

**ADDRESS TABLE**

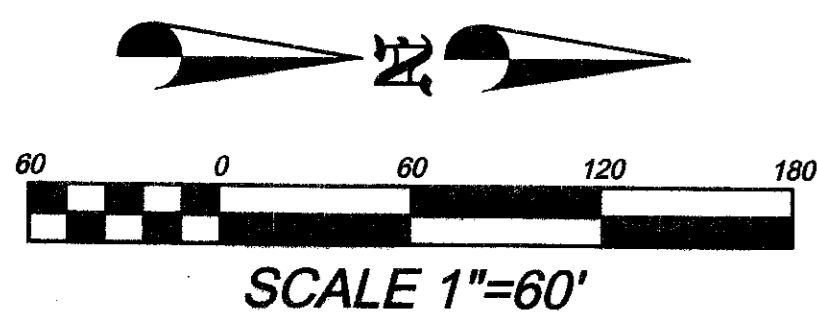
| LOT# | ADDRESSES                  |
|------|----------------------------|
| 80   | 2038 EAST RANCH VIEW DRIVE |
| 81   | 2082 EAST RANCH VIEW DRIVE |
| 82   | 2088 EAST RANCH VIEW DRIVE |
| OR   | 9507 NORTH BLUE SKY DRIVE  |
| 83   | 9483 NORTH BLUE SKY DRIVE  |
| 84   | 9483 NORTH BLUE SKY DRIVE  |
| 85   | 9441 NORTH BLUE SKY DRIVE  |
| 86   | 9419 NORTH BLUE SKY DRIVE  |
| 87   | 9397 NORTH BLUE SKY DRIVE  |
| 88   | 9371 NORTH BLUE SKY DRIVE  |
| 89   | 9382 NORTH BLUE SKY DRIVE  |
| 90   | 9406 NORTH BLUE SKY DRIVE  |
| 91   | 9432 NORTH BLUE SKY DRIVE  |
| 92   | 9452 NORTH BLUE SKY DRIVE  |

**TABULATIONS**

|                  |   |           |
|------------------|---|-----------|
| TOTAL AREA       | = | 7.86 AC   |
| LOT ACREAGE      | = | 6.55 AC   |
| STREET ACREAGE   | = | 1.31 AC   |
| NUMBER OF LOTS   | = | 13        |
| AVERAGE LOT SIZE | = | 21,951 SF |

**GENERAL NOTES**

- 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.
- 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.



**LINE TABLE**

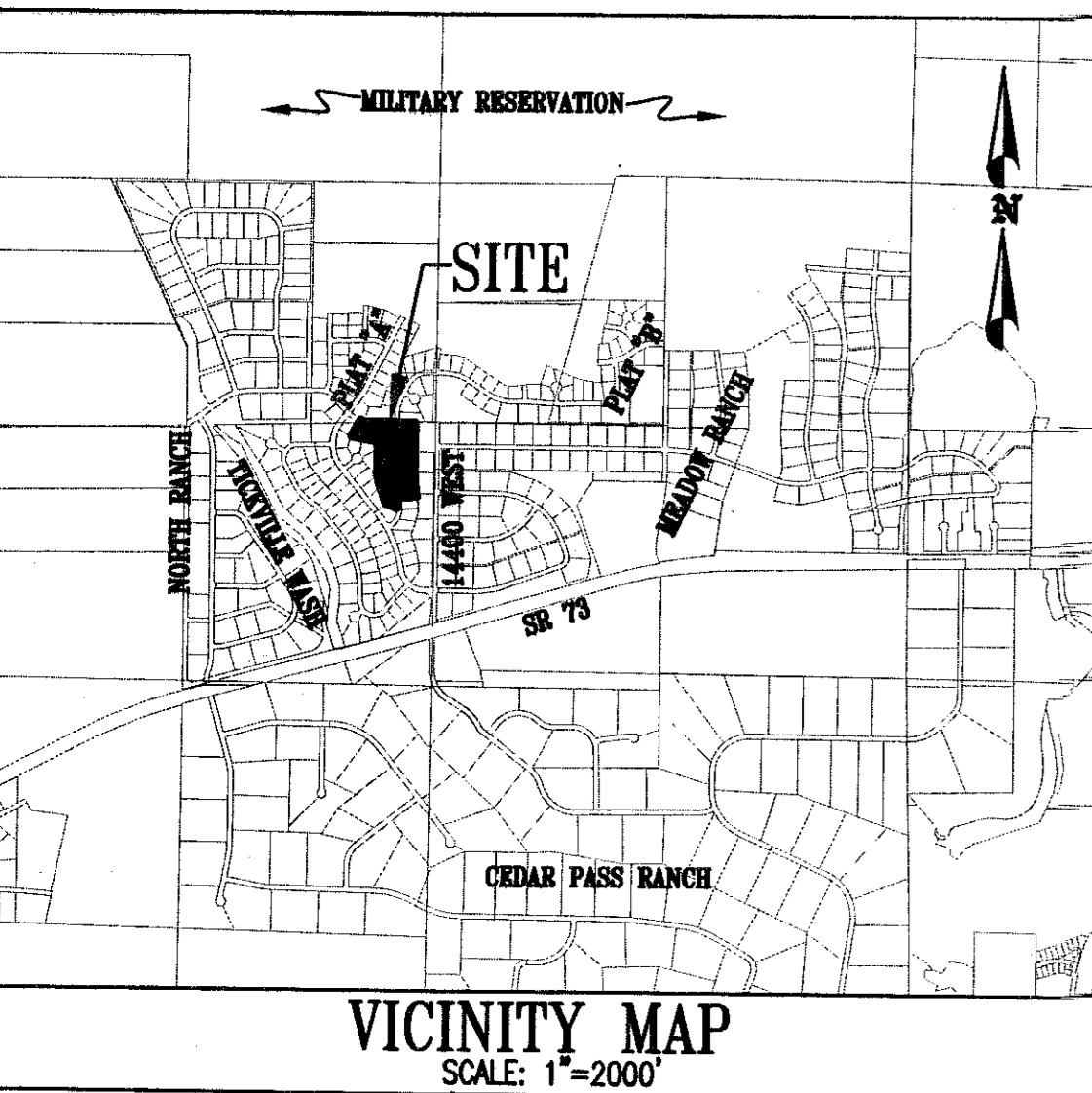
| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 22.85  | N 60°38'20" W |
| L2   | 6.47   | S 00°27'57" W |
| L3   | 3.74   | S 00°42'04" W |

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 6 DAY OF May A.D., 2014  
  
 CITY ATTORNEY

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.



CIVIL ENGINEERING  
 1708 N. University Ave. Ste. 200  
 Provo, UT 84607  
 (801) 734-1077  
 (801) 734-1077

**AZTEC ENGINEERING INC.**  
 491 NORTH 400 WEST  
 OREM, UTAH 84057  
 (801) 224-7268

**STATE PLANE COORDINATES**  
 FACTOR = 0.99970515617

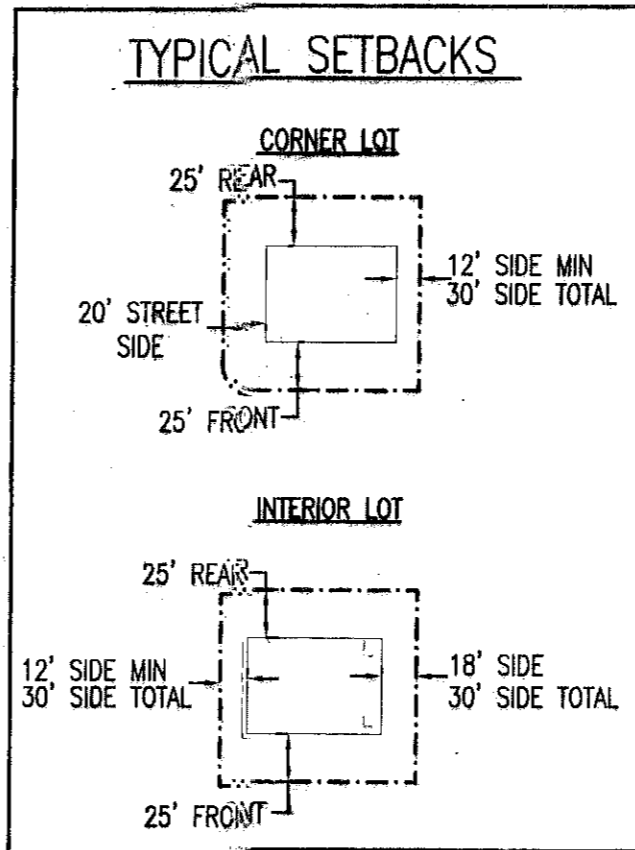
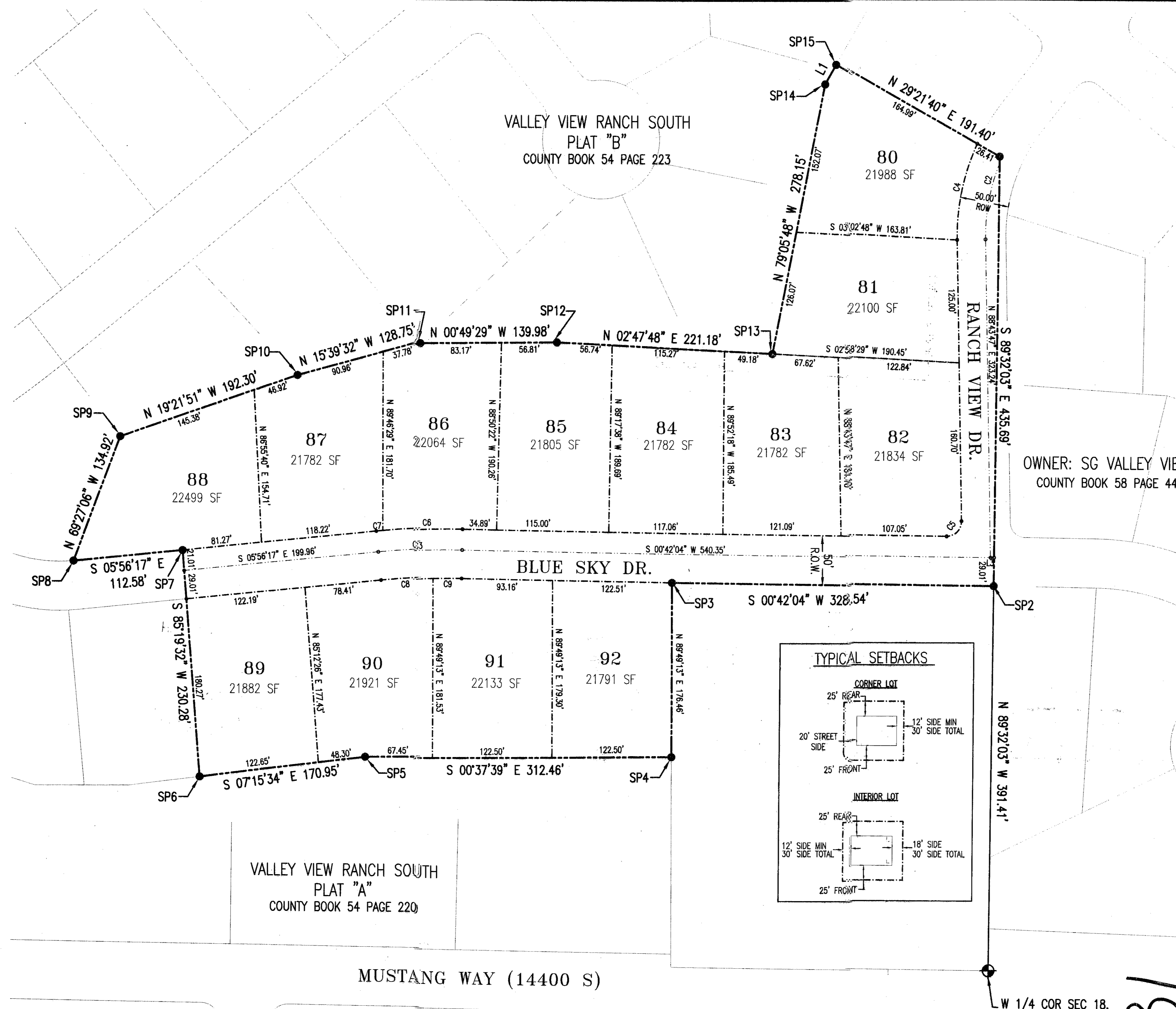
| SP# | X=            | Y=          | SP#  | X=            | Y=          |
|-----|---------------|-------------|------|---------------|-------------|
| SP1 | 1,860,508.180 | 747,409.620 | SP10 | 1,859,906.457 | 746,701.069 |
| SP2 | 1,860,116.895 | 747,412.799 | SP11 | 1,859,871.718 | 746,825.002 |
| SP3 | 1,860,504.211 | 747,085.806 | SP12 | 1,859,869.698 | 746,964.921 |
| SP4 | 1,860,289.285 | 747,084.936 | SP13 | 1,859,880.495 | 747,185.776 |
| SP5 | 1,860,292.704 | 746,772.588 | SP14 | 1,859,607.436 | 747,238.381 |
| SP6 | 1,860,314.307 | 746,603.058 | SP15 | 1,859,587.532 | 747,249.377 |
| SP7 | 1,860,084.855 | 746,584.293 |      |               |             |
| SP8 | 1,860,096.501 | 746,472.356 |      |               |             |
| SP9 | 1,859,970.199 | 746,519.702 |      |               |             |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA     | CHORD | BEARING       |
|-------|--------|--------|-----------|-------|---------------|
| C1    | 170.00 | 48.82  | 16°27'20" | 48.66 | S 74°48'29" E |
| C2    | 191.00 | 78.36  | 23°30'20" | 77.81 | S 79°31'03" E |
| C3    | 729.00 | 84.47  | 06°38'21" | 84.43 | S 02°37'07" E |
| C4    | 220.00 | 100.00 | 26°02'37" | 99.14 | S 78°14'55" E |
| C5    | 15.00  | 24.08  | 91°58'17" | 21.57 | S 45°17'04" E |
| C6    | 750.00 | 80.19  | 06°07'33" | 80.15 | S 02°21'43" E |
| C7    | 750.00 | 6.72   | 00°30'48" | 6.72  | S 05°40'53" E |
| C8    | 700.00 | 51.76  | 04°14'11" | 51.75 | S 03°49'12" E |
| C9    | 700.00 | 29.36  | 02°24'10" | 29.35 | S 00°30'01" E |

**TO BE SET**

- BOUNDARY MONUMENT
- PLAT BOUNDARY
- LOT LINE
- EASEMENT LINE
- ROAD CENTER LINE



**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.

MAR 24 2014  
 DATE SURVEYOR (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS N 89°32'03" W 391.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;  
 RUNNING THENCE S 00°42'04" W 328.54 FEET; THENCE N 89°49'13" E 176.46 FEET; THENCE S 00°37'39" E 312.46 FEET; THENCE S 07°15'34" E 170.95 FEET; THENCE S 85°19'32" W 230.28 FEET; THENCE S 05°56'17" E 112.58 FEET; THENCE N 60°27'06" W 134.92 FEET; THENCE N 19°21'51" W 192.30 FEET; THENCE N 15°39'32" W 128.75 FEET; THENCE N 00°49'29" W 139.98 FEET; THENCE N 02°47'48" E 221.18 FEET; THENCE N 79°05'48" W 278.15 FEET; THENCE N 80°38'20" W 22.85 FEET; THENCE N 02°47'48" E 221.18 FEET; THENCE N 79°05'48" W 278.15 FEET; THENCE N 80°38'20" W 22.85 FEET; THENCE N 29°21'40" E 191.40 FEET; THENCE S 89°32'03" E 435.69 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 7.84 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 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.

Valley View AB, LLC  
 by Gary W. McDougal  
 GARY W. MCDUGAL

OWNER(S): AUTHORIZED SIGNATURE(S)  
 PRINTED NAME OF OWNER

**ACKNOWLEDGMENT**

ON THE 24 DAY OF March, 2014, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING 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 12/31/15  
 #62184577  
 MELBA ANNARFIELD  
 NOTARY PUBLIC

**ACCEPTANCE BY LEGISLATIVE BODY**

THE 7<sup>th</sup> 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

7<sup>th</sup> DAY OF May, A.D. 2014

MAYOR

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

PLAT "C"  
**VALLEY VIEW RANCH SOUTH**  
 SUBDIVISION, EAGLE MOUNTAIN CITY, UTAH COUNTY, STATE OF UTAH  
 LOCATED IN THE WEST ¼ CORNER OF SECTION 18, T.5S., R.1W., S.L.B.&M.  
 SCALE: 1" = 60'

WBS PLATS & APR 2007

|  |  |  |  |
|--|--|--|--|
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|--|--|--|--|