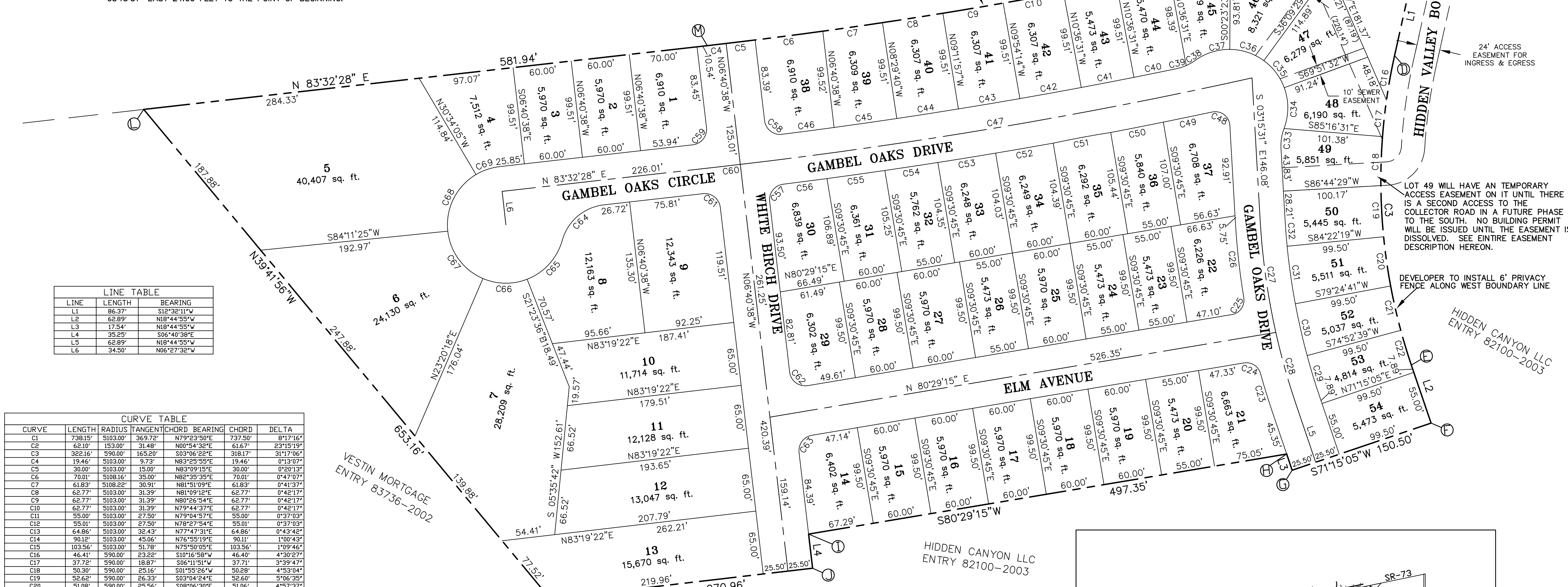
## GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

### TEMPORARY 24' ACCESS EASEMENT FOR INGRESS & EGRESS (SECONDARY ACCESS)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 49, AS SHOWN HEREON; THENCE NORTH 86°44'29" EAST 107.48 FEET; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT 58.17 FEET (CHORD BEARS N 45°05'00" E 53.17 FEET); THENCE ALONG THE ARC OF A 546.00 FOOT RADIUS CURVE TO THE RIGHT 86.82 FEET (CHORD BEARS N 07°58'51" E 86.73 FEET); THENCE NORTH 12°32'11" EAST 86.37 FEET; THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE LEFT 83.25 FEET (CHORD BEARS N 00°25'47" E 82.63 FEET) TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY OF PONY EXPRESS PARKWAY; THENCE ALONG SAID RIGHT–OF–WAY ALONG THE ARC OF A 5103.00 FOOT RADIUS CURVE TO THE RIGHT 24.05 FEET (CHORD BEARS S 74°53'36" W 24.05 FEET); THENCE ALONG THE ARC OF A 173.00 FOOT RADIUS CURVE TO THE RIGHT 71.67 FEET (CHORD BEARS S 00°40'05" W 71.16 FEET); THENCE SOUTH 12°32'11" WEST 86.37 FEET; THENCE ALONG THE ARC OF A 570.00 FOOT RADIUS CURVE TO THE LEFT 90.64 FEET (CHORD BEARS S 07°58'51" W 90.55 FEET); THENCE ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S 45°05'00" W 21.27 FEET); THENCE SOUTH 86°44'29" WEST 107.48; THENCE SOUTH 03°15'31" EAST 24.00 FEET TO THE POINT OF BEGINNING.




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 86.37' | S12°32'11"W |
| L2 | 62.89' | N18°44'55"W |
| L3 | 17.54' | N18°44'55"W |
| L4 | 35.25' | S06°40'38"E |
| L5 | 62.89' | N18°44'55"W |
| L6 | 34.50' | N06°27'32"W |

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | TANGENT | CHORD BEARING | CHORD | DELTA |
|---|---|---|---|---|---|---|
| C1 | 738.15' | 5103.00' | 369.72' | N79°23'50"E | 737.50' | 8°17'16" |
| C2 | 62.10' | 153.00' | 31.48' | N00°54'32"E | 61.67' | 23°15'19" |
| C3 | 322.16' | 590.00' | 165.20' | S03°06'22"E | 318.17' | 31°17'06" |
| C4 | 19.46' | 5103.00' | 9.73' | N83°25'55"E | 19.46' | 0°13'07" |
| C5 | 30.00' | 5103.00' | 15.00' | N83°09'15"E | 30.00' | 0°20'13" |
| C6 | 70.01' | 5108.16' | 35.00' | N82°35'35"E | 70.01' | 0°47'07" |
| C7 | 61.83' | 5108.22' | 30.91' | N81°51'09"E | 61.83' | 0°41'37" |
| C8 | 62.77' | 5103.00' | 31.39' | N81°09'12"E | 62.77' | 0°42'17" |
| C9 | 62.77' | 5103.00' | 31.39' | N80°26'54"E | 62.77' | 0°42'17" |
| C10 | 62.77' | 5103.00' | 31.39' | N79°44'37"E | 62.77' | 0°42'17" |
| C11 | 55.00' | 5103.00' | 27.50' | N79°04'57"E | 55.00' | 0°37'03" |
| C12 | 55.01' | 5103.00' | 27.50' | N78°27'54"E | 55.01' | 0°37'03" |
| C13 | 64.86' | 5103.00' | 32.43' | N77°47'31"E | 64.86' | 0°43'42" |
| C14 | 90.12' | 5103.00' | 45.06' | N76°55'19"E | 90.11' | 1°00'43" |
| C15 | 103.56' | 5103.00' | 51.78' | N75°50'05"E | 103.56' | 1°09'46" |
| C16 | 46.41' | 590.00' | 23.22' | S10°16'58"W | 46.40' | 4°30'27" |
| C17 | 37.72' | 590.00' | 18.87' | S06°11'51"W | 37.71' | 3°39'47" |
| C18 | 50.30' | 590.00' | 25.16' | S01°55'26"W | 50.28' | 4°53'04" |
| C19 | 52.62' | 590.00' | 26.33' | S03°04'24"E | 52.60' | 5°06'35" |
| C20 | 51.08' | 590.00' | 25.56' | S08°06'30"E | 51.06' | 4°57'37" |
| C21 | 46.69' | 590.00' | 23.36' | S12°51'20"E | 46.68' | 4°32'02" |
| C22 | 37.34' | 590.00' | 18.68' | S16°56'08"E | 37.33' | 3°37'34" |
| C23 | 41.68' | 740.50' | 20.85' | S17°08'10"E | 41.68' | 3°13'30" |
| C24 | 21.99' | 15.00' | 13.50' | N57°31'05"W | 20.07' | 83°59'20" |
| C25 | 23.52' | 15.00' | 14.96' | N35°33'32"E | 21.19' | 89°51'26" |
| C26 | 78.98' | 740.50' | 39.53' | S06°18'51"E | 78.94' | 6°06'40" |
| C27 | 116.68' | 715.00' | 58.47' | S07°56'01"E | 116.55' | 9°21'00" |
| C28 | 76.62' | 715.00' | 38.35' | S15°40'43"E | 76.59' | 6°08'24" |
| C29 | 43.64' | 689.50' | 21.83' | S16°56'08"E | 43.63' | 3°37'34" |
| C30 | 54.56' | 689.50' | 27.30' | S12°51'20"E | 54.55' | 4°32'02" |
| C31 | 59.69' | 689.50' | 29.87' | S08°06'30"E | 59.68' | 4°57'37" |
| C32 | 28.51' | 689.50' | 14.26' | S04°26'36"E | 28.51' | 2°22'10" |
| C33 | 20.93' | 50.00' | 10.62' | S08°44'06"W | 20.78' | 23°59'14" |
| C34 | 42.80' | 60.00' | 22.36' | N00°17'37"E | 41.90' | 40°52'11" |
| C35 | 35.29' | 60.00' | 18.17' | N36°59'30"W | 34.78' | 33°42'03" |
| C36 | 37.46' | 60.00' | 19.36' | N71°43'34"W | 36.85' | 35°46'06" |
| C37 | 38.04' | 60.00' | 19.69' | S72°13'33"W | 37.41' | 36°19'39" |
| C38 | 10.43' | 50.00' | 5.23' | N60°02'10"E | 10.41' | 11°56'52" |
| C39 | 10.72' | 50.00' | 5.38' | N72°09'12"E | 10.70' | 12°17'12" |
| C40 | 44.39' | 5202.50' | 22.19' | N78°32'28"E | 44.39' | 0°29'20" |
| C41 | 55.00' | 5202.50' | 27.50' | N79°05'18"E | 55.00' | 0°36'21" |
| C42 | 63.99' | 5202.50' | 32.00' | N79°44'37"E | 63.99' | 0°42'17" |
| C43 | 63.99' | 5202.50' | 32.00' | N80°26'54"E | 63.99' | 0°42'17" |
| C44 | 63.99' | 5202.50' | 32.00' | N81°09'12"E | 63.99' | 0°42'17" |
| C45 | 64.98' | 5202.50' | 32.49' | N81°51'48"E | 64.98' | 0°42'56" |
| C46 | 53.86' | 5202.50' | 26.93' | N82°31'04"E | 53.86' | 0°35'36" |
| C47 | 532.79' | 5228.00' | 266.62' | N80°24'11"E | 532.56' | 5°50'21" |
| C48 | 25.85' | 15.00' | 17.48' | N52°37'43"W | 22.77' | 98°44'24" |
| C49 | 51.23' | 5253.50' | 25.61' | N78°16'50"E | 51.23' | 0°33'31" |
| C50 | 55.02' | 5253.50' | 27.51' | N78°51'36"E | 55.02' | 0°36'00" |
| C51 | 60.02' | 1086.79' | 30.02' | S79°29'14"W | 60.01' | 3°09'51" |
| C52 | 60.00' | 5253.50' | 30.00' | N80°08'30"E | 60.00' | 0°39'16" |
| C53 | 60.00' | 5253.50' | 30.00' | N80°47'46"E | 60.00' | 0°39'16" |
| C54 | 55.01' | 5253.50' | 27.50' | N81°25'24"E | 55.01' | 0°36'00" |
| C55 | 60.02' | 5253.50' | 30.01' | N82°03'02"E | 60.02' | 0°39'17" |
| C56 | 45.25' | 5253.50' | 22.63' | N82°37'29"E | 45.25' | 0°29'37" |
| C57 | 25.01' | 16.00' | 15.87' | S38°05'49"W | 22.54' | 89°32'56" |
| C58 | 25.27' | 16.00' | 16.14' | S51°55'53"E | 22.73' | 90°30'29" |
| C59 | 25.19' | 16.00' | 16.06' | N38°25'55"E | 22.67' | 90°13'01" |
| C60 | 19.93' | 5228.00' | 9.97' | N83°25'55"E | 19.93' | 0°13'06" |
| C61 | 25.07' | 16.00' | 15.94' | N51°34'05"W | 22.58' | 89°46'54" |
| C62 | 25.92' | 16.00' | 16.81' | S53°05'42"E | 23.18' | 92°50'07" |
| C63 | 24.34' | 16.00' | 15.23' | S36°54'18"W | 22.06' | 87°09'53" |
| C64 | 59.44' | 50.00' | 33.80' | S49°28'59"W | 56.00' | 68°06'58" |
| C65 | 55.82' | 60.00' | 30.11' | N42°04'39"E | 53.83' | 53°18'17" |
| C66 | 46.47' | 60.00' | 24.47' | S89°05'05"E | 45.31' | 44°22'16" |
| C67 | 63.47' | 60.00' | 35.07' | S36°35'35"E | 60.55' | 60°36'43" |
| C68 | 68.62' | 60.00' | 38.61' | S26°28'30"W | 64.94' | 65°31'26" |
| C69 | 25.45' | 60.00' | 12.92' | S71°23'20"W | 25.26' | 24°18'15" |

## NOTES:

1. ALL LOTS HAVE A 5.00 FOOT UTILITY EAEMENT (P.U.E) ALONG ALL LOT LINES EXCEPT FRONT WHICH IS 10.00'.
2. ALL DRIVEWAYS ARE TO BE A MINIMUM OF 22 FEET LONG.
3. AREA "A" TO BE DEDICATED TO THE CITY OF EAGLE MOUNTAIN AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. DEVELOPER TO INSTALL 6' PRIVACY FENCE ALONG NORTH AND EAST BOUNDARIES.

## SURVEYOR:

AZTEC ENGINEERING
DAVID V. THOMAS
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224–7308

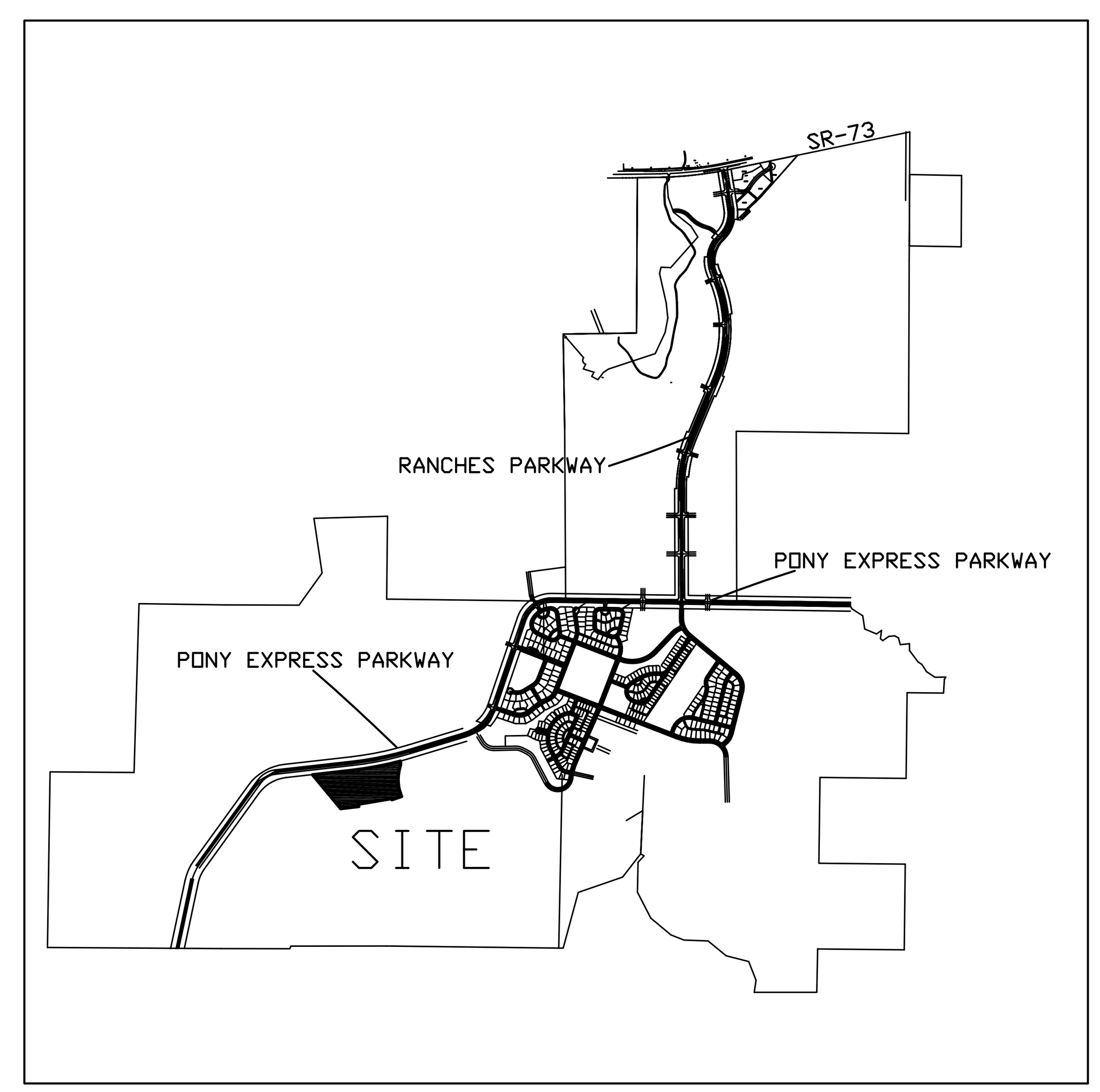
## TABULATIONS:

| | |
|---|---|
| 1. TOTAL ACREAGE | 13.174 AC (100%) |
| 2. ACREAGE OF LOTS | 10.210 AC (57.0%) |
| 3. ACREAGE OF OPEN AREA | 0.231 AC (16.4%) |
| 4. ACREAGE OF STREETS | 2.733 AC (26.6%) |
| 5. AVERAGE LOT SIZE | 8,236 SQ.FT. |
| 6. TOTAL # OF LOTS | 54 |
| 7. DENSITY | 4.10 LOTS/ACRE |

### TYPICAL BUILDING SETBACKS

FRONT = 15'
SIDE = 15' TOTAL
(5'&10' OR 7.5'&7.5')
STREET SIDE = 15'
REAR = 20'

| STATE PLANE COORDINATES | | |
|---|---|---|
| PT. | NORTHING | EASTING |
| A | 739, 364. 43 | 1, 865, 643. 37 |
| B | 736, 898. 21 | 1, 863, 086. 40 |
| C | 736, 836. 56 | 1, 863, 085. 43 |
| D | 736, 752. 28 | 1, 863, 066. 68 |
| E | 736, 434. 67 | 1, 863, 083. 92 |
| F | 736, 375. 14 | 1, 863, 104. 13 |
| G | 736, 326. 78 | 1, 862, 961. 66 |
| H | 736, 343. 38 | 1, 862, 956. 02 |
| I | 736, 261. 21 | 1, 862, 465. 66 |
| J | 736, 226. 21 | 1, 862, 469. 75 |
| K | 736, 194. 71 | 1, 862, 200. 71 |
| L | 736, 697. 11 | 1, 861, 783. 63 |
| M | 736, 762. 55 | 1, 862, 361. 71 |




VICINITY MAP

## 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, BLOCKS, 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.

## BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 89°18'39" WEST ALONG THE SECTION LINE 2557.92 FEET AND SOUTH 2497.72 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN: THENCE

| BEARING | DISTANCE | REMARKS |
|---|---|---|
| ARC RIGHT | 62. 11' | RAD. =153. 00', CHORD=S00° 54' 27" W 61. 68' |
| S 12° 32' 11" W | 86. 37' | |
| ARC LEFT | 322. 16' | RAD. =590. 00', CHORD=S03° 06' 22" E 318. 17' |
| S 18° 44' 55" E | 62. 89' | |
| S71° 15' 05" W | 150. 50' | |
| N18° 44' 55" W | 17. 54' | |
| S 80° 29' 15" W | 497. 35' | |
| S 06° 40' 38" E | 35. 25' | |
| S 83° 19' 22" W | 270. 96' | |
| N39° 41' 56" W | 653. 16' | |
| N83° 32' 28" E | 581. 94' | |
| ARC LEFT | 738. 15' | RAD. =5103. 00', CHORD=N79° 23' 50" E 737. 50' |
| | | TO THE POINT OF BEGINNING |
| | | |
| | | AREA = 13. 174 ACRES |

BASIS OF BEARING = NORTH 89° 18' 39" WEST ALONG THE SECTION LINE

DATE ______ SURVEYOR (See Seal Below)

## EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

WE, ALL OF 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 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 PUBLIC 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.

PRINTED NAME OF OWNER ______ AUTHORIZED SIGNATURE ______

PRINTED NAME OF OWNER ______ AUTHORIZED SIGNATURE ______

## ACKNOWLEDGEMENT

ON THE ____ DAY OF ____________, A.D. 20__ PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNER'S DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES ______ NOTARY PUBLIC (See Seal Below)

## ACCEPTANCE BY THE LEGISLATIVE BODY

THE ____________ OF ____________ 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 ____ DAY OF ____________ A.D. 20 .

MAYOR ______ CITY ATTORNEY ______

APPROVED ______ CITY ENGINEER (See Seal Below) ATTEST ______ CLERK–RECORDER (See Seal Below)

PLAT "A"

# CEDAR VALLEY AT THE RANCHES

RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, ____________ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK–RECORDER SEAL |
|---|---|---|---|
| | | | |

# INDEX OF DRAWINGS


COVER SHEET (1 OF 7)
GRADING PLAN (2 OF 7)
OVERALL UTILITY PLAN (3 OF 7)
PONY EXPRESS PARKWAY (4 OF 7)
WHITE BIRCH DRIVE & GAMBEL OAKS CIRCLE (5 OF 7)
GAMBEL OAKS DRIVE (6 OF 7)
ELM AVENUE (7 OF 7)

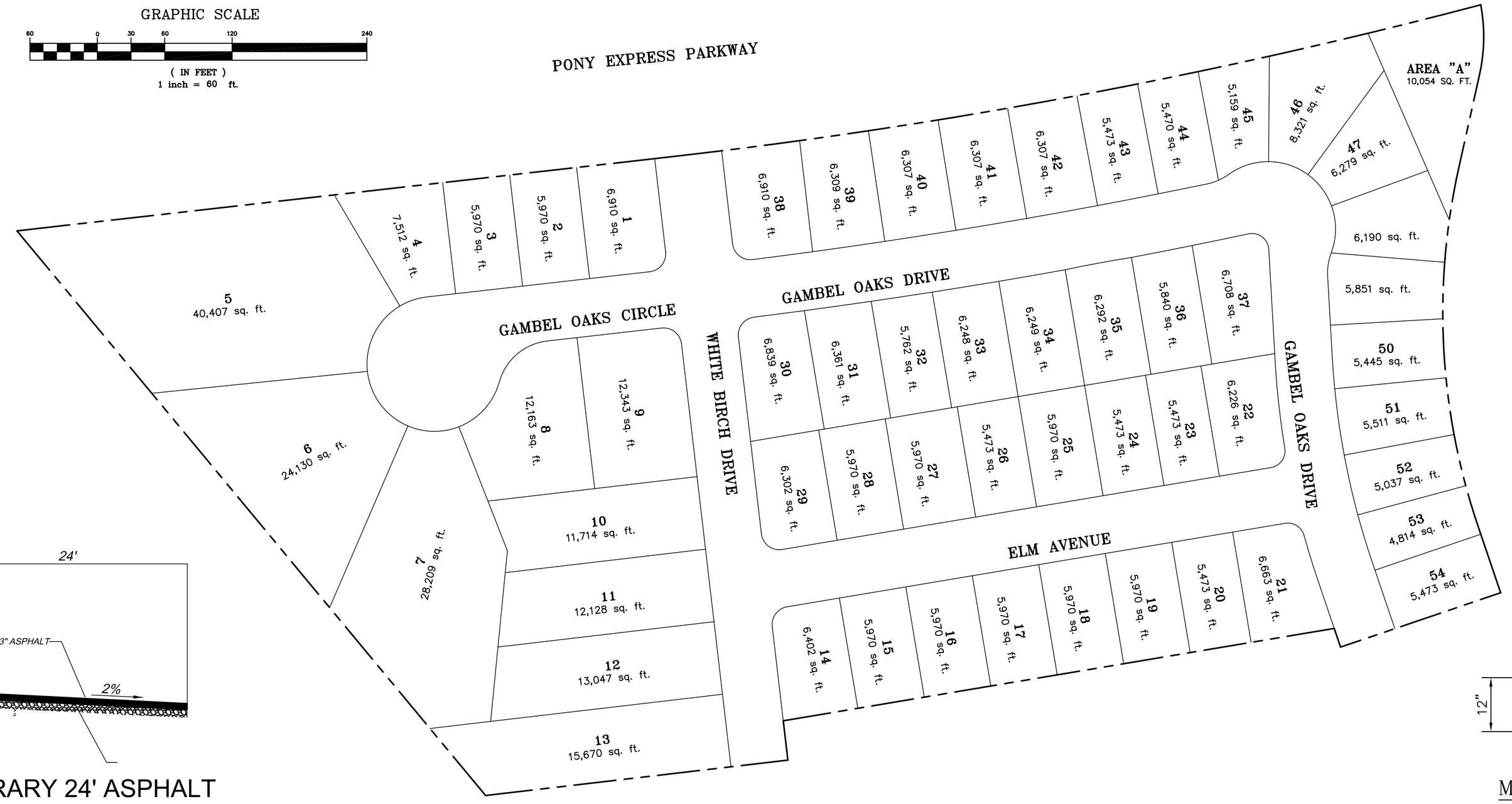

## LEGEND

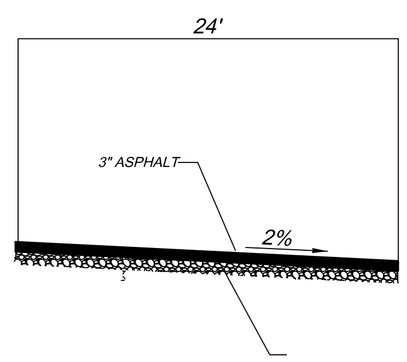
| | |
|---|---|
| 4+00 | STREET STATIONING |
| 8"SS | SANITARY SEWER LINE – SIZE AS SHOWN |
| Ⓢ | PROPOSED SEWER MANHOLE |
| 8"SS | PROPOSED SEWER LATERAL |
| Ⓥ | PROPOSED WATER VALVE |
| 8"CUL | PROPOSED WATER MAIN–SIZE AS SHOWN |
| | PROPOSED WATER SERVICE & METER |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED HANDICAP RAMP |
| | PROPOSED STORM DRAIN INLET |
| Ⓓ | PROPOSED STORM DRAIN MANHOLE |
| 18"SD | PROPOSED STORM DRAIN PIPE – SIZE AS SHOWN |
| → | DIRECTION OF SURFACE FLOW |
| | PROPOSED STOP SIGN |
| TBC | TOP BACK OF CURB ELEVATION |
| "S" | PROPOSED STREET SIGN |
| STA. | STATION |
| RIM | MANHOLE RIM ELEVATION |
| CL | STREET CENTERLINE |
| BVC | BEGIN VERTICAL CURVE |
| EVC | END VERTICAL CURVE |
| PC | POINT OF CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| WV | EXISTING WATER VALVE |

GRAPHIC SCALE

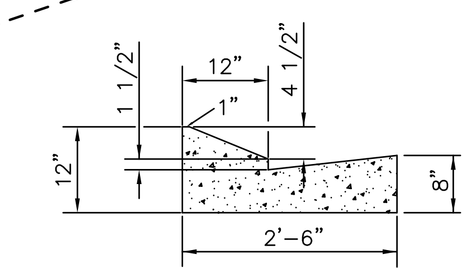
60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

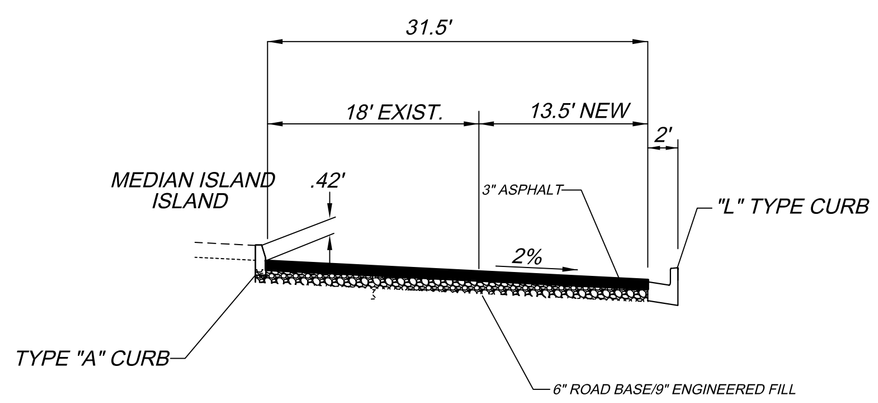


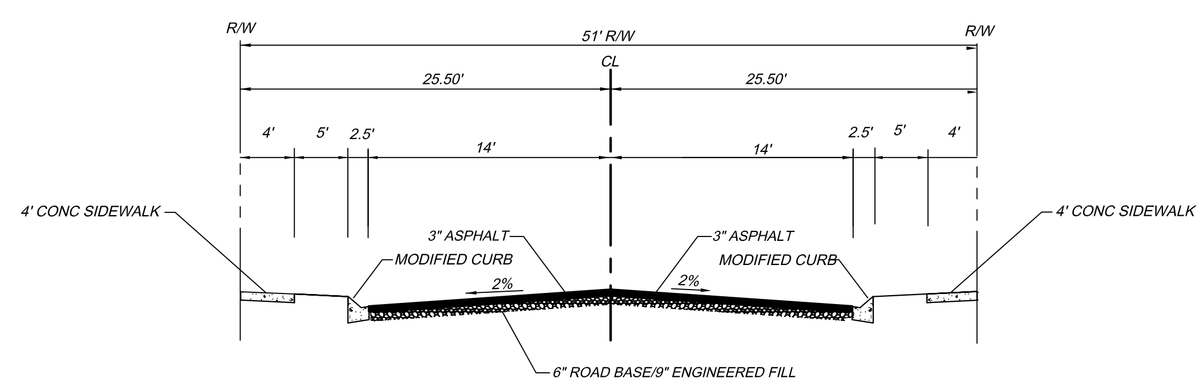

TEMPORARY 24' ASPHALT ACCESS ROAD
NOT TO SCALE



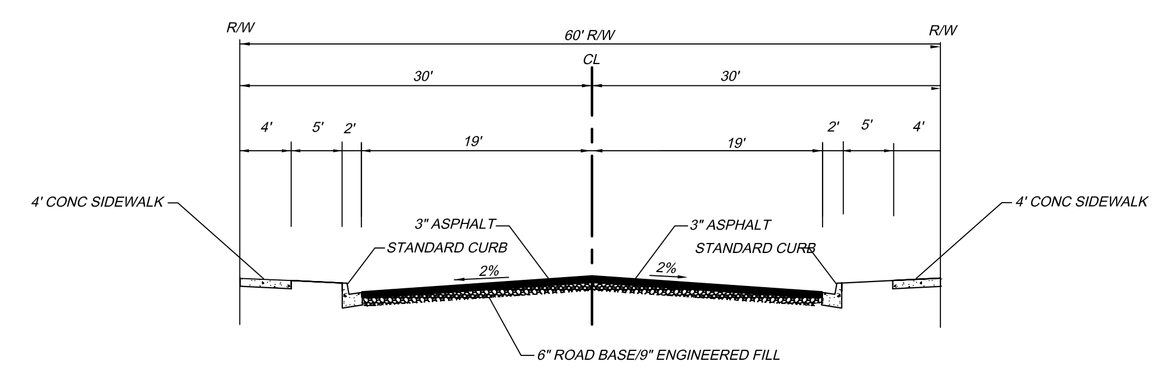

MODIFIED CURB & GUTTER
NOT TO SCALE




PONY EXPRESS PARKWAY
LOOKING EAST
NOT TO SCALE




STANDARD 51' STREET
NOT TO SCALE



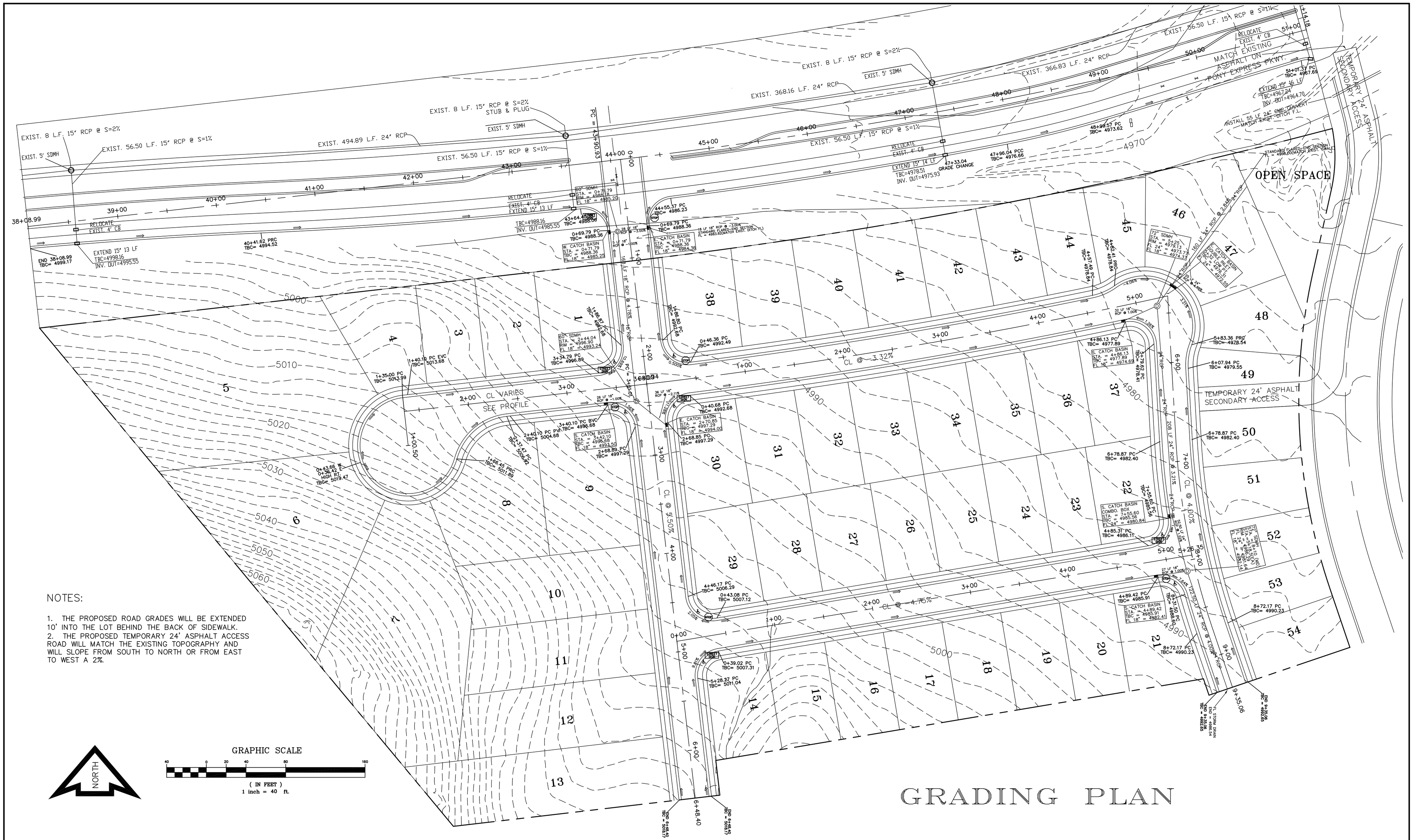

STANDARD 60' STREET
NOT TO SCALE


F . J. CLARK and ASSOCIATES
6654 West 9680 North
Highland, Utah 84003
(801) 492–1307


# CEDAR VALLEY AT THE RANCHES
# PLAT A–IMPROVEMENT PLANS

EAGLE MOUNTAIN, UTAH

| REVISIONS | BY |
|---|---|
| 08–28–06 | DFH |
| 01–07–07 | DFH |
| 02–14–07 | DFH |
| | |
| | |




| REVISIONS | BY |
|---|---|
| 08-28-06 | DFH |
| 01-07-07 | DFH |
| 02-14-07 | DFH |

F . J. CLARK and ASSOCIATES
6654 West 9680 North
Highland, Utah 84003
(801) 492-1307

Plans prepared under the direction of: _____
Fred J. Clark P.E. 155153 Date

# CEDAR VALLEY AT THE RANCHES-PLAT A

## STREET IMPROVEMENT PLANS

EAGLE MOUNTAIN UTAH

| DESIGNER | DRAWN BY | CHECKED BY | SHEET |
|---|---|---|---|
| FJC | DFH | FJC | 2 OF 7 |
| DATE 07-19-06 | SCALE HOR.1"=40' | PROJECT NO. | |
| FILE NAME | | | |

| REVISIONS | BY |
|---|---|
| 08-28-06 | DFH |
| 01-07-07 | DFH |
| 02-14-07 | DFH |

**F . J. CLARK and ASSOCIATES**
6654 West 9680 North
Highland, Utah 84003
(801) 492-1307

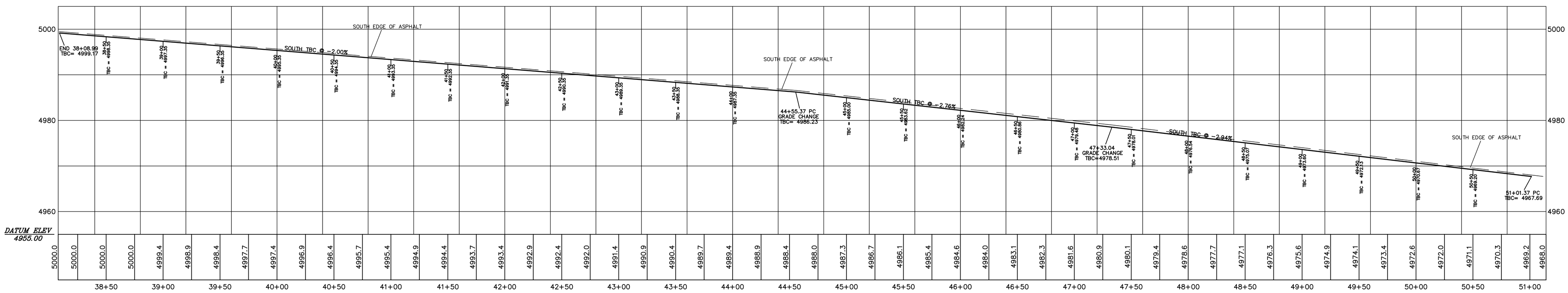
Plans prepared under the direction of: Fred J. Clark P.E. 155153 Date

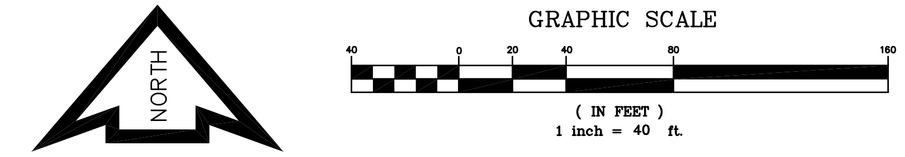
# CEDAR VALLEY AT THE RANCHES-PLAT A

## STREET IMPROVEMENT PLANS

EAGLE MOUNTAIN UTAH

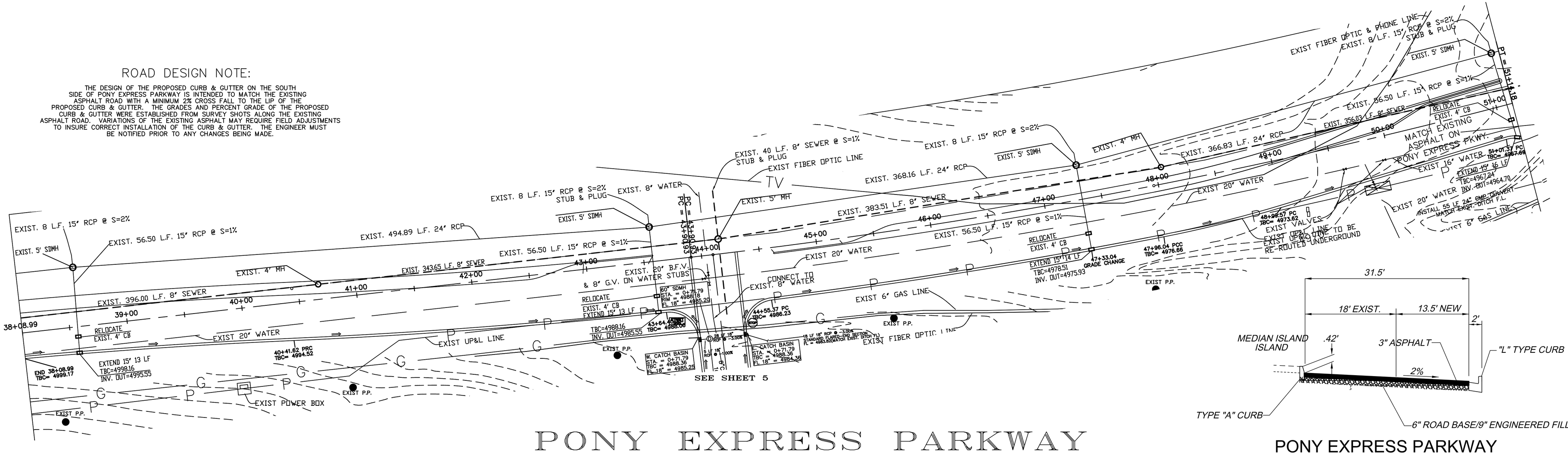
| DESIGNER | DRAWN BY | CHECKED BY | SHEET |
|---|---|---|---|
| FJC | DFH | FJC | 3 OF 7 |
| DATE 07-19-06 | SCALE HOR.1"=40' | PROJECT NO. | |
| FILE NAME | | | |




## ROAD DESIGN NOTE:

THE DESIGN OF THE PROPOSED CURB & GUTTER ON THE SOUTH SIDE OF PONY EXPRESS PARKWAY IS INTENDED TO MATCH THE EXISTING ASPHALT ROAD WITH A MINIMUM 2% CROSS FALL TO THE LIP OF THE PROPOSED CURB & GUTTER. THE GRADES AND PERCENT GRADE OF THE PROPOSED CURB & GUTTER WERE ESTABLISHED FROM SURVEY SHOTS ALONG THE EXISTING ASPHALT ROAD. VARIATIONS OF THE EXISTING ASPHALT MAY REQUIRE FIELD ADJUSTMENTS TO INSURE CORRECT INSTALLATION OF THE CURB & GUTTER. THE ENGINEER MUST BE NOTIFIED PRIOR TO ANY CHANGES BEING MADE.




# PONY EXPRESS PARKWAY




## PONY EXPRESS PARKWAY
## LOOKING EAST

NOT TO SCALE

| REVISIONS | BY |
|---|---|
| 08-28-06 | DFH |
| 01-07-07 | DFH |
| 02-14-07 | DFH |


F . J. CLARK and ASSOCIATES
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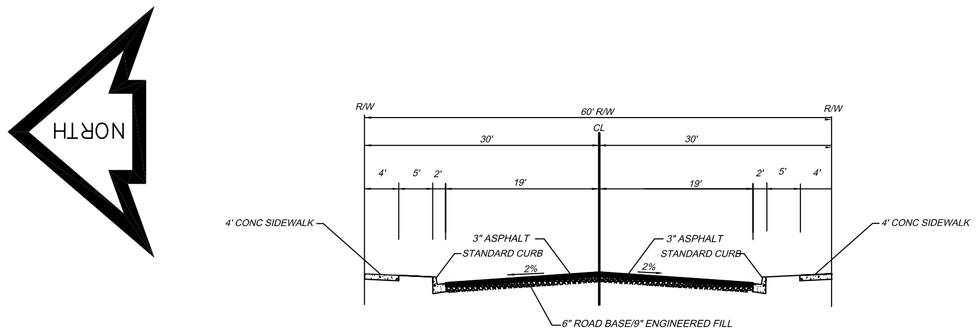
Highland, Utah 84003
(801) 492-1307


Plans prepared under the direction of: Fred J. Clark P.E. 155153 Date

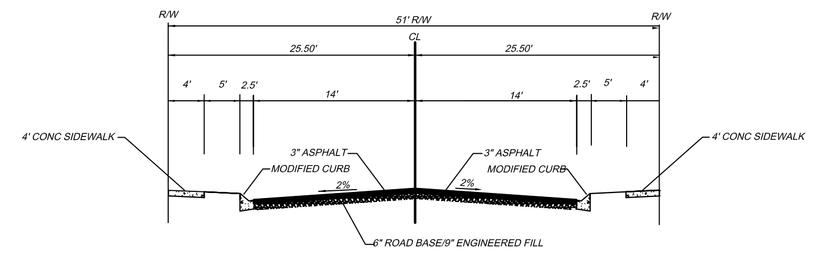
# CEDAR VALLEY AT THE RANCHES—PLAT A
# STREET IMPROVEMENT PLANS

EAGLE MOUNTAIN UTAH

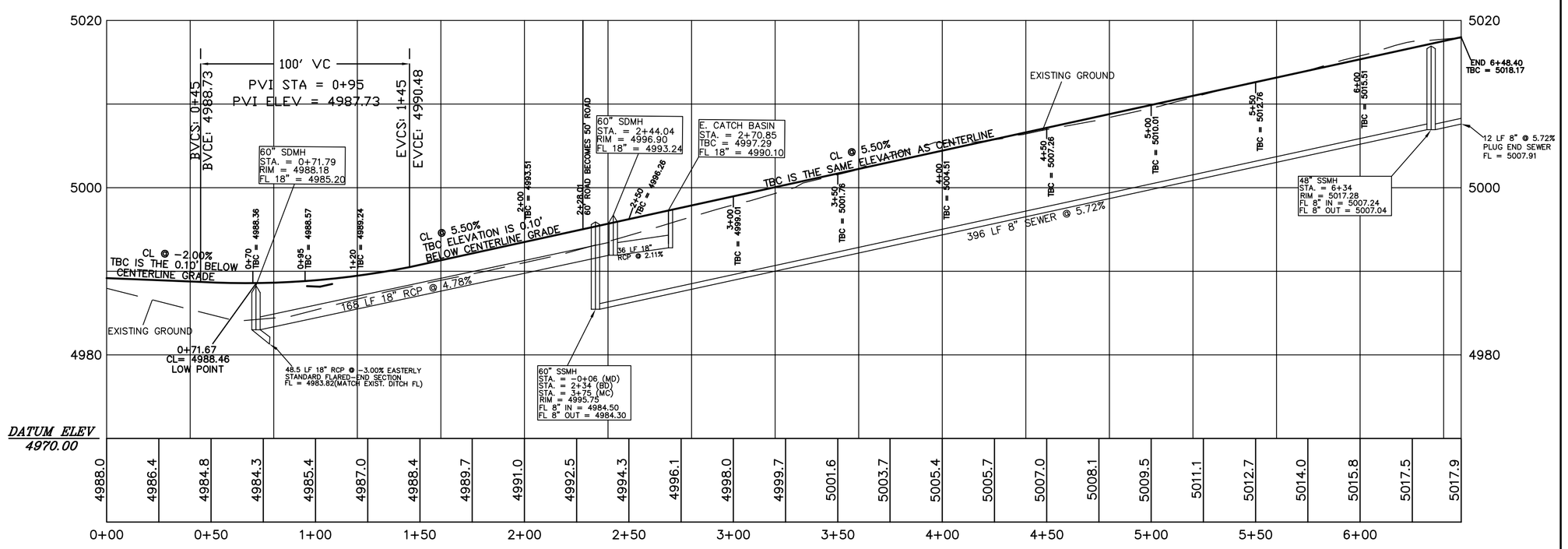
| DESIGNER | DRAWN BY | CHECKED BY | SHEET |
|---|---|---|---|
| FJC | DFH | FJC | 4 OF 7 |
| DATE 07-19-06 | SCALE HOR. 1"=40' VERT. 1" = 10' | PROJECT NO. | |
| FILE NAME | | | |

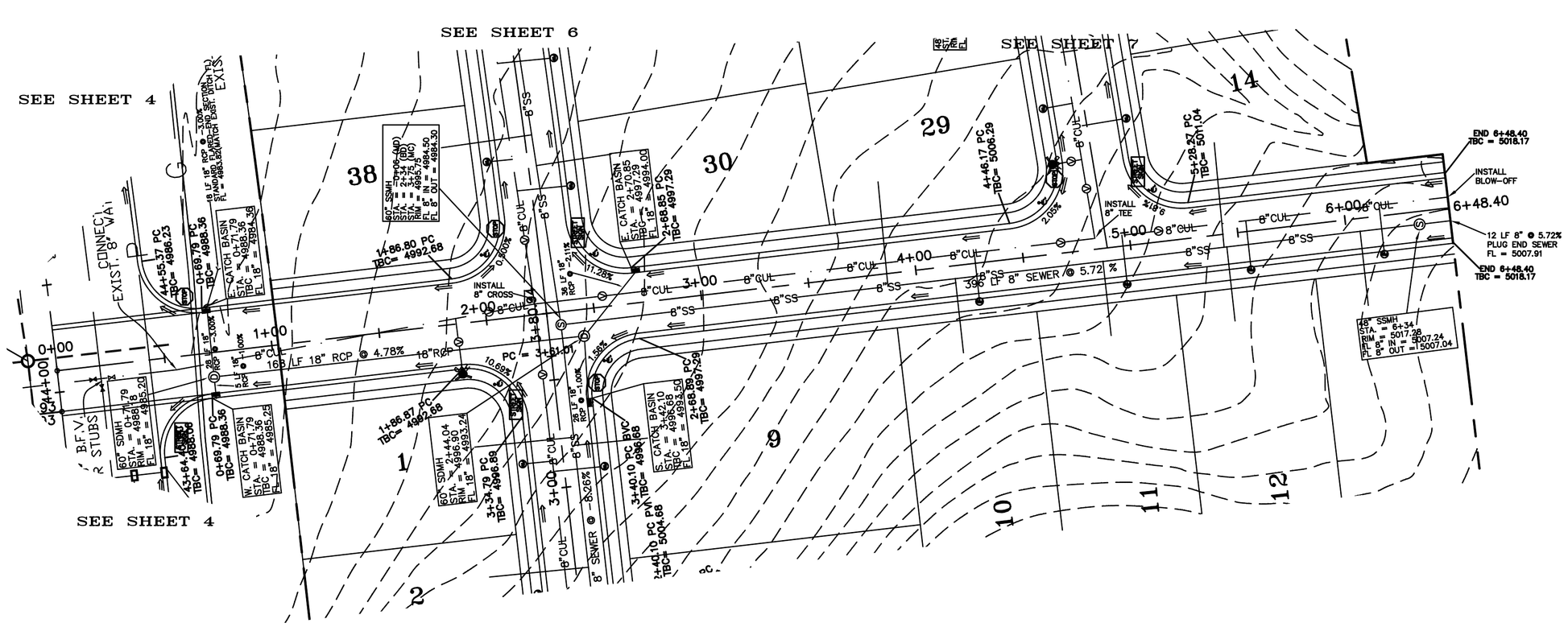



STANDARD 60' STREET
NOT TO SCALE

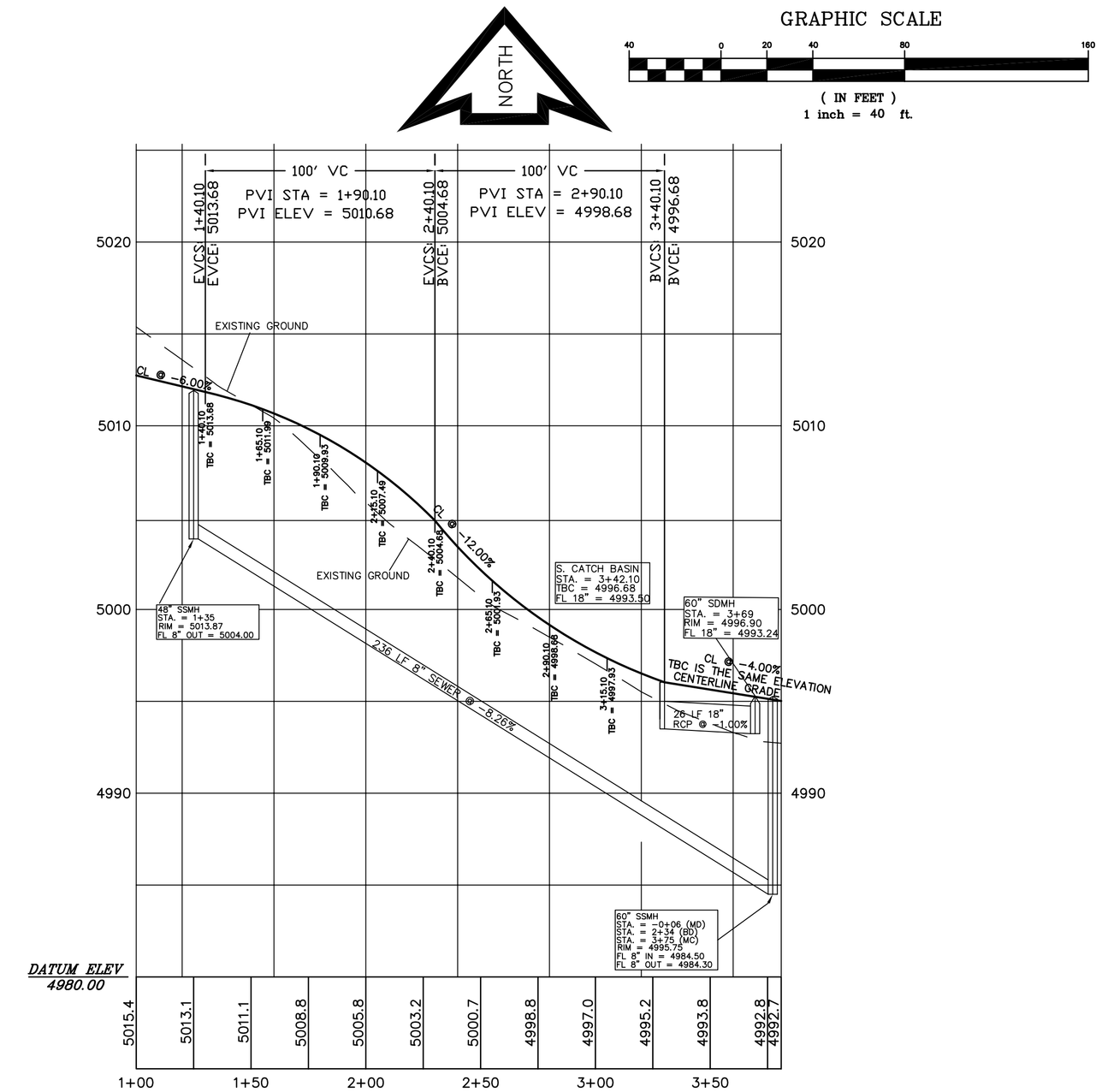


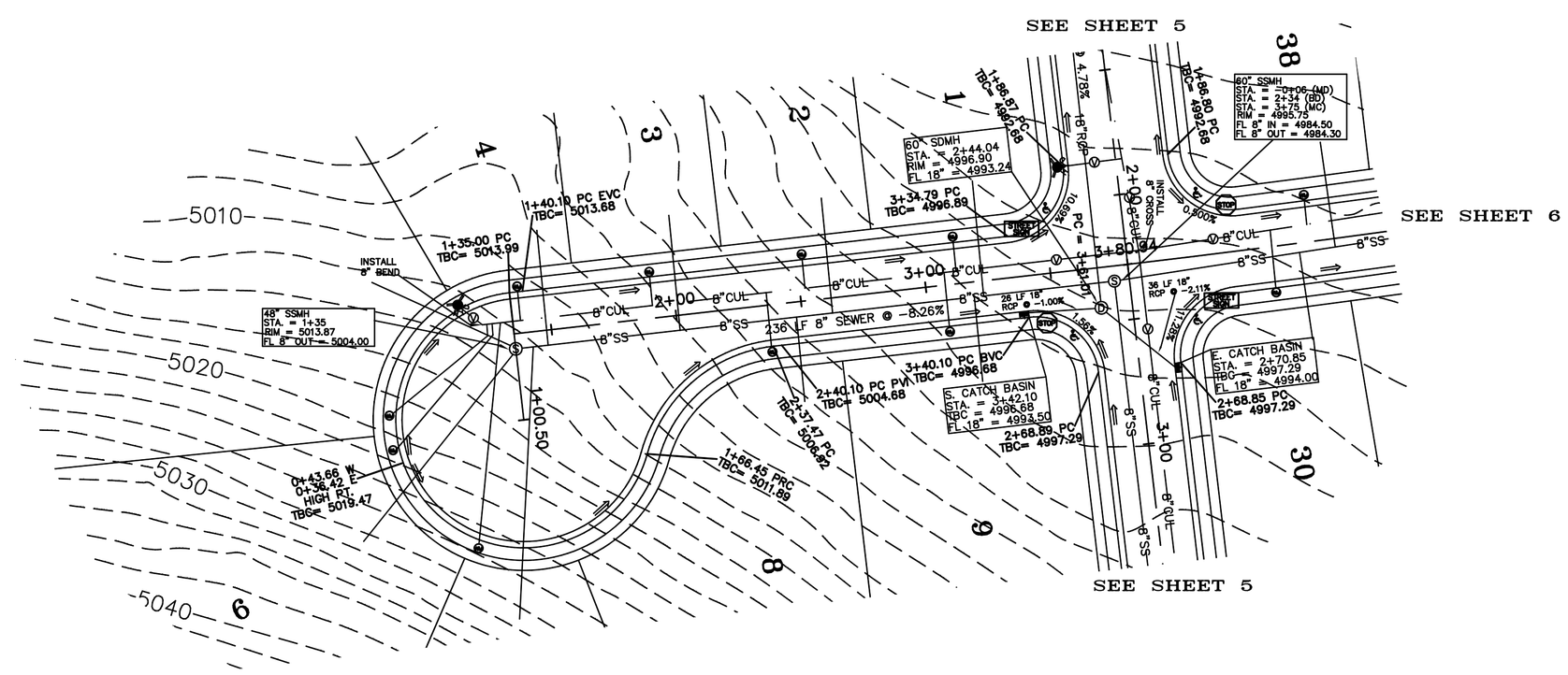

STANDARD 51' STREET
NOT TO SCALE




WHITE BIRCH DRIVE




GAMBEL OAKS CIRCLE

| REVISIONS | BY |
|---|---|
| 08-28-06 | DFH |
| 01-07-07 | DFH |
| 02-14-07 | DFH |
| | |
| | |

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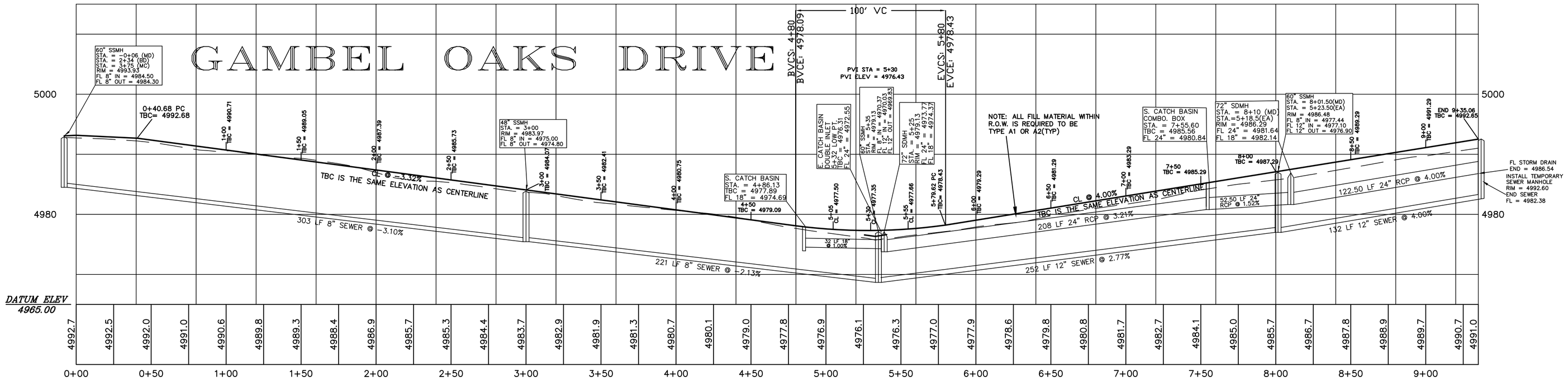
Plans prepared under the direction of: _____ Fred J. Clark P.E. 155153 Date

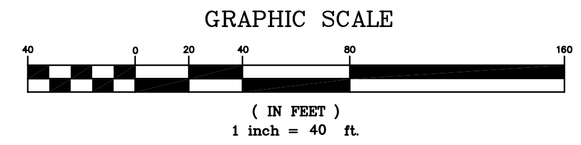
# CEDAR VALLEY AT THE RANCHES—PLAT A

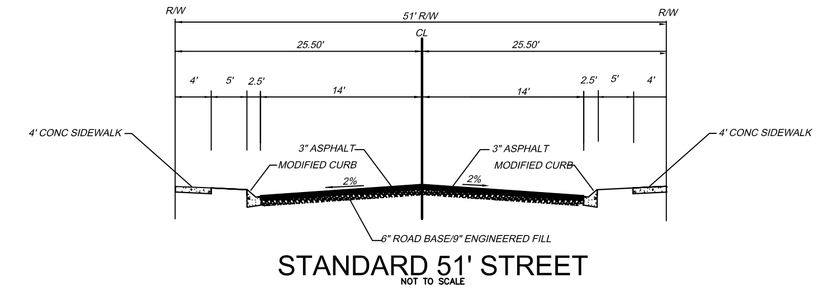
## STREET IMPROVEMENT PLANS

EAGLE MOUNTAIN UTAH

| DESIGNER | DRAWN BY | CHECKED BY | SHEET |
|---|---|---|---|
| FJC | DFH | FJC | 5 OF 7 |
| DATE 07-19-06 | | PROJECT NO. | |
| SCALE HOR.1"=40' BIRCH DRIVE VERT.1" = 10' MAPLE CIRCLE VERT.1" = 5' | | | |

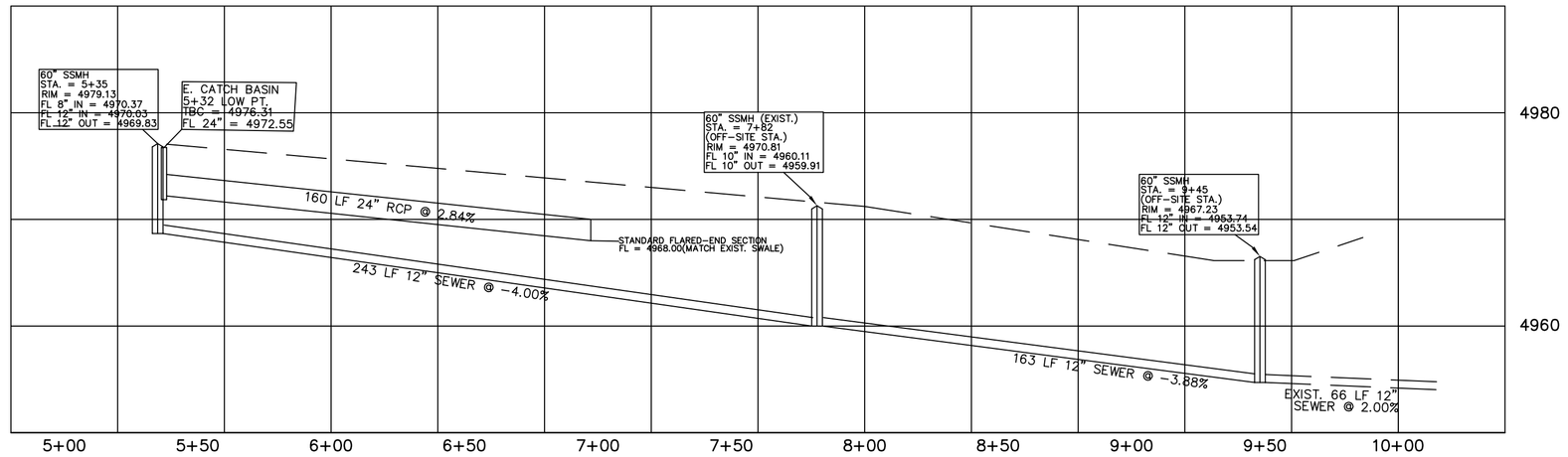


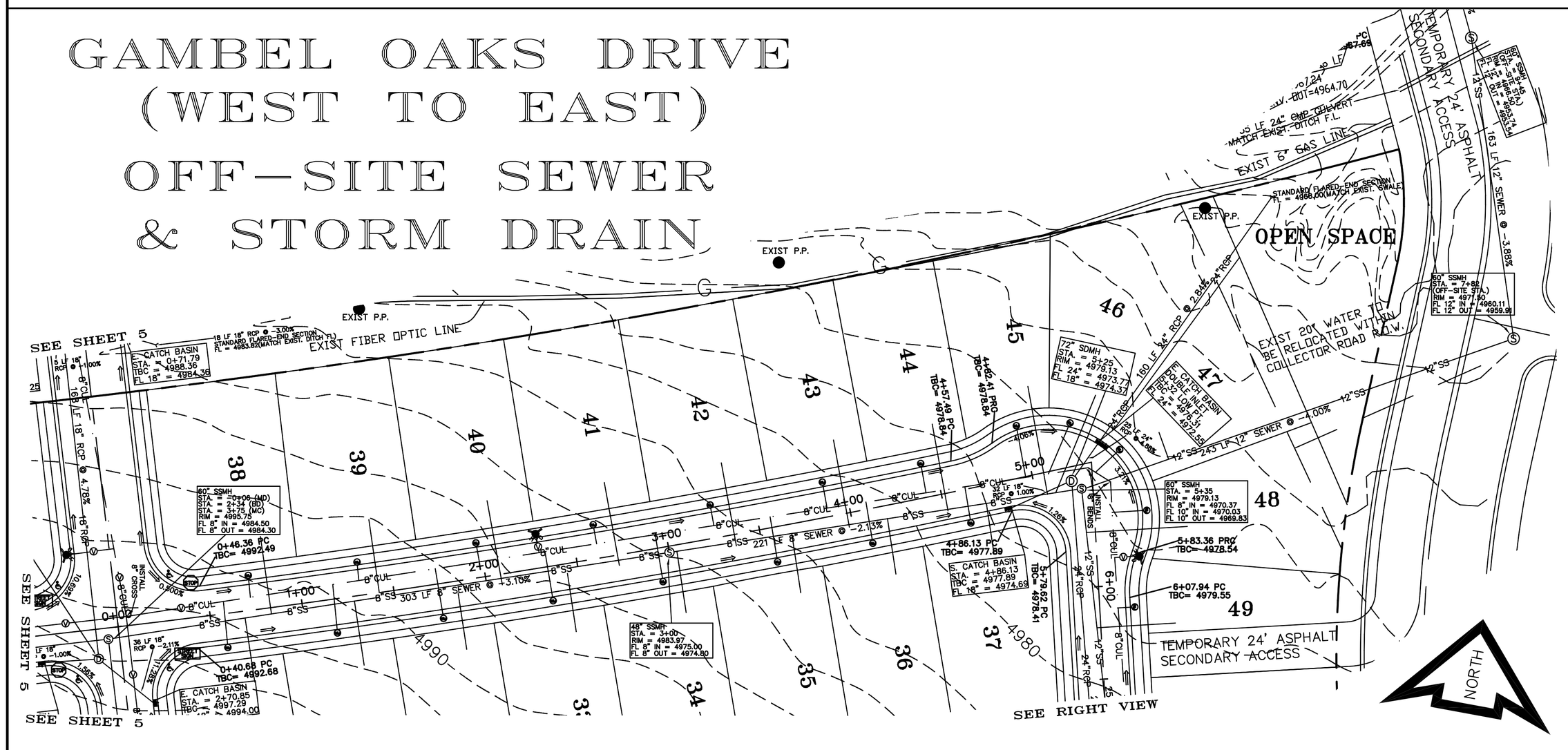



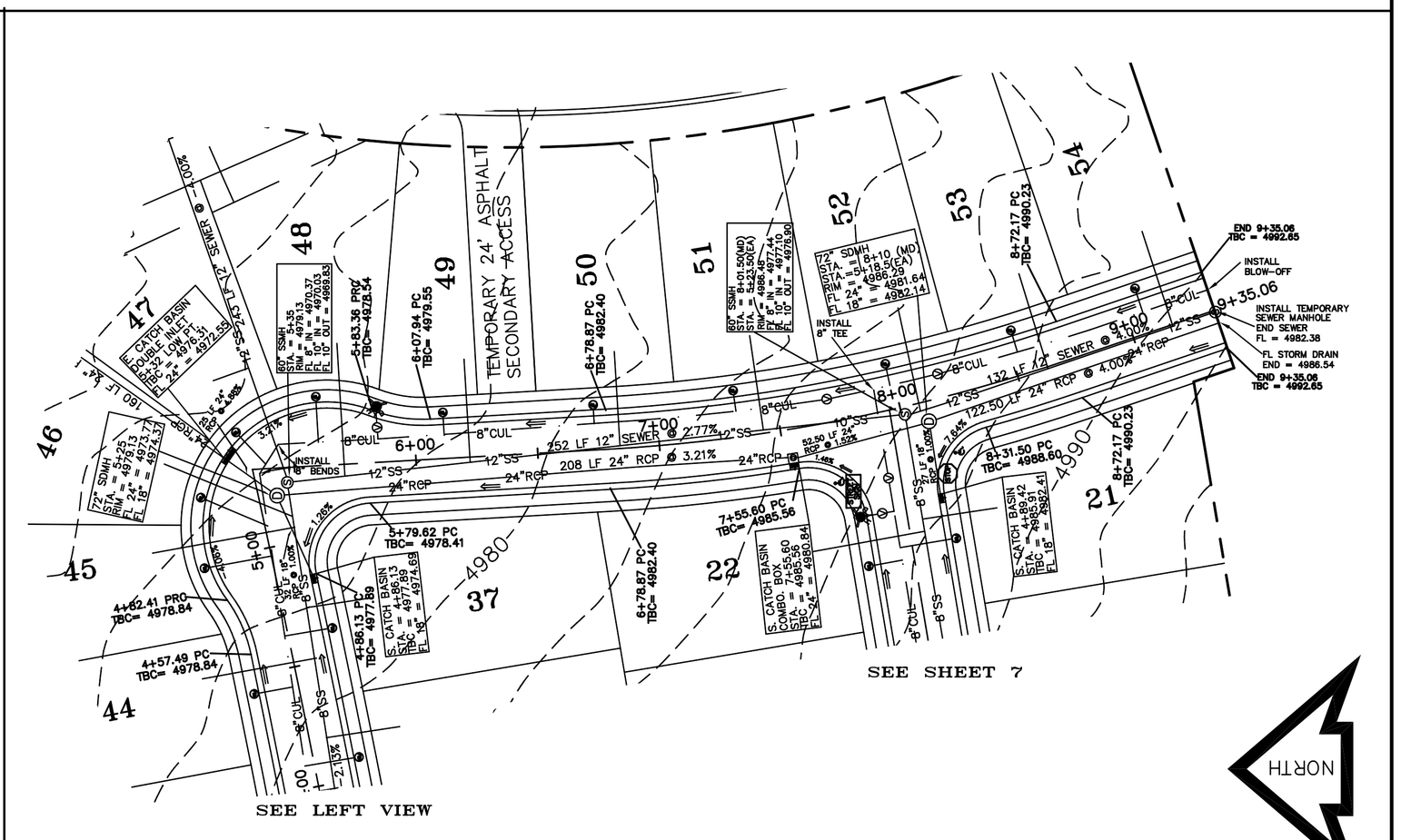

STANDARD 51' STREET
NOT TO SCALE

# OFF-SITE SEWER & STORM DRAIN




# GAMBEL OAKS DRIVE (WEST TO EAST) OFF-SITE SEWER & STORM DRAIN




# GAMBEL OAKS DRIVE (NORTH TO SOUTH)

| REVISIONS | BY |
|---|---|
| 08-28-06 | DFH |
| 01-07-07 | DFH |
| 02-14-07 | DFH |

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Highland, Utah 84003
(801) 492-1307

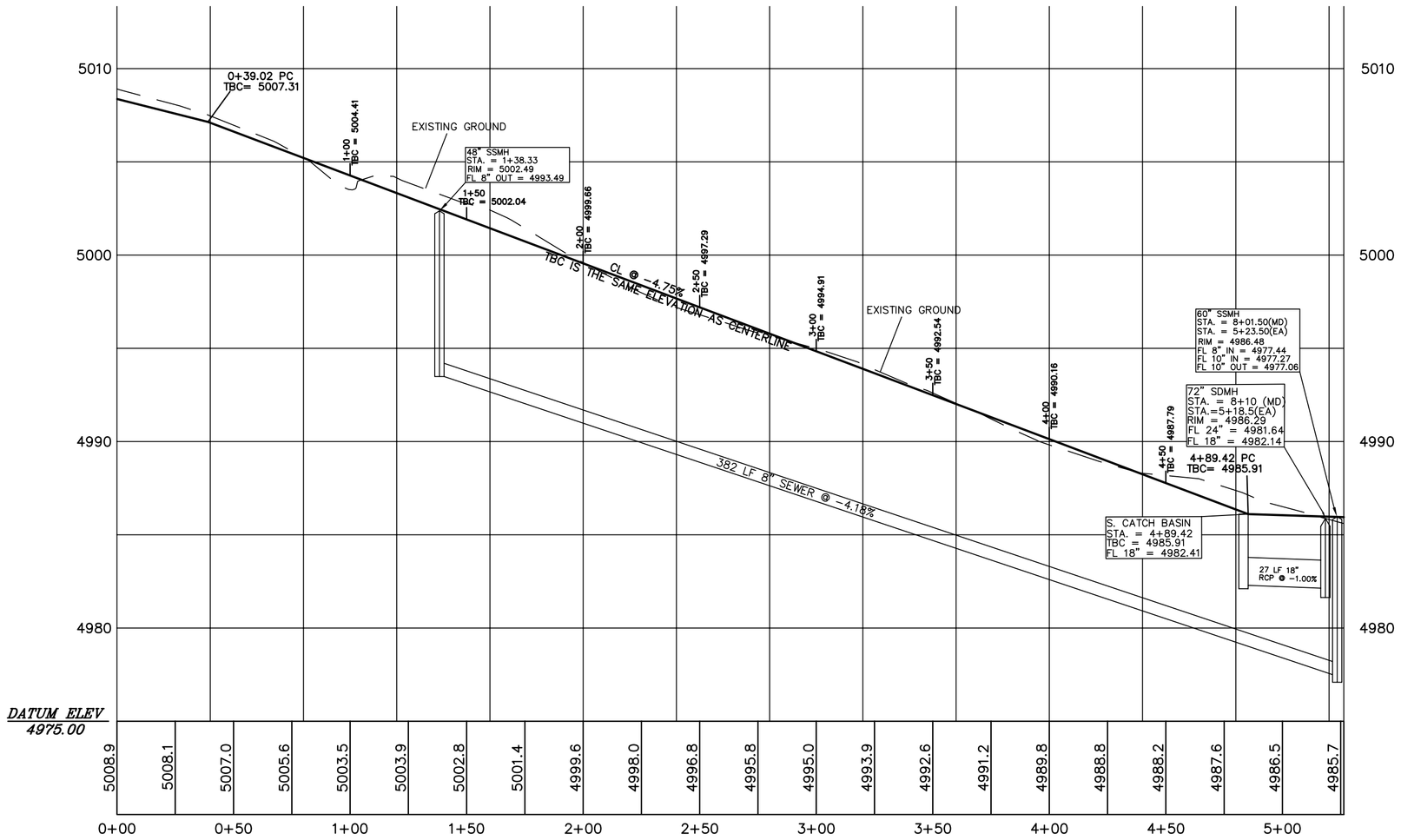
Plans prepared under the direction of: Fred J. Clark P.E. 155153 Date

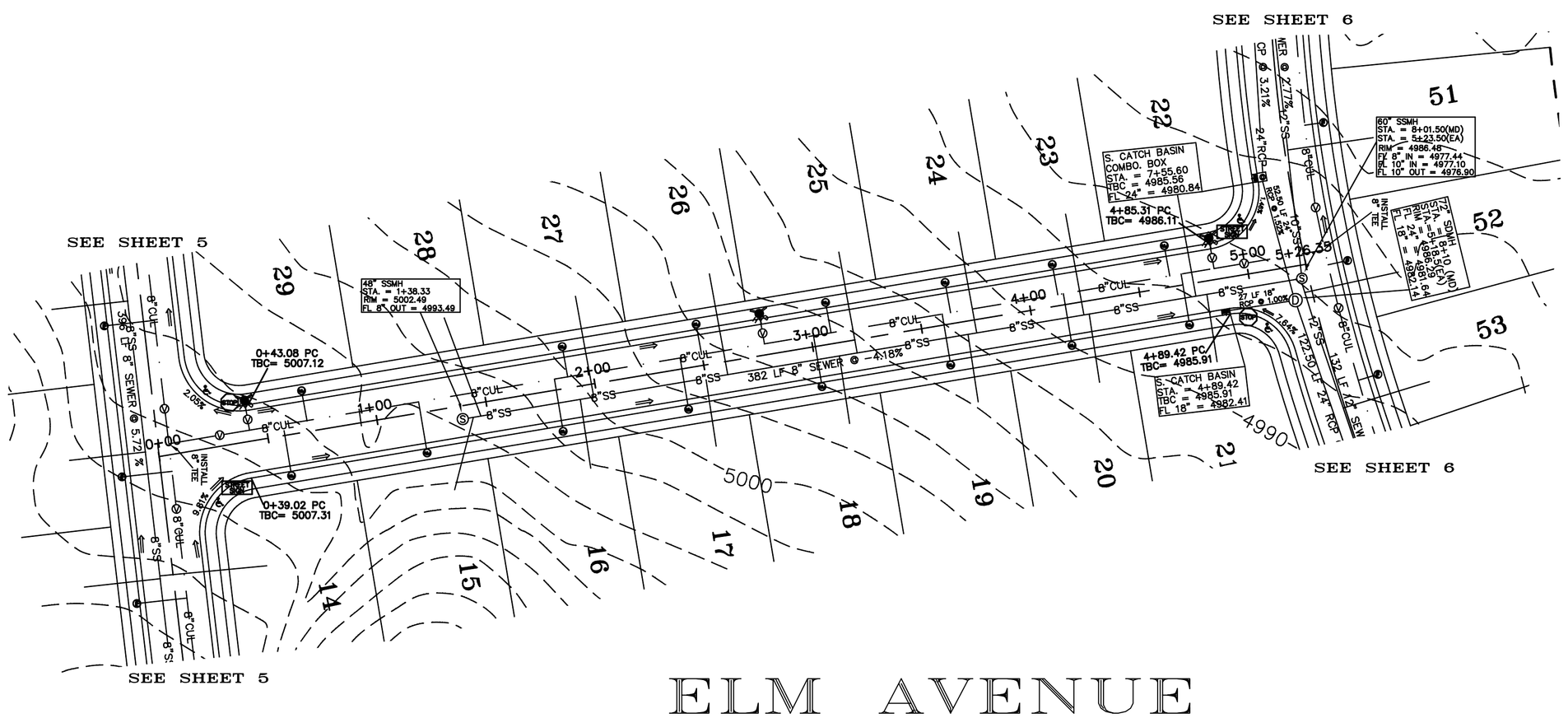
CEDAR VALLEY AT THE RANCHES-PLAT A

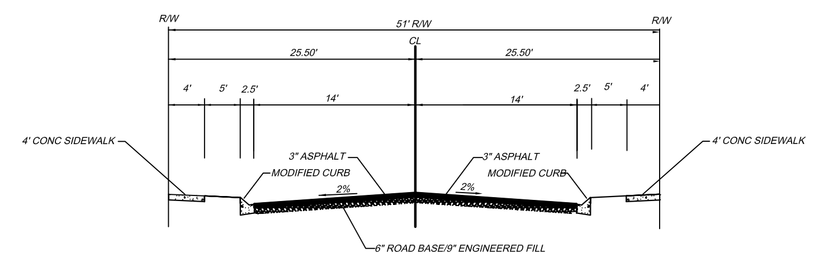
STREET IMPROVEMENT PLANS

EAGLE MOUNTAIN UTAH

| DESIGNER | DRAWN BY | CHECKED BY | SHEET |
|---|---|---|---|
| FJC | DFH | FJC | 6 OF 7 |
| DATE 07-19-06 | SCALE HOR. 1"=40' VERT. 1" = 10' | PROJECT NO. | |
| FILE NAME | | | |




STANDARD 51' STREET
NOT TO SCALE

GRAPHIC SCALE
( IN FEET )
1 inch = 40 ft.

| REVISIONS | BY |
|---|---|
| 08-28-06 | DFH |
| 01-07-07 | DFH |
| 02-14-07 | DFH |

F . J. CLARK and ASSOCIATES
6654 West 9680 North
Highland, Utah 84003
(801) 492-1307

Plans prepared under the direction of: _____
Fred J. Clark P.E. 155153 Date

# CEDAR VALLEY AT THE RANCHES—PLAT A

## STREET IMPROVEMENT PLANS

EAGLE MOUNTAIN UTAH

| DESIGNER | DRAWN BY | CHECKED BY | SHEET |
|---|---|---|---|
| FJC | DFH | FJC | 7 OF 7 |
| DATE 07-19-06 | SCALE HOR.1"=40' VERT.1" = 5' | PROJECT NO. | |
| FILE NAME | | | |