

COLD SPRINGS AT RED HAWK RANCH PHASE 2 A PLANNED UNIT DEVELOPMENT



SURVEYOR'S CERTIFICATE
I, J. Michael DeMasso, 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 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, streets, and open spaces, hereafter to be known as:
**COLD SPRINGS AT RED HAWK RANCH PHASE 2
A PLANNED UNIT DEVELOPMENT,**
and that the same has been surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the area, frontage and width requirements of the applicable zoning ordinance.
DATE: Nov 26, 2002
SURVEYOR: J. MICHAEL DEMASSO, R.L.S. (#174007)

COLD SPRINGS AT RED HAWK RANCH PHASE 2 BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED ON THE EASTERLY BOUNDARY OF COLD SPRINGS AT RED HAWK RANCH PHASE 1 SAID POINT BEING S89°02'40"E ALONG THE SECTION LINE 1207.84 FEET AND SOUTH 85.22 FEET FROM THE NORTHWEST CORNER OF SECTION 29 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S89°09'24"E 291.43 FEET; THENCE SOUTH 270.34 FEET; THENCE S45°00'00"E 180.44 FEET; THENCE S42°29'41"W 357.84 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET AN ARC LENGTH OF 21.29 FEET SUBTENDED BY A CHORD BEARING S44°47'33"W 21.29 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID COLD SPRINGS AT RED HAWK RANCH PHASE 1; THENCE ALONG THE EASTERLY BOUNDARY OF SAID COLD SPRINGS AT RED HAWK RANCH PHASE 1 THE FOLLOWING FIFTEEN COURSES (1) N45°00'00"W 87.06 FEET; (2) THENCE N45°00'00"E 39.88 FEET; (3) THENCE N45°00'00"W 152.38 FEET; (4) THENCE N45°00'00"E 178.34 FEET; (5) THENCE N06°23'38"W 5.00 FEET; (6) THENCE N89°59'18"W 70.61 FEET; (7) THENCE N00°00'36"E 98.67 FEET; (8) THENCE WEST 78.84 FEET; (9) THENCE N45°00'00"W 30.65 FEET; (10) THENCE NORTH 72.73 FEET; (11) THENCE N05°32'16"E 36.27 FEET; (12) THENCE NORTH 9.96 FEET; (13) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET AN ARC LENGTH OF 65.23 FEET SUBTENDED BY A CHORD BEARING N18°41'09"E 64.08 FEET; (14) THENCE N38°45'59"E 4.87 FEET; (15) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET AN ARC LENGTH OF 34.78 FEET SUBTENDED BY A CHORD BEARING N27°42'17"E 34.51 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.95 ACRES AND 56 LOTS.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, OPEN SPACES, AND EASEMENTS TO BE HEREAFTER KNOWN AS THE COLD SPRINGS AT RED HAWK RANCH PHASE 2 SUBDIVISION PLAT AND 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 TO PROVIDE WATER, SEWER, ELECTRICITY, NATURAL GAS, AND TELEPHONE SERVICES TO THE LOTS RESIDENCED 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 HERETO SET OUR HANDS THIS 2ND DAY OF DECEMBER A.D. 2002.
Michael DeMasso, Surveyor
LARRY BURTON, JOHN M. LARSON, SE VICE PRESIDENT, GUARANTY BANK

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF EAGLE MOUNTAIN, A COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARTS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 29th DAY OF JANUARY A.D. 2003.
Kevin E. Bailey, Mayor
Christina B. Vetterli, Clerk-Recorder

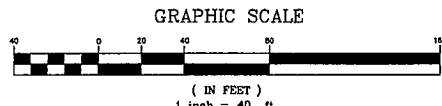
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH } s.s.
COUNTY OF SALT LAKE }
ON THE 3 DAY OF December A.D. 2002
MICHAEL BRODSKY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE CHAIRMAN OF HAWKLET HOMES AND A MANAGING MEMBER OF COLD SPRINGS AT RED HAWK RANCH, A LIMITED LIABILITY COMPANY IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID MANAGER EXECUTED THE SAME.
MY COMMISSION EXPIRES: 11-15-05
Notary Public: Victoria Claps

ACKNOWLEDGMENT (CORPORATE)
STATE OF UTAH } s.s.
COUNTY OF SALT LAKE }
ON THE 3 DAY OF December A.D. 2002
LARRY BURTON 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 SAY TO ME THAT HE IS THE VICE PRESIDENT OF GUARANTY BANK, A CORPORATION IN THE STATE OF UTAH, AND THAT THE RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID LARRY BURTON DULY ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: 11-15-05
Notary Public: Victoria Claps

ACKNOWLEDGMENT (CORPORATE)
STATE OF UTAH } s.s.
COUNTY OF SALT LAKE }
ON THE 2ND DAY OF December A.D. 2002
JON LARSON 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 SAY TO ME THAT HE IS THE VICE PRESIDENT OF GUARANTY BANK, A FEDERAL SAVINGS BANK ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES AND THAT THE RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID JON LARSON DULY ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: 8-21-04
Notary Public: Susan T. Sterling

**COLD SPRINGS AT RED HAWK RANCH PHASE 2
A PLANNED UNIT DEVELOPMENT**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN, UTAH COUNTY, UTAH.
SCALE 1" = 40'
BASIS OF BEARING FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN N84°03'33"E TO THE MOUNT TAMPANOGOS TRANSLATION TOWER.

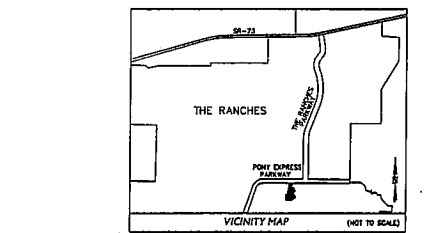
LOT	NORTH ADDRESS	EAST ADDRESS	LOT	NORTH ADDRESS	EAST ADDRESS
201	7892 N. Dundee Drive	3457 E. Peregine Road	226	3398 E. Dundee Drive	
202		3455 E. Peregine Road	230	7876 N. Wycliffe Way	3396 E. Dundee Drive
203		3451 E. Peregine Road	231	7874 N. Wycliffe Way	3387 E. Dundee Drive
204		3447 E. Peregine Road	232		3403 E. Dundee Drive
205		3443 E. Peregine Road	233		3407 E. Dundee Drive
207		3441 E. Peregine Road	234		3411 E. Dundee Drive
208		3437 E. Peregine Road	235		3419 E. Dundee Drive
206		3435 E. Peregine Road	236		3421 E. Dundee Drive
209		3433 E. Peregine Road	237		3425 E. Dundee Drive
210		3431 E. Peregine Road	238		3429 E. Dundee Drive
211	7868 N. Wycliffe Way	3419 E. Blantrea Way	239		3431 E. Dundee Drive
212		3417 E. Blantrea Way	240		3435 E. Dundee Drive
213		3415 E. Blantrea Way	241	7868 N. Dundee Drive	
214		3413 E. Blantrea Way	242	7866 N. Dundee Drive	
215		3411 E. Blantrea Way	243	7862 N. Dundee Drive	
216		3409 E. Blantrea Way	244	7858 N. Dundee Drive	
217		3407 E. Blantrea Way	245	7854 N. Dundee Drive	
218	7918 N. Dundee Drive	3435 E. Blantrea Way	246	7848 N. Dundee Drive	
219	7925 N. Dundee Drive		247	7848 N. Dundee Drive	
220	7929 N. Dundee Drive		248	7842 N. Dundee Drive	
221	7933 N. Dundee Drive		249	7838 N. Dundee Drive	
222	7939 N. Dundee Drive		250	7832 N. Dundee Drive	
223	7845 N. Dundee Drive	3425 E. Dundee Drive	251	7818 N. Dundee Drive	
		3422 E. Dundee Drive	252	7818 N. Dundee Drive	
		3418 E. Dundee Drive	253	7812 N. Dundee Drive	
228		3412 E. Dundee Drive	254	7808 N. Dundee Drive	
227		3406 E. Dundee Drive	255	7808 N. Dundee Drive	
228		3402 E. Dundee Drive	256	7804 N. Dundee Drive	3485 E. Peregine Road



- NOTES:**
- ALL AREAS NOT SHOWN AS "PRIVATE AREA" OR "PUBLIC ROAD" TO BE DEDICATED AS "COMMON AREA" TO THE HOME OWNERS ASSOCIATION.
 - ALL ROADS, COURTS AND COMMON AREAS TO BE DEDICATED AS PUBLIC UTILITY & DRAINAGE EASEMENTS.
 - UNITS 201-210 ARE ORIENTED SUCH THAT THEIR FRONT YARDS FACE PEREGRINE ROAD.

PROJECT STATISTICS

AVERAGE LOT SIZE..... 2,105 S.F. (0.05 ACRES)
TOTAL LOT AREA..... 117,904 S.F. (2.71 ACRES)
TOTAL ROADWAY AREA..... 46,380 S.F. (1.06 ACRES)
TOTAL OPEN SPACE AREA..... 7,741 S.F. (0.18 ACRES)
TOTAL PROJECT AREA..... 172,025 S.F. (3.95 ACRES)



LEGEND

- DUMPSTER PAD
- PHASE BOUNDARY
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- STREET CENTERLINE
- LOT LINE/ RIGHT OF WAY
- STREET NAME
- LOT NUMBER
- FIRE HYDRANT
- 20' SS EASEMENT
- SECTION CORNER, FOUND
- SECTION CORNER, NOT FOUND
- PROPERTY CORNER TO BE SET #5 REBAR W/PLASTIC CAP MARKED "STANTEC"
- PROPOSED STREET MONUMENT
- PRIVATE AREA (FEE SIMPLE)

NOTE: BOUNDARY CORNERS TO BE SET WITH A NO. 5 REBAR AND PLASTIC CAP, MARKED "STANTEC".

STANTEC CONSULTING INC. 3995 S 700 E Ste. 300, Salt Lake City, UT 84107-2540. Tel: 801.251.0090. Fax: 801.266.1671. www.stantec.com

PLANNING COMMISSION APPROVAL APPROVED THIS 8th DAY OF JANUARY, A.D. 2003 BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN CITY. Chairman, Planning Commission: Walter K. Karp	CITY ENGINEER APPROVAL I HEREBY CERTIFY THAT THIS PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN. City Engineer: [Signature]	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 8th DAY OF January, A.D. 2003 BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY. City Attorney: [Signature]	EAGLE MOUNTAIN CITY COUNCIL PRESENTED TO THE EAGLE MOUNTAIN CITY COUNCIL THIS [] DAY OF [] A.D. [] AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. City Recorder: [Signature]	FIRE MARSHALL APPROVED THIS 29 DAY OF January, A.D. 2003 BY THE EAGLE MOUNTAIN CITY FIRE DEPARTMENT. Fire Chief: [Signature]	PROJECT INFORMATION Project Number: 86300483 File Name: [] U-PLAT-2.dwg Designed By: [] Checked By: [] Date: [] Scale: [] Date Issued: 10/4/02	SEALS AND SIGNATURES Notary Public: [Signature] City Engineer: [Signature] City Attorney: [Signature] Fire Chief: [Signature] Clerk-Recorder: [Signature]
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Sec 27, 751, R1W, 151E1W TU-038 JT