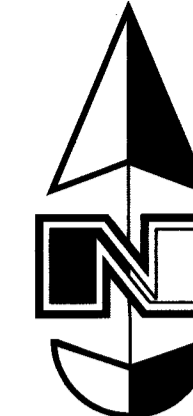


# Valley Station - Amended

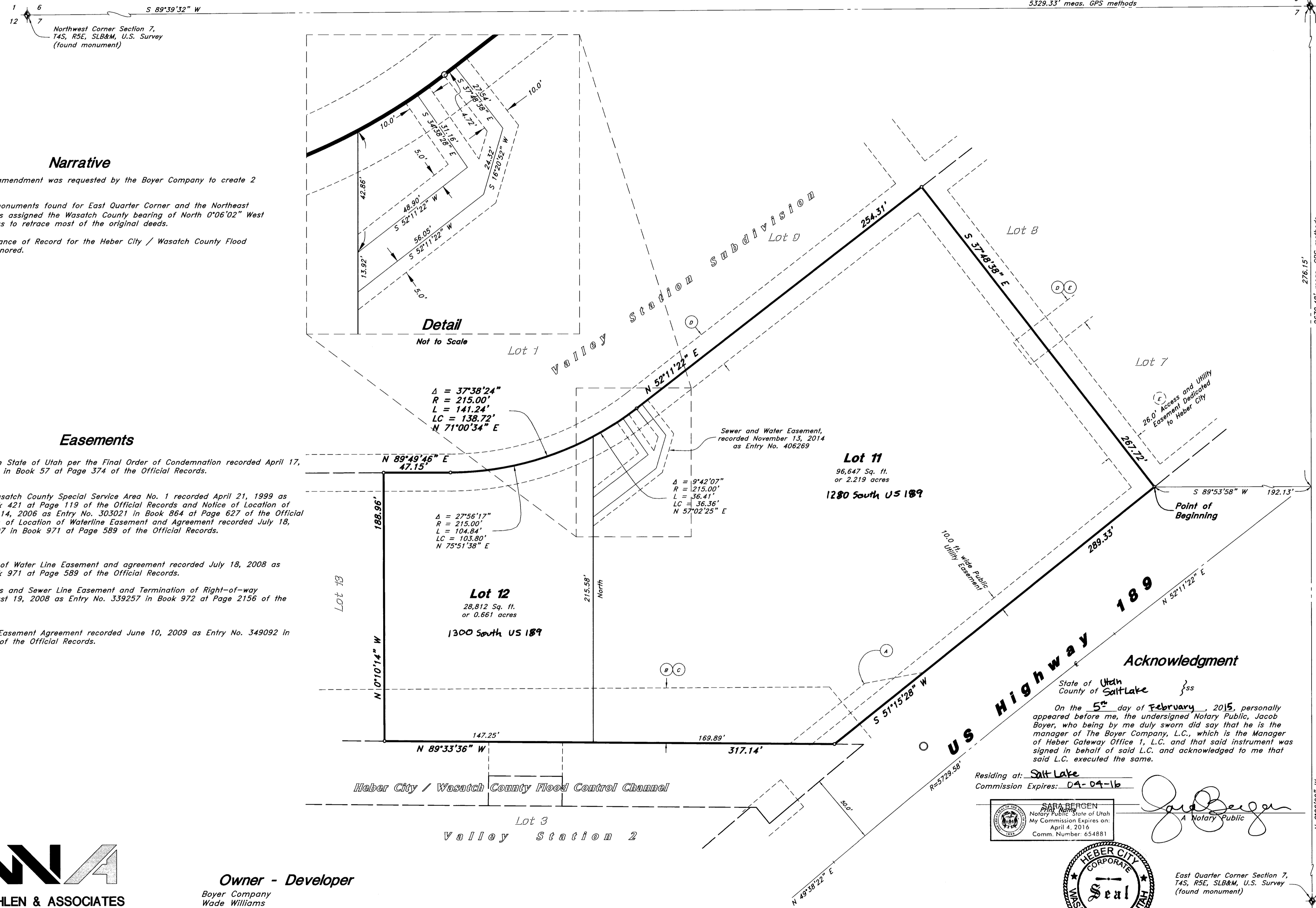
## Subdivision

### 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 retrace most of the original deeds.

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. 89993 in Book 57 at Page 374 of the Official Records.
- (B) Irrigation easement to Wasatch County Special Service Area No. 1 recorded April 21, 1999 as Entry No. 213184 in Book 421 at Page 119 of the Official Records and Notice of Location of Easement recorded June 14, 2006 as Entry No. 303021 in Book 364 at Page 627 of the Official Records and Confirmation of Location of Waterline Easement and Agreement recorded July 18, 2008 as Entry No. 338207 in Book 971 at Page 589 of the Official Records.
- (C) Confirmation of Location of Water Line Easement and agreement recorded July 18, 2008 as Entry No. 338207 in Book 971 at Page 589 of the Official Records.
- (D) Maintenance, Cross Access and Sewer Line Easement and Termination of Right-of-way Agreement recorded August 19, 2008 as Entry No. 339257 in Book 972 at Page 2156 of the Official Records.
- (E) Cross Access and Utility Easement Agreement recorded June 10, 2009 as Entry No. 349092 in Book 993 at Page 1006 of the Official Records.

**AWA**  
ANDERSON WAHLEN & ASSOCIATES  
Great Basin Engineering South  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - AWaengineering.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 22<sup>nd</sup> Day of December A.D., 2014  
*Paul K. Krum*  
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.  
*Bart L. Mumford* 12-2-14  
Heber City Engineer

#### Planning Commission

Approved this 26<sup>th</sup> Day of November A.D., 2014 by the Heber City Planning Commission.  
*Keith Rawling*  
Planning Commission Chairperson

#### Heber City Approval

Presented to Heber City this 20<sup>th</sup> Day of November A.D., 2014. At which time this subdivision was approved and accepted.  
*Michelle Kellogg* Attest: City Recorder  
*Alan McDaniel* Heber City Mayor

#### Surveyor's Certificate

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

Valley Station - Amended Subdivision

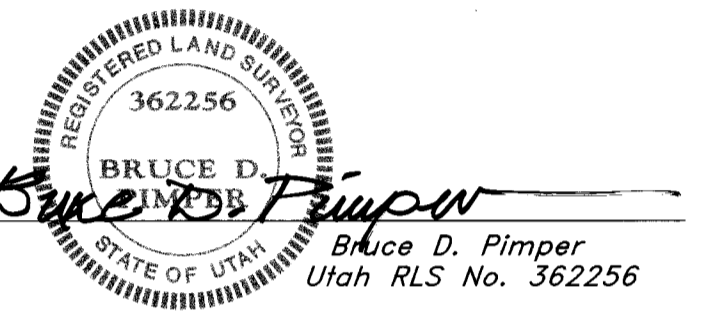
And that the same has been correctly surveyed and staked on the ground as shown on this plat.

#### 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 and Meridian, U.S. Survey in Heber City, Wasatch County, Utah:

Beginning at 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°53'58" West from the Northeast Corner of said Section 7; and running thence South 51°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°33'36" 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; Northeastly along the arc of a 215.00 foot radius curve to the left a distance of 141.24 feet (Central Angle equals 37°38'24" 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°48'38" East 267.72 feet along the Southwesterly Line of Lots 8 and 7 to the point of beginning.

Contains 125,459 sq. ft. or 2.880 acres



19 Nov, 2014  
Date

#### 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 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 19<sup>th</sup> day of

November AD, 2014.

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

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

By: *James O. Boyer*  
Jacob Boyer, Manager

By: *James O. Boyer*  
Jacob Boyer, Manager

The Heber Gateway Office 1, L.C.  
The Boyer Company, LC- Manager

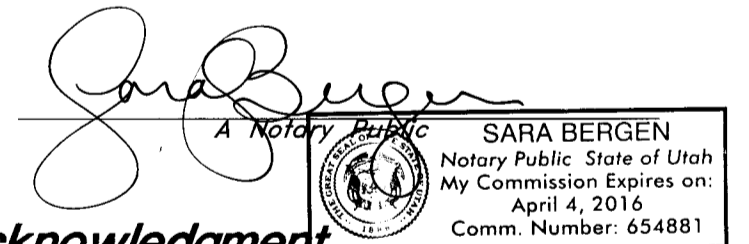
#### Acknowledgment

State of Utah }  
County of Salt Lake }ss

On the 19<sup>th</sup> 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 City, 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 Bergen  
Print Name



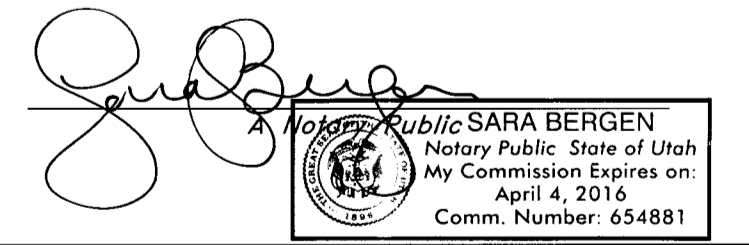
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Residing at: Salt Lake  
Commission Expires: 04-04-16

Sara Bergen  
Print Name



## 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

Recorded # 409158

State of Utah, County of Wasatch, Recorded and Filed at the Request of  
PATRICK S. MOFFETT  
Date 02-10-15 Time 3:46 P.M. Book 123 Page 126-135

33.00  
Fee \$

ELIZABETH PALMIER  
Wasatch County Recorder