

**VICINITY MAP**  
N.T.S.

**NOTES:**

#5 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.

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 AS 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.

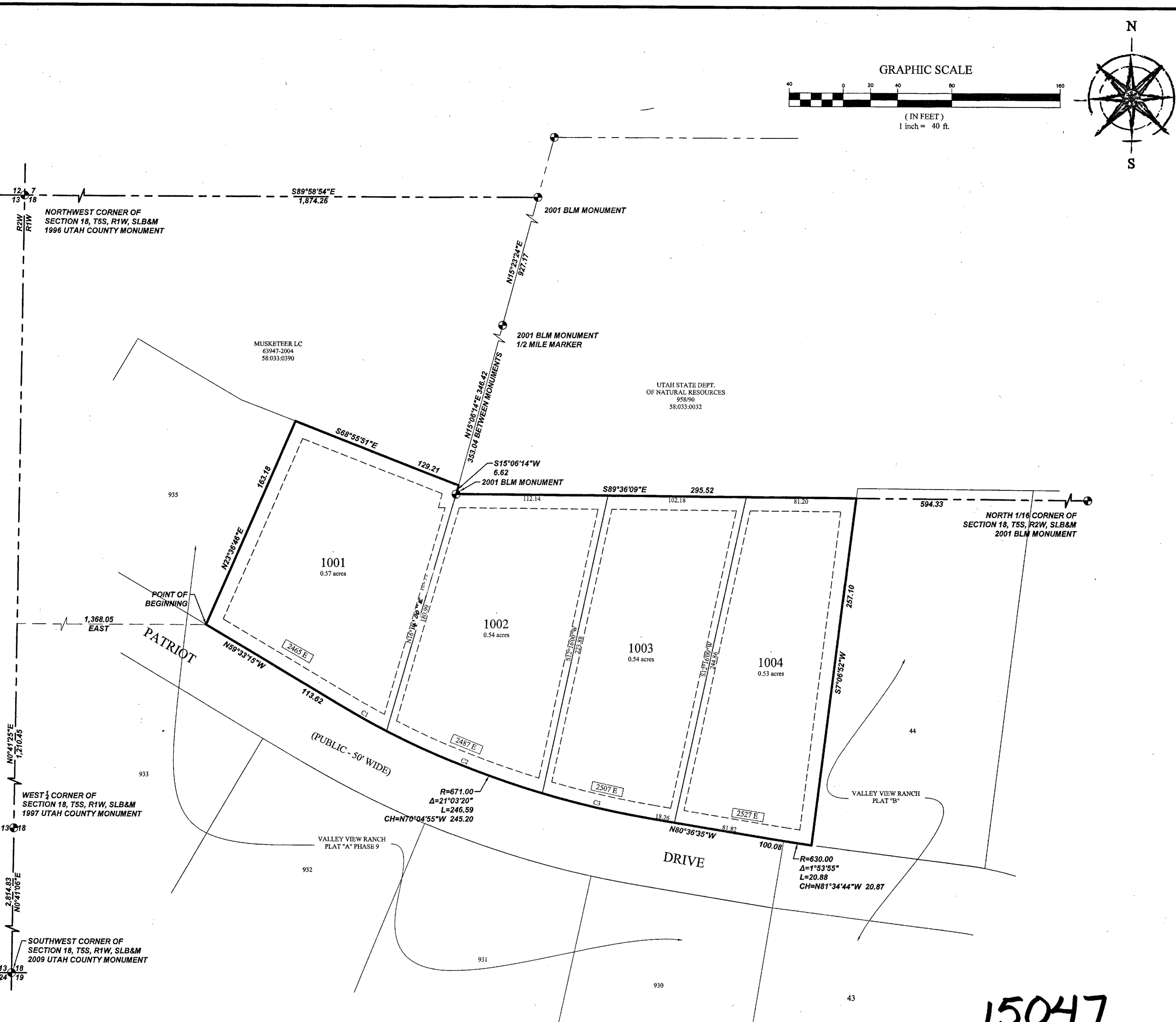
RETAINING WALLS: A SOILS REPORT IS REQUIRED FOR EVERY LOT. LOTS WITH A SLOPE GREATER THAN 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.

ALL HOMES MUST HAVE A MINIMUM FINISHED INTERIOR SQUARE FOOTAGE OF 1,600 SQUARE FEET ABOVE LAND ELEVATION AT THE BUILDING SITE. HOMES BUILT WITH TWO STORES 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 TABULATION**

TOTAL # OF LOTS:	4 LOTS
TOTAL ACREAGE:	2.18 ACRES
TOTAL ACREAGE IN LOTS:	2.18 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	0.54 ACRES OR 23,712 SQ.FT.
LARGEST LOT SIZE:	0.57 ACRES
SMALLEST LOT SIZE:	0.53 ACRES
OVERALL DENSITY:	1.83 UNITS/ACRE



PREPARED BY

ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

**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 6 DAY OF May, 2016.

QUESTAR GAS COMPANY  
BY: Shirley Edrledge  
TITLE: Proc. Con. Specialist

**ROCKY MOUNTAIN POWER APPROVAL**

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. 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

BY: Shirley Edrledge  
TITLE: Proc. Con. Specialist  
DATE: 5/6/16

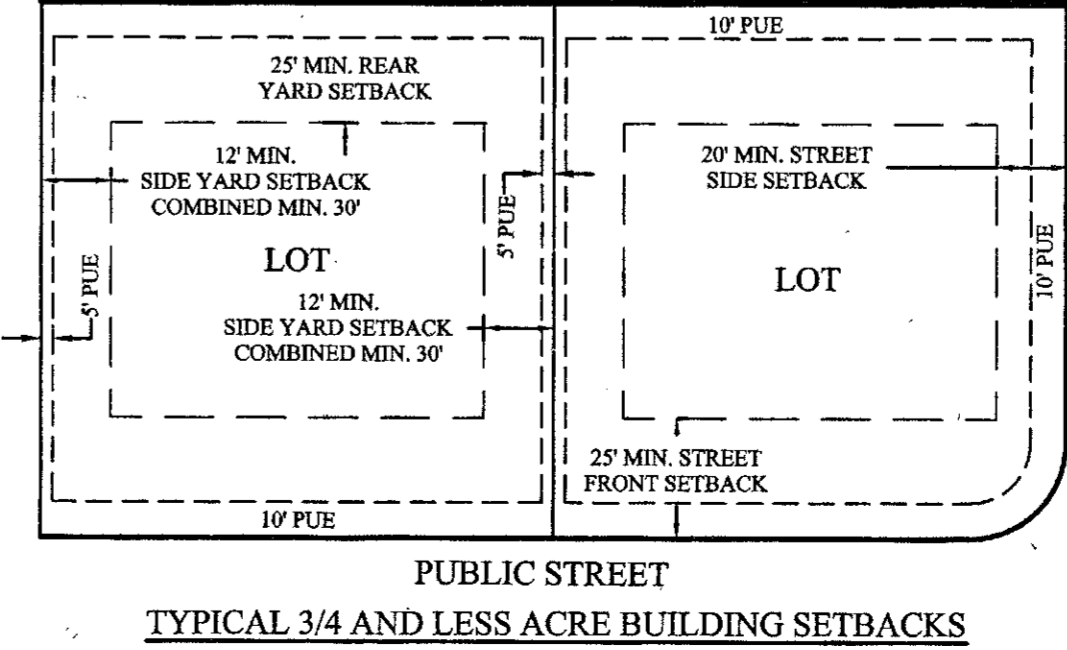
**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	671.00	3°28'19"	40.66	N61°17'25"W	40.66
C2	671.00	10°35'50"	124.10	N68°19'29"W	123.93
C3	671.00	6°59'11"	81.82	N77°07'00"W	81.77

**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.

BY: Shirley Edrledge  
TITLE: Proc. Con. Specialist  
DATE: 5-4-16



**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.

BY: Dennis P. Carlisle  
DENNIS P. CARLISLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE No. 172675

DATE: April 22, 2016

**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 southeast corner of Lot 935, Plat "A", Phase 9, VALLEY VIEW RANCH Subdivision, 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 1,210.45 feet and East 1,368.05 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B.& M.; thence N23°36'46"E 163.18 feet; thence S68°55'51"E 129.21 feet to the westerly line of the Fort Crittenden Military Reservation Boundary (FCMR) as monumented by the U.S. Dept. of Interior-Bureau of Land Management in 2001 and perpetuated by the Office of the Utah County Surveyor; thence S15°06'14"W along said line 6.62 feet to a 2001 BLM monument marking the southwest corner of said boundary; thence S89°36'09"E along said boundary 295.52 feet to the westerly line of Lot 44, Plat "B", VALLEY VIEW RANCH Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said plat the following 2 (two) courses and distances: S7°06'52"W 257.10 feet to the northerly line of Patriot Drive; thence Northwesterly along the arc of a 630.00 foot radius non-tangent curve (radius bears: N7°28'19"E) 20.88 feet through a central angle of 1°53'55" (chord: N81°34'44"W 20.87 feet); thence continuing along said northerly line of Patriot Drive the following 3 (three) courses and distances: N80°36'35"W 100.08 feet; thence along the arc of a 671.00 foot radius curve to the right 246.59 feet through a central angle of 21°03'20" (chord: N70°04'55"W 245.20 feet); thence N59°33'15"W 113.62 feet the point of beginning.

Contains: 2.18 +/- acres

**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 28 DAY OF April A.D. 2016.

BY: Gordon Jones, PRESIDENT  
WASATCH LAND COMPANY

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH S.S.

COUNTY OF UTAH ON THIS 28 DAY OF April, 2016 PERSONALLY APPEARED BEFORE ME Gordon Jones 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 PRESIDENT ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3/24/17

BY: Karin Driggs  
KARIN DRIGGS  
NOTARY PUBLIC COMMISSIONED IN UTAH  
PRINTED FULL NAME AND NOTARY  
Commission # 681723  
Exp. 03-24-2019

ENT. 42909/2016 Reg # 15047  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 Reg 16 2112 Fee 34.00 BY CS  
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 16 DAY OF May, 2016.

APPROVED BY MAYOR: Christoph T. ...  
APPROVED BY CITY ATTORNEY: ...  
APPROVED BY CITY ENGINEER: ...  
ATTEST BY CITY RECORDER (SEE SEAL BELOW): ...

PLAT "A" PHASE 10  
(THE VACATION OF LOTS 936-939, PLAT "A", PHASE 9, VALLEY VIEW RANCH SUBDIVISION)

**VALLEY VIEW RANCH**  
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: DENNIS P. CARLISLE, No. 172675, STATE OF UTAH

NOTARY PUBLIC SEAL: KARIN DRIGGS, Commission # 681723, Exp. 03-24-2019

CITY-COUNTY ENGINEER SEAL: Christoph T. ...

COUNTY RECORDER SEAL: JEFFERY SMITH, No. 15047, UTAH COUNTY RECORDER