

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 25, 2014 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

5:00 P.M. Eagle Mountain City Planning Commission Closed Executive Session – Conference Room

1. A closed executive session will be held for the purpose of discussing reasonably imminent litigation, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
 - A. February 25, 2014
4. Development Items
 - A. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council
A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development. The applicant requests that this project be tabled indefinitely.
 - B. Eagle Mountain Jr. Seminary Site Plan; Public Hearing, Action Item
The proposed site contains a 3,598 sq. ft. building with a 9-stall parking lot on a 0.54 acre lot located west and adjacent to Frontier Middle School.
 - C. Valley View Phases 4-9 Final Plat; Action Item
This final plat is an 85-acre configuration of the 132.77 acre approved preliminary plat and includes 123 lots in six phases.
 - D. Harmony Preliminary Plat; Action Item
The Harmony Preliminary Plat is a 772-acre project located southwest of the Overland Trails Subdivision and west of Pony Express Parkway. The project contains 2,535 single-family lots, and 92 acres of future multi-family, 27 acres of commercial land, six churches, a Junior High School site, and various parks.
5. Next Scheduled Meeting: April 8
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, FEBRUARY 25, 2014 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Ken Sorenson, City Planner, Mike Hadley, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

Commissioner Linton called the meeting to order at 6:01 p.m.

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 11, 2014

MOTION: *Preston Dean moved to approve the February 11, 2014 meeting minutes. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

A. Mid Valley Road Phase 1 Plat (Amended) (aka The Eagle Mountain Jr. Seminary) Preliminary Plat & Final Plat; Public Hearing, Action Item

Steve Mumford explained that the proposed plat subdivides the middle school property, creating an additional 0.54-acre lot in the southwest portion of the property for the LDS Church seminary building. The easements around the front of the building would not be sold to the LDS Church because the school wishes to have access to the easement and the power box.

Commissioner Linton asked if the seminary building would be specifically dedicated to the junior high. Mr. Mumford explained that it is dedicated to the junior high, but if the high school goes in close to the junior high, the building could be expanded.

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1 Commissioner Dean asked if there was a need for cross parking. Mr. Mumford explained
2 that the seminary building met the parking code. The applicant feels no need to have a
3 parking agreement between the school and the seminary building.
4

5 *Commissioner Linton opened the public hearing at 6:12 p.m.*
6

7 Elise Erler with SITLA, the landowner surrounding the Junior High, stated that SITLA
8 supports the school district on the amended plat.
9

10 *Commissioner Linton closed the public hearing at 6:14p.m.*
11

12 **MOTION:** *Preston Dean moved that the Planning Commission approve the*
13 *Mid Valley Road Phase 1 Preliminary Plat (Amended) and*
14 *recommend approval of the Final Plat to the City Council with the*
15 *following conditions:*

16 *1. The plat should state "A partial vacation of Mid Valley Road*
17 *Phase 1."*

18 *Miriam Allred seconded the motion. Those voting aye: Preston*
19 *Dean, Miriam Allred, John Linton, Matthew Everett, and Wendy*
20 *Komoroski. The motion passed with a unanimous vote.*
21
22

23 B. Porter's Crossing Town Center Project Entrance Sign – Public Hearing.
24 Recommendation to the City Council

25 A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master
26 development, as well as a combined commercial sign for the retail development. This
27 item was continued specifically to this meeting by the Planning Commission.
28

29 Mr. Mumford explained that the applicant requested the sign be tabled until they are
30 ready.
31

32 Commissioner Linton felt that the sign is unacceptable for a residential neighborhood.
33 The sign is too much for that type of road (35 mile speed limit road).
34

35 Commissioner Dean was concerned about the City Code not requiring the sign grade to
36 be similar to the surrounding development. He stated that he was concerned that the
37 applicant could berm up to get a higher sign.
38

39 Commissioner Komoroski stated that Ridley's is a local store in a residential
40 neighborhood. The customers are local residents that will know the area so a sign that big
41 would not be required. She felt that the City should not pick and choose but there should
42 be a precedent for signs.
43

44 Commissioner Everett felt that the base should count towards the sign height.
45

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1 Mr. Mumford asked how the Commissioners felt about the City Code design standards
2 for signs. Commissioners felt that flexibility with the style of the sign would help
3 customize the development. Commissioner Dean stated that styles of signs get outdated
4 and owners should be able to update the material or design.

5
6 *Commissioner Linton opened the public hearing at 6:36 p.m.*

7
8 None

9
10 *Commissioner Linton continued the public hearing to March 25, 2014.*

11
12 **MOTION:** *Preston Dean moved that the Planning Commission table the*
13 *Porter's Crossing Town Center Project Entrance Sign and continue*
14 *the public Hearing to the March 25, 2014 meeting.*
15 *Wendy Komoroski seconded the motion. Those voting aye: Preston*
16 *Dean, John Linton, Miriam Allred, Matthew Everett, and Wendy*
17 *Komoroski. The motion passed with a unanimous vote*

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20 5. Work Session

21
22 A. Eagle Mountain City Cemetery Discussion/Presentation

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24 Commissioner Concerns:

- 25 • Landscaping
26 ○ Berming and trees along Eagle Mountain Blvd to help with view. (It will help
27 hide the view of the cemetery from the traffic and/or hide the traffic from the
28 cemetery guest view.)
- 29 • Fencing
30 ○ Non-solid fence
31 ○ Help reduce vandalism (closing time)
- 32 • Location
33 ○ Concerned that the City is rushing to make a decision on the location. (This
34 will be a permanent location.)
- 35 • Process
36 ○ Suggested that the City hold a public hearing.
- 37 • Design standards
38 ○ Headstone, landscaping, signs, and maintenance.

39
40
41 B. Discussion of Potential Changes to the General Plan & the Municipal Code

42
43 Commissioners reviewed meeting preferences and standards.

44
45 C. Next Scheduled Meeting: March 11

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6. Adjournment

The meeting was adjourned at 7:18 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 11, 2014.

Steve Mumford, Planning Director

DRAFT



EAGLE MOUNTAIN CITY
Planning Commission Staff Report
MARCH 25, 2014

Project: **Harmony Preliminary Plat**
Applicant: Mike Wren - Eagle Mountain Properties
Location: Southwest of Overland Trails, West of Pony Express Parkway
Request: Preliminary Plat Approval
Type of Action: Action Item

Preface

The original Harmony Preliminary Plat application was submitted in February, 2009. A revised plan was submitted in early 2010, and was last reviewed by the Planning Commission on June 15, 2010, where the Planning Commission tabled the application due to an issue with water rights documentation. The Commission had prepared a list of conditions of approval for that meeting. The application was never brought back by the applicant for a subsequent meeting.

The applicant has been working recently with the City staff and administration to now move the project forward. The applicant is requesting an approval of the original submitted plat, with some modifications included in a list of “concessions.” The City also has a process, now, whereby the developer can purchase water shares or water rights from the City along with a final plat.

Eagle Mountain Properties Master Plan

The proposed Harmony plan is located within the Eagle Mountain Properties Master Development Plan, which is governed differently than many of the other properties/developments within the city. First of all, the zoning designations in the master plan allow for a majority of uses by right. For example, even though portions of this site are designated as Commercial, single-family homes are permitted in this zone. So you may notice that the zoning may not match the plan. The master plan also contains a total number of lots/units that can be spread throughout the properties, so the number of lots and proposed densities in this plan are allowed by the master plan. The EMP master plan also allows for an application to be considered under the 1997 Eagle Mountain Interim Development Code rather than the current Development Code. Several important aspects of that code include:

- A parks requirement of 2.5 acres per 400 dwelling units.
- No minimum frontage requirement for single-family lots.
- Alleys are required for development of 4 units/acre and above.
- Architectural design review standards, including the requirement of garage doors not facing the street unless the garage is set back 75 feet or more from the front property line.
- Storm detention basins may be counted in the park requirement.

The current Development Code contains the following requirements/standards: 8% of the total buildable land as improved open space (parks); 55-foot minimum lot frontage; no architectural design standards for single-family homes (except for “masonry materials”); a setback of 22 feet for garages; detention basins may not be included in the parks calculation; and an allowance for alleys, but no requirement.

It appears that several past applications have been reviewed under a hybrid '97/current code, or in other words, they were reviewed with the current code but gave allowance for 40-foot lot frontages, the parks calculation of the '97 code, no alley requirement, and no architectural design review requirements. The applicant has asked that this project be reviewed with the 1997 Interim Development Code with these same exceptions, and stating their belief that this project has been “deemed approved” in accordance with provision 2.8.2 of the Eagle Mountain Properties Master Development Agreement.

Project Overview

The following table describes the proposed development:

AREA TABLE	
TOTAL ACREAGE	772.49 ACRES
TOTAL ACREAGE IN S.F. LOTS	366.17 ACRES
TOTAL ACREAGE M.F. UNITS	92.186 ACRES
TOTAL ACREAGE COMMERCIAL	26.806 ACRES
TOTAL OPEN SPACE	38.74 ACRES
TOTAL IMPROVED OPEN SPACE	34.02 ACRES
TOTAL REQUIRED IMPROVED OPEN SPACE	27.94 ACRES
LENGTH OF WIDENED SIDEWALK & TRAILS	9.63 MILES
AVERAGE S.F. LOT SIZE	6302 SQ FT
LARGEST S.F. LOT SIZE	37010 SQ FT
SMALLEST S.F. LOT SIZE	4000 SQ FT
TOTAL # OF S.F. LOTS	2535 LOTS
TOTAL # OF M.F. UNITS	1935 UNITS
TOTAL CHURCH SITES	6
TOTAL ACREAGE FOR SCHOOLS	28.84 ACRES
TOTAL # OF UNITS	4471 UNITS
SINGLE FAMILY DENSITY	3.9 LOTS/ACRE
MULTI-FAMILY DENSITY	21 UNITS/ACRE
OVERALL DENSITY	5.8 UNITS/ACRE

The applicant has provided a list of proposed concessions for the project, which essentially include many of the conditions of approval that were considered by the Commission in May and June, 2010. This list is attached to this staff report, along with some recommended changes by staff (several of which have been agreed to by the applicant). Due to the unusually large size and special nature of this preliminary plat, a development agreement will be prepared for approval by the City Council following the preliminary plat approval. These “concessions” will be included in the development agreement. If you decide to approve this preliminary plat, a condition of approval should recommend the list of concessions or a revised list of concessions to the City Council to be included in the development agreement.

A concept plan for the proposed Harmony development was discussed with the Planning Commission in September, 2009. Here are some of the concerns raised in that meeting by the Commissioners:

- Drainage & Walkability – Concerned with long blocks, especially for the drainage problems that this causes along the rear property lines of the homes. This also causes a concern for walkability. A master drainage plan should be required.
 - *Drainage plans are required to be submitted along with each final plat for approval (included in proposed concessions).*
- Housing Variety – There needs to be more variety in the housing product, architecture, house size, and lot design. The courtyard and paseo designs reduce garage dominance on the street, increase safety, and are more attractive. Be creative.
 - *The applicant has agreed to modify his plans to include two to four “alternate design blocks” that are intended to be designed in the future (with a final plat and site plan) as a single-family detached courtyard or green court development. The proposed concessions also include a variation of lot size, requiring that a 52-foot wide lot be provided for every four lots that are less than 52 feet wide.*
- Architectural Quality – Not every house should look the same. Worried about architecture of the future multi-family buildings. Stagger buildings/setbacks.
 - *Future multi-family buildings will have to meet any architectural standards in the '97 code or in the code at the time of submittal (depending on when they are submitted for approval).*
- Traffic Studies – Must take place along the way.

- *The proposed concessions address this issue.*
- Upward Growth – Concerned that there will be numerous times over the next 25 years that larger lots will sell. This does not appear to be a plan for upward growth of families.
 - *There is a little variety of lot sizes in the plan, but this is definitely not a plan that includes larger lots. The applicant owns property along Lake Mountain Road on the hillsides, and has plans to develop larger, more rural lots in some of the areas.*
- Small Frontages – Small 40-foot wide lots have a history of not being attractive in this city. The only way to approve small lots would be with increased architectural standards, or with the garage pushed back or rear-access.
 - *This plan contains a very large number of 40-foot wide lots. The homes that have historically been built on these lots in the city have a two-car garage in the front, with the front door pushed back or located on the side of the home. The entire neighborhood is then dominated by garages. The applicant has agreed to some basic architectural standards for the front of the homes, consisting of standards for exterior materials (see the proposed concessions).*
- Code Review – A hybrid review of codes must be to enhance the community, not detract from it.
- Parks – A variety of options for parks should be included in the future park designs.
 - *The 1997 Interim Development Code requires 2.5 acres of open space for every 400 units/lots, so a total of 26.61 acres of improved open space would be required for this project. The applicant has included 35.96 acres of improved open space in the project, which consist of landscaped detention basins, parks of various sizes, and some decorative landscaped areas along the trails and other areas. An additional 3.51 acres of unimproved open space have been preserved for the historic Pony Express Trail corridor.*
 - *Parks will be designed along with final plats. Park standards have changed over the years, and the current code and the Parks and Open Space Master Plan require quite a few more acres of parks. Several suggestions to improve the parks plan have been provided in the amendments to the concessions.*
 - *Prior to approval of the first final plat in a phase, we recommend that the applicant provide a plan for the parks that will be improved along with that phase. Parks must be improved at a rate of at least 2.5 acres/400 lots, or approximately 273 square feet per lot. For example, Plat A-1 includes 34 lots, so 9,282 square feet of park space plus amenities must be improved in a park within 1,320 feet of the plat as part of the infrastructure improvements for this plat. The location and type of improvements/amenities are to be approved as part of the final plat application. A fee-in-lieu of improved open space may be approved at the discretion of the City Council along with each final plat application.*

Summary & Recommendation

The Planning Commission may choose to approve the preliminary plat, approve it with conditions, or deny the plat with clear findings of fact. This plat complies with some elements and standards of the 1997 Interim Development Code, and complies with some elements and standards of the current development code (it complies with a hybrid development code). While not all of staff’s concerns have been addressed in the “concessions,” the Eagle Mountain Properties Master Development Agreement provides certain rights for the developer that cannot be overlooked, even if they are not in the best interest of the future residents of this subdivision.

Since this is a preliminary plat, any changes to the plat following approval that modify road layouts, lot layouts, increase the number of lots, reduce park acreage, or significantly alter lot lines would have to be resubmitted for approval for an amendment to the preliminary plat.

Staff Recommendation

Staff recommends that you approve the Harmony preliminary plat with a condition of approval that this plat approval is contingent upon a development agreement or concessions agreement being approved by the City Council, and that the concessions, as amended by the Planning Commission, shall be placed in that agreement.

You may make any changes to the proposed concessions that you feel are reasonable or in the best interest of the residents or future residents of the city or of this neighborhood. The City Council can then decide whether to include your recommendations in the development agreement or not.

This item was not scheduled for a public hearing as the hearings already took place in 2009 and 2010 for this project, and the public hearing was closed in May, 2010. No significant changes have been made to the proposed plat since then.

ATTACHMENTS:

- Color Harmony Plans
- Harmony Preliminary Plat overview pages (more detailed pages will be provided for review at the meeting, or upon request prior to the meeting)
- Extended Plan (including surrounding properties)
- Proposed Concessions to be included as terms of the development agreement (with recommended amendments by staff)

**PROPOSED CONCESSIONS FOR THE
DEEMED APPROVED
HARMONY PRELIMINARY PLAT
These Articles Shall Be Terms Of the Development Agreement**

1 Church Sites. The Project includes six church sites located throughout the development. In the event the church sites are not purchased, and remain undeveloped, the owner may elect to re-plat these blocks to a density of up to 3.86 dwelling units per acre. Half-width of the surrounding public streets may be included in the density calculations. No lot in any re-platted church block shall have a width of less than fifty feet, and no multi-family product may be platted on the church blocks. No lot or street configurations are vested for these parcels.

2 Junior High School Site. The Junior High School block has been reserved for a future school. In the event the School District does not choose this block for another school, the school block may be platted to a maximum density of 3.86 dwelling units per acre. Half-width of the surrounding public streets may be included in the density calculations. No lot in this re-platted block shall have a width of less than fifty feet, and no multi-family product may be platted on the school blocks. No lot or street configurations are vested for these parcels.

3 Improved Open Space. The improved open space areas are to be designed in detail along with each final plat or site plan application. All parks which are used as open space should have drainage piped through the park so that the park becomes usable and nuisance water is allowed to flow through, and bubble up when flows begin to exceed historical runoff. Also, a pad for pavilions, tot lots, and other amenities should be provided above the pond water mark to allow full use of these facilities without increasing the required maintenance. These will be designed with each phase of development.

4 Trails. The "development" trails shall be built along with the infrastructure for each associated subdivision. Twenty-foot wide trail corridors shall be added to the preliminary plat to provide pedestrian access through long rows of lots. Where a trail corridor is added, lots shall be removed and the extra width added to the adjacent lots, or spread between several nearby lots.

45 Linear Park. The linear park in the center of the project shall continue until it intersects with Many Bears Street on the north and Pole Canyon Boulevard on the south, to provide a linear park and trail connection through the project.

56 Park Completion / Timing. A park must be designated with each final plat for partial improvement along with required infrastructure for that plat at time of submittal. Parks must be improved at a rate of at least 2.5 acres/400 lots, or approximately 273 square feet per lot. For example, Plat A-1 includes 34 lots, so 9,282 square feet of park space plus amenities must be improved in a park within 1,320 feet of the plat as part of the infrastructure improvements for that plat. The location and type of improvements/amenities are to be approved as part of the final plat application. A fee-in-lieu of improved open space may be approved at the discretion of the City Council along with each final plat application.

7 Alternative Block Designs. Blocks A through D (to be added to as noted on the Preliminary Plat) are to be platted and designed as either single-family detached courtyard or green court developments, substantially similar to the examples in Exhibit 3, or other similar product as

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Comment [SM1]: As we were reviewing the plans, it makes sense to connect the linear parks to the trail systems on the looped collector road (Johnny Circle). This may increase the property value of the lots along the linear park/trailway, and provide a connection all the way from Pole Canyon Parkway to the northern edge of the property (that could connect to the existing trail in the Pony Express Park). This obviously results in a loss of some lots, but also would be a benefit to the project overall.

approved by the Planning Commission and City Council. The homes/lots fronting onto a green court may have a minimum frontage of 35 feet, and the homes/lots fronting a public street may have a minimum frontage of 40 feet, with no garages facing the public street. The fronts of homes shall face the public street or the green court. The final design will be approved at the Final Plat and Site Plan stage. The City makes no guarantee that the density shown on the preliminary plat for these areas can be achieved.

8 Lot Layout / Lot Size Variation. There shall be a variety of lot sizes throughout the Harmony plat, with no single street having more than four lots in a row that are less than 52 feet wide; or, in other words, for every four lots in a row there shall be one lot that is at least 52 feet wide. No more than three homes of the same plan or color shall be located along a single row of homes.

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Comment [SM2]: I believe this accurately reflects our discussion last week.

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6 79 Multi-Family Review. All multi-family or commercial site plans or plat applications for this project shall comply with the Eagle Mountain City 1997 Interim Development Code if submitted before ~~four years following~~ the expiration of the Eagle Mountain Properties Master Development Agreement. All other multi-family and commercial applications shall comply with the current City Code at the time of submittal. These areas are not vested with density, and any reference to the number of units on the Preliminary Plat is conceptual and informational only. The multi-family areas must be designed with appropriate density and product transitions between the single family lots and the high density or commercial areas.

810 Corner Lots. All corner lots shall contain a “corner cutoff” setback to allow for proper distance for gas and electric utilities to round the corners of a lot while still keeping the required distance from a building foundation. This includes taking a triangle out of the potential building pad measuring five feet each direction at the corner of the setbacks.

911 Phasing of Construction. Phasing shall generally follow the phasing included in the Project Overall Phase Index, but the City understands that variations to this phasing for various reasons will occur. Every phase shall include approved emergency vehicle access and turnaround, and no more than fifteen (15) lots may be built on a dead-end street or cul-de-sac.

~~4011.~~ Traffic Studies / Road Failures. All roads within the development that are not included in the City’s Master Transportation Plan or Future Land Use and Transportation Corridors Plan must be paid for by the Developer. The City Engineer shall have the discretion to require traffic studies with each final plat application, and if the next plat would likely reduce the level of service to D or worse on Eagle Mountain Boulevard, ~~Sweetwater Road~~ Pony Express Parkway, or SR73, the developer would be required to fund the difference between the project cost and any impact fees previously collected by the City toward the required road project, under the terms of the Eagle Mountain Properties Master Development Agreement (2.6.7). An impact fee credit will then be applied to the Project to effectively reimburse the owner/developer for this additional cost over time.

~~412.~~ Utility Services and Infrastructure Improvements. Except as provided in a reimbursement agreement which may be entered between the City and the Developer, the

Developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, utility facilities and improvements for the construction and use of utilities, roads, and other public ways within the boundaries of Harmony.

~~4213.~~ Off-Site Utilities. Necessary off-site utility improvements must be completed to the satisfaction of the ~~Developer's~~ City Engineer and/or City Energy Director prior to issuance of any building permits in a phase that requires such off-site improvements.

~~4314.~~ Storm Drainage. Storm drain detention basins must be installed prior to issuance of any building permits for lots that would drain into such basin. Easements are required for all offsite storm drain infrastructure. Detention ponds that are designed to allow for a discharge may be designed as temporary retention ponds until the phasing allows for the completion of the offsite outfall storm drain, provided that an overflow storm drain can be provided. Drainage plans are required to be submitted along with each final plat for approval.

~~4415.~~ Street Names. The street names provided with this Preliminary Plat are considered reserved, following any changes required by City Staff. Several streets require name changes for addressing and safety purposes, as well as avoiding any duplication or confusion, including: Doris Parkway (changed to Pole Canyon Boulevard), Brittany Street, Oquirrh View, Gracie Way, and Natahki Street (changed to Shumate Street), and others. Street names will require review and approval by the City Staff prior to any final plat approvals.

16. Thomas Street. In order to comply with the City's Future Land Use and Transportation Map, Thomas Street shall be widened to a "Minor Collector" road and be repositioned to the west to match the City's map. As a result of the move, Park E shall be expanded and some lots will be repositioned. Samuel Street shall also be stubbed to the property to the north.

~~4517.~~ Not-A-Part. The areas labeled "Not a Part" are not a part of the Project, and are not vested with any density, road configuration, or lot layout (this includes the future multi-family areas, the Kent & Deborah Sievers property, and the Mountain Trails Elementary School site.

~~4618.~~ Fencing. Fencing or a decorative block wall is required to be installed by the developer for all rear lots along a collector or arterial road. This fencing shall be included in a bond with the City.

~~4719.~~ Architectural Standards. All homes within the development must comply with the following minimum standards:

a. All homes on lots within the project shall have 'carriage' style, or decorative garage doors. The front of all homes will have at least two textures, including rock, brick, stucco, or decorative material, similar to Hardy board. The texture shall wrap around the front of the home at least until the first windows along each side of the home. Typical siding will not be used on the front of the homes.

~~b. All homes on lots 50 feet wide or greater shall have a minimum of 75% of the front of the home designed with rock, brick, stucco or decorative texture, other than typical siding. This texture shall wrap around the front of the home at least until the first windows along~~

Comment [SM3]: This was my interpretation of your email and comments, hopefully that is what was intended.

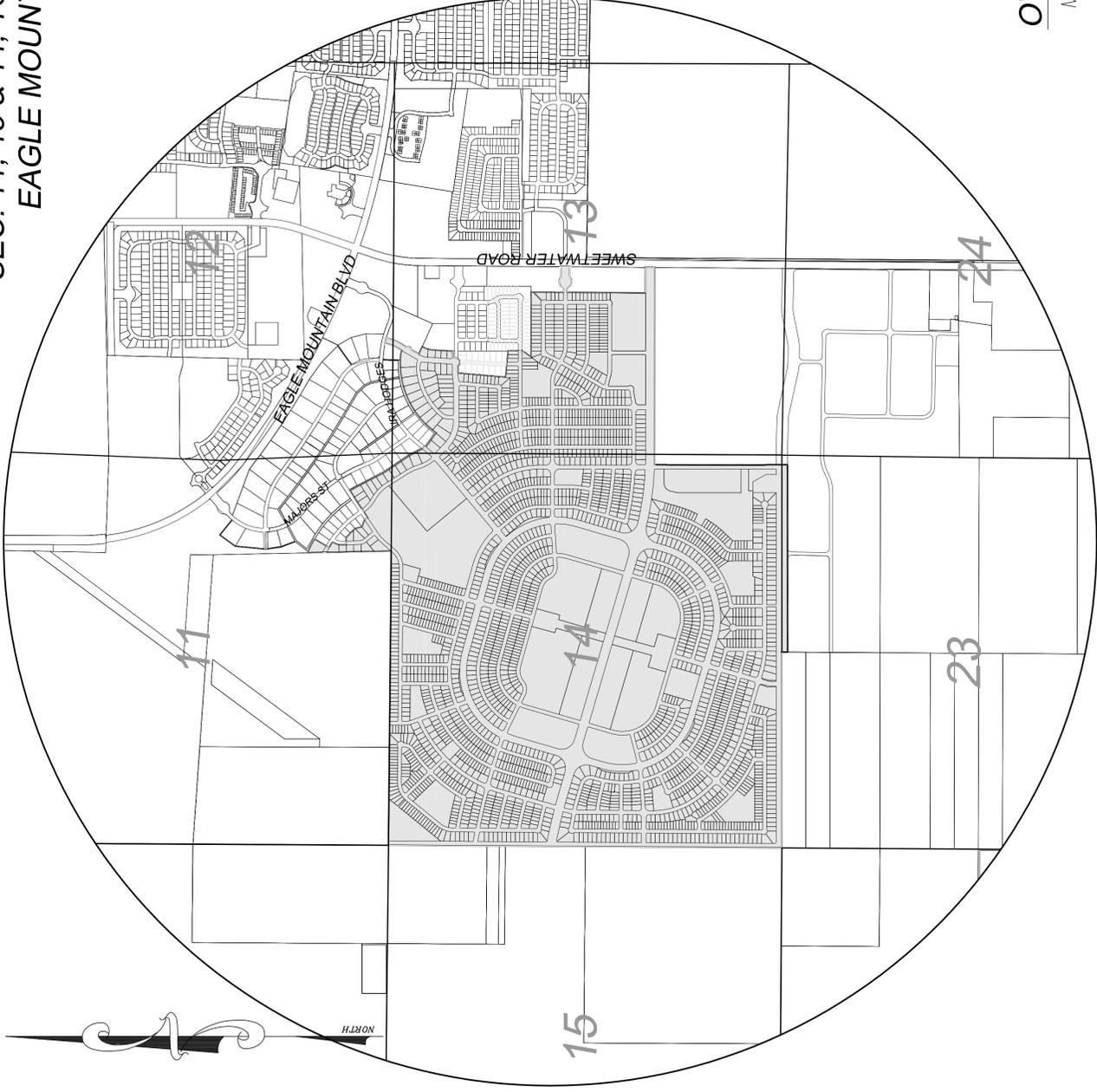
~~each side of the home.~~

~~c. All homes on lots less than 50 feet wide shall have 100% of the front of the home designed with rock, brick, stucco or decorative texture, other than typical siding.~~

~~1820. Expirations. Due to the magnitude of the Harmony Development, this Preliminary Plat shall not expire until 10 years after the date of acceptance of these concessions, but shall be renewed for a period of 5 years, in continuance, every 5 years, unless the approved design of the project is determined to represent a compelling, valid and substantial public harm. Otherwise, the renewals shall become automatic until final build out of the project.~~

PRELIMINARY PLAN HARMONY

A PLANNED COMMUNITY
SEC. 11, 13 & 14, T6S, R2W, SLB&M
EAGLE MOUNTAIN, UTAH



VICINITY MAP

SCALE: 1" = 1,000' (24x36)

GENERAL NOTES

- 1) ALL CONSTRUCTION TO MEET EAGLE MOUNTAIN CITY'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 2) LOCATIONS OF EXISTING UTILITIES SHOWN, ARE APPROXIMATE AND ARE LOCATED BASED ON FIELD SURVEY.
- 3) EACH PLAT SHALL BE REQUIRED TO HAVE A DETAILED STORM WATER POLLUTION PREVENTION PLAN SUBMITTED WITH FINAL PLANS.
- 4) PHASING MAY BE ALTERED AS PROPERTIES SURROUNDING THIS PROJECT DEVELOP.

SHEET INDEX

- 1..... COVER SHEET
 - 2..... HARMONY SITE LAYOUT
 - 3..... EXISTING SITE PLAN
 - 4..... EXTENDED AREA PLAN
 - 5..... OFF-SITE SEWER PLAN
 - 6..... TYPICAL STREET SECTIONS
 - 7..... HARMONY PHASE INDEX
- A-INDEX..... PHASE A PLAT INDEX
 A 01 - A 13..... PLATS 1-24
 B-INDEX..... PHASE B PLAT INDEX
 B 01 - B 06..... PLATS 1-8
 C-INDEX..... PHASE C PLAT INDEX
 C 01 - C 04..... PLATS 1-7
 D-INDEX..... PHASE D PLAT INDEX
 D 01 - D 05..... PLATS 1-7
 E-INDEX..... PHASE E PLAT INDEX
 E 01 - E 04..... PLATS 1-9
 F-INDEX..... PHASE F PLAT INDEX
 F 01 - F 07..... PLATS 1-8

OWNER / DEVELOPER

MONTE VISTA RANCH, LLC
 ATTN: JOHN WALDEN
 TEL: (801) 789-2828
 1757 E AMERICAN WAY #6
 EAGLE MOUNTAIN, UT 84005

ENGINEER / SURVEYOR

H&H ENGINEERING & SURVEYING INC.
 ATTN: VICTOR HANSEN
 TEL: (801) 756-2488
 796 E PACIFIC DR, STE A
 AMERICAN FORK UT, 84003

NO.	DATE	DESCRIPTION	BY

H&H
ENGINEERING AND SURVEYING, INC.
 796 E PACIFIC DR STE A, AMERICAN FORK, UT 84003
 TEL: (801) 756-2488 FAX: (801) 756-3499

HARMONY
 COVER SHEET

PROJECT NO.	8-308-02
DATE	2-09-09
FOR SCALE	NA
ENGINEER	VEH
DRAFTED	THK
CHECKED	VEH

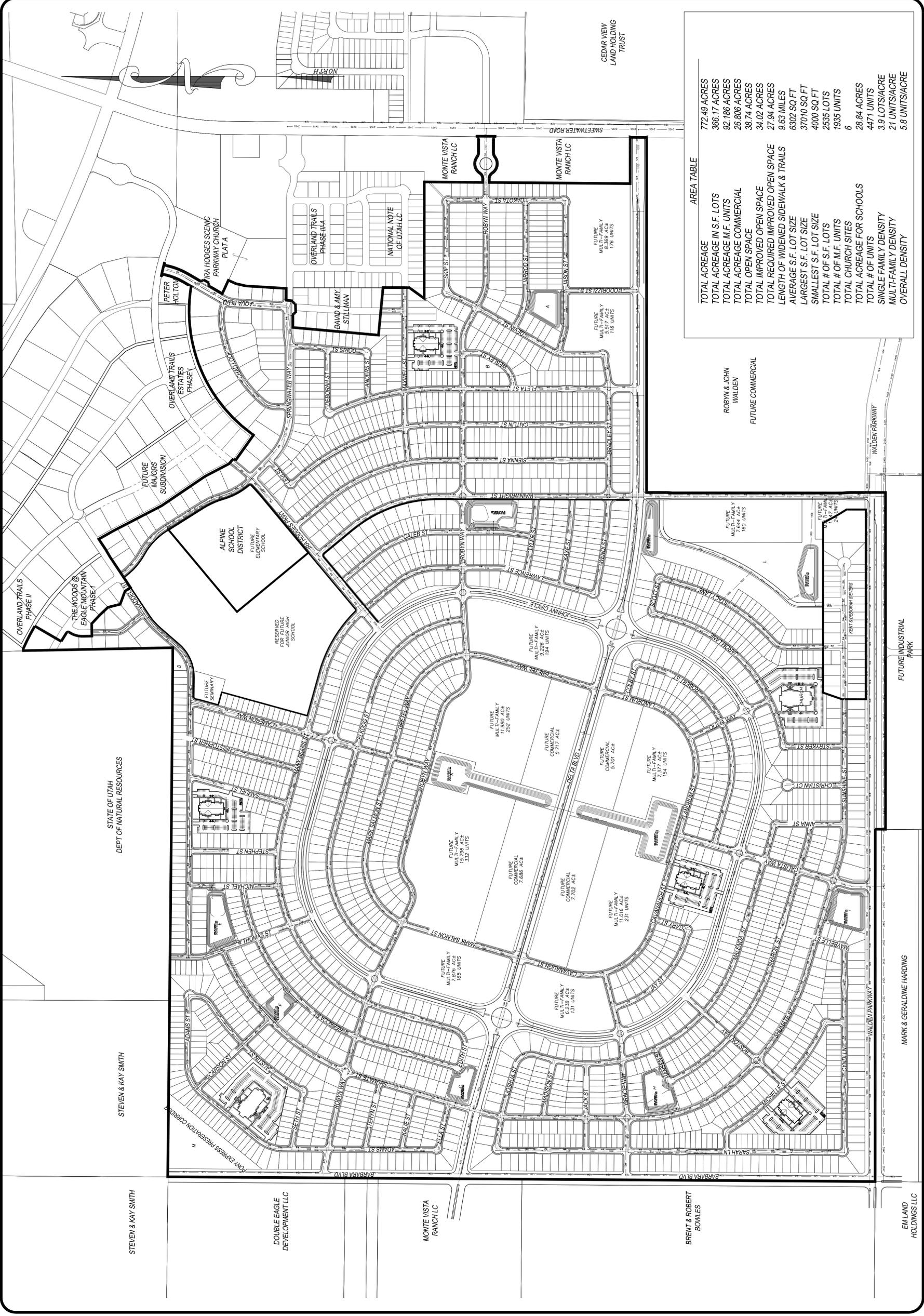
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 796 E PACIFIC DR. STE. A, AMERICAN FORK, UT 84003
 TEL: (801) 756-2488 FAX: (801) 756-3499

HARMONY
 PROPOSED SITE LAYOUT

PROJECT NO. 8-308-02
 DATE 2-02-09
 HOR SCALE NTS
 VER SCALE N/A
 ENGINEER VEH
 DRAFTED THK
 CHECKED VEH

SHEET
2



AREA TABLE

TOTAL ACREAGE	772.49 ACRES
TOTAL ACREAGE IN S.F. LOTS	366.17 ACRES
TOTAL ACREAGE M.F. UNITS	92.186 ACRES
TOTAL ACREAGE COMMERCIAL	26.806 ACRES
TOTAL OPEN SPACE	38.74 ACRES
TOTAL IMPROVED OPEN SPACE	34.02 ACRES
TOTAL REQUIRED IMPROVED OPEN SPACE	27.94 ACRES
LENGTH OF WIDENED SIDEWALK & TRAILS	9.63 MILES
AVERAGE S.F. LOT SIZE	6302 SQ FT
LARGEST S.F. LOT SIZE	37010 SQ FT
SMALLEST S.F. LOT SIZE	4000 SQ FT
TOTAL # OF S.F. LOTS	2635 LOTS
TOTAL # OF M.F. UNITS	1935 UNITS
TOTAL CHURCH SITES	6
TOTAL ACREAGE FOR SCHOOLS	28.84 ACRES
TOTAL # OF UNITS	4471 UNITS
SINGLE FAMILY DENSITY	3.9 LOTS/ACRE
MULTI-FAMILY DENSITY	21 UNITS/ACRE
OVERALL DENSITY	5.8 UNITS/ACRE

STATE OF UTAH
 DEPT OF NATURAL RESOURCES

STEVEN & KAY SMITH

STEVEN & KAY SMITH

DOUBLE EAGLE
 DEVELOPMENT LLC

MONTE VISTA
 RANCH LC

BRENT & ROBERT
 BOWLES

EWLAND
 HOLDINGS LLC

MARK & GERALDINE HARDING

FUTURE INDUSTRIAL
 PARK

ROBBY & JOHN
 WALDEN
 FUTURE COMMERCIAL

CEDAR VIEW
 LAND HOLDING
 TRUST

OVERLAND TRAILS
 PHASE I/IIA

NATIONAL NOTE
 OF UTAH LC

DAVID & AMY
 STILLMAN

MONTE VISTA
 RANCH LC

MONTE VISTA
 RANCH LC

FUTURE
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 TEL: (801) 756-2488 FAX: (801) 756-3499

HARMONY
OFF SITE SEWER PLAN

PROJECT NO. 8-308-02
 DATE 2-02-09
 HOR SCALE 1"=200'
 VER SCALE N/A
 ENGINEER VEH
 DRAFTED THK
 CHECKED VEH

SHEET
5

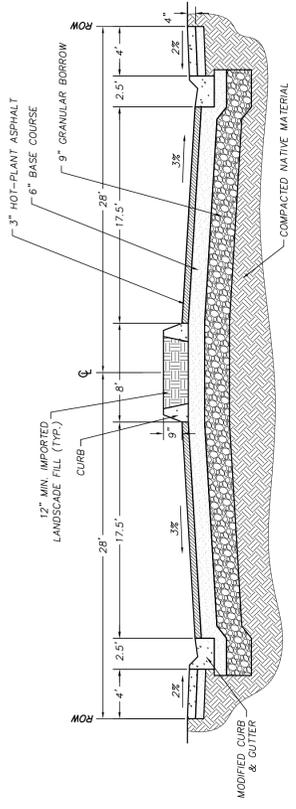


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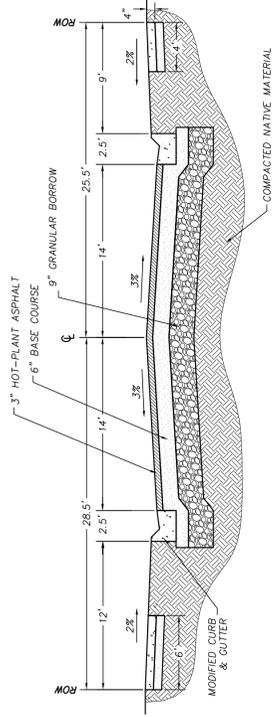
HARMONY
 TYPICAL ROAD CROSS SECTIONS

PROJECT NO. 8-308-02
 DATE 2-02-09
 FOR SCALE N/A
 PER SCALE N/A
 ENGINEER VEH
 DRAFTED TLH
 CHECKED VEH



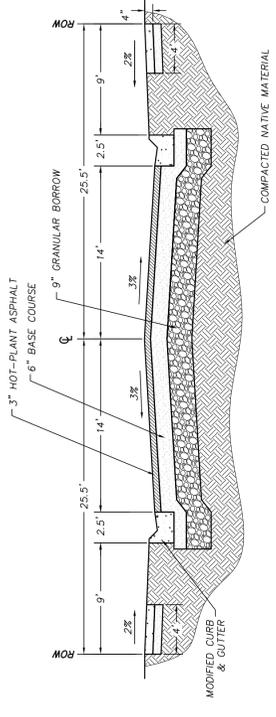
56' ROAD X-SECTION WITH LANDSCAPE ISLAND
 NOT TO SCALE

ROAD NOTES:
 1. TYPICAL LAYOUT IS SHOWN. FOR ACTUAL ELEVATIONS AND GRADES, REFER TO CONSTRUCTION PLANS.



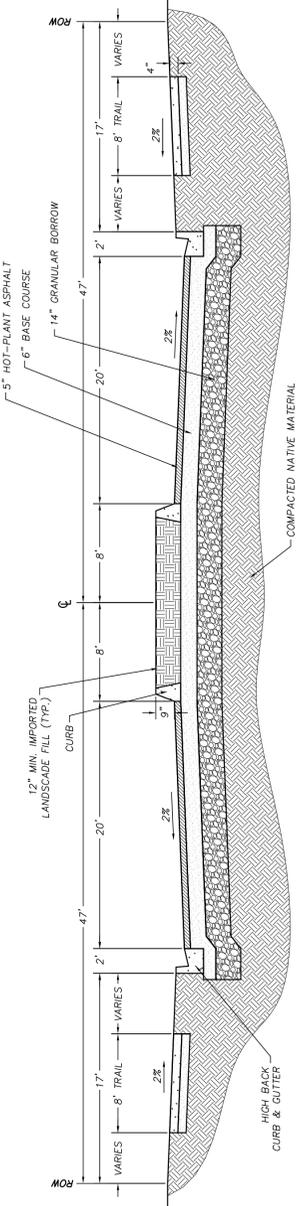
54' ROAD X-SECTION
 NOT TO SCALE

ROAD NOTES:
 1. TYPICAL LAYOUT IS SHOWN. FOR ACTUAL ELEVATIONS AND GRADES, REFER TO CONSTRUCTION PLANS.



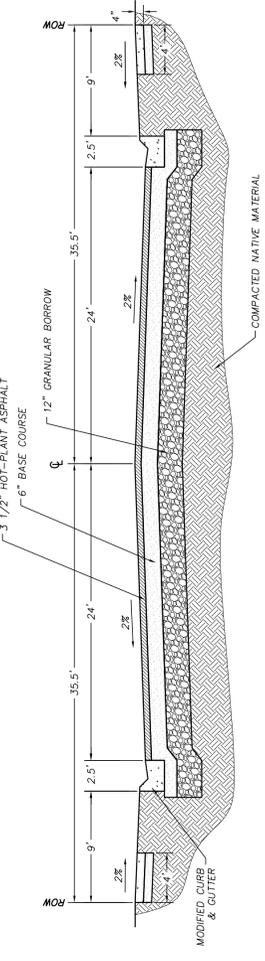
51' ROAD X-SECTION
 NOT TO SCALE

ROAD NOTES:
 1. TYPICAL LAYOUT IS SHOWN. FOR ACTUAL ELEVATIONS AND GRADES, REFER TO CONSTRUCTION PLANS.



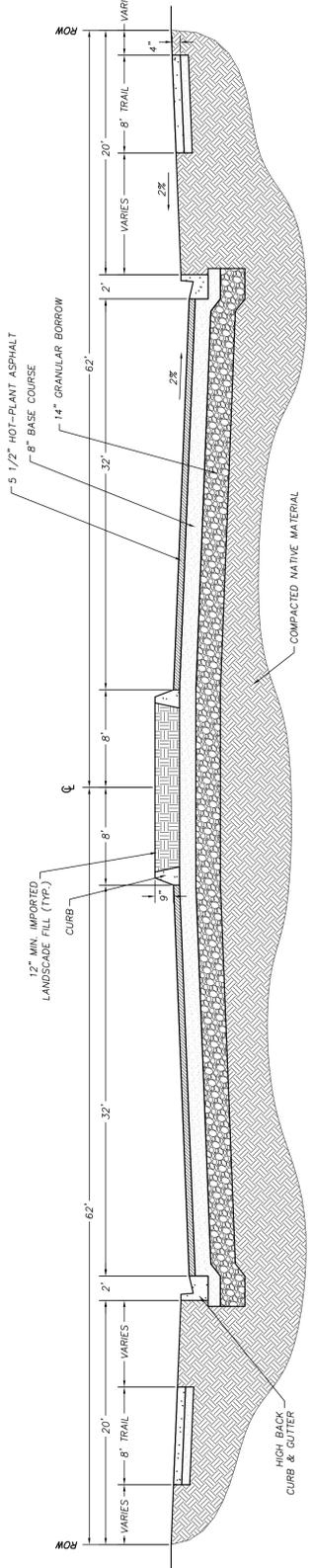
94' ROAD X-SECTION (JOHNNY CIRCLE)
 NOT TO SCALE

ROAD NOTES:
 1. TYPICAL LAYOUT IS SHOWN. FOR ACTUAL ELEVATIONS AND GRADES, REFER TO CONSTRUCTION PLANS.



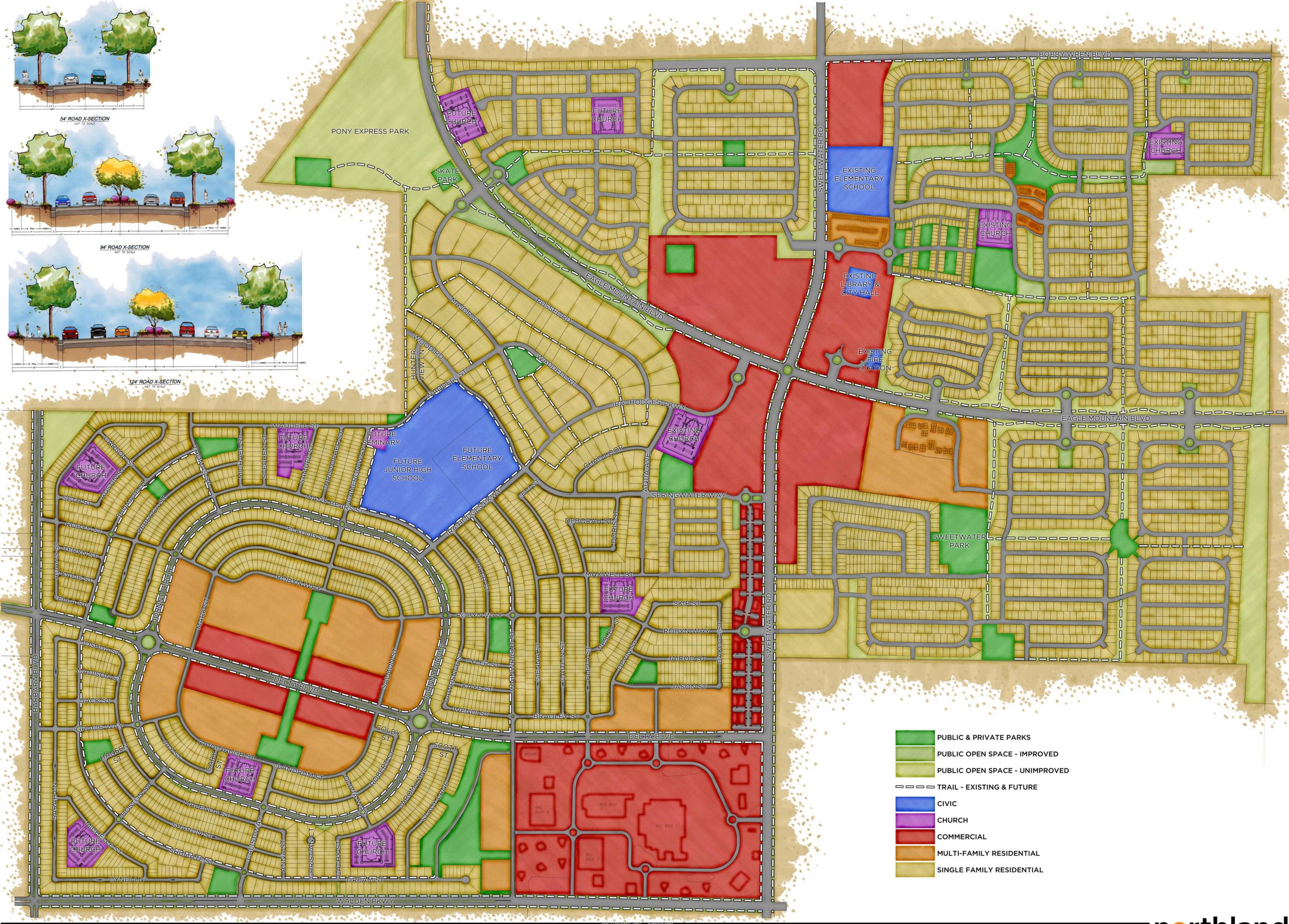
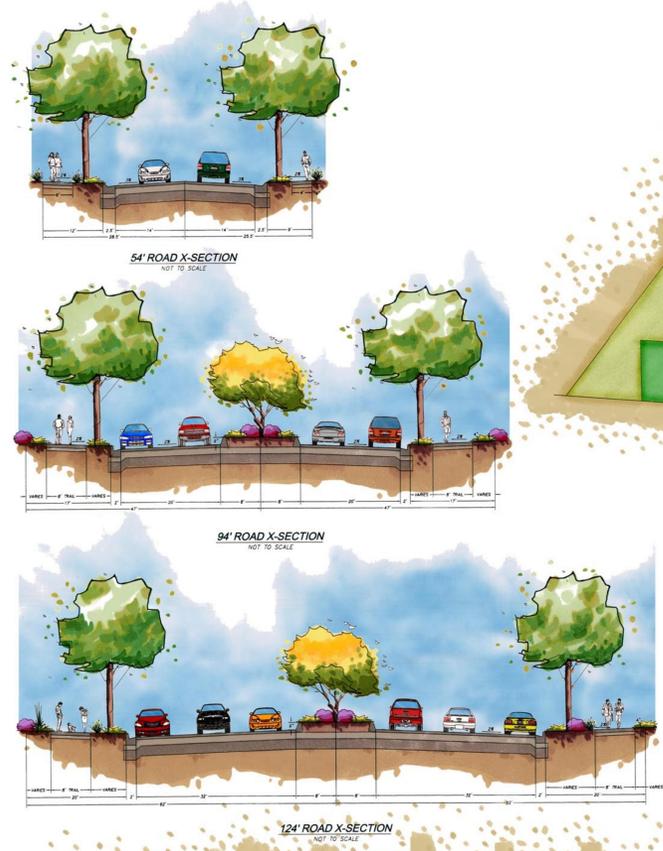
71' ROAD X-SECTION (IRA HODGES PARKWAY)
 NOT TO SCALE

ROAD NOTES:
 1. TYPICAL LAYOUT IS SHOWN. FOR ACTUAL ELEVATIONS AND GRADES, REFER TO CONSTRUCTION PLANS.



124' ROAD X-SECTION (DELTA BLVD)
 NOT TO SCALE

ROAD NOTES:
 1. TYPICAL LAYOUT IS SHOWN. FOR ACTUAL ELEVATIONS AND GRADES, REFER TO CONSTRUCTION PLANS.

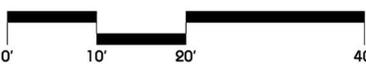
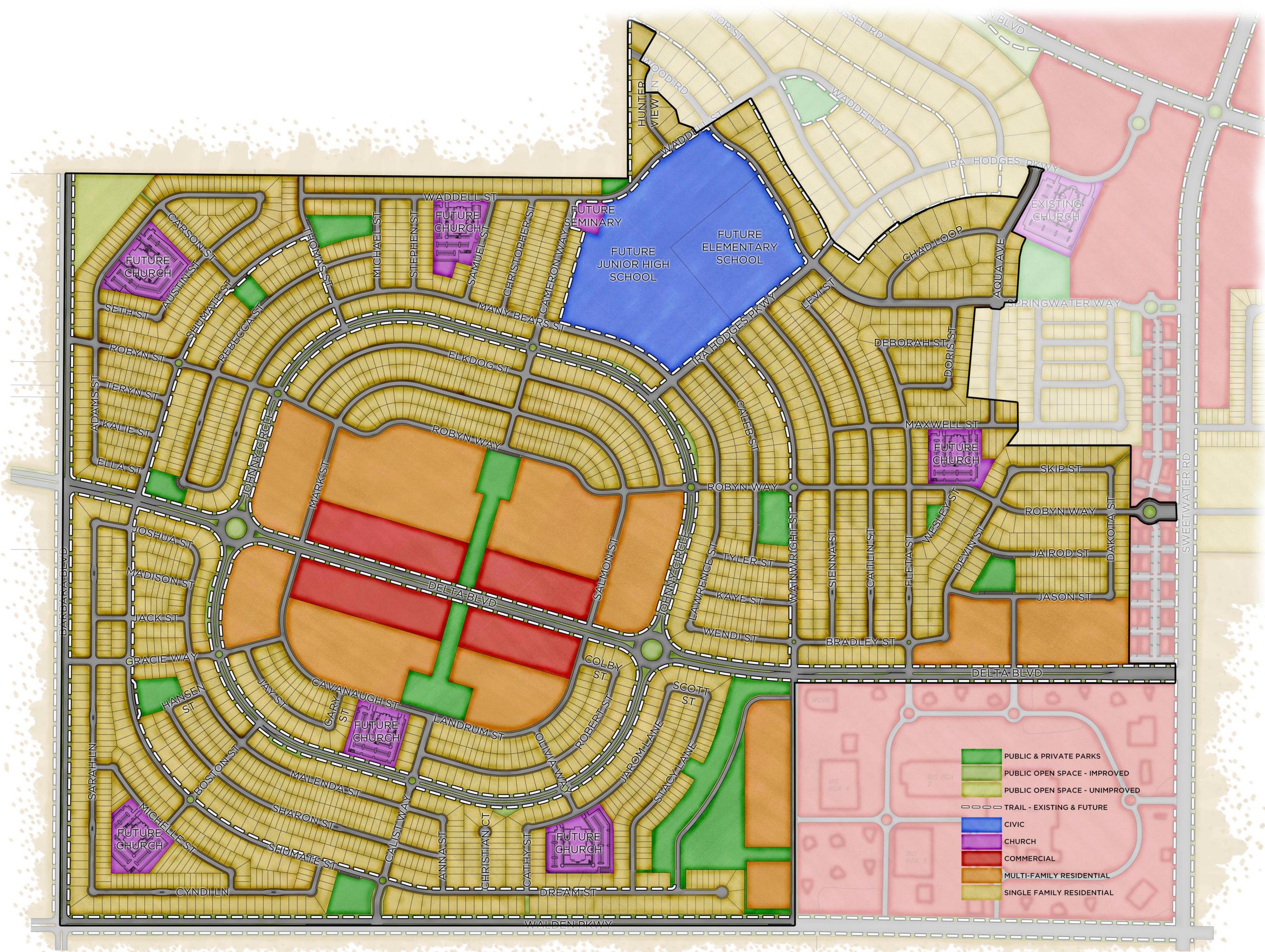


- PUBLIC & PRIVATE PARKS
- PUBLIC OPEN SPACE - IMPROVED
- PUBLIC OPEN SPACE - UNIMPROVED
- TRAIL - EXISTING & FUTURE
- CIVIC
- CHURCH
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL



Harmony at City Center, Eagle Mountain Communities

Parks & Trails Illustrative Plan



Harmony at City Center, Eagle Mountain Communities

Parks & Trails Illustrative Plan



EAGLE MOUNTAIN CITY
City Council Staff Report

MARCH 25, 2014

Project: Seminary Site Plan
Applicant: Lafe Harris BHD Architects/LDS Church
Request: Site Plan
Type of Action: Action Item

Preface

This application is for a proposed LDS seminary building located west and adjacent to the Frontier Middle School. The original Mid-Valley Road Phase 1 Final plat was approved on January 24, 2012. The existing Frontier Middle School was built on this one lot subdivision. On March 4, 2014 the City approved the Mid-Valley road Phase 1 amended plat. The amended plat includes the new seminary site. The seminary site is on .54 ac. The main building is 3,598.00 sq ft.



SITE PLAN

Elevations

Building elevations and renderings have been submitted for the LDS Seminary building. Staff has no concerns with these elevations. Staff recommends that the brick for the seminary building is similar to the existing middle school.

Parking

There are a total of nine parking stalls located on the seminary site which includes 1 required ADA stall. Directly to the east of the seminary site is a parking area for the middle school. Parking stalls need to be 9' by 20'

Lighting

The lighting for the seminary building will be required to be shielded and directed downward to prevent the light from being visible to surrounding properties.

Landscaping

The applicants have designed the site according to City standards. Staff approves of the submitted landscape plan for the site.

Utilities

All of the required utilities for the site plan are located on the site the applicant will need to hook up to the existing stubs.

SITE PLAN***Recommendation***

Staff recommends that the Planning Commission recommend approval to the City Council for the LDS Seminary building Site Plan.

Attachments

Overall Site Plan

Landscape Plans

Building Elevations & Renderings

TREE LEGEND

Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size		Mature Size	
				Height	Width	Height	Width
	Deciduous	Celtis occidentalis Hackberry	2'- Caliber Container	10'	4'	50'	35'
	Deciduous	Pyrus calleryana 'Capitol' Capitol Flowering Pear	2'- Cal Container	8'	3'	35'	15'
	Deciduous	Prunus virginiana 'Canada Red' Canada Red Chokecherry - Clump (3 Trunk Min.)	20 Gal. Container	7'-8'	3'	25'	20'
	Evergreen	Pinus f.g. 'Vanderwolfes' Vanderwolfes Pine	888 or Container	8'	4'	30'	15'

SHRUB / GRASS / PERENNIAL LEGEND

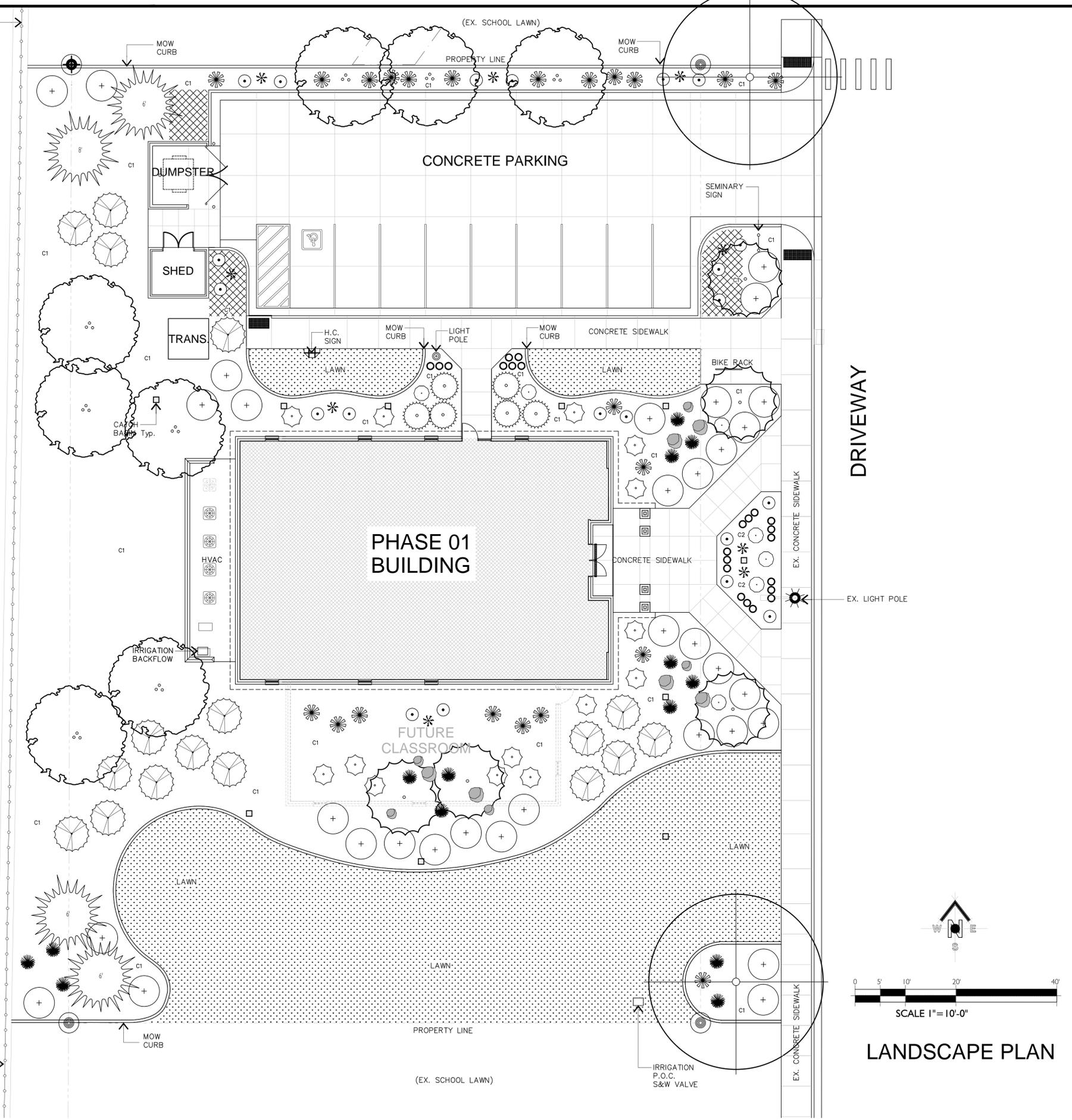
Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size		Mature Size	
				Height	Width	Height	Width
	Evergreen	Yucca filamentosa Yucca	5- Gal	12"	18"	3'	3'
	Evergreen	Taxus media var. 'Dark Green Spreader' Dark Green Spreader Yew	5- Gal	3'	12"	3'	5'
	Evergreen	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5- Gal	3'	18"	1'	6'
	Deciduous	Spiraea bumalda 'Anthony Waterer' Anthony Waterer Spiraea	5- Gal	16"	14"	3'	4'
	Deciduous	Rosa sp. 'Knock Out' Knock Out Rose	5- Gal	12"	12"	3'	3'
	Deciduous	Berberis thunbergii 'Crimson Pigmy' Crimson Pigmy Barberry	5- Gal	18"	12"	2'	3'
	Deciduous	Cornus sericea 'Kelsey' Kelsey Dwarf Dogwood	5- Gal	12"	12"	3'	3'
	Deciduous	Rhus aromatica 'Gro Low' Gro-Low Sumac	5- Gal	24"	12"	2'	7'
	Perennial	Hemerocallis 'Texas Sunlight' Diyflly	5- Gal	12"	6"	24"	18"
	Grass	Calamagrostis s. acutiflora 'Kari Foerster' Feather Grass	5- Gal	12"	6"	3'	2'
	Grass	Pennisetum alopecuroides 'Hamel' Hamel Fountain Grass	5- Gal	12"	6"	30'	30'

MISC.

Key	Description
	Turf - Install as sod
	Boulder - 2' Diameter
	Boulder - 3' Diameter
	Snow Storage

LANDSCAPE NOTES

- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND OUT OF ALL AREAS OF THE LANDSCAPE BEFORE PROCEEDING WITH LANDSCAPE PLANTING.
- ALL AREAS NOT TURF GRASS SHALL BE COVERED WITH COBBLE ROCK. 'C1' COBBLE TO BE 1.5" DIAMETER WASHED "SOUTHTOWN" COBBLE ROCK FROM NEPHI SANDSTONE. 'C2' COBBLE TO BE 3/4" CRUSHED "SOUTHTOWN" ROCK. SUBMIT SAMPLES FOR APPROVAL TO OWNER BEFORE INSTALLATION. MULCH TO BE INSTALLED 3" DEEP. MULCH TO BE FINISH GRADED 1" BELOW ADJACENT CONCRETE.
- DeWITT WEED 4.1 OZ. 20 YEAR WOVEN POLYPROPYLENE WEED BARRIER FABRIC TO BE PLACED UNDER ALL MULCH COBBLE ROCK. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C.
- ALL LAWN AREAS TO RECEIVE 5" OF TOPSOIL MINIMUM. USE STOCKPILED OR IMPORTED TOPSOIL. ADD AMENDMENTS AS PER TOPSOIL ANALYSIS AND SPECIFICATIONS. ALL SHRUB BEDS MAY RETAIN NATIVE SOILS OR RECEIVE 12" OF APPROVED STOCKPILED OR IMPORTED TOPSOIL. IMPORT TOPSOIL IF NECESSARY. A TOPSOIL ANALYSIS MUST BE SUBMITTED FOR ALL IMPORTED TOPSOIL FOR APPROVAL BEFORE DELIVERY OR INSTALLATION. ALL TOPSOIL MUST MEET THE TOPSOIL SPECIFICATIONS.
- ALL TURF GRASS SHALL BE A BLEND OF AT LEAST FOUR KENTUCKY BLUEGRASS VARIETIES. TURF GRASS SHALL BE INSTALLED IN THE FORM OF SOD FROM A LOCAL GROWER. SOD SUPPLIER MUST BE APPROVED BEFORE INSTALLATION.
- ALL LAWN AND MULCH AREAS MUST BE SEPARATED BY A CONCRETE MOW CURB. MOW STRIP SHALL BE 6" WIDE AND 6" THICK CAST IN PLACE CONCRETE. THE GROUND UNDER THE CONCRETE SHALL BE COMPACTED TO PREVENT SETTLING.
- CALL BLUE STAKES TO LOCATE AND MARK UTILITY LINES AT LEAST TWO (2) DAYS BEFORE PERFORMING ANY DIGGING ON THIS SITE. CONTACT THE OWNERS REPRESENTATIVE FOR INFORMATION ON THE LOCATION OF ANY UTILITIES NOT MARKED BY BLUE STAKES. I.E. LIGHT POLE CONDUIT AND WIRING.
- A FULL SET OF APPLICABLE LANDSCAPE AND IRRIGATION DRAWINGS AND SPECIFICATIONS MUST BE ON SITE IN THE POSSESSION OF THE INSTALLERS EMPLOYEES AT ALL TIMES.
- BOULDERS SHALL BE THE BURGUNDY COLORED BOULDERS FROM THE STAKER PARSONS BEEF HOLLOW PIT. BOULDERS SHALL BE 2', 3' AND 4' DIAMETER. PROVIDE FULL SIZED SAMPLE FOR APPROVAL BEFORE INSTALLATION.
- MAKE A SMOOTH TRANSITION GRADE BETWEEN NEW LANDSCAPING AND THE EXISTING SCHOOL LAWNS AND LANDSCAPE.



NO.	DATE	DESCRIPTION

earthwise
LANDSCAPE - IRRIGATION
801-619-4040

ARCHITECTS
GREGORY WOLFLEY
100791-5001

ARCHITECTS
65 E Wadsworth Park Dr. Ste 205 Phone: 801.571.0010
Draper, Utah 84020 Fax: 801.571.0393
Toll Free: 888.571.0010
bharchitects.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Eagle Mountain UT Jr Seminary
Approx. 4400 East Mid Valley Road
Eagle Mountain, Utah
DATE: 28 Jan 2014
BIDD PROJECT #: 1223
PROPERTY #: 500-8512
PLAN SERIES: CUSTOM

LANDSCAPE PLAN

#	DATE	DESCRIPTION
1	10/28/2013	City Site Plan Submittals



65 E Wadsworth Park Dr, Ste 205
 Draper, Utah 84020
 Phone: 801.571.0010
 Fax: 801.571.0033
 Toll Free: 888.571.0010
 bbaarchitects.com

PROJECT FOR:
**THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**

PROJECT NAME:
Eagle Mountain UT Jr Seminary

PROPERTY #:
 500-8512

APPROX. 1400 East Mid Valley Road
 Eagle Mountain, Utah

BIDD. PROJECT #:
 1223

DATE:
 28 Oct 2013

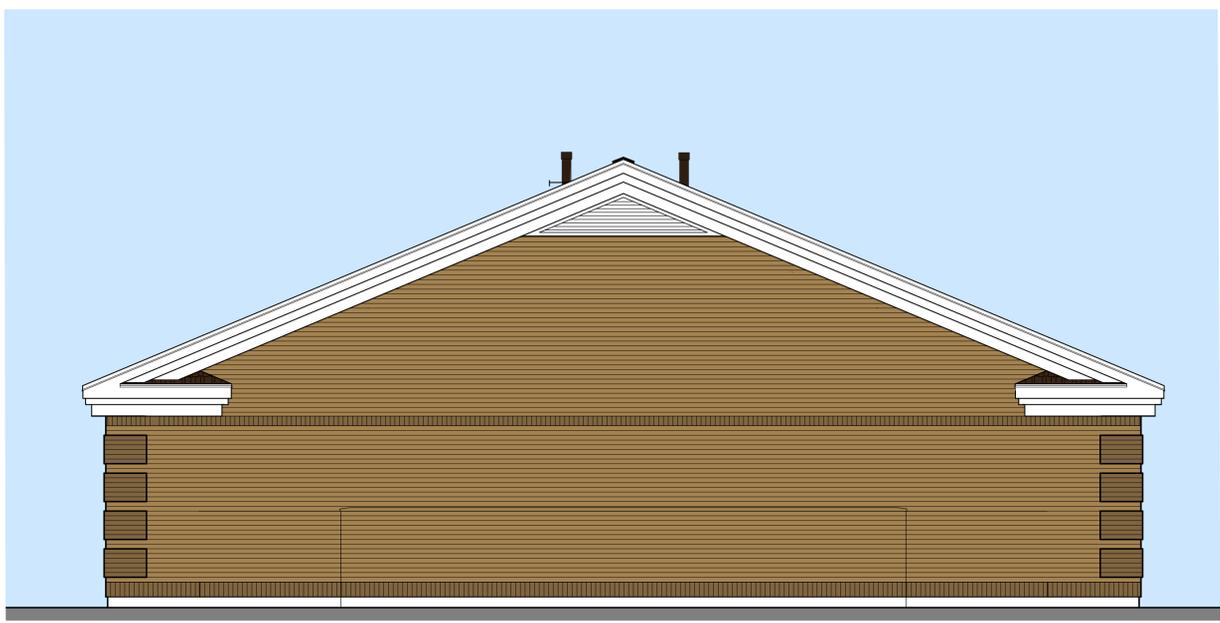
PLAN SERIES:
 CUSTOM

SHEET TITLE:
**EXTERIOR
 ELEVATIONS**

SHEET:
A2.1



(A) EAST ELEVATION
 SCALE: 1/4" = 1'-0"



(B) WEST ELEVATION
 SCALE: 1/4" = 1'-0"



(C) NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



(D) SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAGLE
MOUNTAIN

EAGLE MOUNTAIN CITY
Planning Commission Staff Report

MARCH 25, 2014

Project: **Valley View Ranch Phase A Plats 4-9 – Final Plats**
Applicant: Steve Maddox – Edge Homes
Type of Action: Action Item; Recommendation to the City Council

PROPOSAL

Valley View Ranch Phase A Plats 4-9 are a part of the approved Valley View Master Development Plan. Previously, in March 2006, the Planning Commission approved the Valley View North preliminary plat. Approval of the preliminary plat allowed 177 lots on 132.77 acres with an average lot size of 24,665 sq. ft. Valley View North Final Plats A-1, A-2, A-3, and B have been approved and are within the preliminary plat.

The final plat is an 85-acre configuration of the 132.77 acre approved preliminary plat and includes 123 lots in six phases. A preliminary and final plat review includes the layout of lots, proper street circulation, utility demands, park and recreation sites, etc. The lots in this plat substantially conform to the approved preliminary plat, and the tabulations are shown below:

SITE TABULATIONS PHASE 4

- TOTAL # OF LOTS: 10 LOTS
- TOTAL ACREAGE: 8.38 ACRES
- TOTAL ACREAGE IN LOTS: 7.10 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.71 ACRES OR 30,928 SQFT.
- LARGEST LOT SIZE: 1.03 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.19 UNITS/ACRE

SITE TABULATION PHASE 5

- TOTAL # OF LOTS: 18 LOTS
- TOTAL ACREAGE: 12.17 ACRES
- TOTAL ACREAGE IN LOTS: 9.69 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.54 ACRES OR 23,522 SQFT.
- LARGEST LOT SIZE: 0.75 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.48 UNITS/ACRE

SITE TABULATION PHASE 6

- TOTAL # OF LOTS: 17 LOTS
- TOTAL ACREAGE: 11.32 ACRES
- TOTAL ACREAGE IN LOTS: 9.38 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.55 ACRES OR 23,958 SQFT.
- LARGEST LOT SIZE: 0.86 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.50 UNITS/ACRE

SITE TABULATION PHASE 7

- TOTAL # OF LOTS: 15 LOTS & 1 PARCEL
- TOTAL ACREAGE: 14.40 ACRES
- TOTAL ACREAGE IN LOTS: 10.06 ACRES
- TOTAL OPEN SPACE: 1.99 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.67 ACRES OR 29,185 SQFT.
- LARGEST LOT SIZE: 1.02 ACRES
- SMALLEST LOT SIZE: 0.49 ACRES
- OVERALL DENSITY: 1.04 UNITS/ACRE

SITE TABULATION PHASE 8

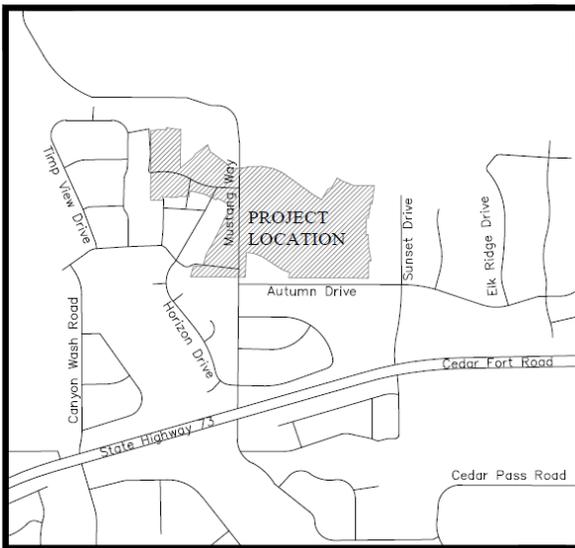
- TOTAL # OF LOTS: 24 LOTS
- TOTAL ACREAGE: 15.07 ACRES
- TOTAL ACREAGE IN LOTS: 13.20 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.55 ACRES OR 23,958 SQFT.
- LARGEST LOT SIZE: 0.69 ACRES
- SMALLEST LOT SIZE: 0.48 ACRES
- OVERALL DENSITY: 1.59 UNITS/ACRE

SITE TABULATION PHASE 9

- TOTAL # OF LOTS: 39 LOTS
- TOTAL ACREAGE: 23.64 ACRES
- TOTAL ACREAGE IN LOTS: 20.21 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.52 ACRES OR 22,216 SQFT.
- LARGEST LOT SIZE: 0.64 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.65 UNITS/ACRE

Noteworthy Items

- Utilities – The City cannot confirm that there is sufficient water for the total number of lots (123) and is in the process of updating the City’s model. We can only recommend approval for 60 lots until the City verifies that there is availability of water for any additional lots. This means we can only recommend approval of Phases 4-7 (60 lots). The remaining plats, Plats 8 & 9, should be tabled until the issue can be resolved.
- Sewer – All lots in Phases 4, 5 & 6 will have septic and will require a preliminary approval from the Utah County Health Department as a condition of approval.
- Fire -- Fire flow test required prior to receiving building permits.



- Water Rights – The developer must submit a letter indicating either the banked water rights that he plans to use for this plat, or a commitment to purchase water from the City.
- Park Improvement – Park completion is required prior to 150 building permits being issued in all of Valley View. 72 homes have been built or permits issued; approximately 16 vacant improved lots remain. Each final plat recordation requires a cash escrow for park improvements in the amount of \$1,219.68 per lot.
- Community Improvements – Improve the equestrian trail on the west side (condition of preliminary plat approval).
- Roads – No parking along Hummer Drive (condition of preliminary plat). The preliminary plat was approved with a gate between Mustang Way and Hummer Drive to limit access for Camp Williams’ use. Current military installation security requirements preclude gated access points. As this access point will now remain open across unimproved City property, a solution needs to be identified whether to improve the dirt road.
- Lots – A soils report is required for every lot. Lots that are one-half to three-quarters of an acre shall have a front and rear setback of no less than 50 feet and a side yard setback no less than 25 feet. If a road is constructed with curb and gutter and/or a trailway, then the front setback may be reduced to 35 feet. Lots with a slope greater than 2:1 will require engineered retaining walls.

Procedures and Future Applications

The Planning Commission is the approval authority for Preliminary Plats and the recommending body for Final Plats. A final plat approval is valid for one year, unless it is recorded within that time.

Recommended Motion

If the Planning Commission chooses to approve the proposed plat, the following is a recommended motion provided for the benefit of the Planning Commission and may be read or referenced when making a motion.

I move that the Planning Commission recommend to the City Council approval of the Valley View Ranch Phase A Plats 4,5,6,& 7 with the following conditions:

- 1. Master Plan Compliance. That this subdivision complies with all conditions of the Valley View Master Plan and Agreement.*
- 2. Neighborhood Park. That the entire Neighborhood Park is completed by the developer prior to the issuance of the 150th Valley View building permit. That berms are added to help buffer the park areas from the streets. That the park area shows grass as ground cover. That they will have to improve the equestrian trail with the final plat.*
- 3. Military Vehicle Access. That access is maintained for military and emergency vehicles along the current Camp Williams road alignment (Mustang Way). No Parking along Hummer Dr.*
- 4. Water pressure and tank. That the developer remains in compliance with section 3.3 of the Master Development Agreement regarding water pressure.*
- 5. Cul-de-sacs. That the minimum radius on a cul-de-sac is 60 feet.*
- 6. Lots. A soils report is required for every lot. Lots that are one-half to three-quarters of an acre shall have a front and rear setback of no less than 50 feet and a side yard setback no less than 25 feet. If a road is constructed with curb and gutter and/or a trailway, then the front setback may be reduced to 35 feet. Lots with a slope greater than 2:1 will require engineered retaining walls.*
- 7. Septic Approval. Preliminary septic approval required by the Utah County Health Department.*

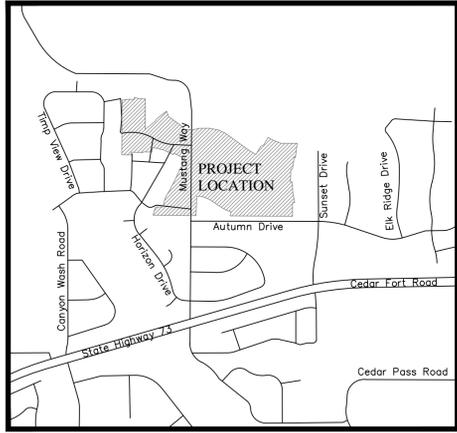
I move that the Planning Commission table Valley View Ranch North Phase A Plats 8 & 9 until a resolution is found for the water capacity issues.

ATTACHMENTS:

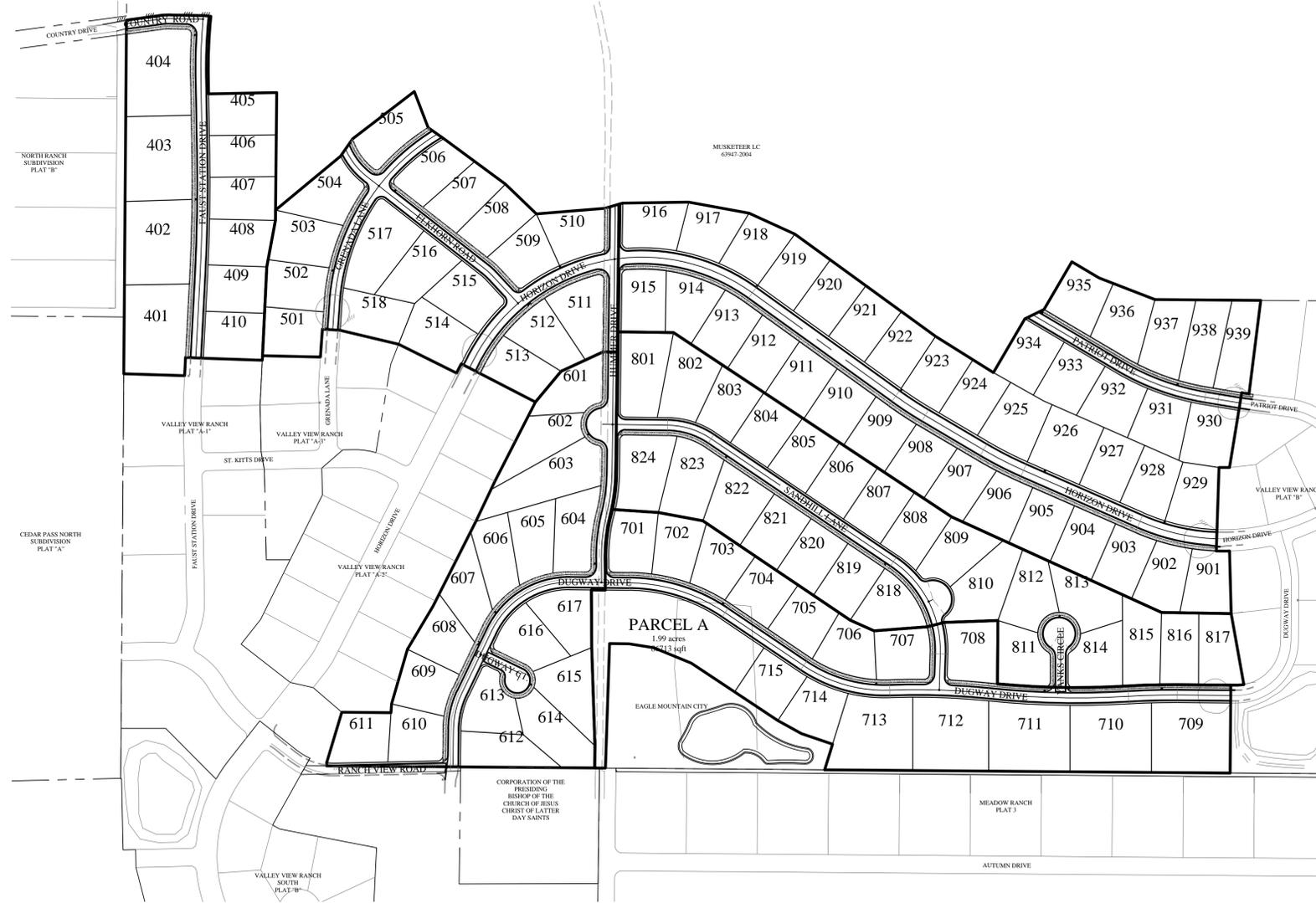
- Proposed final plat/plans

VALLEY VIEW RANCH

PREPARED FOR:
EDGE HOMES
LOCATED IN:
EAGLE MOUNTAIN, UTAH



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY AND APWA STANDARD PLANS AND SPECIFICATIONS
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

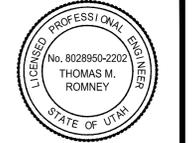
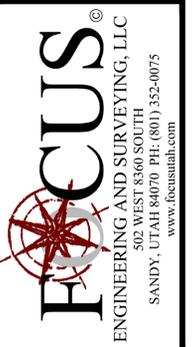
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
502 WEST 8360 SOUTH
SANDY, UTAH 84070
(801) 352-0075
CONTACT: THOMAS ROMNEY

OWNER/DEVELOPER
EDGE HOMES
480 WEST 800 NORTH SUITE 200
OREM, UTAH 84059
(801) 494-0150
CONTACT: BRANDON WATSON

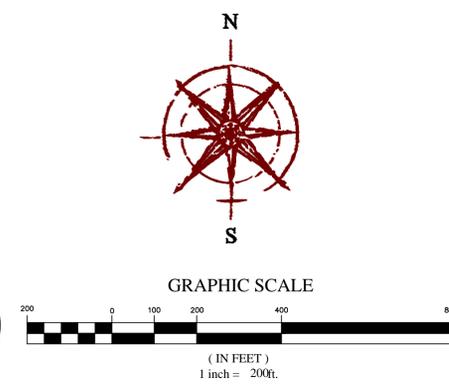
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Sheet Number	Sheet Title
C1	Cover
C2	Final Plat Phase 4
C3	Final Plat Phase 5
C4	Final Plat Phase 6
C5	Final Plat Phase 7
C6	Final Plat Phase 8
C7	Final Plat Phase 9
C8	Phasing Plan
C9	Plan and Profile Sheet Index
C10	Detention Plan
C11	Erosion Control Plan
PP1	Country Drive Plan and Profile
PP2	Faust Station Drive Plan and Profile
PP3	Faust Station Drive Plan and Profile
PP4	Grenada Lane Plan and Profile
PP5	Elkhorn Road Plan and Profile
PP6	Horizon Drive Plan and Profile
PP7	Ranch View Road Plan and Profile
PP8	Dugway Drive Plan and Profile
PP9	Dugway Drive Plan and Profile
PP10	Dugway Court Plan and Profile
PP11	Hummer Drive Plan and Profile
PP12	Hummer Drive Plan and Profile
PP13	Dugway Drive Plan and Profile
PP14	Dugway Drive Plan and Profile
PP15	Yanks Circle Plan and Profile
PP16	Sandhill Lane Plan and Profile
PP17	Sandhill Lane Plan and Profile
PP18	Horizon Drive Plan and Profile
PP19	Horizon Drive Plan and Profile
PP20	Horizon Drive Plan and Profile
PP21	Water Line Plan and Profile
PP22	Patriot Drive Plan and Profile

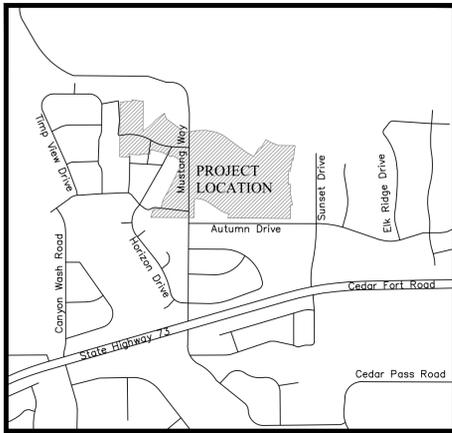


VALLEY VIEW RANCH
EAGLE MOUNTAIN
Cover

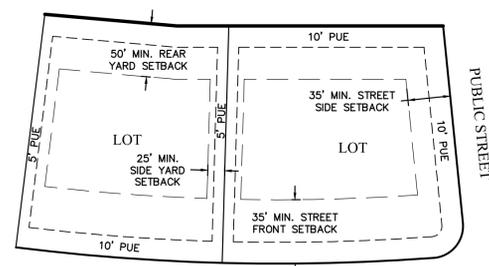
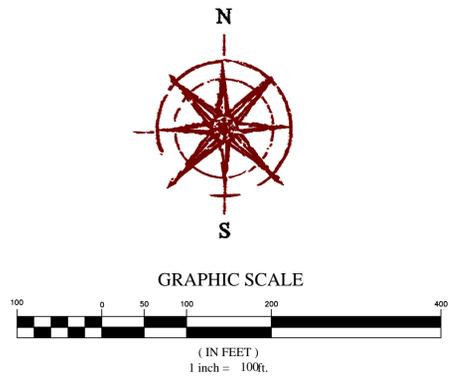
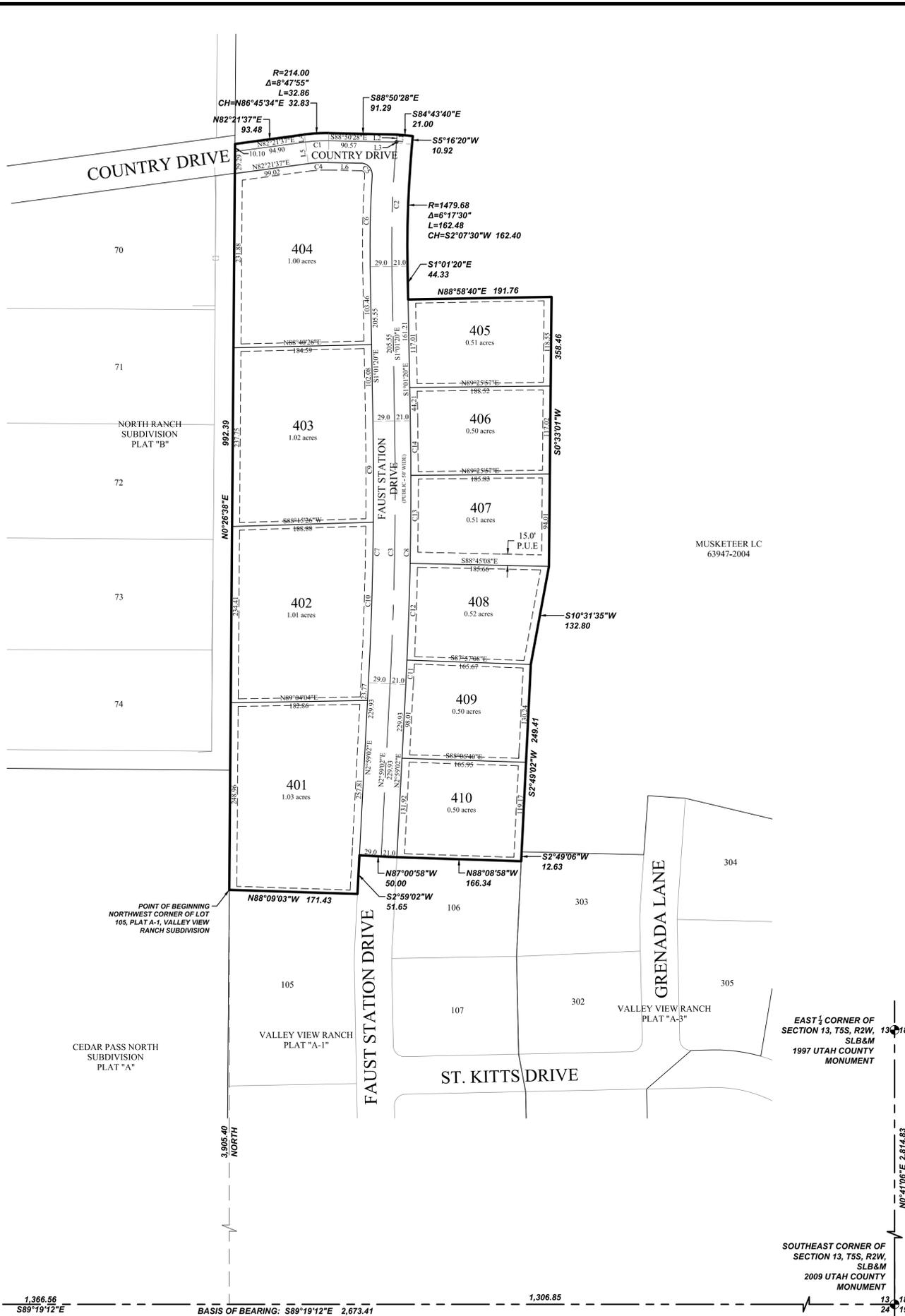
REVISION BLOCK	
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COVER	
Scale: 1"=200'	Drawn: TMR
Date: 03/20/2014	Job #: 13-209
Sheet: C1	





VICINITY MAP



TYPICAL BUILDING SETBACKS

Line Table		
LINE	LENGTH	DIRECTION
L1	10.92	N05°16'20"E
L2	10.03	S05°16'20"W
L3	0.89	S05°16'20"W
L4	10.00	S07°38'23"E
L5	29.00	S07°38'23"E
L6	43.99	S88°50'28"E

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	204.00	8°47'55"	31.33	S86°45'34"W	31.30
C2	1500.00	6°17'40"	164.79	S02°07'30"W	164.71
C3	5002.50	4°00'22"	349.78	N00°58'51"E	349.71
C4	175.00	8°47'55"	26.87	S86°45'34"W	26.85
C5	15.00	92°23'37"	24.19	N42°38'40"W	21.65
C6	1529.00	4°34'29"	122.08	S01°15'54"W	122.05
C7	4973.50	4°00'22"	347.76	N00°58'51"E	347.68
C8	5023.50	4°00'22"	351.25	N00°58'51"E	351.18
C9	4973.50	1°32'46"	134.20	N00°14'57"W	134.20
C10	4973.50	2°27'37"	213.55	N01°48'14"E	213.54
C11	5023.50	0°22'22"	32.69	S02°47'51"W	32.69
C12	5023.50	1°28'07"	128.76	S01°52'36"W	128.76
C13	5023.50	1°20'04"	117.01	S00°28'31"W	117.00
C14	5023.50	0°49'49"	72.80	S00°36'26"E	72.79

- SITE TABULATIONS**
- TOTAL # OF LOTS: 10 LOTS
 - TOTAL ACREAGE: 8.38 ACRES
 - TOTAL ACREAGE IN LOTS: 7.10 ACRES
 - TOTAL OPEN SPACE: 0.00 ACRES
 - TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
 - AVERAGE LOT SIZE: 0.71 ACRES OR 30,928 SQFT.
 - LARGEST LOT SIZE: 1.03 ACRES
 - SMALLEST LOT SIZE: 0.50 ACRES
 - OVERALL DENSITY: 1.19 UNITS/ACRE

NOTES:

- © ... STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- ALL LOTS IN PHASE 4 WILL REQUIRE A SEPTIC SYSTEM.

SURVEYOR'S CERTIFICATE
 I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 A portion of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:
 Beginning at a rebar & cap (found) at the northwest corner of Lot 105, Plat A-1, VALLEY VIEW RANCH NORTH Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, coincident with the easterly line of CEDAR PASS NORTH "A" Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said lot corner is located S89°19'12"E along the Section line 1,366.56 feet and North 3,905.40 feet from the South 1/4 Corner of Section 13, T5S, R2W, S.L.B.& M.; thence N0°26'38"E 992.39 feet along said CEDAR PASS NORTH "A" Subdivision and NORTH RANCH Subdivision, Plat "B"; thence N82°21'37"E 93.48 feet; thence along the arc of a 214.00 foot radius curve to the right 32.86 feet through a central angle of 8°47'55" (chord: N86°45'35"E 32.83 feet; thence S88°50'28"E 91.29 feet; thence S84°43'40"E 21.00 feet; thence S5°16'20"W 10.92 feet; thence along the arc of a 1,479.00 foot radius curve to the left 162.48 feet through a central angle of 6°17'40" (chord: S2°07'30"W 162.40 feet; thence S1°01'20"E 44.33 feet; thence N88°58'40"E 191.77 feet; thence S0°33'01"W 358.46 feet; thence S10°31'35"W 132.80 feet; thence S2°49'06"W 249.41 feet to the northwest corner of Lot 303, VALLEY VIEW RANCH NORTH, Plat A-3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S2°49'06"W along said Plat 12.63 feet to the northeast corner of said VALLEY VIEW RANCH NORTH, Plat A-1; thence along said Plat the following 4 (four) courses and distances: thence N88°08'58"W 166.34 feet; thence N87°00'58"W 50.00 feet; thence S2°59'02"W 51.65 feet; thence N88°09'03"W 171.43 feet to the point of beginning.

Contains: 8.38 +/- acres

PROFESSIONAL LAND SURVEYOR _____ DATE _____

OWNERS DEDICATION
 WE, 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 THAT 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, SEWER 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

ACKNOWLEDGMENT
 STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
 NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

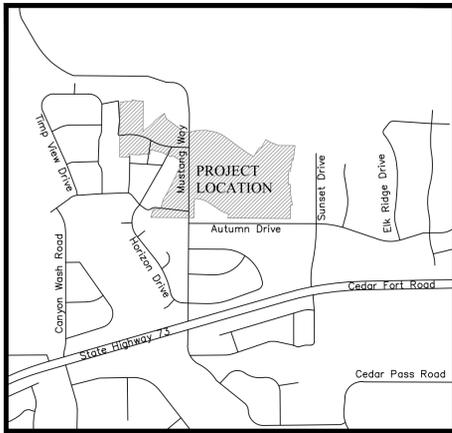
ACCEPTANCE BY LEGISLATIVE BODY
 THE _____ OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.
 APPROVED: _____ ATTEST: _____
 MAYOR (SEE SEAL BELOW) _____ CLERK/RECORDER (SEE SEAL BELOW) _____

CITY ENGINEER APPROVAL
 I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS _____ DAY OF _____, A.D. 20____.
 CITY ENGINEER _____

CITY ATTORNEY APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY
 CITY ATTORNEY _____

**PLAT "A" PHASE 4
 VALLEY VIEW RANCH
 SUBDIVISION
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH**

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



VICINITY MAP

NOTES:

- ...STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- ALL LOTS IN PHASE 5 WILL REQUIRE A SEPTIC SYSTEM.
- NO PARKING ALONG HUMMER DRIVE.

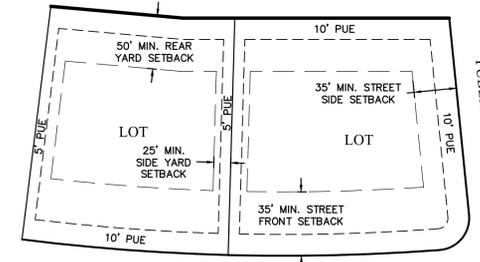
SITE TABULATION

• TOTAL # OF LOTS:	18 LOTS
• TOTAL ACREAGE:	12.17 ACRES
• TOTAL ACREAGE IN LOTS:	9.69 ACRES
• TOTAL OPEN SPACE:	0.00 ACRES
• TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
• AVERAGE LOT SIZE:	0.54 ACRES OR 23,522 SQFT.
• LARGEST LOT SIZE:	0.75 ACRES
• SMALLEST LOT SIZE:	0.50 ACRES
• OVERALL DENSITY:	1.48 UNITS/ACRE



GRAPHIC SCALE

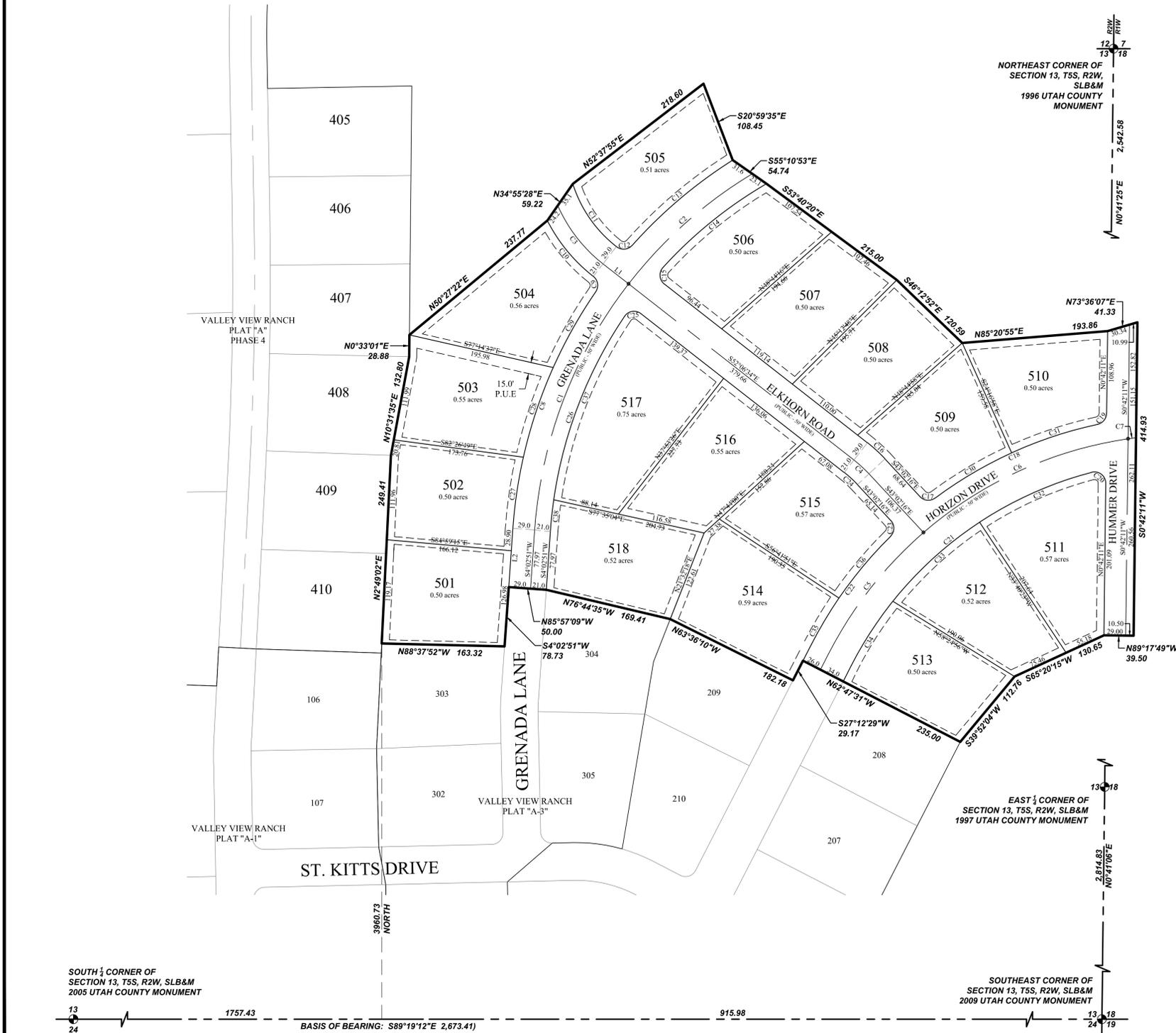
(IN FEET)
1 inch = 80 ft.



TYPICAL BUILDING SETBACKS

LINE	LENGTH	DIRECTION
L1	43.14	S52°06'34"E
L2	77.97	S04°02'51"W

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	600.00	33°48'10"	353.98	S20°59'11"W	348.87
C2	600.00	21°06'05"	220.97	S48°26'18"W	219.73
C3	200.00	28°19'20"	98.86	S37°56'54"E	97.86
C4	171.00	9°04'18"	27.07	N47°34'25"W	27.05
C5	534.00	22°00'46"	205.16	S38°12'52"W	203.90
C6	534.00	32°30'23"	302.96	S65°28'27"W	298.92
C7	534.00	1°08'20"	10.61	S82°17'49"W	10.61
C8	629.00	30°35'54"	335.91	S19°23'03"W	331.93
C9	15.00	86°47'34"	22.72	N08°42'47"W	20.61
C10	221.00	25°04'04"	96.69	S39°34'32"E	95.92
C11	171.00	34°26'09"	102.77	S34°53'29"E	101.23
C12	15.00	86°05'06"	22.54	N84°50'53"E	20.48
C13	629.00	16°00'12"	175.69	S49°48'26"W	175.12
C14	579.00	17°33'47"	177.48	S51°08'37"W	176.79
C15	15.00	94°28'17"	24.73	S04°52'26"E	22.02
C16	200.00	9°04'18"	31.67	N47°34'25"W	31.63
C17	15.00	83°30'16"	21.86	S84°47'25"E	19.98
C18	560.00	24°27'13"	239.01	S65°41'03"W	237.20
C19	15.00	77°12'29"	20.21	N39°18'25"E	18.72
C20	15.00	105°13'06"	27.55	N51°54'22"W	23.84
C21	500.00	48°16'36"	421.29	S51°20'47"W	408.94
C22	560.00	18°15'50"	178.51	S36°20'24"W	177.75
C23	15.00	88°30'35"	23.17	N01°13'01"E	20.94
C24	150.00	9°04'18"	23.75	N47°34'25"W	23.72
C25	15.00	93°39'46"	24.52	S81°03'33"W	21.88
C26	579.00	30°08'34"	304.61	S19°09'23"W	301.11
C27	629.00	8°46'06"	96.26	N08°23'39"E	96.17
C28	629.00	11°24'18"	125.21	N18°28'51"E	125.00
C29	629.00	10°30'00"	115.27	N29°26'00"E	115.11
C30	560.00	12°06'13"	118.30	N59°30'33"E	118.08
C31	560.00	12°21'00"	120.71	N71°44'10"E	120.47
C32	500.00	18°45'23"	163.68	S66°06'23"W	162.95
C33	500.00	17°55'44"	156.46	S47°45'50"W	155.82
C34	500.00	11°35'28"	101.15	S33°00'13"W	100.98
C35	560.00	7°20'56"	71.83	N30°52'57"E	71.78
C36	560.00	10°54'54"	106.68	N40°00'52"E	106.52
C37	579.00	26°00'54"	262.89	S21°13'13"W	260.64
C38	579.00	4°12'16"	42.49	S06°06'38"W	42.48



SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M 2005 UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 13, T5S, R2W, SLB&M 2009 UTAH COUNTY MONUMENT

BASIS OF BEARING: S89°19'12"E 2,673.41'

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a rebar & cap (found) at the northwest corner of Lot 303, Plat A-3, VALLEY VIEW RANCH NORTH Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said lot corner is located S89°19'12"E along the Section line 1,757.43 feet and North 3,960.73 feet from the South 1/4 Corner of Section 13, T5S, R2W, S.L.B. & M.; thence N2°49'06"E 249.41 feet; thence N10°31'35"E 132.80 feet; thence N0°33'01"E 28.88 feet; thence N50°27'22"E 237.77 feet; thence N34°55'28"E 59.22 feet; thence N52°37'55"E 218.60 feet; thence S20°59'35"E 108.45 feet; thence S55°10'53"E 54.74 feet; thence S53°40'20"E 215.00 feet; thence S46°12'52"E 120.59 feet; thence N85°20'55"E 193.86 feet; thence N73°36'07"E 41.33 feet to a point located S0°41'25"W along the Section line 960.27 feet and East 36.10 feet from the Northeast Corner of said Section 13; thence S0°42'11"W 414.93 feet; thence N89°17'49"W 39.50 feet; thence S65°20'15"W 130.64 feet; thence S39°52'04"W 112.77 feet to a rebar & cap (found) at the northeast corner of Lot 208, VALLEY VIEW RANCH NORTH, Plat A-2, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 3 (three) courses and distances: thence N62°47'31"W 235.00 feet; thence S27°12'29"W 29.17 feet; thence N63°36'10"W 182.18 feet to a rebar & cap (found) at the northeast corner of Lot 304, VALLEY VIEW RANCH NORTH, Plat A-3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 4 (four) courses and distances: thence N76°44'35"W 169.41 feet; thence N85°57'09"W 50.00 feet; thence S4°02'51"W 78.73 feet; thence N88°37'52"W 163.32 feet the point of beginning.
Contains: 12.17 +/- acres

PROFESSIONAL LAND SURVEYOR _____ DATE _____

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL OF THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAN, HAVE CAUSED THAT THE LAND DESCRIBED ON THIS PLAN TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAN 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 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

APPROVED: _____ ATTEST: _____

MAYOR (SEE SEAL BELOW) _____ CLERK/RECORDER (SEE SEAL BELOW) _____

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAN AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS _____ DAY OF _____ A.D. 20____.

CITY ENGINEER _____

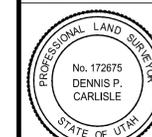
CITY ATTORNEY APPROVAL

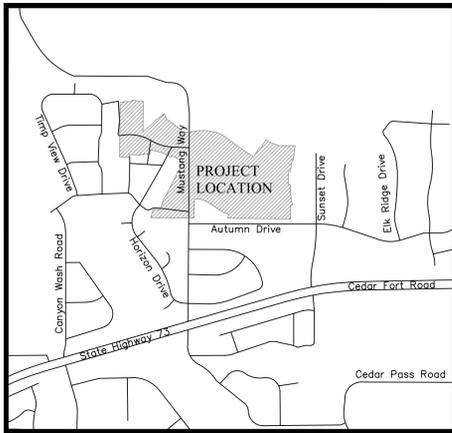
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY _____

CITY ATTORNEY _____

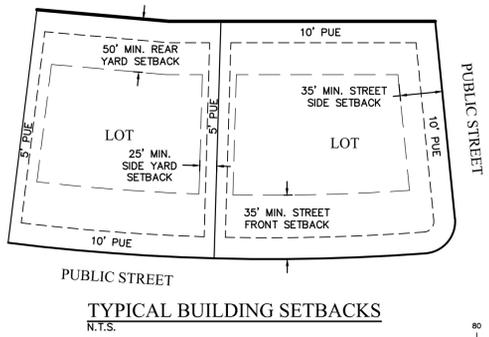
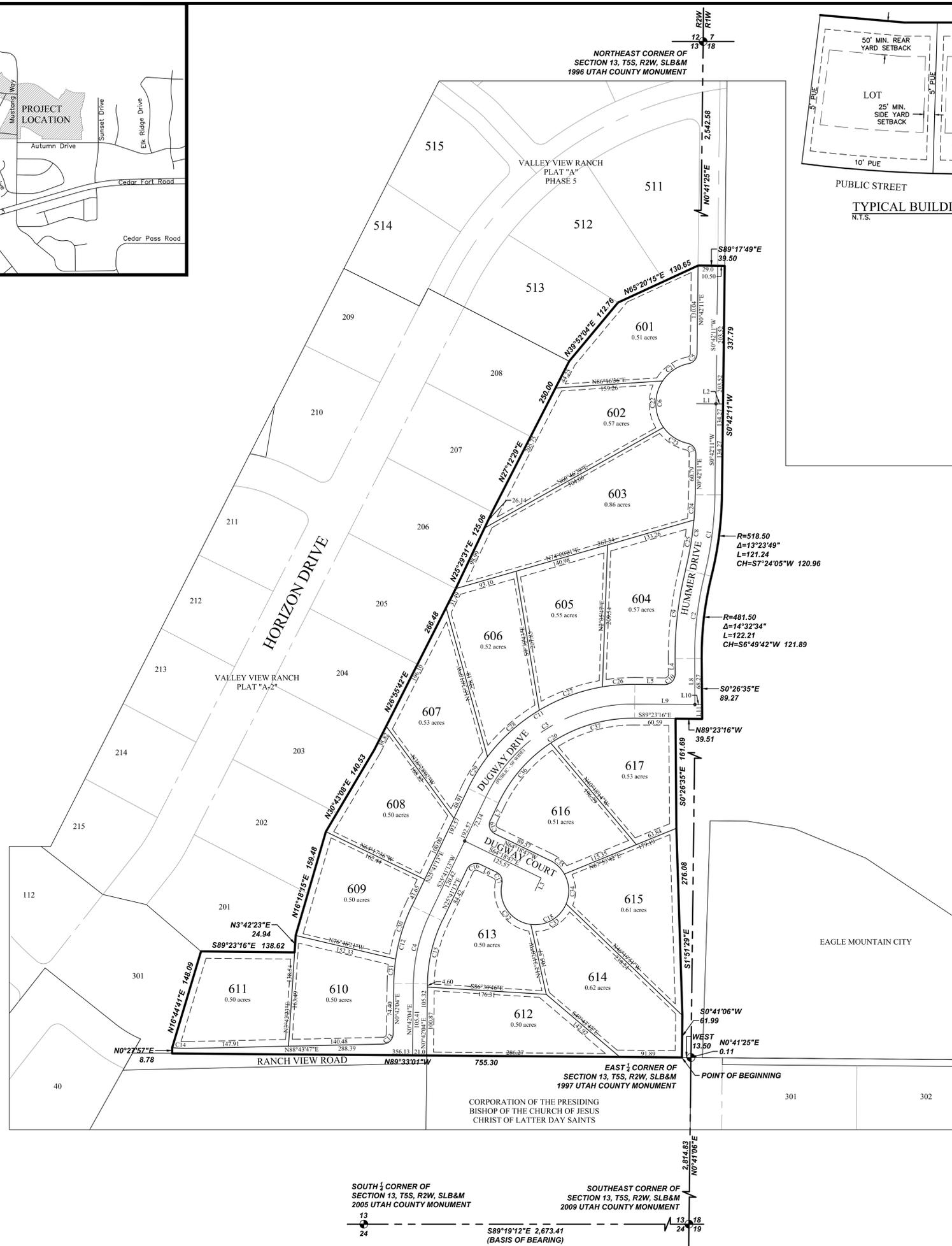
PLAT "A" PHASE 5
VALLEY VIEW RANCH
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL





VICINITY MAP



(IN FEET)
1 inch = 80 ft.

- SITE TABULATION**
- TOTAL # OF LOTS: 17 LOTS
 - TOTAL ACREAGE: 11.32 ACRES
 - TOTAL ACREAGE IN LOTS: 9.38 ACRES
 - TOTAL OPEN SPACE: 0.00 ACRES
 - TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
 - AVERAGE LOT SIZE: 0.55 ACRES OR 23,958 SQFT.
 - LARGEST LOT SIZE: 0.86 ACRES
 - SMALLEST LOT SIZE: 0.50 ACRES
 - OVERALL DENSITY: 1.50 UNITS/ACRE
- NOTES:**
- ©.....STREET MONUMENT TO BE SET
 - #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
 - ALL LOTS IN PHASE 6 WILL REQUIRE A SEPTIC SYSTEM.
 - NO PARKING ALONG HUMMER DRIVE.

LINE	LENGTH	DIRECTION
L1	29.00	S89°17'49"E
L2	10.50	S89°17'49"E
L3	21.00	S25°41'13"W
L4	23.26	N00°26'35"W
L5	44.39	S89°23'16"E
L6	26.33	S64°18'47"E
L7	28.14	N25°41'13"E
L8	68.08	S00°26'35"E
L9	89.21	S89°23'16"E
L10	10.50	S89°23'16"E
L11	21.00	N00°26'35"W

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	508.00	13°23'49"	118.78	N07°24'05"E	118.51
C2	492.00	14°32'34"	124.88	S06°49'42"W	124.54
C3	242.00	64°55'31"	274.22	S58°08'59"W	259.79
C4	242.00	24°59'09"	105.53	S13°11'39"W	104.70
C5	15.00	78°27'41"	20.54	N39°56'01"E	18.97
C6	60.00	156°55'22"	164.33	S00°42'11"W	117.57
C7	15.00	78°27'41"	20.54	N38°31'40"W	18.97
C8	479.00	13°23'49"	112.00	N07°24'05"E	111.74
C9	521.00	14°32'34"	132.24	S06°49'42"W	131.89
C10	15.00	91°03'19"	23.84	N45°05'05"E	21.41
C11	271.00	64°55'31"	307.09	S58°08'59"W	290.92
C12	271.00	24°59'09"	118.18	S13°11'39"W	117.25
C13	15.00	88°01'43"	23.05	N44°42'56"E	20.85
C14	170.00	8°15'19"	24.49	S87°08'33"E	24.47
C15	221.00	24°59'09"	96.38	S13°11'39"W	95.61
C16	15.00	90°00'00"	23.56	S70°41'13"W	21.21
C17	15.00	76°39'27"	20.07	N25°59'03"W	18.61
C18	50.00	256°39'27"	223.98	N64°00'57"E	78.45
C19	15.00	90°00'00"	23.56	S19°18'47"E	21.21
C20	221.00	64°55'31"	250.43	S58°08'59"W	237.24
C21	60.00	45°18'24"	47.44	N56°30'40"E	46.22
C22	60.00	69°34'37"	72.86	N00°55'50"W	68.47
C23	60.00	42°02'22"	44.02	N56°44'20"W	43.04
C24	479.00	4°28'20"	37.39	N02°56'21"E	37.38
C25	479.00	8°55'28"	74.61	N09°38'15"E	74.53
C26	271.00	10°14'37"	48.45	N85°29'26"E	48.39
C27	271.00	21°11'20"	100.22	N69°46'27"E	99.65
C28	271.00	21°52'51"	103.49	N48°14'22"E	102.87
C29	271.00	11°36'43"	54.92	N31°29'35"E	54.83
C30	271.00	17°20'00"	81.98	N17°01'13"E	81.67
C31	271.00	7°39'09"	36.20	N04°31'39"E	36.17
C32	50.00	95°18'47"	83.18	N35°18'43"W	73.91
C33	50.00	74°18'52"	64.85	S59°52'28"W	60.40
C34	50.00	52°19'04"	45.66	S03°26'30"E	44.09
C35	50.00	34°42'44"	30.29	S46°57'24"E	29.83
C36	221.00	30°49'53"	118.92	S41°06'10"W	117.49
C37	221.00	34°05'37"	131.51	S73°33'56"W	129.57

SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a point located N0°41'25"E along the Section line 0.11 feet and West 13.50 feet from the East 1/4 Corner of said Section 13, said 1/4 Corner bears N0°41'06"E 2,814.83 feet (MEADOW RANCH 3 & VALLEY VIEW RANCH "B"; N0°42'04"E) feet from the Southeast Corner of said Section 13; thence N89°33'01"W 755.30 feet; thence N0°27'57"E 8.78 feet to the southeast corner of Lot 113 of said VALLEY VIEW RANCH NORTH, Plat A-1; thence N16°44'41"E along said Plat 148.08 feet to the south line of VALLEY VIEW RANCH NORTH, Plat A-2, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 10 (ten) courses and distances: thence S89°23'16"E 138.62 feet; thence N3°42'23"E 24.94 feet; thence N16°18'15"E 159.48 feet; thence N30°43'08"E 140.53 feet; thence N26°55'42"E 266.48 feet; thence N25°29'31"E 125.06 feet; thence N27°12'29"E 250.00 feet to #5 rebar & cap (found) at the northeast corner of Lot 208, Plat A-2, VALLEY VIEW RANCH NORTH Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N39°52'04"E 112.77 feet; thence N65°20'15"E 130.64 feet; thence S89°17'49"E 39.50 feet; thence S0°42'11"W 337.80 feet; thence along the arc of a 518.50 foot radius curve to the right 121.24 feet through a central angle of 13°23'49" (chord: S7°24'06"W 120.96 feet) to a point of reverse curvature; thence along the arc of a 481.50 foot radius curve to the left 122.22 feet through a central angle of 14°32'35" (chord: S6°49'43"W 121.89 feet); thence S0°26'35"E 89.27 feet; thence N89°23'16"W 39.50 feet; thence S0°26'35"E 161.68 feet; thence S1°51'29"E 276.08 feet; thence S0°41'06"W 61.99 feet to the point of beginning.

OWNERS DEDICATION
WE, 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 THAT 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, SEWER 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

ACKNOWLEDGMENT
STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

APPROVED: _____ ATTEST: _____
MAYOR (SEE SEAL BELOW) _____ CLERK/RECORDER (SEE SEAL BELOW) _____

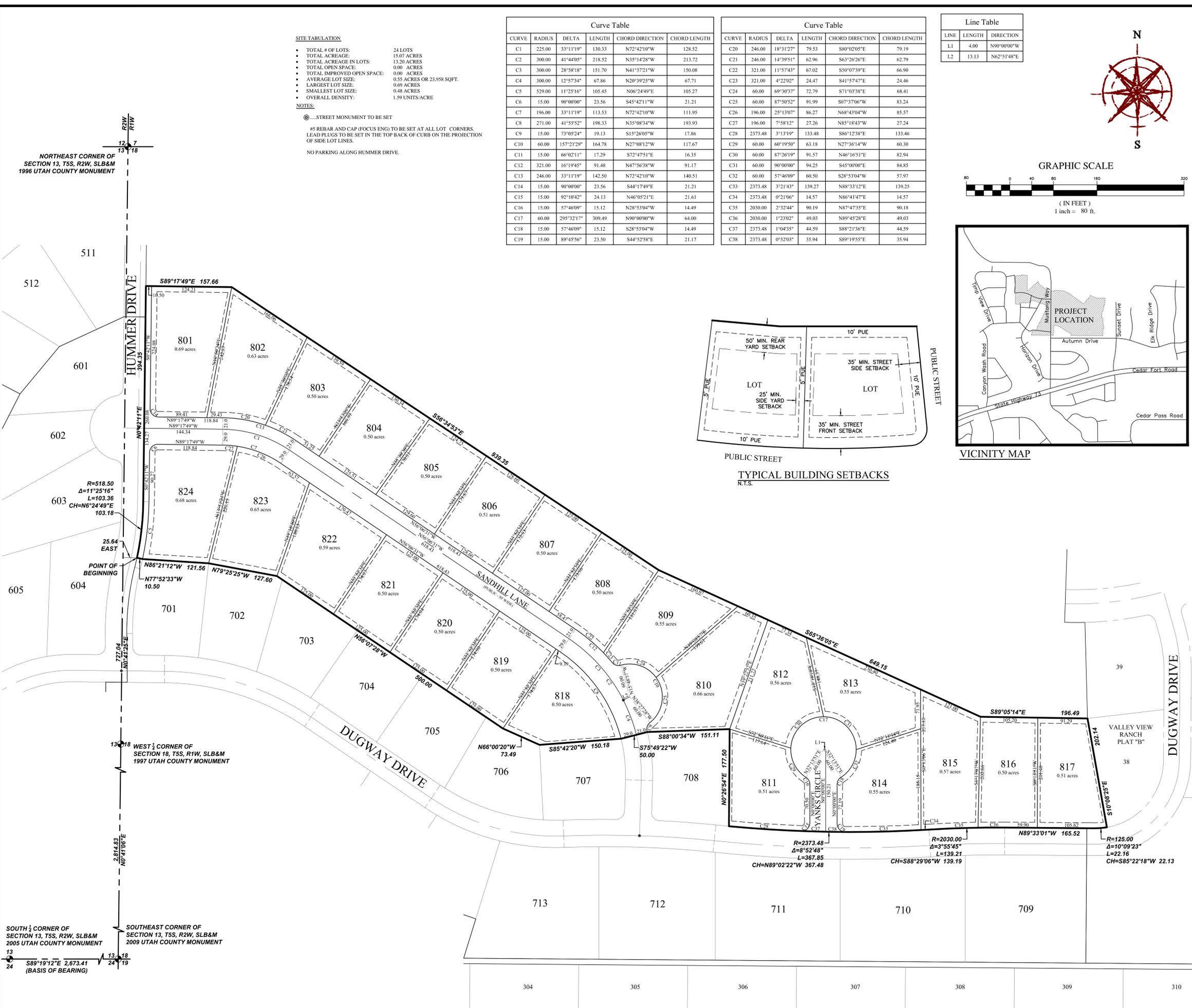
CITY ENGINEER APPROVAL
I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS _____ DAY OF _____ A.D. 20____.

CITY ENGINEER _____

CITY ATTORNEY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY _____
CITY ATTORNEY _____

**PLAT "A" PHASE 6
VALLEY VIEW RANCH
SUBDIVISION**
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



SITE TABULATION

- TOTAL # OF LOTS: 24 LOTS
- TOTAL ACREAGE: 15.07 ACRES
- TOTAL ACREAGE IN LOTS: 13.20 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.55 ACRES OR 23,958 SQFT.
- LARGEST LOT SIZE: 0.69 ACRES
- SMALLEST LOT SIZE: 0.48 ACRES
- OVERALL DENSITY: 1.59 UNITS/ACRE

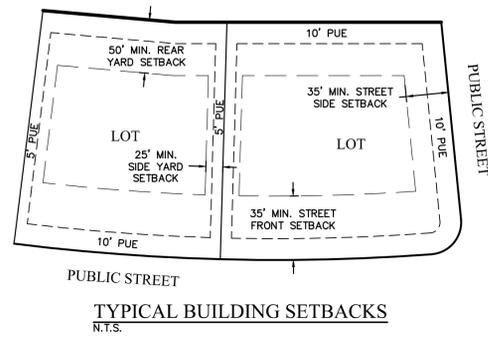
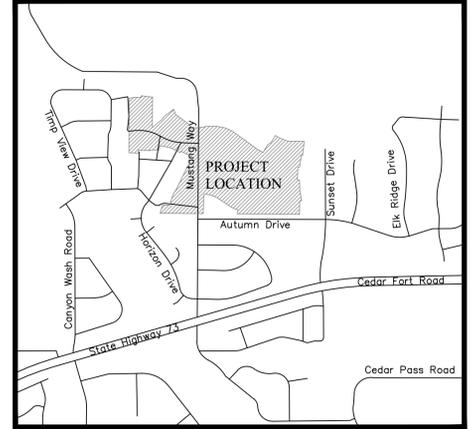
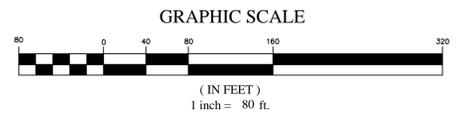
NOTES:

- STREET MONUMENT TO BE SET
- REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- NO PARKING ALONG HUMMER DRIVE.

Curve Table				
CURVE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	225.00	33°11'19"	N72°42'10"W	128.52
C2	300.00	41°44'05"	N35°14'28"W	213.72
C3	300.00	28°58'18"	N41°37'21"W	150.08
C4	300.00	12°57'34"	N20°39'25"W	67.71
C5	529.00	11°25'16"	N06°24'49"E	103.27
C6	15.00	90°00'00"	S45°42'11"W	21.21
C7	196.00	33°11'19"	N72°42'10"W	111.95
C8	271.00	41°55'52"	N35°08'34"W	193.93
C9	15.00	73°05'24"	S15°26'05"W	17.86
C10	60.00	157°21'29"	N27°08'12"W	117.67
C11	15.00	66°02'11"	S72°47'51"E	16.35
C12	321.00	16°19'45"	N47°56'38"W	91.17
C13	246.00	33°11'19"	N72°42'10"W	140.51
C14	15.00	90°00'00"	S44°17'49"E	21.21
C15	15.00	92°10'42"	N46°05'21"E	21.61
C16	15.00	57°46'09"	N28°53'04"W	14.49
C17	60.00	295°32'17"	N90°00'00"W	64.00
C18	15.00	57°46'09"	S28°53'04"W	14.49
C19	15.00	89°45'56"	S44°52'58"E	21.17

Curve Table				
CURVE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C20	246.00	18°31'27"	S80°02'05"E	79.19
C21	246.00	14°39'51"	S63°26'26"E	62.79
C22	321.00	11°57'43"	S50°07'39"E	66.90
C23	321.00	4°22'02"	S41°57'47"E	24.46
C24	60.00	69°30'37"	S71°03'38"E	68.41
C25	60.00	87°50'52"	S07°37'06"W	83.24
C26	196.00	25°13'07"	N68°43'04"W	85.57
C27	196.00	7°58'12"	N85°18'43"W	27.24
C28	2373.48	3°13'19"	S86°12'38"E	133.46
C29	60.00	60°19'50"	N27°36'14"W	60.30
C30	60.00	87°26'19"	N46°16'51"E	82.94
C31	60.00	90°00'00"	S45°00'00"E	84.85
C32	60.00	57°46'09"	S28°53'04"W	57.97
C33	2373.48	3°21'43"	N88°53'12"E	139.25
C34	2373.48	0°21'06"	N86°41'47"E	14.57
C35	2030.00	2°32'44"	N87°47'35"E	90.18
C36	2030.00	1°23'02"	N89°45'28"E	49.03
C37	2373.48	1°04'35"	S88°21'36"E	44.59
C38	2373.48	0°52'03"	S89°19'55"E	35.94

Line Table		
LINE	LENGTH	DIRECTION
L1	4.00	N90°00'00"W
L2	13.13	N62°51'48"E



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A portion of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N0°41'25"E along the Section line 727.04 feet and East 25.64 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B.& M.; thence Northeasterly along the arc of a 518.50 foot radius non-tangent curve (radius bears: N77°52'33"W) 103.36 feet through a central angle of 11°25'16" (chord: N6°24'49"E 103.18 feet; thence N0°42'11"E 394.35 feet; thence S89°17'49"E 157.66 feet; thence S66°34'33"E 339.35 feet; thence S65°36'05"E 649.15 feet; thence S89°02'22"E 106.49 feet to the westerly line of VALLEY VIEW RANCH Subdivision, Plat "B", as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 2 (two) courses and distances: thence S10°08'25"E 202.14 feet; thence Southwesterly along the arc of a 125.00 foot radius non-tangent curve (radius bears: N9°42'24"W) 22.16 feet through a central angle of 10°09'23" (chord: S85°22'18"W 22.13 feet); thence N89°33'01"W along said Plat and extension thereof 165.52 feet; thence along the arc of a 2,030.00 foot radius curve to the left 139.21 feet through a central angle of 3°55'45" (chord: S88°29'07"W 139.18 feet) to a point of reverse curvature; thence along the arc of a 2,373.48 foot radius curve to the right 367.85 feet through a central angle of 8°52'48" (chord: N89°02'22"W 367.49 feet); thence N0°26'54"E 177.50 feet; thence S88°00'34"W 151.11 feet; thence S75°49'22"W 50.00 feet; thence S85°42'20"W 150.18 feet; thence N66°00'20"W 73.49 feet; thence N56°07'28"W 500.00 feet; thence N79°25'25"W 127.60 feet; thence N86°21'12"W 121.56 feet; thence N77°52'33"W 103.18 feet to the point of beginning.

Contains: 15.07 +/- acres

PROFESSIONAL LAND SURVEYOR _____ DATE _____

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL OF THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAN, HAVE CAUSED THAT THE LAND DESCRIBED ON THIS PLAN TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAN 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 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

APPROVED: _____ ATTEST: _____

MAYOR (SEE SEAL BELOW) _____ CLERK/RECORDER (SEE SEAL BELOW) _____

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAN AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY

CITY ATTORNEY _____

PLAT "A" PHASE 8
VALLEY VIEW RANCH
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

NORTHEAST CORNER OF SECTION 13, T5S, R2W, SLB&M 1996 UTAH COUNTY MONUMENT

WEST 1/4 CORNER OF SECTION 18, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT

SOUTH 1/4 CORNER OF SECTION 13, T5S, R2W, SLB&M 2005 UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 13, T5S, R2W, SLB&M 2009 UTAH COUNTY MONUMENT

2,814.83
N0°41'05"E
N0°41'05"E

13
24

589°19'12"E 2,673.41
(BASIS OF BEARING)

13
24

2,814.83
N0°41'05"E
N0°41'05"E

13
24

589°19'12"E 2,673.41
(BASIS OF BEARING)

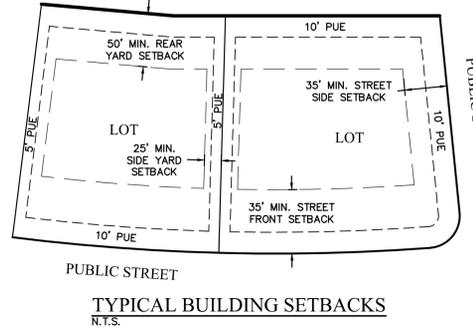
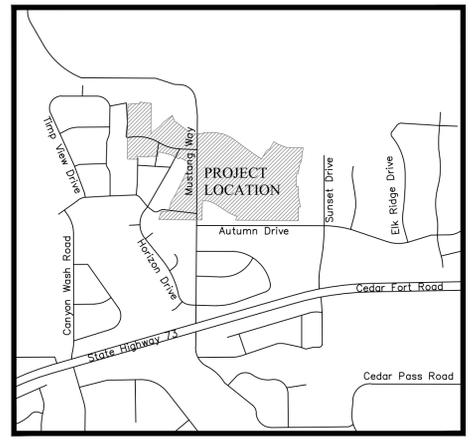
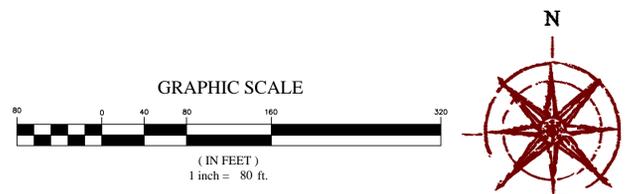
SITE TABULATION

- TOTAL # OF LOTS: 39 LOTS
- TOTAL ACREAGE: 23.64 ACRES
- TOTAL ACREAGE IN LOTS: 20.21 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.52 ACRES OR 22,216 SQFT.
- LARGEST LOT SIZE: 0.64 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.65 UNITS/ACRE

NOTES:

- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS LENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- NO PARKING ALONG HUMMER DRIVE.

Curve Table						Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	534.00	42°47'30"	398.82	N75°44'17"W	389.62	C20	624.00	5°55'42"	64.56	N69°23'34"W	64.53
C2	1056.08	5°24'08"	99.57	S56°51'11"E	99.54	C21	1090.00	3°39'14"	69.51	N64°36'07"W	69.50
C3	1056.08	6°52'28"	126.70	S62°59'29"E	126.62	C22	1090.00	3°13'14"	61.27	N61°09'53"W	61.26
C4	590.00	21°36'44"	222.55	S77°14'05"E	221.23	C23	1090.08	0°28'41"	9.10	N59°18'55"W	9.10
C5	700.00	21°03'20"	257.24	S70°04'55"E	255.80	C24	1090.08	4°55'16"	93.63	N56°36'56"W	93.60
C6	15.00	84°24'07"	22.10	S42°54'14"W	20.15	C25	300.00	7°39'01"	66.76	N58°10'02"W	66.71
C7	500.00	40°33'10"	353.89	N74°37'07"W	346.55	C26	500.00	20°07'46"	175.66	N72°03'26"W	174.76
C8	1090.08	5°23'57"	102.72	S56°51'16"E	102.68	C27	500.00	12°46'23"	111.47	N58°30'31"W	111.24
C9	1090.00	6°52'28"	130.78	S62°59'29"E	130.70	C28	560.00	13°58'53"	136.65	S87°01'34"E	136.31
C10	624.00	21°41'36"	236.29	S77°16'36"E	234.88	C29	560.00	12°48'55"	125.25	S73°37'40"E	124.99
C11	564.00	21°36'44"	212.74	S77°14'05"E	211.48	C30	560.00	12°52'41"	125.87	S60°46'52"E	125.60
C12	1030.00	6°52'28"	123.58	S62°59'29"E	123.51	C31	564.00	6°27'48"	63.62	S69°39'37"E	63.59
C13	1030.08	5°24'16"	97.16	S56°51'07"E	97.13	C32	564.00	15°08'44"	149.09	S80°27'53"E	148.65
C14	560.00	39°40'28"	387.77	N74°10'46"W	380.07	C33	671.00	3°28'21"	40.67	S61°17'26"E	40.66
C15	15.00	94°43'11"	24.80	S46°39'25"E	22.07	C34	671.00	10°35'46"	124.09	S68°19'29"E	123.92
C16	721.00	21°03'20"	264.96	S70°04'55"E	263.47	C35	671.00	6°59'13"	81.83	S77°06'59"E	81.78
C17	671.00	21°03'20"	246.59	S70°04'55"E	245.20	C36	721.00	2°51'23"	35.94	N79°10'54"W	35.94
C18	624.00	6°14'42"	68.01	N84°55'21"W	67.98	C37	721.00	7°56'42"	99.98	N63°31'36"W	99.90
C19	624.00	9°26'35"	102.84	N77°04'42"W	102.73	C38	721.00	10°15'15"	129.04	N72°37'35"W	128.87



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A portion of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N0°41'25"E along the Section line 1,223.94 feet and East 36.02 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B. & M.; thence N0°42'11"E 358.38 feet; thence N73°36'07"E 10.98 feet; thence N89°09'41"E 185.98 feet; thence S79°33'09"E 172.70 feet; thence S65°32'37"E 141.76 feet; thence S54°07'45"E 489.53 feet; thence S58°01'53"E 191.86 feet; thence N30°26'45"E 175.00 feet; thence N64°01'57"E 60.02 feet; thence N30°26'45"E 155.00 feet; thence S89°33'15"E 88.91 feet; thence S68°55'51"E 168.89 feet; thence S89°31'20"E 297.83 feet to the westerly line of VALLEY VIEW RANCH Subdivision, Plat "B", as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 7 (seven) courses and distances: thence S7°06'52"W 264.32 feet; thence Northwesterly along the arc of a 630.00 foot radius non-tangent curve (radius bears: N7°28'19"E) 20.88 feet through a central angle of 1°53'55" (chord: N81°34'44"W 20.87 feet); thence S9°22'15"W 212.43 feet; thence S89°36'49"W 29.41 feet; thence S1°53'09"W 234.19 feet; thence Southeasterly along the arc of a 624.00 foot radius non-tangent curve (radius bears: N1°57'18"E) 37.24 feet through a central angle of 3°25'08" (chord: S89°45'16"E 37.23 feet); thence S1°32'16"E 175.68 feet; thence N89°05'22"W 196.49 feet; thence N65°36'05"W 649.15 feet; thence N56°34'53"W 939.35 feet; thence N89°17'49"W 157.66 feet the point of beginning.

Contains: 23.64 +/- acres

PROFESSIONAL LAND SURVEYOR _____ DATE _____

OWNERS DEDICATION

WE, 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 THAT 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, SEWER 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

APPROVED: _____ ATTEST: _____

MAYOR (SEE SEAL BELOW) _____ CLERK/RECORDER (SEE SEAL BELOW) _____

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS _____ DAY OF _____ A.D. 20____.

CITY ENGINEER _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY

CITY ATTORNEY _____

PLAT "A" PHASE 9

VALLEY VIEW RANCH

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL