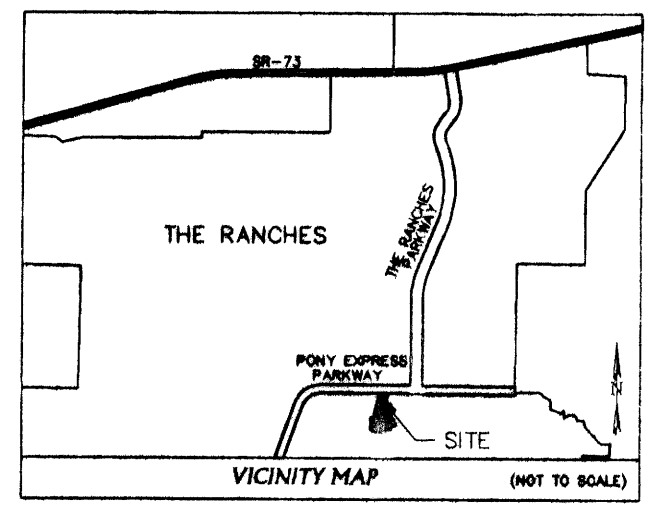


COLD SPRINGS AT RED HAWK RANCH PHASE 1 - A PLANNED UNIT DEVELOPMENT

LEGEND

- DUMPSTER PAD
- PHASE BOUNDARY
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- STREET CENTERLINE
- LOT LINE / RIGHT OF WAY
- STREET NAME
- LOT NUMBER
- FIRE HYDRANT
- TRAIL EASEMENT
- SECTION CORNER, FOUND
- SECTION CORNER, NOT FOUND
- PROPERTY CORNER TO BE SET AS REBAR W/PLASTIC CAP MARKED "STAKE"
- STREET MONUMENT
- PRIVATE AREA (FEE SIMPLE)



ROAD CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
CL1	60.00	20.35	19°25'58"	N10°29'57"E	20.25
CL2	60.00	20.89	19°56'43"	N30°11'18"E	20.78
CL3	120.00	84.11	40°09'39"	S20°04'50"W	82.40
CL4	100.00	26.18	15°00'00"	S07°30'00"E	26.11
CL5	27.00	14.14	30°00'00"	N71°00'00"E	13.96
CL6	313.00	286.05	5°21'45"	N11°00'00"E	278.20
CL7	250.00	75.76	17°21'45"	N01°18'00"E	75.47
CL8	60.00	20.94	20°00'00"	S00°00'00"W	20.84
CL9	10.00	13.86	80°00'00"	S50°00'00"W	12.86

LINE TABLE

LINE	LENGTH	BEARING
L1	13.15	N15°00'00"W
L2	3.16	N55°10'46"W
L3	9.44	S66°28'18"E
L4	28.94	S21°16'12"W

LOT LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	325.00	35.96	06°20'21"	N12°18'36"E	35.94
C2	325.00	20.03	03°31'50"	N07°23'31"W	20.02
C3	213.50	16.08	04°18'53"	N07°59'34"W	16.07
C4	213.50	20.02	05°22'18"	N02°59'58"W	20.01
C5	325.00	20.01	03°31'36"	N03°51'48"W	20.00
C6	213.50	28.60	07°40'34"	N03°31'28"E	28.58
C7	325.00	25.46	04°29'20"	N00°08'40"E	25.46
C8	325.00	25.07	04°29'08"	N04°35'54"E	25.06
C9	325.00	20.03	03°31'50"	N08°34'24"E	20.02
C10	325.00	20.00	03°31'36"	N12°06'07"E	20.00
C11	325.00	20.06	03°32'10"	N15°38'00"E	20.06
C12	325.00	21.44	03°46'46"	N19°17'28"E	21.43
C13	15.00	23.72	90°36'42"	S24°07'30"W	21.33
C14	470.00	83.21	10°08'38"	S74°30'10"E	83.10
C15	349.50	32.26	05°17'18"	S87°59'15"E	32.25
C16	16.00	12.11	43°23'00"	S14°19'45"E	11.83
C17	470.00	41.99	05°07'07"	S89°07'57"E	41.97
C18	349.50	20.00	03°16'45"	N87°43'43"E	20.00
C19	470.00	20.00	02°28'18"	N87°05'21"E	20.00
C20	349.50	20.03	03°16'59"	N84°26'51"E	20.02
C21	470.00	20.02	02°28'27"	N84°38'54"E	20.02
C22	349.50	25.98	04°15'34"	N80°40'35"E	25.98
C23	470.00	38.17	04°39'10"	N81°06'10"E	38.16
C24	349.50	25.95	04°15'12"	N76°25'12"E	25.94
C25	470.00	36.44	04°26'31"	N76°33'20"E	36.43
C26	349.50	20.01	03°16'51"	N72°39'10"E	20.01
C27	470.00	20.02	02°28'25"	N73°06'52"E	20.02
C28	349.50	20.01	02°28'52"	N69°22'19"E	20.01
C29	470.00	20.01	02°26'20"	N70°40'28"E	20.01
C30	349.50	20.07	03°17'26"	N66°05'10"E	20.07

LOT LINE CURVE TABLE (CONTINUED)

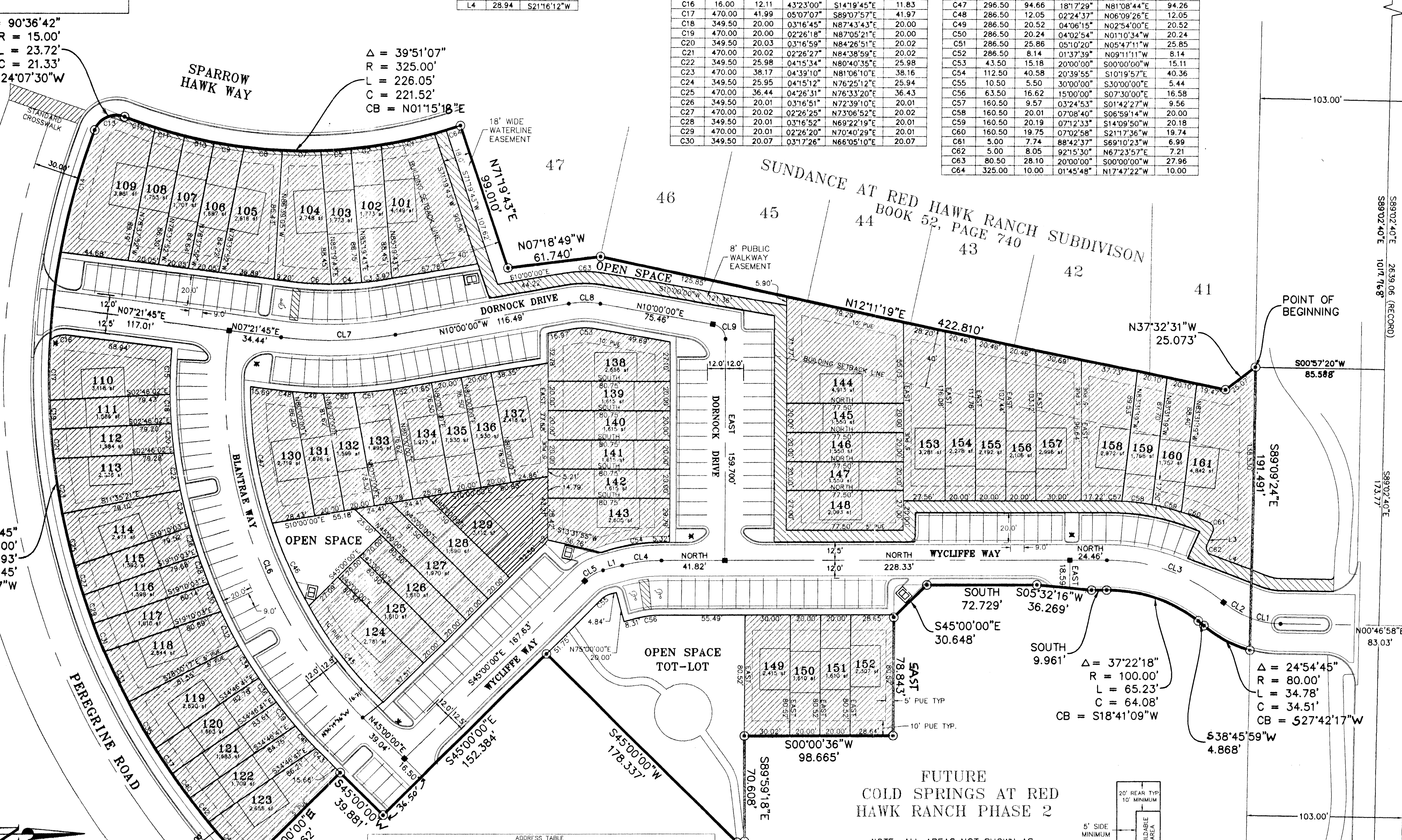
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C31	470.00	20.02	02°26'27"	N68°14'05"E	20.02
C32	349.50	25.15	04°07'25"	N62°22'44"E	25.15
C33	470.00	37.63	04°05'31"	N64°43'15"E	37.62
C34	349.50	25.84	04°14'09"	N58°11'57"E	25.83
C35	470.00	35.56	04°02'07"	N60°15'36"E	35.55
C36	349.50	20.00	03°16'48"	N54°26'29"E	20.00
C37	470.00	20.01	02°26'22"	N56°52'21"E	20.01
C38	349.50	20.05	03°17'15"	N51°09'29"E	20.05
C39	470.00	20.00	02°26'19"	N54°26'01"E	20.00
C40	349.50	20.17	03°18'29"	N47°51'40"E	20.17
C41	470.00	20.03	02°26'32"	N51°59'36"E	20.03
C42	349.50	7.37	01°12'28"	N45°36'14"E	7.37
C43	470.00	38.41	04°40'56"	N48°25'52"E	38.40
C44	286.50	81.43	15°44'06"	N52°22'34"E	81.17
C45	286.50	60.84	11°45'22"	N66°07'16"E	60.73
C46	296.50	94.66	18°17'29"	N81°08'44"E	94.26
C47	286.50	12.05	02°24'37"	N06°09'26"E	12.05
C48	286.50	20.52	04°06'15"	N02°54'00"E	20.52
C49	286.50	20.24	04°02'54"	N01°10'34"W	20.24
C50	286.50	25.86	05°10'20"	N05°47'11"W	25.85
C51	286.50	6.14	01°13'59"	N09°11'11"W	6.14
C52	286.50	15.18	02°00'00"	S00°00'00"W	15.11
C53	112.50	40.58	20°39'55"	S10°19'57"E	40.36
C54	10.50	5.50	30°00'00"	S30°00'00"E	5.44
C55	63.50	16.62	15°00'00"	S07°30'00"E	16.58
C56	160.50	9.57	03°24'53"	S01°42'27"W	9.56
C57	160.50	20.01	07°08'40"	S06°59'14"W	20.00
C58	160.50	20.19	07°13'33"	S14°38'56"W	20.18
C59	160.50	19.75	07°02'58"	S21°17'36"W	19.74
C60	5.00	7.74	88°42'37"	S69°10'23"W	6.99
C61	5.00	8.05	92°15'30"	N67°23'57"E	7.21
C62	80.50	28.10	20°00'00"	S00°00'00"W	27.96
C63	325.00	10.00	01°45'48"	N17°47'22"W	10.00

NORTH QUARTER CORNER OF SECTION 30 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. FOUND 3" BRASS CAP.

NORTHWEST CORNER OF SECTION 29 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. NOT FOUND.

701-8816

PONY EXPRESS PARKWAY ENTRY YR-NO: 1999-058148

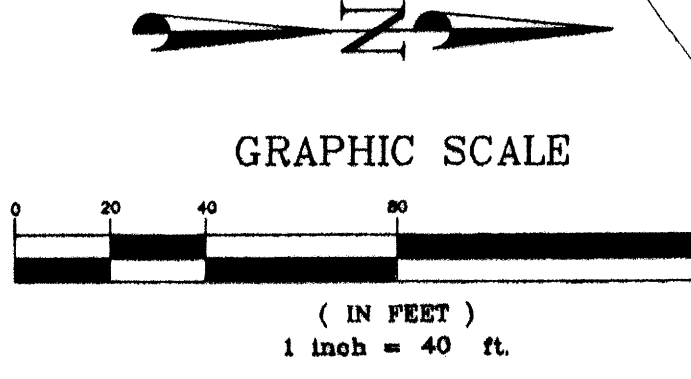


Δ = 64°28'45"
R = 470.00'
L = 528.93'
C = 501.45'
CB = S78°19'47"W

Δ = 39°51'07"
R = 325.00'
L = 226.05'
C = 221.52'
CB = N01°15'18"E

Δ = 37°22'18"
R = 100.00'
L = 65.23'
C = 64.08'
CB = S18°41'09"W

Δ = 24°54'45"
R = 80.00'
L = 34.78'
C = 34.51'
CB = S27°42'17"W



ADDRESS TABLE

LOT	ADDRESS	LOT	ADDRESS
101	7878 N. Sparrow Hawk Way	122	3413 E. Peregrine Road
102	7876 N. Sparrow Hawk Way	123	3415 E. Peregrine Road
103	7874 N. Sparrow Hawk Way	124	7879 N. Wycliffe Way
104	7866 N. Sparrow Hawk Way	125	7883 N. Wycliffe Way
105	7854 N. Sparrow Hawk Way	126	7885 N. Wycliffe Way
106	7852 N. Sparrow Hawk Way	127	7889 N. Wycliffe Way
107	7848 N. Sparrow Hawk Way	128	7891 N. Wycliffe Way
108	7846 N. Sparrow Hawk Way	129	7893 N. Wycliffe Way
109	7842 N. Sparrow Hawk Way	130	7892 N. Dornock Drive
110	3367 E. Peregrine Road	131	7866 N. Dornock Drive
111	3371 E. Peregrine Road	132	7872 N. Dornock Drive
112	3375 E. Peregrine Road	133	7874 N. Dornock Drive
113	3379 E. Peregrine Road	134	7876 N. Dornock Drive
114	3383 E. Peregrine Road	135	7882 N. Dornock Drive
115	3387 E. Peregrine Road	136	7888 N. Dornock Drive
116	3393 E. Peregrine Road	137	7892 N. Dornock Drive
117	3395 E. Peregrine Road	138	3384 E. Dornock Drive
118	3399 E. Peregrine Road	139	3388 E. Dornock Drive
119	3403 E. Peregrine Road	140	3372 E. Dornock Drive
120	3405 E. Peregrine Road	141	3376 E. Dornock Drive
121	3409 E. Peregrine Road	142	3382 E. Dornock Drive

NOTE: ALL AREAS NOT SHOWN AS "PRIVATE AREA" OR "PUBLIC ROAD" TO BE DEDICATED AS "COMMON AREA" TO THE HOME OWNERS ASSOCIATION. ALL COMMON AREA SHALL BE DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

PLAT ACREAGE TABLE

LOT AREA = 3.09 ACRES
STREET AREA = 2.01 ACRES
OPEN SPACE AREA = 0.39 ACRES
TOTAL PLAT AREA = 5.49 ACRES

NOTE: ALL ROADS AND COURTS TO BE DEDICATED AS PUBLIC UTILITY EASEMENTS.

SURVEYORS CERTIFICATE

I, J. MICHAEL DE MASS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 174007 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 AND STREETS; HEREINAFTER TO BE KNOWN AS

COLD SPRINGS AT RED HAWK RANCH PHASE 1 A PLANNED UNIT DEVELOPMENT

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

I FURTHER CERTIFY THAT ALL LOTS MEET THE MINIMUM FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

Beginning at a point which is S89°02'40"E along the Section Line, 1017.746 feet and S00°57'20"W, 85.588 feet from the Northwest Corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence S89°09'24"E, 191.491 feet; thence Southwesterly 34.784 feet along the arc of an 80.00 foot radius curve to the right, (chord bears S27°42'17"W, 34.511 feet); thence S38°45'59"W, 4.868 feet; thence Southwesterly 65.226 feet along the arc of a 100.00 foot radius curve to the left, (chord bears S18°41'09"W, 64.076 feet); thence South, 9.961 feet; thence S05°32'16"W, 36.269 feet; thence South, 72.729 feet; thence S45°00'00"E, 30.648 feet; thence East, 78.843 feet; thence S00°00'36"W, 98.665 feet; thence S89°59'18"E, 70.608 feet; thence S06°23'38"E, 5.00 feet; thence S45°00'00"W, 178.337 feet; thence S45°00'00"E, 152.384 feet; thence S45°00'00"W, 39.881 feet; thence S45°00'00"E, 87.062 feet; thence Southwesterly 528.926 feet along the arc of a 470.00 foot radius curve to the right, (chord bears S78°19'47"W, 501.453 feet); thence Northwesterly 23.722 feet along the arc of a 15.00 foot radius curve to the right, (chord bears N24°07'30"W, 21.326 feet); thence Northwesterly 226.053 feet along the arc of a 325.00 foot radius curve to the left, (chord bears N01°15'18"E, 221.524 feet); thence N71°09'43"E, 99.01 feet; thence N07°18'49"W, 61.74 feet; thence N12°11'19"E, 422.81 feet; thence N37°32'31"W, 25.073 feet to the point of beginning. Contains 5.49 Acres and 61 Lots

Date: JUNE 15, 2001
 J. Michael De Mass
 R.L.S. No. 174007

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the above described tract of land having caused the same to be subdivided into private lots and private streets to be hereafter known as the

COLD SPRINGS AT RED HAWK RANCH SUBDIVISION PLAT

do hereby dedicate to Eagle Mountain City a gross public utility easement over, under across, and through all private streets, lots and common areas for the use of Eagle Mountain City, provide water, sewer, electricity, natural gas, and telephone services to the lots designated on the plat, including a right-of-way to Eagle Mountain City for public use over and across the community trail depicted on the plat and to such other areas intended for public use. In witness whereof we have hereunto set our hands this

19 day of June A.D., 2001.

Michael Brodsky, Chairman

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Salt Lake } s.s.
 On the 15 day of June A.D., 2001 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, who being duly sworn, did acknowledge to me that Michael Brodsky, Chairman of Hamlet Homes, the Managing Member of Cold Springs at Red Hawk Ranch L.L.C. and that he signed the Owner's Dedication for the purposes therein mentioned.

MY COMMISSION EXPIRES 3-04-05

Notary Public Residing in Salt Lake County

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Salt Lake } s.s.
 On the 15 day of June A.D., 2001 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, who being duly sworn, did acknowledge to me that First American Title Company, a Corporation, that it signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES 8-3-01

Notary Public Residing in Salt Lake County

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Salt Lake } s.s.
 On the 15 day of June A.D., 2001 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, who being duly sworn, did acknowledge to me that Michael Brodsky, Chairman of Hamlet Homes, the Managing Member of Cold Springs at Red Hawk Ranch L.L.C. and that he signed the Owner's Dedication for the purposes therein mentioned and that said manager executed the same.

MY COMMISSION EXPIRES 8-3-01

Notary Public Residing in Salt Lake County

COLD SPRINGS AT RED HAWK RANCH PHASE 1 A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST 1/4 OF SECT. 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S.L.B. & M. EAGLE MOUNTAIN, UTAH

Stantec
 Stantec Consulting Inc.
 3995 S 700 E Ste. 300
 Salt Lake City, UT
 84107-2540
 Tel. 801.281.0090
 Fax. 801.266.1671
 www.stantec.com

FIRE MARSHAL
 APPROVED THIS 17th DAY OF July A.D., 2001 BY THE IMPROVEMENT DISTRICT

[Signature]
 FIRE MARSHAL, EAGLE MOUNTAIN CITY

PLANNING COMMISSION
 APPROVED THIS 31st DAY OF July A.D., 2001 BY THE EAGLE MOUNTAIN PLANNING AND ZONING COMMISSION

[Signature]
 CHAIRMAN, EAGLE MOUNTAIN PLANNING AND ZONING

EAGLE MOUNTAIN CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

7-18-01
 DATE
[Signature]
 EAGLE MOUNTAIN CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 31st DAY OF July A.D., 2001

[Signature]
 EAGLE MOUNTAIN CITY ATTORNEY

EAGLE MOUNTAIN CITY COUNCIL
 PRESENTED TO THE EAGLE MOUNTAIN CITY COUNCIL THIS 31st DAY OF July A.D., 2001, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
 CITY MANAGER

RECORDED #
 STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF

DATE TIME BOOK PAGE

FEE \$

UTAH COUNTY RECORDER

06/14/01 16:57 File name: \s\95300483.DRAWN TRAVELERS

SEC. 29, T5S, R1W, T1N - U28