COLONIAL PARK PHASE III

EAGLE MOUNTAIN, UT SOUTHEAST QUARTER OF S12, T6S, R2W, SLB&M

,			Curve Tab	le	
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	58.75 FT	3035.02 FT	1° 06' 33"	58.75 FT	N79° 59' 18"W
C2	58.75 FT	3035.02 FT	1° 06' 33"	58.75 FT	N81° 05' 51"W
C3	58.75 FT	3035.02 FT	1° 06' 33"	58.75 FT	N82° 12' 24"W
C4	63.79 FT	3035.02 FT	1° 12' 15"	63.78 FT	N83° 21' 48"W
C5	41.98 FT	489.00 FT	4° 55' 07"	41.96 FT	N09° 33' 04"E
C6	39.14 FT	511.00 FT	4° 23' 20"	39.13 FT	N09° 48' 58"E
C7	15.49 FT	10.00 FT	88° 45' 46"	13.99 FT	N52° 00' 11"E
C8	47.19 FT	3165.02 FT	0° 51' 16"	47.19 FT	S83° 11' 18"E
C9	61.27 FT	3165.02 FT	1° 06' 33"	61.27 FT	S82° 12' 24"E
C10	61.27 FT	3165.02 FT	1° 06' 33"	61.27 FT	S81° 05' 51"E
C11	61.27 FT	3165.02 FT	1° 06' 33"	61.27 FT	S79° 59' 18"E
C12	16.64 FT	10.00 FT	95° 20' 27"	14.79 FT	S52° 40' 00"W
C13	12.46 FT	3187.00 FT	0° 13' 26"	12.46 FT	N79° 19' 23"W
C14	20.96 FT	3187.02 FT	0° 22' 36"	20.96 FT	N79° 37' 20"W
C15	37.22 FT	3187.02 FT	0° 40' 09"	37.22 FT	N80° 08' 43"W
C16	37.22 FT	3187.02 FT	0° 40' 09"	37.22 FT	N80° 48' 52"W
C17	37.22 FT	3187.02 FT	0° 40' 09"	37.22 FT	N81° 29' 00"W
C18	37.22 FT	3187.02 FT	0° 40' 09"	37.22 FT	N82° 09' 09"W
C19	37.22 FT	3187.02 FT	0° 40' 09"	37.22 FT	N82° 49' 18"W
C20	25.78 FT	3187.02 FT	0° 27' 49"	25.78 FT	N83° 23' 17"W
C21	15.93 FT	10.01 FT	91° 12' 31"	14.30 FT	N39° 21' 17"W
C22	38.04 FT	3257.02 FT	0° 40' 09"	38.04 FT	S83° 29' 27"E
C23	38.04 FT	3257.02 FT	0° 40' 09"	38.04 FT	S82° 49' 18"E
C24	38.04 FT	3257.02 FT	0° 40' 09"	38.04 FT	S82° 09' 09"E
C25	38.04 FT	3257.02 FT	0° 40' 09"	38.04 FT	S81° 29' 00"E
C26	38.04 FT	3257.02 FT	0° 40' 09"	38.04 FT	S80° 48' 52"E
C27	38.04 FT	3257.02 FT	0° 40' 09"	38.04 FT	S80° 08' 43"E
C28	38.04 FT	3257.02 FT	0° 40' 09"	38.04 FT	S79° 28' 34"E
C29	16.37 FT	10.00 FT	93° 46' 22"	14.60 FT	N41° 52' 15"W
C30	39.32 FT	1975.00 FT	1° 08' 26"	39.32 FT	N89° 40' 05"W
C31	14.69 FT	10.00 FT	84° 10' 31"	13.41 FT	N47° 05' 15"E
C32	16.72 FT	10.00 FT	95° 49' 29"	14.84 FT	N42° 54' 45"W
C33	35.73 FT	2025.00 FT	1° 00' 40"	35.73 FT	N89° 36' 12"W
C34	14.96 FT	10.00 FT	85° 43' 04"	13.60 FT	S47° 50' 36"W
C35	15.02 FT	10.00 FT	86° 03' 54"	13.65 FT	S38° 02' 11"E
C36	16.39 FT	10.00 FT	93° 55' 51"	14.62 FT	N51° 57' 56"E
C37	14.66 FT	10.00 FT	84° 00' 38"	13.38 FT	S47° 00' 19"W
C38	61.22 FT	975.00 FT	3° 35' 51"	61.21 FT	N89° 11' 27"W
C39	59.17 FT	1025.00 FT	3° 18' 28"	59.17 FT	S88° 55' 45"E
C40	16.68 FT	10.00 FT	95° 34' 59"	14.81 FT	S42° 47' 30"E
C41	26.93 FT	489.00 FT	3° 09' 18"	26.92 FT	S06° 34' 39"W
C42	32.91 FT	489.00 FT	3° 51' 20"	32.90 FT	S10° 04' 58"W
C43	33.17 FT	511.00 FT	3° 43' 08"	33.16 FT	S10° 09' 04"W
C44	35.12 FT	581.00 FT	3° 27' 48"	35.11 FT	N09° 37' 35"E
C45	6.62 FT	581.00 FT	0° 39' 09"	6.62 FT	N11° 41' 03"E
C46	24.34 FT	419.00 FT	3° 19' 40"	24.33 FT	N10° 20' 48"E
		-	-	-	

LEGEND

N06° 50' 29"E

1234 E

C47 | 26.93 FT | 419.00 FT | 3° 40' 58"

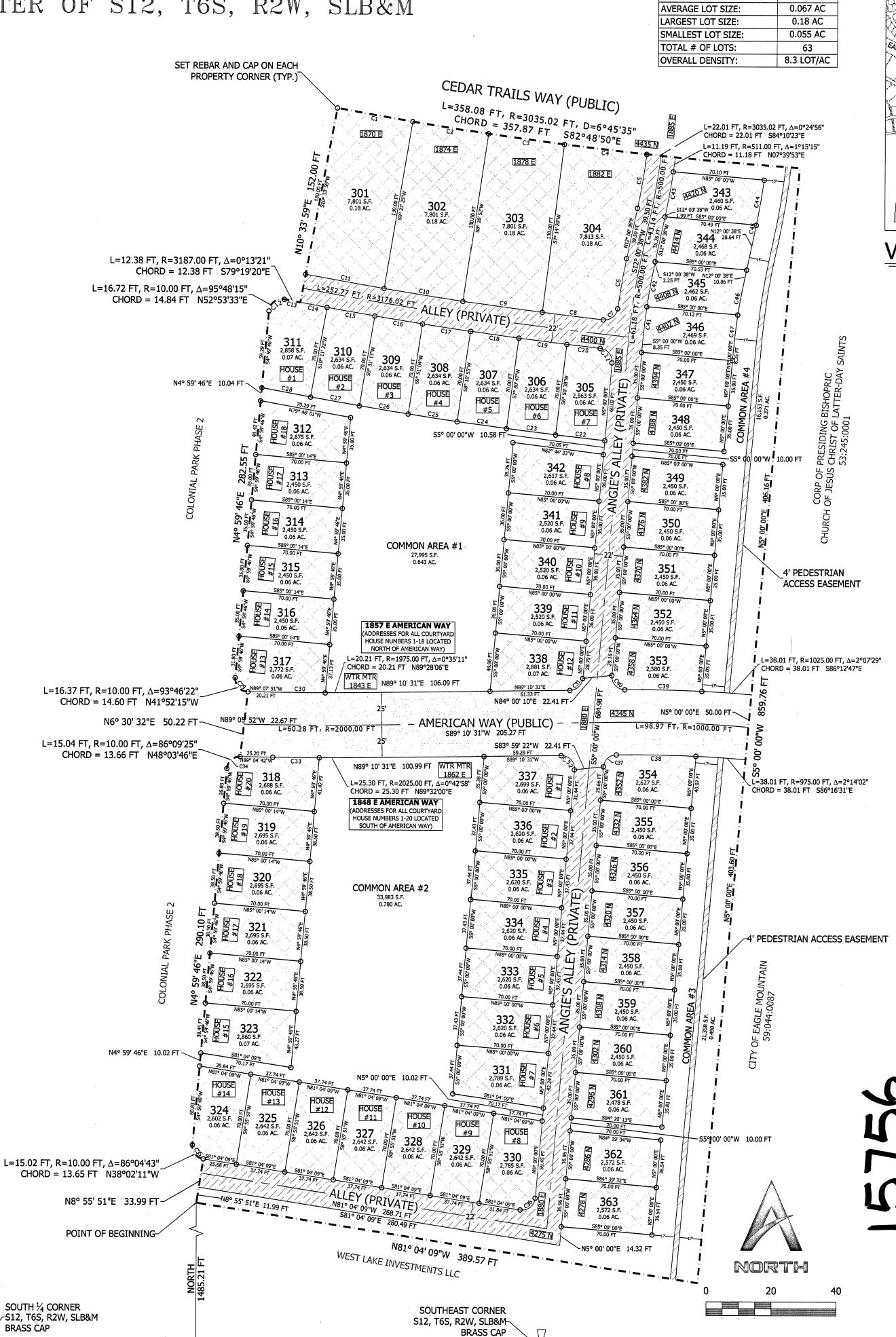
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ADDRESSES

- ALLEYS AND COMMON AREAS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOTS 301-304 WILL NOT BE MAINTAINED BY THE

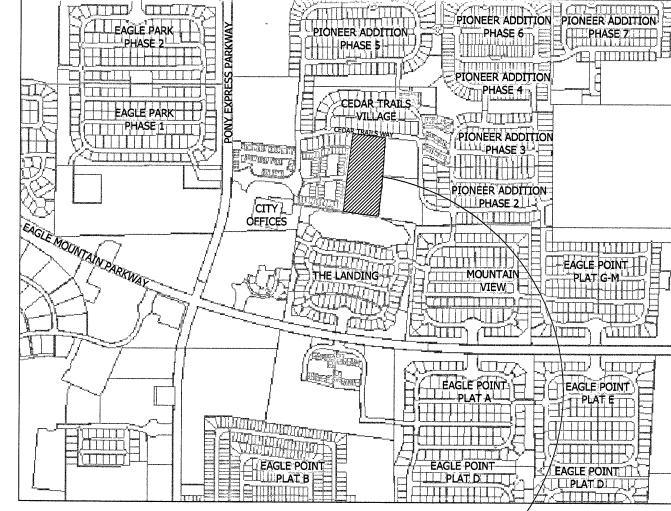
HOMEOWNERS ASSOCIATION.

TABULATIONS				
TOTAL ACREAGE:	7.60 AC			
TOTAL ACREAGE IN LOTS:	4.22 AC			
TOTAL ROADWAYS:	1.10 AC			
TOTAL OPEN SPACE:	2.28 AC			
AVERAGE LOT SIZE:	0.067 AC			
LARGEST LOT SIZE:	0.18 AC			
SMALLEST LOT SIZE:	0.055 AC			
TOTAL # OF LOTS:	63			
OVERALL DENSITY:	8.3 LOT/AC			



926.93 FT

BASIS OF BEARING: N89° 31' 09"W 2667.31 FT



VICINITY MAP

PROJECT LOCATION

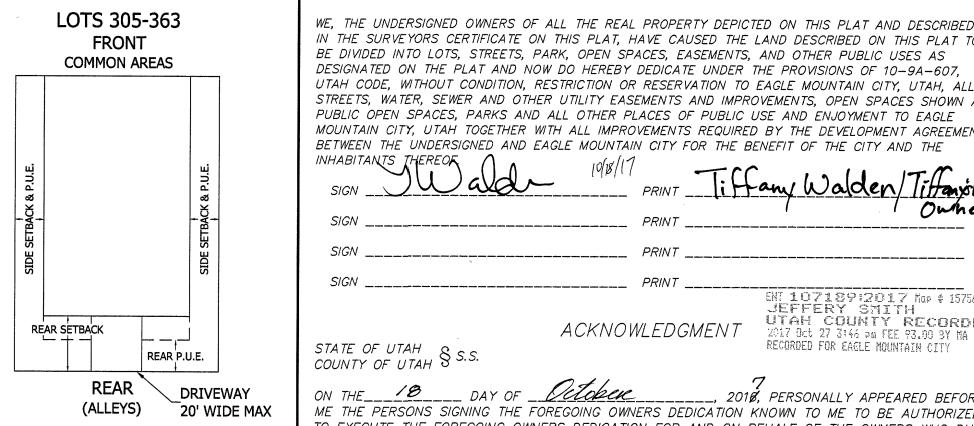
	LOTS 301-304	LOTS 305-363
FRONT SETBACK	20'	0'
REAR SETBACK	15'	20'
SIDE SETBACK	6'	5'
FRONT P.U.E.	10'	0'
REAR P.U.E.	10'	10'
SIDE P.U.E.	5'	5'

CEDAR TRAILS WAY FRONT P.U.E. FRONT SETBACK

REAR P.U.E.

LOTS 301-304

REAR SETBACK



TYPICAL LOT SETBACKS

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

ROCKY MOUNTAIN POWER COMPANY APPROVAL

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 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 10-6-17

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 6 DAY OF October ,2017.

VALLEY

LAND SURVEYING

Scale: 1'' = 40'



SURVEYOR'S CERTIFICATE

DAN E. KNOWLDEN, JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR. AND THAT 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. 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 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 FAÇILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SURVEYOR'S SIGNATURE

BOUNDARY DESCRIPTION

BEGINNING 926.93 FEET NORTH 89°31'09"WEST (ALONG THE SECTION LINE) AND 1485.21 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 08° 55' 51" EAST 33.99 FEET; THENCE ALONG A CURVE TO THE RIGHT 15.02 FEET HAVING A RADIUS OF 10.00 FT (CHORD BEARING AND DISTANCE BEING NORTH 38° 02' 11" WEST 13.65 FEET); THENCE NORTH 04° 59' 46" EAST 290.10 FEET; THENCE ALONG A CURVE TO THE RIGHT 15.04 FEET HAVING A RADIUS OF 10.00 FEET (CHORD BEARING AND DISTANCE BEING NORTH 48° 03' 46" EAST 13.66 FEET); THENCE NORTH 06° 30' 32" EAST 50.22 FEET; THENCE ALONG A CURVE TO THE RIGHT 16.37 FEET HAVING A RADIUS OF 10.00 FEET (CHORD BEARING AND DISTANCE BEING NORTH 41° 52' 15" WEST 14.60 FEET); THENCE NORTH 4° 59' 46" EAST 282.55 FEET; THENCE ALONG A CURVE TO THE RIGHT 16.72 FEET HAVING A RADIUS OF 10.00 FEET (CHORD BEARING AND DISTANCE BEING NORTH 52° 53' 33" EAST 14.84 FEET); THENCE ALONG A CURVE TO THE RIGHT 12.38 FEET HAVING A RADIUS OF 3187.00 FEET (CHORD BEARING AND DISTANCE BEING SOUTH 79' 19' 20" EAST 12.38 FEET); THENCE NORTH 10' 33' 59" EAST 152.00 FEET; THENCE ALONG A CURVE TO THE LEFT 358.08 FEET HAVING A RADIUS OF 3035.02 FEET (CHORD BEARING AND DISTANCE BEING SOUTH 82° 48' 50" EAST 357.87 FEET); THENCE SOUTH 05° 00' 00" WEST 859.76 FEET: THENCE NORTH 81° 04' 09" WEST 389.57 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 331,013 SQUARE FEET OR 7.599 ACRES, MORE OR LESS.

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 T		
INHABITANTS THEREOF	10/8/17 00	
SIGN Wald	PRINT	any Walden/Tiffanilton
		Owher
SIGN	PRINT	
SIGN	DOME	
SIGN	<i>PRINT</i>	
SIGN	PRINT	
	ACKNOWLEDGMENT	ENT 107189:2017 Map # 15756 JEFFERY SMITH UTAH COUNTY RECORDER 2017 Oct 27 3:46 pm FEE 93.00 BY MA
STATE OF UTAH & S.S.		RECORDED FOR EAGLE MOUNTAIN CITY
ON THE 18 DAY OF _	October 2016	7 8, personally appeared before

MY COMMISSION EXPIRES: 9-24-2021 NOTARY PUBLIC SIGNATURE Johna R Rose COMMISSION NUMBER PRINTED FULL NAME OF NOTARY

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

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 ________, A.D. 2017.

APPROVED: 10/13/17 MAYOR'S STONATURE 10/11/17 CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) ATTEST: 10/23/17

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW)

COLONIAL PARK PHASE III

 $(SE \frac{1}{4} S12 T6S R2W SLB&M)$







