

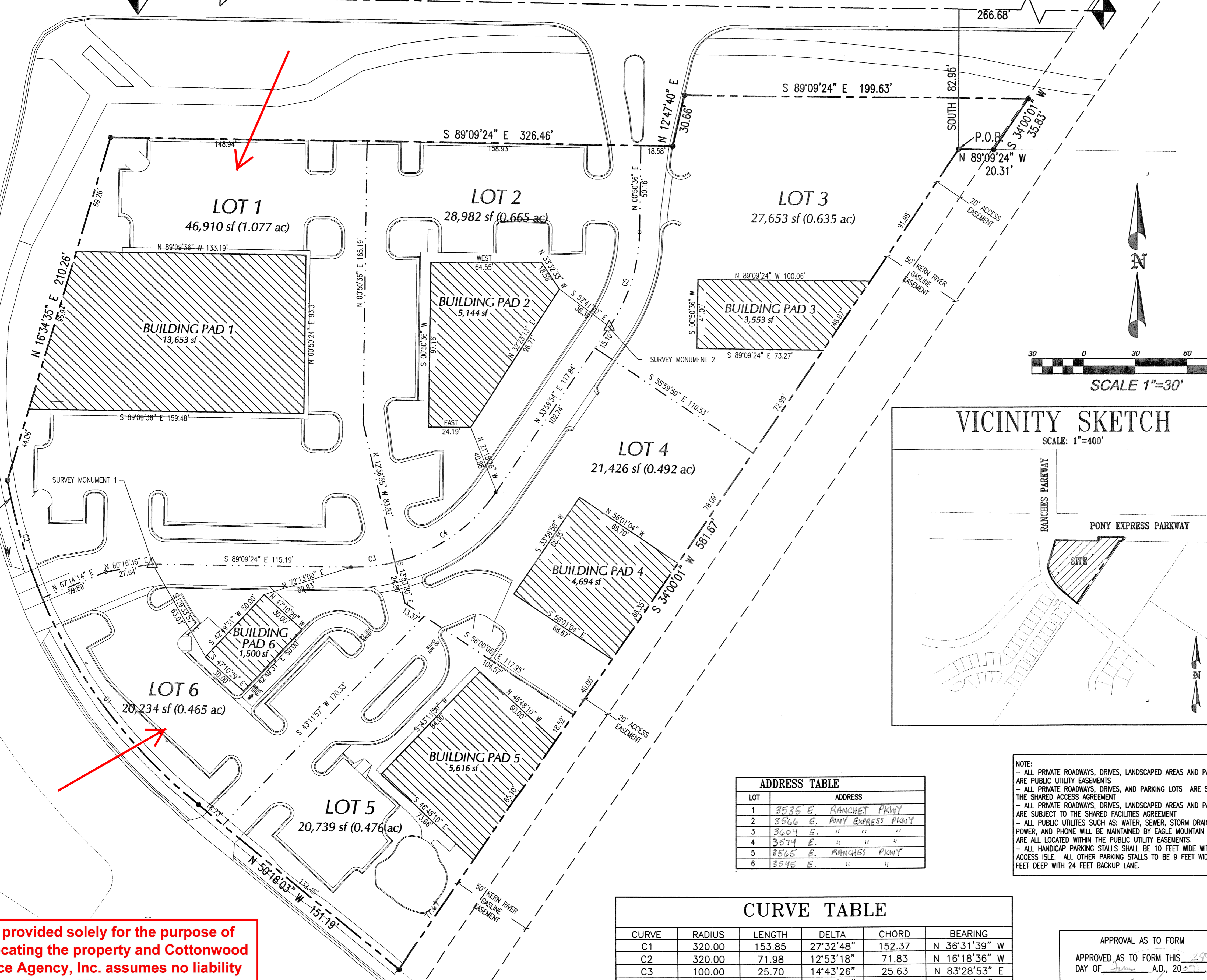
NORTHWEST CORNER
SECTION 29
T.5S., R.1W., S.L.B.&M.

PONY EXPRESS PARKWAY

NORTH 1/4 CORNER
SECTION 29
T.5S., R.1W., S.L.B.&M.
ELEVATION=4821.91

N 89°02'40" W 2639.17'

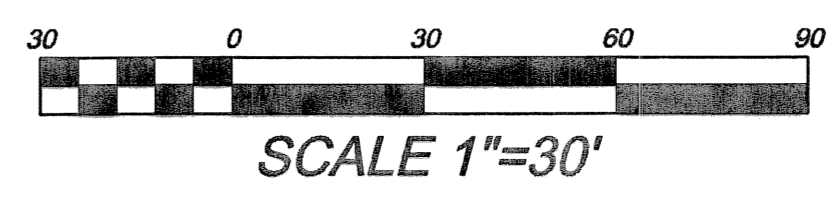
266.68'



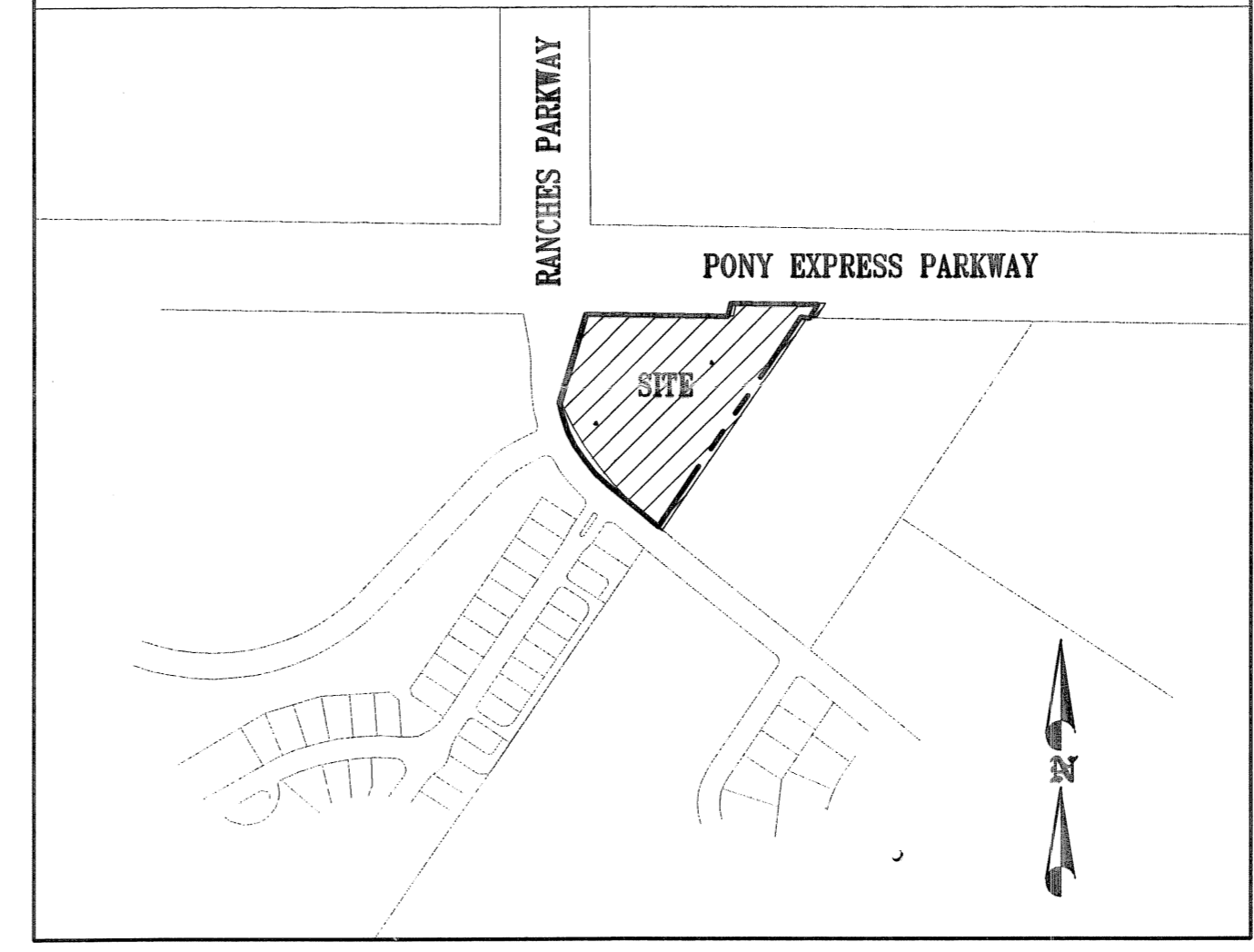
RANCHES PARKWAY

R=320.00'
L=225.83'
D=40°26'05"
CHORD=221.17'
BRC=N 30°05'00" W

12396



VICINITY SKETCH
SCALE: 1"=400'



LOT	ADDRESS
1	3535 E. RANCHES PKWY
2	3526 E. PONY EXPRESS PKWY
3	3404 E. " " " "
4	3574 E. " " " "
5	3565 E. RANCHES PKWY
6	3545 E. " " " "

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	320.00	153.85	27°32'48"	152.37	N 36°31'39" W
C2	320.00	71.98	12°53'18"	71.83	N 16°18'36" W
C3	100.00	25.70	14°43'26"	25.63	N 83°28'53" E
C4	100.00	73.52	42°07'16"	71.87	N 55°03'32" E
C5	102.13	59.10	33°09'18"	58.28	N 17°25'15" E

NOTE:
- ALL PRIVATE ROADWAYS, DRIVES, LANDSCAPED AREAS AND PARKING LOTS ARE PUBLIC UTILITY EASEMENTS
- ALL PRIVATE ROADWAYS, DRIVES, AND PARKING LOTS ARE SUBJECT TO THE SHARED ACCESS AGREEMENT
- ALL PRIVATE ROADWAYS, DRIVES, LANDSCAPED AREAS AND PARKING LOTS ARE SUBJECT TO THE SHARED FACILITIES AGREEMENT
- ALL PUBLIC UTILITIES SUCH AS: WATER, SEWER, STORM DRAINAGE, GAS, POWER, AND PHONE WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY AND ARE ALL LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS.
- ALL HANDICAP PARKING STALLS SHALL BE 10 FEET WIDE WITH 5 FEET ACCESS ISLE. ALL OTHER PARKING STALLS TO BE 9 FEET WIDE AND 20 FEET DEEP WITH 24 FEET BACKUP LANE.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 29th DAY OF June, A.D., 2007
CITY ATTORNEY

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, David V. Thomas DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12396 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, STREETS, EASEMENTS, PRIVATE, LIMITED COMMON, AND COMMON AREA 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.
DATE MARCH 6, 2007 SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY AS SHOWN ON THE RANCHES PARKWAY/PONY EXPRESS PARKWAY ROAD DEDICATION PLAT" RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING #8060, WHICH POINT IS N 89°02'40" W ALONG THE SECTION LINE 266.68 FEET AND SOUTH 82.95 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
RUNNING THENCE S 34°00'01" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE KERN RIVER GAS TRANSMISSION COMPANY EASEMENT (ENTRY #10145-90) 581.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY AS SHOWN ON "PLAT A CHIMNEY ROCK AT RED HAWK RANCH SUBDIVISION" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING #8086; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) N 50°18'03" W 151.19 FEET, (2) NORTHWESTERLY 225.83 FEET ALONG THE ARC OF A 320.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 40°26'05" (CHORD= N 30°05'00" W 221.17 FEET), THENCE N 16°34'35" E 210.26 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY; THENCE EASTERLY ALONG SAID LINE S 89°09'24" E 326.46 FEET; THENCE N 12°47'40" E 30.66 FEET; THENCE S 89°09'24" E 199.63 FEET; THENCE S 34°00'01" W 35.83 FEET TO POINT ALONG SAID SOUTHERLY RIGHT-OF-WAY; THENCE N 89°09'24" W 20.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.
CONTAINING 3.810 ACRES.

OWNER'S 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, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-9 J7, 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.

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGMENT

ON THE 11th DAY OF March, 2007, 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

MY COMMISSION EXPIRES 3-25-07 Jana H. Hittman
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY COUNCIL OF _____ EAGLE MT. CITY COUNTY OF UTAH, APPROVES THIS PLANNED UNIT DEVELOPMENT 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 _____ DAY OF _____ A.D. 20 _____

APPROVED Christina F. ... CITY ENGINEER (SEE SEAL BELOW) ATTEST Jana H. Hittman CLERK-RECORDER (SEE SEAL BELOW)

PLAT "A"
PARKWAY CROSSROADS

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T5S, R1W, SLB&M
PLANNED UNIT DEVELOPMENT _____ EAGLE MT. _____ CITY, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL
APPROVED AS TO FORM THIS 29th DAY OF June, A.D., 2007
CITY ATTORNEY

11297512007
RANDALL S. COULINGTON
UTAH COUNTY RECORDER
3007 Main St. Salt Lake City, UT 84143
RECORDED FOR EAGLE MOUNTAIN CITY
SEC. 29, 1W, T5S, 1W 70-038 JT