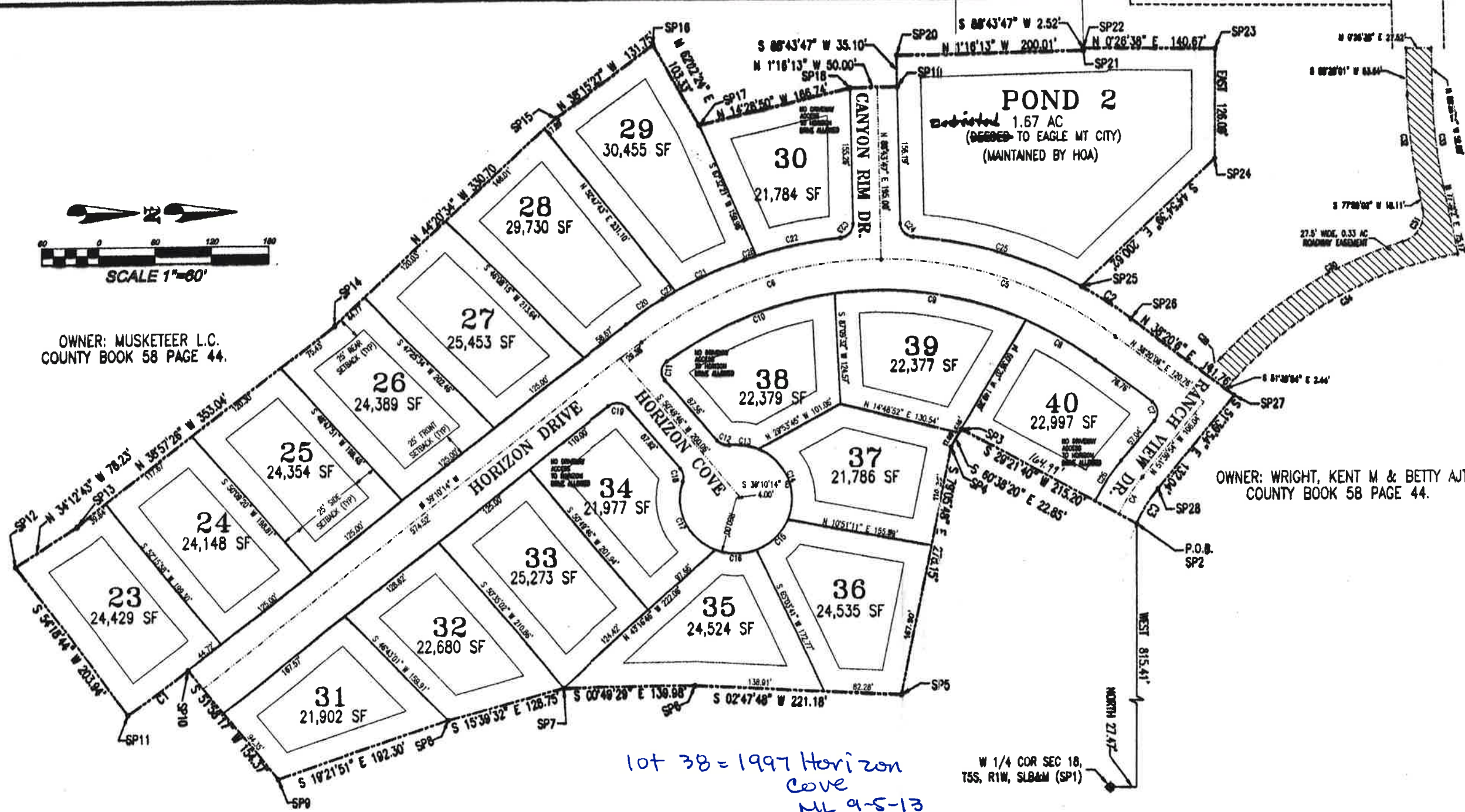


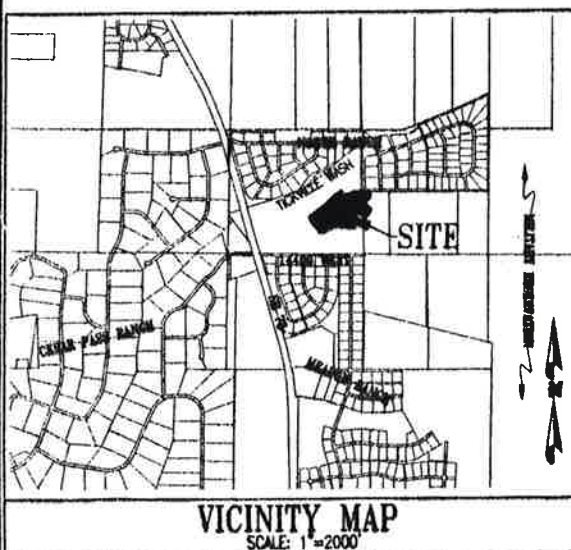
OWNER: MUSKETEER L.C.  
COUNTY BOOK 58 PAGE 44.



OWNER: WRIGHT, KENT M & BETTY AJT  
COUNTY BOOK 58 PAGE 44.

lot 38 = 1997 Horizon Cove  
ML 9-5-13

W 1/4 COR SEC 18,  
T5S, R1W, S1B&M (SP1)



LOT#	ADDRESS
23	8337 North Horizon Drive
24	8353 North Horizon Drive
25	8369 North Horizon Drive
26	8385 North Horizon Drive
27	8401 North Horizon Drive
28	8417 North Horizon Drive
29	8433 North Horizon Drive
30	8449 North Horizon Drive
OR	1984 East Canyon Rim Drive
31	8358 North Horizon Drive
32	8374 North Horizon Drive
33	8390 North Horizon Drive
34	8406 North Horizon Drive
35	8422 North Horizon Drive
36	8438 North Horizon Drive
37	8454 North Horizon Drive
38	8470 North Horizon Drive
OR	1987 East Canyon Rim Drive
39	8486 North Horizon Drive
40	8516 North Horizon Drive
OR	2000 East Ranch View Drive

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1298.00	89.39	2.4872	89.39	S 37.1820° E
C2	436.00	63.06	8.247	63.06	N 34.872° E
C3	178.00	44.28	16.9936	44.13	S 68.721° E
C4	181.86	47.84	15.1837	47.80	S 68.474° E
C5	484.00	278.12	38.1831	285.12	N 17.1021° E
C6	384.00	278.38	38.1159	271.04	N 12.8428° W
C7	15.00	23.86	90.979	21.21	S 87.28° W
C8	379.00	87.88	13.3618	87.88	S 31.3156° W
C9	378.00	208.85	32.2124	208.19	N 8.337° E
C10	378.00	198.81	32.2877	184.50	N 22.5151° W
C11	15.00	23.86	91.4°	21.61	N 87.3817° W
C12	15.00	15.12	87.46°	14.68	N 21.9541° E
C13	88.00	32.13	30.4077	31.78	S 82.4° E
C14	88.00	88.41	88.1430°	83.80	S 87.520° W
C15	88.00	48.08	88.1°	47.71	N 45.387° W
C16	88.00	48.08	81.4°	47.71	N 39.171° W
C17	88.00	48.08	43.1243°	44.18	S 07.28° W
C18	88.00	90.43	88.3237	82.28	S 89.1836° W
C19	15.00	15.12	87.46°	14.68	S 79.4250° W
C20	15.00	23.86	90.979°	21.21	S 81.484° W
C21	436.00	47.28	81.726°	47.24	N 39.171° W
C22	436.00	89.86	18.9878	89.86	N 39.1836° W
C23	436.00	82.46	12.183°	82.27	N 17.561° W
C24	15.00	22.36	85.3026°	20.37	N 48.310° W
C25	15.00	22.84	84.1040°	20.11	N 48.3827° E
C26	436.00	180.48	25.2250°	188.83	N 17.1432° E
C27	228.00	82.07	13.3543°	81.88	N 38.2845° W
C28	436.00	16.31	2.1022°	16.31	N 31.4713° W
C29	436.00	13.61	1.4858°	13.61	S 10.6821° E

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS THE UTAH COUNTY HEALTH DEPARTMENT APPROVES IT FOR A SEPTIC TANK AND BROWN FIELD.

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS ADEQUATE WATER PRESSURE IS DEMONSTRATED TO EAGLE MOUNTAIN CITY.

TABULATIONS	
TOTAL AREA	14.02 AC
LOT AVERAGE	0.35 AC
STREET AC RESERVE	2.81 AC
POND AC RESERVE	1.87 AC
NUMBER OF LOTS	18
AVERAGE LOT SIZE	23,813 SF

**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 FRONTAGES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 22 DAY OF June A.D. 2006  
[Signature] ATTORNEY

STATE PLANE COORDINATES				
FACTOR = 0.99978195107				
SP#	X=	Y=	SP#	
SP1	1,850,508.180	747,409.820	SP19	1,859,234.789
SP2	1,859,893.014	747,437.085	SP16	1,859,153.212
SP3	1,859,587.530	747,249.578	SP17	1,859,244.452
SP4	1,859,607.439	747,238.379	SP18	1,859,202.789
SP5	1,859,580.491	747,185.780	SP18	1,859,201.890
SP6	1,859,899.702	746,884.824	SP20	1,859,186.584
SP7	1,859,871.717	746,824.999	SP21	1,859,182.151
SP8	1,859,806.456	746,701.086	SP22	1,859,159.632
SP9	1,859,970.199	746,519.700	SP23	1,859,180.721
SP10	1,859,848.640	746,424.630	SP24	1,859,286.771
SP11	1,859,897.317	746,380.800	SP25	1,859,428.367
SP12	1,859,731.721	746,241.860	SP26	1,859,463.710
SP13	1,859,687.748	746,306.535	SP27	1,859,551.812
SP14	1,859,465.844	746,580.882	SP28	1,859,655.150

**SURVEYOR'S CERTIFICATE**  
I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 16384Z 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: April 3, 2006  
SURVEYOR: [Signature]

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT WHICH IS 87.47 FEET AND 518.44 FEET FROM THE WEST CORNER CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN;  
THENCE S 20°21'40" E 216.30 FEET; THENCE S 09°20'20" E 32.85 FEET; THENCE S 70°04'40" E 278.16 FEET; THENCE S 62°47'40" E 521.10 FEET; THENCE S 09°40'20" E 128.86 FEET; THENCE S 10°30'20" E 138.76 FEET; THENCE S 10°21'51" E 160.30 FEET; THENCE S 01°07'17" W 184.37 FEET; THENCE ALONG THE ARC OF A 1200.00 FOOT RADIUS CURVE TO THE RIGHT 28.84 FEET (CURVE HAS A CENTRAL ANGLE OF 60°40'20" AND A CHORD BEARING S 37°18'20" E 84.30 FEET); THENCE S 01°18'40" W 20.04 FEET; THENCE S 20°14'40" W 79.33 FEET; THENCE S 28°27'20" W 283.04 FEET; THENCE S 42°20'54" W 230.30 FEET; THENCE S 20°14'40" W 131.70 FEET; THENCE S 09°20'20" E 102.85 FEET; THENCE S 14°28'20" W 188.74 FEET; THENCE S 01°18'40" W 60.00 FEET; THENCE S 09°43'40" W 26.10 FEET; THENCE S 01°18'40" W 20.04 FEET; THENCE S 09°40'20" E 140.97 FEET; THENCE S 10°30'20" E 138.76 FEET; THENCE ALONG THE ARC OF A 1200.00 FOOT RADIUS CURVE TO THE RIGHT 28.84 FEET (CURVE HAS A CENTRAL ANGLE OF 60°40'20" AND A CHORD BEARING S 37°18'20" E 84.30 FEET); THENCE S 20°14'40" W 79.33 FEET; THENCE S 09°20'20" E 141.70 FEET; THENCE S 01°18'40" W 128.86 FEET; THENCE ALONG THE ARC OF A 1200.00 FOOT RADIUS CURVE TO THE LEFT 44.30 FEET (CURVE HAS A CENTRAL ANGLE OF 14°20'20" AND A CHORD BEARING S 09°20'20" E 44.13 FEET) TO THE POINT OF BEGINNING.  
CONTAINS 14.02 ACRES.  
BASE OF BEARING = STAY PLANE.

**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 10-6-607, 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.  
Valley View AB LLC by Gary McQuinn  
OWNER(S):  
PRINTED NAME OF OWNER: GARY McQUINN  
AUTHORIZED SIGNATURE(S): [Signature]

**ACKNOWLEDGMENT**  
ON THE 25th DAY OF April, 2006, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNER'S DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNER'S DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.  
BY COMMISSION EXPIRES January 3, 2009  
[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 22 DAY OF June A.D. 2006  
[Signature] CITY ENGINEER  
[Signature] CITY CLERK-RECORDER

**PLAT "B"**  
**VALLEY VIEW RANCH SOUTH**  
SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH  
LOCATED IN THE S.E. 1/4 OF SECTION 13, T5S., R2W., S1B.&M.  
SCALE: 1" = 60'

PLAT - 51 OCT 2006

DAVID V. THOMAS  
STATE OF UTAH

STATE OF UTAH

CORPORATE SEAL