

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176895 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH...

Victor E. Hansen Sept. 21, 2006
VICTOR E. HANSEN RLS 176895 DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°32'12"W 2,139.32 FEET ALONG THE SECTION LINE AND NORTH 1,948.68 FEET FROM THE SE CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,641.24 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 95.57 FEET, THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°47'58"E 95.57 FEET); THENCE N00°00'05"W 202.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 13,344.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 701.49 FEET THROUGH A CENTRAL ANGLE OF 03°53'21" (CHORD BEARS S84°14'11"E 701.35 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,313.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 234.43 FEET THROUGH A CENTRAL ANGLE OF 10°13'43" (CHORD BEARS S02°02'20"W 234.11 FEET) TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 63.36 FEET THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°47'58"E 63.36 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 79.90 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 87.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 35.17 FEET THROUGH A CENTRAL ANGLE OF 23°09'34" (CHORD BEARS S53°06'55"W 34.93 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 61.12 FEET THROUGH A CENTRAL ANGLE OF 55°35'25" (CHORD BEARS S69°19'50"W 58.76 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 10,021.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 260.07 FEET THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°00'05"W 260.06 FEET); THENCE N79°31'23"W 54.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 48.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 79.51 FEET THROUGH A CENTRAL ANGLE OF 94°24'02" (CHORD BEARS N29°24'56"W 70.82 FEET); THENCE N17°54'35"E 12.43 FEET; THENCE N59°33'44"W 37.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 58.00 FEET THROUGH A CENTRAL ANGLE OF 48°56'09" (CHORD BEARS S60°43'12"W 56.33 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 34.71 FEET THROUGH A CENTRAL ANGLE OF 24°14'59" (CHORD BEARS S73°03'47"W 34.45 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 39.54 FEET THROUGH A CENTRAL ANGLE OF 33°19'12" (CHORD BEARS S77°35'53"W 38.99 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10,057.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 41.73 FEET THROUGH A CENTRAL ANGLE OF 01°30'14" (CHORD BEARS N00°00'05"W 41.73 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 36.60 FEET THROUGH A CENTRAL ANGLE OF 83°53'07" (CHORD BEARS N44°02'06"W 33.42 FEET) TO THE POINT OF BEGINNING.

CONTAINING 5.173 ACRES, MORE OR LESS.

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAN AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN, APPROVED THIS 20th DAY OF September, A.D. 2006.

Wendell T. Trustey
CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS 20th DAY OF September, A.D. 2006, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN, UTAH.

Wendell T. Trustey
CITY ATTORNEY

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 9th DAY OF November, A.D. 2006.

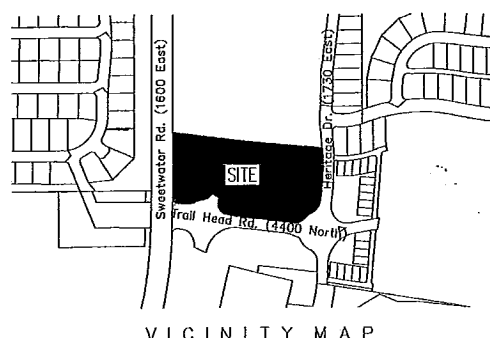
APPROVED: Mayor Seal Below, ATTEST: Clerk/Recorder Seal Below.

TRAILHEAD

A PLANNED UNIT DEVELOPMENT

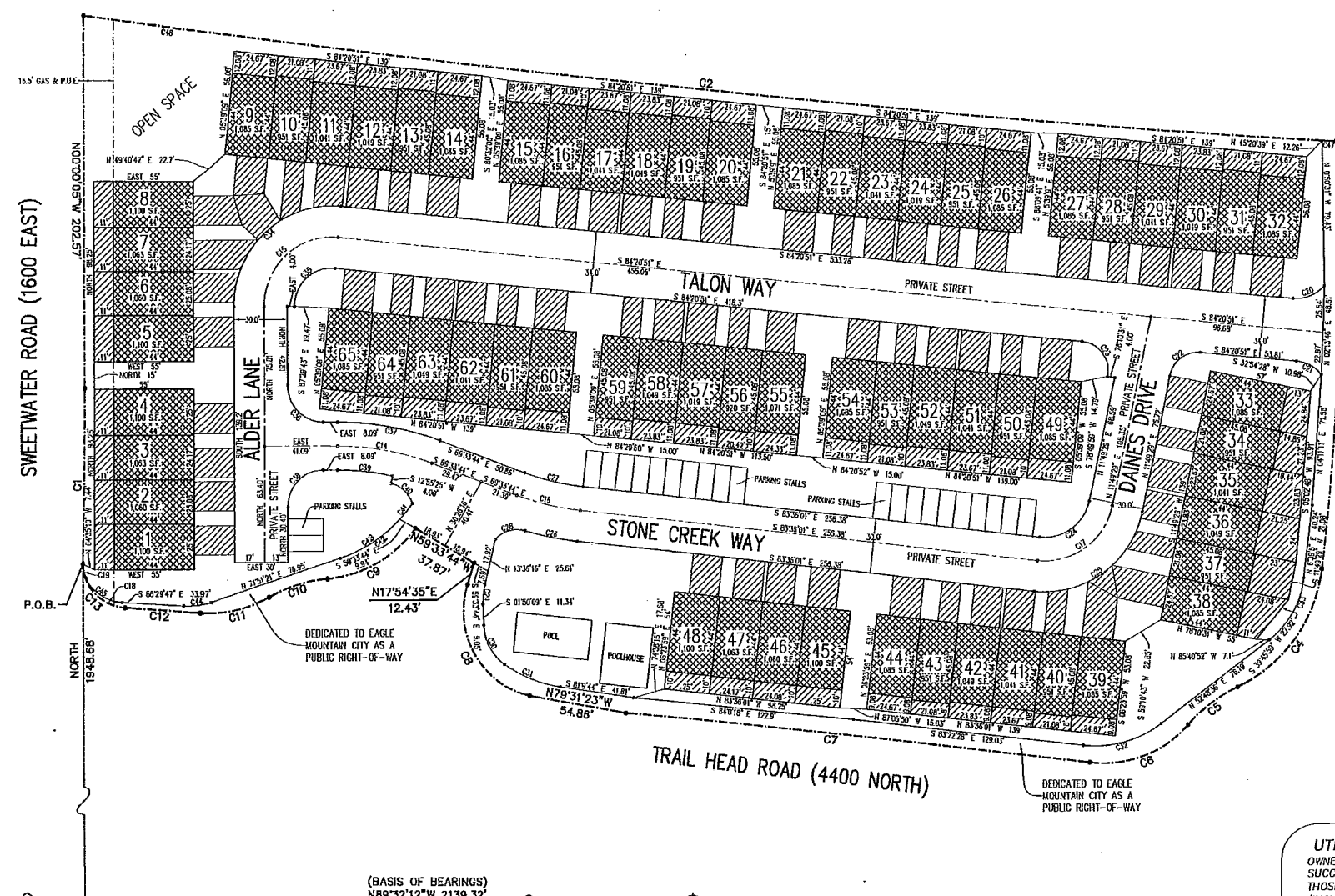
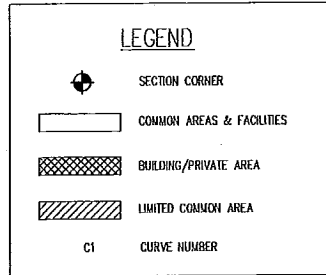
PLAT "A"

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



VICINITY MAP

NOTE: "NO PARKING" SIGNS TO BE INSTALLED ALONG ROADWAY TO PROHIBIT OFF-STREET PARKING.

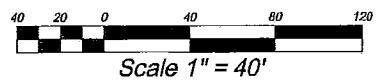


(BASIS OF BEARINGS) N89°32'12"W 2139.32' SECTION LINE BRASS CAP MONUMENT SOUTHWEST CORNER SECTION 12 T6S, R2W, SLB&M

BRASS CAP MONUMENT SOUTH 1/4 CORNER SECTION 12 T6S, R2W, SLB&M

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, BEARING. Lists 47 curves with their respective dimensions.

ADDRESS TABLE with columns: LOT NUMBER, ADDRESS. Lists addresses for lots 1 through 65.



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 PLAN AS "COMMON AND LIMITED COMMON AREAS" (INCLUDING STREETS OR DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTEANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

OWNER, IN RECORDING THIS PLAN, 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

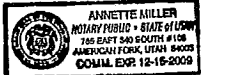
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAN, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAN TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAN AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-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 PUBLIC OPEN SPACES, (P.O.S.), PARKS AND ALL OTHER PUBLIC USES 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 21st DAY OF September, A.D. 2006

Trans Terra Financial West, Inc. James D. Packard, Trustee

ACKNOWLEDGMENT

STATE OF UTAH } S.S. COUNTY OF UTAH }
ON THE 21st DAY OF September, 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.
NOTARY PUBLIC (SEE SEAL BELOW)
MY COMMISSION EXPIRES: 12-15-2009



Official seals for Notary Public, City-Council Member Seal, City-Clerk/Recorder Seal, and Corporate Seal for Eagle Mountain City, Utah County, Utah.

12738

Sec. 17-6-21w TU-038