

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 OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-2-17 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.

BOUNDARY DESCRIPTION

A portion of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows: Beginning at a stake & cap (found) at the northeast corner of Lot 105, Plat A-1, VALLEY VIEW RANCH NORTH Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, coincident with the easterly line of CEDAR PASS NORTH "A" Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said lot corner is located S89°19'17"E along the Section line 1,366.56 feet and North 3,905.40 feet from the South 1/4 Corner of Section 13, T5S, R2W, S11B & M; thence N0°26'38"E 992.39 feet along CEDAR PASS NORTH "A" Subdivision and NORTH RANCH Subdivision, Plat "F", thence N82°21'37"E 93.48 feet, thence along the arc of a 214.00 foot radius curve to the right 32.86 feet through a central angle of 8°47'55" (chord: N86°45'35"E 32.83 feet; thence S88°50'28"E 91.29 feet; thence S84°43'40"E 21.00 feet; thence S8°03'00"E 10.82 feet; thence S1°01'20"E 44.33 feet; thence S1°01'20"E 44.33 feet to the northeast corner of Lot 303, VALLEY VIEW RANCH NORTH, Plat A-3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S2°49'06"W along said Plat 12.63 feet to the northeast corner of said VALLEY VIEW RANCH NORTH, Plat A-1; thence along said Plat the following 4 (four) courses and distances: thence N88°08'58"W 166.34 feet; thence N87°00'58"W 50.00 feet; thence S2°59'02"W 51.65 feet; thence N88°09'03"W 171.43 feet the point of beginning.

Continues: 8.387+ acres

Dennis P. Carlisle
 PROFESSIONAL LAND SURVEYOR
 DATE July 21, 2014

OWNERS 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 THAT 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 10-9-407, 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 20th DAY OF July 2014.

Michael D. ...
 MICHAEL D. ...
 Edge Land Investments, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF UTAH
 ON THE 20th DAY OF July A.D. 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF Utah, in said State of Utah, Michael D. Bingham, who after being duly sworn, acknowledged to me that he is the owner of the above described real property and that he has signed the foregoing instrument for the purposes therein mentioned.

MY COMMISSION EXPIRES 4-19-2015
 100 N. University Ave. Provo, UT
 NOTARY ADDRESS
 Kami Robertson
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, HAS REVIEWED AND HEREBY APPROVES THE SUBDIVISION OF ALL LOTS, EASEMENTS AND OTHER PARCELS OF LAND AND IMPROVEMENTS THEREON FOR OPEN SPACE, PERPETUAL USE OF THE PUBLIC THIS 2nd DAY OF July A.D. 2014.

APPROVED: *[Signature]*
 MAYOR (SEE SEAL BELOW)
 CLERK/RECORDER (SEE SEAL BELOW)

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS 21st DAY OF July A.D. 2014.

[Signature]
 CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS 27th DAY OF August A.D. 2014 BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY.

[Signature]
 CITY ATTORNEY

PLAT "A" PHASE 4661062014, Map # 1438
 REPT. CITY RECORDER
 UTAH COUNTY RECORDER
 2014 SEP 15 2:01 PM FEE 40.00 BY SM
 RECORDED FOR EAGLE MOUNTAIN CITY

VALLEY VIEW RANCH

SUBDIVISION
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH

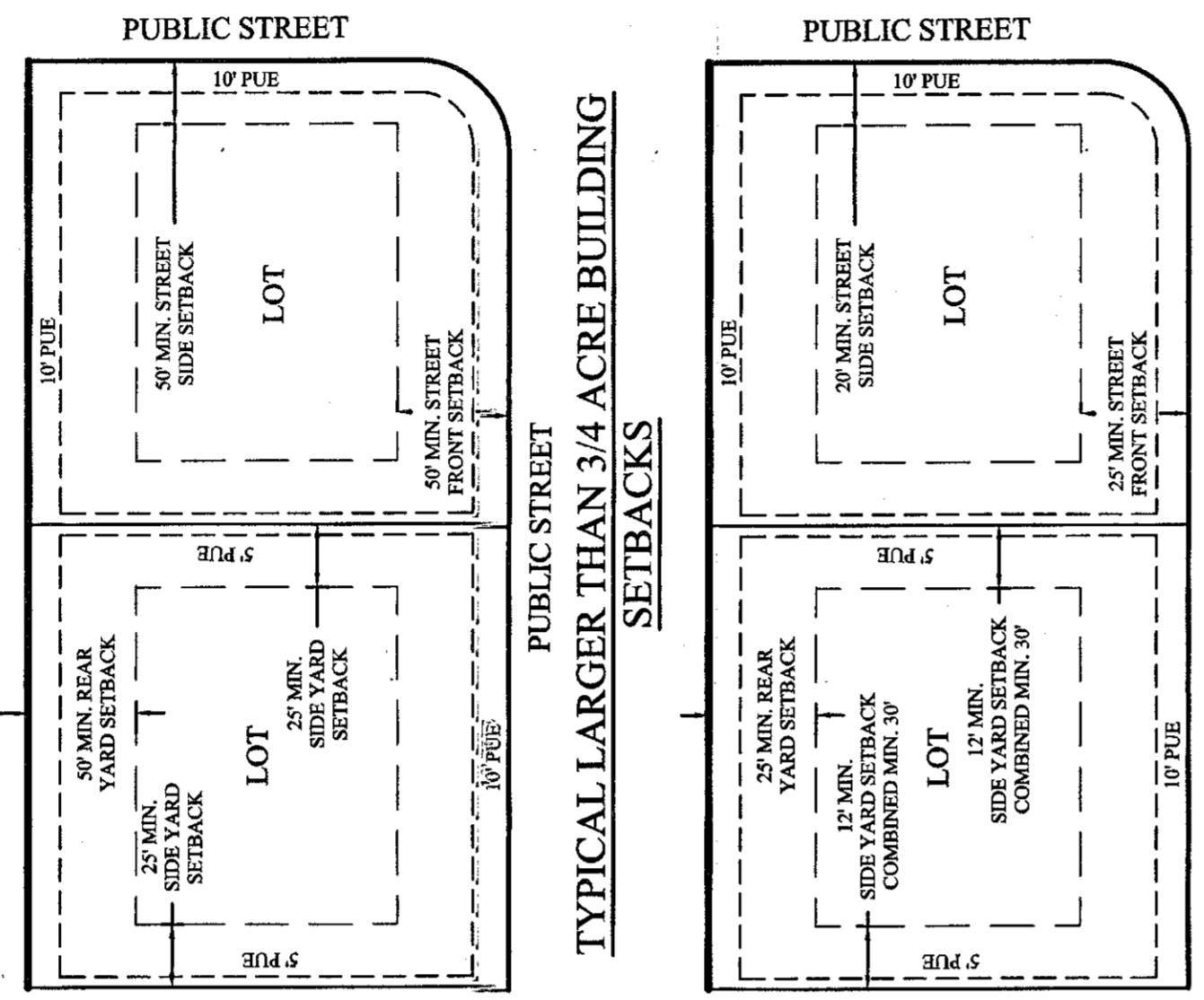
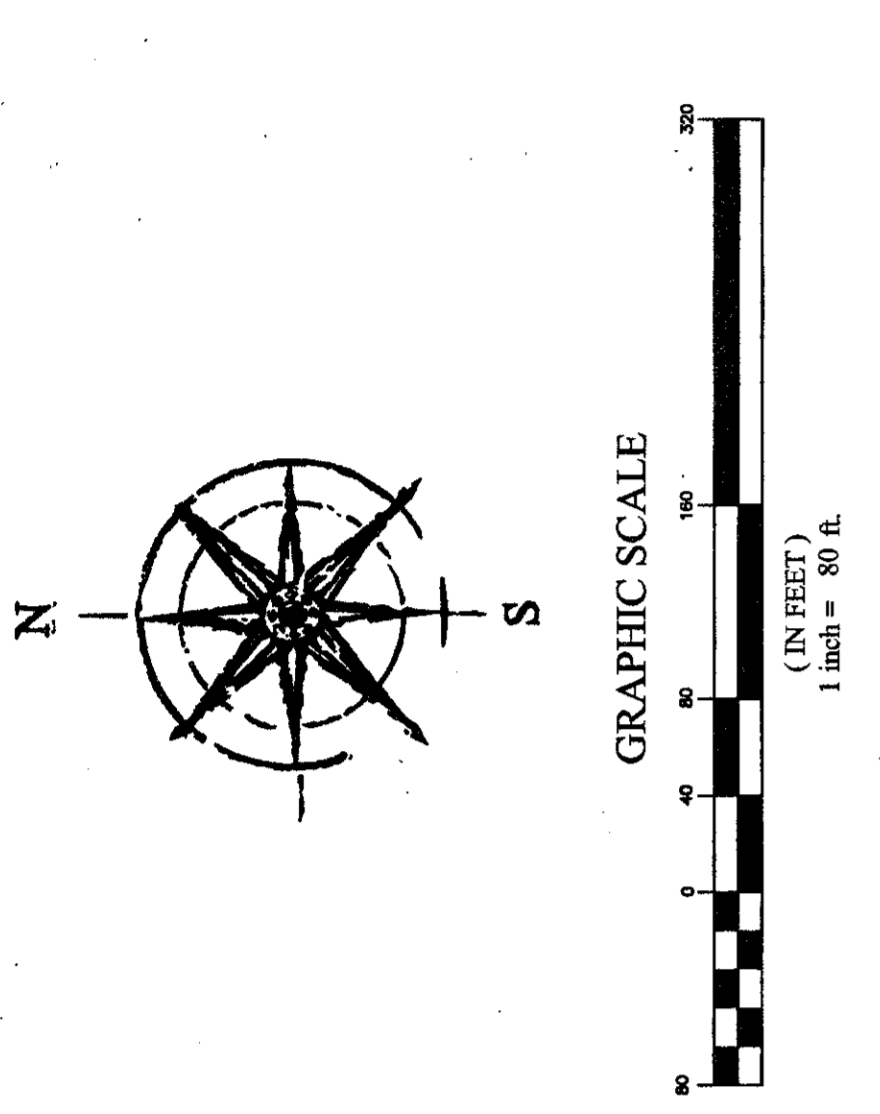
Professional Engineer Seal: Dennis P. Carlisle, No. 172675, State of Utah, Exp. 12/31/15.

Notary Seal: Kami Robertson, No. 10000, State of Utah, Exp. 4-19-2015.

City Engineer Seal: [Signature], No. 10000, State of Utah, Exp. 12/31/15.

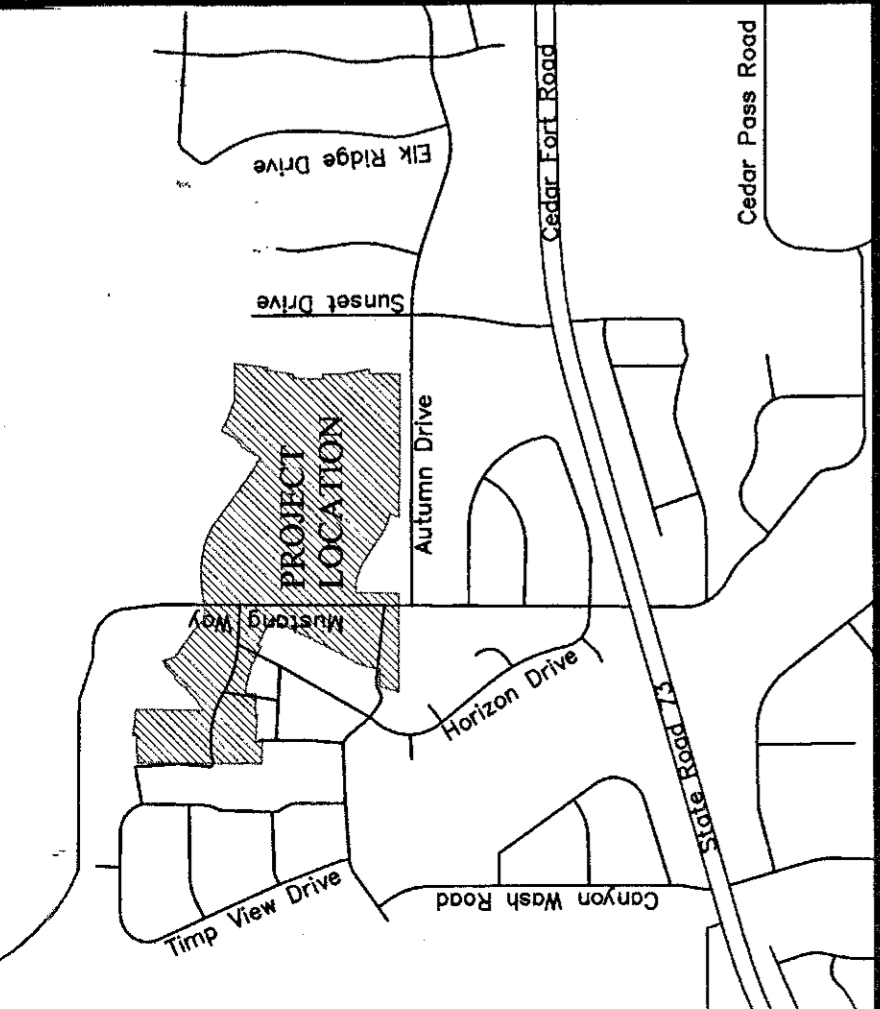
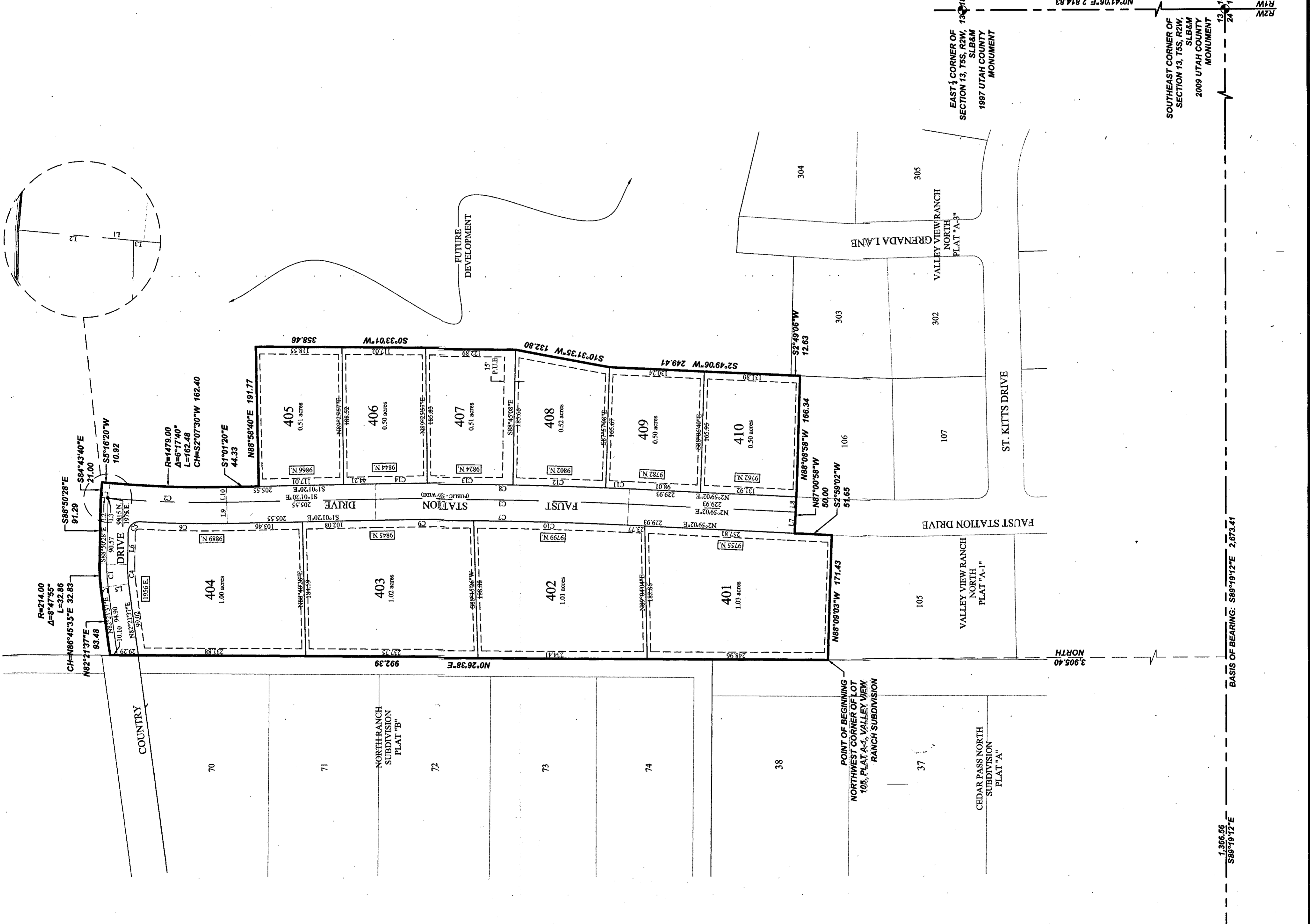
City Attorney Seal: [Signature], No. 10000, State of Utah, Exp. 12/31/15.

County Recorder Seal: Utah County Recorder, No. 10000, State of Utah, Exp. 12/31/15.



- SITE TABULATIONS**
- TOTAL # OF LOTS: 10 LOTS
 - TOTAL ACRES: 4.18 ACRES
 - TOTAL OPEN SPACE: 0.00 ACRES
 - TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
 - LARGEST LOT SIZE: 1.03 ACRES
 - SMALLEST LOT SIZE: 0.50 ACRES
 - OVERALL DENSITY: 1.19 UNITS/ACRE
- NOTES:**
- REBAR AND CAP (FOCUS END) TO BE SET AT ALL LOT CORNERS. LEAD PEGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
 - ALL LOTS IN PHASE 4 WILL REQUIRE A SEPTIC SYSTEM.
 - P.U.E. - PUBLIC UTILITY EASEMENT.
 - LOTS WHO MUST RECEIVE APPROVAL FROM THE UTAH COUNTY ENGINEER FOR THE PROVISIONS OF UTAH CODE SECTION 10-9-407 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE PROVISIONS OF UTAH CODE SECTION 10-9-407 MAY BE APPLIED TO LOTS WHOSE IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE DEVELOPMENT.

14368



Line Table

LINE	DIRECTION	LENGTH
L1	N0°16'20"E	10.82
L2	S0°16'20"W	10.83
L3	S0°16'20"W	0.89
L4	S0°7'38"E	10.00
L5	S0°7'38"E	20.00
L6	S88°50'28"E	43.99
L7	S87°00'38"E	20.00
L8	S87°00'38"E	21.00
L9	N88°58'40"E	29.00
L10	N88°58'40"E	21.00

Curve Table

CURVE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	204.00	8°47'55"	S86°45'54"W	31.30
C2	1500.00	6°17'40"	S02°07'30"W	164.71
C3	5002.50	4°00'22"	N08°58'51"E	349.71
C4	175.00	8°47'55"	S86°45'54"W	26.85
C5	15.00	92°23'37"	N42°38'40"W	21.65
C6	1520.00	4°34'09"	S01°15'54"W	122.05
C7	4973.50	4°00'22"	N08°58'51"E	347.68
C8	5023.50	4°00'22"	N08°58'51"E	351.18
C9	4973.50	1°32'46"	N00°14'57"W	144.20
C10	4973.50	2°27'37"	N01°45'14"E	213.54
C11	5023.50	0°22'22"	S02°47'51"W	32.69
C12	5023.50	1°30'07"	S01°52'56"W	128.76
C13	5023.50	1°20'04"	S08°28'31"W	117.00
C14	5023.50	0°49'49"	S08°36'26"E	72.79

SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, S11B & M, UTAH COUNTY MONUMENT

1366.56
 S89°19'12"E

2672.41
 BASIS OF BEARING: S89°19'12"E

1997 UTAH COUNTY MONUMENT

SECTION 13, T5S, R2W, S11B & M

2009 UTAH COUNTY MONUMENT

13 24