

SURVEYOR'S CERTIFICATE
 I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947, 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.
 Nov. 2, 2012 DATE
 David V. Thomas SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS WEST 871.44 FEET AND NORTH 584.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
 THENCE WEST 67.04 FEET; THENCE N 01°15'13" W 253.85 FEET; THENCE N 10°33'32" W 50.67 FEET; THENCE N 01°15'13" W 130.08 FEET; THENCE N 02°49'06" E 139.39 FEET; THENCE S 88°37'52" E 163.32 FEET; THENCE N 04°02'51" E 78.73 FEET; THENCE S 85°57'09" E 50.00 FEET; THENCE S 76°44'35" E 169.41 FEET; THENCE S 21°32'18" W 60.40 FEET; THENCE S 09°33'17" W 251.57 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 221.00-FOOT RADIUS, CURVE TO THE LEFT 66.13 FEET (CURVE HAS A CENTRAL ANGLE OF 17°08'39" AND A CHORD THAT BEARS N 82°40'53" W 65.88 FEET); THENCE S 88°44'47" W 27.77 FEET; THENCE S 49°15'37" W 78.63 FEET; THENCE S 01°15'13" E 75.14 FEET; THENCE S 26°28'31" W 203.55 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3.374 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 10-9a-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, L.L.C. Signature: _____
 Lewis Bankhead Signature: _____
 OWNER(S) PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT
 ON THE 20th DAY OF NOVEMBER, 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 4-20-2017
 Notary Signature: _____
 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 4th DAY OF December, A.D. 2012.
 Mayor Signature: _____
 City Engineer Signature: _____ ATTEST Clerk-Recorder Signature: _____
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLAT "A-3"
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'

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 10 DAY OF December, A.D., 2012
 CITY ATTORNEY Signature: _____
 SURVEYOR'S SEAL: DAVID V. THOMAS, No. 163947, STATE OF UTAH
 NOTARY PUBLIC SEAL: Notary Signature: _____
 CITY ENGINEER SEAL: CHRISTOPHER TODD, No. 24518, STATE OF UTAH
 CLERK-RECORDER SEAL: EAGLE MOUNTAIN CITY, STATE OF UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	221.00	66.13	178°39"	65.88	S 82°40'53" E
C2	300.00	27.76	5°18'4"	27.75	S 1°23'49" W
C3	15.00	23.56	90°0'0"	21.21	N 43°44'47" E
C4	329.00	30.44	5°18'4"	30.43	S 1°23'49" E
C5	279.00	17.62	3°37'8"	17.62	S 2°14'17" W
C6	279.00	8.19	1°40'56"	8.19	S 0°24'45" E
C7	15.00	23.56	90°0'0"	21.21	S 46°15'13" E

STATE PLANE COORDINATES
 FACTOR = 0.999705155167

SP#	NORTHING (Y)	EASTING (X)	SP#	NORTHING (Y)	EASTING (X)
SP1	747,409.62	1,860,508.18	SP10	748,637.23	1,859,777.79
SP2	747,993.45	1,859,637.00	SP11	748,598.39	1,859,942.63
SP3	747,993.45	1,859,569.97	SP12	748,542.23	1,859,920.46
SP4	748,247.16	1,859,564.42	SP13	748,294.22	1,859,878.72
SP5	748,296.96	1,859,555.14	SP14	748,302.61	1,859,813.38
SP6	748,426.96	1,859,552.29	SP15	748,302.00	1,859,785.63
SP7	748,566.15	1,859,559.14	SP16	748,250.70	1,859,726.07
SP8	748,562.24	1,859,722.36	SP17	748,175.59	1,859,727.71
SP9	748,640.76	1,859,727.92			

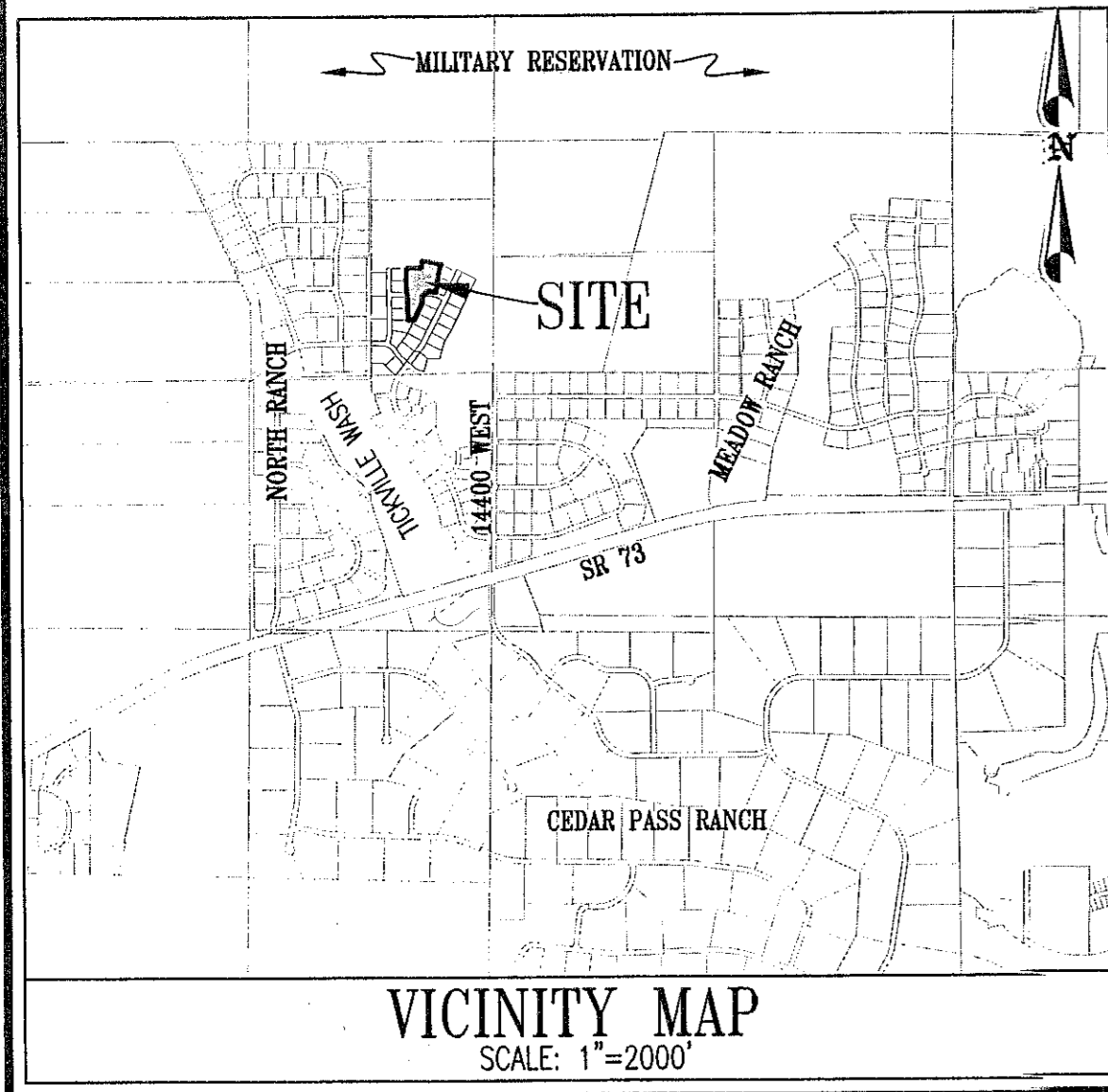
ADDRESS TABLE

LOT#	ADDRESSES
29	ST. KITTS DRIVE
30	ST. KITTS DRIVE
(OR)	GRENADA LANE
31	GRENADA LANE
32	GRENADA LANE
33	GRENADA LANE
(OR)	ST. KITTS DRIVE

TABULATIONS

TOTAL AREA	= 3.374 AC
LOT ACREAGE	= 2.758 AC
STREET ACREAGE	= 0.616 AC
OPEN SPACE ACREAGE	= 0.00 AC
NUMBER OF LOTS	= 5
AVERAGE LOT SIZE	= 0.672 AC

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.
 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.



13792

SEC. 13-5-2W T5S-R2W