

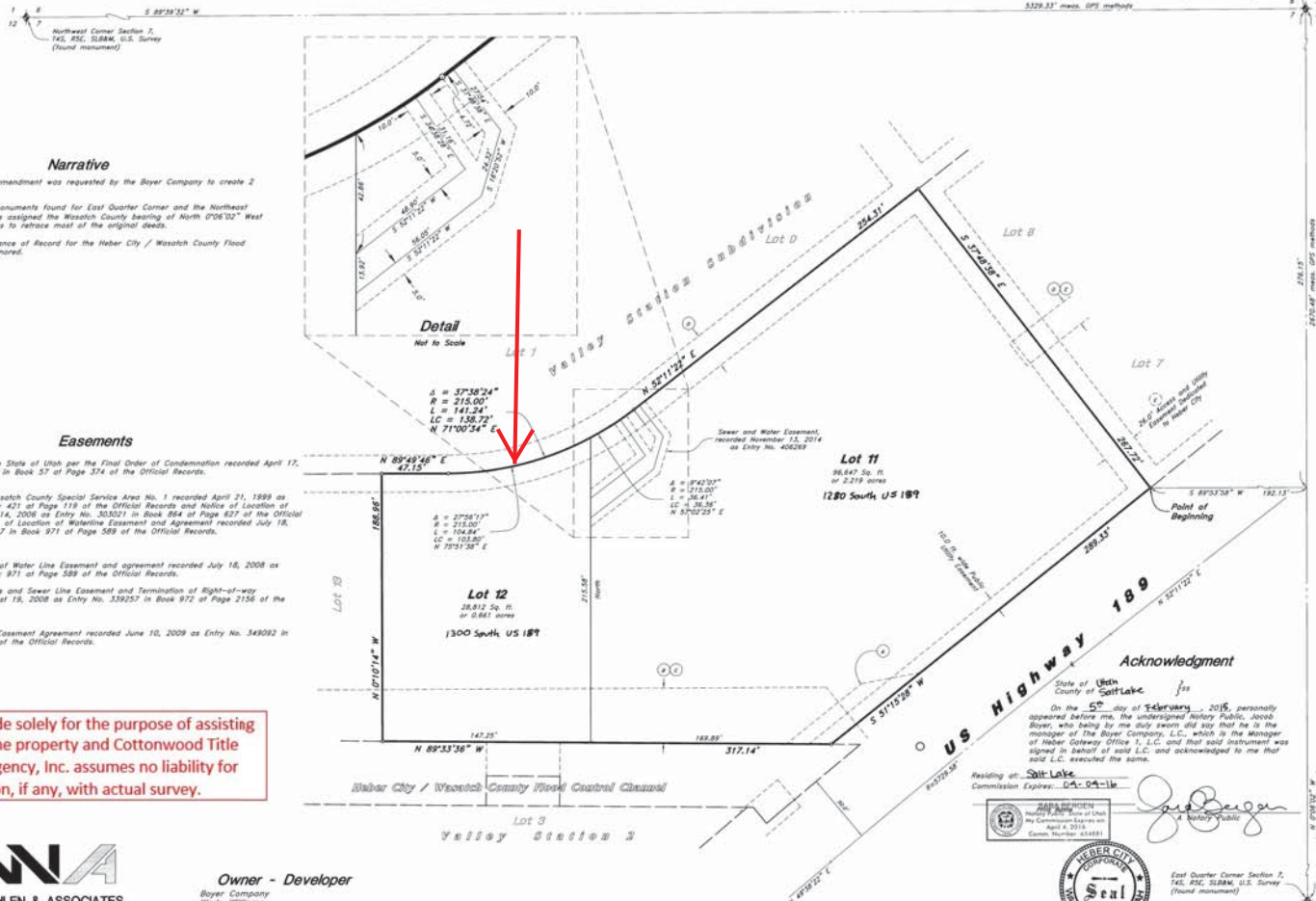
Valley Station - Amended

Subdivision

Amending Lots 10, 11, and 12 of Valley Station

Being a part of the Northeast Quarter of Section 7,
Township 4 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey
Heber City, Wasatch County, Utah
September 2014

Scale: 1" = 40'



Narrative

This subdivision amendment was requested by the Boyer Company to create 2 Lots.
A line between monuments found for East Quarter Corner and the Northeast Corner of Section 7 was assigned the Wasatch County bearing of North 0°06'02" West as the Basis of Bearings to replace most of the original deed.
The 1988 Conveyance of Record for the Heber City / Wasatch County Flood Control Channel was Honored.

Easements

- A Irrigation Easement to the State of Utah per the Final Order of Condemnation recorded April 17, 1967 as Entry No. 8993 in Book 57 of Page 274 of the Official Records.
- B Irrigation easement to Wasatch County Special Service Area No. 1 recorded April 21, 1999 as Entry No. 211584 in Book 421 of Page 119 of the Official Records and Notice of Location of Easement recorded June 14, 2006 as Entry No. 301021 in Book 864 of Page 617 of the Official Records and Confirmation of Location of Waterline Easement and Agreement recorded July 18, 2008 as Entry No. 358207 in Book 971 of Page 589 of the Official Records.
- C Confirmation of Location of Water Line Easement and agreement recorded July 18, 2008 as Entry No. 358207 in Book 971 of Page 589 of the Official Records.
- D Maintenance, Cross Access and Sewer Line Easement and Termination of Right-of-way Agreement recorded August 19, 2006 as Entry No. 339257 in Book 972 of Page 2156 of the Official Records.
- E Cross Access and Utility Easement Agreement recorded June 10, 2009 as Entry No. 349092 in Book 993 of Page 1056 of the Official Records.

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

ANNA
ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 - akengineering.net

Owner - Developer

Boyer Company
Wade Williams
90 South 400 West, Suite 200
Salt Lake City, Utah 84101
phone: 801-521-4781

County Surveyor Approved this <u>10th</u> Day of <u>September</u> A.D. 20 <u>14</u> Wasatch County Surveyor	Heber City Engineer I hereby certify that this office this plat and it is correct in all information on file in this office. <u>Carl Thompson</u> 12-2-14 Heber City Engineer	Planning Commission Approved this <u>26th</u> Day of <u>November</u> A.D. 20 <u>14</u> by the Heber City Planning Commission. <u>Keith Rowley</u> Planning Commission Chairperson	Heber City Approval Presented to Heber City this <u>24th</u> Day of <u>November</u> A.D. 20 <u>14</u> at which time this subdivision was approved and accepted. <u>Michelle Colgate</u> Attest: City Recorder <u>John M. Strahl</u> Heber City Mayor
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Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereunto to be known as
Valley Station - Amended Subdivision
And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

All of Lots 10, 11 and 12 of Valley Station Subdivision, lying within the Northeast Quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base & Meridian, U.S. Survey in Heber City, Wasatch County, Utah:
Beginning of the most Southerly Corner of Lot 7 of said Valley Station Subdivision located 276.15 feet South 0°06'02" East along the Section Line, and 192.13 feet South 89°53'36" West from the Northeast Corner of said Section 7; and running thence South 31°15'28" West 289.33 feet along the Northwesterly Line of U.S. Highway 189 as widened to the North Line of the Heber City/Wasatch County Flood Control Channel property; thence North 89°53'36" West 317.14 feet along said North Line to the Southeast Corner of Lot 13 of said Valley Station Subdivision; thence North 0°10'14" West 188.96 feet along the East Line of said Lot 13 to the Northeast Corner thereof; thence along the Southerly and Southeasterly Line of Lots 1 and 9 the following three courses: North 89°49'46" East 47.15 feet to a point of curvature; Northwesterly along the arc of a 215.00 foot radius curve to the left a distance of 141.24 feet (Central angle equals 37°28'24" and Long Chord bears North 71°00'34" East 138.72 feet) to a point of tangency; and North 52°11'22" East 254.31 feet to the most Westerly Corner of Lot 8 of said Valley Station Subdivision; thence South 37°48'18" East 287.72 feet along the Southeasterly Line of Lots 8 and 7 to the point of beginning.
Contains 125,459 sq. ft. or 2.880 acres

19 Nov, 2014
Date

Bruce D. Pimper
Utah RLS No. 362256

Owner's Dedication

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereunto known as
Valley Station - Amended Subdivision
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.
In witness whereof I have hereunto set _____ this 19th day of November A.D. 2014
 Heber Heber City, L.C.
 The Boyer Company, L.C. - Manager
 The Boyer Heber Land, L.C.
 The Boyer Company, L.C. - Manager
 By James O. Boyer
 Jacob Boyer, Manager
 By James O. Boyer
 Jacob Boyer, Manager
 Heber Gateway Office 1, L.C.
 The Boyer Company, L.C. - Manager

Acknowledgment

State of Utah
County of Salt Lake
On the 10th day of November, 2014, personally appeared before me, the undersigned Notary Public, Jacob Boyer, who being by me duly sworn did say that he is the manager of The Boyer Company, L.C., which is the Manager of Boyer Heber Land, L.C. and that said instrument was signed in behalf of said L.C. and acknowledged to me that said L.C. executed the same.
Residing at: Salt Lake
Commission Expires: 04-04-16
 Sara Bergsen
 Sara Bergsen
 Sara Bergsen
 Notary Public, State of Utah
My Commission Expires on
April 4, 2016
Exam. Number 63481

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Heber City, Wasatch County, Utah

Recorded # 409158
State of Utah, County of Wasatch, Recorded and Filed at the Request of
BRITNICK S. MOFFETT
Date: 12-19-15 Time: 3:46 P.M. Book 126 Page 135-136
33.00
ELIZABETH PALMER
Wasatch County Recorder