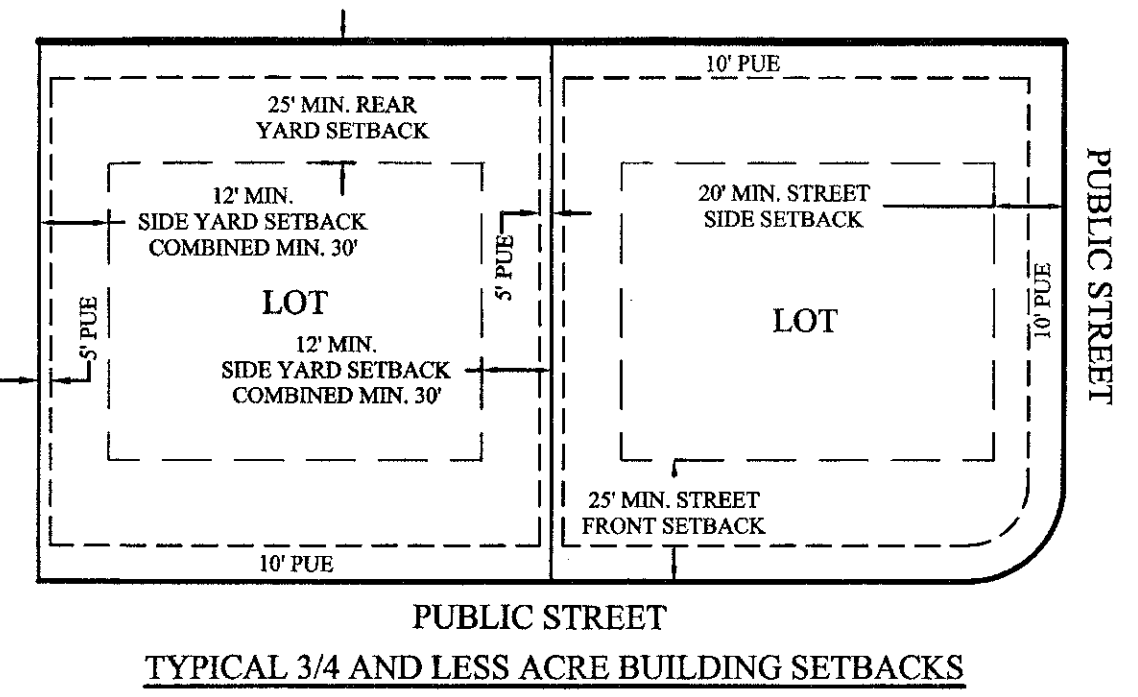
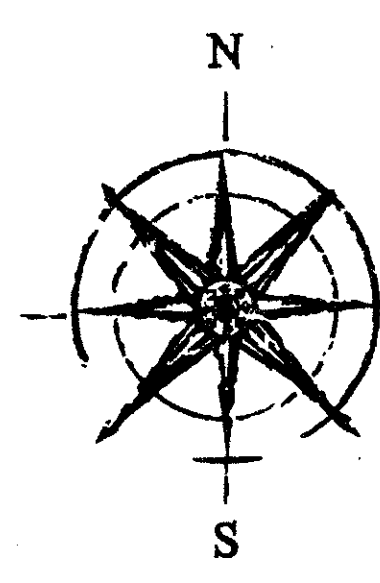
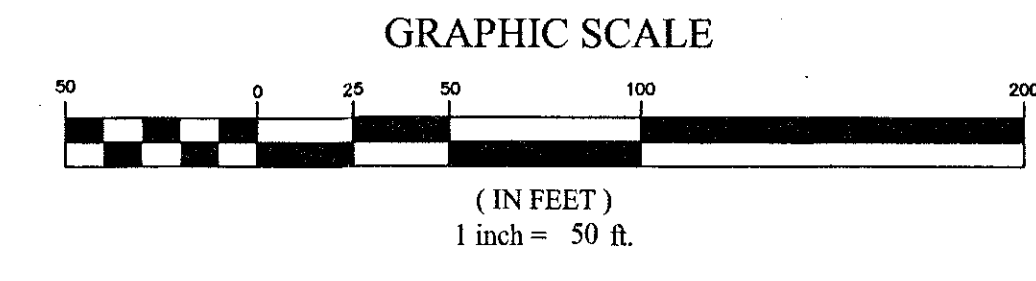


VICINITY MAP
N.T.S.



TYPICAL 3/4 AND LESS ACRE BUILDING SETBACKS



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	471.00	12°40'42"	104.22	S83°02'55"E	104.01
C2	471.00	20°35'06"	169.22	S66°25'01"E	168.31
C3	492.00	33°15'48"	285.63	N72°45'22"W	281.64

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 July, 2015.
 QUESTAR GAS COMPANY
 BY: Beverly Eldredge
 TITLE: Pre-Con

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. 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
Del Edwards 7/6/16
 ROCKY MOUNTAIN POWER DATE

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.
Ch Mellon 7-6-16
 DIRECT COMMUNICATIONS DATE

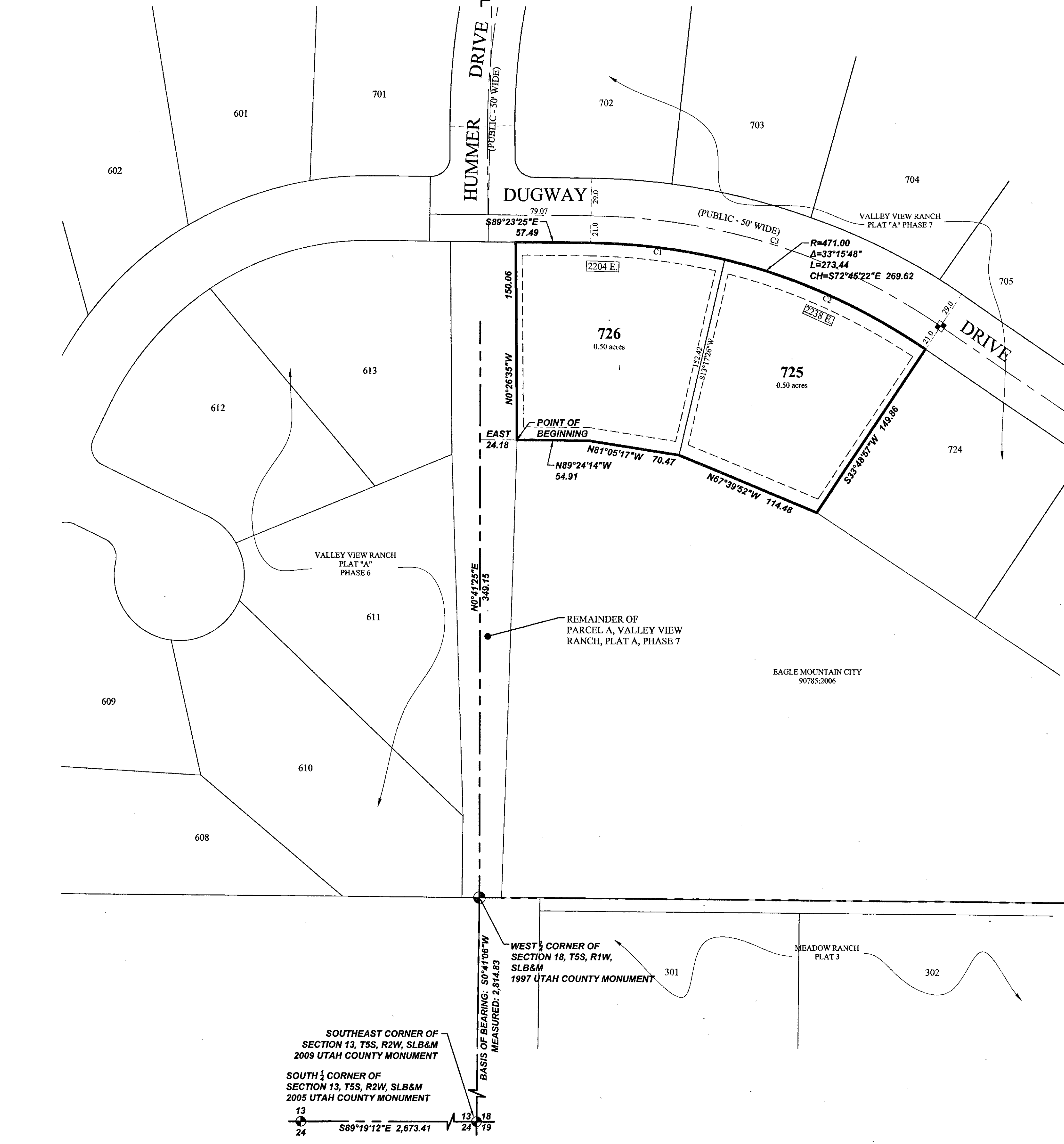
SURVEYOR'S CERTIFICATE
 I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED 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.
Dennis P. Carlisle
 DENNIS P. CARLISLE PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 172675
 DATE June 22, 2016

BOUNDARY DESCRIPTION
 A portion of Parcel A, VALLEY VIEW RANCH Subdivision, Plat "A" Phase 7, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located in the NW1/4 of 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 349.15 feet and East 24.18 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B.&M. (Basis of Bearing: S0°41'06"W along the Section line from the West 1/4 Corner to the Southwest Corner of said Section 18); thence N0°26'35"W 150.06 feet; thence S89°23'25"E 57.49 feet; thence along the arc of a 471.00 foot radius curve to the right 273.44 feet through a central angle of 33°15'48" (chord: S72°45'22"E 269.62 feet) to the northwesterly corner of Lot 724, VALLEY VIEW RANCH Subdivision, Plat "A", Phase 7; thence S33°48'57"W along said lot line 149.86 feet to the southwesterly corner of said Lot 724; thence N67°39'52"W 114.48 feet; thence N81°05'17"W 70.47 feet; thence N89°24'14"W 54.91 feet to the point of beginning.
 Contains: 1.0071- acres
 2 Lots

NOTES AND CONDITIONS:
 * 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.
 NO PARKING IS ALLOWED ALONG HUMMER DRIVE.
 NEIGHBORHOOD PARK: THE ENTIRE NEIGHBORHOOD PARK MUST BE COMPLETED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF THE 150TH VALLEY VIEW BUILDING PERMIT. TERMS 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 & RECREATION DIRECTOR AND PLANNING DIRECTOR PRIOR TO BEGINNING PARK CONSTRUCTION.
 MILITARY VEHICLE ACCESS: ACCESS MUST BE MAINTAINED FOR MILITARY AND EMERGENCY VEHICLES ALONG THE CURRENT CAMP WILLIAMS ROAD ALIGNMENT (MUSTANG WAY).
 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 1,400 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.
 THE ORIGINAL PLAT FOR VALLEY VIEW RANCH PLAT "A" PHASE 7 (ENTRY No. 41615-2015 Map #14605) IS BEING AMENDED BY THIS PLAT AT THE REQUEST OF EAGLE MOUNTAIN CITY TO ALLOW FOR TWO ADDITIONAL RESIDENTIAL LOTS AS SHOWN AND DESCRIBED HEREON. NO OTHER AMENDMENTS HAVE BEEN MADE TO THE ORIGINAL PLAT.

SITE TABULATION

TOTAL # OF LOTS:	2 LOTS
TOTAL ACRES:	1.00 ACRES
TOTAL ACRES IN LOTS:	1.00 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	50 ACRES OR 21,780 SQFT.
LARGEST LOT SIZE:	0.50 ACRES
SMALLEST LOT SIZE:	0.50 ACRES
OVERALL DENSITY:	0.5 UNITS/ACRE



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 23 DAY OF June A.D. 20 16

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH
 S.S.
 COUNTY OF Utah
 ON THE 23 DAY OF June A.D. 20 16 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE TO ME THAT HE/SHE IS THE Manager OF Edge Land LLC, L.L.C., A UTAH L.L.C., AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
 MY COMMISSION EXPIRES: 3/24/19
Karin Driggs
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
 PRINTED FULL NAME OF NOTARY
 MY COMMISSION No. 681723

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 13 DAY OF July, 20 16
 APPROVED BY MAYOR: Christy H. Hulse
 APPROVED BY CITY ATTORNEY: David S. Evans
 APPROVED BY CITY ENGINEER: (SEE SEAL BELOW)
 ATTEST BY CITY RECORDER: (SEE SEAL BELOW)

**PLAT "A" PHASE 7B
 VALLEY VIEW RANCH
 SUBDIVISION
 (AN AMENDMENT OF PARCEL A, VALLEY VIEW RANCH, PLAT "A" PHASE 7)
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH**

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

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