

SURVEYOR'S CERTIFICATE
 I, ARND THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 41878 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, OPEN SPACE, 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.
 DATE MARCH 12, 2012 SURVEYOR Arnd Thomas

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS WEST 725.79 FEET AND NORTH 156.52 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
 THENCE S 16°44'41" W 148.08 FEET; THENCE S 02°27'57" W 8.47 FEET; THENCE N 89°32'03" W 58.56 FEET; THENCE N 29°21'40" E 23.80 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 170.00-FOOT RADIUS CURVE TO THE RIGHT 44.26 FEET (CURVE HAS A CENTRAL ANGLE OF 14°54'56" AND A CHORD THAT BEARS N 59°07'21" W 44.13 FEET); THENCE N 51°39'54" W 132.04 FEET; THENCE S 38°20'06" W 141.76 FEET; THENCE ALONG THE ARC OF A 430.00-FOOT RADIUS CURVE TO THE LEFT 63.06 FEET (CURVE HAS A CENTRAL ANGLE OF 08°24'09" AND A CHORD THAT BEARS S 34°08'02" W 63.00 FEET); THENCE N 44°54'38" W 200.62 FEET; THENCE WEST 126.09 FEET; THENCE N 02°26'38" E 98.45 FEET; THENCE S 89°09'03" E 171.43 FEET; THENCE N 02°59'02" E 51.65 FEET; THENCE S 87°00'58" E 50.00 FEET; THENCE S 89°09'03" E 166.34 FEET; THENCE S 02°49'06" W 126.76 FEET; THENCE S 01°15'13" E 130.08 FEET; THENCE S 10°33'32" E 50.67 FEET; THENCE S 01°15'13" E 253.85 FEET; THENCE EAST 67.04 FEET; THENCE S 26°28'31" W 186.62 FEET; THENCE S 38°20'06" W 88.43 FEET; THENCE S 52°11'10" E 175.01 FEET; THENCE S 76°58'33" E 86.37 FEET; THENCE S 49°34'24" E 106.11 FEET TO THE POINT OF BEGINNING.
 CONTAINING 10.552 ACRES.
 BASIS OF BEARING = UTAH STATE PLANE COORDINATES, CENTRAL ZONE

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 10-9-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, 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.
 DRAPER EQUITY, LLC
 LEWIS BANKHEAD
 AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT
 ON THE 29 DAY OF MARCH, 2012, 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 5-19-2012
 NOTARY PUBLIC

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 AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 10th DAY OF April, A.D. 2012
 APPROVED Christina J. Tandy ATTEST Spencer L. Bous
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLAT "A-1"
VALLEY VIEW RANCH NORTH
 SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH.
 LOCATED IN THE N.E. 1/4 OF SECTION 13, T.5S., R.2W., S.L.B.&M.
 SCALE: 1" = 50'

SURVEYOR'S SEAL: ARND THOMAS, REGISTERED LAND SURVEYOR, UTAH, NO. 41878, EXPIRES 12-31-13.
 CITY ENGINEER SEAL: CHRISTOPHER TANDY, UTAH, NO. 21003, EXPIRES 12-31-12.
 CLERK-RECORDER SEAL: JEFFERY SMITH, UTAH, NO. 12474, EXPIRES 12-31-12.
 NOTARY PUBLIC SEAL: S. N. REED, UTAH, NO. 12474, EXPIRES 12-31-12.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	170.00	44.26	14°54'56"	44.13	N 59°07'21" W
C2	430.00	63.06	8°24'9"	63.00	S 34°8'2" W
C3	421.00	157.90	21°28'21"	156.98	N 40°55'13" W
C4	194.00	131.19	38°44'44"	128.70	N 49°32'55" W
C5	194.00	75.68	22°21'3"	75.20	S 80°5'48" E
C6	201.00	72.70	20°43'26"	72.31	N 9°16'21" E
C7	499.00	35.48	4°42'4"	35.47	S 0°56'50" W
C8	15.00	23.18	88°27'8"	20.92	S 5°53'27" E
C9	450.00	114.59	14°35'23"	114.28	S 42°49'20" E
C10	450.00	42.03	5°21'6"	42.02	S 32°51'3" E
C11	165.00	175.94	61°5'47"	167.73	S 80°43'28" E
C12	215.00	41.71	11°8'58"	41.65	S 85°42'50" E
C13	15.00	21.00	80°12'34"	19.33	S 59°44'21" W
C14	172.00	62.21	20°43'26"	61.87	N 9°16'21" E
C15	528.00	37.54	4°42'4"	37.53	S 0°56'50" W
C16	478.00	17.14	2°3'15"	17.14	S 1°57'24" W
C17	478.00	16.85	2°1'9"	16.84	S 0°4'48" E
C18	15.00	23.60	90°9'51"	21.24	S 46°10'18" E
C19	15.00	23.52	89°50'9"	21.18	N 43°49'42" E
C20	222.00	80.30	20°43'26"	79.86	S 9°16'21" W
C21	15.00	20.88	79°45'24"	19.24	S 20°14'43" E
C22	215.00	85.02	22°39'25"	84.47	S 48°47'47" E
C23	215.00	27.36	71°17'32"	27.35	S 33°49'19" E
C24	400.00	136.97	19°37'10"	136.30	S 39°59'8" E
C25	15.00	24.05	91°52'11"	21.56	N 84°16'12" E
C26	15.00	23.56	90°0'0"	21.21	S 6°39'54" E
C27	170.00	48.82	16°27'20"	48.66	S 74°48'29" E

STATE PLANE COORDINATES
 FACTOR = 0.999705155167

SP#	NORTHING (Y)	EASTING (X)	SP#	NORTHING (Y)	EASTING (X)
SP1	747,409.82	1,860,508.18	SP14	748,509.94	1,859,339.71
SP2	747,566.09	1,859,782.60	SP15	748,561.50	1,859,342.40
SP3	747,424.34	1,859,739.96	SP16	748,558.90	1,859,392.32
SP4	747,415.67	1,859,739.89	SP17	748,553.53	1,859,556.52
SP5	747,416.35	1,859,681.34	SP18	748,426.96	1,859,552.29
SP6	747,437.08	1,859,693.01	SP19	748,296.96	1,859,555.14
SP7	747,459.73	1,859,655.15	SP20	748,247.16	1,859,564.42
SP8	747,541.60	1,859,551.61	SP21	747,993.45	1,859,569.97
SP9	747,430.43	1,859,463.71	SP22	747,993.45	1,859,637.00
SP10	747,378.30	1,859,428.37	SP23	747,826.45	1,859,553.82
SP11	747,520.34	1,859,286.77	SP24	747,757.11	1,859,498.99
SP12	747,520.34	1,859,160.72	SP25	747,649.84	1,859,637.21
SP13	748,515.46	1,859,168.44	SP26	747,634.88	1,859,701.85

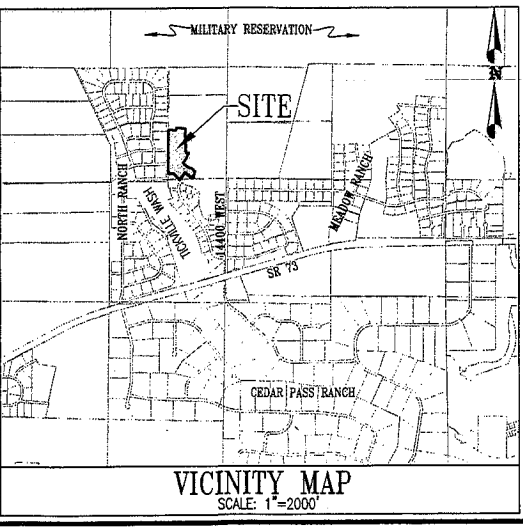
NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT WITHOUT SANITARY SEWER UNTIL THE UTAH COUNTY HEALTH DEPARTMENT APPROVES IT FOR A SEPTIC TANK AND DRAIN FIELD AS NOTED ON THE PLAT.
 NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS ADEQUATE WATER PRESSURE IS DEMONSTRATED TO EAGLE MOUNTAIN CITY.

GENERAL NOTES
 1. ALL WATER LINES UP TO AND INCLUDING THE METER, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
 2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (PUE) ALONG ALL SIDE AND REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT ALONG ALL STREET FRONTS, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS DAY OF March, A.D., 2012
 CITY ATTORNEY

TABULATIONS

TOTAL AREA	=	10.552 AC
LOT ACREAGE	=	8.668 AC
STREET ACREAGE	=	1.883 AC
OPEN SPACE ACREAGE	=	0.00 AC
NUMBER OF LOTS	=	13
AVERAGE LOT SIZE	=	0.867 AC



13642

Sec. 13-5-24 70-037