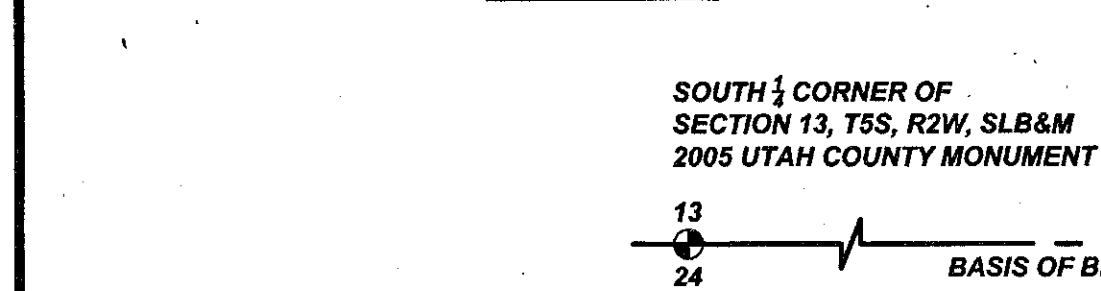
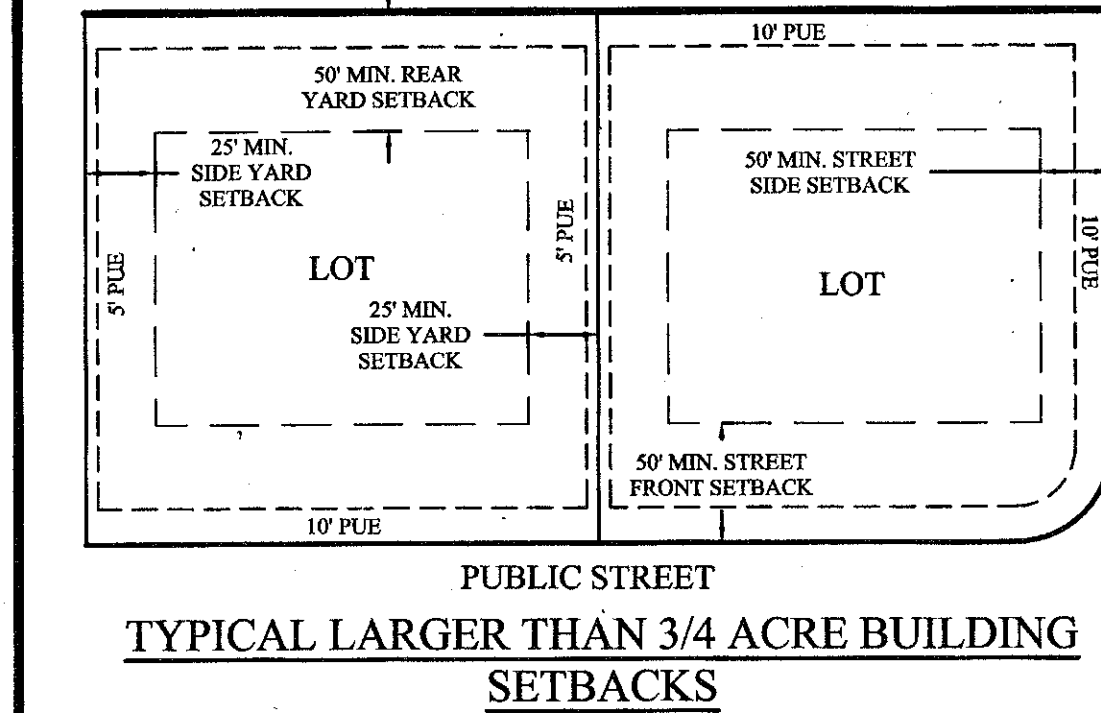


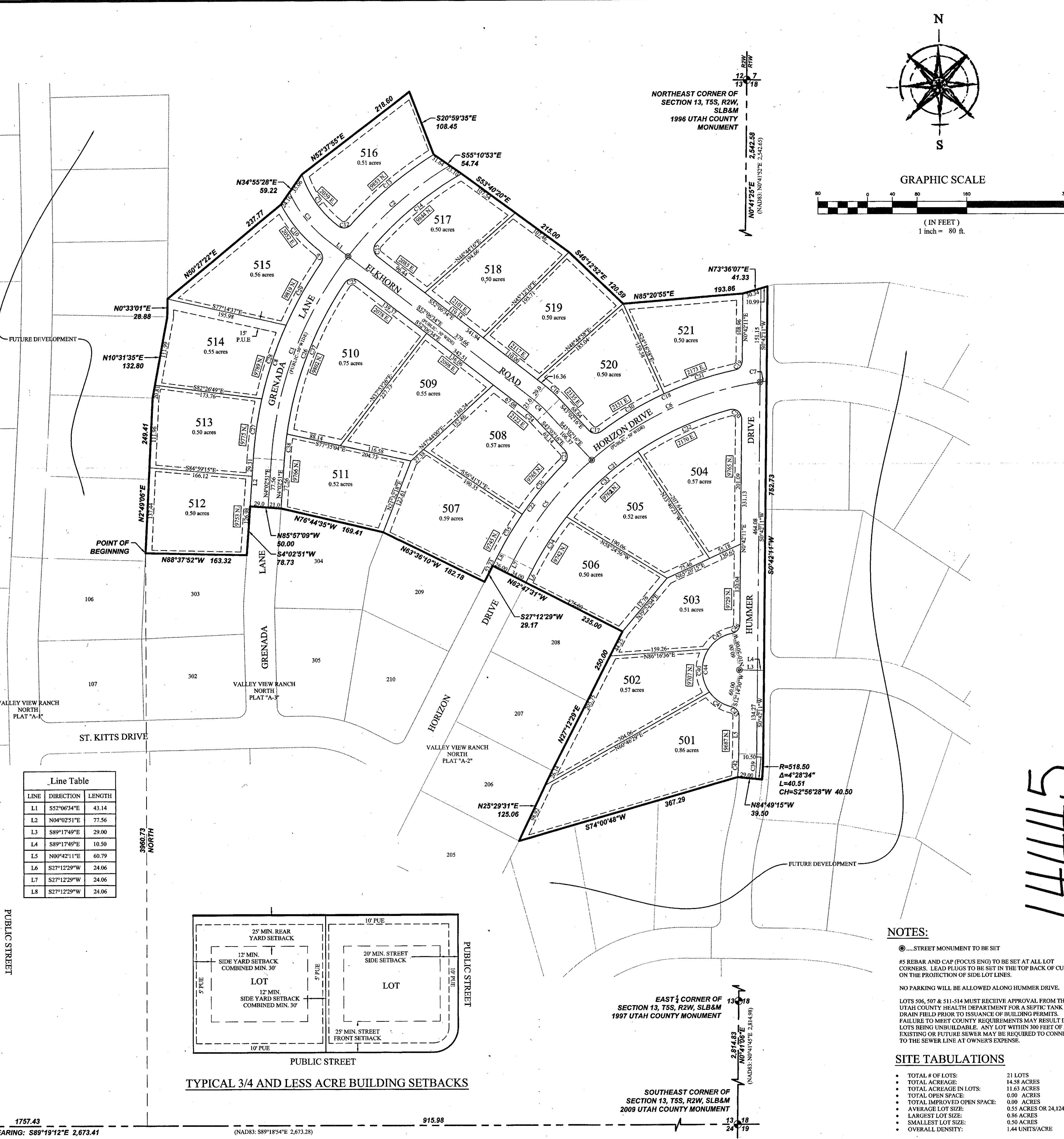
VICINITY MAP

N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	600.00	33°50'25"	354.37	S20°58'03"W	349.24
C2	600.00	21°06'05"	220.97	S48°26'18"W	219.73
C3	200.00	28°19'20"	98.86	S37°56'54"E	97.86
C4	171.00	9°04'18"	27.07	N47°34'25"W	27.05
C5	534.00	22°00'46"	205.16	S38°12'52"W	203.90
C6	534.00	32°30'23"	302.96	S65°28'27"W	298.92
C7	534.00	1°08'20"	10.61	S82°17'49"W	10.61
C8	629.00	30°38'09"	336.32	S19°21'55"W	332.33
C9	15.00	86°49'47"	22.73	N08°43'53"W	20.62
C10	221.00	25°06'17"	96.83	S39°33'58"E	96.06
C11	171.00	34°40'24"	103.48	S35°00'36"E	101.91
C12	15.00	85°50'51"	22.47	N84°43'46"E	20.43
C13	629.00	16°00'11"	175.68	S49°48'26"W	175.11
C14	579.00	17°33'47"	177.48	S51°08'37"W	176.79
C15	15.00	94°28'17"	24.73	S04°52'26"E	22.02
C16	200.00	9°04'18"	31.67	N47°34'25"W	31.63
C17	15.00	83°30'16"	21.86	S84°47'25"E	19.98
C18	560.00	24°27'13"	239.01	S65°41'03"W	237.20
C19	15.00	77°12'29"	20.21	N39°18'25"E	18.72
C20	15.00	105°13'06"	27.55	N51°54'22"W	23.84
C21	500.00	48°16'36"	421.29	S51°20'47"W	408.94
C22	560.00	18°15'50"	178.51	S36°20'24"W	177.75
C23	15.00	88°30'35"	23.17	N01°13'01"E	20.94
C24	150.00	9°04'18"	23.75	N47°34'25"W	23.72
C25	15.00	93°39'46"	24.52	S81°03'33"W	21.88
C26	579.00	30°10'49"	304.99	S19°08'16"W	301.47
C27	629.00	8°43'51"	95.85	N08°24'46"E	95.76
C28	629.00	11°24'18"	125.21	N18°28'51"E	125.00
C29	629.00	10°30'00"	115.27	N29°26'00"E	115.11
C30	560.00	12°06'13"	118.30	N59°30'33"E	118.08
C31	560.00	12°21'00"	120.71	N71°44'10"E	120.47
C32	500.00	18°45'23"	163.68	S66°06'23"W	162.95
C33	500.00	17°55'44"	156.46	S47°45'50"W	155.82
C34	500.00	11°35'28"	101.15	S33°00'13"W	100.98
C35	560.00	7°20'56"	71.83	N30°52'57"E	71.78
C36	560.00	10°54'54"	106.68	N40°00'52"E	106.52
C37	579.00	26°00'54"	262.89	S21°13'13"W	260.64
C38	579.00	4°09'55"	42.09	S06°07'48"W	42.08
C39	508.00	4°28'34"	39.69	N02°50'28"E	39.68
C40	60.00	69°34'37"	72.86	N00°55'50"W	68.47
C41	60.00	42°02'22"	44.02	N56°44'20"W	43.04
C42	479.00	4°28'34"	37.42	N02°50'28"E	37.41
C43	15.00	78°27'41"	20.54	N38°31'40"W	18.97
C44	60.00	156°55'22"	164.33	S00°42'11"W	117.57
C45	60.00	45°18'24"	47.44	N56°30'40"E	46.22
C46	15.00	78°27'41"	20.54	N39°50'01"E	18.97



SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M 2005 UTAH COUNTY MONUMENT
BASIS OF BEARING: S89°19'12"E 2,673.41



Line Table		
LINE	DIRECTION	LENGTH
L1	S52°06'34"E	43.14
L2	N04°02'51"E	77.56
L3	S89°17'49"E	29.00
L4	S89°17'49"E	10.50
L5	N00°42'11"E	60.79
L6	S27°12'29"W	24.06
L7	S27°12'29"W	24.06
L8	S27°12'29"W	24.06

EAST 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M 1997 UTAH COUNTY MONUMENT
BASIS OF BEARING: S89°18'54"E 2,673.28

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a rebar & cap (found) at the northwest corner of Lot 303, Plat A-3, VALLEY VIEW RANCH NORTH Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said lot corner is located S89°19'12"E along the Section line 1,757.43 feet and North 3,960.73 feet from the South 1/4 Corner of Section 13, T5S, R2W, S.L.B.& M.; thence N2°49'06"E 249.41 feet; thence N10°31'35"E 132.80 feet; thence N89°33'01"E 28.88 feet; thence N50°27'22"E 237.77 feet; thence N34°55'28"E 59.22 feet; thence N52°37'55"E 218.60 feet; thence S20°59'35"E 108.45 feet; thence S55°10'53"E 54.74 feet; thence S53°40'20"E 215.00 feet; thence S46°12'52"E 120.59 feet; thence N85°20'55"E 193.86 feet; thence N73°36'07"E 41.33 feet to a point located S0°41'25"W along the Section line 960.27 feet and East 36.10 feet from the Northeast Corner of said Section 13; thence S0°42'11"W 752.73 feet; thence along the arc of a 518.50 foot radius curve to the right 40.51 feet through a central angle of 4°28'34" (chord: S2°56'28"W 40.50 feet); thence N84°49'15"W 39.50 feet; thence S74°00'48"W 367.29 feet to a rebar & cap (found) at the southeast corner of Lot 206, VALLEY VIEW RANCH NORTH, Plat A-2, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 5 (five) courses and distances: N25°29'31"E 125.06 feet to a rebar & cap (found) at the southeast corner of Lot 207; thence N27°12'29"W 250.00 feet to a rebar & cap (found) at the northeast corner of Lot 208; thence N62°47'31"W 235.00 feet; thence S27°12'29"W 29.17 feet to a rebar & cap (found) at the northeast corner of Lot 304, VALLEY VIEW RANCH NORTH, Plat A-3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 4 (four) courses and distances: N76°44'33"W 169.41 feet; thence N85°70'09"W 50.00 feet; thence S4°02'51"W 78.73 feet; thence N88°37'52"W 163.32 feet the point of beginning.

Contains: 14.58 +/- acres
Dennis P. Carlisle
PROFESSIONAL LAND SURVEYOR
Sept. 8, 2014
DATE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL OF THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THAT 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.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 7th DAY OF Sept A.D. 2014
Michael C. Bingham, manager
JEFFERY BRITH
UTAH COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S. COUNTY OF UTAH
ON THE 7th DAY OF Sept A.D. 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, Michael C. Bingham, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF EDGE LAND INVESTORS, A UTAH LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 4-19-2015
Kami Robertson
A NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF October, A.D. 2014.

APPROVED: Mayor (SEE SEAL BELOW) ATTEST: Clerk/Recorder (SEE SEAL BELOW)

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAN AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS 23 DAY OF September, A.D. 2014.
Christopher T. Trumbly
CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS 7 DAY OF October, A.D. 2014, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY
CITY ATTORNEY

PLAT "A" PHASE 5 VALLEY VIEW RANCH SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: DENNIS P. CARLISLE, No. 172675, STATE OF UTAH
NOTARY PUBLIC SEAL: Kami Robertson, No. 218193, STATE OF UTAH
CITY-COUNTY ENGINEER SEAL: Christopher T. Trumbly, No. 218193, STATE OF UTAH
COUNTY RECORDER SEAL: JEFFERY BRITH, No. 608625, STATE OF UTAH

NOTES:
● STREET MONUMENT TO BE SET
● REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
NO PARKING WILL BE ALLOWED ALONG HUMMER DRIVE.
LOTS 506, 507 & 511-514 MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNERS EXPENSE.

SITE TABULATIONS
● TOTAL # OF LOTS: 21 LOTS
● TOTAL ACREAGE: 14.58 ACRES
● TOTAL IMPROVED OPEN SPACE: 0.06 ACRES
● TOTAL IMPROVED OPEN SPACE: 0.06 ACRES
● AVERAGE LOT SIZE: 0.55 ACRES OR 24,124 SQFT.
● LARGEST LOT SIZE: 0.86 ACRES
● SMALLEST LOT SIZE: 0.50 ACRES
● OVERALL DENSITY: 1.44 UNITS/ACRE