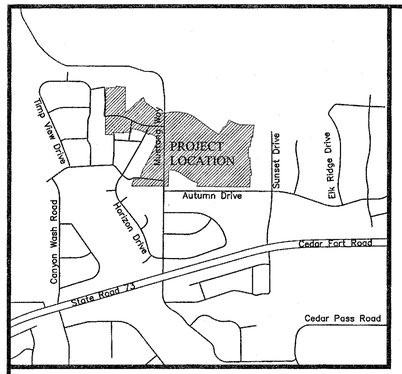
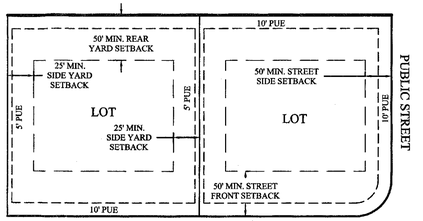
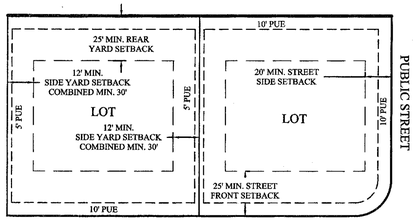


VICINITY MAP



TYPICAL LARGER THAN 3/4 ACRE BUILDING SETBACKS



TYPICAL 3/4 AND LESS ACRE BUILDING SETBACKS

NOTES AND CONDITIONS:

✠ ....STREET MONUMENT TO BE SET

#5 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.

PARCEL A IS DEDICATED TO, AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.

NO PARKING IS ALLOWED ALONG HUMMER DRIVE.

NEIGHBORHOOD PARK; THE ENTIRE NEIGHBORHOOD PARK MUST BE COMPLETED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF THE 150TH VALLEY VIEW BUILDING PERMIT. BERMS MUST BE ADDED TO HELP BUFFER THE PARK AREAS FROM THE STREETS. THE PARK AREA MUST INCLUDE GRASS AS GROUND COVER. A COMPLETE LANDSCAPE & IRRIGATION PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY PARKS & REC DIRECTOR AND PLANNING DIRECTOR PRIOR TO BEGINNING PARK CONSTRUCTION.

MILITARY VEHICLE ACCESS; ACCESS MUST BE MAINTAINED FOR MILITARY AND EMERGENCY VEHICLES ALONG THE CURRENT CAMP WILLIAMS ROAD ALIGNMENT (MUSTANG WAY).

RETAINING WALLS; A SOILS REPORT IS REQUIRED FOR EVERY LOT. LOTS WITH A SLOPE GREATER THAN 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.

ALL HOMES MUST HAVE A MINIMUM FINISHED INTERIOR SQUARE FOOTAGE OF 1,400 SQUARE FEET ABOVE LAND ELEVATION AT THE BUILDING SITE. HOMES BUILT WITH TWO STORIES ABOVE LAND ELEVATION SHALL HAVE A MINIMUM OF 1,000 SQUARE FEET INTERIOR FINISHED ON THE MAIN LEVEL AND 1,600 TOTAL FINISHED SQUARE FOOTAGE OVERALL. NO MORE THAN 50% OF HOMES IN VALLEY VIEW SHALL BE BUILT USING VINYL SIDING AS AN EXTERIOR MATERIAL.

NO HOME PLAN WILL BE APPROVED FOR CONSTRUCTION IF A HOME USING THE SAME FRONT ELEVATION HAS BEEN APPROVED FOR USE ON A HOME WITHIN FIVE (5) LOTS ADJOINING THE PROPOSED HOME ON EITHER SIDE OR ACROSS THE STREET AND NO MORE THAN 15% OF THE SAME FRONT ELEVATION IN THE PROJECT. USE OF THE SAME HOME PLAN IN VALLEY VIEW IS DISCOURAGED.

SITE TABULATION

• TOTAL # OF LOTS:	24 LOTS & 1 PARCEL
• TOTAL ACREAGE:	19.38 ACRES
• TOTAL ACREAGE IN LOTS:	14.89 ACRES
• PARCEL A:	1.49 ACRES
• TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
• AVERAGE LOT SIZE:	0.62 ACRES OR 27,007 SQFT.
• LARGEST LOT SIZE:	1.02 ACRES
• SMALLEST LOT SIZE:	0.50 ACRES
• OVERALL DENSITY:	0.81 UNITS/ACRE

Line Table

LINE	DIRECTION	LENGTH
L1	N0°26'35"W	23.26
L2	S0°26'35"E	24.73
L3	N90°00'00"W	4.00

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

N

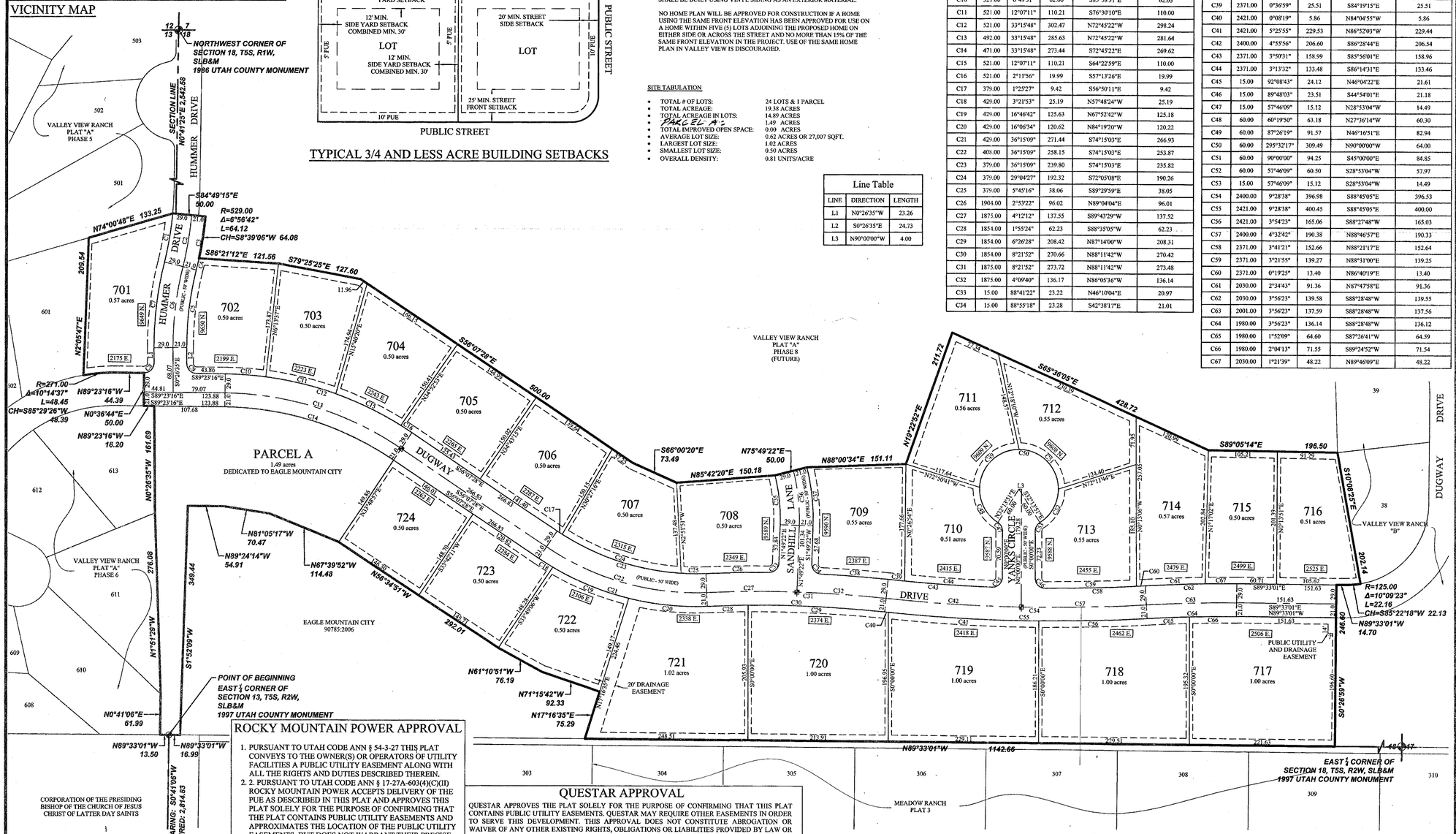
S

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	479.00	8°55'14"	74.58	N9°38'22"E	74.50
C2	508.00	8°55'14"	79.09	N9°38'22"E	79.01
C3	529.00	8°55'14"	82.36	N9°38'22"E	82.28
C4	529.00	1°58'33"	18.24	S13°06'43"W	18.24
C5	471.00	14°32'34"	119.55	S6°49'42"W	119.23
C6	492.00	14°32'34"	124.88	S6°49'42"W	124.54
C7	521.00	14°32'34"	132.24	N6°49'42"E	131.89
C8	15.00	91°03'19"	23.84	N45°05'05"E	21.41
C9	15.00	88°56'41"	23.29	S44°54'55"E	21.02
C10	521.00	6°49'31"	62.06	S85°58'31"E	62.03
C11	521.00	12°07'11"	110.21	S76°30'10"E	110.00
C12	521.00	33°15'48"	302.47	N72°45'22"W	298.24
C13	492.00	33°15'48"	285.63	N72°45'22"W	281.64
C14	471.00	33°15'48"	273.44	S72°45'22"E	269.62
C15	521.00	12°07'11"	110.21	S64°22'59"E	110.00
C16	521.00	2°11'56"	19.99	S57°13'26"E	19.99
C17	379.00	1°25'27"	9.42	S56°50'11"E	9.42
C18	429.00	3°21'53"	25.19	N57°48'24"W	25.19
C19	429.00	16°46'42"	125.63	N67°52'42"W	125.18
C20	429.00	16°06'34"	120.62	N84°19'20"W	120.22
C21	429.00	36°15'09"	271.44	S74°15'03"E	266.93
C22	408.00	36°15'09"	258.15	S74°15'03"E	253.87
C23	379.00	36°15'09"	239.80	S74°15'03"E	235.82
C24	379.00	29°04'27"	192.32	S72°05'08"E	190.26
C25	379.00	5°45'16"	38.06	S89°29'59"E	38.05
C26	1904.00	2°53'22"	96.02	N89°04'04"E	96.01
C27	1875.00	4°12'12"	137.55	S89°43'29"W	137.52
C28	1854.00	1°55'24"	62.23	S88°35'05"W	62.23
C29	1854.00	6°26'28"	208.42	N87°14'00"W	208.31
C30	1854.00	8°21'52"	270.66	N88°11'42"W	270.42
C31	1875.00	8°21'52"	273.72	N88°11'42"W	273.48
C32	1875.00	4°09'40"	136.17	N86°05'36"W	136.14
C33	15.00	88°41'22"	23.22	N46°10'04"E	20.97
C34	15.00	88°55'18"	23.28	S42°38'17"E	21.01

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C35	271.00	16°00'01"	75.68	N6°10'38"W	75.43
C36	300.00	16°00'01"	83.78	N6°10'38"W	83.50
C37	321.00	16°00'01"	89.64	S6°10'38"E	89.35
C38	1904.00	3°05'10"	102.56	S85°33'21"E	102.54
C39	2371.00	0°36'59"	25.51	S84°19'15"E	25.51
C40	2421.00	0°08'19"	5.86	N84°04'55"W	5.86
C41	2421.00	5°25'55"	229.53	N86°52'03"W	229.44
C42	2400.00	4°55'56"	206.60	S86°28'44"E	206.54
C43	2371.00	3°50'31"	158.99	S85°56'01"E	158.96
C44	2371.00	3°13'32"	133.48	S86°14'31"E	133.46
C45	15.00	92°08'43"	24.12	N46°04'22"E	21.61
C46	15.00	89°48'03"	23.51	S44°54'01"E	21.18
C47	15.00	57°46'09"	15.12	N28°53'04"W	14.49
C48	60.00	60°19'50"	63.18	N27°36'14"W	60.30
C49	60.00	87°26'19"	91.57	N46°16'51"E	82.94
C50	60.00	295°32'17"	309.49	N90°00'00"W	64.00
C51	60.00	90°00'00"	94.25	S45°00'00"E	84.85
C52	60.00	57°46'09"	60.50	S28°53'04"W	57.97
C53	15.00	57°46'09"	15.12	S28°53'04"W	14.49
C54	2400.00	9°28'38"	396.98	S88°45'05"E	396.53
C55	2421.00	9°28'38"	400.45	S88°45'05"E	400.00
C56	2421.00	3°54'23"	165.06	S88°27'48"W	165.03
C57	2400.00	4°32'42"	190.38	N88°46'57"E	190.33
C58	2371.00	3°41'21"	152.66	N88°21'17"E	152.64
C59	2371.00	3°21'55"	139.27	N88°31'00"E	139.25
C60	2371.00	0°19'25"	13.40	N86°40'19"E	13.40
C61	2030.00	2°34'43"	91.36	N87°47'58"E	91.36
C62	2030.00	3°56'23"	139.58	S88°28'48"W	139.55
C63	2001.00	3°56'23"	137.59	S88°28'48"W	137.56
C64	1980.00	3°56'23"	136.14	S88°28'48"W	136.12
C65	1980.00	1°52'09"	64.60	S87°26'41"W	64.59
C66	1980.00	2°04'13"	71.55	S89°24'52"W	71.54
C67	2030.00	1°21'39"	48.22	N89°46'09"E	48.22



ROCKY MOUNTAIN POWER APPROVAL

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 ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. 2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
   (4) ANY OTHER PROVISION OF LAW

Rule State 4/6/2015
ROCKY MOUNTAIN POWER DATE

QUESTAR APPROVAL

QUESTAR APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 8 DAY OF April, 2015.

QUESTAR GAS COMPANY
BY- Beverly Eldredge
TITLE- Pre-Const

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

Chuck Melan 4-9-2015
DIRECT COMMUNICATIONS DATE

14605

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 58, 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.

Dennis P. Carlisle
PROFESSIONAL LAND SURVEYOR DATE April 6, 2015

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 the East ¼ Corner of Section 13, T5S, R2W, S.L.B.& M. (Basis of Bearing: S0°41'06"W along the Section line from the East ¼ Corner to the Southeast Corner of said Section 13); thence N89°33'01"W 13.50 feet; thence N0°41'06"E 61.99 feet; thence N1°51'29"W 276.08 feet; thence N0°26'35"W 161.69 feet; thence N89°23'16"W 16.20 feet; thence N0°36'44"E 50.00 feet; thence N89°23'16"W 44.39 feet; thence along the arc of a 271.00 foot radius curve to the left 48.45 feet through a central angle of 10°14'37" (chord: S85°29'26"W 48.39 feet; thence N2°05'47"E 209.54 feet; thence N7°49'08"E 133.25 feet; thence S84°49'15"E 50.00 feet; thence Southwesterly along the arc of a 529.00 foot radius non-tangent curve (radius bears: N84°49'15"W) 64.12 feet through a central angle of 6°56'42" (chord: S8°39'06"W 64.08 feet); thence S86°21'12"E 121.56 feet; thence S79°25'25"E 127.60 feet; thence S56°07'28"E 500.00 feet; thence S66°00'20"E 73.49 feet; thence N85°42'20"E 150.18 feet; thence N75°49'22"E 50.00 feet; thence N88°00'34"E 151.11 feet; thence N19°22'52"E 211.72 feet; thence S65°36'05"E 428.72 feet; thence S89°05'14"E 196.50 feet to the westerly line of VALLEY VIEW RANCH Subdivision, Plat "B", as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 3 (three) courses and distances: S10°08'25"E 202.14 feet; thence Southwesterly along the arc of a 125.00 foot radius non-tangent curve (radius bears: N9°42'24"W) 22.16 feet through a central angle of 10°09'23" (chord: S85°22'18"W 22.13 feet); thence N89°33'01"W 14.70 feet; thence S0°26'59"W along said Plat and extension thereof 246.60 feet to the north line of MEADOW RANCH Plat 3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°33'01"W along said Plat 1,142.66 feet to the southeast corner of that Real Property described in Deed Entry 90785:2006 of the Official Records of Utah County; thence N17°16'35"E 75.29 feet; thence N71°15'42"W 92.33 feet; thence N61°10'51"W 76.19 feet; thence N56°34'51"W 292.01 feet; thence N67°39'52"W 114.48 feet; thence N81°05'17"W 70.47 feet; thence N89°24'14"W 54.91 feet; thence S1°52'09"W 349.44 feet; thence N89°33'01"W 16.99 feet to the point of beginning.

Contains: 19.38+/- acres

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 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 HEREUNTO SET OUR HANDS THIS 10th DAY OF April A.D. 2015

Gordon Jones
Wasatch Land Company

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____ A.D. 2015 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF EDGE LAND INVESTORS, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

ENT 41615:2015 PG 3 14605
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Apr 14 2:21 pm FEE 55.00 BY CLS
RECORDED FOR EAGLE MOUNTAIN CITY

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH
ON THIS 10 DAY OF April 2015 PERSONALLY APPEARED BEFORE ME Gordon Jones _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE President OF Wasatch Land Company AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3/24/19 A NOTARY PUBLIC COMMISSIONED IN UTAH

Lehi UT Karin Driggs
NOTARY ADDRESS 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 STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 21 DAY OF April, 2015.

APPROVED BY MAYOR | APPROVED BY CITY ATTORNEY

4/20/15
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) | ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT "A" PHASE 7

VALLEY VIEW RANCH

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 172675 DENNIS P. CARLISLE STATE OF UTAH 4-6-15	Commission #681723 KARIN DRIGGS NOTARY PUBLIC STATE OF UTAH COMM. EXP. 03-24-2019	PROFESSIONAL ENGINEER No. 206952 CHRISTOPHER TODD PETERSEN STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 2005 STATE OF UTAH

SCC 12-5-2014 TTL 0.00