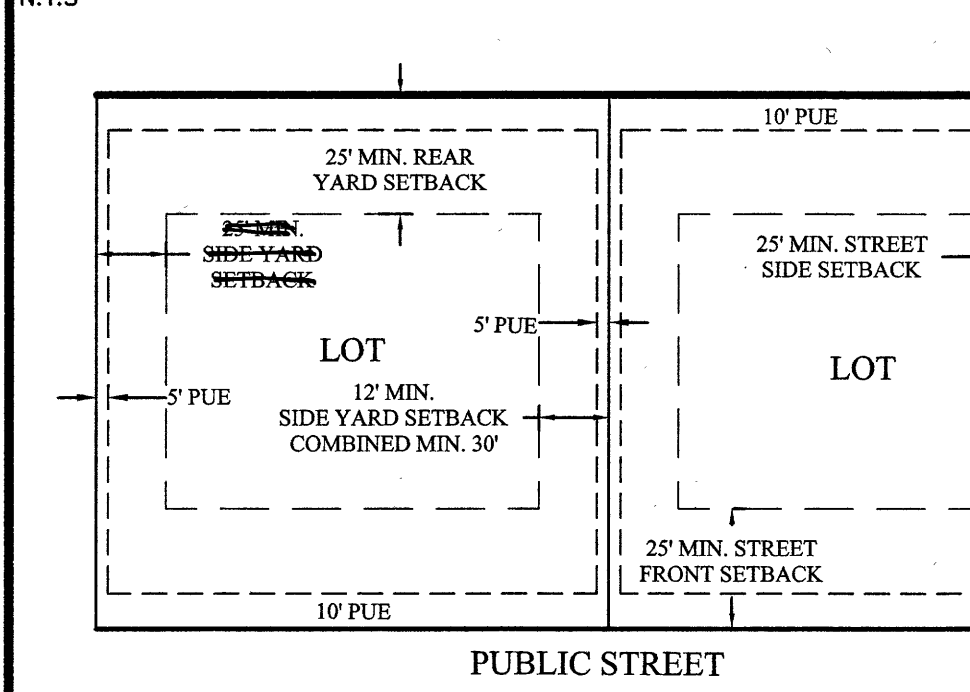
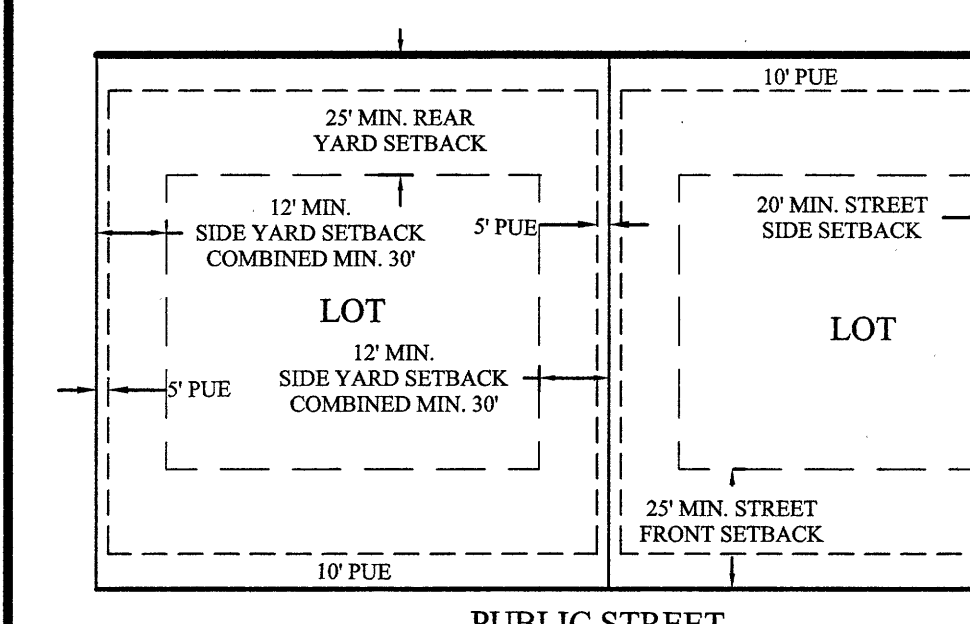


VICINITY MAP
N.T.S.



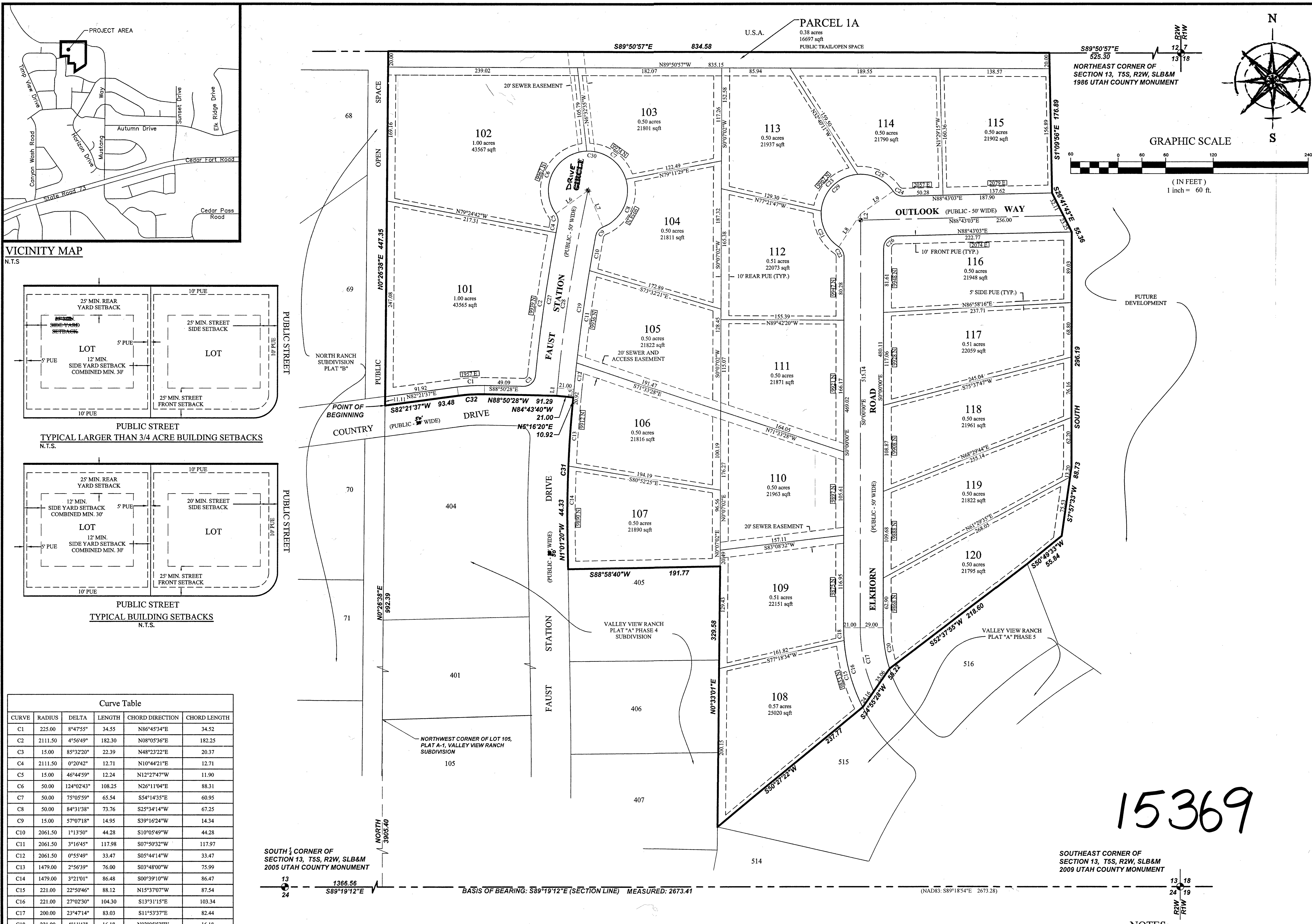
TYPICAL LARGER THAN 3/4 ACRE BUILDING SETBACKS
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	225.00	8°47'55"	34.55	N86°45'34"E	34.52
C2	2111.50	4°56'49"	182.30	N08°05'36"E	182.25
C3	15.00	85°32'20"	22.39	N48°23'22"E	20.37
C4	2111.50	0°20'42"	12.71	N10°44'21"E	12.71
C5	15.00	46°44'59"	12.24	N12°27'47"W	11.90
C6	50.00	124°02'43"	108.25	N26°11'04"E	88.31
C7	50.00	75°05'59"	65.54	S54°14'35"E	60.95
C8	50.00	84°31'38"	73.76	S25°34'14"W	67.25
C9	15.00	57°07'18"	14.95	S39°16'24"W	14.34
C10	2061.50	1°13'30"	44.28	S10°05'49"W	44.28
C11	2061.50	3°16'45"	117.98	S07°50'32"W	117.97
C12	2061.50	0°55'49"	33.47	S05°44'14"W	33.47
C13	1479.00	2°56'39"	76.00	S03°48'00"W	75.99
C14	1479.00	3°21'01"	86.48	S00°39'10"W	86.47
C15	221.00	22°50'46"	88.12	N15°37'07"W	87.54
C16	221.00	27°02'30"	104.30	S13°31'15"E	103.34
C17	200.00	23°47'14"	83.03	S11°53'37"E	82.44
C18	221.00	4°11'43"	16.18	N02°05'52"W	16.18
C19	2061.50	5°26'24"	195.74	S07°59'32"W	195.66
C20	171.00	17°40'25"	52.75	S08°50'12"E	52.54
C21	50.00	60°22'32"	52.69	N26°10'51"W	50.28
C22	15.00	56°22'07"	14.76	N28°11'04"W	14.17
C23	50.00	81°44'51"	71.34	N44°52'50"E	65.44
C24	15.00	56°22'07"	14.76	S63°05'53"E	14.17
C25	50.00	59°19'55"	51.78	S64°34'47"E	49.49
C26	15.00	88°43'03"	23.23	S44°21'31"W	20.97
C27	2111.50	5°17'30"	195.02	S08°15'57"W	194.95
C28	2082.50	6°56'32"	252.32	S08°44'36"W	252.17
C29	50.00	201°27'18"	175.80	S44°21'31"W	98.25
C30	50.00	283°40'20"	247.55	N74°00'07"W	61.79
C31	1479.00	6°17'40"	162.48	N02°07'30"E	162.40
C32	214.00	8°47'55"	32.86	S86°45'53"W	32.83

Line Table		
LINE	DIRECTION	LENGTH
L1	N05°16'20"E	10.00
L2	N00°00'00"E	8.00
L5	N05°16'20"E	10.00
L6	S54°09'47"W	50.00
L7	S22°09'53"E	50.00
L8	S33°33'53"W	50.00
L9	S55°05'10"W	50.00



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

DECEMBER 8, 2016
DATE

BOUNDARY DESCRIPTION
A portion of the NE1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at the northwest corner of Plat "A", Phase 4, VALLEY VIEW RANCH SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder dated 889°19'12"E along the Section line 1,366.56 feet and North 3,905.40 feet and North 2°26'38"E 992.39 feet from the South 1/2 Corner of Section 13, T5S, R2W, S1B.& M.; thence N0°26'38"E along the easterly line of NORTH RANCH SUBDIVISION, Plat "B", according to the Official Plat thereof 447.35 feet to the north line of said Section 13; thence S89°50'57"E along the Section line 834.58 feet to a point located N89°50'57"W along the Section line 525.30 feet from the Northeast Corner of said Section 13, T5S, R2W; thence S1°09'56"E 176.89 feet; thence S26°41'43"E 55.36 feet; thence South 296.19 feet; thence S7°57'33"W 88.73 feet; thence S50°49'33"W 55.84 feet to the north corner of Lot 516, Plat "A", Phase 5, VALLEY VIEW RANCH SUBDIVISION, according to the Official Plat thereof at the following 3 (three) courses and distances: S52°37'55"W 218.60 feet; thence S34°55'28"W 59.22 feet; thence S50°27'22"W 237.77 feet to the easterly line of said Plat "A", Phase 4, VALLEY VIEW RANCH SUBDIVISION; thence along said Plat the following 9 (nine) courses and distances: N0°33'01"E 329.58 feet; thence S88°58'40"W 191.77 feet; thence N1°01'20"W 44.33 feet; thence along the arc of a 1,479.00 foot radius curve to the right 162.48 feet through a central angle of 6°17'40" (chord: N2°07'30"E 162.40 feet); thence N5°16'20"E 10.92 feet; thence N84°43'40"W 21.00 feet; thence N88°50'28"W 91.29 feet; thence along the arc of a 214.00 foot radius curve to the left 32.86 feet through a central angle of 8°47'55" (chord: S86°45'53"W 32.83 feet); thence S82°21'37"W 93.48 feet to the point of beginning.

Contains: 13.04+- acres

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 10-9A-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.

OWNER(S):
PRINTED NAME OF OWNER: Valley View ABLLC
AUTHORIZED SIGNATURE(S): *Kenneth S. Olson*
Manager
Kenneth S. Olson

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Utah
ON THE 11 DAY of January, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, *Kenneth S. Olson*, OF SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE *Manager* OF *Valley View ABLLC*, A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/10/2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN Utah COUNTY

MY COMMISSION No. 686717
Funmiwa A. Kuroes
PRINTED FULL NAME OF NOTARY

ENT 3421-2017 Map # 15369
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jan 12 2:16 PM FEE \$1.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

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 11 DAY OF January, 2017.

APPROVED BY MAYOR: *Chris Fink*
APPROVED BY CITY ATTORNEY: *Chris Fink*
APPROVED BY CITY ENGINEER: *Chris Fink*
(SEE SEAL BELOW)
ATTEST BY CITY RECORDER: *Jeffery Smith*
(SEE SEAL BELOW)

PHASE A, PLAT 1
VALLEY VIEW FOOTHILLS
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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NOTES:
1. PARCEL 1A IS HEREBY DEDICATED TO THE CITY OF EAGLE MOUNTAIN.
2. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PILES TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
3. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT. DIRECT COMMUNICATIONS HAS ACCESS TO THE P.U. & D.E.
4. STREET MONUMENT TO BE SET.
5. SEWER SERVICE FOR LOT #107 IS SHALLOW. THE FINISHED FLOOR ELEVATION WILL NEED TO BE SET TO ALLOW PROPER DRAINAGE FROM BASEMENT OR A LOW PRESSURE SEWAGE SYSTEM WILL BE REQUIRED TO LIFT EFFLUENCE TO THE SEWER LATERAL.

SITE TABULATIONS

TOTAL # OF LOTS:	20 LOTS
TOTAL ACREAGE:	13.04 ACRES
TOTAL ACREAGE IN LOTS:	11.12 ACRES
TOTAL OPEN SPACE:	0.38 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	0.56 ACRES OR 24,228 SQ.FT.
LARGEST LOT SIZE:	1.00 ACRES
SMALLEST LOT SIZE:	0.50 ACRES
OVERALL DENSITY:	1.53 UNITS/ACRE

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.

John Sullivan 12/13/2016
DIRECT COMMUNICATIONS
DATE

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 of 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 13 day of December, 2016. Questar Gas Company
By: *John Sullivan*
Title: *prc cost Rep.*

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 Stahle 12/13/16
ROCKY MOUNTAIN POWER
DATE

15369