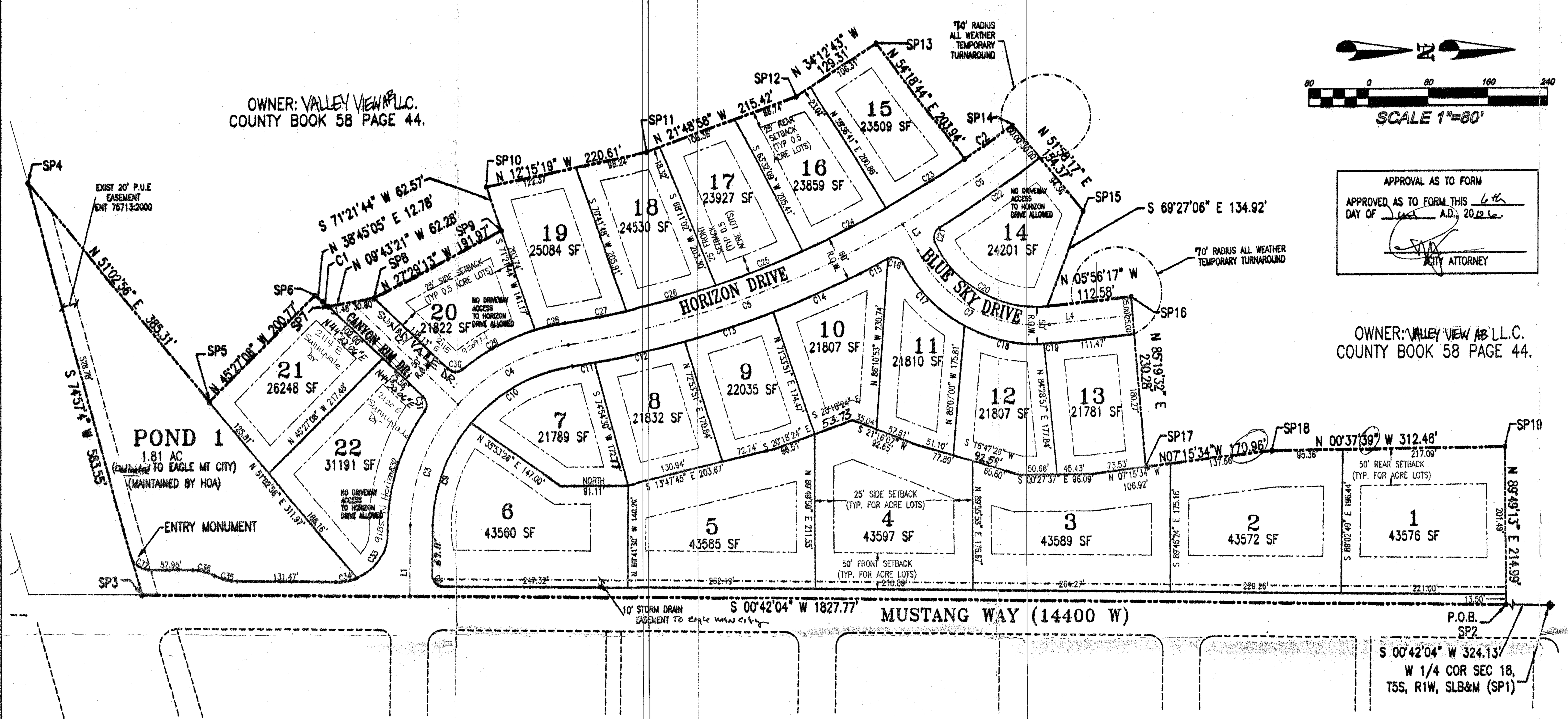


APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 6th DAY OF June A.D. 2006.
CITY ATTORNEY

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.

APRIL 3, 2006 DATE — SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S 00°42'04" W 324.13 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 00°42'04" W 1827.77 FEET; THENCE S 74°57'04" W 583.55 FEET; THENCE N 51°02'56" E 385.31 FEET; THENCE N 45°27'08" W 200.77 FEET; THENCE N 38°45'05" E 12.78 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT 10.33 FEET (CURVE HAS A CENTRAL ANGLE OF 02°09'07" AND A CHORD BEARING N 39°49'38" E 10.33 FEET); THENCE N 09°43'21" W 62.28 FEET; THENCE N 27°29'13" W 191.97 FEET; THENCE S 71°21'44" W 62.57 FEET; THENCE N 12°15'19" W 220.61 FEET; THENCE N 21°48'58" W 215.42 FEET; THENCE N 34°12'43" W 129.31 FEET; THENCE N 54°18'44" E 203.94 FEET; THENCE ALONG THE ARC OF A 1250.00 FOOT RADIUS CURVE TO THE LEFT 80.31 FEET (CURVE HAS A CENTRAL ANGLE OF 03°40'52" AND A CHORD BEARING N 37°19'48" W 80.30 FEET); THENCE N 51°58'17" E 154.37 FEET; THENCE S 69°27'06" E 134.92 FEET; THENCE N 05°56'17" W 112.58 FEET; THENCE N 85°19'32" E 230.28 FEET; THENCE N 07°15'34" W 170.96 FEET; THENCE N 00°37'39" W 312.46 FEET; THENCE N 89°49'13" E 214.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.30 ACRES.
BASIS OF BEARING = STATE PLANE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS 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.

Valley View AB LLC by Gary McDougal Manager

VALLEY VIEW AB LLC — OWNER(S): PRINTED NAME OF OWNER
GARY MCDOUGAL — AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

ON THE 25th DAY OF April, 2006, 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 January 3, 2006 — Angie C. Ferre, 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 6th DAY OF June, A.D. 2006

MAYOR

ENT 73187:2006 Map # 11703
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Jun 12 2:45 pm FEE 53.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

APPROVED — CITY ENGINEER (SEE SEAL BELOW) — ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

11703

PLAT "A"

VALLEY VIEW RANCH SOUTH

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

LOCATED IN THE S.E. 1/4 OF SECTION 13, T.5S., R.2W., S.L.B.&M.

SCALE: 1" = 80'

SURVEYOR'S SEAL — NOTARY PUBLIC SEAL — CITY ENGINEER SEAL — CLERK-RECORDER SEAL

REGISTERED LAND SURVEYOR No. 163947 DAVID V. THOMAS 4-3-06 STATE OF UTAH

LICENSED PROFESSIONAL ENGINEER No. 188952 CHRISTOPHER TODD TRUSTY STATE OF UTAH 6-6-06

CORPORATE SEAL Eagle Mountain EST. 1996 STATE OF UTAH

PLATA - 31 OCT 2005

SEC. 13, 5, 2W TU-038 JT

GENERAL NOTES

1. ALL WATER LINES UP TO AND INCLUDING THE METER, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO EAGLE MOUNTAIN CITY.

2. 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 FRONTAGES, IN ADDITION TO ANY EASEMENTS SHOWN ON THIS PLAT.

TABULATIONS

TOTAL AREA	= 19.30 AC
LOT ACREAGE	= 14.75 AC
STREET ACREAGE	= 2.74 AC
OPEN SPACE ACREAGE	= 1.81 AC
NUMBER OF LOTS	= 22
AVERAGE LOT SIZE	= 29,205 SF

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR A LOT UNTIL THE UTAH COUNTY HEALTH DEPARTMENT APPROVES IT FOR A SEPTIC TANK AND DRAIN FIELD.

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	275.00	10.33	2°9'7"	10.33	N 39°49'38" E
C2	1250.00	80.31	3°40'52"	80.30	N 37°19'48" W
C3	250.00	180.16	41°17'21"	176.29	S 68°39'15" E
C4	250.00	171.45	39°17'34"	168.11	N 28°21'47" W
C5	1280.00	478.74	21°25'47"	475.96	S 19°25'54" E
C6	1280.00	200.43	8°58'19"	200.23	S 34°37'56" E
C7	175.00	216.13	70°45'38"	202.65	N 29°26'32" E
C8	15.00	23.56	90°0'1"	21.21	S 45°42'4" W
C9	220.00	151.47	39°26'49'	148.49	S 69°34'31" E
C10	220.00	157.95	41°08'05"	154.58	N 29°17'03"W
C11	1310.00	30.81	01°20'51"	30.81	N 09°23'26"W
C12	1310.00	125.06	05°28'10"	125.00	S 12°47'57"E
C13	1310.00	125.05	5°28'9"	125.00	S 18°16'06" E
C14	1310.00	127.51	05°34'37"	127.46	S 23°47'29" E
C15	1310.00	41.66	1°49'19"	41.65	N 27°29'27" W
C16	15.00	23.92	91°22'37"	21.47	N 17°17'12" E
C17	200.00	119.19	34°08'41"	117.43	S 45°54'10" W
C18	200.00	111.44	31°55'27"	110.00	S12°52'06" W
C19	200.00	9.93	02°50'40"	9.93	N04°30'57" W

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C20	150.00	185.25	70°45'38"	173.70	S 29°26'32" W
C21	15.00	21.81	83°18'28"	19.94	S 73°31'25" E
C22	1310.00	165.73	7°14'55"	165.62	N 35°29'39" W
C23	1250.00	125.05	05°43'55"	125.00	N 32°37'24" W
C24	1250.00	125.05	05°43'55"	125.00	N 26°53'29" W
C25	1250.00	125.05	5°43'55"	125.00	S 21°9'34" E
C26	1250.00	125.05	5°43'55"	125.00	S 15°25'39" E
C27	1250.00	83.88	3°50'41"	83.86	S 10°38'21" E
C28	280.00	41.19	8°25'46"	41.16	N 12°55'54" W
C29	280.00	110.91	22°41'40"	110.18	S 28°29'37" E
C30	15.00	22.09	84°23'19"	20.15	S 2°21'12" W
C31	14.94	20.96	80°22'23"	19.29	N 84°33'17" E
C32	277.94	173.84	35°50'11"	171.02	S 73°10'37" E
C33	67.90	81.27	68°34'18"	76.50	N 56°48'33" W
C34	67.90	29.65	25°1'15"	29.42	S 10°0'47" E
C35	62.39	30.98	28°27'6"	30.86	S 14°55'37" W
C36	63.35	30.58	27°39'48"	30.29	S 15°19'16" W
C37	25.00	32.40	74°15'0"	30.18	S 37°49'34" W

ADDRESS TABLE

LOT#	ADDRESSES
1	9435 North Mustang Way
2	9395 North Mustang Way
3	9357 North Mustang Way
4	9301 North Mustang Way
5	9259 North Mustang Way
6	9225 North Mustang Way
OR	2138 East Horizon Drive
7	9220 North Mustang Way
8	9246 North Horizon Drive
9	9268 North Horizon Drive
10	9290 North Horizon Drive
11	9318 North Blue Sky
12	9336 North Blue Sky
13	9360 North Blue Sky
14	9330 North Horizon Drive
OR	2067 North Blue Sky Drive
15	9315 North Horizon Drive
16	9297 North Horizon Drive
17	9275 North Horizon Drive
18	9253 North Horizon Drive
19	9227 North Horizon Drive
20	9209 North Horizon Drive
OR	~~2105 East Canyon Rim Drive~~ 2115 SunnyvaleDr.
lot 21	2114 E ~~2106 East Canyon Rim Drive~~ Sunnyvale Dr.-2114
22	9185 North Horizon Drive
OR	~~2120 East Canyon Rim Drive~~ Sunnyvale Dr. ML 2/9/16

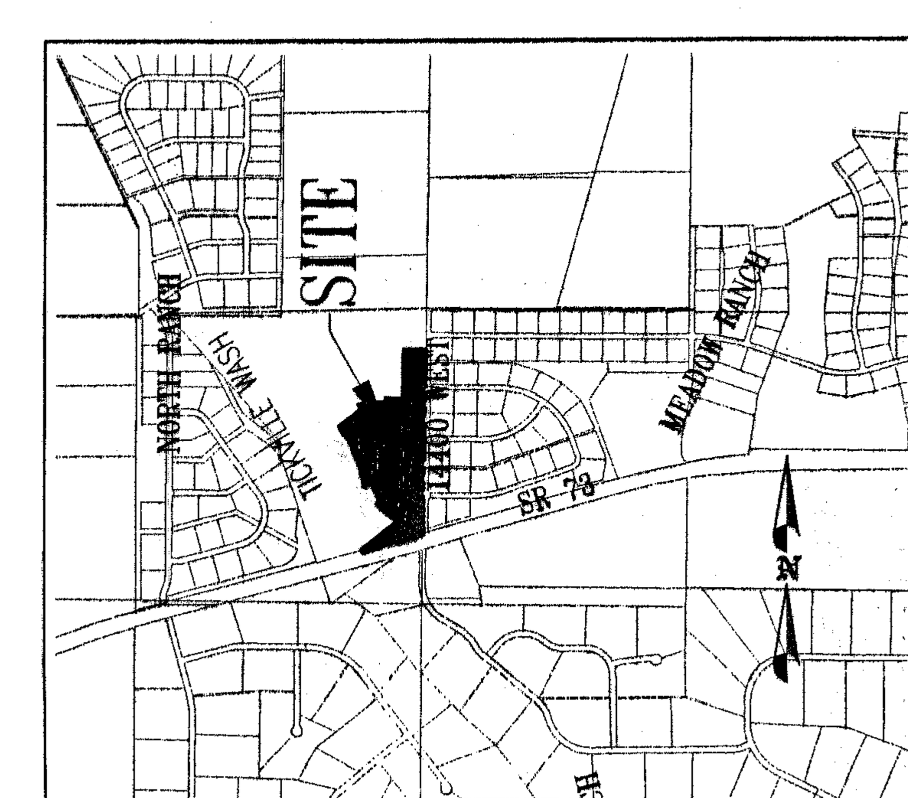
LINE TABLE

LINE #	LENGTH	BEARING
L1	97.61	N 89°17'55" W
L2	199.95	S 44°32'52" W
L3	40.94	S 59°51'13" W
L4	112.02	S 05°56'17" E

STATE PLANE COORDINATES

FACTOR = 0.999705155167

SP#	X=	Y=
SP1	1,860,508.180	747,409.620
SP2	1,860,504.22	747,085.61
SP3	1,860,481.86	745,258.51
SP4	1,859,918.48	745,107.04
SP5	1,860,218.04	745,349.20
SP6	1,860,075.00	745,490.00
SP7	1,860,089.61	745,507.89
SP8	1,860,079.09	745,569.26
SP9	1,859,990.52	745,739.50
SP10	1,859,931.25	745,719.51
SP11	1,859,884.44	745,935.03
SP12	1,859,804.41	746,134.95
SP13	1,859,731.72	746,241.86
SP14	1,859,848.64	746,424.63
SP15	1,859,970.20	746,519.70
SP16	1,860,084.86	746,584.29
SP17	1,860,314.30	746,603.06
SP18	1,860,292.71	746,772.59
SP19	1,860,289.29	747,084.94



VICINITY MAP
SCALE: 1"=N/A