

VICINITY MAP  
NTS

NORTHEAST CORNER OF SECTION 13, T5S, R2W, SLB&M 1996 UTAH COUNTY MONUMENT

WEST 1/4 CORNER OF SECTION 18, T5S, R1W, SLB&M 1987 UTAH COUNTY MONUMENT

SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M 2005 UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 13, T5S, R2W, SLB&M 2009 UTAH COUNTY MONUMENT

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 11 DAY OF June, 2015.

QUESTAR GAS COMPANY  
BY: *Querty Eldredge*  
TITLE: *Pres-Const*

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	534.00	42°47'30"	398.82	N75°44'17"W	389.62
C2	1056.08	5°24'08"	99.57	S56°51'11"E	99.54
C3	1056.00	6°52'28"	126.70	S62°59'29"E	126.62
C4	590.00	21°36'44"	222.55	S77°14'05"E	221.23
C5	700.00	21°03'20"	257.24	S70°04'55"E	255.80
C6	15.00	84°24'07"	22.10	S42°54'14"W	20.15
C7	500.00	40°33'10"	353.89	N74°37'07"W	346.55
C8	1090.08	5°23'57"	102.72	S56°51'16"E	102.68
C9	1090.00	6°52'28"	130.78	S62°59'29"E	130.70
C10	624.00	21°36'59"	235.42	S77°14'13"E	234.03
C11	564.00	21°36'44"	212.74	N74°14'05"E	211.48
C12	1030.00	6°52'28"	123.58	S62°59'29"E	123.51
C13	1030.00	6°52'28"	97.16	S56°51'07"E	97.13
C14	560.00	39°40'28"	387.77	N74°10'46"W	380.07
C15	15.00	94°43'11"	24.80	S46°39'25"E	22.07
C16	721.00	21°03'20"	264.96	S70°04'55"E	263.47
C17	671.00	21°03'20"	246.59	S70°04'55"E	245.20
C18	624.00	6°14'42"	68.01	N84°55'21"W	67.98
C19	624.00	9°26'35"	102.84	N77°04'42"W	102.73

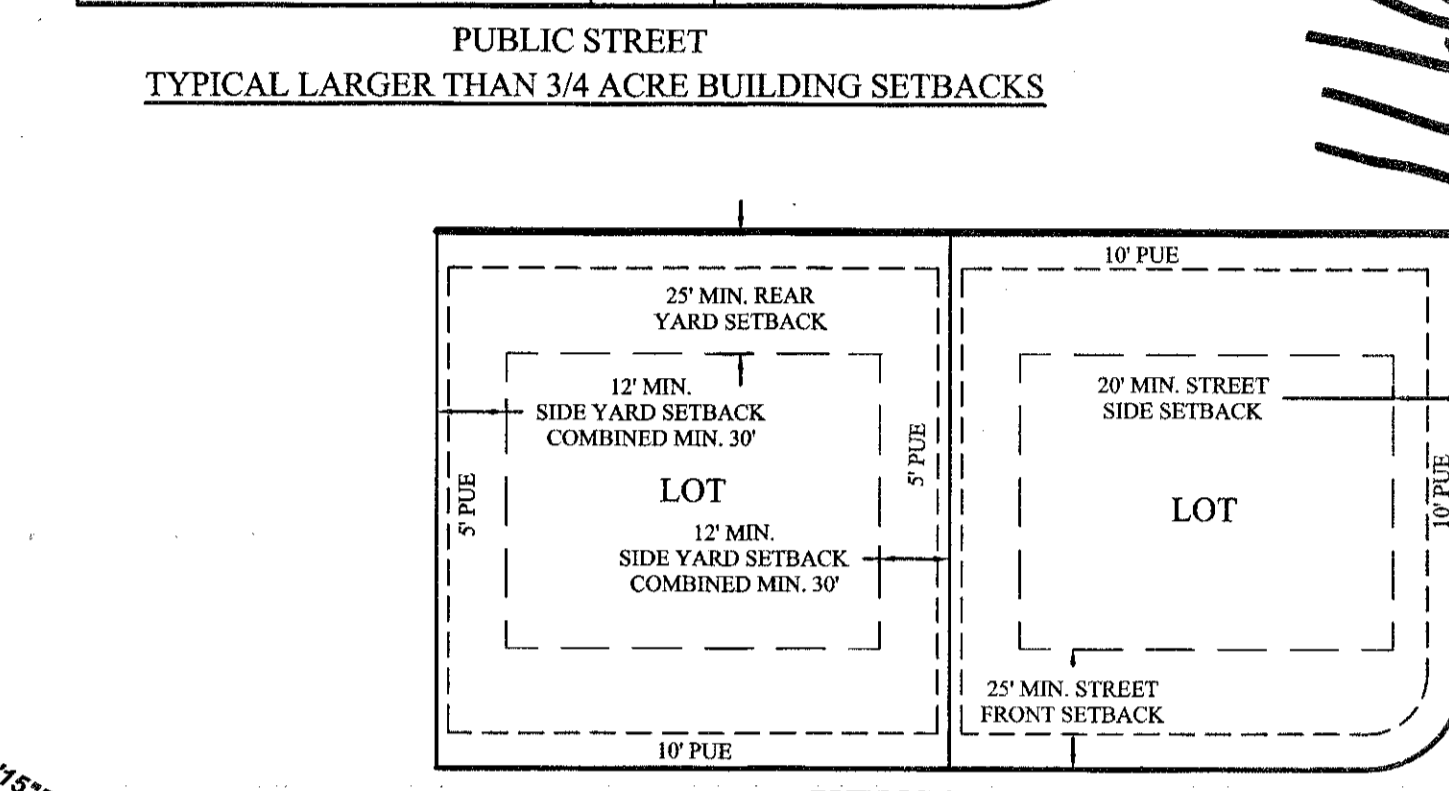
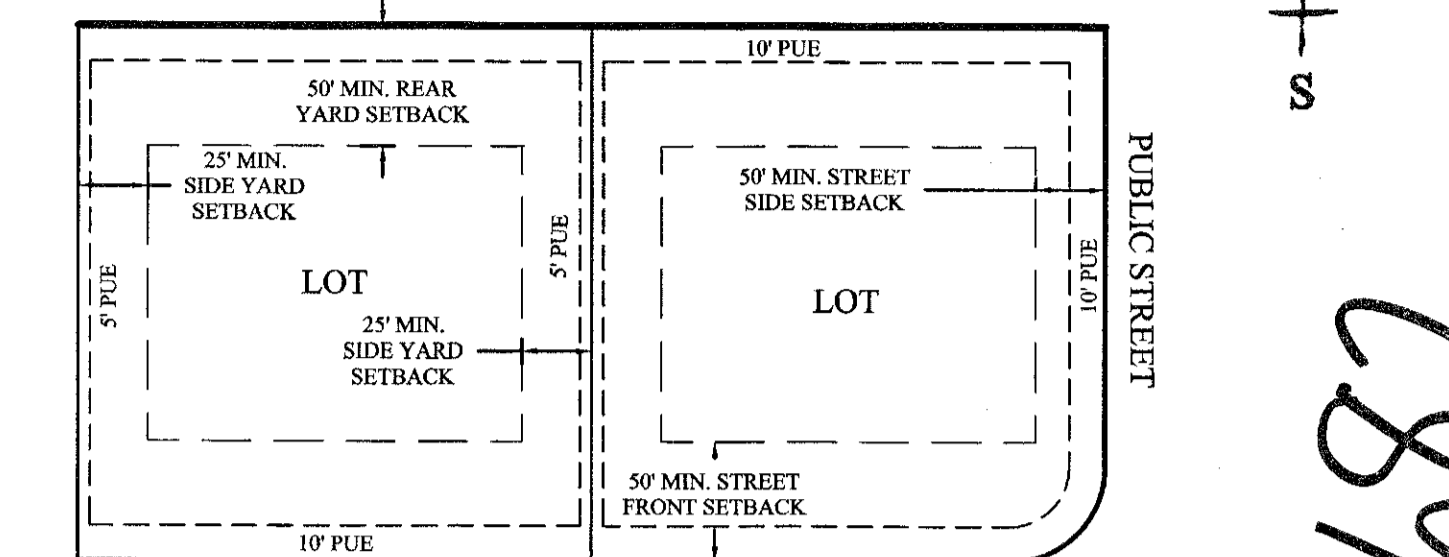
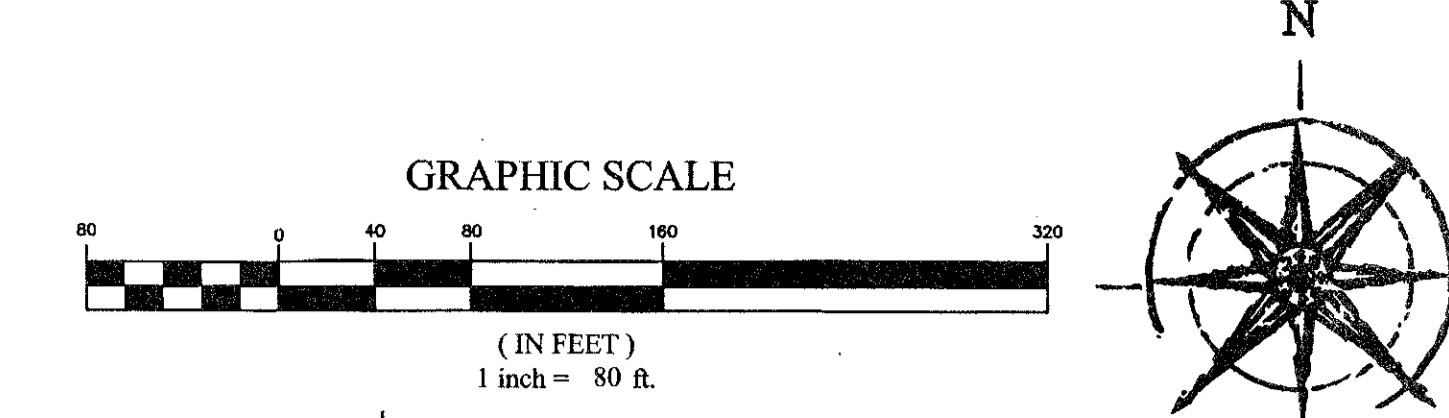
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C20	624.00	5°55'42"	64.56	N69°23'34"W	64.53
C21	1090.00	3°39'14"	69.51	N64°36'07"W	69.50
C22	1090.00	3°13'14"	61.27	N61°09'53"W	61.26
C23	1090.08	0°28'41"	9.10	N59°18'55"W	9.10
C24	1090.08	4°55'16"	93.63	N56°36'56"W	93.60
C25	500.00	7°39'01"	66.76	N58°10'02"W	66.71
C26	500.00	20°07'46"	175.66	N72°03'26"W	174.76
C27	500.00	12°46'23"	111.47	N88°30'11"W	111.24
C28	560.00	13°58'53"	136.65	S87°01'34"E	136.31
C29	560.00	12°48'55"	125.25	S73°37'40"E	124.99
C30	560.00	12°42'21"	125.87	S60°46'52"E	125.60
C31	564.00	6°27'48"	63.62	S69°39'37"E	63.59
C32	564.00	15°08'44"	149.09	S80°27'53"E	148.65
C33	671.00	3°28'21"	40.67	S61°17'26"E	40.66
C34	671.00	10°35'46"	124.09	S68°19'29"E	123.92
C35	671.00	6°59'13"	81.83	S77°06'59"E	81.78
C36	721.00	2°51'23"	35.94	N79°10'54"W	35.94
C37	721.00	7°56'42"	99.98	N63°31'36"W	99.90
C38	721.00	10°15'15"	129.04	N72°37'35"W	128.87

SITE TABULATION

- TOTAL # OF LOTS: 39 LOTS
- TOTAL ACRES: 23.64 ACRES
- TOTAL ACRES IN LOTS: 20.21 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.52 ACRES OR 22,216 SQFT.
- LARGEST LOT SIZE: 0.64 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.65 UNITS/ACRE

NOTES:

- STREET MONUMENT TO BE SET
- 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 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. 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.
- 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 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.



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

June 10, 2015  
DATE

BOUNDARY DESCRIPTION

A portion 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 1,223.94 feet and East 36.02 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B. & M.; thence N0°42'11"E 358.38 feet; thence N73°36'07"E 10.98 feet; thence N89°09'41"E 185.98 feet; thence S79°33'09"E 172.70 feet; thence S65°33'23"E 141.76 feet; thence S54°07'45"E 489.53 feet; thence S58°01'55"E 191.86 feet; thence N30°26'45"E 175.00 feet; thence N64°01'57"E 60.02 feet; thence N30°26'45"E 155.00 feet; thence S59°33'15"E 83.91 feet; thence S68°55'51"E 168.89 feet; thence S89°31'20"E 297.83 feet to the westerly line of Valley View Ranch Subdivision, Plat "B", as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 7 (seven) courses and distances: thence S7°06'52"W 264.32 feet; 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 S9°22'15"W 212.43 feet; thence S89°36'49"W 29.41 feet; thence S1°53'09"W 234.19 feet; thence Southeasterly along the arc of a 624.00 foot radius non-tangent curve (radius bears: N1°57'18"E) 37.24 feet through a central angle of 3°25'08" (chord: S89°45'16"E 37.23 feet); thence S1°32'16"E 175.68 feet; thence N89°05'22"W 196.49 feet; thence N65°36'05"W 649.15 feet; thence N56°34'53"W 939.35 feet; thence N89°17'49"W 157.66 feet the point of beginning.

Contains: 23.64 +/- 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 15 DAY OF June, A.D. 2015.

*Goldman Jones*  
Goldman Jones, President  
Watchdog Land Company

BY: 43180-2015 No. 1482  
JEFFERY S. SALT  
UTAH COUNTY RECORDER  
2015 JUL 15 4:15 PM PEE 67.00 BY SW  
REC-2.0 FOR EAGLE MOUNTAIN CITY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S.  
COUNTY OF UTAH

ON THE 15 DAY OF June, A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF SAID REAL PROPERTY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.  
COUNTY OF UTAH

ON THIS 15 DAY OF June, 2015 PERSONALLY APPEARED BEFORE ME *Goldman 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 *Watchdog 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 ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 2/21/19 A NOTARY PUBLIC COMMISSIONED IN UTAH

*Kevin Ut*  
Kevin Ut, Notary  
NOTARY ADDRESS \_\_\_\_\_ 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 STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20th DAY OF June, 2015.

APPROVED BY MAYOR *David L. Smith*  
APPROVED BY CITY ENGINEER *David L. Smith*  
(SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY *David L. Smith*  
ATTEST BY CITY RECORDER *David L. Smith*  
(SEE SEAL BELOW)

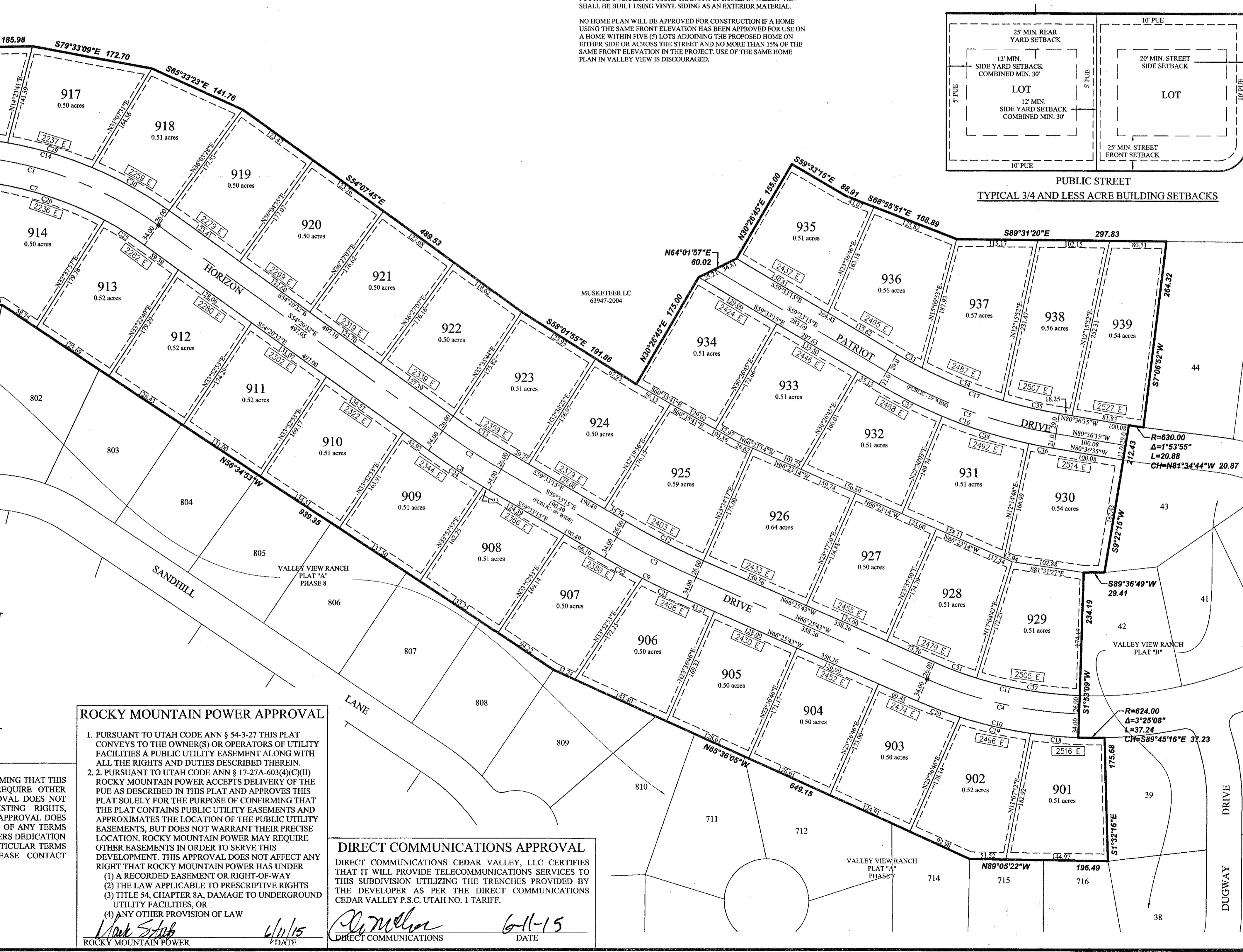
PLAT "A" PHASE 9  
VALLEY VIEW RANCH  
SUBDIVISION  
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: DENNIS P. CARLISLE, UTAH COUNTY RECORDER

NOTARY PUBLIC SEAL: KEVIN UT, UTAH COUNTY RECORDER

CITY-COUNTY ENGINEER SEAL: DAVID L. SMITH, UTAH COUNTY RECORDER

COUNTY RECORDER SEAL: DENNIS P. CARLISLE, UTAH COUNTY RECORDER



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

*Mark Strub*  
MARK STRUB  
ROCKY MOUNTAIN POWER

6/11/15  
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.

*David L. Smith*  
DAVID L. SMITH  
DIRECT COMMUNICATIONS

6-11-15  
DATE

2015-18-5-8-10-038