

WESTVIEW HEIGHTS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

WEST QUARTER CORNER SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT)

SURVEYOR'S CERTIFICATE:

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 196128 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP, AND SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.

SEE SEAL 1

BOUNDARY DESCRIPTION

SURVEYED DESCRIPTION: BEGINNING AT A POINT ON THE CEDAR PASS RANCH PLAT K SUBDIVISION BEING THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT) THE FOLLOWING THREE (3) CALLS: (1) NORTH 12°08'21" WEST 177.17 FEET; (2) NORTH 18°29'39" EAST 6.68 FEET; (3) NORTH 21°30'28" WEST 471.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SR-73; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SR-73 TO THE SOUTH RIGHT OF WAY LINE OF THE FOLLOWING TWO (2) CALLS: (1) NORTH 7°10'18" EAST 17.10 FEET; (2) 548.17 FEET ALONG A CURVE WITH A RADIUS OF 548.17 FEET (LONG CHORD OF WHICH BEARS NORTH 77°02'12" EAST 548.86 FEET) WITH A CHORD BEARING SOUTH 77°02'12" WEST 548.86 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SR-73 TO THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT); THENCE ALONG THE CEDAR PASS RANCH PLAT K BOUNDARY SOUTH 03°14'1" WEST 172.16 FEET; THENCE ALONG THE CEDAR PASS RANCH PLAT M BOUNDARY SOUTH 89°18'21" WEST 1891.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 42.75 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'21" EAST FROM THE SOUTHWEST CORNER OF SECTION 18 TO THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THIS IS AS SHOWN ON THE ADJACENT SUBDIVISION MAPS, WAS USED TO MAINTAIN A COMMONALITY WITH THE ADJACENT SUBDIVISIONS.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE ABOVE REFERENCED SOUTH RIGHT OF WAY LINE OF SR-73. THE SECTION LINE BETWEEN THE ADJACENT SUBDIVISIONS AND R.C.A. FAMILY LC PROPERTY ON THE EAST.

WE USED THE UDOT RIGHT OF WAY PLANS FOR PROJECT SP-007341332 TO THE RIGHT OF WAY LOCATION FOR SR-73. THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 18 WAS POSITIONED AND ROTATED TO THE RIGHT OF WAY TO OUR BASIS OF BEARING. A CONTROL LINE FOR THE HIGHWAY IMPROVEMENTS IS NOT PARALLEL TO THE RIGHT OF WAY LINE AS NOTED IN THE UDOT RIGHT OF WAY PLANS ACCOMMODATED WITH THIS SURVEY.

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 OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESCRIBED ON AND HOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-807, I.C.O.D.E. WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND OTHER PUBLIC USES AND ENJOYMENT TO EAGLE MOUNTAIN CITY 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.

OWNER: DR Horton, Inc. - *Michael Horton V.P. La*
 PRINTED NAME: *Maech Peters* OWNER: PRINTED NAME:
 OWNER: PRINTED NAME: OWNER: PRINTED NAME:
 OWNER: PRINTED NAME: OWNER: PRINTED NAME:

ACKNOWLEDGMENT

STATE OF UTAH SS
 COUNTY OF

ON THE 15th DAY OF June, 2006, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME AND 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.

April 8, 2006
 MY COMMISSION EXPIRES: *April 8, 2008*
 NOTARY PUBLIC
 STATE OF UTAH

ACCEPTANCE BY THE CITY OF EAGLE MOUNTAIN

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, HAS REVIEWED THIS SUBDIVISION, SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND PARCELS INTENDED FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC THIS 15th DAY OF June, A.D. 2006.

MAYOR: *Quinn B. Osborn*
 APPROVED: *Clint Anderson* ATTORNEY: *Scott Derby*
 CITY ENGINEER: SEE SEAL BELOW CITY RECORDER: SEE SEAL BELOW

APPROVED AS TO FORM: EAGLE MOUNTAIN CITY ATTORNEY

CONDITIONS OF APPROVAL

THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH, HAS REVIEWED THIS SUBDIVISION, SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND PARCELS INTENDED FOR PUBLIC PURPOSES AND FOR THE PERPETUAL USE OF THE PUBLIC THIS 15th DAY OF June, A.D. 2006.

WESTVIEW HEIGHTS SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

CURVE DATA TABLE						CURVE DATA TABLE						CURVE DATA TABLE									
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD DIRECTION	CHORD	CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD DIRECTION	CHORD	CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD DIRECTION	CHORD	
C1	500.00	78.41	9°05'59"	36.79	N04°08'27"W	78.43	C32	275.00	86.29	20°13'44"	48.64	S80°24'41"W	85.80	L1	40.80						
C2	300.00	84.76	18°11'17"	42.88	S82°20'55"W	84.48	C33	20.00	31.42	90°00'00"	20.00	N48°24'33"E	28.28	L2	45.00						
C3	272.77	77.07	18°11'17"	36.79	N07°39'06"W	76.81	C34	325.00	49.82	8°04'38"	22.95	S78°17'38"W	46.76	L3	46.00						
C4	280.00	80.48	14°24'11"	45.74	S80°04'27"W	80.59	C35	325.00	125.00	22°02'13"	63.28	N88°38'58"W	124.23	L4	38.00						
C5	300.00	181.49	14°24'11"	93.82	N87°02'14"E	178.74	C36	275.00	24.41	22°01'42"	61.04	N86°08'44"W	119.17	L5	25.00						
C6	300.00	157.88	30°08'31"	80.71	S80°18'42"W	155.87	C37	275.00	120.13	33°09'04"	12.21	S78°47'01"W	24.40	L6	25.00						
C7	500.00	115.36	13°13'11"	57.84	S87°38'40"W	115.11	C38	20.00	28.76	85°15'30"	18.41	S71°35'00"E	27.09	L7	25.00						
C8	400.00	114.77	18°28'23"	57.78	N82°28'28"E	114.38	C39	20.00	33.40	85°40'33"	22.09	N18°32'21"E	29.65	L8	7.00						
C9	150.00	34.61	13°13'11"	17.38	S22°21'20"E	34.53	C40	525.00	77.73	8°29'01"	38.94	S70°00'46"W	77.66	L9	25.00						
C10	188.71	38.58	13°13'11"	18.36	N07°24'20"E	38.48	C41	475.00	109.63	13°13'11"	55.04	S87°38'40"W	109.36	L10	25.00						
C11	800.00	115.36	13°13'11"	57.84	N87°38'40"E	115.11	C42	925.00	121.13	13°13'11"	60.84	N87°38'40"E	120.90	L11	25.00						
C12	475.00	75.44	8°04'38"	37.89	N04°39'27"W	75.39	C43	475.00	82.64	7°32'38"	31.32	N70°28'57"E	82.50	L12	25.00						
C13	20.00	31.42	90°00'00"	20.00	N48°24'33"E	28.28	C44	175.00	32.73	10°42'58"	16.41	S21°08'11"E	32.68	L13	25.00						
C14	20.00	31.42	90°00'00"	20.00	N48°24'33"E	28.28	C45	125.00	28.84	13°13'11"	14.48	S22°21'20"E	28.78	L14	25.00						
C15	325.00	81.82	18°11'17"	44.22	S82°20'55"W	81.52	C46	175.00	7.85	23°02'14"	3.83	S71°35'00"E	7.85	L15	25.00						
C16	275.00	33.43	15°52'52"	16.73	S77°44'12"W	33.41	C47	425.00	121.04	18°28'23"	81.39	N82°28'28"E	121.83	L16	25.00						
C17	275.00	44.27	9°13'28"	22.18	S80°48'61"W	44.22	C48	375.00	80.45	12°17'30"	40.38	N80°24'04"E	80.30	L17	25.00						
C18	20.00	31.42	90°00'00"	20.00	N80°44'44"W	28.28	C49	375.00	27.15	4°08'53"	13.56	N88°37'13"E	27.14	L18	25.00						
C19	20.00	31.42	90°00'00"	20.00	S28°18'18"W	28.28	C50	20.00	31.42	90°00'00"	20.00	N80°44'44"W	28.28	L19	25.00						
C20	247.77	70.00	18°11'17"	35.24	N07°39'06"W	89.77	C51	20.00	31.42	90°00'00"	20.00	S20°15'16"W	28.28	L20	25.00						
C21	287.77	78.00	14°24'11"	38.25	N82°28'28"E	75.89	C52	60.00	27.42	28°10'48"	13.85	N04°21'31"E	27.18	L21	25.00						
C22	287.77	8.04	13°24'27"	4.02	N03°19'31"W	8.04	C53	80.00	122.81	117°18'23"	88.44	N78°15'06"E	102.47	L22	25.00						
C23	20.00	31.42	90°00'00"	20.00	N82°28'28"E	28.28	C54	80.00	125.00	119°21'38"	102.81	S14°34'17"W	103.59	L23	25.00						
C24	20.00	31.42	90°00'00"	20.00	S32°48'18"E	28.28	C55	20.00	28.81	82°44'08"	17.84	S22°30'41"W	28.48	L24	25.00						
C25	133.71	32.50	13°25'34"	16.33	N07°24'20"E	32.42	C56	5854.70	38.07	0°23'59"	19.03	S74°32'40"W	38.07	L25	25.00						
C26	183.71	44.85	13°25'34"	22.44	N07°24'20"E	44.54	C57	5854.70	186.47	1°33'22"	93.24	S73°38'06"W	186.46	L26	25.00						
C27	275.00	184.68	34°18'28"	84.88	N88°31'34"E	182.21	C58	5854.70	263.30	2°40'04"	131.87	S77°51'46"W	263.27	L27	25.00						
C28	325.00	146.81	25°48'31"	74.36	S88°31'08"E	144.88															
C29	325.00	80.41	8°04'38"	25.86	N74°08'88"E	80.36															
C30	225.00	81.43	20°44'11"	41.17	S80°04'27"W	80.99															
C31	275.00	3.24	0°40'27"	1.82	S70°02'35"W	3.24															

Lot	East Address	North Address
1	2020 East Main Drive	2014 North Main Drive
2	2020 East Main Drive	2014 North Main Drive
3	2020 East Main Drive	2014 North Main Drive
4	2020 East Main Drive	2014 North Main Drive
5	2020 East Main Drive	2014 North Main Drive
6	2020 East Main Drive	2014 North Main Drive
7	2020 East Main Drive	2014 North Main Drive
8	2020 East Main Drive	2014 North Main Drive
9	2020 East Main Drive	2014 North Main Drive
10	2020 East Main Drive	2014 North Main Drive
11	2020 East Main Drive	2014 North Main Drive
12	2020 East Main Drive	2014 North Main Drive
13	2020 East Main Drive	2014 North Main Drive
14	2020 East Main Drive	2014 North Main Drive
15	2020 East Main Drive	2014 North Main Drive
16	2020 East Main Drive	2014 North Main Drive
17	2020 East Main Drive	2014 North Main Drive
18	2020 East Main Drive	2014 North Main Drive
19	2020 East Main Drive	2014 North Main Drive
20	2020 East Main Drive	2014 North Main Drive
21	2020 East Main Drive	2014 North Main Drive
22	2020 East Main Drive	2014 North Main Drive
23	2020 East Main Drive	2014 North Main Drive
24	2020 East Main Drive	2014 North Main Drive
25	2020 East Main Drive	2014 North Main Drive
26	2020 East Main Drive	2014 North Main Drive
27	2020 East Main Drive	2014 North Main Drive
28	2020 East Main Drive	2014 North Main Drive
29	2020 East Main Drive	2014 North Main Drive
30	2020 East Main Drive	2014 North Main Drive
31	2020 East Main Drive	2014 North Main Drive
32	2020 East Main Drive	2014 North Main Drive
33	2020 East Main Drive	2014 North Main Drive
34	2020 East Main Drive	2014 North Main Drive
35	2020 East Main Drive	2014 North Main Drive
36	2020 East Main Drive	2014 North Main Drive
37	2020 East Main Drive	2014 North Main Drive
38	2020 East Main Drive	2014 North Main Drive
39	2020 East Main Drive	2014 North Main Drive
40	2020 East Main Drive	2014 North Main Drive
41	2020 East Main Drive	2014 North Main Drive
42	2020 East Main Drive	2014 North Main Drive
43	2020 East Main Drive	2014 North Main Drive
44	2020 East Main Drive	2014 North Main Drive
45	2020 East Main Drive	2014 North Main Drive
46	2020 East Main Drive	2014 North Main Drive
47	2020 East Main Drive	2014 North Main Drive
48	2020 East Main Drive	2014 North Main Drive
49	2020 East Main Drive	2014 North Main Drive
50	2020 East Main Drive	2014 North Main Drive

SOUTHWEST CORNER SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT)
 129 6.66'
 N15°26'39"E
 567.60' (R) 567.98' (M) (TIE)
 PRAIRIE VIEW DRIVE (EXISTING 56' R.O.W.)
 25.04' N89°18'21"W
 25.64' 186.69' 181.00'



SEWER NOTES:
 LOTS 6-12, AND 34-41 MAY REQUIRE AN EJECTOR PUMP OR MAY NOT ALLOW FOR BASEMENTS DUE TO THE DEPTH OF THE SEWER.

TABULATION TABLE	BUILDING SETBACKS	PUBLIC UTILITY EASEMENT
SUBDIVISION AREA: 42.75 ACRES	FRONT YARD: (0.8 TO 0.75 ACRE): 36 FEET	FRONT YARD: 10 FEET
NUMBER OF LOTS: 49 LOTS	(MORE THAN 0.75 ACRE): 50 FEET	REAR YARD: 10 FEET
TOTAL LOT AREA: 34.23 ACRES	REAR YARD: 25 FEET	SIDE YARD: 5 FEET
AVERAGE LOT SIZE: 0.70 ACRES	SIDE YARD: 20 FEET	
MINIMUM LOT SIZE: 0.50 ACRES	CORNER LOT: 25 FEET	
MAXIMUM LOT SIZE: 1.28 ACRES		
IMPROVED OPEN SPACE: 1.73 ACRES		
AREA OF ROADS: 6.40 ACRES		