# MOUNTAIN WEW RANCH SUBDIVISION PHASE III

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.

94004000-011-011-011-011-011		CUR	E TABLE		
CURVE	LENGTH	RADIUS	DELTA	DIRECITON	CHORD
C1	31.59	20.00	90'29'18"	N45°15'53"E	28.40
C2	31.25	20.00	89*30'42"	N44'44'07"W	28.16
С3	33.07	20.00	94*44'17"	S42'07'19"E	29.43
C4	29.76	20.00	85 <b>*</b> 15'43"	S47'52'41"W	27.09
C5	52.12	175.00	17'03'56"	S13'46'48"W	51.93
C7	31.59	20.00	90'29'18"	N45°15'53"E	28.40
C10	31.25	20.00	89'30'42"	N44°44'07"W	28.16
C11	43.64	175.00	14"17'20"	S83°21'52"W	43.53
C12	164.65	175.00	53*54'27"	S4915'59"W	158.64
C14	31.47	20.00	90'09'39"	N50°19'39"E	28.32
C15	75.81	100,00	43*26'13"	S62*49'59"E	74.01
C16	14.58	95.00	08*47'45"	N45*30'44"W	14.57
C17	55.91	225.00	14"14'13"	S12*21'56"W	55.76
C18	67.92	225.00	17*17'44"	S28*07'54"W	67.66
C19	15.12	20.00	4348'10"	N15*07'41"E	14.76
C20	15.12	20.00	43 <b>*1</b> 8'10"	N28'10'29"W	14.76
C21	33.02	20.00	94*35'19"	S02*31'54"E	29.39
C22	33.02	20.00	94*35'19"	N83*19'53"W	29.39
C23	29.55	20.00	84'39'12"	S78*21'50"E	26.93
C24	73.51	225.00	18'43'13"	S68'40'11"W	73.19
C25	53.10	225.00	13 31 14"	584. AJ 120 M	52.98
C26	35.36	25.00	82'02 <b>'33</b> "	N51' <b>0) 49</b> E	32,49
C27	43.63	2 <b>5</b> .00	100'00'00"	S39*29'28"E	38.30
C29	10.02				
and the second second	75.81	100.00	43'26'13"	S62'49'59"E	74.01
C30			43°26'13" 30°50'42"	S62'49'59"E N56'32'13"W	74.01 50.53
and the second second	75.81	100.00			
C30	75.81 51.14	100.00 95.00	30'50'42"	N56'32'13"W	50.53
C30 C31	75.81 51.14 36.56	100.00 95.00 95.00	30 <b>'</b> 50'42" 22 <b>'</b> 02'57"	N56'32'13"W N60'56'05"W	50.53 36.33
C30 C31 C32	75.81 51.14 36.56 31.11	100.00 95.00 95.00 150.00	30'50'42" 22'02'57" 11'52'54"	N56*32'13"W N60*56'05"W N04*34'05"E	50.53 36.33 31.05
C30 C31 C32 C33	75.81 51.14 36.56 31.11 40.28	100.00 95.00 95.00 150.00 200.00	30*50'42" 22*02'57" 11*52'54" 11*32'19"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E	50.53 36.33 31.05 40.21
C30 C31 C32 C33 C34	75.81 51.14 36.56 31.11 40.28 148.81	100.00 95.00 95.00 150.00 200.00 200.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W	50.53 36.33 31.05 40.21 145.40 98.13 49.54
C30 C31 C32 C33 C34 C35	75.81 51.14 36.56 31.11 40.28 148.81 99.15	100.00 95.00 95.00 150.00 200.00 200.00 200.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43
C30 C31 C32 C33 C34 C35 C36 C41 C42	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07 35.69	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W	50.53 36.33 31.05 40.21 145.40 98.13 49.54
C30 C31 C32 C33 C34 C35 C36 C41 C42 C55	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00 20.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39" 94'44'17"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W S42'07'19"E	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43
C30 C31 C32 C33 C34 C35 C36 C41 C42 C55 C56	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07 35.69 9.80 59.68	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00 20.00 175.00 20.00 82.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39" 94'44'17" 11'41'08" 28'04'21" 41'42'04"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W S42'07'19"E N04'39'58"E	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43 35.63
C30 C31 C32 C33 C34 C35 C36 C41 C42 C55 C56 C57	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07 35.69 9.80	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00 20.00 175.00 20.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39" 94'44'17" 11'41'08" 28'04'21"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W S42'07'19"E N04'39'58"E N76'28'22"E	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43 35.63 9.70
C30 C31 C32 C33 C34 C35 C36 C41 C42 C55 C56 C57 C58	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07 35.69 9.80 59.68	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00 20.00 175.00 20.00 82.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39" 94'44'17" 11'41'08" 28'04'21" 41'42'04"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W S42'07'19"E N04'39'58"E N76'28'22"E S83'17'14"W	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43 35.63 9.70 58.37
C30 C31 C32 C33 C34 C35 C36 C41 C42 C55 C56 C57 C58 C59	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07 35.69 9.80 59.68 40.15 38.44 70.19	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00 20.00 175.00 20.00 82.00 82.00 82.00 82.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39" 94'44'17" 11'41'08" 28'04'21" 41'42'04" 28'03'03"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W S42'07'19"E N04'39'58"E N76'28'22"E S83'17'14"W N61'50'13"W	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43 35.63 9.70 58.37 39.75 38.09 68.07
C30 C31 C32 C33 C34 C35 C36 C41 C42 C55 C56 C57 C58 C59 C60	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07 35.69 9.80 59.68 40.15 38.44 70.19 2.23	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00 20.00 175.00 20.00 82.00 82.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39" 94'44'17" 11'41'08" 28'04'21" 41'42'04" 28'03'03" 26'51'37" 49'02'40" 06'23'16"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W S42'07'19"E N04'39'58"E N76'28'22"E S83'17'14"W N61'50'13"W N34'22'53"W	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43 35.63 9.70 58.37 39.75 38.09 68.07 2.23
C30 C31 C32 C33 C34 C35 C36 C41 C42 C55 C56 C57 C58 C59 C60 C61	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07 35.69 9.80 59.68 40.15 38.44 70.19 2.23 7.56	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00 175.00 20.00 82.00 82.00 82.00 82.00 82.00 20.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39" 94'44'17" 11'41'08" 28'04'21" 41'42'04" 28'03'03" 26'51'37" 49'02'40"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W S42'07'19"E N04'39'58"E N76'28'22"E S83'17'14"W N61'50'13"W N34'22'53"W N03'34'16"E	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43 35.63 9.70 58.37 39.75 38.09 68.07 2.23 7.52
C30 C31 C32 C33 C34 C35 C36 C41 C42 C55 C56 C57 C58 C59 C60	75.81 51.14 36.56 31.11 40.28 148.81 99.15 49.66 33.07 35.69 9.80 59.68 40.15 38.44 70.19 2.23	100.00 95.00 95.00 150.00 200.00 200.00 200.00 200.00 20.00 175.00 20.00 82.00 82.00 82.00 82.00 20.00	30'50'42" 22'02'57" 11'52'54" 11'32'19" 42'37'51" 28'24'12" 14'13'39" 94'44'17" 11'41'08" 28'04'21" 41'42'04" 28'03'03" 26'51'37" 49'02'40" 06'23'16"	N56'32'13"W N60'56'05"W N04'34'05"E N04'44'23"E S69'11'37"W S33'40'35"W S12'21'39"W S42'07'19"E N04'39'58"E N76'28'22"E S83'17'14"W N61'50'13"W N34'22'53"W N03'34'16"E S24'53'58"W	50.53 36.33 31.05 40.21 145.40 98.13 49.54 29.43 35.63 9.70 58.37 39.75 38.09 68.07 2.23

	LINE TADLE				
LINE	LENGTH	BEARING			
L1	16.78	S36'02'14"E			
L2	9.83	N00°01'15"E			
L3	50.55	S08*59'40"W			
L4	50.38	S77*44'24"E			
L5	6.93	S71'57'33"E			
L6	34.86	S05'14'49"W			
L7	35.51	S44*44'07"E			
L8	51.82	N60'38'36"W			
L9	51.14	S61'14'48"W			
L10	35.07	S64'09'58"E			
L11	42.93	N35'35'25"W			
L12	51.14	S61"14'48"W			
L13	64.62	N33'16'10" E			
L14	48.80	N20'19'22"W			
L15	31.86	S38'48'44"W			
L16	49.10	N23'09'02"E			
L17	39.99	S04'33'26"W			
L18	42.22	N89'09'39"W			
L20	15.14	S49'49'34"E			
L21	10.64	S47'04'06"W			
L22	11.09	S47'04'06"W			
L25	40.00	S00°01'15"W			
L26	45.15	S89'29'28"E			
L27	41.93	N05"14'49"E			
L28	10.03	N05"14'49"E			
L29	60.45	N19*11'00"W			
L30	54.91	N3219'58"E			
L31	48.38	S25*51'51"E			
L32	42.98	S40*48'41"W			
L33	17.60	N89'29'28"W			
L34	42.62	N89*29'28"W			
L35	19.40	N89*29'28"W			
L36	50.60	N89*29'28"W			
L37	16.96	N89'29'28"W			
L38	53.04	N89'29'28"W			
L39	14.52	N89*29'28"W			
L40	55.48	N89*29'28"W			
L41	12.08	N89*29'28"W			
L42	57.92	N89*29'28"W			
L43	9.64	N89*29'28"W			
L44	60.36	N89*29'28"W			
L45	7.20	N89*29'28"W			
L46	62.80	N89*29'28"W			
L47	50.00	S00'30'32"W			

LINE TABLE

#### MOUNTAIN VIEW RANCH SUBDIVISION PHASE III

MINIMUM LOT FRONTAGE = 62.94 FT MINIMUM LOT SIZE = 6,751 SQ FT $TOTAL\ LOTS = 60$ TOTAL PUBLIC USE/OPEN SPACE = 2.26 AC TOTAL PLAT ACRES = 16.18 TOTAL LOT ACRES = 10.19 TOTAL STREET ACREAGE = 2.94

TOTAL PARK ACREAGE = .79

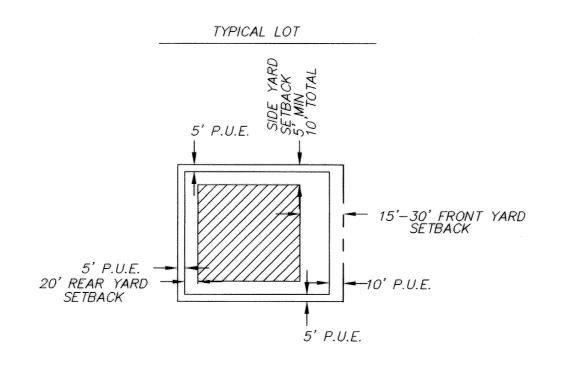
AVERAGE LOT SIZE = 11,326 SF

SUBDIVISION NAME: MOUNTAIN VIEW RANCH SUBDIVISION PHASE III TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER:

MONTE VISTA RANCH, L.C. ATTN. JOHN WALDEN 1668 E. HERITAGE DRIVE EAGLE MOUNTAIN, UTAH 84043

PROJECT #00143 DRAFTED BY SKS 5/09/03 PLOT VIEW = '60'File name: F:\SDSKPROJ\00143\DWG\PLAT\_REVISED\_2003.DWG



### LEGEND

- REBAR WITH SURVEYORS PLASTIC CAP (1453 N ) ADDRESS
  - STREET MONUMENT

SECTION CORNER, BRASS CAP MONUMENT

1/4 SECTION CORNER, BRASS CAP MONUMENT

© EXISTING STREET MONUMENT

#### PHASE III BOUNDARY DESCRIPTION BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, T6S, R2W SLB&M; THENCE N89'31'09"W ALONG THE SECTION LINE 175.42 FEET AND NORTH 970.31 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF MOUNTAIN MEW PHASE II SUBDIMISION, BOOK 46 & PAGE 530 UTAH COUNTY RECORDER; AND ALSO BEING ON THE EAST BOUNDARY LINE OF THE LANDING

THENCE NO5'14'50"E 377.91 FEET ALONG SAID LANDING SUBDIVISION BOUNDARY TO A POINT ON THE SOUTH BOUNDARY OF THE CHURCH & SCHOOL SITE; THENCE EAST 1257.19 FEET ALONG SAID BOUNDARY AND THE SOUTHERLY BOUNDARY OF CEDAR TRAIL VILLAGES PHASE II;

THENCE SOU'D' 14" \$84.22 FEET ALONG SAID BOUNDARY AND THE WESTERLY BOUNDARY OF CEDAR TRAIL VILLAGES PHASE II; THENCE ALONG THE NORTHERLY BOUNDARY OF MOUNTAIN VIEW RANCH SUBDIVISION PHASE II THE FOLLOWING 13 COURSES; N89'29'28"W 190.00 FEET: THENCE S00'01'15"W 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20 FEET; THENCE SOUTHWESTERLY 31.59' ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'29'18" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S45"15'53"W 28.40 FEET): THENCE NORTHWESTERLY 33.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94'44'17" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N42'07'19"W 29.43 FEET); THENCE NO5'14'49"E 60.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20 FEET; THENCE NORTHEASTERLY 29.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85"15'43" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N47'52'41"E 27.09 FEET); THENCE NO8'59'40"E 50.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20 FEET, A RADIAL LINE BEARS NO0'30'32"E; THENCE NORTHWESTERLY 33.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94'44'17" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N42'07'19"W 29.43 FEET); THENCE N77'44'24"W 50.38 FEET TO THE BÉGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20

THENCE SOUTHWESTERLY 31.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°09'39" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S50°19'39"W 28.32 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS THENCE NORTHWESTERLY 75.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°26'13" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N62'49'59"W 74.01 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 95 FEET; THENCE NORTHWESTERLY 51.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30'50'42" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N56'32'13"W 50.53 FEET); THENCE N71'57'33"W 6.93 FEET TO THE TRUE POINT OF BEGINNING.

EXCLUDING THEREFROM THE FOLLOWING PARTIAL DESCRIPTION OF THE CEDAR TRAIL VILLAGE PHASE 1 ACCESS DEDICATION AS IT PERTAINS TO THIS PLAT MAP AND AS RECORDED AS ENTRY 24392: 2001, MAP 8991-102, UTAH COUNTY RECORDER.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, T6S, R2W SLB&M; THENCE N 89'31'09" W ALONG THE SECTION LINE 175.42 FEET AND NORTH 970.31 FEET, SAID POINT BEING THE NORTHWEST CORNER OF MOUNTAIN VIEW PHASE II SUBDIVISION, BOOK 46 & PAGE 530 UTAH COUNTY RECORDER; AND ALSO BEING ON THE EAST BOUNDARY LINE

THENCE N 05'14'50" E 377.91 FEET ALONG SAID LANDING SUBDIVISION BOUNDARY TO A POINT ON THE SOUTH BOUNDARY OF CEDAR TRAIL VILLAGE PHASE 1 SUBDIVISION AS RECORDED IN BOOK 36 PAGE 911, UTAH COUNTY RECORDER; THENCE EAST 387.61 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE EAST 50.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200 FEET, A RADIAL LINE FROM SAID POINT BEARS S 88'58'14" W; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 40.28 FEET THROUGH A CENTRAL ANGLE OF 11'32'18" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING

THENCE S 10'30'32" W 125.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET.
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 34.91 FEET THROUGH A CENTRAL ANGLE OF 100'00'00" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 39°29'28" E 30.64 FEET).

THENCE N 89'29'28" W 100.14 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET. THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 234.36 FEET THROUGH A CENTRAL ANGLE OF 76'43'44" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 52'08'40" W 217.23 FEET). THENCE S 06'59'00" W 63.93 FEET;

THENCE N 05'14'49" E 31.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET. THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 342.84 FEET THROUGH A CENTRAL ANGLE OF 87'18'09" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 48'53'54" E 310.62 FEET) TO THE POINT-OF REVERSE CURVE WITH A 25.00 FOOT RADIUS CURVE. THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 28.64 FEET THROUGH A CENTRAL ANGLE OF 82'02'26" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING

THENCE N 10'30'32" E 141.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET. THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 31.11 FEET THROUGH A CENTRAL ANGLE OF 11'52'54" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 04'34'05" E 31.05 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINS 16.18 ACRES.



SURVEYOR'S CERTIFICATE

MELVIN C. MCQUARRIE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 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.

#### OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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 10-9-807, 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 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

JOHN WALDEN, MANAGING PARTNER MONTE VISTA RANCH, L.C.

#### **ACKNOWLEDGMENT**

ON THE 20 DAY OF AVERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE

> NOTARY PUBLIC (SEE SEAL BELOW)

#### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTIAN CITY, 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 

#### BOARD OF HEALTH

APPROVED SUBJECT TO THE FO

FIRE MARSHAL

CITY-COUNTY HEALTH DEPARTMENT

#### PLANNING COMMISSION APPROVAL

APPROVED THIS 12 DAY OF May --- , 2003, BY THE PLANNING COMMISION OF EAGLE

## CITY ENGINEER APPROVAL

CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR

CITY ATTORNE

ENT 79606:2003 Nag # 10010 RANDALL A. COVINGTON UTAH COUNTY RECORDER

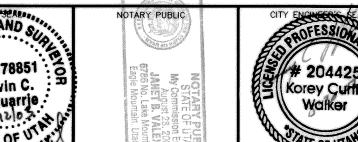
#### CITY ATTORNEY APPROVAL

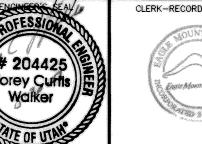
APPROVED THIS 10 DAY OF \_\_\_\_\_\_\_, 2003, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

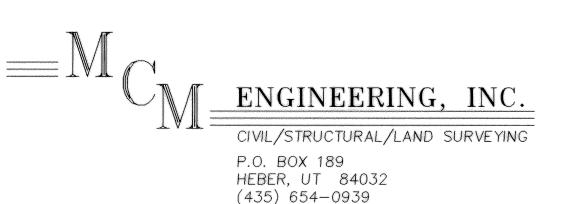
## MOUNTAIN VIEW RANCH SUBDIVISION PHASE III

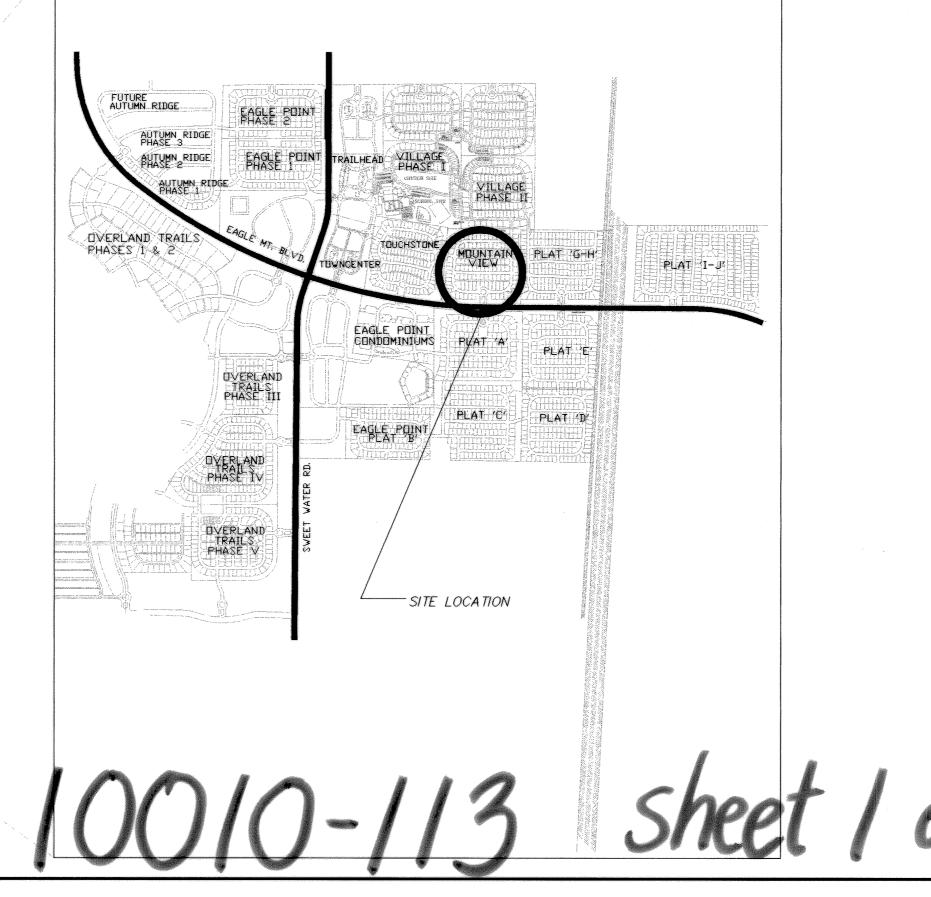
EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH









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. CEDAR TRAIL VILLAGE PHASE 1 CEDAR TRAIL VILLAGE PHASE ACCESS DEDICATION, BOOK 36, PAGE 911 ENTRY 24392: 2001, MAP 8991-102 Scale 1" = 60 ftMONTE VISTA RANCH, L.C. EXCLUSION P.O.B. COUNTY BOOK 59, PAGE 007 EAST 1257.19' 436.50' PUBLIC USE OPEN SPACE 46,705 SQ. FT. 1.07 AC PUBLIC USE PARK 34,351 SQ. FT. .79 AC 10' STORM DRAIN EASEMENT OPEN SPACE 40,275 SQ. FT. .92 AC F LANDING 59, PAGE ( 29'28"E 281.39' 70.00' 48.53' 21.47' 76 14,141 SQ. FT. 0.32 AC 79 19 80 80 81 9 82 19 83 7,000 SQ. FT. 10 0 0.16 AC 0 77 8,082 SQ. FT. 0.19 AC 2005 E 2097 E 75 12,254 SQ. FT. 0.28 AC LODGE POLE DRIVE 2036 E 2076 E 2088 E (2094 E 2116 E 2138 E 90 6,355 sq.ft. 0.15 acres (2162 E 74 9,338 SQ. FT. 0.21 AC 7,700 sq.ft. 0.18 acres 7,700 sq.ft. 0.18 acres 6,997 sq.ft. N89°29'28"W N89\*29'28"W 73 9,790 SQ. FT. 0.22 AC P.O.B. 52 53 53 54 55 7,432 sq.ft. 55 7,432 sq.ft. 50 0.17 acres 0.17 acr 50 51 51 50 7,432 sq.ft. 0.17 acres 0.17 acres 0.17 57 00 58 51 59 17,566 sq.ft. 57 0.17 acres 0.17 acres 0.17 acres 0.21 acres 56 7,566 sq.ft. 0.17 acres 5 2049 E 2061 E (2073 E 2085 E (2099 E (2113 E 2125 E N89°29'28"W (2137 E (2165 E 100.00' 67.56 67.56' 7,000 SQ. FT. 0.16 AC JUNIPER DRIVE 68.80' 100.00' 2022 E 2074 E 2096 E (2086 E) (2114 E) 2126 E (2166 E 47 45 47 48,355 50. FT. 4 6,882 50. FT. 20 6,880 SQ. 20 6,880 SQ. FT. 20 6 40 7,000 SQ. FT. 35 8,329 SQ. FT 0.19 AC 0.16 AC 6,880 SQ. FT. 0.16 AC | 5 0 8 6,880 SQ. FT. 0.16 AC 0.16 AC 0.16 AC 0.16 AC 0.16 AC N89°29'28"W 190.00' S89°29'28"E 889.81 MOUNTAIN VIEW RANCHES SUBDIVISION PHASE II BOOK #46 PAGE #530 FOUND BRASS CAP MONUMENT SOUTH 1/4 CORNER SECT. 12, T6S R2W, SLB&M INDICATES 10' CROSS LOT ACCESS EASEMENT 175.42 2491.89 N89°31'09"W 2667.31' (BASIS OF BEARING) LOTS 36-47, 54, 55, 64, 65, 68, 69, 82, 83, 91, & 92 SHALL TAKE ACCESS THROUGH THE 10' CROSS LOT ACCESS EASEMENTS AS SHOWN FOUND BRASS CAP MONUMENT HEREON. SAID EASEMENTS SHALL PROVIDE PERPETUAL INGRESS AND SOUTHEAST CORNER SECT. 12, T6S R2W, SLB&M EGRESS TO THE ABOVE LISTED LOTS IN THIS SUBDIVISION AND SHALL BE MAINTAINED AS PROVIDED FOR IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDED FOR THIS SUBDIVISION. ENGINEERING, INC.

10010-113 sheet 2 of 2

CIVIL/STRUCTURAL/LAND SURVEYING

P.O. BOX 189 HEBER, UT 84032

(435) 654-0939

SHEET 2 OF 2