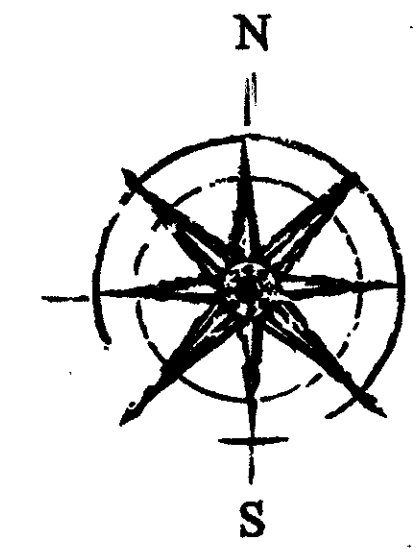
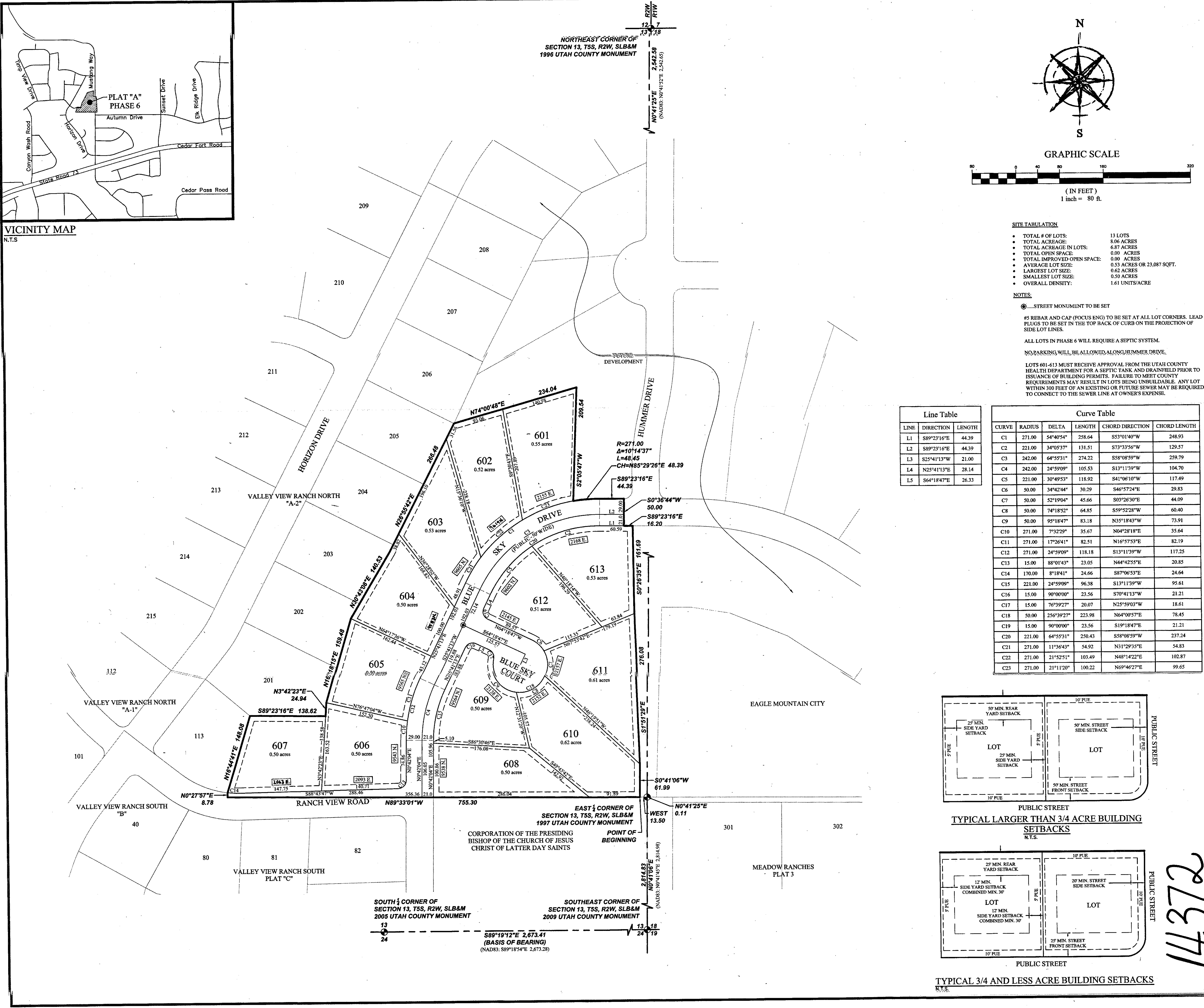


VICINITY MAP
N.T.S.



GRAPHIC SCALE

SITE TABULATION

- TOTAL # OF LOTS: 13 LOTS
- TOTAL ACREAGE: 8.06 ACRES
- TOTAL ACREAGE IN LOTS: 6.87 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.53 ACRES OR 23,087 SQFT.
- LARGEST LOT SIZE: 0.62 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.61 UNITS/ACRE

NOTES:

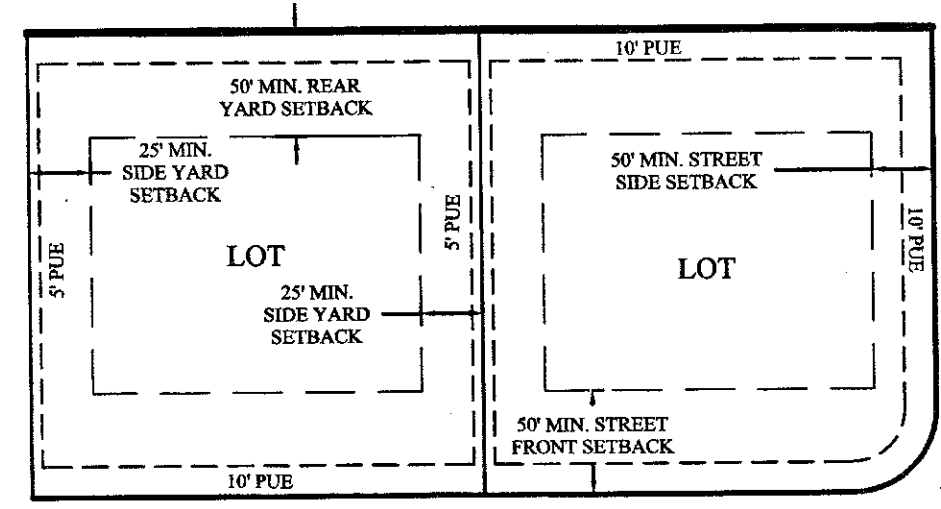
- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- ALL LOTS IN PHASE 6 WILL REQUIRE A SEPTIC SYSTEM.
- NO PARKING WILL BE ALLOWED ALONG HUMMER DRIVE.
- LOTS 601-613 MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAINFIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.

Line Table

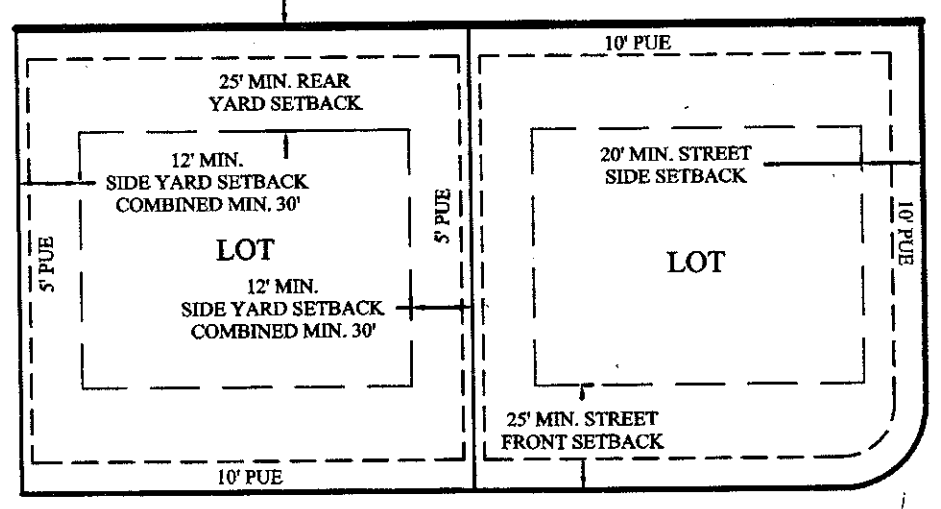
LINE	DIRECTION	LENGTH
L1	S89°23'16"E	44.39
L2	S89°23'16"E	44.39
L3	S25°41'13"W	21.00
L4	N25°41'13"E	28.14
L5	S64°18'47"E	26.33

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	271.00	54°40'54"	258.64	S53°01'40"W	248.93
C2	221.00	34°05'37"	131.51	S73°33'56"W	129.57
C3	242.00	64°55'31"	274.22	S58°08'59"W	259.79
C4	242.00	24°59'09"	105.53	S13°11'39"W	104.70
C5	221.00	30°49'53"	118.92	S41°06'10"W	117.49
C6	50.00	34°42'44"	30.29	S46°57'24"E	29.83
C7	50.00	52°19'04"	45.66	S03°26'30"E	44.09
C8	50.00	74°18'52"	64.85	S59°52'28"W	60.40
C9	50.00	95°18'47"	83.18	N35°18'43"W	73.91
C10	271.00	7°32'29"	35.67	N04°28'18"E	35.64
C11	271.00	17°26'41"	82.51	N16°57'53"E	82.19
C12	271.00	24°59'09"	118.18	S13°11'39"W	117.25
C13	15.00	88°01'43"	23.05	N44°42'55"E	20.85
C14	170.00	8°18'41"	24.66	S87°06'53"E	24.64
C15	221.00	24°59'09"	96.38	S13°11'39"W	95.61
C16	15.00	90°00'00"	23.56	S70°41'13"W	21.21
C17	15.00	76°39'27"	20.07	N25°59'03"W	18.61
C18	50.00	256°39'27"	223.98	N64°00'57"E	78.45
C19	15.00	90°00'00"	23.56	S19°18'47"E	21.21
C20	221.00	64°55'31"	250.43	S58°08'59"W	237.24
C21	271.00	11°36'43"	54.92	N31°29'35"E	54.83
C22	271.00	21°52'51"	103.49	N48°14'22"E	102.87
C23	271.00	21°11'20"	100.22	N69°46'27"E	99.65



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



TYPICAL 3/4 AND LESS ACRE BUILDING SETBACKS
N.T.S.

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.

BOUNDARY DESCRIPTION
A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a point located N0°41'25"E along the Section line 0.11 feet and West 13.50 feet from the East 1/4 Corner of said Section 13, said 1/4 Corner bears N0°41'06"E 2,814.83 feet (MEADOW RANCH 3 & VALLEY VIEW RANCH "B"; N0°42'04"E) feet from the Southeast Corner of said Section 13; thence N89°33'01"W 755.30 feet; thence N0°27'57"E 8.78 feet to the southeast corner of Lot 113 of said VALLEY VIEW RANCH NORTH, Plat A-1; thence N16°44'41"E along said Plat 148.08 feet to the south line of VALLEY VIEW RANCH NORTH, Plat A-2, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 5 (five) courses and distances: S89°23'16"E 138.62 feet; thence N3°42'23"E 24.94 feet; thence N16°18'15"E 159.48 feet; thence N30°43'08"E 140.53 feet; thence N26°55'42"E 266.48 feet; thence N74°00'48"E 234.04 feet; thence S2°05'47"W 209.54 feet; thence Northeasterly along the arc of a 271.00 foot radius non-tangent curve (radius bears: S93°37'53"E) 45.45 feet through a central angle of 10°14'37" (chord: N85°29'26"E 48.39 feet); thence S89°23'16"E 44.39 feet; thence S0°36'44"W 50.00 feet; thence S89°23'16"E 16.20 feet; thence S0°26'35"E 161.69 feet; thence S1°51'29"E 276.08 feet; thence S0°41'06"W 61.99 feet to the point of beginning.

Contains: 8.06 +/- acres
ENR 66813-2014 Map # 14372
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Sep 19 11:00 AM PEE 43,000 BY 55
RECORDED IN PLAT MOUNTAIN CITY
Dennis P. Carlisle
August 20, 2014
PROFESSIONAL LAND SURVEYOR DATE

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 10-9a-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 20th DAY OF August A.D. 2014.
MICHAEL C. BIRNBAUM, OWNER
EDGE LAND INVESTORS, LLC

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 20th DAY OF August A.D. 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Michael C. Birnbaum, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF EDGE LAND INVESTORS, A UTAH L.L.C. 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 4-19-2015
NOTARY ADDRESS: RON UNIVERSITY RUE PAVO, UT 84001
A NOTARY PUBLIC COMMISSIONED IN UTAH
Kathi Robertson
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 ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20th DAY OF September, A.D. 2014.
APPROVED: Mayor (SEE SEAL BELOW) ATTEST: 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 20th DAY OF September, A.D. 2014.
CITY ENGINEER

CITY ATTORNEY APPROVAL
APPROVED THIS 20th DAY OF August, A.D. 2014, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY
CITY ATTORNEY

PLAT "A" PHASE 6
VALLEY VIEW RANCH
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
Dennis P. Carlisle No. 172675 STATE OF UTAH	Kathi Robertson Commission # 608625 A Notary Commission Expires 4-19-2015 STATE OF UTAH	Christopher Todd No. 14602 STATE OF UTAH	Eagle Mountain City STATE OF UTAH

14372