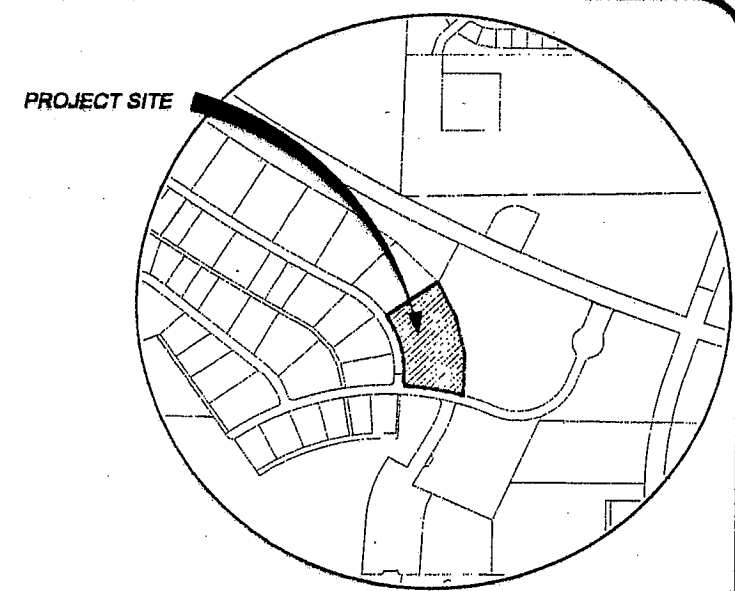
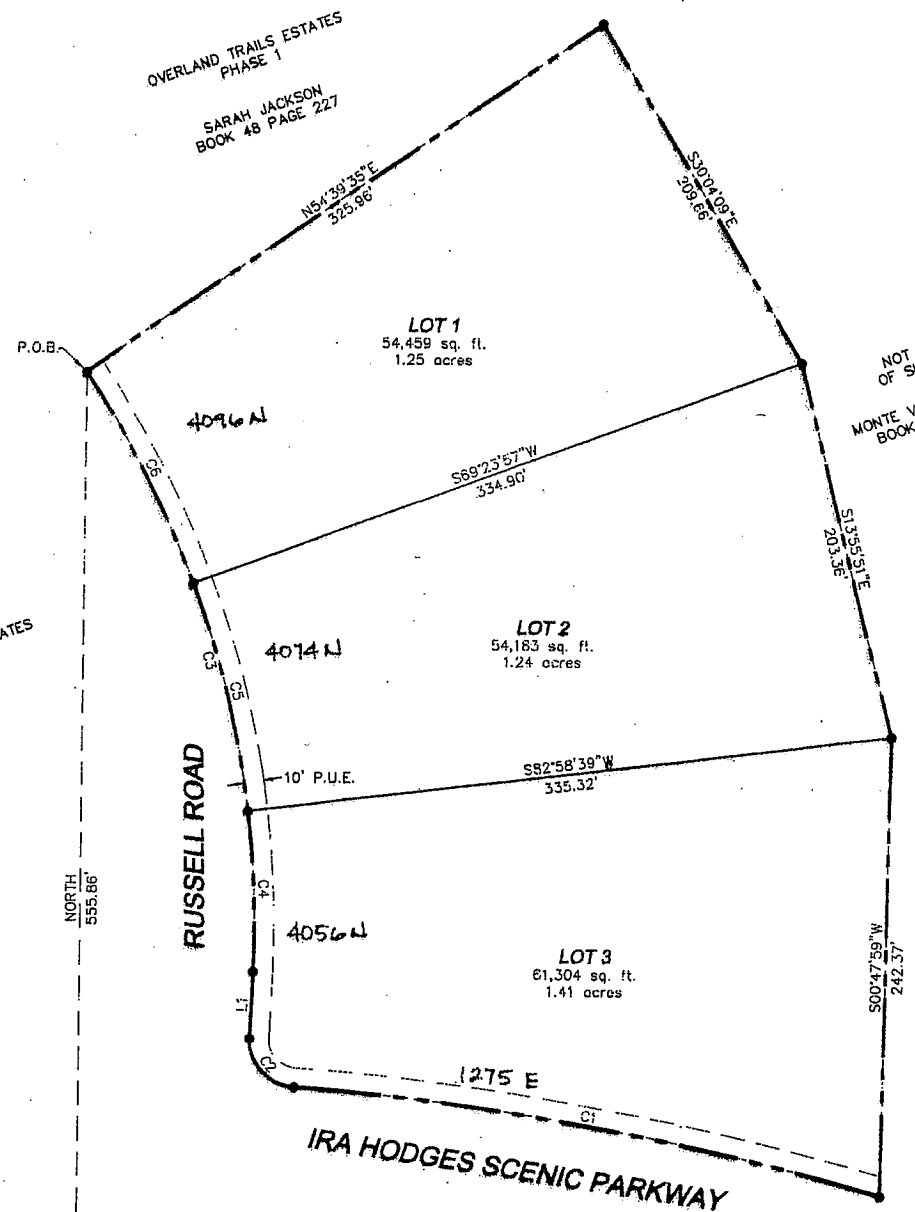


Planning

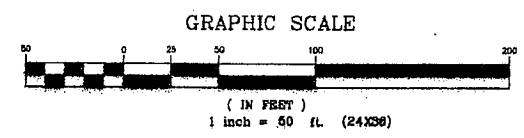
OVERLAND TRAILS 1C
JUNE, 2006

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	309.72	1435.00	12°21'59"	N79°38'35"W	309.12
C2	38.41	25.00	88°01'21"	S41°48'27"E	34.74
C3	334.08	525.00	38°27'40"	N16°01'08"W	328.47
C4	84.82	525.00	91°4'07"	N02°24'24"W	84.53
C5	124.42	525.00	13°34'42"	N13°48'49"W	124.13
C6	125.05	525.00	13°38'51"	N27°25'36"W	124.76

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.45	N02°12'40"E



- LEGEND**
- BOUNDARY LINE
 - - - DEED LINE
 - - - SECTION LINE
 - - - P.U.E.
 - ⊕ SECTION MONUMENT
 - PROPERTY CORNER



TOTAL ACREAGE = 3.9 ACRES
 AVG. LOT SIZE = 56,649.6 S.F.
 TOTAL # OF LOTS = 3
 TOTAL OPEN SPACE ACREAGE = 0 ACRES

NOTES
 1) 3/8" REBAR WITH PLASTIC CAPS STAMPED "PLS 176695" ARE TO BE SET AT EACH PROPERTY CORNER.

H&H ENGINEERING AND SURVEYING, INC.
 938 S MAIN ST. - PLEASANT GROVE, UT 84062
 TEL: (801) 796-5186 FAX: (801) 796-5186

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 29th DAY OF August, A.D. 2006.
 [Signature]
 CITY ENGINEER

CITY ATTORNEY APPROVAL
 APPROVED THIS 29th DAY OF August, A.D. 2006, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.
 [Signature]
 CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS 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 PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
 VICTOR E. HANSEN RLS 176695
 DATE: July 17, 2006

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED S89°32'55"E 1205.33 FEET ALONG THE SECTION LINE AND NORTH 555.86 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHEAST LINE OF RUSSELL ROAD AND THE EASTERLY LINE OF OVERLAND TRAILS ESTATES PHASE 1; THENCE N54°39'35"E 325.96 FEET; THENCE S30°04'09"E 209.66 FEET; THENCE S13°55'51"E 203.36 FEET; THENCE S00°47'59"W 242.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1435.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 309.72 FEET, THROUGH A CENTRAL ANGLE OF 12°21'59" (CHORD BEARS N79°38'35"W 309.12 FEET) TO A POINT OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 38.41 FEET THROUGH A CENTRAL ANGLE OF 88°01'21" (CHORD BEARS N41°48'27"W 34.74 FEET); THENCE N02°12'40"E 35.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 334.08 FEET THROUGH A CENTRAL ANGLE OF 38°27'40" (CHORD BEARS N16°01'08"W 328.47 FEET) TO THE POINT OF BEGINNING.
 CONTAINING 3.66 ACRES, MORE OR LESS.

OWNERS' DEDICATION

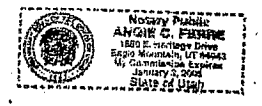
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY 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, (P.O.S.), 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.

[Signatures]
 Peter Holtom
 Christopher D. Kemp
 Eagle River, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 19th DAY OF July, A.D. 2006, 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 ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

[Signature]
 NOTARY PUBLIC - (SEE SEAL BELOW)



MY COMMISSION EXPIRES: January 3, 2009

ACCEPTANCE BY LEGISLATIVE BODY

THE City OF Eagle Mountain, 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 29 DAY OF August, A.D. 2006.

APPROVED: [Signature] MAYOR (SEE SEAL BELOW)
 ATTEST: [Signature] CLERK/RECORDER (SEE SEAL BELOW)

OVERLAND TRAILS 1C
 A RESIDENTIAL SUBDIVISION
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
 SW 1/4 SEC. 12, T6S R2W, SLB&M

NOTARY PUBLIC SEAL, CITY-COUNTY ENGINEER SEAL, CLERK-RECORDER SEAL, CORPORATE SEAL.

[Seals and Signatures]

11856
95811

SEC 12, T6S, R2W, SLB&M

PH 11-2343-
 RANDI L. HARRIS
 UTAH COUNTY RECORDER
 2006 JUL 17 10:30 AM
 REC'D BY SIL
 HARRIS CITY