

# PARK PLACE AT TRAILHEAD PLAT "A"

E1/2, SEC. 12, T6S, R2W, SLB&M  
 W1/2, SEC. 7, T6S, R1W, SLB&M  
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH

**PLAT VACATION NOTICE**  
 THE CITY COUNCIL OF EAGLE MOUNTAIN CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 139-150, PUBLIC OPEN SPACE B, C, AND D OF PIONEER ADDITION PHASE 3, AND LOTS 46-61, PUBLIC OPEN SPACE 3-5 AND THE IMPROVED PARK AREA OF CEDAR TRAIL VILLAGES PHASE 1, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 139-150, PUBLIC OPEN SPACE B, C, AND D OF PIONEER ADDITION PHASE 3, AND LOTS 46-61, PUBLIC OPEN SPACE 3-5 AND THE IMPROVED PARK AREA OF CEDAR TRAIL VILLAGES PHASE 1 ARE HEREBY VACATED.

EXISTING PUBLIC OPEN SPACE OWNED BY EAGLE MOUNTAIN CITY TO BE IMPROVED BY DEVELOPER 17,464 SF.

**TABULATIONS:**

TOTAL ACREAGE:	4.0153 ACRES
PRIVATE OPEN SPACE:	77,099 S.F.
EXIST PUBLIC OPEN SPACE:	17,464 S.F.
# OF UNITS:	36
DENSITY:	9 UNITS/ACRE
AVERAGE LOT SIZE:	1,120 S.F.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	19.55	56°22'22"	18.78	N 28°25'58" W
C2	274.98	284.38	61°20'17"	280.83	N 25°21'0" W
C3	3203.60	28.38	0°30'27"	28.38	N 5°15'5" E
C4	83.72	100.74	88°56'21"	94.77	N 28°39'30" W
C5	20.00	37.46	107°19'2"	32.22	N 55°39'9" E
C6	2952.53	32.90	1°48'10"	32.90	N 15°33' E
C7	20.00	32.17	92°01'11"	28.81	N 44°29'2" W
C8	171.24	117.70	39°22'55"	115.40	N 70°43'7" W
C9	2223.12	16.20	0°25'3"	16.20	N 50°49'8" W
C10	289.00	127.80	25°21'28"	126.86	N 64°48'1" W
C11	20.00	34.45	98°42'19"	30.35	N 53°10'6" E
C12	2027.00	28.65	0°01'17"	28.65	N 47°45' E
C13	973.00	45.68	2°44'56"	46.67	N 37°48'46" E
C14	20.00	27.82	75°58'8"	25.71	N 38°1'4" W
C15	20.00	38.90	111°28'11"	33.03	N 52°02'0" E
C16	973.00	27.06	1°38'37"	27.06	N 43°30'29" W
C17	227.00	148.63	37°30'50"	145.99	N 13°27'8" E
C18	20.00	26.51	76°13'16"	24.69	N 20°58'52" W
C19	20.00	31.16	89°15'44"	28.10	N 76°16'38" E
C20	588.00	83.90	2°44'56"	83.90	N 37°48'46" E
C21	211.00	93.68	25°28'2"	92.80	N 71°48'29" W
C22	20.00	27.20	77°54'57"	25.15	N 45°34'34" W
C23	20.00	31.48	90°10'24"	28.33	N 50°23'17" E
C24	227.00	2.23	0°33'47"	2.23	N 31°55'39" E
C25	1025.00	34.68	1°58'18"	34.68	N 67°22'18" W
C26	1026.00	88.42	3°58'13"	88.41	N 68°21'45" W
C27	973.00	22.90	1°17'2"	22.90	N 65°51'4" W
C28	475.00	97.59	11°48'18"	97.42	N 60°31'8" W
C29	500.00	102.71	11°46'9"	102.53	N 60°31'3" W
C30	525.00	107.84	11°46'9"	107.65	N 60°31'3" W
C31	226.00	67.03	17°46"	66.78	N 63°10'1" W
C32	280.00	91.07	20°52'20"	90.57	N 85°48" W
C33	275.00	110.00	22°55'11"	109.27	N 85°51'4" W
C34	290.00	88.78	28°28'0"	88.03	N 71°48'28" W
C35	227.00	28.69	6°44'12"	28.67	N 20°30'2" E
C36	227.00	30.81	7°46'38"	30.78	N 27°45'27" E
C37	274.98	30.15	6°18'52"	30.13	N 21°04'2" E
C38	274.98	24.52	5°09'55"	24.17	N 3°43'36" W
C39	274.98	124.09	21°41'13"	123.97	N 17°28'1" W
C40	227.00	88.88	22°26'13"	88.33	N 63°44'6" W
C41	274.98	71.84	14°58'4"	71.83	N 35°47'47" W
C42	274.98	61.14	12°44'20"	61.01	N 49°38'59" W
C43	3203.60	0.98	0°13"	0.98	S 51°8'37" W

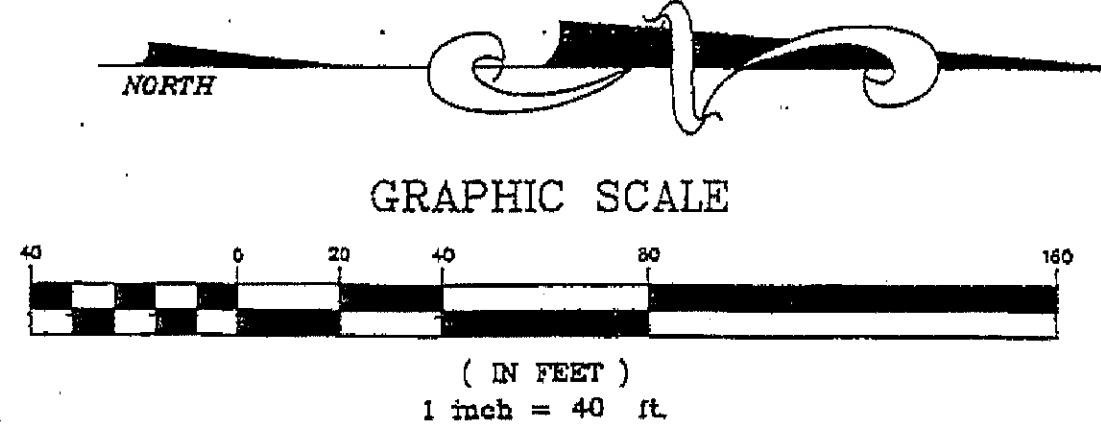
**ADDRESS TABLE**

LOT NUMBER	ADDRESS
1	4528 N. Frontier Street
2	4520 N. Frontier Street
3	4516 N. Frontier Street
4	4510 N. Frontier Street
5	1009 N. Frontier Street
6	1404 EAST ABBEY WAY
7	1013 EAST ABBEY WAY
8	1017 EAST ABBEY WAY
9	1021 EAST ABBEY WAY
10	1025 EAST ABBEY WAY
11	1029 EAST ABBEY WAY
12	1033 EAST ABBEY WAY
13	1037 EAST ABBEY WAY
14	1041 EAST ABBEY WAY
15	1045 EAST ABBEY WAY
16	1049 EAST CEDAR TRAILS WAY
17	1053 EAST CEDAR TRAILS WAY
18	1057 EAST CEDAR TRAILS WAY
19	1061 EAST CEDAR TRAILS WAY
20	1065 EAST CEDAR TRAILS WAY
21	1069 EAST CEDAR TRAILS WAY
22	1073 EAST CEDAR TRAILS WAY
23	1077 EAST CEDAR TRAILS WAY
24	1081 EAST CEDAR TRAILS WAY
25	1085 EAST CEDAR TRAILS WAY
26	1089 EAST CEDAR TRAILS WAY
27	1093 EAST CEDAR TRAILS WAY
28	1097 EAST CEDAR TRAILS WAY
29	1101 EAST CEDAR TRAILS WAY
30	1105 EAST CEDAR TRAILS WAY
31	1109 EAST CEDAR TRAILS WAY
32	1113 EAST CEDAR TRAILS WAY
33	1117 EAST CEDAR TRAILS WAY
34	1121 EAST CEDAR TRAILS WAY
35	1125 EAST CEDAR TRAILS WAY
36	1129 EAST CEDAR TRAILS WAY

12146

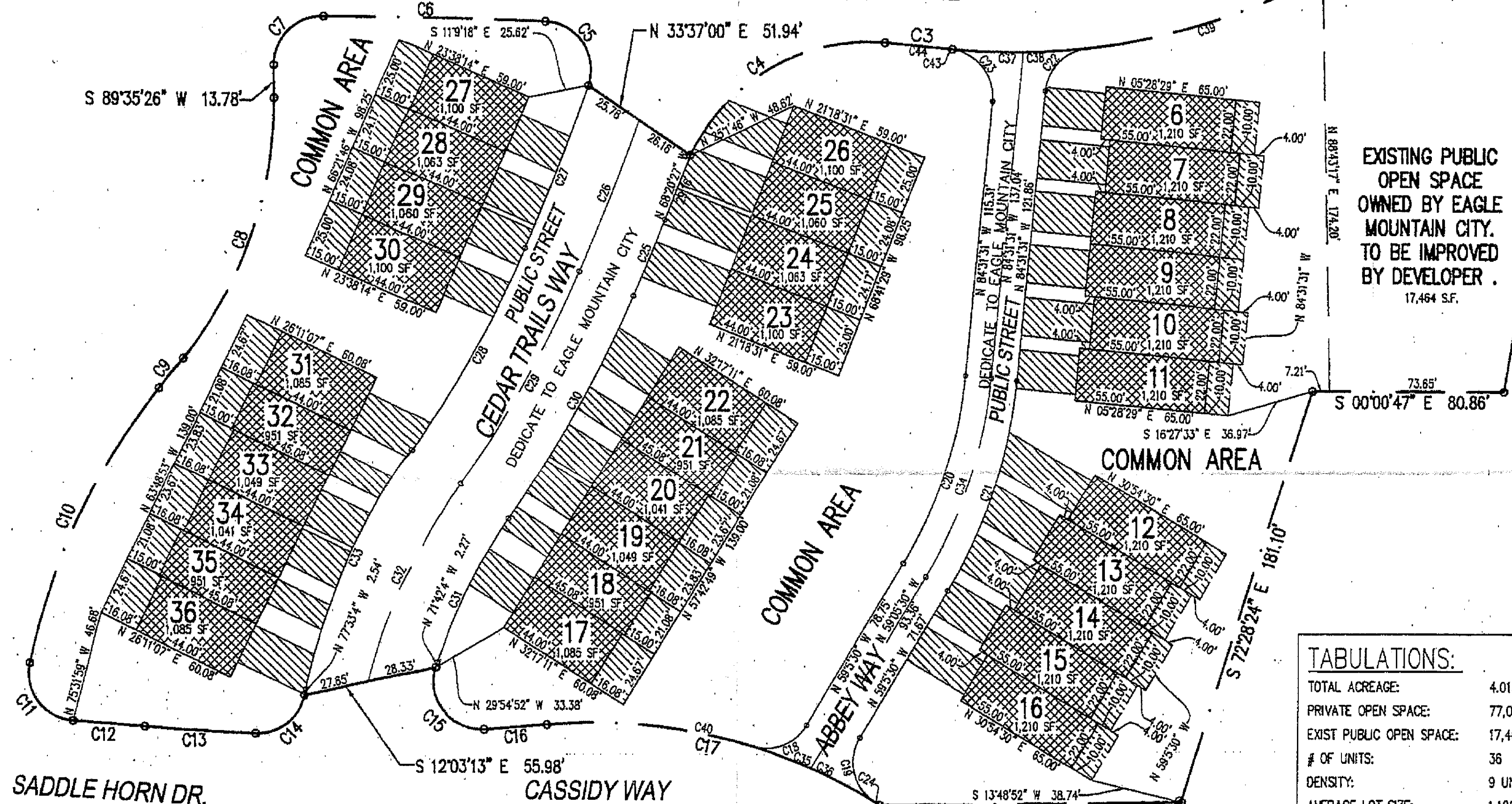
**LEGEND**

- EXIST 5/8" REBAR SECTION CORNER
- CALCULATED POINT
- COMMON AREAS & FACILITIES (EXCEPT ROADS, & EXISTING PUBLIC OPEN SPACE AS SHOWN)
- BUILDING/Private AREA
- LIMITED COMMON AREA
- C1 CURVE NUMBER



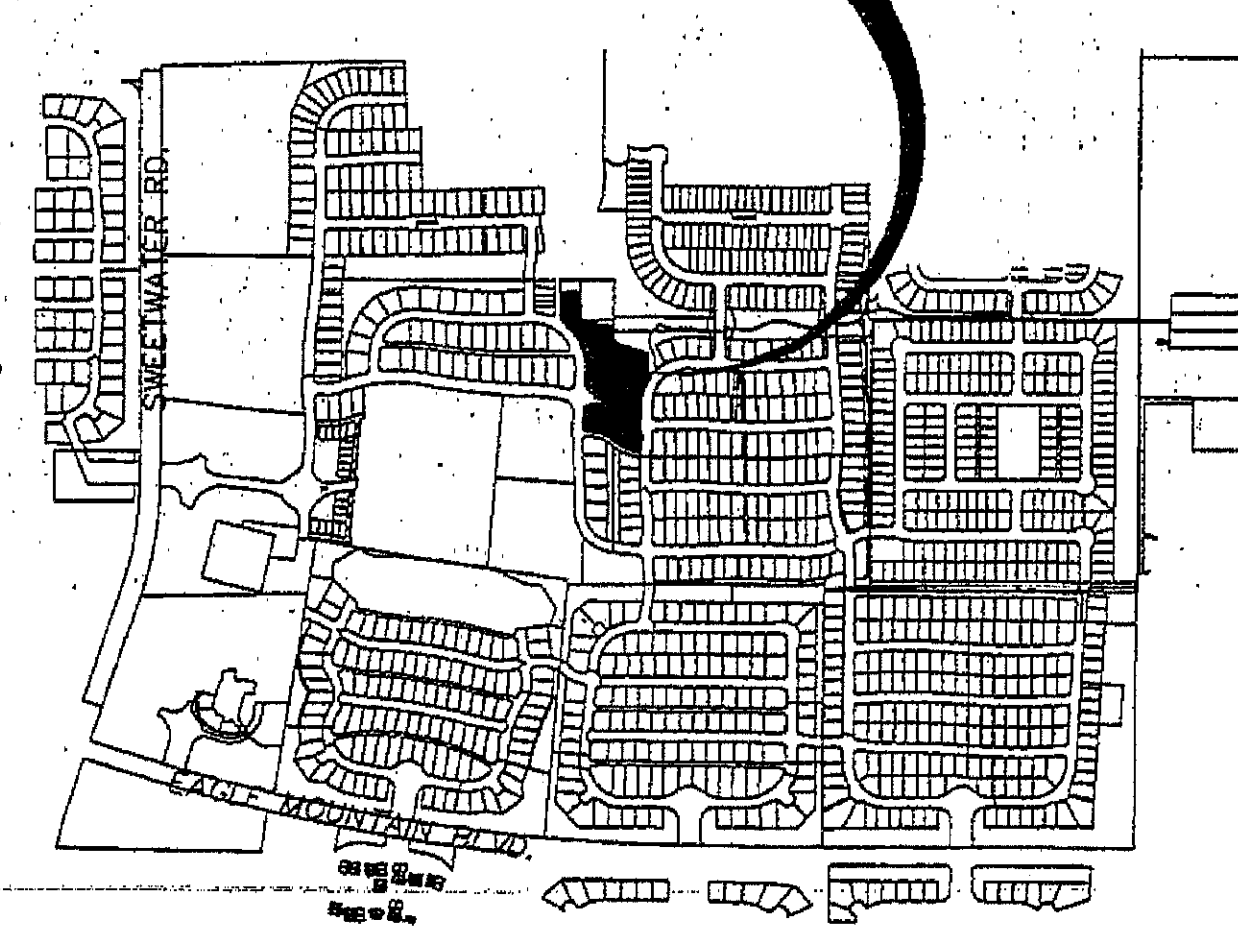
CEDAR TRAIL VILLAGE PHASE 1  
 ENT 25764:2001 MAP #8997

FRONTIER STREET

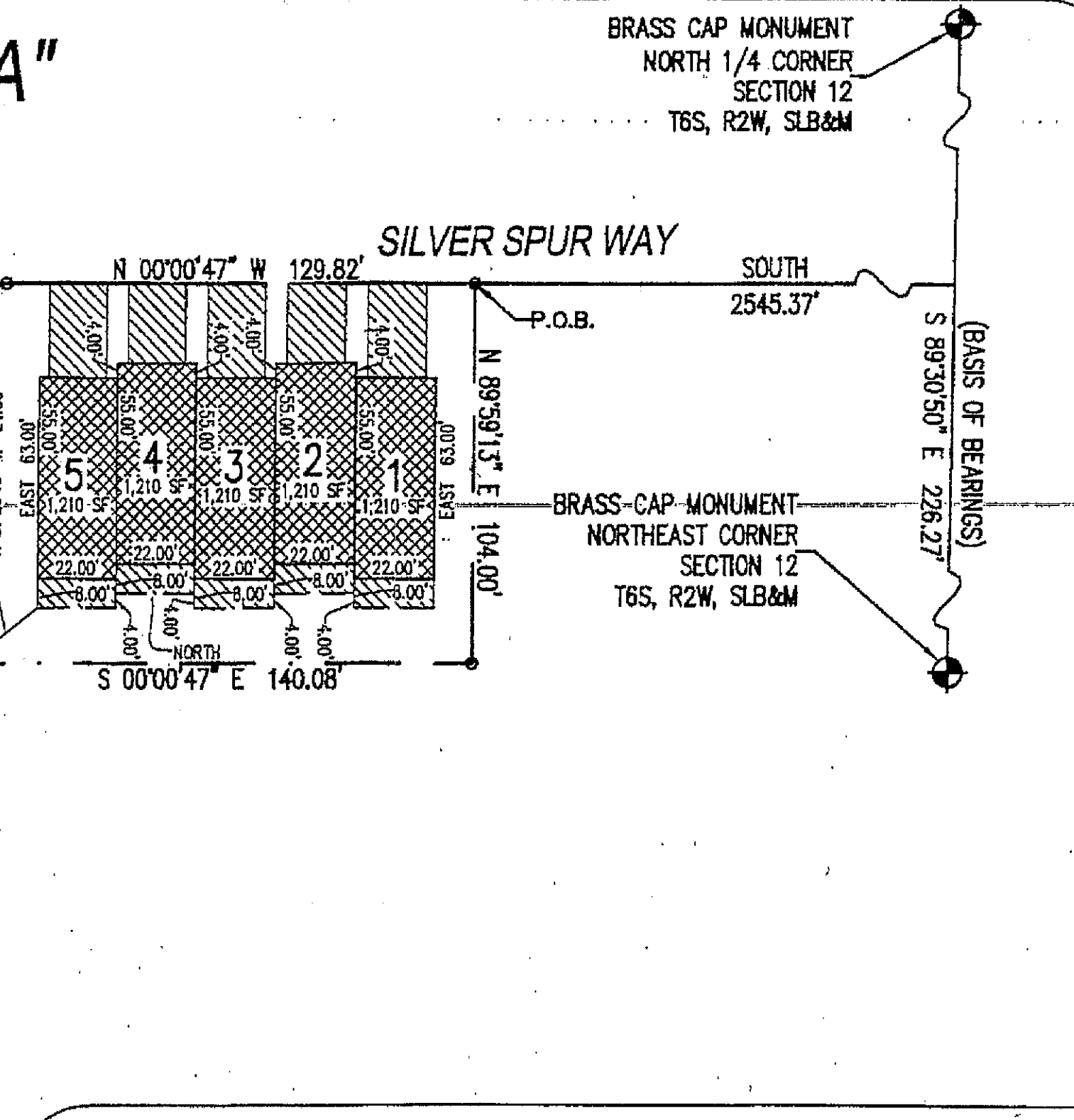


PIONEER ADDITION PHASE 3  
 ENT 7618:2008 MAP #11468

**PROJECT LOCATION**



VICINITY MAP



**UTILITY DEDICATION**  
 OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AND LIMITED COMMON AREAS" (INCLUDING STREETS OR DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**  
 OWNER, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVES OR STREETS OR OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE LOTS WITHIN THIS DEVELOPMENT. THEIR GUESTS AND INVITEES AND THE SAME ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE PROVISIONS OF THE DECLARATION.

**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 10-96-607 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 17th DAY OF October, A.D. 2006

*[Signatures]*  
 For TRAILHEAD ONE LLC  
 Dan D. Richardson, Mayor of Eagle Mountain City

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

ON THE 17th DAY OF October, 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: 12-15-2009

**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 18th DAY OF January, A.D. 2007

*[Signature]*  
 CITY ENGINEER

**CITY ATTORNEY APPROVAL**

APPROVED THIS 17th DAY OF November, A.D. 2006, BY THE CITY ATTORNEY

*[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

October 17, 2006  
 DATE

**BOUNDARY DESCRIPTION**

A PARCEL OF GROUND LOCATED IN THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH, IN THE EAST HALF OF SECTION 12 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND THE WEST HALF OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL DEFINES THE BOUNDARY OF LOTS 46 THROUGH 61, THE IMPROVED PARK, AND OPEN SPACE 3, 4, AND 5 OF CEDAR TRAIL VILLAGE PHASE I SUBDIVISION, ALSO INCLUDING LOTS 139 THROUGH 150, AND PUBLIC OPEN SPACE PARCELS B, C AND D OF PIONEER ADDITION PHASE III SUBDIVISION; THE PARCEL INCLUDES CEDAR TRAILS WAY AND THE ALLEY TO THE NORTH PASSING THROUGH THE OVERALL BOUNDARY. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE FOLLOWING COURSES AND DISTANCES, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 61, CEDAR TRAIL VILLAGE PHASE I, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT ALSO LOCATED 189°30'50"W 226.27 FEET ALONG THE SECTION LINE AND SOUTH 2°54'37" FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE 189°59'13"E 104.00 FEET; THENCE S00°00'47"E 140.08 FEET; THENCE S61°01'56"E 169.43 FEET; THENCE S00°00'47"E 80.88 FEET; THENCE S72°28'24"E 181.10 FEET; THENCE S00°45'38"E 127.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 227.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 148.63 FEET THROUGH A CENTRAL ANGLE OF 37°30'50" (CHORD BEARS S13°27'08"W 145.89 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 973.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 27.06 FEET THROUGH A CENTRAL ANGLE OF 01°35'37" (CHORD BEARS S04°30'29"E 27.06 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 38.90 FEET THROUGH A CENTRAL ANGLE OF 111°26'01" (CHORD BEARS S52°00'20"W 33.05 FEET); THENCE S12°03'13"E 55.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 27.92 FEET THROUGH A CENTRAL ANGLE OF 79°59'05" (CHORD BEARS S38°05'14"E 25.71 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 973.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 46.88 FEET THROUGH A CENTRAL ANGLE OF 02°44'55" (CHORD BEARS S03°16'48"W 46.87 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2,027.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 29.85 FEET THROUGH A CENTRAL ANGLE OF 0°59'17" (CHORD BEARS S04°41'45"W 29.85 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 34.45 FEET THROUGH A CENTRAL ANGLE OF 98°42'19" (CHORD BEARS S53°10'06"W 30.35 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 288.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 127.90 FEET THROUGH A CENTRAL ANGLE OF 25°21'28" (CHORD BEARS N64°48'01"W 126.86 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,223.12 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 18.20 FEET THROUGH A CENTRAL ANGLE OF 00°25'03" (CHORD BEARS N50°49'08"W 18.20 FEET) TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 171.24 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 117.70 FEET THROUGH A CENTRAL ANGLE OF 39°22'55" (CHORD BEARS N70°43'07"W 115.40 FEET); THENCE S89°35'28"W 13.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 32.17 FEET THROUGH A CENTRAL ANGLE OF 92°10'11" (CHORD BEARS N44°04'32"W 28.81 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,952.53 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 29.90 FEET THROUGH A CENTRAL ANGLE OF 01°48'10" (CHORD BEARS N01°05'33"E 92.90 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 37.46 FEET THROUGH A CENTRAL ANGLE OF 107°19'2" (CHORD BEARS N55°39'09"E 32.22 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 100.73 FEET THROUGH A CENTRAL ANGLE OF 88°56'21" (CHORD BEARS N28°39'30"W 94.77 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 3,203.60 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 28.38 FEET THROUGH A CENTRAL ANGLE OF 00°30'27" (CHORD BEARS N05°03'54"E 28.38 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 274.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 294.38 FEET THROUGH A CENTRAL ANGLE OF 61°20'17" (CHORD BEARS N25°21'01"W 280.52 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 19.55 FEET THROUGH A CENTRAL ANGLE OF 56°00'22" (CHORD BEARS N28°00'58"W 18.78 FEET); THENCE N00°00'47"W 129.82 FEET TO THE POINT OF BEGINNING.

**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 23 DAY OF January, A.D. 2007.

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

**PARK PLACE AT TRAILHEAD PLAT "A"**  
 A RESIDENTIAL PLANNED UNIT DEVELOPMENT  
 INCLUDING A VACATION OF LOTS 139-150, PUBLIC OPEN SPACE B, C, AND D OF PIONEER ADDITION PHASE 3, AND LOTS 46-61, PUBLIC OPEN SPACE 3-5 AND THE IMPROVED PARK AREA OF CEDAR TRAIL VILLAGES PHASE 1  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
 E1/2, SEC. 12, T6S, R2W, SLB&M  
 W1/2, SEC. 7, T6S, R1W, SLB&M

NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

*[Seals]*

SEC. 12, T6S, R2W  
 W1/2, SEC. 7, T6S, R1W  
 SLB&M