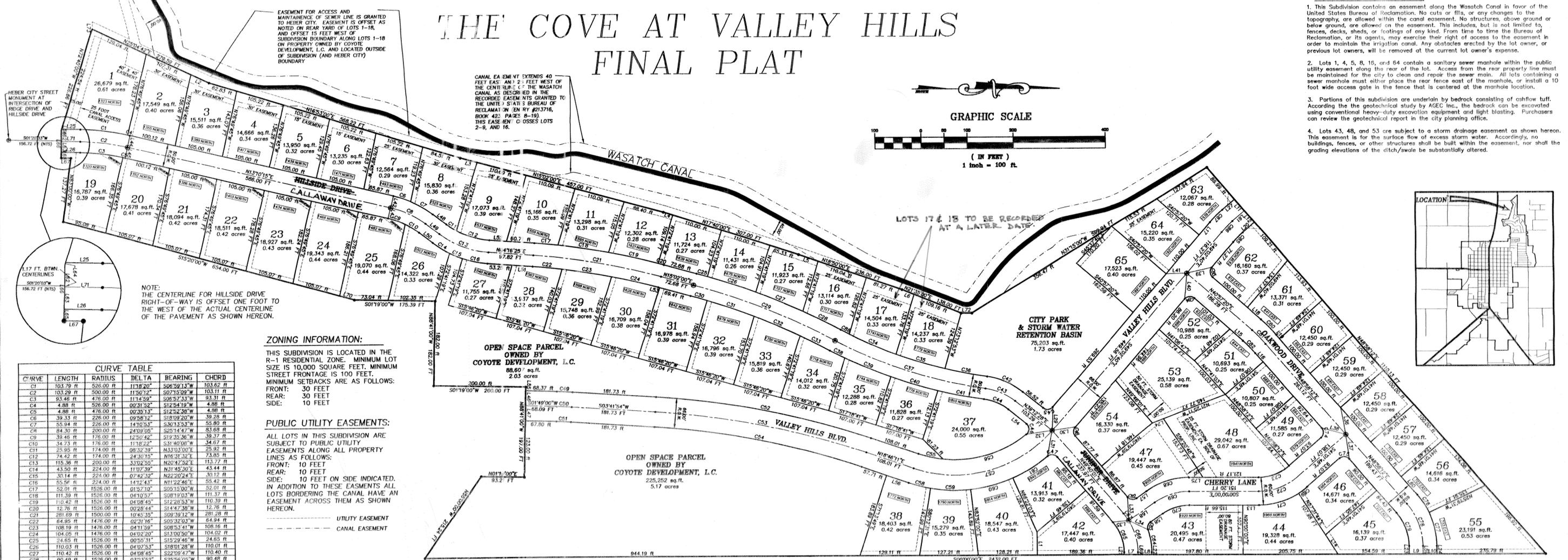
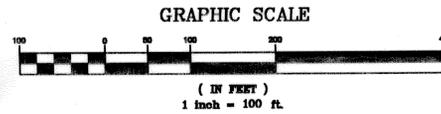


THE COVE AT VALLEY HILLS FINAL PLAT

NOTICE TO PURCHASERS

- This Subdivision contains an easement along the Wasatch Canal in favor of the United States Bureau of Reclamation. No cuts or fills, or any changes to the topography, are allowed within the canal easement. No structures, above ground or below ground, are allowed on the easement. This includes, but is not limited to, fences, decks, sheds, or footings of any kind. From time to time the Bureau of Reclamation, or its agents, may exercise their right of access to the easement in order to maintain the irrigation canal. Any obstacles erected by the lot owner, or previous lot owners, will be removed at the current lot owner's expense.
- Lots 1, 4, 5, 8, 15, and 64 contain a sanitary sewer manhole within the public utility easement along the rear of the lot. Access from the rear property line must be maintained for the city to clean and repair the sewer main. All lots containing a sewer manhole must either place the rear fence east of the manhole, or install a 10 foot wide access gate in the fence that is centered at the manhole location.
- Portions of this subdivision are underlain by bedrock consisting of ashflow tuff. According to the geotechnical study by AGEC Inc., the bedrock can be excavated using conventional heavy-duty excavation equipment and light blasting. Purchasers can review the geotechnical report in the city planning office.
- Lots 43, 48, and 53 are subject to a storm drainage easement as shown hereon. This easement is for the surface flow of excess storm water. Accordingly, no buildings, fences, or other structures shall be built within the easement, nor shall the grading elevations of the ditch/swale be substantially altered.



ZONING INFORMATION:
THIS SUBDIVISION IS LOCATED IN THE R-1 RESIDENTIAL ZONE. MINIMUM LOT SIZE IS 10,000 SQUARE FEET. MINIMUM STREET FRONTAGE IS 100 FEET. MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET

PUBLIC UTILITY EASEMENTS:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET ON SIDE INDICATED.
IN ADDITION TO THESE EASEMENTS ALL LOTS BORDERING THE CANAL HAVE AN EASEMENT ACROSS THEM AS SHOWN HEREON.

UTILITY EASEMENT
CANAL EASEMENT

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	103.79 ft	526.00 ft	119.20°	S08°29'13"W	103.67 ft
C2	103.29 ft	526.00 ft	119.22°	S07°33'02"W	103.67 ft
C3	93.46 ft	476.00 ft	114.59°	S06°23'33"W	93.31 ft
C4	4.88 ft	526.00 ft	00°31'52"	S12°54'19"W	4.88 ft
C5	4.88 ft	476.00 ft	00°36'13"	S12°26'26"W	4.88 ft
C6	39.33 ft	226.00 ft	09°28'15"	S18°02'20"W	39.25 ft
C7	55.94 ft	226.00 ft	14°10'53"	S30°15'53"W	55.80 ft
C8	84.30 ft	200.00 ft	24°02'05"	S25°14'47"W	83.69 ft
C9	39.46 ft	176.00 ft	12°30'42"	S19°25'36"W	39.37 ft
C10	34.73 ft	176.00 ft	11°28'22"	S18°04'08"W	34.67 ft
C11	25.95 ft	174.00 ft	08°32'39"	N33°03'00"E	25.92 ft
C12	74.42 ft	174.00 ft	24°30'15"	N16°31'32"E	73.85 ft
C13	115.36 ft	200.00 ft	33°02'25"	N20°47'26"E	114.77 ft
C14	43.50 ft	176.00 ft	11°28'22"	N11°45'30"E	43.44 ft
C15	35.14 ft	224.00 ft	07°42'39"	N22°20'24"E	35.07 ft
C16	55.56 ft	224.00 ft	14°12'43"	N11°22'46"E	55.42 ft
C17	52.91 ft	1526.00 ft	01°32'10"	S09°15'00"W	52.91 ft
C18	111.39 ft	1526.00 ft	04°10'23"	S18°19'07"W	111.37 ft
C19	110.42 ft	1526.00 ft	04°08'45"	S12°28'53"W	110.39 ft
C20	12.76 ft	1526.00 ft	00°28'44"	S14°47'38"W	12.76 ft
C21	281.89 ft	1500.00 ft	10°45'35"	S08°39'12"W	281.78 ft
C22	64.95 ft	1476.00 ft	02°31'59"	S03°30'27"W	64.94 ft
C23	108.19 ft	1476.00 ft	04°11'58"	S08°54'41"W	108.16 ft
C24	104.05 ft	1476.00 ft	04°10'23"	S11°09'50"W	104.02 ft
C25	24.65 ft	1526.00 ft	00°29'31"	S15°29'46"W	24.65 ft
C26	110.63 ft	1526.00 ft	04°08'45"	S18°12'28"W	110.61 ft
C27	110.42 ft	1526.00 ft	04°08'45"	S22°09'47"W	110.40 ft
C28	80.49 ft	1526.00 ft	03°12'52"	S25°58'05"W	80.48 ft
C29	326.87 ft	1500.00 ft	12°36'01"	S21°20'00"W	326.78 ft
C30	32.66 ft	1476.00 ft	01°27'43"	N03°45'51"W	32.65 ft
C31	107.05 ft	1476.00 ft	04°09'20"	S18°34'23"W	107.03 ft
C32	107.51 ft	1476.00 ft	04°10'23"	S22°44'14"W	107.48 ft
C33	72.39 ft	1476.00 ft	02°48'35"	S26°13'43"W	72.37 ft
C34	110.63 ft	974.00 ft	04°08'45"	S23°09'12"E	110.57 ft
C35	110.07 ft	974.00 ft	06°28'28"	N16°39'43"E	110.01 ft
C36	93.44 ft	974.00 ft	05°29'48"	N10°40'35"E	93.39 ft
C37	343.92 ft	1000.00 ft	19°42'19"	N17°49'31"E	343.77 ft
C38	35.98 ft	1024.00 ft	02°00'44"	N03°45'51"W	35.98 ft
C39	107.51 ft	1024.00 ft	03°00'56"	N22°36'45"E	107.46 ft
C40	107.06 ft	1024.00 ft	05°59'24"	N16°36'35"E	107.01 ft
C41	101.63 ft	1024.00 ft	05°41'12"	N10°46'17"E	101.61 ft
C42	85.17 ft	136.00 ft	31°16'46"	S23°14'05"W	84.71 ft
C43	70.97 ft	130.00 ft	31°16'46"	S23°14'05"W	70.09 ft
C44	57.87 ft	106.00 ft	31°16'46"	S23°14'05"W	57.15 ft
C45	23.10 ft	15.00 ft	88°15'08"	N04°55'08"W	20.89 ft
C46	28.66 ft	15.00 ft	15°00'00"	S00°00'00"W	28.66 ft
C47	23.44 ft	15.00 ft	89°32'50"	S04°53'36"W	21.13 ft
C48	21.28 ft	15.00 ft	81°17'19"	S89°41'19"E	19.54 ft
C49	33.92 ft	1033.00 ft	01°52'54"	S02°45'27"W	33.92 ft
C50	32.84 ft	1000.00 ft	01°52'54"	S02°45'27"W	32.84 ft
C51	31.76 ft	967.00 ft	01°52'54"	S02°45'27"W	31.75 ft
C52	475.85 ft	1809.00 ft	15°04'17"	S11°14'02"E	474.48 ft
C53	467.17 ft	1776.00 ft	15°04'17"	S11°14'02"E	465.82 ft
C54	458.49 ft	1743.00 ft	15°04'17"	S11°14'02"E	457.17 ft
C55	54.60 ft	1000.00 ft	15°04'17"	S11°14'02"E	54.49 ft
C56	194.30 ft	247.00 ft	45°04'16"	N16°25'56"W	189.33 ft
C57	331.40 ft	280.00 ft	67°48'51"	N15°08'15"W	312.39 ft
C58	49.05 ft	313.00 ft	08°59'41"	N14°16'59"E	49.00 ft
C59	67.00 ft	313.00 ft	05°25'28"	N01°49'45"E	67.00 ft
C60	95.50 ft	313.00 ft	12°28'56"	N14°59'28"E	95.13 ft
C61	88.85 ft	313.00 ft	16°15'53"	N31°44'52"W	88.55 ft
C62	22.25 ft	15.00 ft	84°39'43"	N07°10'09"E	20.27 ft
C63	18.93 ft	15.00 ft	72°18'56"	S27°29'10"E	17.70 ft
C64	49.27 ft	100.00 ft	31°16'46"	S23°14'05"W	49.08 ft
C65	70.39 ft	100.00 ft	40°19'50"	S69°50'00"W	68.95 ft
C66	71.99 ft	130.00 ft	31°43'45"	S74°08'07"W	71.07 ft
C67	19.52 ft	15.00 ft	08°38'13"	S53°58'08"W	19.52 ft
C68	98.66 ft	15.00 ft	31°16'46"	S23°14'05"W	98.66 ft
C69	80.16 ft	15.00 ft	32°12'42"	S17°39'51"E	78.89 ft
C70	61.66 ft	100.00 ft	35°19'42"	S17°39'51"E	60.69 ft
C71	90.68 ft	160.00 ft	32°28'16"	N16°14'08"W	90.70 ft
C72	33.08 ft	15.00 ft	41°01'48"	N20°30'54"W	33.10 ft
C73	71.61 ft	100.00 ft	41°01'48"	N20°30'54"W	70.09 ft
C74	23.56 ft	15.00 ft	90°00'00"	N86°01'48"W	21.21 ft
C75	23.56 ft	15.00 ft	90°00'00"	S03°58'12"W	21.21 ft
C76	46.60 ft	170.00 ft	15°21'27"	S06°21'12"E	46.45 ft
C77	75.14 ft	170.00 ft	25°19'31"	S27°20'14"E	74.53 ft
C78	100.25 ft	140.00 ft	41°01'48"	S89°29'08"W	98.15 ft
C79	78.77 ft	110.00 ft	41°01'48"	S89°29'08"W	77.10 ft
C80	46.16 ft	330.00 ft	08°00'52"	S44°52'46"W	46.12 ft
C81	41.96 ft	300.00 ft	08°00'52"	S44°52'46"W	41.93 ft
C82	37.77 ft	270.00 ft	08°00'52"	S44°52'46"W	37.74 ft
C83	23.36 ft	15.00 ft	90°00'00"	S82°52'20"E	21.12 ft
C84	23.56 ft	15.00 ft	90°00'00"	N02°10'47"E	21.21 ft
C85	29.23 ft	209.00 ft	08°00'52"	S45°02'14"E	29.21 ft
C86	33.85 ft	209.00 ft	08°00'52"	S45°02'14"E	33.82 ft
C87	38.47 ft	176.00 ft	08°00'52"	S45°02'14"E	38.43 ft
C88	20.84 ft	974.00 ft	01°13'34"	N27°01'14"E	20.84 ft
C89	23.90 ft	160.00 ft	08°33'32"	N36°45'02"W	23.88 ft

WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 29, T.3S, R.5E, S.18M (BOOK 109, PAGE 391, ENTRY 108882 OF WASATCH COUNTY RECORDS).
BEARING TO TARGET "TIMP" IS SOUTH 55°34'07" WEST

LINE	LENGTH	BEARING
L1	48.48 ft	N80°00'00"E
L2	28.84 ft	N21°30'00"E
L3	38.34 ft	N19°02'00"E
L4	21.87 ft	N17°40'00"E
L5	44.69 ft	N18°50'00"E
L6	28.84 ft	N21°30'00"E
L7	30.00 ft	S00°00'00"W
L8	30.00 ft	S00°00'00"W
L9	30.00 ft	S00°00'00"W
L10	30.00 ft	S00°00'00"W
L11	33.00 ft	N48°58'12"E
L12	33.00 ft	N48°58'12"E
L13	35.54 ft	S00°00'00"W
L14	48.06 ft	N57°31'44"E
L15	37.25 ft	S40°27'40"W
L16	25.47 ft	N48°58'12"E
L17	36.75 ft	S49°02'40"E
L18	38.28 ft	S40°27'40"W
L19	11.28 ft	N48°58'12"E
L20	34.52 ft	N41°01'48"W
L21	5.20 ft	N80°00'00"E
L22	5.20 ft	N80°00'00"E
L23	17.89 ft	N80°00'00"E
L24	30.42 ft	N80°00'00"E
L25	40.33 ft	N80°00'00"E
L26	40.96 ft	N01°20'03"E
L27	34.52 ft	N41°01'48"W
L28	51.61 ft	N88°52'17"E
L29	51.61 ft	N88°52'17"E
L30	50.46 ft	N01°20'03"E
L31	57.67 ft	S27°14'14"E
L32	56.77 ft	S27°14'14"E
L33	51.76 ft	S07°09'58"W

LINE	LENGTH	BEARING
L34	48.48 ft	N80°00'00"E
L35	34.53 ft	S03°31'17"E
L36	59.89 ft	S78°01'45"W
L37	54.08 ft	N82°38'36"E
L38	54.08 ft	S15°16'48"W
L39	55.80 ft	N124°28'00"E
L40	55.80 ft	S85°17'54"E
L41	44.92 ft	S01°48'22"E
L42	26.00 ft	N78°42'45"W
L43	24.00 ft	S28°48'48"E
L44	26.00 ft	N78°42'45"W
L45	24.00 ft	S78°48'48"E
L46	33.00 ft	S88°41'00"E
L47	33.00 ft	S88°41'00"E
L48	37.11 ft	N47°18'17"E
L49	37.11 ft	N37°18'17"E
L50	37.11 ft	N37°18'17"E
L51	44.57 ft	N04°16'22"E
L52	37.11 ft	N47°18'17"E
L53	3.27 ft	N10°00'00"E
L54	50.50 ft	S09°12'28"E
L55	8.00 ft	N88°41'00"E
L56	50.30 ft	N127°00'00"E
L57	26.42 ft	N18°40'11"E
L58	32.36 ft	N80°00'00"E
L59	17.89 ft	N80°00'00"E
L60	51.27 ft	N48°58'12"E
L61	24.32 ft	N72°00'00"E
L62	23.77 ft	N88°38'52"W
L63	24.00 ft	N88°38'52"W
L64	2.32 ft	N72°00'00"E
L65	12.36 ft	N88°38'52"W
L66	80.14 ft	N88°38'52"W
L67	21.00 ft	N01°20'03"E
L68	69.12 ft	C81°12'12"E
L69	5.20 ft	C81°12'12"E
L70	33.54 ft	S15°20'00"W
L71	40.96 ft	N01°20'03"E
L72	23.76 ft	N01°20'03"E
L73	0.35 ft	N90°00'00"W
L74	25.58 ft	S21°28'11"E

DRIVEWAY EASEMENTS

LOTS #19 - #25 ARE SUBJECT TO A DRIVEWAY EASEMENT GRANTED TO THE ADJOINING LOT TO THE NORTH OF EACH SAID LOT. THIS EASEMENT IS TRIANGULAR SHAPED AND BEGINS AT A POINT 50 FEET FROM THE FRONT NORTH LOT CORNER AND ENDS AT A POINT 20 FEET ALONG THE SIDE BOUNDARY AS SHOWN HEREON. AREA = 500 SQ. FT.

ENTRY SIGN EASEMENTS

LOTS #82 AND #83 ARE SUBJECT TO AN EASEMENT GRANTED TO THE HOMEOWNER'S ASSOC. FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING AN ENTRY SIGN AND LANDSCAPING. THIS EASEMENT IS TRIANGULAR SHAPED AND BEGINS AT A POINT 20 FEET FROM THE LOT CORNER ALONG THE TWO LOT BOUNDARY LINES AS SHOWN HEREON. AREA = 200 SQ. FT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 1485.12 FEET AND WEST 1339.53 FEET FROM THE SOUTHEAST CORNER (BRASS CAP MONUMENT) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF VALLEY HILLS ESTATES PLAT "F":

THENCE THE FOLLOWING SEVEN COURSES ALONG THE NORTH AND WEST BOUNDARY OF VALLEY HILLS PLAT "F":
NORTH 55°00'00" WEST 215.24 FEET;
NORTH 01°19'00" EAST 93.21 FEET;
NORTH 88°41'00" WEST 197.00 FEET;
SOUTH 01°19'00" WEST 200.00 FEET;
NORTH 88°41'00" WEST 182.00 FEET;
SOUTH 01°19'00" WEST 175.39 FEET;
SOUTH 15°20'00" WEST 654.00 FEET;
THENCE THE FOLLOWING TWO COURSES ALONG THE NORTH BOUNDARY OF VALLEY HILLS ESTATES PLAT "E":
NORTH 83°00'00" WEST 137.27 FEET;
SOUTH 01°20'03" WEST 21.00 FEET TO THE NORTHEAST CORNER OF VALLEY HILLS ESTATES PLAT "E";
THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH BOUNDARY OF VALLEY HILLS ESTATES PLAT "G":
THENCE NORTH 88°39'57" WEST 60.14 FEET;
THENCE NORTH 72°40'00" WEST 226.86 FEET;
THENCE WEST 0.35 FEET;
THENCE NORTH 25°04'42" EAST 279.59 FEET;
THENCE NORTH 16°53'00" EAST 568.22 FEET;
THENCE NORTH 15°02'00" EAST 457.00 FEET;
THENCE NORTH 17°40'00" EAST 307.00 FEET;
THENCE NORTH 18°50'00" EAST 236.00 FEET;
THENCE NORTH 21°35'00" EAST 138.00 FEET;
THENCE NORTH 23.76 FEET;
THENCE NORTH 31°15'00" WEST 599.94 FEET;
THENCE NORTH 48°58'12" EAST 1110.13 FEET;
THENCE SOUTH 2432.00 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 40.00 ACRES.

BASIS OF BEARINGS

BEARINGS ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM. BEARING FROM THE WASATCH COUNTY MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 32, T.3S, R.5E, S.18M TO THE SURVEY TARGET "TIMP" IS SOUTH 55°34'07" WEST AS SHOWN HEREON AND AS RECORDED AS ENTRY #108882 OF THE WASATCH COUNTY RECORDS.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THIS PLAT, AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION, TO HEBER CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS, EASEMENTS, AND ALL OTHER PLACES OF PUBLIC USE, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND HEBER CITY FOR