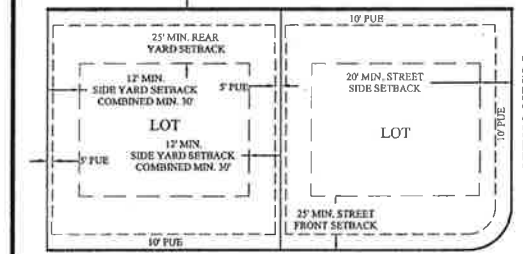


VICINITY MAP  
N.T.S.



TYPICAL BUILDING SETBACKS  
N.T.S.

Line Table

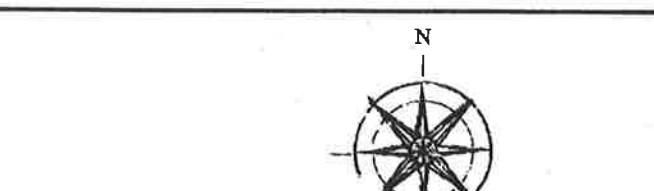
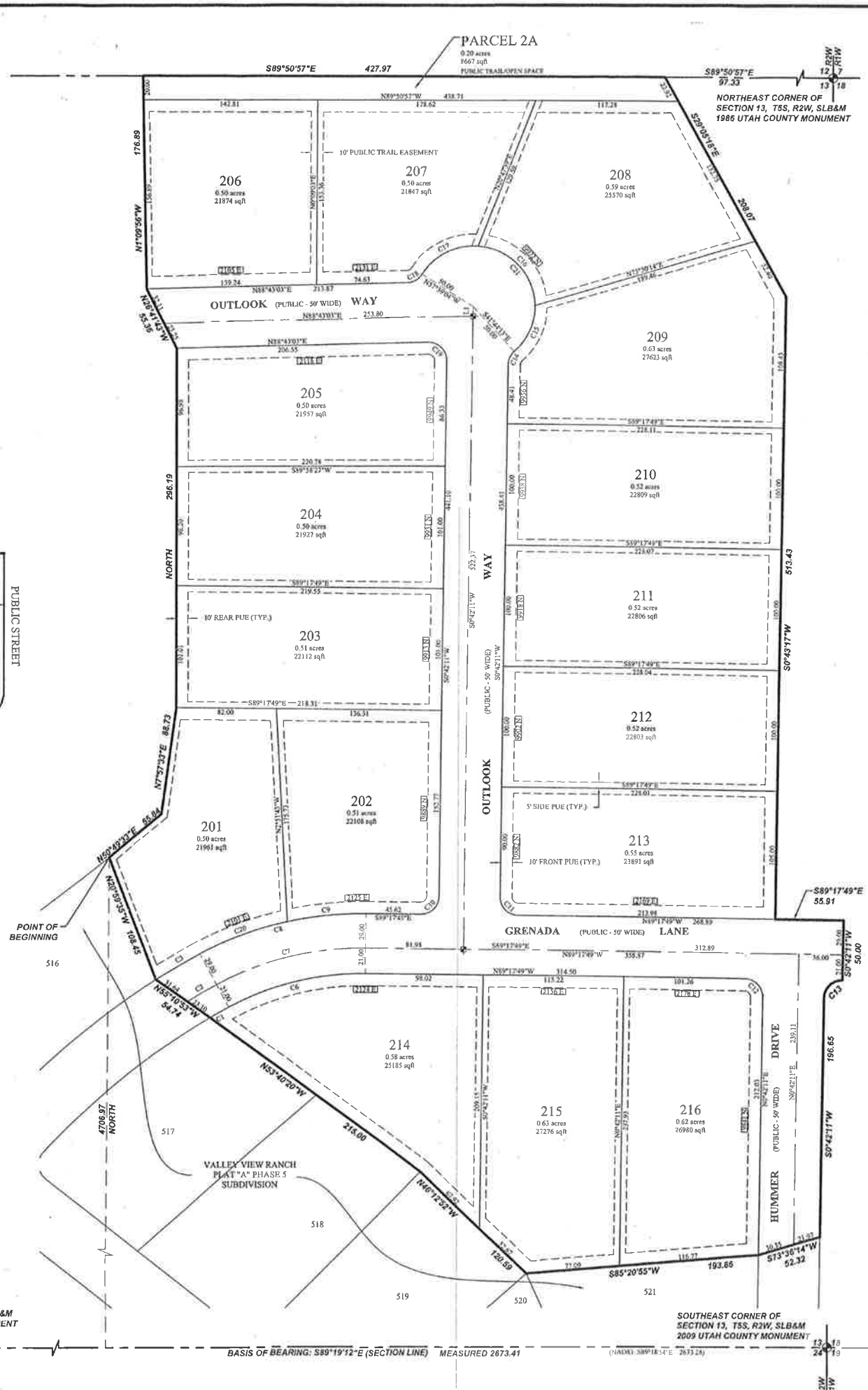
LINE	DIRECTION	LENGTH
L1	N01°40'56"E	8.01

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	579.00	1°43'53"	17.50	S60°47'27"W	17.49
C2	600.00	2°40'03"	27.93	S69°19'22"W	27.91
C3	629.00	3°50'51"	42.24	S39°43'39"W	42.23
C4	229.00	29°02'48"	116.09	S76°10'47"W	114.85
C5	250.00	29°02'48"	126.74	S76°10'47"W	125.39
C6	279.00	29°02'48"	141.44	S76°10'47"W	139.93
C7	279.00	13°2'22"	65.36	N83°59'30"E	65.21
C8	15.00	90°00'00"	23.56	N45°42'11"E	21.21
C9	15.00	90°00'00"	23.56	S44°17'49"W	21.21
C10	15.00	90°00'00"	23.56	N44°17'49"W	21.21
C11	15.00	90°00'00"	23.56	N45°42'11"E	21.21
C12	15.00	90°00'00"	23.56	N45°42'11"E	21.21
C13	15.00	47°33'36"	12.45	S24°28'39"W	12.10
C14	50.00	49°17'11"	43.01	S23°37'12"W	41.70
C15	50.00	84°34'43"	73.81	S47°18'45"E	67.29
C16	50.00	62°02'58"	54.15	N63°22'25"E	51.54
C17	15.00	58°22'07"	14.76	N60°31'59"E	14.17
C18	15.00	91°59'08"	24.08	N45°17'23"W	21.58
C19	279.00	15°37'26"	76.08	N69°28'06"E	75.84
C20	50.00	195°54'31"	170.97	N49°41'39"W	99.04



SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M, 2005 UTAH COUNTY MONUMENT



GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.

NOTES:  
1. PARCEL 2A IS HEREBY DEDICATED TO THE CITY OF EAGLE MOUNTAIN...  
2. P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT...  
3. STREET MONUMENT (TO BE SET)

SITE TABULATIONS

TOTAL # OF LOTS:	16 LOTS
TOTAL ACREAGE:	10.72 ACRES
TOTAL ACREAGE IN LOTS:	10.69 ACRES
TOTAL OPEN SPACE:	0.20 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	0.67 ACRES OR 29185 SQFT.
LARGEST LOT SIZE:	0.63 ACRES
SMALLEST LOT SIZE:	0.59 ACRES
OVERALL DENSITY:	1.49 UNITS/ACRE

OWNER(S):  
PRINTED NAME OF OWNER: *Steven Madex*  
AUTHORIZED SIGNATURE(S): *Steven Madex*

LIMITED LIABILITY ACKNOWLEDGMENT  
STATE OF UTAH  
COUNTY OF Utah  
ON THE 20 DAY OF JULY A.D. 2017 PERSONALLY APPEARED BEFORE ME...  
MY COMMISSION EXPIRES: 7-1-2020

ROCKY MOUNTAIN POWER  
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement...  
APPROVED BY MAYOR: *Mark Stute*  
APPROVED BY CITY ATTORNEY: *Michelle L. Holt*

QUESTAR GAS COMPANY  
Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements...  
APPROVED BY CITY ENGINEER: *Christy J. Trust*

PHASE A, PLAT 2  
VALLEY VIEW FOOTHILLS SUBDIVISION  
EAGLE MOUNTAIN, UTAH COUNTY, UTAH  
SCALE: 1"=50'

DIRECT COMMUNICATIONS  
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision...  
APPROVED BY CITY ENGINEER: *Christy J. Trust*

SURVEYOR'S CERTIFICATE  
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR...  
DENNIS P. CARLISLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 172675  
DATE: DECEMBER 8, 2016

BOUNDARY DESCRIPTION  
A portion of the NW1/4 of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows: and SEC. 13, T5S, R2W, SLB&M  
Beginning at the north corner of Lot 516, Plat "A", Phase 5, VALLEY VIEW RANCH Subdivision, according to the Official Plat thereof located S89°19'12"E along the Section line 2,185.24 feet and North 4,706.97 feet from the South 1/4 Corner of Section 13, T5S, R2W, S.L.B. & M.; thence N50°49'33"E 55.84 feet; thence N7°57'33"E 88.73 feet; thence North 296.19 feet; thence N26°41'43"W 55.36 feet; thence N1°09'56"W 176.89 feet to the north line of said Section 13; thence S89°50'57"E along the Section line 427.97 feet to a point located N89°50'57"W along the Section line 97.33 feet from the Northeast Corner of said Section 13, T5S, R2W, thence S29°05'18"E 208.07 feet; thence S09°43'17"W 513.43 feet; thence S89°17'49"E 55.91 feet; thence S0°42'11"W 50.00 feet; thence Southwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: S0°42'11"W) 23.56 feet through a central angle of 90°00'00" (chord: S45°42'11"W 21.21 feet); thence S0°42'11"W 196.65 feet to the northwest corner of Lot 916, Plat "A", Phase 9, VALLEY VIEW RANCH Subdivision, according to the Official Plat; thence along said Plat and also along said Plat "A", Phase 5, VALLEY VIEW RANCH Subdivision the following 6 (six) courses and distances: S73°36'07"W 52.32 feet; thence S55°20'55"W 193.86 feet; thence N46°12'52"W 120.59 feet; thence N53°40'20"W 215.00 feet; thence N55°10'53"W 54.74 feet; thence N20°59'35"W 108.45 feet to the point of beginning.

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, 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, 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.

STATE OF UTAH  
COUNTY OF Utah  
ON THE 20 DAY OF JULY A.D. 2017 PERSONALLY APPEARED BEFORE ME...  
MY COMMISSION NO. 1410083

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 23 DAY OF January, 2017.

SEALS AND SIGNATURES:  
SURVEYOR'S SEAL: DENNIS P. CARLISLE  
NOTARY PUBLIC SEAL: *Michelle L. Holt*  
CITY-COUNTY ENGINEER SEAL: *Christy J. Trust*  
COUNTY RECORDER SEAL: *Jeffrey Smith*

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