

ADDRESS TABLE

LOT#	ADDRESSES
34	9663 N. SUNSET DRIVE
OR	2552 E. HORIZON DRIVE
35	2598 E. HORIZON DRIVE
36	2584 E. HORIZON DRIVE
OR	9836 N. DUGWAY DRIVE
37	9804 N. DUGWAY DRIVE
38	9587 N. DUGWAY DRIVE
39	9827 N. DUGWAY DRIVE
OR	2538 E. HORIZON DRIVE
40	2597 E. HORIZON DRIVE
41	2573 E. HORIZON DRIVE
42	2533 E. HORIZON DRIVE
43	2548 E. PATRIOT DRIVE
44	2551 E. PATRIOT DRIVE
45	2587 E. PATRIOT DRIVE
46	2803 E. PATRIOT DRIVE
47	2827 E. HORIZON DRIVE
48	2853 E. HORIZON DRIVE
OR	9733 N. SUNSET DRIVE

LINE TABLE

LINE #	LENGTH	BEARING
L1	14.70	S 89°32'03" E
L2	29.41	N 89°37'47" E
L3	114.64	S 89°30'20" E
L4	147.84	S 34°44'14" E
L5	110.74	N 82°52'10" W
L6	68.28	N 15°50'35" W
L7	158.84	S 00°26'48" W
L8	14.70	N 89°32'03" W
L9	99.58	N 89°30'20" W
L10	20.22	N 15°50'35" W
L11	44.90	S 00°26'48" W
L12	114.75	S 00°26'48" W
L13	14.70	N 89°32'03" W
L14	92.96	S 00°26'48" W
L15	65.69	S 00°26'48" W
L16	20.85	N 15°50'35" W
L17	108.84	S 34°44'14" E
L18	110.74	N 82°52'10" W
L19	110.74	N 82°52'10" W
L20	37.87	S 34°44'14" E
L21	71.89	S 34°44'14" E
L22	99.51	N 89°30'20" W
L23	27.12	S 00°26'48" W

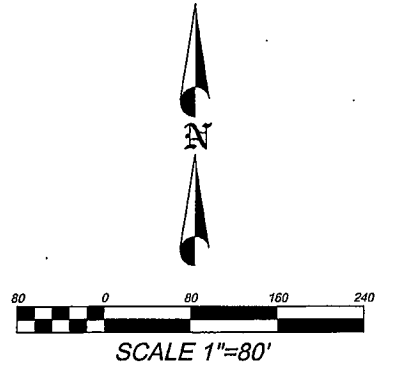
STATE PLANE COORDINATES

FACTOR = 0.999705155167

SP#	X=	Y=
SP1	1,860,508.18	747,409.62
SP2	1,862,284.64	747,395.17
SP3	1,862,288.24	747,591.71
SP4	1,862,288.65	747,641.89
SP5	1,862,301.33	747,641.57
SP6	1,862,323.38	747,643.35
SP7	1,862,287.87	747,842.29
SP8	1,862,283.20	748,017.86
SP9	1,862,245.99	748,018.03
SP10	1,862,247.98	748,077.97
SP11	1,862,253.76	748,252.01
SP12	1,862,283.16	748,252.20
SP13	1,862,309.64	748,412.40
SP14	1,862,317.80	748,461.73
SP15	1,862,338.44	748,458.66
SP16	1,862,371.24	748,720.85
SP17	1,862,963.78	748,715.74
SP18	1,862,964.73	748,715.74
SP19	1,862,959.32	748,022.09
SP20	1,862,688.01	748,025.18
SP21	1,862,594.57	747,419.77
SP22	1,862,954.60	747,418.84
SP23	1,862,954.39	747,389.73

CURVE TABLE

TH	RADIUS	DELTA	CHORD	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	125.00	10°09'23"	22.13	N 85°23'16" E	C17	79.17	624.00	07°18'08"	79.11	S 67°22'48" W	C33	3.93	630.00	00°21'26"	3.93	S 82°41'27" E						
2	624.00	03°25'08"	37.23	N 89°44'18" W	C18	22.74	15.00	86°51'28"	20.62	S 27°35'08" W	C34	14.26	229.00	03°34'08"	14.26	N 81°05'08" W						
3	630.00	1°53'55"	20.88	S 81°33'46" E	C19	91.26	321.00	16°17'23"	90.96	S 07°41'54" E	C35	125.00	229.00	31°16'30"	123.45	N 63°39'47" W						
4	300.00	35°26'46"	182.65	S 72°46'17" W	C20	69.35	175.00	22°42'37"	67.93	S 11°58'04" W	C44	53.11	229.00	13°17'17"	52.99	N 41°22'53" W						
5	300.00	05°26'58"	28.52	S 52°19'25" W	C21	205.58	175.00	67°18'32"	193.96	S 56°48'40" W	C45	21.84	15.00	82°40'27"	19.81	S 76°04'28" E						
6	590.00	24°39'09"	251.90	S 61°55'30" W	C22	174.23	125.00	78°51'46"	160.47	N 40°22'41" E	C46	100.73	326.00	17°42'11"	97.87	N 70°59'51" E						
7	590.00	17°43'24"	181.18	S 83°08'47" W	C23	77.05	271.00	16°17'23"	76.79	N 07°41'54" W	C47	61.09	326.00	10°44'10"	61.00	N 85°07'35" E						
8	200.00	31°07'58"	107.34	N 50°18'13" W	C24	22.51	15.00	85°57'51"	20.45	N 58°49'31" W	C48	23.57	15.00	90°02'52"	21.22	N 45°28'14" E						
9	200.00	16°59'58"	59.12	N 74°22'11" W	C25	112.82	624.00	10°21'33"	112.67	S 83°22'20" W												
10	659.00	2°15'22"	25.95	N 81°44'29" W	C26	146.05	564.00	14°50'12"	145.64	N 84°33'35" E												
11	300.00	16°17'23"	85.01	S 07°41'54" E	C27	140.08	564.00	14°13'51"	139.72	N 70°01'33" E												
12	154.00	90°01'09"	217.83	S 45°27'23" W	C28	127.45	564.00	12°56'52"	127.18	N 56°26'11" E												
13	15.00	89°57'08"	21.20	N 44°31'45" W	C29	22.17	15.00	84°42'00"	20.21	N 07°36'45" E												
14	266.00	22°22'55"	103.25	S 70°18'13" W	C30	75.72	179.00	24°14'17"	75.16	N 46°51'23" W												
15	266.00	18°30'49"	85.58	S 58°51'20" W	C31	74.65	179.00	23°53'39"	74.11	N 70°55'21" W												
16	924.00	14°08'48"	153.68	S 56°40'20" W	C32	28.78	860.00	02°15'22"	28.78	N 81°44'29" W												



NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNLESS ADEQUATE WATER PRESSURE IS DEMONSTRATED TO EAGLE MOUNTAIN CITY.

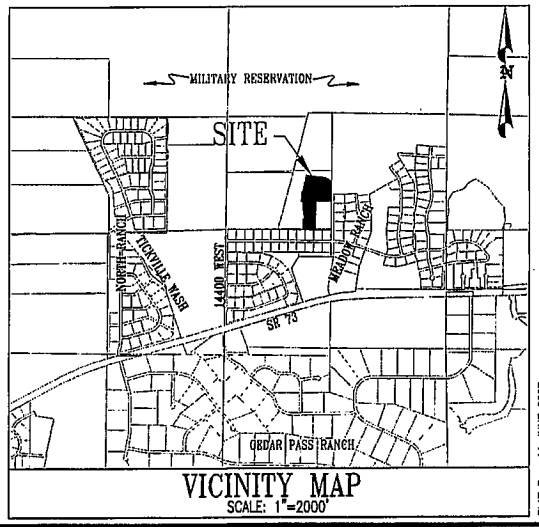
GENERAL NOTES

- ALL WATER LINES UP TO AND INCLUDING THE METER, POWER LINES, GAS LINES, AND METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.
- ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (PUE) 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.

TABULATIONS

TOTAL AREA	=	15.14 AC
LOT ACRES	=	10.82 AC
STREET ACRES	=	2.16 AC
OPEN SPACE ACRES	=	2.06 AC
NUMBER OF LOTS	=	15
AVERAGE LOT SIZE	=	0.73 AC

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 25th DAY OF September, A.D., 2008.



SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 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.

Aug 18, 2008
DATE
DAVID V. THOMAS
SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 14.48 FEET AND EAST 1776.98 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 02°27'57" E 196.60 FEET; THENCE N 02°27'57" E 50.00 FEET; THENCE S 89°32'03" E 14.70 FEET; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT 22.16 FEET (CURVE HAS A CENTRAL ANGLE OF 10°09'23" AND A CHORD BEARING N 85°23'16" E 22.13 FEET); THENCE N 10°07'27" W 202.14 FEET; THENCE N 01°31'18" W 175.68 FEET; THENCE ALONG THE ARC OF A 624.00 FOOT RADIUS CURVE TO THE RIGHT 37.23 FEET (CURVE HAS A CENTRAL ANGLE OF 03°25'08" AND A CHORD BEARING N 89°44'18" W 37.23 FEET); THENCE N 01°54'07" E 60.00 FEET; THENCE N 01°54'07" E 174.18 FEET; THENCE N 89°37'47" E 29.41 FEET; THENCE N 89°32'03" E 162.43 FEET; THENCE N 09°23'13" E 50.00 FEET; THENCE ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT 20.88 FEET (CURVE HAS A CENTRAL ANGLE OF 01°53'55" AND A CHORD BEARING S 81°33'46" E 20.88 FEET); THENCE N 07°07'59" E 264.32 FEET; THENCE S 89°30'22" E 582.73 FEET; THENCE S 89°30'20" E 0.95 FEET; THENCE S 00°26'48" W 693.88 FEET; THENCE N 89°30'20" W 360.15 FEET; THENCE S 00°26'48" W 605.63 FEET; THENCE S 89°32'07" E 360.15 FEET; THENCE S 00°26'48" W 27.12 FEET; THENCE N 89°32'03" W 669.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.139 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.

BRIAN D. HASKELL
The Ranches, L.C.
SG Valley View, L.C.
OWNER(S):
PRINTED NAME OF OWNER

Brian D. Haskell
Authorized Signature(s)

ACKNOWLEDGMENT

ON THE 13th DAY OF August, 2008, 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 4-25-2011
Melanie A. Lehman
NOTARY PUBLIC

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 AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

25th DAY OF September, A.D. 2008

APPROVED: [Signature]
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST: [Signature]
CLERK-RECORDER
(SEE SEAL BELOW)

12869

PLAT "B"

VALLEY VIEW RANCH

SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH

LOCATED IN THE N.W. 1/4 OF SECTION 18, T.5S., R.1W., S.L.B.&M.

SCALE: 1" = 80'

12869

18-5-11
70-038