOR EAGLE MOUNTAIN CITY

## ***Section 1: Description of the Land within the Project Area***

A legal description and map of the land included in the project area is found below.

## ***Section 2: Plan Adoption***

The City of Eagle Mountain adopted by ordinance the project area plan for the Eagle Mountain City 2008-1 CDA Project Area at its regular council meeting on July 15, 2008. The plan is currently available at the City offices for viewing during regular business hours.

## **Eagle Mountain City CDA 2008-1 Legal Descriptions of Land within the CDA**

**58-033-0020** COM S 25.58 FT & E 1319.85 FT FR W 1/4 COR. SEC. 17 T5S R1W SLB&M.; S 88 DEG 53'23"E 2639.9 FT; S 1 DEG 6'37"W 1007.17 FT; S 86 DEG 16'52"W 2625.42 FT; N 1228.43 FT TO BEG. AREA 67.461 AC

**58-033-0241** COM S 419.76 FT & W 62.01 FT FR E 1/4 COR. SEC. 17, T5S, R1W, SLB&M.; S 78 DEG 3'0"W 1303.79 FT; N 0 DEG 0'40"E 709.45 FT; S 89 DEG 9'18"E 1173.5 FT; ALONG A CURVE TO L (CHORD BEARS: S 23 DEG 0'5"E 133.59 FT, RADIUS=530 FT) ARC LENGTH = 133.95 FT; ALONG A CURVE TO R (CHORD BEARS: S 14 DEG 59'2"E 194.74 FT, RADIUS=370 FT) ARC LENGTH = 197.06 FT; S 0 DEG 16'26"W 111.09 FT TO BEG. AREA 16.257 AC.

**58-033-0011** COM AT W 1/4 COR. SEC. 16, T5S, R1W, SLB&M.; S 89 DEG 7'53"E 2317.56 FT; S 78 DEG 26'26"W 2367.68 FT; N 0 DEG 15'55"E 509.59 FT TO BEG. AREA 13.556 AC.

**58-033-0270** COM N 89 DEG 3'59"W 285.4 FT & N 0 DEG 56'1"E 1255.33 FT FR S 1/4 COR. SEC. 17, T5S, R1W, SLB&M.; S 9 DEG 9'43"E 275 FT; S 80 DEG 50'16"W 212.73 FT; N 9 DEG 9'45"W 282.35 FT; N 82 DEG 49'1"E 212.86 FT TO BEG. AREA 1.361 AC.

**58-033-0271** COM N 737.14 FT & W 180.6 FT FR S 1/4 COR. SEC. 17, T5S, R1W, SLB&M.; N 87 DEG 2'6"W 563.21 FT; N 8 DEG 43'19"W 488 FT; ALONG A CURVE TO L (CHORD BEARS: N 83

DEG 55'6"E 293.23 FT,RADIUS=5804.7 FT) ARC LENGTH = 293.26 FT; S 7 DEG 10'59"E 52.31 FT;  
N 82 DEG 49'2"E 43.18 FT; S 9 DEG 9'45"E 282.35 FT; N 80 DEG 50'16"E 212.73 FT; S 9 DEG 9'44"E  
254.42 FT TO BEG. AREA 5.049 AC.

**58-033-0173** COM N 1227.81 FT & W 518.94 FT FR S 1/4 COR. SEC. 17, T5S, R1W, SLB&M.; N 7  
DEG 10'59"W 52.3 FT; ALONG A CURVE TO L (CHORD BEARS: N 81 DEG 13'0"E 254.1  
FT,RADIUS=5804.7 FT) ARC LENGTH = 254.12 FT; S 9 DEG 9'25"E 59.43 FT; S 82 DEG 49'2"W  
256.04 FT TO BEG. AREA 0.322 AC.

**58-033-0246** COM N 395.94 FT & W 289.11 FT FR S 1/4 COR. SEC. 17, T5S, R1W, SLB&M.; N 56  
DEG 56'2"W 33.3 FT; ALONG A CURVE TO L (CHORD BEARS: N 60 DEG 24'26"W 140.45  
FT,RADIUS=275 FT) ARC LENGTH = 142.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 57  
DEG 31'4"W 288.59 FT,RADIUS=475 FT) ARC LENGTH = 293.22 FT; ALONG A CURVE TO L  
(CHORD BEARS: N 46 DEG 6'25"W 66.44 FT,RADIUS=304 FT) ARC LENGTH = 66.57 FT; N 8 DEG  
43'19"W 82.71 FT; S 87 DEG 2'5"E 563.17 FT; ALONG A CURVE TO R (CHORD BEARS: S 17 DEG  
38'28"W 358.04 FT,RADIUS=397 FT) ARC LENGTH = 371.44 FT TO BEG TO BEG. AREA 3.02 AC.

**38-302-01** LOT 1, PLAT A, EAGLE MOUNTAIN BUSINESS CAMPUS 1.596 AC  
**38-302-02** LOT 2, PLAT A, EAGLE MOUNTAIN BUSINESS CAMPUS 2.238 AC  
**38-302-03** LOT 3, PLAT A, EAGLE MOUNTAIN BUSINESS CAMPUS 1.627 AC  
**38-302-05** LOT 5, PLAT A, EAGLE MOUNTAIN BUSINESS CAMPUS 1.296 AC

**38-302-06** PART LOT 4, PLAT A, EAGLE MOUNTAIN BUSINESS CAMPUS SUB  
DESCRIBED AS FOLL OWS: COM N 1059 FT & E 7879.01 FT FR SW COR. SEC. 18, T5S, R1W,  
SLB&M.; S 88 DEG 33'38"E 13.38 FT; ALONG A CURVE TO L (CHORD BEARS: N 68 DEG 42'42"E  
110.61 FT,RADIUS=143.15 FT); S 48 DEG 22'39"E 195.26 FT; S 46 DEG 12'47"W 197.08 FT; N 22  
DEG 34'38"W 120.68 FT; N 32 DEG 43'49"W 136.49 FT TO BEG. AREA 0.739 AC.

**38-302-07** PART LOT 4, PLAT A, EAGLE MOUNTAIN BUSINESS CAMPUS SUB  
DESCRIBED AS FOLL OWS: COM N 1061.16 FT & E 7781.88 FT FR SW COR. SEC. 18, T5S, R1W,  
SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 89 DEG 57'21"E 11.09 FT,RADIUS=218.56  
FT); S 88 DEG 33'38"E 86.08 FT; S 32 DEG 43'49"E 136.49 FT; S 22 DEG 34'38"E 120.68 FT; S 46  
DEG 12'47"W 27.98 FT; S 43 DEG 47'13"E 21.53 FT; W 171.57 FT; ALONG A CURVE TO L (CHORD  
BEARS: N 6 DEG 48'0"W 49.72 FT,RADIUS=603 FT); N 9 DEG 9'44"W 216.7 FT TO BEG. AREA  
0.89 AC.

**38-302-08** PART LOT 4, PLAT A, EAGLE MOUNTAIN BUSINESS CAMPUS SUB DESCRIBED AS FOLLOWS: COM N 797.85 FT & E 7993.84 FT FR SW COR. SEC. 18, T5S, R1W, SLB&M.; W 171.57 FT; ALONG A CURVE TO R (CHORD BEARS: S 2 DEG 13'37"W 139.96 FT, RADIUS=603 FT); S 81 DEG 6'32"E 62.87 FT; N 46 DEG 12'47"E 186.44 FT; N 43 DEG 47'13"W 28.47 FT TO BEG. AREA 0.447 AC. TOTAL ACREAGE 115.87

