

# VALLEY VIEW RANCH SOUTH

## PLAT "D-1"

SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH  
 LOCATED IN SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE  
 BASE & MERIDIAN, UTAH COUNTY, UTAH

TABULATIONS	
TOTAL AREA	= 13.67 AC
LOT ACREAGE	= 10.09 AC
STREET ACREAGE	= 1.50 AC
PUBLIC OPEN SPACE ACREAGE	= 2.08 AC
NUMBER OF LOTS	= 15 LOTS
AVERAGE LOT SIZE	= 0.67 AC

**QUESTAR GAS COMPANY**  
 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE 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 ACKNOWLEDGEMENT 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 14 DAY OF April A.D. 20 15  
 BY Bruce Eldredge QUESTAR GAS COMPANY  
 TITLE Construction Dept

**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. 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 8, 2015 SURVEYOR David V. Thomas  
 (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT WHICH IS WEST 878.40 FEET AND SOUTH 1336.45 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;  
 RUNNING THENCE S 21°48'57" E 149.27 FEET; THENCE S 12°15'19" E 220.61 FEET; THENCE N 71°21'44" E 82.57 FEET; THENCE S 27°29'13" E 191.97 FEET; THENCE S 09°43'21" E 82.28 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT 10.33 FEET (CURVE HAS A CENTRAL ANGLE OF 02°09'07" AND A CHORD BEARING S 39°49'38" W 10.33 FEET); THENCE S 38°45'05" W 12.78 FEET; THENCE S 45°27'06" E 200.77 FEET; THENCE S 51°02'59" W 86.21 FEET; THENCE S 14°07'14" W 60.39 FEET; THENCE N 17°30'00" W 278.08 FEET; THENCE N 07°16'30" E 387.00 FEET; THENCE W 15°12'00" W 176.00 FEET; THENCE N 89°01'21" E 103.33 FEET; THENCE N 68°43'08" E 215.21 FEET; THENCE ALONG THE ARC OF A 800.00 FOOT RADIUS CURVE TO THE LEFT 56.28 FEET (CURVE HAS A CENTRAL ANGLE OF 04°01'50" AND A CHORD THAT BEARS N 22°46'08" W 56.27 FEET); THENCE N 65°12'57" E 245.74 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 13.67 ACRES.  
 BASIS OF BEARING - UTAH STATE PLANE COORDINATES, CENTRAL ZONE  
 BY 50°19'2015 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2115 AND 1819 WEST 1150 SOUTH  
 SALT LAKE CITY, UTAH 84119  
 RECORDED FOR EAGLE MOUNTAIN CITY

**ROCKY MOUNTAIN POWER**  
 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. 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  
Mark Stubb 4/12/15  
 ROCKY MOUNTAIN POWER DATE

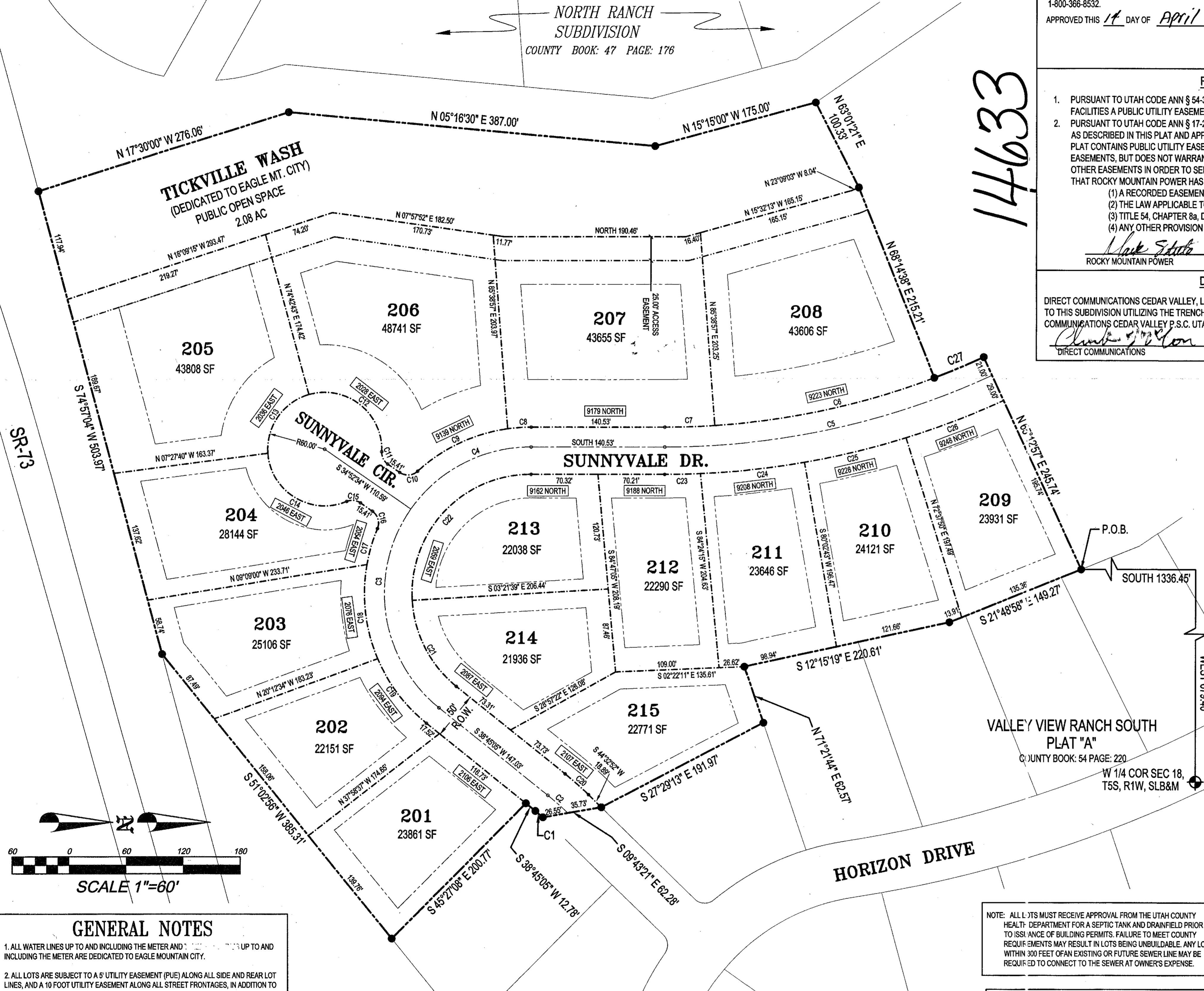
**DIRECT COMMUNICATIONS**  
 DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.  
Charles Johnson 4-13-15  
 DIRECT COMMUNICATIONS DATE

**OWNER'S DEDICATION**  
 WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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-807, 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 Views A.B.L.C.  
by Chang W. McQuigley  
 OWNER(S) AUTHORIZED SIGNATURE(S)  
 PRINTED NAME OF OWNER

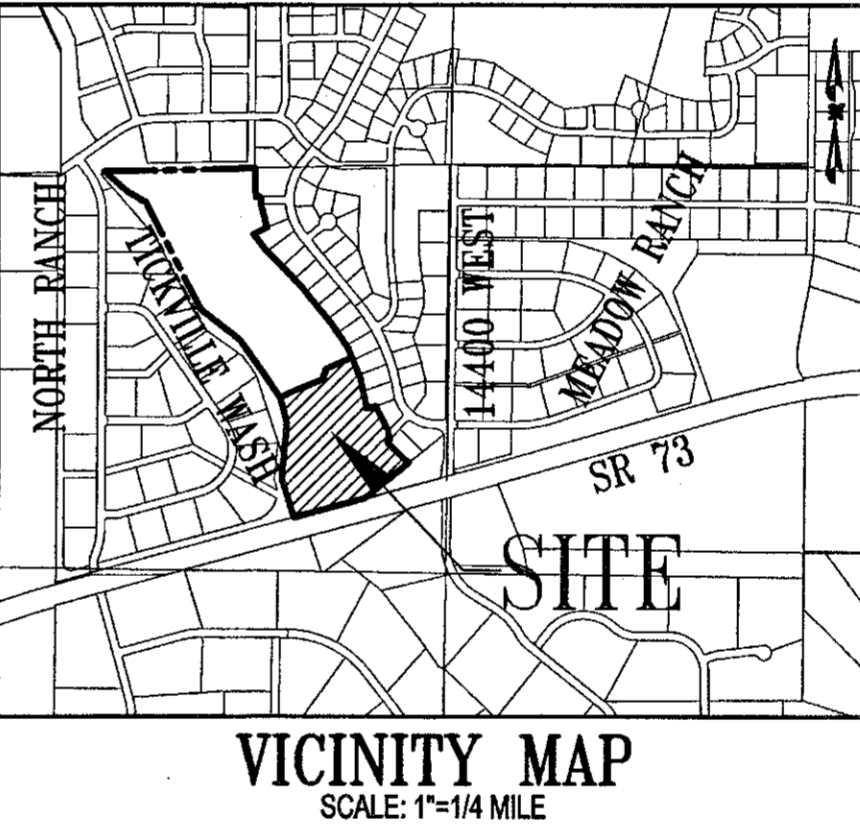
**ACKNOWLEDGMENT**  
 ON THE 7th DAY OF April, 2015, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS  
 MY COMMISSION EXPIRES 1/5/2019  
Jane Little  
 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  
21st DAY OF April, A.D. 20 15  
[Signature] MAYOR  
[Signature] CITY ENGINEER (SEE SEAL BELOW) ATTEST [Signature] CLERK-RECORDER (SEE SEAL BELOW)

PLAT "D-1"  
**VALLEY VIEW RANCH SOUTH**  
 SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH  
 LOCATED IN SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH  
 SCALE: 1"=60'  
 APPROVED AS TO FORM THIS 20 DAY OF April A.D. 20 15  
[Signature] CITY ATTORNEY



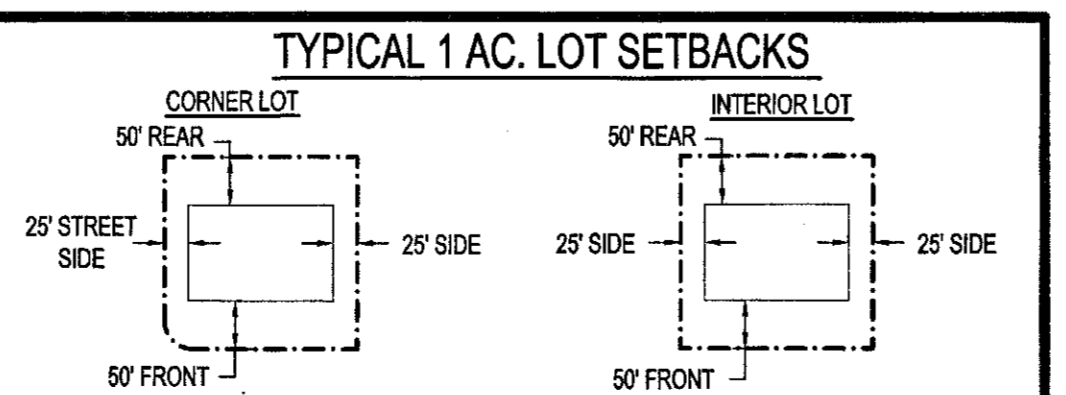
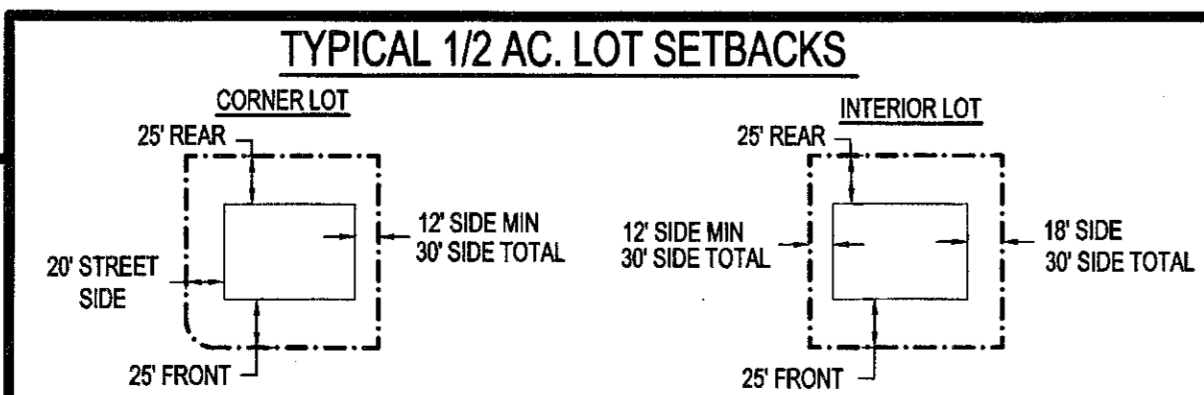
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**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	10.33	275.00	02°09'07"	10.33	S 39°49'38" W
C2	27.97	296.00	05°24'49"	27.96	S 41°27'29" W
C3	231.49	154.00	86°07'29"	210.30	S 81°48'49" W
C4	148.16	154.00	55°07'26"	142.51	N 27°33'43" W
C5	355.13	821.00	24°47'03"	352.37	N 77°36'29" E
C6	237.11	800.00	16°58'56"	236.25	N 12°15'45" W
C7	52.66	800.00	03°46'17"	52.65	N 01°53'08" W
C8	24.80	175.00	08°07'08"	24.78	N 04°03'34" W
C9	108.45	175.00	34°51'07"	104.82	N 25°32'41" W
C10	20.38	15.00	77°50'48"	18.85	N 04°02'50" W
C11	15.12	15.00	57°46'09"	14.49	N 63°45'38" E
C12	113.97	60.00	108°49'53"	97.59	N 38°13'46" E
C13	81.70	60.00	78°01'13"	75.54	N 55°11'47" W
C14	113.82	60.00	108°41'10"	97.50	S 31°27'01" W
C15	15.12	15.00	57°46'09"	14.49	S 05°59'30" W
C16	20.38	15.00	77°50'48"	18.85	S 73°47'58" W
C17	39.32	175.00	12°52'20"	39.23	N 73°42'47" W
C18	100.68	175.00	32°57'47"	99.30	S 83°22'09" W
C19	85.94	175.00	28°08'11"	85.08	S 52°49'10" W
C20	32.88	325.00	05°47'47"	32.86	N 41°38'58" E
C21	104.48	125.00	47°53'16"	101.46	N 62°41'43" E
C22	203.88	125.00	93°21'39"	181.88	S 46°40'49" E
C23	37.68	850.00	02°32'23"	37.68	S 01°16'12" E
C24	110.00	850.00	07°24'53"	109.92	S 06°14'50" E
C25	110.00	850.00	07°24'53"	109.92	S 13°39'43" E
C26	110.00	850.00	07°24'53"	109.92	S 21°04'36" E
C27	56.28	800.00	04°01'50"	56.27	N 22°46'08" W

**GENERAL NOTES**  
 1. ALL WATER LINES UP TO AND INCLUDING THE METER AND ALL SEWER 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.  
 3. NO STRUCTURES ARE PERMITTED WITHIN THE 25.00' ACCESS EASEMENT ALONG TICKVILLE WASH INCLUDING FENCES, SHEDS, ETC...



**TO BE SET**  
 ● BOUNDARY MONUMENT  
 --- PLAT BOUNDARY  
 --- LOT LINE  
 --- EASEMENT LINE  
 --- ROAD CENTER LINE

**Berg CIVIL ENGINEERING**  
 1000 N. 1000 E. Suite 400  
 Salt Lake City, UT 84116  
 (801) 466-1077  
 (801) 466-1078

**AZTEC ENGINEERING INC.**  
 491 NORTH 400 WEST  
 GREEN UTAH 84057  
 (801) 224-7308

SEALS AND STAMPS:  
 SURVEYOR SEAL: DAVID V. THOMAS, 163947, 4-8-15, STATE OF UTAH  
 CITY ENGINEER SEAL: [Signature]  
 CLERK-RECORDER SEAL: [Signature]  
 PLAT FILED - MAR 2015  
 VARS PLAT - MAR 2015

Sec. 13-5-20 70-033