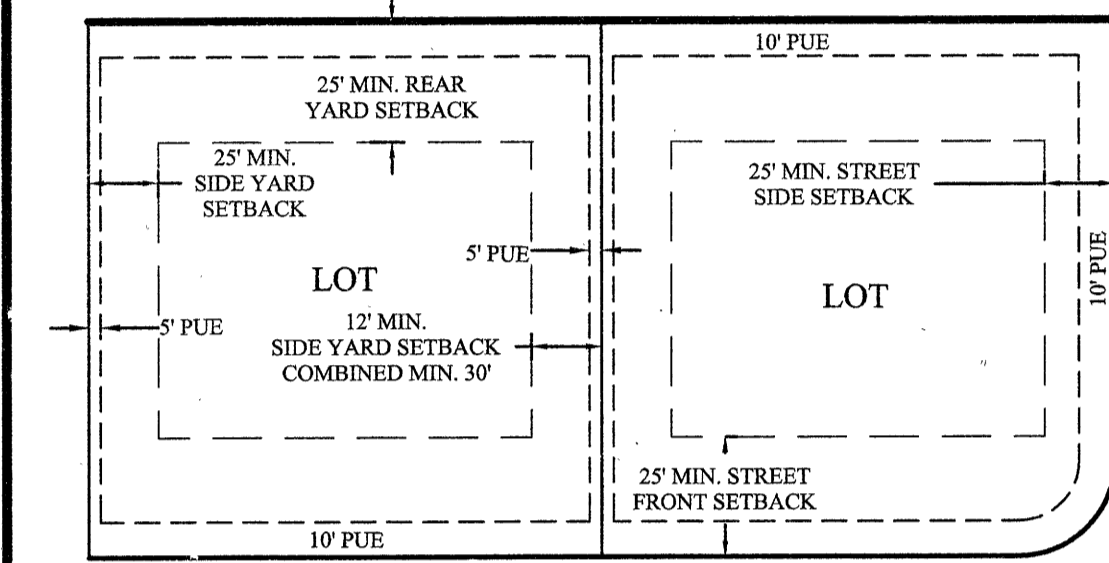
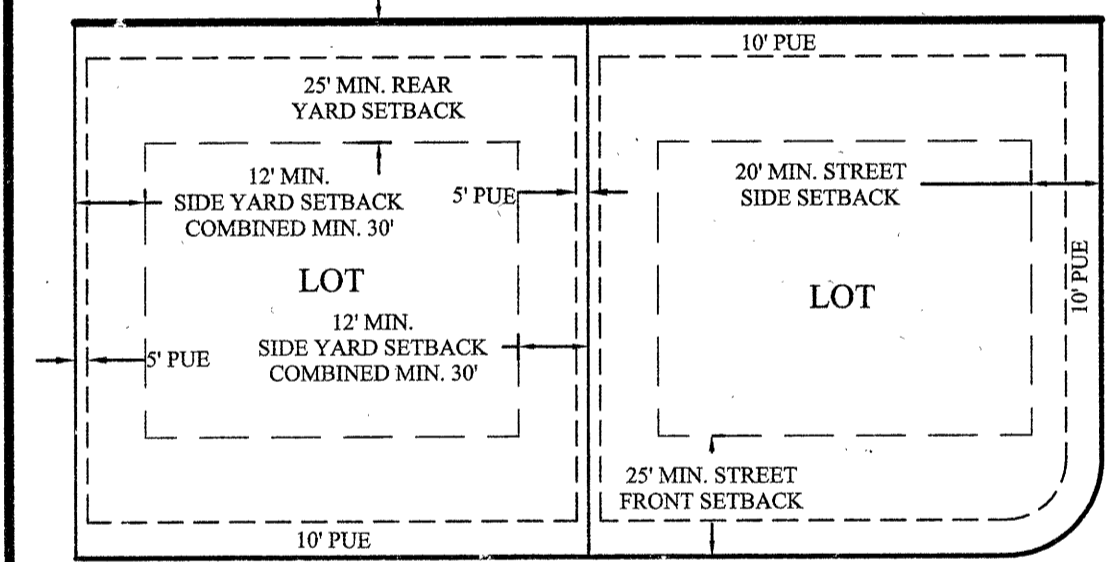


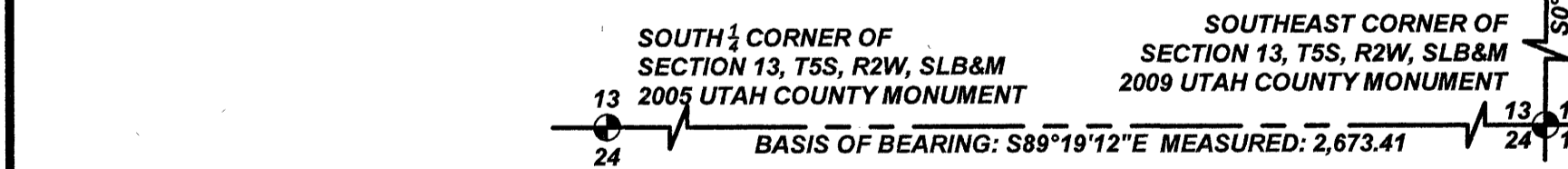
VICINITY MAP
N.T.S.



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

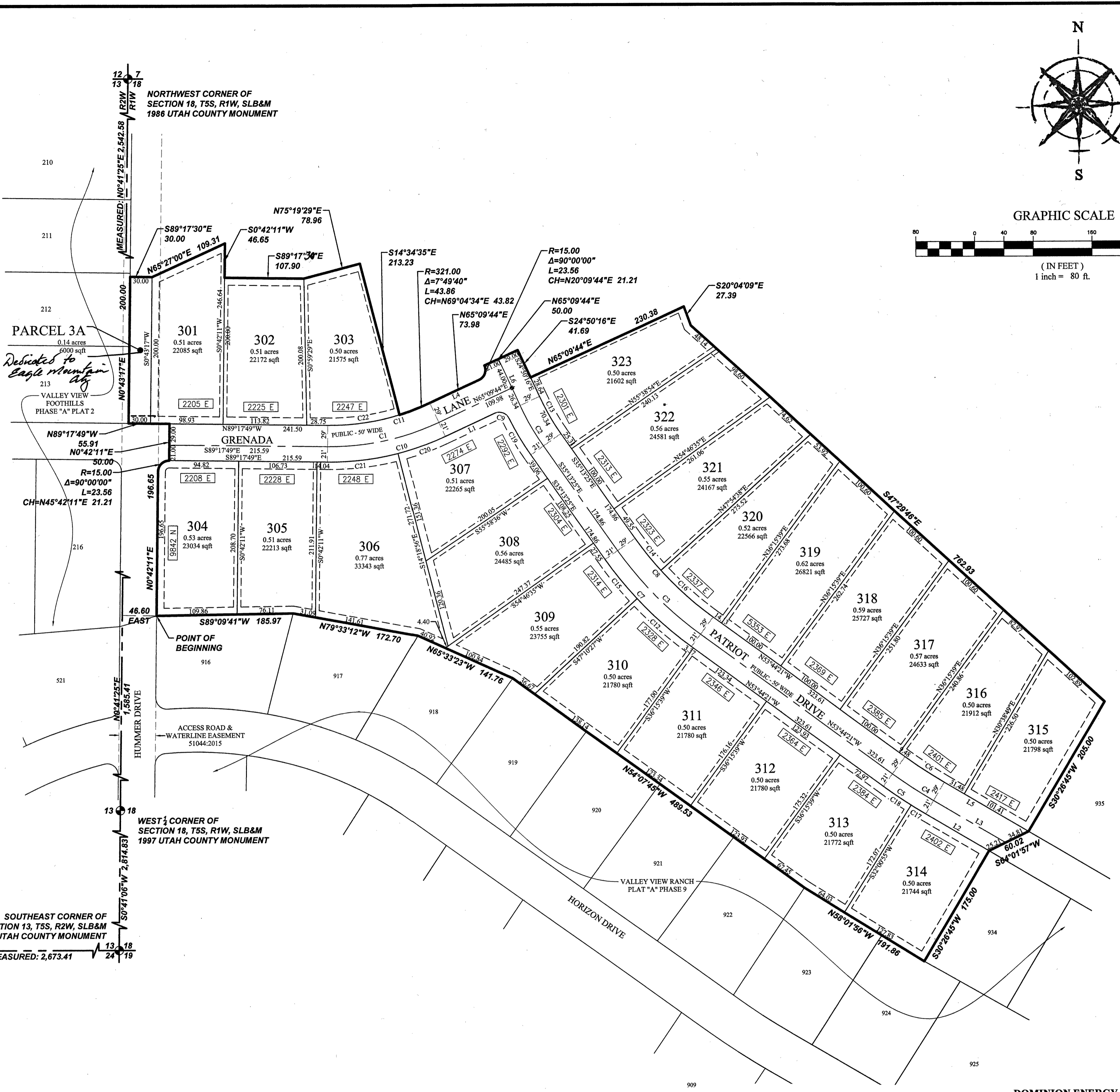


TYPICAL BUILDING SETBACKS
N.T.S.



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	350.00	25°32'27"	156.02	N77°55'57"E
C2	350.00	10°23'09"	63.44	S30°01'50"E
C3	500.00	18°30'56"	161.58	S44°28'53"E
C4	659.00	5°48'55"	66.88	S56°38'48"E
C5	680.00	5°48'55"	69.02	S56°38'48"E
C6	630.00	5°48'55"	63.94	S56°38'48"E
C7	521.00	18°30'56"	168.36	S44°28'53"E
C8	471.00	18°30'56"	152.21	S44°28'53"E
C9	15.00	88°33'56"	23.19	N70°33'18"W
C10	371.00	25°32'27"	165.38	N77°55'57"E
C11	321.00	25°32'27"	143.09	N77°55'57"E
C12	521.00	10°54'47"	99.23	N48°16'57"W
C13	321.00	10°23'09"	58.19	S30°01'50"E
C14	471.00	6°51'57"	56.44	S38°39'23"E
C15	521.00	7°36'09"	69.13	N39°01'29"W
C16	471.00	11°38'59"	95.77	S47°54'51"E
C17	680.00	1°58'13"	23.38	N58°34'09"W
C18	680.00	3°50'42"	45.63	N55°39'41"W
C19	371.00	8°57'05"	57.96	S30°44'52"E
C20	371.00	10°31'19"	68.13	S70°25'24"W
C21	371.00	15°01'07"	97.25	S83°11'37"W
C22	321.00	17°42'46"	99.24	N81°50'48"E

Line Table		
LINE	DIRECTION	LENGTH
L1	N65°09'44"E	74.10
L2	N59°33'15"W	99.69
L3	N59°33'15"W	113.63
L4	N65°09'44"E	74.10
L5	N59°33'15"W	132.89
L6	S24°50'16"E	70.34



PARCEL 3A
0.14 acres
4009 sqft
Dedicated to Eagle Mountain City
VALLEY VIEW FOOTHILLS PHASE "A" PLAT 2

NOTES:

- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
- STREET MONUMENT (TO BE SET)
- PARCEL 3A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

SITE TABULATIONS

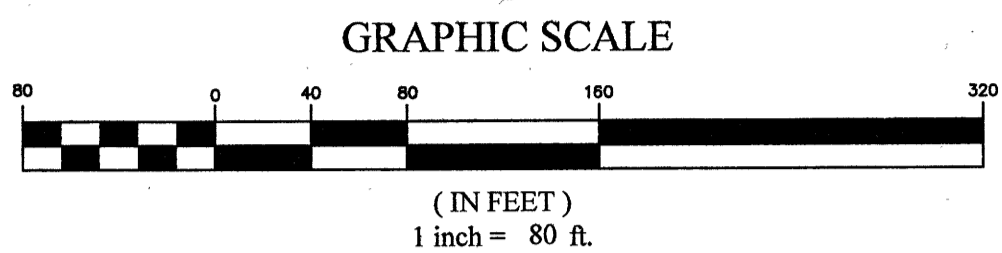
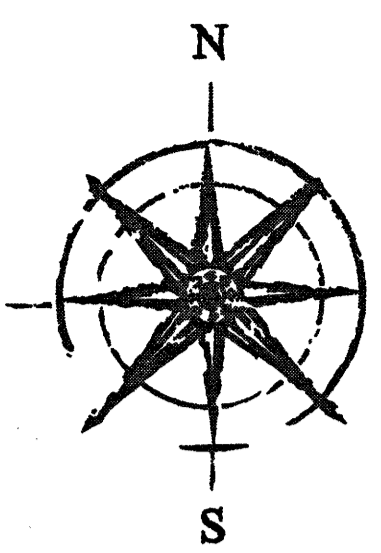
- TOTAL # OF LOTS: 23 LOTS
- TOTAL ACREAGE: 14.12 ACRES
- TOTAL ACREAGE IN LOTS: 12.34 ACRES
- TOTAL ACREAGE IN ROADS: 1.65 ACRES
- TOTAL OPEN SPACE: 0.14 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.14 ACRES
- AVERAGE LOT SIZE: 0.53 ACRES OR 23087 SQFT.
- LARGEST LOT SIZE: 0.77 ACRES
- SMALLEST LOT SIZE: 0.45 ACRES
- OVERALL DENSITY: 1.63 UNITS/ACRE

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 Steele 9/26/17
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY, INC.
Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. may require other easements in order to serve this development. This approval does not constitute approval 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 Dominion Energy, Inc. Right-of-way department at 1-866-366-4357.
Approved this 26 day of September, 2017, Dominion Energy, Inc.
By Beverly Eldridge
Title Pre-Const Specialist

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.
Maurice Gilbert 9/26/17
DIRECT COMMUNICATIONS DATE

15837



SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, 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.
Spencer W. Llewelyn 9/26/17
PROFESSIONAL LAND SURVEYOR DATE
CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at the southeasterly corner of VALLEY VIEW FOOTHILLS, PHASE "A", PLAT 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°41'25"E along the Section line 1,585.41 feet and East 46.60 feet from the West 1/4 Corner of Section 18, T5S, R1W, SLB&M (Basis of Bearing: S89°19'12"E Between the South 1/4 Corner and Southeast Corner of Section 13, T5S, R2W, SLB&M); thence along said plat the following 5 (five) courses and distances: N0°42'11"E 196.65 feet; thence along the arc of a 1500 foot radius curve to the right 23.56 feet through a central angle of 90°00'00" (chord: N45°21'17"E 21.21 feet); thence N0°42'11"E 50.00 feet; thence N89°17'30"E 30.00 feet; thence N65°27'00"E 109.31 feet; thence S0°42'11"W 46.65 feet; thence S89°17'30"E 107.90 feet; thence N75°19'29"E 78.96 feet; thence S14°34'35"E 213.23 feet; thence northeasterly along the arc of a 321.00 foot radius non-tangent curve (radius bears: N17°00'36"W) to the left 43.86 feet through a central angle of 7°49'40" (chord: N69°04'34"E 43.82 feet); thence N65°09'44"E 73.98 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord: N20°09'44"E 21.21 feet); thence N65°09'44"E 50.00 feet; thence S24°50'16"E 41.69 feet; thence N65°09'44"E 230.38 feet; thence S20°04'09"E 27.39 feet; thence S47°29'46"E 762.93 feet; thence S30°26'45"W along the extension of and along the westerly line of Lot 935 of VALLEY VIEW RANCH, PLAT "A", PHASE 9, according to the Official Plat thereof on file in the Office of the Utah County Recorder, 205.00 feet; thence along said plat the following seven (7) courses and distances: S64°01'57"W 60.02 feet; thence S30°26'45"W 175.00 feet; thence N58°01'56"W 191.86 feet; thence N54°07'45"W 489.53 feet; thence N65°33'23"W 141.76 feet; thence N79°33'12"W 172.70 feet; thence S89°09'41"W 185.97 feet to the point of beginning.
Contains: 14.12± 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 AB LLC
AUTHORIZED SIGNATURE(S)
Gary W. McDougal
by GARY MCDUGAL

ACKNOWLEDGMENT

ON THE 2 DAY OF January, 2017 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 ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 1/1/2020
606717
COMMISSION NUMBER
F. B. B. B. B.
NOTARY PUBLIC SIGNATURE
F. B. B. B. B.
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE DAY OF A.D. 20 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 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 A NOTARY PUBLIC COMMISSIONED IN 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 DAY OF January, 2017.
Cristopher J. Trusty
APPROVED BY MAYOR
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
APPROVED BY CITY ATTORNEY
APPROVED BY CITY RECORDER (SEE SEAL BELOW)

PHASE A, PLAT 3
VALLEY VIEW FOOTHILLS
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=80'
ENT. 808:2018 Mod 6 15837
JEFFERY SMITH
UTAH COUNTY RECORDER
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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SEE P. 5-14 TO 10-8