

CEDAR TRAIL VILLAGE PH1
BOOK 36 PAGE 911

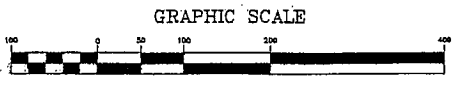
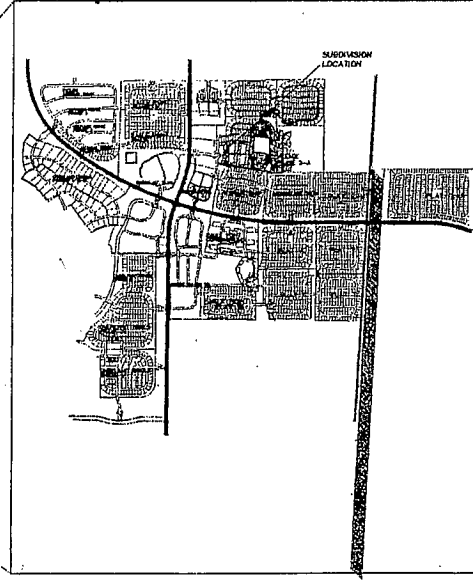
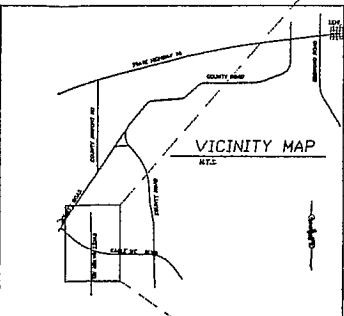
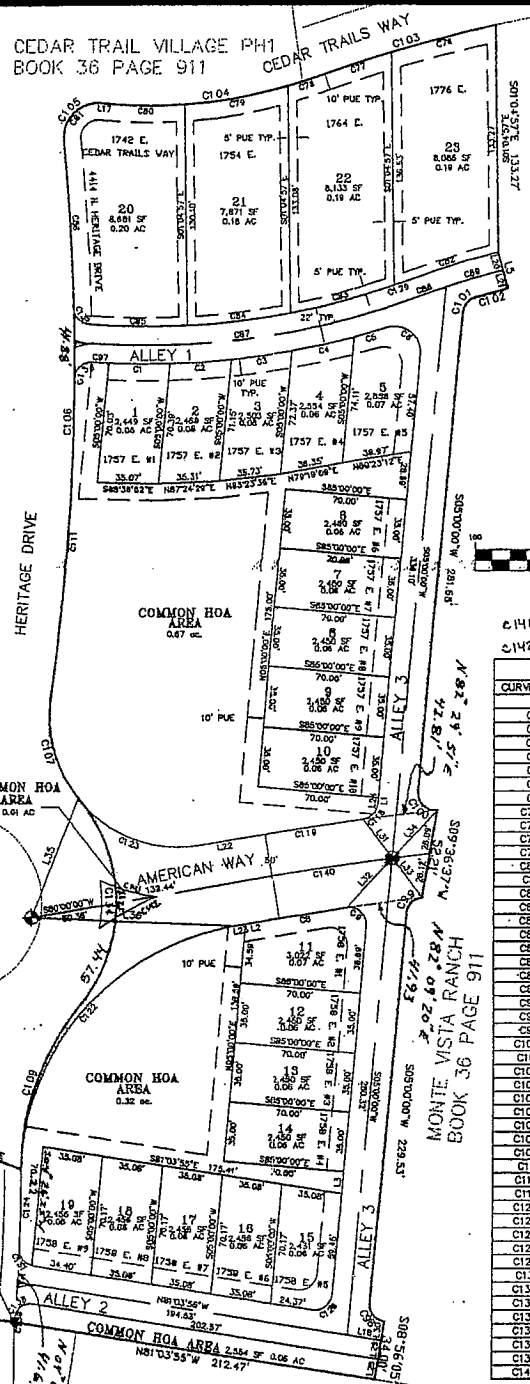
COLONIAL PARK PHASE I

10037-113

EAGLE MOUNTAIN
PROPERTIES L.C.
BOOK 53 PAGE 245

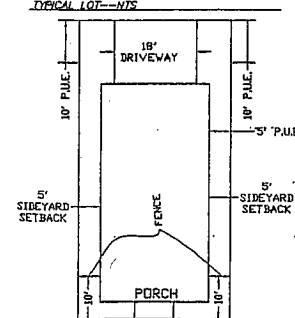
CITY OF EAGLE
MOUNTAIN
BOOK 53 PAGE 245

EAGLE MOUNTAIN
PROPERTIES L.C.
BOOK 53 PAGE 245



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. DIS.	CH. DIS.
C1	35.43	437.00	4.3842°	17.56	S89°14'37"	38.89
C2	35.43	437.00	4.3842°	17.72	N80°10'51"E	38.49
C3	36.01	437.00	4.4314°	18.01	N81°29'53"E	35.89
C4	36.87	437.00	4.5003°	18.45	N78°43'14"E	36.88
C5	19.16	437.00	2.3044°	9.58	N73°02'51"E	18.16
C6	29.84	15.00	11.3123°	22.75	N61°36'18"W	26.06
C7	48.81	1073.00	1.2458°	24.41	S80°42'29"W	48.81
C8	19.08	10.00	10.3350°	12.70	N46°47'33"W	15.72
C9	61.80	785.00	4.3742°	30.92	S74°02'18"W	61.78
C10	41.34	765.00	3.0547°	20.68	S71°10'31"W	41.34
C11	21.57	285.00	4.2008°	10.79	N71°47'41"E	21.56
C12	29.84	15.00	12.3133°	22.75	N61°36'18"W	26.06
C13	44.17	285.00	8.5246°	22.13	S80°42'29"W	44.17
C14	35.27	20.00	10.1031°	24.29	S44°38'03"W	30.88
C15	58.89	635.00	5.1848°	29.46	S72°17'01"W	58.87
C16	62.01	415.00	6.3134°	31.08	N74°28'45"E	61.89
C17	63.37	415.00	6.2023°	30.24	N82°52'38"E	60.31
C18	58.36	415.00	7.4811°	28.72	S80°35'55"E	58.32
C19	98.60	1384.13	4.0828°	49.32	N64°42'11"E	98.57
C20	186.18	426.00	26.1554°	99.32	N82°48'04"E	183.46
C21	238.88	824.00	2.1026°	11.84	S76°42'50"W	238.87
C22	34.19	624.00	3.0827°	17.10	S72°22'14"W	34.19
C23	8.02	437.00	1.1035°	4.51	S80°35'55"E	8.02
C24	15.02	10.00	8.0105°	9.34	S30°11'12"E	15.02
C25	13.56	10.00	7.7402°	8.06	S43°50'11"W	12.54
C26	17.78	10.00	10.1334°	12.33	S45°56'54"E	15.53
C27	11.89	10.00	6.8263°	6.76	S39°03'18"W	11.20
C28	18.58	813.00	1.4948°	8.79	S74°02'18"W	18.58
C29	103.13	765.00	7.4326°	51.64	N73°22'42"E	103.06
C30	126.54	285.00	25.2623°	84.33	N82°52'38"E	126.50
C31	38.24	20.00	10.0374°	24.25	N44°38'03"W	30.88
C32	329.17	1384.13	13.4832°	185.39	N61°36'18"W	328.37
C33	81.46	74.00	47.3223°	39.83	N15°51'48"W	89.71
C34	103.03	148.00	39.2456°	53.67	N12°52'58"E	100.86
C35	188.69	1384.13	7.8531°	94.49	N63°18'11"E	188.54
C36	13.42	10.00	78.5331°	7.94	N44°28'45"E	12.44
C37	66.86	2025.00	1.5331°	33.44	S80°56'45"W	66.86
C38	201.30	148.00	77.2420°	119.38	S41°17'50"W	186.33
C39	78.78	72.00	82.4122°	43.84	S68°10'35"E	74.89
C40	49.19	896.94	3.0831°	24.80	N01°13'06"E	49.19
C41	16.39	10.00	93.5605°	10.71	N51°56'03"E	14.62
C42	3.78	415.00	0.3119°	1.88	N69°53'17"E	3.78
C43	103.39	797.19	7.2531°	51.77	N01°54'23"E	103.32
C44	132.73	95.47	78.4921°	79.29	N00°14'32"W	122.51
C45	14.56	10.00	93.2523°	8.91	S43°27'49"E	13.31
C46	16.46	10.00	94.1851°	10.78	S41°05'21"W	14.66
C47	14.64	10.00	83.5117°	8.98	S38°08'18"E	13.38
C48	16.30	10.00	93.2357°	10.61	S52°14'07"W	14.58
C49	1.41	843.80	0.0545°	0.70	N05°35'00"E	1.41
C50	79.44	2000.00	2.1633°	39.73	S81°08'16"W	79.44

LINE	LENGTH	BEARING
L1	3.78	S05°00'00"W
L2	10.71	S80°00'00"W
L3	12.83	S05°00'00"W
L4	35.00	S05°00'00"W
L5	22.00	S15°03'35"E
L6	3.82	S84°55'56"E
L7	19.61	N81°03'55"W
L8	11.00	S15°03'35"E
L9	11.00	S15°03'35"E
L10	29.82	S80°00'00"W
L11	6.79	S80°00'00"W
L12	3.78	S05°00'00"W
L13	12.00	N08°56'05"E
L14	11.00	N08°56'05"E
L15	11.00	N08°56'05"E
L16	28.40	N36°15'33"W
L17	38.91	S41°52'18"W
L18	28.54	S36°22'24"E
L19	38.33	N41°59'08"E
L20	75.46	N21°17'12"E
L21	117.82	S87°43'42"E
L22	3.82	S84°55'56"E



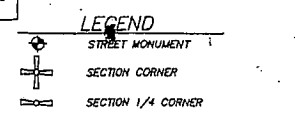
COLONIAL PARK, PHASE I

TOTAL LOTS = 23
TOTAL PLAT ACREAGE = 3.76
TOTAL LOT ACREAGE = 1.91
TOTAL OPEN SPACE ACREAGE = 0.89
TOTAL STREET ACREAGE = 0.86
AVERAGE LOT SIZE = 0.8 AC

ALLEYS AND COMMON HOA AREAS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION. COMMON AREAS AND ALLEYS ARE NOT DEDICATED.

TYPE OF DEVELOPMENT: SINGLE FAMILY HOMES COURTYARD

OWNER/DEVELOPER: DEVELOPER: MONTE VISTA RANCH L.C.
STREET: 1668 EAST HERITAGE DRIVE
TOWN, UT ZIP: EAGLE MOUNTAIN, UT 84043



ACKNOWLEDGMENT
ON THE 10th DAY OF JUNE A.D. 2003, I PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWING 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 BELOW) *Janet B. Valentus*

CITY ATTORNEY APPROVAL
APPROVED THIS 10th DAY OF JUNE A.D. 2003, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT OF 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 10th DAY OF JUNE A.D. 2003.

APPROVED: *Kevin E. Baily* Mayor
Janet B. Valentus Clerk-Recorder (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 10th DAY OF JUNE A.D. 2003, BY THE PLANNING COMMISSION OF EAGLE MOUNTAIN CITY.

DIRECTOR-SECRETARY:
CHAIRMAN, PLANNING COMMISSION: *John P. Kelly* - Co-Chair

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 10th DAY OF JUNE A.D. 2003.

CITY ENGINEER: *John C. Smith*

SURVEYOR'S SEAL
REGISTERED LAND SURVEYOR
No. 178851
Malvin C. McWhorter
STATE OF UTAH

NOTARY PUBLIC
NOTARY PUBLIC
STATE OF UTAH

CITY ENGINEER SEAL
CITY ENGINEER
STATE OF UTAH

CLERK-RECORDER SEAL
CLERK-RECORDER
STATE OF UTAH

PROJECT: COLONIAL PARK - PHASE I

SHT. NAME: FINAL PLAT

SHT. NO.: 1

P.O. BOX 189
HEBER CITY, UT 84032
(435) 654-0939

MCM ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING

SURVEYOR'S CERTIFICATE
I, MELVIN MCWHORTER DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 AS PROVIDED UNDER THE STATUTES OF THE STATE OF UTAH. I FURTHER CERTIFY 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE: 6/10/03
SURVEYOR: *Malvin C. McWhorter*

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N89°31'09"W 1420.94 FEET AND NORTH 1558.75 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN TO THE POINT OF BEGINNING, THENCE N84°22'12"W 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 297.16 FEET, A RADIAL LINE BEARS N84°22'41"W, THENCE NORTHEASTERLY 103.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°25'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N01°54'23"E 103.32 FEET); THENCE S89°30'37"E 53.78 FEET; SAID POINT ALSO THE SOUTHEAST CORNER OF TRAILHEAD ACCESS, CHURCH SITE AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE PER BOOK 53 PAGE 245, THENCE ALONG SAID PLAT THE FOLLOWING FIVE COURSES; TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 149.00 FEET; THENCE NORTHEASTERLY 103.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°30'50" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N10°14'32"W 122.51 FEET) TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 74.00 FEET; THENCE NORTHEASTERLY 61.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°05'23" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N15°51'48"W 59.71 FEET) TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1364.13 FEET; THENCE NORTHEASTERLY 329.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°49'32" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N01°10'10"E 328.37 FEET) TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 35.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°57'40" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N44°38'14"E 30.86 FEET); THENCE S84°55'56"E 3.83 FEET TO THE SOUTHWEST CORNER OF CEDAR TRAIL VILLAGE PHASE I AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE BOOK 36 PAGE 911; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: SAID POINT ALSO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET; THENCE NORTHEASTERLY 126.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°26'23" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N82°20'53"E 128.30 FEET) TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 765.00 FEET; THENCE NORTHEASTERLY 103.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°43'26" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N73°28'24"E 103.05 FEET); THENCE LEAVING SAID BOUNDARY S01°04'57"E 133.27 FEET; THENCE S15°03'35"E 22.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 613.00 FEET, A RADIAL LINE BEARS S15°03'35"E, THENCE SOUTHWESTERLY 15.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'48" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S74°01'31"W 18.58 FEET) TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY 11.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°08'37" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S89°33'49"W 11.20 FEET); THENCE S05°00'00"W 81.88 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY 17.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°53'49" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S45°56'54"E 15.53 FEET); THENCE S09°33'37"W 52.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY 15.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°40'22" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S43°50'11"W 12.54 FEET); THENCE S05°00'00"W 229.53 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY 15.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°08'37" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S89°33'49"W 11.20 FEET); THENCE S05°00'00"W 34.00 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF ANTONELLO, ROSE ET AL TEE PROPERTY AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE BOOK 59 PAGE 44; THENCE N81°03'55"W 212.47 FEET TO THE POINT OF BEGINNING, CONTAINS 3.76 ACRES MORE OR LESS.

DATE: 6/10/03
SURVEYOR: *Malvin C. McWhorter*

OWNER'S 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, AND OTHER PUBLIC USES AS SHOWN ON THIS PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 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 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.

OWNER(S): PRINTED NAME
MONTE VISTA RANCH L.C.
OWNER(S): PRINTED NAME
JUNE 10, 2003
AUTHORIZED SIGNATURE(S): *John P. Kelly*

SEC 12, T6S, R2W, S8E1/4 TO 058 JT

APPROVED BY: *John P. Kelly*
DATE: 6/10/03
PROJECT NO.: 10037-113
DRAWN BY: *John P. Kelly*
LAYOUT: *John P. Kelly*

REVISIONS: REVISED 5-9-03 LEGAL CURVE TABLES/ADDRESSES
REVISED 6-22-03 LEGAL CURVE TABLES

31479-2003 N. 11th
REBAR COUNTY RECORDS
2003 JUN 11 11:40 AM FILE 5104 BY
RECORDED FOR EAGLE MOUNTAIN CITY