

ENGINEER/SURVEYOR

MCM ENGINEERING, INC.
MEL MCQUARRIE
575 N. MAIN
HEBER CITY, UTAH 84032
435-654-0939

CEDAR TRAIL VILLAGE PHASE I
BOOK 36 PAGE 911
ENTRY # 2001-25764

COLONIAL PARK PHASE II

EAGLE MOUNTAIN, UTAH SE QUARTER OF S12, T6S, R2W, SLB&M

SURVEYOR'S CERTIFICATE
I, MELVIN MCQUARRIE, UTAH REGISTERED LAND SURVEYOR NO. 17885-1, DO HEREBY STATE THAT THIS DRAWING CONSISTING OF ONE (1) SHEET ACCURATELY REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION IN MAY, 2008.

3-13-08
DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 189°31'03"W 121.103 FEET AND NORTH 152°7'31" FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE 1 MERIDIAN TO THE POINT OF BEGINNING, POINT ALSO BEING THE SOUTH EAST CORNER OF COLONIAL PARK PHASE I BOOK 36 PAGE 911 ENTRY # 2001-25764 AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE THENCE ALONG THE EASTERN BOUNDARY OF SAID PLAT THE FOLLOWING: 11.00 FEET;

THENCE NORTH 50°50'55"E 34.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, THENCE NORTHWESTERLY 15.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°50'55" CHORD BEARING AND DISTANCE OF SAID CURVE BEING N80°01'57"W 13.65 FEET, THENCE NORTHWESTERLY 229.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, THENCE NORTHWESTERLY 18.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°40'22" CHORD BEARING AND DISTANCE OF SAID CURVE BEING N43°50'11"E 19.34 FEET, THENCE NORTHWESTERLY 52.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, THENCE NORTHWESTERLY 17.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'49" CHORD BEARING AND DISTANCE OF SAID CURVE BEING N45°05'49"W 15.53 FEET, THENCE NORTHWESTERLY 281.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, THENCE NORTHWESTERLY 11.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°35'57" CHORD BEARING AND DISTANCE OF SAID CURVE BEING N89°31'17"E 11.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 61.300 FEET, THENCE NORTHWESTERLY 19.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°49'46" CHORD BEARING AND DISTANCE OF SAID CURVE BEING N74°01'51"E 19.50 FEET, THENCE NORTHWESTERLY 22.00 FEET, THENCE NORTHWESTERLY 133.57 FEET LEAVING SAID BOUNDARY.

TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 765.00 FEET, THENCE NORTHWESTERLY 31.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°27'40" CHORD BEARING AND DISTANCE OF SAID CURVE BEING N80°04'37"E 31.10 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 3095.00 FEET, THENCE SOUTHWESTERLY 12.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°01'43" CHORD BEARING AND DISTANCE OF SAID CURVE BEING S79°18'30"E 12.26 FEET, THENCE SOUTHWESTERLY 156.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3187.00 FEET, THENCE NORTHWESTERLY 12.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°13'21" CHORD BEARING AND DISTANCE OF SAID CURVE BEING N79°19'50"W 12.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, THENCE SOUTHWESTERLY 16.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°50'55" CHORD BEARING AND DISTANCE OF SAID CURVE BEING S05°25'47"W 14.84 FEET, THENCE SOUTHWESTERLY 528.55 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THENCE SOUTHWESTERLY 16.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°49'11" CHORD BEARING AND DISTANCE OF SAID CURVE BEING S41°50'11"E 14.50 FEET, THENCE SOUTHWESTERLY 500.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THENCE SOUTHWESTERLY 15.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°35'57" CHORD BEARING AND DISTANCE OF SAID CURVE BEING S40°00'00"W 15.03 FEET, THENCE SOUTHWESTERLY 282.10 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THENCE SOUTHWESTERLY 15.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°35'57" CHORD BEARING AND DISTANCE OF SAID CURVE BEING S30°15'17"E 15.02 FEET, THENCE SOUTHWESTERLY 34.00 FEET, THENCE N81°03'55"W 287.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.54 ACRES MORE OR LESS

OWNER'S DEDICATION

I, 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, 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, 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.

EM Development, LLC OWNER(S): PRINTED NAME

David R. Adams, Manager 17 Mar 2008 DATE

ACKNOWLEDGMENT

ON THE 17th OF March, A.D. 2008, 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 (SEE SEAL) *David R. Adams*

ACCEPTANCE BY LEGISLATIVE BODY

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 18th DAY OF March, A.D. 2008.

APPROVED: *John Adams* ATTEST: *David R. Adams*
CITY ENGINEER CLERK-RECORDER (SEE SEAL BELOW)

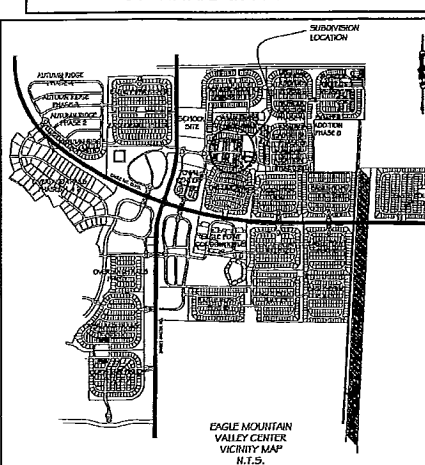
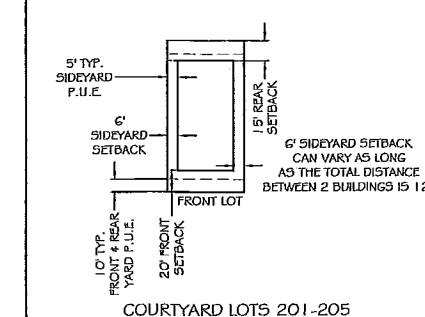
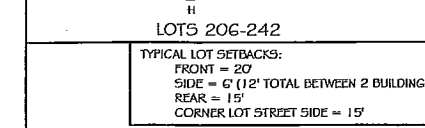
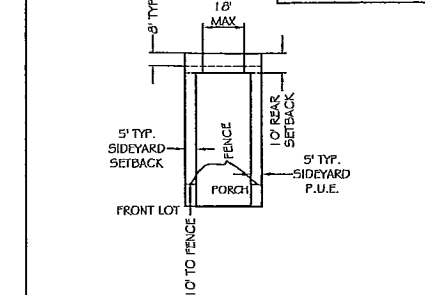
CITY ATTORNEY APPROVAL

APPROVED THIS 14th DAY OF March, A.D. 2008, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

CITY ATTORNEY: *[Signature]*

CLERK-RECORDER SEAL NOTARY PUBLIC CITY PROFESSIONAL SEAL SURVEYOR'S SEAL

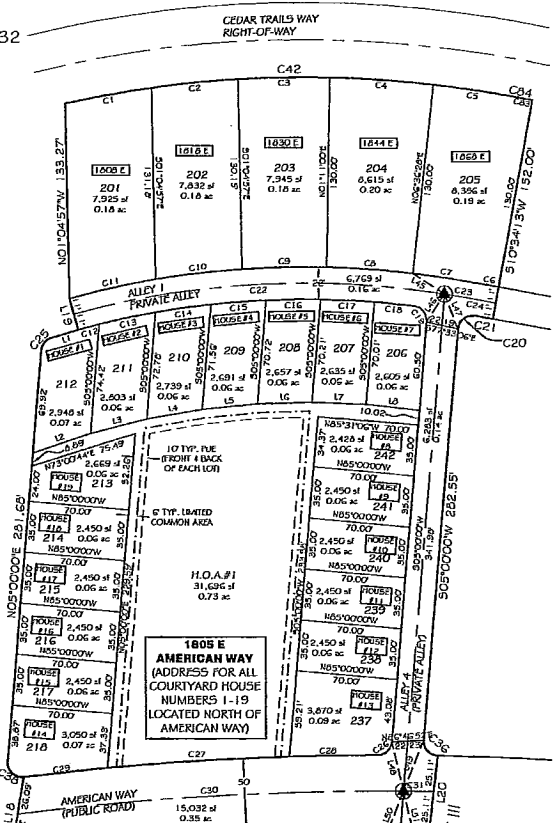
EM 32863-0008 0112123
HARRISON A. HARRISON
UTAH COUNTY RECORDER
2008 FEB 25 09:58 AM FEE 75.00 BY JL
RECORDED FOR EAGLE MOUNTAIN CITY



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 17th DAY OF March, A.D. 2008.

CITY ENGINEER: *Christopher Tustky*



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH DIR	CH DIS
C1	60.79	765.00	4°33'11"	30.41	S79°37'42"W	60.77
C2	60.20	765.00	4°30'32"	30.12	S84°09'34"W	60.10
C3	63.60	765.00	4°46'11"	31.86	S88°47'55"W	63.66
C4	72.42	765.00	5°25'28"	36.24	N86°06'16"W	72.40
C5	56.15	765.00	4°12'19"	28.09	N81°17'23"W	56.14
C6	13.41	3165.00	0°14'34"	6.70	S79°18'30"E	13.41
C7	46.61	635.00	4°12'19"	23.31	N81°17'23"W	46.60
C8	60.12	635.00	5°25'28"	30.00	N86°06'16"W	60.09
C9	58.55	635.00	5°16'57"	29.29	S88°32'31"W	58.53
C10	60.30	635.00	5°26'28"	30.17	S83°10'49"W	60.28
C11	61.17	635.00	5°31'09"	30.61	S77°42'00"W	61.15
C12	15.33	613.00	1°26'00"	7.67	S75°39'25"W	15.33
C13	39.66	613.00	3°42'26"	19.84	S78°13'38"W	39.66
C14	38.86	613.00	3°37'55"	19.44	S81°53'49"W	38.85
C15	38.25	613.00	3°34'30"	19.13	S85°30'01"W	38.24
C16	37.81	613.00	3°32'02"	18.91	S89°03'17"W	37.80
C17	37.52	613.00	3°30'62"	18.77	N87°25'29"W	37.52
C18	27.71	613.00	2°39'24"	13.86	N84°22'35"W	27.71
C19	15.37	10.00	88°04'53"	5.67	N89°02'26"W	13.90
C20	16.72	10.00	99°47'34"	11.07	S52°53'47"W	14.84
C21	12.38	3187.00	0°13'21"	6.19	S79°19'06"E	12.38
C22	259.69	624.00	23°50'47"	131.75	S86°51'45"W	257.82
C23	22.09	624.00	2°01'41"	11.05	N80°12'04"W	22.09
C24	13.45	3176.00	0°14'34"	6.73	S79°18'30"E	13.45
C25	11.89	10.00	68°06'37"	6.76	S39°03'19"W	11.20
C26	14.85	10.00	85°04'57"	9.18	N47°32'25"E	13.52
C27	126.39	2025.00	3°34'34"	63.21	S86°33'42"W	126.37
C28	61.17	2025.00	1°43'51"	30.59	S88°12'54"W	61.17
C29	58.04	2025.00	1°40'13"	29.52	S83°56'18"W	59.04
C30	263.02	2000.00	7°42'25"	134.72	S86°44'39"W	263.82
C31	21.04	2000.00	0°36'10"	10.52	N89°06'03"W	21.04
C32	63.39	1975.00	1°50'27"	31.70	S83°35'32"W	63.39
C33	126.46	1975.00	3°40'07"	63.25	S88°20'46"W	126.44
C34	59.44	1975.00	1°43'27"	29.72	S89°02'33"W	59.43
C35	16.60	10.00	85°04'38"	10.33	N42°32'52"W	14.72
C36	16.36	10.00	83°14'01"	10.67	S41°52'01"E	14.67
C37	15.03	10.00	86°07'59"	9.35	S48°04'00"W	13.66
C38	17.78	10.00	101°5'34"	12.33	S45°56'24"E	15.53
C39	13.56	10.00	77°40'22"	8.05	S43°50'11"W	12.54
C40	16.39	10.00	93°56'05"	10.71	N51°56'03"E	14.62
C41	15.02	10.00	86°03'55"	9.34	S38°01'57"E	13.65
C42	313.25	765.00	23°27'40"	158.85	S89°04'57"W	311.08
C43	15.02	10.00	86°03'55"	9.34	S38°01'57"E	13.65
C44	12.86	3035.00	0°14'34"	6.43	S79°18'30"E	12.86
C45	12.86	3035.00	0°14'34"	6.43	S79°18'30"E	12.86
C46	357.39	3035.00	6°44'49"	178.90	S82°48'11"E	357.18

COLONIAL PARK PHASE II

TOTAL LOTS = 42
AVERAGE LOT SIZE = .08 AC
TOTAL LOT ACREAGE = 3.16 AC
TOTAL PUBLIC OPEN SPACE (P.O.S.) = 0.06 AC
TOTAL HOMEOWNERS ASSOCIATION (H.O.A.) OPEN SPACE = 1.36 AC
TOTAL STREET ACREAGE = 0.35 AC
TOTAL PRIVATE ALLEY ACREAGE = 0.58 AC
TOTAL PLAT ACREAGE = 5.54 AC

TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL HOMES
DEVELOPER: EM DEVELOPMENT, LLC
1757 E. AMERICAN WAY #6
EAGLE MOUNTAIN, UT 84005

LEGEND

STREET MONUMENT

P.O.S. = PUBLIC OPEN SPACE PARCEL

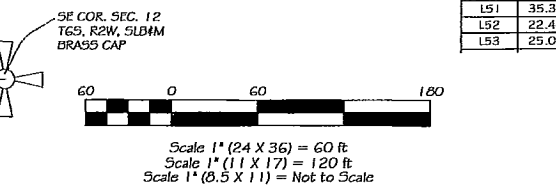
5/8" REBAR WITH CAP STAMPED 17885-1 WILL BE SET AT ALL LOT CORNERS AND BOUNDARY CORNERS UPON RECORDATION.

GARAGES ON LOTS 201 - 205 ARE NOT REQUIRED TO BE ACCESSED FROM THE ALLEY, THEY MAY FACE THE STREET.

HOUSE REPRESENTS THE HOUSE ADDRESS NUMBER FOR ALL COURTYARD LOTS, WHICH ARE REQUIRED TO BE ACCESSED FROM THE ALLEY, THEY WILL FACE THE COURTYARD.

LINE TABLE

LINE	LENGTH	BEARING
L1	19.50	N74°01'31"E
L2	42.51	N71°37'17"E
L3	40.16	N75°59'03"E
L4	39.14	N80°10'09"E
L5	38.39	N84°15'38"E
L6	37.86	N88°17'02"E
L7	37.53	S87°44'17"E
L8	37.38	S83°47'07"E
L9	19.61	N81°03'55"W
L10	12.00	N00°56'05"E
L11	11.00	N00°56'05"E
L12	11.00	N00°56'05"E
L13	12.00	N00°56'05"E
L14	11.00	N00°56'05"E
L15	11.00	N00°56'05"E
L16	34.00	S08°56'05"W
L17	34.00	N00°56'05"E
L18	52.21	N09°36'37"E
L19	22.00	N15°03'35"W
L20	50.22	S06°30'46"W
L45	26.33	N57°36'37"W
L46	22.81	S33°50'18"W
L47	25.36	S20°42'11"E
L48	35.17	N13°13'37"W
L49	38.20	N21°44'10"E
L50	38.47	S21°36'33"W
L51	35.33	S13°08'29"E
L52	22.48	N34°17'45"E
L53	25.04	N21°03'34"W



MCM CIVIL / STRUCTURAL / LAND SURVEYING

Customer: LEGENDS LAND & RANCH
Drawn by: SKF Approved by: MCM Project no.: 06035
Z:\06035 Colonial Park Ph2\3\dwg\plat.dwg 3/13/2008 4:30:22 PM MDT

REVISION DATE	REVISION BY	REVISION DESCRIPTION
4-4-07	SKF	CHANGED LOT LINES
3-13-08	SKF	COUNTY REDLINE CHANGES

PROJECT: COLONIAL PARK PHASE II
EAGLE MNT, UTAH SE S12, T6S, R2W, SLB&M

SHEET TITLE: PHASE II PLAT MAP
SHEET NO.: 1