Walley Station

Subdivision

Being a part of the Southwest Quarter of Section 5, the Southeast Quarter of Section 6, and 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 July 2008

1000 South Street

5329.33' meas. GPS methods

Lot 13

Lot 12

Lot 3

Lot 16

Lot 15

leber City / Wasatch County Flood Control Channel Not a Part

1300 South Street



Narrative

as the Basis of Bearings to retrace most of the original deeds.

Company to create 15 Lots.

Control Channel was honored.

monument recovered for Industrial Parkway.

This survey and subdivision was requested by Mr. Wade Williams of the Bover

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

The State Highway Plans for Highway 40 and Highway 189 were acquired and

honored to match right-of-way markers recovered on the ground. Monuments along

The 1988 Conveyance of Record for the Heber City / Wasatch County Flood

the West line of Sections 6 and 7 were recovered and honored to establish the

subdivisions to the West of 600 West Street which also matches the centerline

Vicinity Map

2657.88' meas. GPS methods North Quarter Corner Section 8, T4S, R5E, SLB&M, U.S. Survey —

(found monument)

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 hereafter

Valley Station 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 whereby ____ have hereunto set My hand this ____ day of August _ AD, 20**09**).

Boyer Heber City, L.C. The Boyer Company, LC- Manager

Boxer Heber Land, L.C. The Boyer Company, LC- Manager

Heber City

Acknowledgment

__day of August___, 20**0%** personally appeared before me, the undersigned Notary Public, Devon Glenn, 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 City, L.C. and that said instrument was signed in behalf of said L.C. and acknowledged to me that said L.C.

Residing at: Salt Lake Commission Expires: May 12, 2010 MISH LANDWARD

State of Uttah

Northeast Corner Section 7. T4S, R5E, SLB&M, U.S. Survey

N 89°51'40" E

Misty Jandward Acknowledgment

County of Salt Lake On the 6 day of August , 2008 personally appeared before me, the undersigned Notary Public, Devon Glenn, who being by me duly 🕽 worn 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. excecuted the same.

Residing at: Salt Lake Commission Expires: May 12, 2010 Mish Landward



MOTARY PUBLIC - STATE OF UTAH
90 S. 400 W. Suite 200
Sait Lake City, UT 84101

Heber City Approval

Presented to Heber City this Day of A.D., 2008. At which time this subdivision was approved and accepted.

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and that 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, hereafter to be known as

Valley Station Subdivision

And that the same has been correctly surveyed and staked on the ground as shown

Surveyor's Certificate

A part of the Southwest Quarter of Section 5, the Southeast Quarter of Section 6, and the Northeast Quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base & Meridian, U.S. Survey in Wasatch

Beginning at a point being 106.22 feet South 0°06'02" East along the Section Line from the Northeast Corner of said Section 7; and running thence South 0°06'02" East 52.20 feet along the Section Line to the Northwesterly Line of U.S. Highway 189; thence along said Northwesterly Line of the Highway the following four courses: South 52°11'22" West 309.67 feet to a point of curvature; Southwesterly along the arc of a 5769.58 foot radius curve to the left a distance of 169.20 feet (Central Angle equals 1°40'49" and Long Chord bears South 51°20'57" West 169.20 feet); North 87°29'43" West 14.93 feet; and Southwesterly along the arc of a 5779.58 foot radius curve to the left a distance of 6.94 feet (center bears South 39°36'03" East; Central Angle equals 0°04'08" and Long Chord bears South 50°21'53" West 6.94 feet) to a point on the North Line of the Heber City/Wasatch County Flood Control Channel Property, thence along said North Line the following two courses: North 89°33'36" West 552.40 feet and South 89°49'46" West 1110.28 feet to the Easterly Line of Industrial Parkway as it exists at 33.00 foot half-width; thence along said Easterly Line of Industrial Parkway the following three courses: North 40°26'01" West 68.92 feet; Northwesterly and Northerly along the arc of a 1467.00 foot radius curve to the right a distance of 1035.78 feet (Central Angle equals 40°27'15" and Long Chord bears North 20°12'24" West 1014.41 feet) to a point of tangency; and North 0°01'13" East 118.26 feet to the Southerly Line of the Heber City Research and Development Park as it is staked on the ground; thence along said Southerly Line the following three Courses: North 89°57'12" East 616.24 feet; North 1°59'06 East 49.99 feet: and South 88°17'50" East 658.64 feet to the East Line of 300 West Street: thence North 0°31'30" East 141.36 feet along said East Line of 300 West Street to the Southwest Corner of Lot 22, Bronson Lane Plat A Subdivision as it is staked on the ground; thence South 89°42'28" East 696.27 feet along the Southerly Boundary of said Subdivision as it is staked on the ground to the Southeast Corner of Lot 14 of said Subdivision; thence South 0°09'45" West 123.06 feet along an existing Boundary Line Fence; thence South 89°27'54" East 12.90 feet; thence South 61.50 feet; thence East 584.09 feet; thence North 0°48'00" East 10.00 feet; thence East 65.72 feet to the Westerly Line of State Highway 40 as it is monumented on the ground: thence South 0°25'51" West 410.43 feet glong said Westerly Line of the Highway; thence South 89°49'46" West 207.33 feet; thence North 0°10'14" West 25.50 feet; thence South 89°49'46" West 93.44: thence South 0°05'46" West 72.30 feet to a point of curvature; thence Southwesterly along the arc of a 240.00 foot radius curve to the right a distance of 162.62 feet (Centra Angle equals 38°49'20" and Long Chord bears South 19°30'26" West 159.52 feet); thence South 37°40'03' East 65.00 feet; thence East 17.36 feet; thence South 37°48'38" East 158.94 feet; thence North 47°26'38 East 28.61 feet to the Section Line and the point of beginning.

Contains 2,737,476 sq. ft.

A part of the Northeast Quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base &

Beginning at a point on the Northwesterly Line of U.S. Highway 189 located 512.74 feet South 0°06'02" East along the Section Line; and 464.03 feet South 89°53'58" West from the Northeast Corner of said Section 7; and running thence South 49°38'22" West 332.69 feet along said Northwesterly Line of the Highway; thence North 40°21'38" West 96.16 feet to a point of curvature; thence Northwesterly along the arc of a 208.00 foot radius curve to the left a distance of 180.82 feet (Central Angle equals 49°48'36" and Lona Chord bears North 65°15'56" West 175.18 feet) to a point of tangency; thence South 89°49'46" West 568.14 feet; thence South 0°20'11" East 11.31 feet; thence South 89°50'30" West 434.17 feet to a point on the Easterly Line of Industrial Parkway as it exists at 33.00 foot half-width: thence North 40°26'01" West 124.78 feet along said Easterly Line of Industrial Parkway to the Southerly Line of the Heber City/Wasatch County Flood Control Parcel; thence along said Southerly Line the following two courses: North 89°49'46" East 1071.93 feet; and South 89°33'36" East 22.94 feet; thence Southeasterly along the arc of a 292.00 foot radius curve to the right a distance of 241.90 feet (center bears South 2°10'26" West; Central Angle equals 47°27'56" and Long Chord bears South 64°05'36" East 235.04 feet) a point of tangency; thence South 40°21'38" East 48.66 feet to a point of curvature; thence Southeasterly Easterly, and Northeasterly along the arc of a 30.00 foot radius curve to the left a distance of 47.12 feet (Central Angle equals 90°00'00" and Long Chord bears South 85°21'38" East 42.43 feet) to a point of tangency; thence North 49°38'22" East 215.79 feet to the Southerly Line of the Heber City/Wasatch County Flood Control Parcel; thence South 89°33'36" East 4.22 feet along said Southerly Line; thence South 39°13'45" East 14.75 feet to the Northwesterly Line of U.S. Highway 189 and the point of beginning.

Contains 123,797 sq. or 2.842 acres

Excepting therefrom the following described parcel:

A part of the Southwest Quarter of Section 5, and the Southeast Quarter of Section 6, Township 4 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 106.98 feet North 89°51'40" East along the Section Line; and 399.74 feet North 0°48'00" East from the Southwest Corner of said Section 5; and running thence West 172.00 feet; thence North 0°48'00" East 102.00 feet; thence East 55.00 feet; thence North 0°48'00" East 48.00 feet; thence East 117.00 feet: thence South 0°48'00" West 150.00 feet to the point of beginning.

Contains 23,158 sq. ft.

or 0.532 acres

Total Net Area Contains 2,838,115 sq. 1 or 65.154 acres

Buce Ditimper

Bruce D. Pimper Utah RLS No. 362256

Valley Station

Subdivision

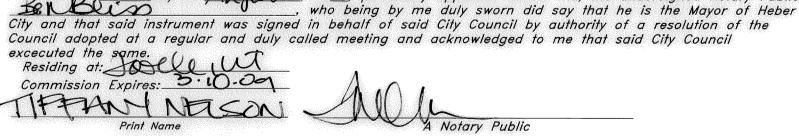
Being a part of the Southwest $^{1}\!/_{\!4}$ of Section 5, the Southeast $^{1}\!/_{\!4}$ of Section 6, and the Northeast 1/4 of Section 7, ownship 4 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey Heber City, Wasatch County, Utah

Recorded #

State of Utah, County of Wasatch, Recorded and Filed at the Request of BOYER ENT 339 2 71 ENT 339 2.716 Book 972. Page 2269-2308 Date AUG 20.08 Time 8:48 AM

by M.GIIES

Wasatch County Recorder



Acknowledamen

day of August, 2008, personally appeared before me, the undersigned Notary Public,

Consent to Record

of this Subdivision Plat and hereby consents to the dedication of all

Wells Fargo Bank National Association

By: Ben Bliss

Wells Fargo Bank National Association, the holder of a legal or equitable

interest in the property described herein, hereby consents to the recordation

easements and other properties so designated to be dedicated to Heber City.

Owner - Developer

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

near Heber City Airport

HARN Station

Wasatch County Surveyor

County Surveyor Day of Heber City Enginee

East Quarter Corner Section 7, T4S, R5E, SLB&M, U.S. Survey

N 75°49'24" L

hereby certify that this office has examined this plat and it is correct in accordance with Bart Mumber 8-12-08

Heber City Engineer

Planning Commission

Approved this _/___ Mugust A.D., 2008 by the Heber City Planning Commission.

Taulette Thurles Attest: City Recorder

Planning Commission Chairperson

LIZ PALMIER

Salt Lake City, Utah 84116 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

GREAT BASIN ENGINEERING - SOUTH

West Quarter Corner Section 6. - T4S, R5E, SLB&M, U.S. Survey

(found monument)

West Quarter Corner Section 6, - T4S, R5E, SLB&M, U.S. Survey

S 89°39'32" W

Northwest Corner Section 7,

(found monument)

T4S, R5E, SLB&M, U.S. Survey

(found monument)

Walley Station

Subdivision

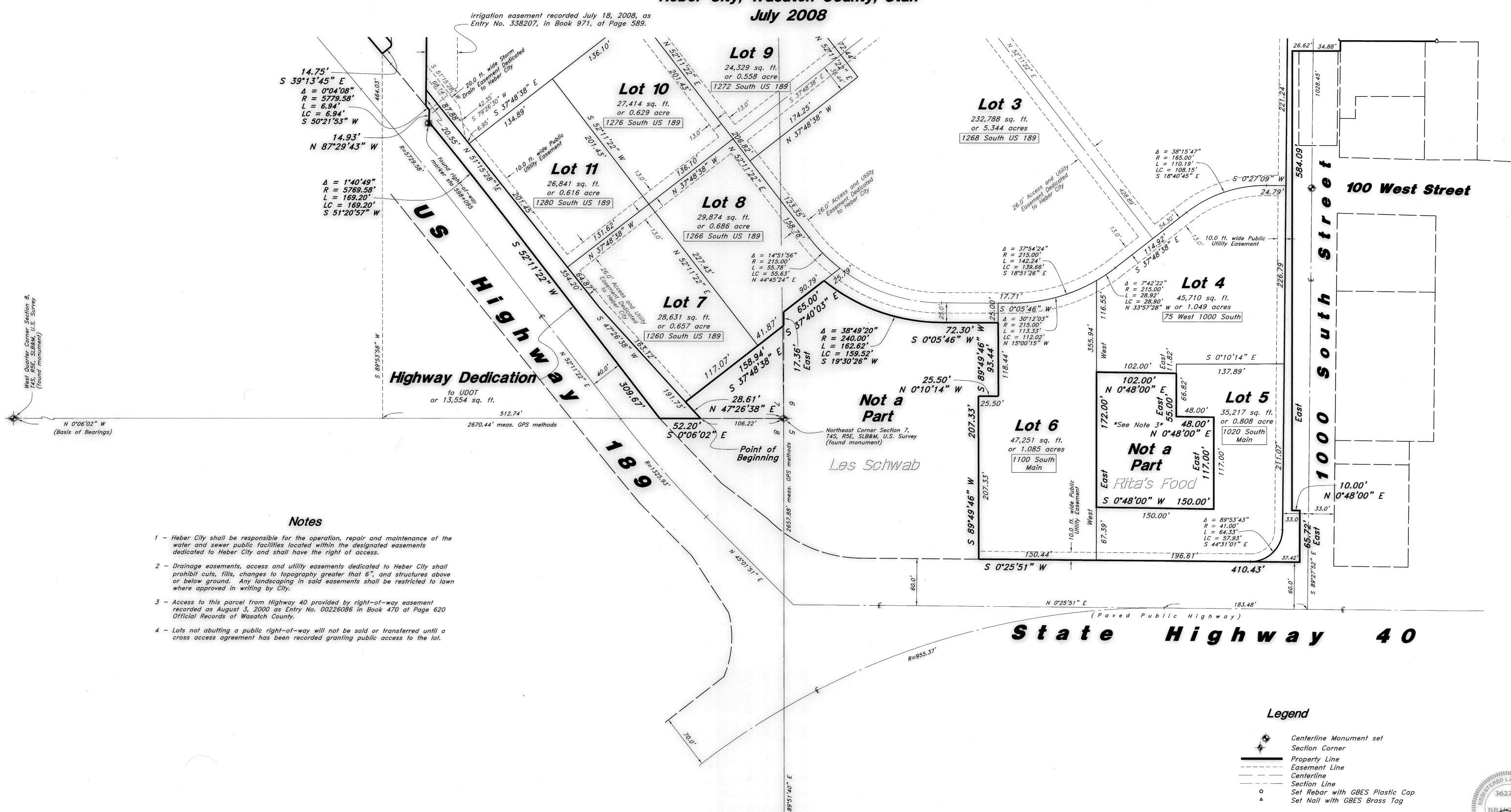
Being a part of the Southwest Quarter of Section 5, the Southeast Quarter of Section 6, and the Northeast Quarter of Section 7,

Township 4 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey

Heber City, Wasatch County, Utah



Scale: I" = 60'



North Quarter Corner Section 8,

T4S, R5E, SLB&M, U.S. Survey

(found monument)

GREAT BASIN ENGINEERING - SOUTH

Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Salt Lake City, Utah 84116

ENTRY # 339276 DATE 8-20-08 TIME 8:48

FEE 137. DD BK 972 PG FOR BOYER

BY M. GILES WASATCH COUNTY RECORDER ELIZABETH M PALMIER

PG. 2269-2308

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Sheet 2 of 4

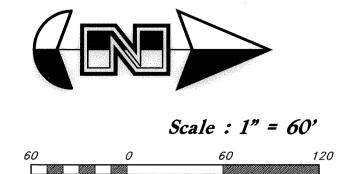
Notes

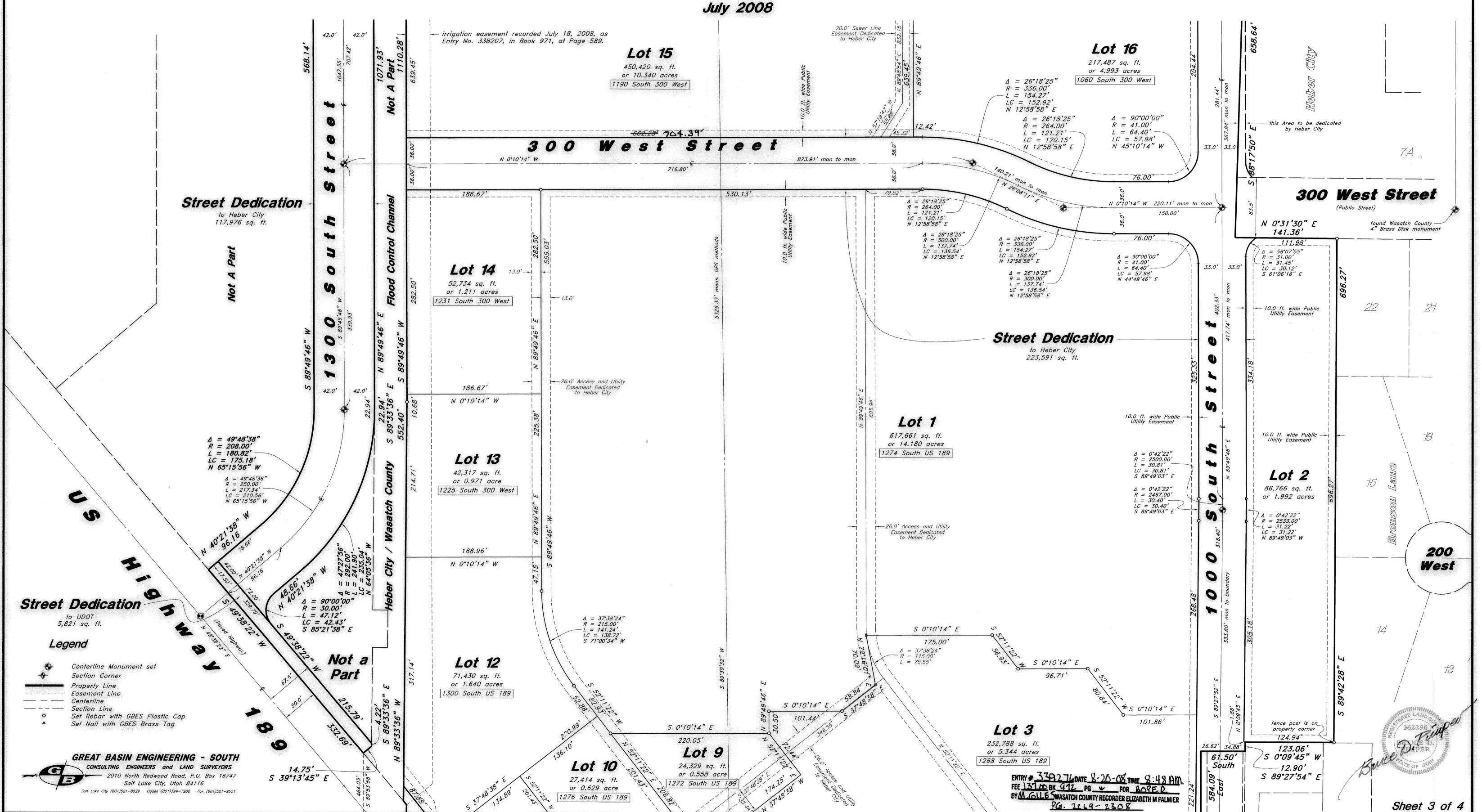
- 1 Heber City shall be responsible for the operation, repair and maintenance of the water and sewer public facilities located within the designated easements dedicated to Heber City and shall have the right of access.
- 2 Drainage easements, access and utility easements dedicated to Heber City shall prohibit cuts, fills, changes to topography greater that 6", and structures above or below ground. Any landscaping in said easements shall be restricted to lawn where approved in writing by City.
- 3 Access to this parcel from Highway 40 provided by right-of-way easement recorded as August 3, 2000 as Entry No. 00226086 in Book 470 at Page 620 Official Records of Wasatch County.
- 4 Lots not abutting a public right-of-way will not be sold or transferred until a cross access agreement has been recorded granting public access to the lot.

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Being a part of the Southwest Quarter of Section 5, the Southeast Quarter of Section 7,
Section 6, and the Northeast Quarter of Section 7,
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Heber City, Wasatch County, Utah





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