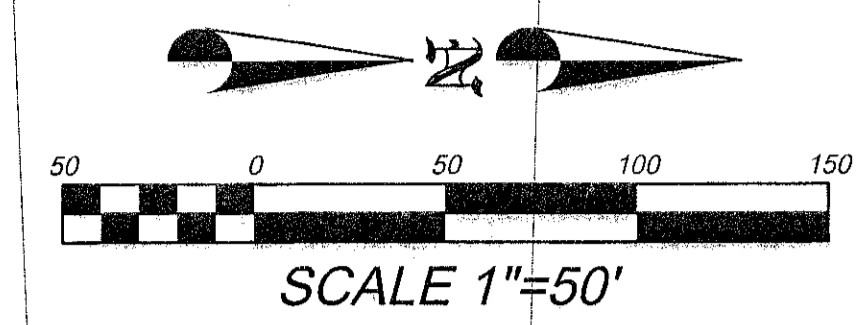


SURVEYOR'S CERTIFICATE
 I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163942 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND 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: Nov. 2, 2012 SURVEYOR: David V. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS WEST 725.79 FEET AND NORTH 156.52 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
 THENCE N49°34'24" W 106.11 FEET; THENCE N 76°58'33" W 66.37 FEET; THENCE N 52°11'10" W 175.01 FEET; THENCE N32°20'07" E 88.43 FEET; THENCE N 26°28'31" E 390.17 FEET; THENCE N 01°15'13" W 75.14 FEET; THENCE W 49°15'37" E 78.63 FEET; THENCE N 88°44'47" E 27.77 FEET; THENCE ALONG THE ARC OF A 221.00-FOOT RADIUS CURVE TO THE RIGHT 66.13 FEET (CURVE HAS A CENTRAL ANGLE OF 178°39' AND A CHORD THAT BEARS S 82°40'53" E 65.88 FEET; THENCE N 09°33'17" E 251.57 FEET; THENCE N 21°32'18" E 60.40 FEET; THENCE S 63°36'10" E 182.18 FEET; THENCE N 27°12'29" E 235.00 FEET; THENCE S 27°12'29" W 250.00 FEET; THENCE S 25°29'31" W 125.00 FEET; THENCE S 26°55'42" W 266.48 FEET; THENCE S 30°43'08" W 140.53 FEET; THENCE S 16°18'15" W 159.48 FEET; THENCE S 03°42'23" W 24.94 FEET; THENCE S 03°42'23" W 24.94 FEET TO THE POINT OF BEGINNING.
 CONTAINING 9.333 ACRES.
 BASIS OF BEARING = UTAH STATE PLANE COORDINATES, CENTRAL ZONE



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 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.
Draper Equity, L.L.C. Ernie Bankhead
 AUTHORIZED SIGNATURE(S)
 OWNER(S): Ernie Bankhead AUTHORIZED SIGNATURE(S)
 PRINTED NAME OF OWNER

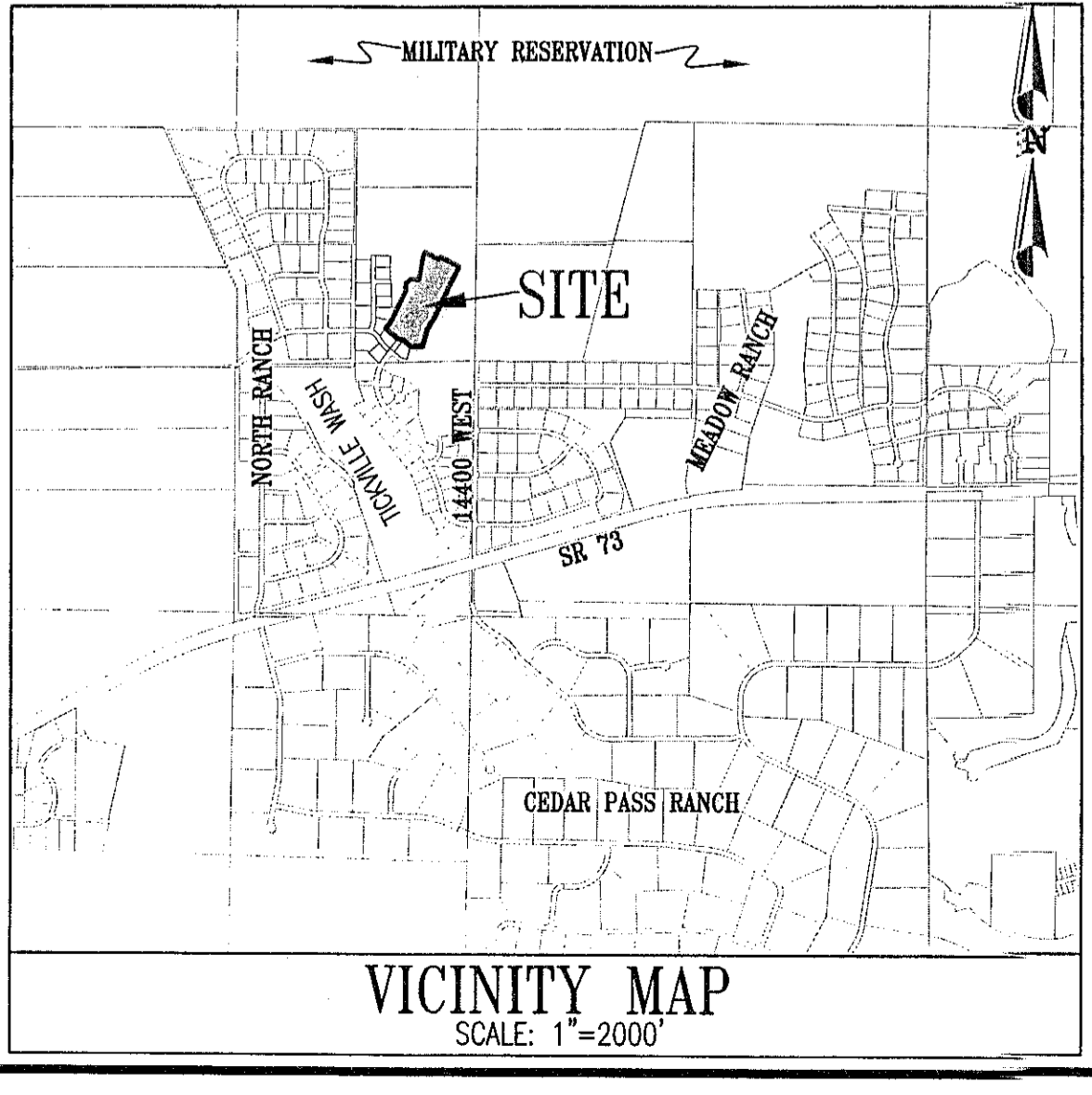
ACKNOWLEDGMENT
 ON THE 2nd DAY OF November, 2012, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.
 MY COMMISSION EXPIRES 4-30-2015 Maria A. Merrill
 NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY
 THE 4th 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 4th DAY OF September, A.D. 2012.
Jeffery Smith Mayor
Jeffery Smith Mayor
Jeffery Smith Mayor
 APPROVED Christy L. Tandy ATTEST P.L.S. Evans
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

"A-2"
VALLEY VIEW RANCH NORTH
 'SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH
 LOCATED IN THE N.E. 1/4 OF SECTION 13, T.5S., R.2W., S.L.B.&M.
 SCALE: 1" = 50'
 APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 10 DAY OF December, A.D., 2012.
David V. Thomas
 CITY ATTORNEY
 APPROVED AS TO FORM THIS 10 DAY OF December, A.D., 2012.
David V. Thomas
 CITY ATTORNEY

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 (PUC) ALONG ALL SIDE AND REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT ALONG ALL STREET FRONTS, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT WITHOUT SANITARY SEWER UNTIL THE UTAH COUNTY HEALTH DEPARTMENT APPROVES IT FOR A SEPTIC TANK AND DRAIN FIELD AS NOTED ON THE PLAT.
 NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS ADEQUATE WATER PRESSURE IS DEMONSTRATED TO EAGLE MOUNTAIN CITY.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	221.00	66.13	178°39'	65.88	N 82°40'53" W
C2	191.00	37.09	117°38'	37.04	S 32°46'17" W
C3	200.00	99.35	28°27'42"	98.33	N 77°12'29" E
C4	225.00	43.70	117°38'	43.63	S 32°46'17" W
C5	15.00	23.56	90°0'0"	21.21	N 17°47'31" W
C6	171.00	84.94	28°27'42"	84.07	N 77°12'29" E
C7	221.00	43.65	117°38'	43.58	S 32°46'17" W
C8	15.00	23.56	90°0'0"	21.21	N 17°47'31" W
C9	225.00	43.70	117°38'	43.63	S 32°46'17" W

STATE PLANE COORDINATES
 FACTOR = 0.999705155167

SP#	NORTHING (Y)	EASTING (X)	SP#	NORTHING (Y)	EASTING (X)
SP1	747,409.62	1,860,508.18	SP12	748,542.23	1,859,920.46
SP2	747,566.09	1,859,782.60	SP13	748,598.39	1,859,942.63
SP3	747,634.88	1,859,701.85	SP14	748,517.41	1,860,105.77
SP4	747,649.84	1,859,637.21	SP15	748,543.35	1,860,119.09
SP5	747,757.11	1,859,498.99	SP16	748,435.94	1,860,328.03
SP6	747,826.45	1,859,553.82	SP17	748,213.66	1,860,213.77
SP7	748,175.59	1,859,727.71	SP18	748,100.82	1,860,159.95
SP8	748,250.70	1,859,726.07	SP19	747,863.30	1,860,039.31
SP9	748,302.00	1,859,785.63	SP20	747,742.52	1,859,967.55
SP10	748,302.61	1,859,813.38	SP21	747,589.50	1,859,922.78
SP11	748,294.22	1,859,878.72	SP22	747,564.61	1,859,921.17

ADDRESS TABLE

LOT#	ADDRESSES
14	HORIZON DRIVE
15	HORIZON DRIVE
16	HORIZON DRIVE
17	HORIZON DRIVE
18	HORIZON DRIVE
19	HORIZON DRIVE
20	HORIZON DRIVE
21	HORIZON DRIVE
22	HORIZON DRIVE
23	HORIZON DRIVE
(OR)	ST. KITTS DRIVE
24	ST. KITTS DRIVE
(OR)	HORIZON DRIVE
25	HORIZON DRIVE
26	HORIZON DRIVE
27	HORIZON DRIVE
28	HORIZON DRIVE

TABULATIONS

TOTAL AREA	= 9.333 AC
LOT ACREAGE	= 7.698 AC
STREET ACREAGE	= 1.635 AC
OPEN SPACE ACREAGE	= 0.00 AC
NUMBER OF LOTS	= 15
AVERAGE LOT SIZE	= 0.513 AC

SIDE SETBACK IS 35 FT WITH CURB AND GUTTER ON TRAILWAY

16181

SEC. 15-5-2W T0-05A