

TRAILHEAD
A PLANNED UNIT DEVELOPMENT
AMENDED PLAT "A"

PART OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

NOTES

- 1. THE PURPOSE OF THIS SURVEY WAS TO AMEND THE PLAT OF TRAILHEAD A PLANNED UNIT DEVELOPMENT PLAT "A" REGISTERED ON JUNE 3, 2008 UNDER ENTRY 64747. THE SURVEY WAS REQUESTED BY TRAVIS TAYLOR.
2. THE BASIS OF BEARING IS N 89°32'12" W BETWEEN THE SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.
3. ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED TO BE PUBLIC UTILITY EASEMENTS FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES. THIS INCLUDES THE INGRESS/EGRESS AREA.
4. ALL DRIVEWAYS, PATIOS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPOINTMENT.
5. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING OR PUBLIC UTILITIES ARE CONSIDERED COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 275617, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OFFICERS, 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 THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N89°32'12"W 2,139.32 FEET ALONG THE SECTION LINE AND NORTH 1,948.68 FEET FROM THE SE CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,641.24 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 95.57 FEET, THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°47'58"E 95.57 FEET); THENCE N00°00'00"W 202.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,334.40 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 701.49 FEET THROUGH A CENTRAL ANGLE OF 03°53'21" (CHORD BEARS S84°14'11"E 701.35 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,313.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 234.42 FEET THROUGH A CENTRAL ANGLE OF 10°13'43" (CHORD BEARS S02°02'20"W 234.11 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 83.36 FEET THROUGH A CENTRAL ANGLE OF 57°32'30" (CHORD BEARS S35°55'27"W 79.90 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 87.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 35.17 FEET THROUGH A CENTRAL ANGLE OF 23°09'34" (CHORD BEARS S53°06'55"W 34.93 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 61.12 FEET THROUGH A CENTRAL ANGLE OF 55°35'25" (CHORD BEARS S69°19'50"W 58.76 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 10,021.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 260.07 FEET THROUGH A CENTRAL ANGLE OF 01°29'13" (CHORD BEARS N83°37'04"W 260.06 FEET); THENCE N79°31'23"W 54.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 79.51 FEET THROUGH A CENTRAL ANGLE OF 94°24'02" (CHORD BEARS N22°45'57"W 70.82 FEET); THENCE N17°54'35"E 12.43 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 1.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 41.73 FEET THROUGH A CENTRAL ANGLE OF 00°14'16" (CHORD BEARS N85°51'35"W 41.73 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 36.60 FEET THROUGH A CENTRAL ANGLE OF 83°53'07" (CHORD BEARS N44°02'06"W 33.42 FEET) TO THE POINT OF BEGINNING. CONTAINING 5.173 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND 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 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 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.

J. THOMAS HOMES LLC BY: WESTATES CONSTRUCTION LLC ITS MANAGER STAN T. ROULAN BY: STAN T. ROULAN ITS MANAGER

LIMITED LIABILITY ACKNOWLEDGEMENT

COUNTY OF Utah STATE OF UTAH On this 6th day of June, A.D. 2016, personally appeared before me, Stan T. Roulan, who being by me duly sworn did say, for himself, that he/she is the Manager/Member of Westates Construction, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

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 THE PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS DAY OF JUNE, A.D. 2016.

APPROVED BY MAYOR Christopher T. Tunst Approved by CITY ATTORNEY ATTEST: CITY RECORDER

ROCKY MOUNTAIN POWER

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. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) 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 B, Damage to Underground Utility Facilities, or (4) Any other provision of law

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer of the Direct Communications Cedar Valley, Utah No. 1 Trench.

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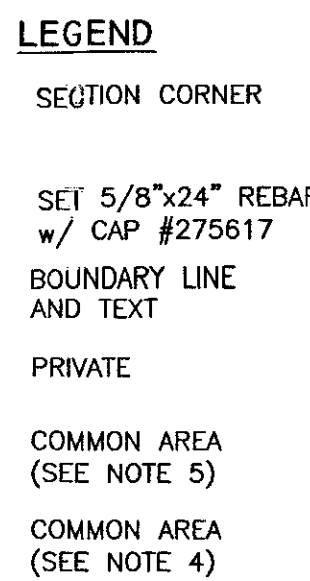
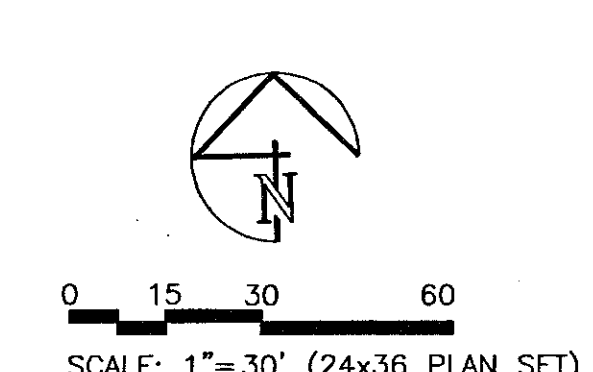


Table with columns: ADDRESS/UNIT AREA TABLE, LOT ADDRESS, LOT AREA. Lists lots 1 through 22 with their respective addresses and areas.

CURVE TABLE. Columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BEARING. Lists curves C1 through C31 with their respective geometric data.

Logo for Alliance Consulting Engineers (ACE). Address: 150 EAST 200 NORTH SUITE P, EAGLE MOUNTAIN, UTAH 84321. Contact: (435) 756-5121, allianceclogan@yahoo.com.

EAGLE MOUNTAIN CITY COUNCIL. APPROVED THIS 27th DAY OF April, A.D. 2016. BY THE MAYOR AND CITY ATTORNEY.

EAGLE MOUNTAIN CITY ATTORNEY. APPROVED THIS 27th DAY OF April, A.D. 2016. BY THE CITY ATTORNEY.

QUESTAR GAS COMPANY. Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Approved this 12th day of April, 2016.

QUESTAR GAS COMPANY. Signature of Nabere Zeng, Pre-Construction.

SURVEYOR'S SEAL. Brian G. Lyon, Registered Land Surveyor, No. 275617. State of Utah.

NOTARY PUBLIC SEAL. Trustee, Brian G. Lyon, Notary Public, State of Utah.

CITY ENGINEERS SEAL. Trustee, Christopher Tunst, City Engineer, State of Utah.

CLERK-RECORDER SEAL. State of Utah.

SEC 12-6-24 70-038 (copy 1-65, Trailhead A)