

**VICINITY MAP**

**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.

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 AND 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 TABULATIONS**

- TOTAL # OF LOTS: 17 LOTS
- TOTAL ACREAGE: 10.95 ACRES
- TOTAL ACREAGE IN LOTS: 9.46 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.56 ACRES OR 24,240 SQFT.
- LARGEST LOT SIZE: 0.69 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.55 UNITS/ACRE

**ROCKY MOUNTAIN POWER APPROVAL**

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- 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:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO RESCRIPITIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
  - ANY OTHER PROVISION OF LAW

APPROVED THIS 11 DAY OF June, 2015.

**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 11 DAY OF June, 2015.

QUESTAR GAS COMPANY

BY: Quincy Eldredge

TITLE: Plat - Const Repl

**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.

APPROVED THIS 6-11-15 DATE

NORTHEAST CORNER OF SECTION 13, T5S, R2W, SLB&M 1996 UTAH COUNTY MONUMENT

VALLEY VIEW RANCH PLAT "A" PHASE 6 ENTRY No. 2014-66813 MAP#14372

VALLEY VIEW RANCH PLAT "A" PHASE 7 ENTRY No. 41615-2015 MAP No. 14605

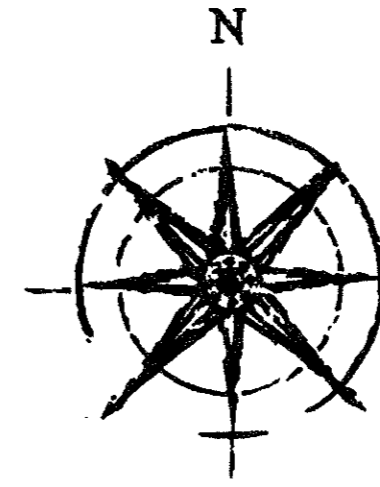
SOUTH 1/2 CORNER OF SECTION 13, T5S, R2W, SLB&M 2005 UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 18, T5S, R1W, SLB&M 2009 UTAH COUNTY MONUMENT

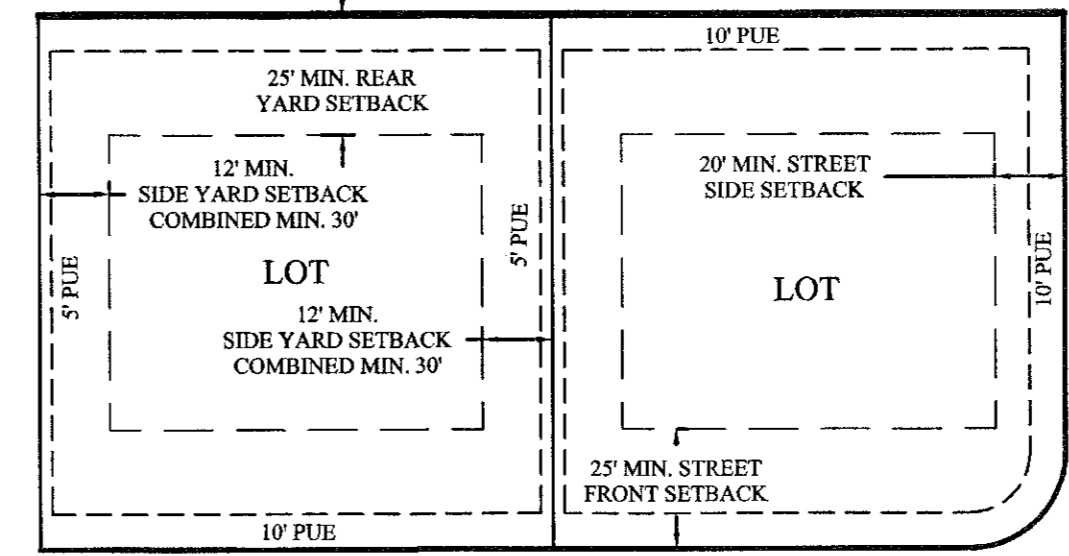
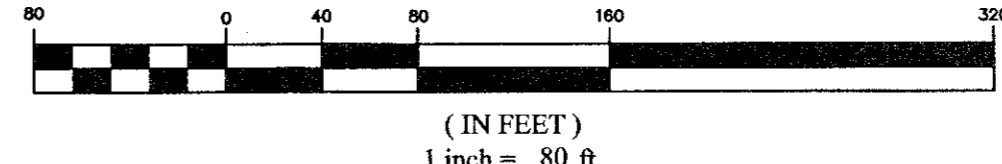
S89°19'12"E 2,673.41 (BASIS OF BEARING)

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	225.00	33°11'19"	130.33	N72°42'10"W	128.52
C2	300.00	41°55'52"	219.55	N35°08'34"W	214.68
C3	300.00	28°58'18"	151.70	N41°37'21"W	150.08
C4	300.00	12°57'34"	67.86	N20°39'23"W	67.71
C5	529.00	11°25'16"	105.45	N06°24'49"E	105.27
C6	15.00	90°00'00"	23.56	S45°42'11"W	21.21
C7	196.00	33°11'19"	113.53	N72°42'10"W	111.95
C8	271.00	41°55'52"	198.33	N35°08'34"W	193.93
C9	15.00	73°05'24"	19.13	S15°26'05"W	17.86
C10	60.00	157°21'29"	164.78	N27°08'12"W	117.67
C11	15.00	66°02'11"	17.29	S72°47'51"E	16.35
C12	321.00	16°19'45"	91.48	N47°56'38"W	91.17
C13	246.00	33°11'19"	142.50	N72°42'10"W	140.51
C14	15.00	90°00'00"	23.56	S44°17'49"E	21.21
C15	196.00	7°58'12"	27.26	N85°18'43"W	27.24
C16	196.00	25°13'07"	86.27	N68°43'04"W	85.57
C17	60.00	87°59'52"	91.99	S07°37'09"W	83.24
C18	60.00	69°30'37"	72.79	S71°03'38"E	68.41
C19	321.00	4°22'02"	24.47	S41°57'47"E	24.46
C20	246.00	18°31'27"	79.53	S80°02'05"E	79.19
C21	246.00	14°39'51"	62.96	S63°28'26"E	62.79
C22	321.00	11°57'43"	67.02	S50°07'39"E	66.90
C23	529.00	4°28'34"	41.33	N02°56'28"E	41.32

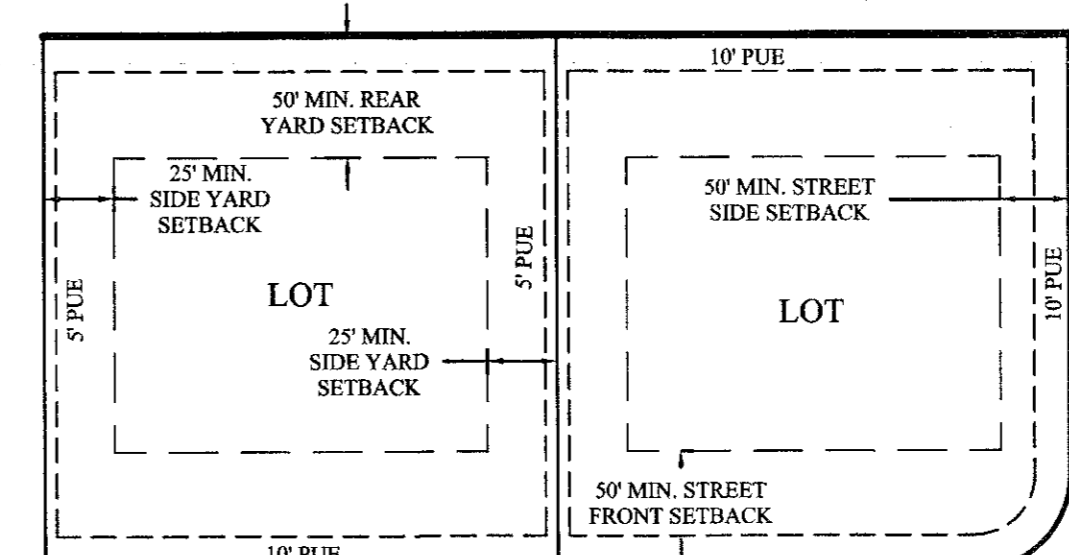
Line Table		
LINE	DIRECTION	LENGTH
L1	N62°51'48"E	13.13



**GRAPHIC SCALE**



TYPICAL 3/4 AND LESS ACRE BUILDING SETBACKS



TYPICAL LARGER THAN 3/4 ACRE BUILDING SETBACKS

**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  
DENNIS P. CARLISLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE No. 172675

JUNE 10, 2015  
DATE

**BOUNDARY DESCRIPTION**

A portion of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:  
Beginning at the southeast corner of VALLEY VIEW RANCH Plat "A" Phase 5 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said plat corner is located N0°41'25"E along the Section Line 789.14 feet and East 34.34 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B.& M.; thence Northeastly along the arc of a 518.50 foot radius non-tangent curve (radius bears: N84°49'15"W) 40.51 feet through a central angle of 4°28'34" (chord: N2°56'28"E 40.50 feet); thence N0°42'11"E 394.35 feet, the previous 2 (two) courses along said Plat A-5; thence S89°17'49"E 157.66 feet; thence S56°34'53"E 939.35 feet; thence S65°36'05"E 220.41 feet to the northwesterly corner of proposed Lot 711, Plat "A" Phase 7, VALLEY VIEW RANCH Subdivision; thence along said proposed Plat the following 10 (ten) courses and distances: S19°22'52"W 211.72 feet; thence S88°00'34"W 151.11 feet; thence S75°49'22"W 50.00 feet; thence S85°42'20"W 150.18 feet; thence N66°40'20"W 73.49 feet; thence N56°07'28"W 500.00 feet; thence N79°25'25"W 127.60 feet; thence N86°21'12"W 121.56 feet; thence Northeastly along the arc of a 529.00 foot radius non-tangent curve (radius bears: N77°52'33"W) 64.12 feet through a central angle of 6°56'42" (chord: N8°39'06"E 64.08 feet); thence N84°49'15"W 10.50 feet the point of beginning.

Contains: 10.95 +/- acres

ENT 60183:2015 Plat # 14649  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 JUN 10 10:51 AM  
RECORDED FOR EAGLE MOUNTAIN CITY

**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 15 DAY OF June A.D. 2015

Gordon James  
GORDON JAMES, PRESIDENT  
Wasatch Land Company

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
COUNTY OF UTAH  
ON THE 15 DAY OF June A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Gordon James, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF Wasatch Land Company, 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 3/24/19 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 15 DAY OF June 2015 PERSONALLY APPEARED BEFORE ME Gordon James 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, Utah  
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 30 DAY OF June 2015.

APPROVED BY MAYOR [Signature] APPROVED BY CITY ATTORNEY [Signature]  
APPROVED BY CITY ENGINEER [Signature] ATTEST BY CITY RECORDER [Signature]  
(SEE SEAL BELOW) (SEE SEAL BELOW)

**PLAT "A" PHASE 8  
VALLEY VIEW RANCH  
SUBDIVISION**

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY-COUNTY ENGINEER SEAL 	COUNTY RECORDER SEAL 
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69971/14669

SEC 18, T5S, R1W, S.L.B.&M. 2009 UTAH COUNTY MONUMENT