

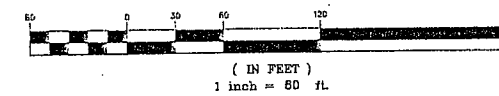
EAGLE TOP SUBDIVISION

A SINGLE FAMILY DEVELOPMENT LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
UTAH COUNTY, EAGLE MOUNTAIN CITY

THE RANCHES, L.C.
145198:2002, 03510:2003



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS SUBDIVISION PLAN IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

Gregory R. Wolbach
GREGORY R. WOLBACH
STATE OF UTAH
LICENSE NO. 187788
DATE: MARCH 16, 2004

OWNER'S DEDICATION - TRADEWEST DEVELOPMENT CORPORATION

WE, THE UNDERSIGNED OWNER(S) OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAN, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAN TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAN AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF U.C.A. 38-5-807, 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 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.

Gregory L. Hansen, Pres.
GREGORY L. HANSEN, PRES.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 14 DAY OF MARCH 2004, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
NOTARY PUBLIC (SEAL/SIGNATURE) *[Signature]*

OWNER'S DEDICATION - THE RANCHES, L.C.

KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACTS OF LAND (THE RANCHES, L.C. ROAD PARCEL) HAVING CAUSED THE SAME TO BECOME A 50.0 FOOT WIDE PUBLIC ROADWAY (A PORTION OF EAGLE TOP COURT), TOGETHER WITH A 70.0 FOOT WIDE PUBLIC ROADWAY (A PORTION OF GOLDEN EAGLE ROAD), AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC SAID PARCEL OF LAND SHOWN HEREON THIS PLAN AS INTENDED FOR PUBLIC USE.
ALSO, THE OWNER HEREBY DEDICATES TO EAGLE MOUNTAIN CITY A NON-EXCLUSIVE EASEMENT OVER THE ROADS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSE OF PROVIDING EMERGENCY SERVICES, UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT THEREOF.

[Signature]
NOTARY PUBLIC (SEAL/SIGNATURE) *[Signature]*

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 23 DAY OF MARCH 2004, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE 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 OWNERS.
NOTARY PUBLIC (SEAL/SIGNATURE) *[Signature]*

LIEN HOLDER'S CONSENT TO RECORD

STATE OF UTAH
County of UTAH
The undersigned lien holder hereby consents to the recordation of this plat.
IN WITNESS WHEREOF, I HAVE SIGNED AND ASSOCIATES BY:
a Nevada Corporation

The foregoing consent to record was acknowledged before me this day of 2004, by:

MY COMMISSION EXPIRES NOTARY PUBLIC
RESIDING IN *[Signature]*

LIEN HOLDER'S CONSENT TO RECORD

STATE OF UTAH
County of
The undersigned lien holder hereby consents to the recordation of this plat.
EAGLE TOP, LLC
a Utah Limited Liability Company By:

The foregoing consent to record was acknowledged before me this day of 2004, by:

MY COMMISSION EXPIRES NOTARY PUBLIC
RESIDING IN *[Signature]*

LEGAL DESCRIPTION - GOLDEN EAGLE ROAD

THAT PORTION OF THE GOLDEN EAGLE ROAD RIGHT-OF-WAY WEST OF THE KIOWA VALLEY PLAT A AND EAST OF THE EAGLE TOP COURT RIGHT-OF-WAY RESIDING WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 00°37'04" EAST ALONG THE SECTION LINE A DISTANCE OF 1448.56 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, AND NORTH 89°22'58" WEST A DISTANCE OF 428.85 FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE EXISTING GOLDEN EAGLE ROAD AND KIOWA VALLEY PLAT A BOUNDARY, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 51°34'43" WEST A DISTANCE OF 70.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLDEN EAGLE ROAD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 38°25'17" WEST A DISTANCE OF 143.47 FEET TO THE POINT OF A 280.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, NORTHWESTERLY A DISTANCE OF 92.81 FEET, THROUGH A CENTRAL ANGLE OF 20°27'08"; THENCE NORTH 31°07'36" EAST A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 330.00 FEET, CENTER BEARS SOUTH 31°07'36" WEST A DISTANCE OF 143.47 FEET, SAID CURVE, AND ADJACENT TO THE HEREIN SHOWN EAGLE TOP COURT RIGHT-OF-WAY, SOUTHEASTERLY A DISTANCE OF 117.78 FEET, THROUGH A CENTRAL ANGLE OF 20°27'08"; THENCE SOUTH 38°25'17" EAST A DISTANCE OF 143.47 FEET TO THE POINT OF BEGINNING.
CONTAINS: 17,414 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

NOTES

1. BASIS OF BEARING: FOUND AND ACCEPTED SURVEY MONUMENTS AS SHOWN HEREON.
2. PROPERTY CORNERS: SET OR FOUND AS SHOWN HEREON.
3. ALL LOTS HAVE A 5.0 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES AS WELL AS A 10.0 FOOT FRONT LOT LINE EASEMENT.
4. ALL OPEN SPACE SHOWN HEREON IS DEDICATED TO EAGLE MOUNTAIN CITY (UNLESS OTHERWISE NOTED).
5. LOTS 5, 9, 19-22 AND 26-27 HAVE A 15.00 FOOT SLOPE EASEMENT ACROSS THE FRONT OF SAID LOTS.
6. LOTS 6-8 AND 24-25 HAVE A 20.00 FOOT SLOPE EASEMENT ACROSS THE FRONT OF SAID LOTS.
7. A BLANKET EASEMENT OVER THE PRIVATE OPEN SPACE FOR THE PURPOSE OF CONSTRUCTION, ACCESS, MAINTENANCE AND USE OF THE DRAINAGE RUNOFF PROTECTION CHANNELS.
8. NO DRIVEWAY SLOPE SHALL EXCEED 12%.

OPEN SPACE LOT A (PRIVATE)
431,710 SQ. FT.
3.93 ACRES

LOT#	NORTH ADDRESS	EAST ADDRESS
1	791 N Clark Canyon	4811 E Clark Creek
2		4821 E Clark Creek
3		4831 E Clark Creek
4		3977 E Clark Creek
5		3985 E Clark Creek
6		3994 E Clark Creek
7		3997 E Clark Creek
8		3998 E Clark Creek
9		3999 E Clark Creek
10		4000 E Clark Creek
11		4001 E Clark Creek
12		4002 E Clark Creek
13		4003 E Clark Creek
14		4004 E Clark Creek
15		4005 E Clark Creek
16		4006 E Clark Creek
17		4007 E Clark Creek
18		4008 E Clark Creek
19		4009 E Clark Creek
20		4010 E Clark Creek
21		4011 E Clark Creek
22		4012 E Clark Creek
23		4013 E Clark Creek
24		4014 E Clark Creek
25		4015 E Clark Creek
26		4016 E Clark Creek
27		4017 E Clark Creek
28		4018 E Clark Creek
29		4019 E Clark Creek
30		4020 E Clark Creek
31		4021 E Clark Creek
32		4022 E Clark Creek
33		4023 E Clark Creek
34		4024 E Clark Creek

CURVE	RADIUS	LENGTH	DELTA
C1	15.00'	23.58'	80°00'00"
C2	150.00'	28.09'	10°43'47"
C3	150.00'	48.67'	18°35'28"
C4	15.00'	11.21'	42°50'00"
C5	80.00'	75.89'	72°02'15"
C6	80.00'	90.81'	85°43'03"
C7	80.00'	41.71'	39°49'37"
C8	80.00'	58.07'	55°27'11"
C9	80.00'	41.06'	39°12'38"
C10	15.00'	18.46'	70°31'44"
C11	200.00'	4.45'	116°34'
C12	200.00'	50.36'	14°28'38"
C13	200.00'	47.53'	13°37'02"
C14	325.00'	76.73'	13°31'36"
C15	325.00'	50.71'	8°56'28"
C16	325.00'	9.09'	43°54'42"
C17	15.00'	11.55'	44°07'00"
C18	15.00'	3.57'	13°38'48"
C19	80.00'	65.04'	62°08'27"
C20	80.00'	40.81'	38°58'25"
C21	80.00'	38.64'	37°05'38"
C22	80.00'	20.09'	19°11'17"
C23	80.00'	38.57'	36°48'40"
C24	80.00'	40.53'	38°42'27"
C25	80.00'	65.80'	62°38'23"
C26	15.00'	15.12'	57°48'00"
C27	275.00'	21.00'	42°23'41"
C28	275.00'	87.22'	14°00'18"
C29	275.00'	67.78'	14°07'03"
C30	275.00'	37.34'	7°45'46"
C31	15.00'	21.82'	85°30'20"

LOT#	AREA
1	10,464 sq. ft.
2	6,800 sq. ft.
3	7,731 sq. ft.
4	6,833 sq. ft.
5	575,371 sq. ft.

ROAD CENTER LINE	FRONT	REAR
1	15.00'	25.00'
2	10.00'	5.00'

ROAD CENTER LINE	FRONT	REAR
1	10.00'	5.00'
2	5.00'	5.00'

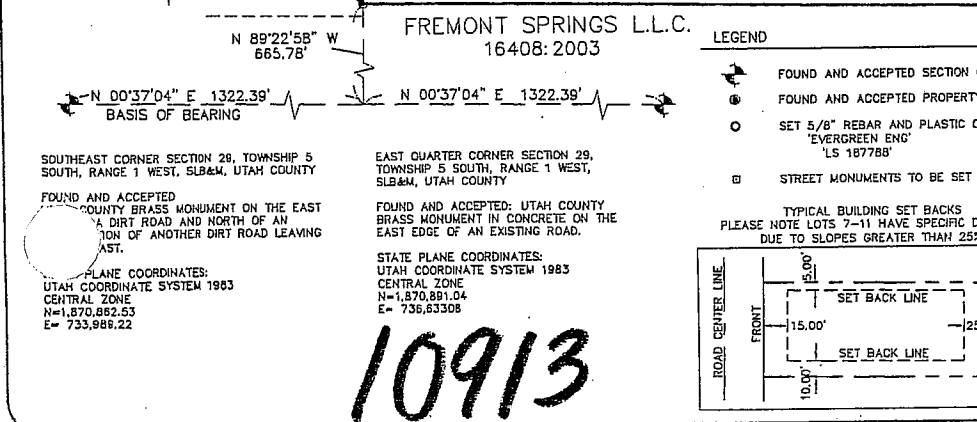
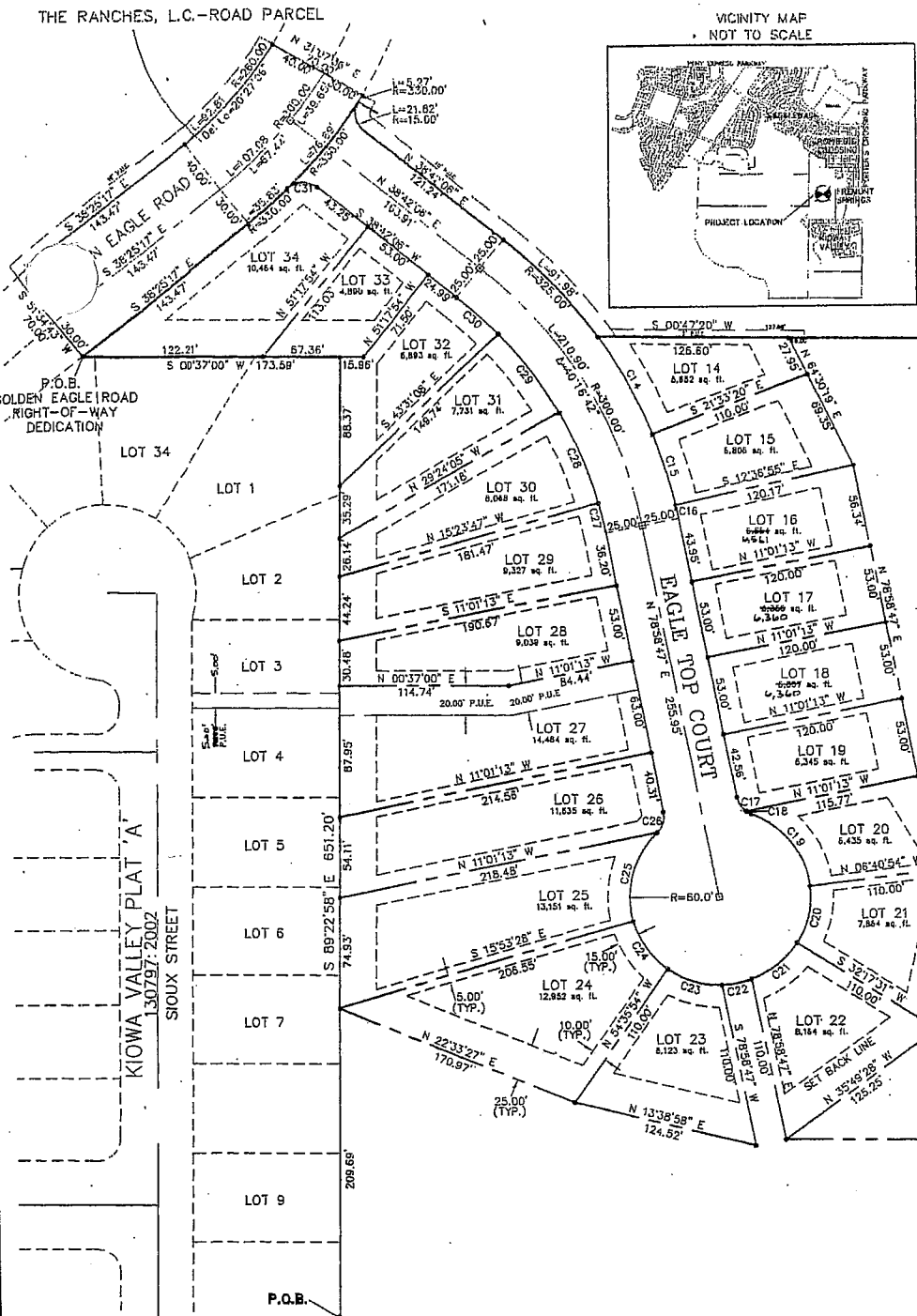
LEGEND

- FOUND AND ACCEPTED SECTION CORNERS
- FOUND AND ACCEPTED PROPERTY CORNERS
- SET 5/8" REBAR AND PLASTIC CAP 'EVERGREEN ENG' 'LS 187788'
- STREET MONUMENTS TO BE SET

AREA TABLE	AREA
TOTAL ACRES	906.076 SQ. FT.
TOTAL ACRES IN LOTS	292.672 SQ. FT.
AVERAGE LOT SIZE	7.731 SQ. FT.
TOTAL ACRES IN STREETS	67,833 SQ. FT.
TOTAL ACRES IN OPEN SPACE	575,371 SQ. FT.

TYPICAL PUBLIC UTILITY EASEMENTS (P.U.E.) ALONG INDIVIDUAL LOT LINES UNLESS SHOWN OTHERWISE HEREON

TYPICAL BUILDING SET BACKS PLEASE NOTE LOTS 7-11 HAVE SPECIFIC DIMENSIONS DUE TO SLOPES GREATER THAN 25%.



THE RANCHES, L.C. ROAD PARCEL
VICINITY MAP NOT TO SCALE
PROJECT LOCATION

OPEN SPACE LOT A (PRIVATE)
431,710 SQ. FT.
3.93 ACRES

OPEN SPACE - DEDICATED (EAGLE MOUNTAIN CITY)
13,300 SQ. FT.
1.30 ACRES

10' WIDE NON-EXCLUSIVE PUBLIC TRAIL EASEMENT, BEING 5' ON EACH SIDE OF LOT LINE.

CLARK CIRCLE
CLARK EXTENSION

FREMONT SPRINGS PLAT 'A'
33290:2003

FREMONT SPRINGS L.L.C.
16408:2003

PORTER'S CROSSING PLAT 'C'
13550:2001

CITY COUNCIL APPROVAL
PRESENTED TO THE BOARD OF EAGLE MOUNTAIN CITY COUNCIL THIS 7 DAY OF AT WHICH TIME THIS

CITY ENGINEER
APPROVED AND ACCEPTED BY THE EAGLE MOUNTAIN CITY ENGINEERING DEPARTMENT ON THIS 24 DAY OF

PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE EAGLE MOUNTAIN CITY PLANNING COMMISSION ON THIS DAY OF A.D. 2004

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 7th DAY OF A.D. 2004

RECORDED
No.
STATE OF
COUNTY OF

Evergreen Engineering, Inc.

10913