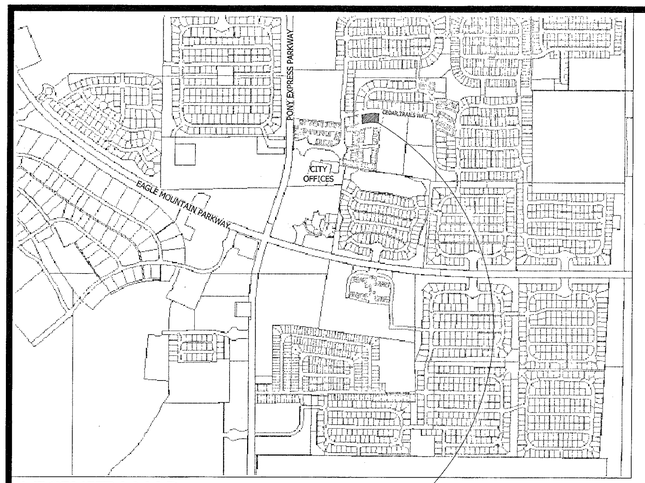
COLONIAL PARK PHASE II, PLAT A
(AN AMENDMENT OF LOTS 201–204)

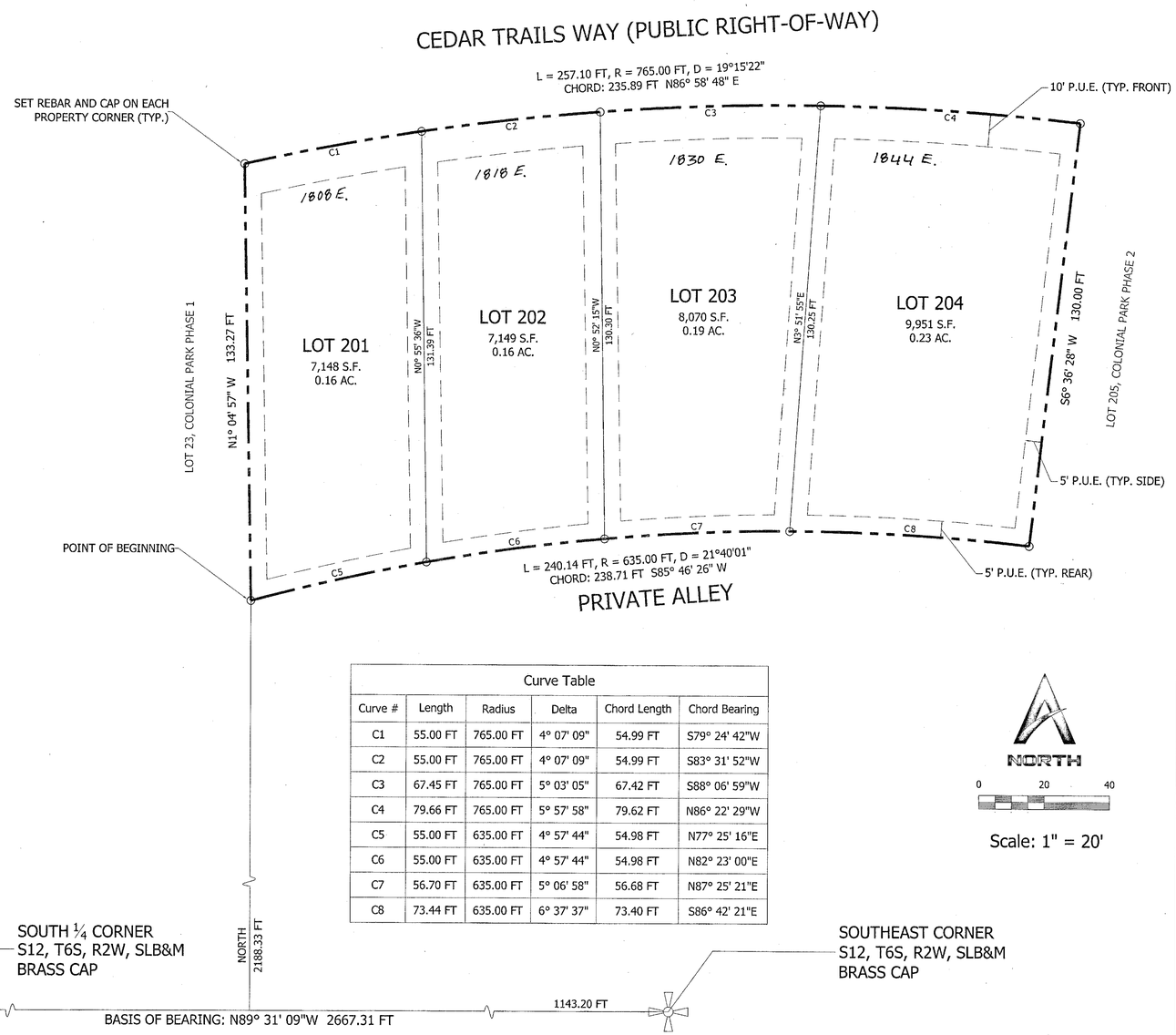


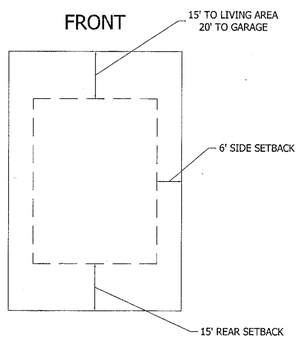
VICINITY MAP

LOCATION

TABULATION TABLE

Total Lots:	4
Total Acreage:	0.74 AC
Average Lot Size:	0.19 AC or 8079.50 SF
Largest Lot Size:	0.23 AC
Smallest Lot Size	0.16 AC
Density:	5.41 Lots per AC





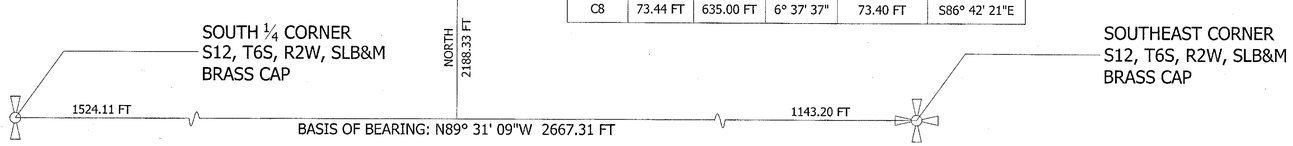
TYPICAL LOT SETBACKS

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	55.00 FT	765.00 FT	4° 07' 09"	54.99 FT	S79° 24' 42"W
C2	55.00 FT	765.00 FT	4° 07' 09"	54.99 FT	S83° 31' 52"W
C3	67.45 FT	765.00 FT	5° 03' 05"	67.42 FT	S88° 06' 59"W
C4	79.66 FT	765.00 FT	5° 57' 58"	79.62 FT	N86° 22' 29"W
C5	55.00 FT	635.00 FT	4° 57' 44"	54.98 FT	N77° 25' 16"E
C6	55.00 FT	635.00 FT	4° 57' 44"	54.98 FT	N82° 23' 00"E
C7	56.70 FT	635.00 FT	5° 06' 58"	56.68 FT	N87° 25' 21"E
C8	73.44 FT	635.00 FT	6° 37' 37"	73.40 FT	S86° 42' 21"E

NORTH

0 20 40

Scale: 1" = 20'



SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN, JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 7173588. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WTH SECTION 17–23–17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT–OF–WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54–8A–2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SURVEYOR'S SIGNATURE — DATE 11-1-16

BOUNDARY DESCRIPTION

BEGINNING 1143.20 FEET NORTH 89°31'09"WEST (ALONG THE SECTION LINE) AND 2188.33 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 01°04'57" WEST 133.27 FEET;
THENCE ALONG A CURVE TO THE RIGHT 257.10 FEET HAVING A RADIUS OF 765.00 FEET (CHORD BEARING AND DISTANCE BEING NORTH 86°58'48" EAST 235.89 FEET;
THENCE SOUTH 06°36'28" WEST 130.00 FEET;
THENCE ALONG A CURVE TO THE LEFT 240.14 FEET HAVING A RADIUS OF 635.02 FEET (CHORD BEARING AND DISTANCE BEING SOUTH 85°46'26" WEST 238.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 32,318 SQUARE FEET IN AREA OR 0.742 ACRES, MORE OR LESS.

ENT 65576:2017 Map # 15008
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jul 06 9:57 am FEE 34.00 BY CS
RECORDED FOR EAGLE MOUNTAIN CITY

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, park, 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 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.

SIGN _____ PRINT Robert C Jones
SIGN Residential Construction PRINT
SIGN Management LLC PRINT
SIGN Authorized Agent PRINT Tiffany Walden / Director
Shack Investment Corporation Inc.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH § S.S.

ON THE 4th DAY OF November, 2016, 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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: April 25, 2019 — NOTARY PUBLIC SIGNATURE Melanie A Lahman
682813 — COMMISSION NUMBER — PRINTED FULL NAME OF NOTARY Melanie A. Lahman

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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 1 DAY OF May A.D. 2017.

APPROVED:
MAYOR'S SIGNATURE — DATE 5/1/17
CITY ATTORNEY'S SIGNATURE — DATE 12/13/16
CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) — DATE 11/14/16

ATTEST:
CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) — DATE 5/1/17

ROCKY MOUNTAIN POWER COMPANY APPROVAL

1. 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.
2. PURSUANT TO UTAH CODE ANN § 17–27A–603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT CONTAIN 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 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

Del Edwards — ROCKY MOUNTAIN POWER — DATE 11/2/16

QUESTAR GAS COMPANY APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TEMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT–OF–WAY DEPARTMENT AT 1–800–366–8532.

APPROVED THIS 2 DAY OF November 20 16 QUESTAR GAS COMPANY
BY _____
TITLE Reconstruction

DIRECT COMMUNICATIONS COMPANY APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARRIF.

DIRECT COMMUNICATIONS — DATE 11/2/16

COLONIAL PARK PHASE II
Plat A
(AMENDING LOTS 201–204)
Colonial park Phase II amended.

RECORDER SEAL — NOTARY PUBLIC SEAL — ENGINEER SEAL — SURVEYOR SEAL

APEX Engineering, Inc.
38 West 1250 North, Mona, UT 84645 801-361-5242

VALLEY LAND SURVEYING

SEC 12-6-2W TR-038
(LOT 201-204 (ORIGINAL PH II AND)