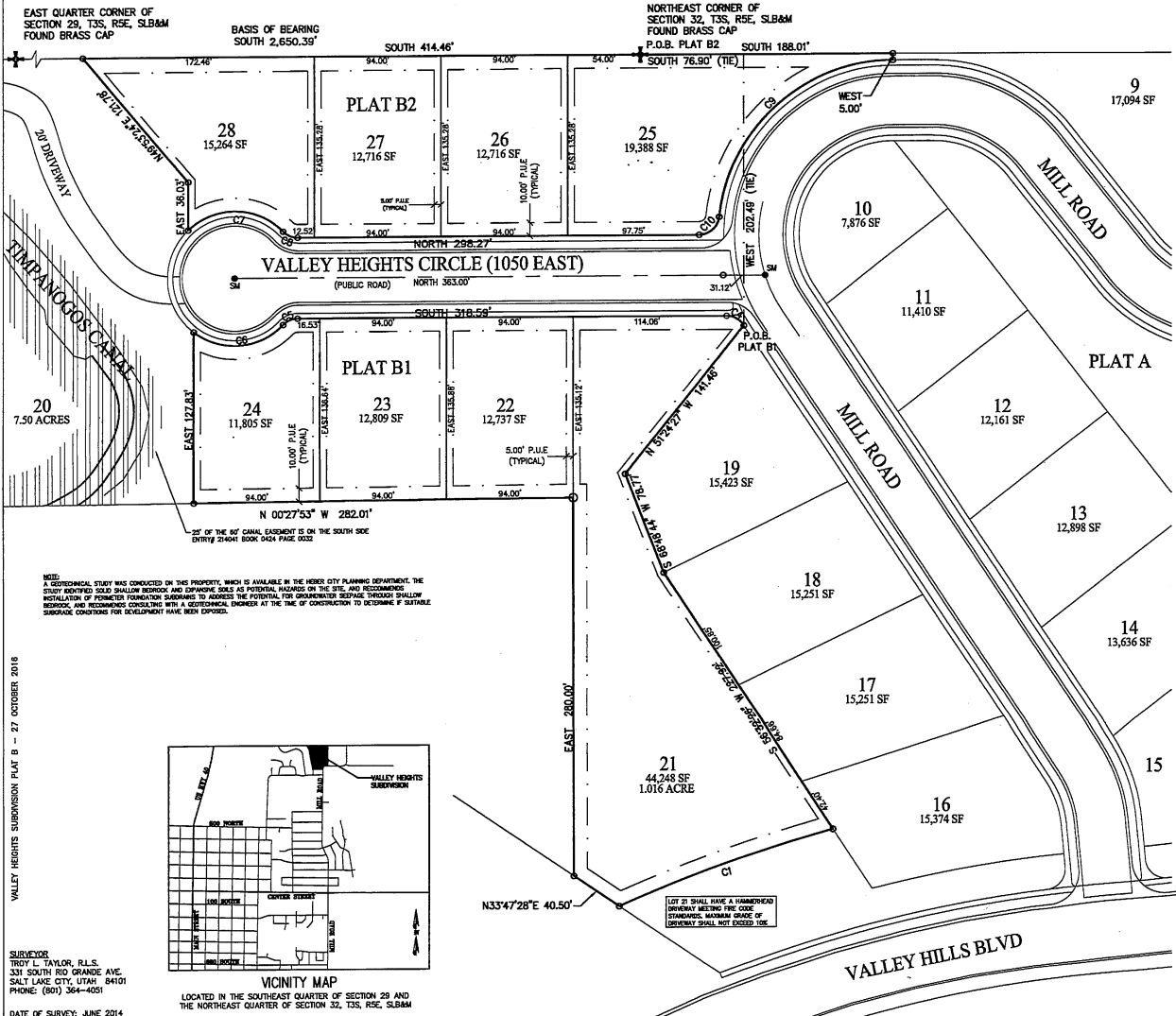
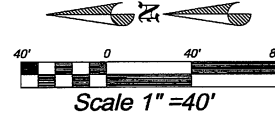


CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	169.94	1074.00	092021°	169.77	N 19°28'35" W
C4	15.37	15.00	52°43'27"	14.71	S 29°21'41" W
C5	12.00	15.00	48°11'13"	11.77	S 23°05'36" E
C6	73.12	50.00	83°32'02"	68.83	S 04°10'12" E
C7	28.49	50.00	89°56'44"	20.98	N 01°21'21" E
C8	12.00	15.00	48°11'13"	11.77	N 23°35'36" E
C9	190.88	130.00	84°10'26"	174.27	N 42°05'13" E
C10	22.04	15.00	84°10'26"	20.11	N 42°05'13" W



LOT	ADDRESS
21	1177 NORTH VALLEY HEIGHTS CIRCLE
22	1207 NORTH VALLEY HEIGHTS CIRCLE
23	1235 NORTH VALLEY HEIGHTS CIRCLE
24	1261 NORTH VALLEY HEIGHTS CIRCLE
25	1182 NORTH VALLEY HEIGHTS CIRCLE
26	1212 NORTH VALLEY HEIGHTS CIRCLE
27	1242 NORTH VALLEY HEIGHTS CIRCLE
28	1266 NORTH VALLEY HEIGHTS CIRCLE

**LEGEND**  
 SM ● SURVEY MONUMENT

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-6-602 OF THE UTAH CODE, I, BRAD LYLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 270832 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.  
 I FURTHER CERTIFY THAT I HAVE REVIEWED THE SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-2-17 OF THE UTAH CODE AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE VERIFIED MONUMENTS AS REPRESENTED ON THE PLAT.  
 DATE: 11/17/16 SURVEYOR: BRAD LYLE (SEE SEAL BELOW)

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0°00'00" EAST 2,650.38 FEET BETWEEN THE NORTH QUARTER CORNER (A FOUND WASATCH COUNTY BRASS CAP) AND THE NORTHEAST CORNER (A FOUND WASATCH COUNTY BRASS CAP) OF SECTION 32, T3S, R5E, SLB&M.

**BOUNDARY DESCRIPTION**  
 PLAT B1: BEGINNING AT THE FOUND BRASS CORNER MONUMENT FOR THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.  
 THENCE SOUTH 76.90 FEET; THENCE WEST 202.49 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 51°24'27" WEST 141.48 FEET; THENCE SOUTH 88°48'44" WEST 78.77 FEET; THENCE SOUTH 56°32'28" WEST 227.92 FEET; THENCE ALONG THE ARC OF A 1076.00 RADIUS CURVE TO THE LEFT 168.54 FEET (CHORD BEARING NORTH 19°28'35" WEST 168.77 FEET); THENCE NORTH 33°47'28" EAST 40.50 FEET; THENCE EAST 280.00 FEET; THENCE NORTH 02°27'53" WEST 282.00 FEET; THENCE EAST 127.83 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 73.18 FEET (CHORD BEARING SOUTH 04°15'12" EAST 66.83 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 15.37 FEET (CHORD BEARING SOUTH 23°05'36" EAST 11.77 FEET); THENCE SOUTH 318.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 15.37 FEET (CHORD BEARING SOUTH 29°21'41" WEST 14.71 FEET) TO THE POINT OF BEGINNING.  
 CONTAINING: 1.87 ACRES

**PLAT B2: BEGINNING AT THE FOUND BRASS CORNER MONUMENT FOR THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING.**  
 THENCE SOUTH 188.01 FEET; THENCE WEST 5.00 FEET; THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT 190.98 FEET (CHORD BEARING NORTH 42°05'13" WEST 174.27 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.04 FEET (CHORD BEARING NORTH 42°05'13" WEST 20.11 FEET); THENCE NORTH 298.27 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 12.09 FEET (CHORD BEARING NORTH 23°05'36" EAST 11.77 FEET); THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 73.18 FEET (CHORD BEARING NORTH 01°21'21" EAST 70.88 FEET); THENCE EAST 36.03 FEET; THENCE NORTH 49°53'24" EAST 121.78 FEET; THENCE SOUTH 414.48 FEET TO THE POINT OF BEGINNING.  
 CONTAINING: 1.38 ACRES

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.  
 DATED THIS 17 DAY OF November, A.D. 2016  
 BY: Brad Lyle SURVEYOR  
 WITNESSED BY: Alan H. Anderson NOTARY PUBLIC

**ACKNOWLEDGMENT**  
 STATE OF UTAH } SS  
 COUNTY OF WASATCH }  
 ON THE 17 DAY OF November, A.D. 2016  
 PERSONALLY APPEARED BEFORE ME, THE SIGNER(S) OF THE FORGING DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.  
 MY COMMISSION EXPIRES Notary Public



**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 12 DAY OF December, A.D. 2016 BY THE  
 HEBER CITY PLANNING COMMISSION  
Kathy Lambie  
 CHAIRMAN, PLANNING COMMISSION

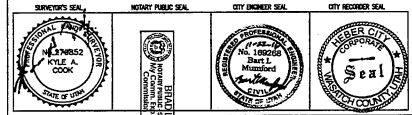
**COUNTY RECORDER**  
 ENTRY 422203 BOOK 1173 PAGE 468-477  
 DATE 12-18-2016 TIME 11:02 PM FILE # 31-2016-0001  
 FOR BRAD LYLE  
 # 1A - WASATCH COUNTY RECORDER FEEDBACK FORM

**COUNTY SURVEYOR'S CERTIFICATE**  
 APPROVED AS TO FORM ON THIS 17 DAY OF Nov, 2016  
 ROS# 2630  
James Williams  
 COUNTY SURVEYOR

**ACKNOWLEDGMENT**  
 STATE OF UTAH } SS  
 COUNTY OF WASATCH }  
 ON THE 17 DAY OF November, A.D. 2016 PERSONALLY APPEARED BEFORE ME, THE SIGNER(S) OF THE FORGING DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.  
 MY COMMISSION EXPIRES 7/7/16 NOTARY PUBLIC

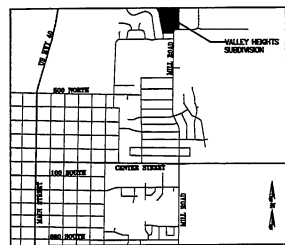
**ACCEPTANCE BY HEBER CITY**  
 THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.  
 THIS 17 DAY OF Nov, A.D. 2016  
 APPROVED: Allen McQuinn MAYOR ATTEST: Michelle M. Edwards CITY RECORDER (SEE SEAL BELOW)  
 APPROVED: Brad Lyle CITY ENGINEER (SEE SEAL BELOW)

**VALLEY HEIGHTS SUBDIVISION**  
 PLAT B1 & B2  
 SUBDIVISION, HEBER CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 40 FEET



**NOTE:**  
 A GEOTECHNICAL STUDY WAS CONDUCTED ON THIS PROPERTY, WHICH IS AVAILABLE IN THE HEBER CITY PLANNING DEPARTMENT. THE STUDY RECOMMENDS 30" SHALLOW FOUNDATIONS AND EXAMINE SLOPE POTENTIAL HAZARDS ON THE SITE, AND RECOMMENDS INSTALLATION OF FOUNDATION FOUNDATIONS TO ADDRESS THE POTENTIAL FOR CONSIDERABLE SETTLEMENT THROUGH SHALLOW FOUNDATIONS. ANY RECOMMENDATIONS CONCERNING A GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION TO DETERMINE IF OUTLIER SUBGRADE CONDITIONS FOR DEVELOPMENT HAVE BEEN EXPOSED.

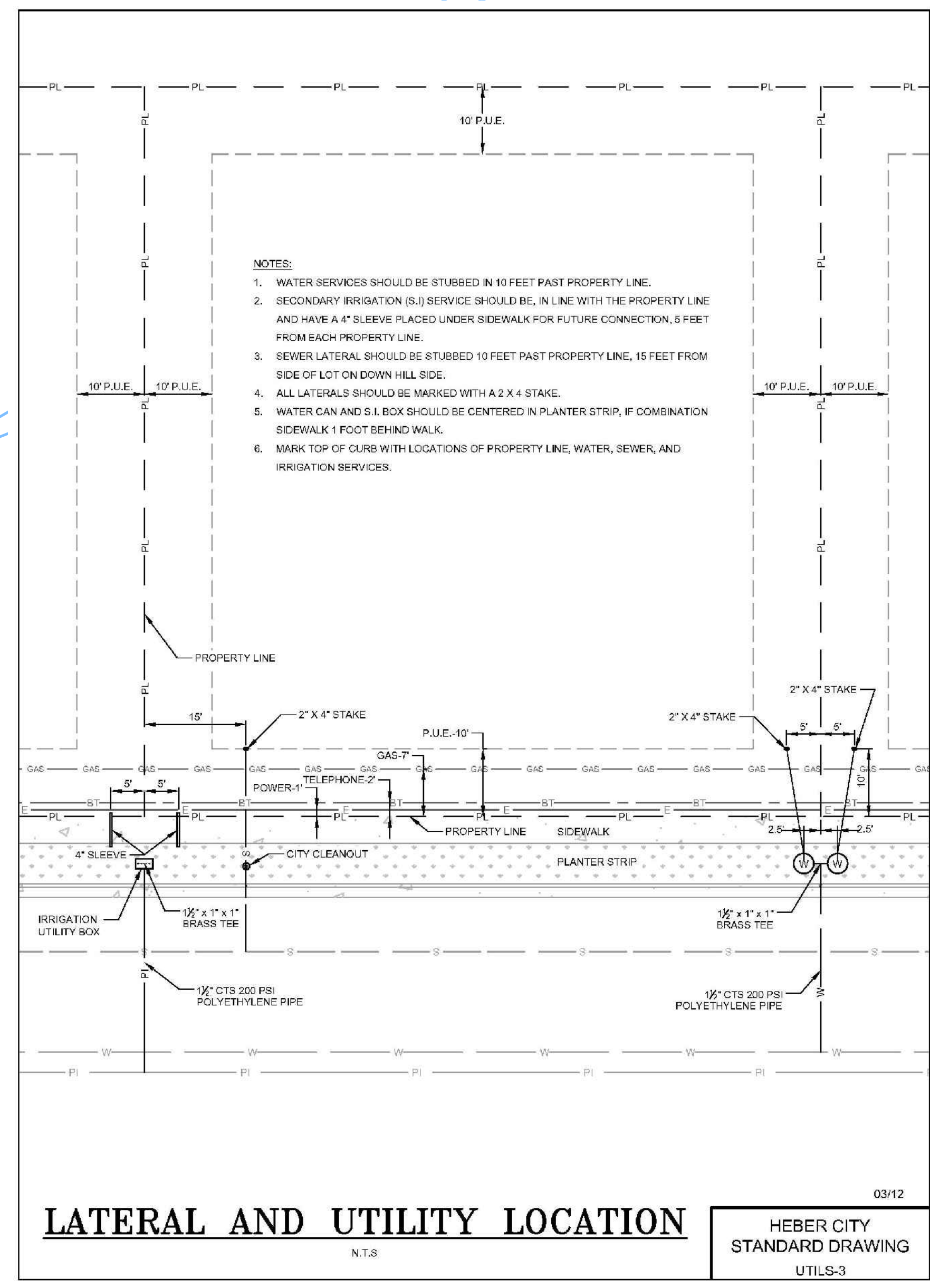
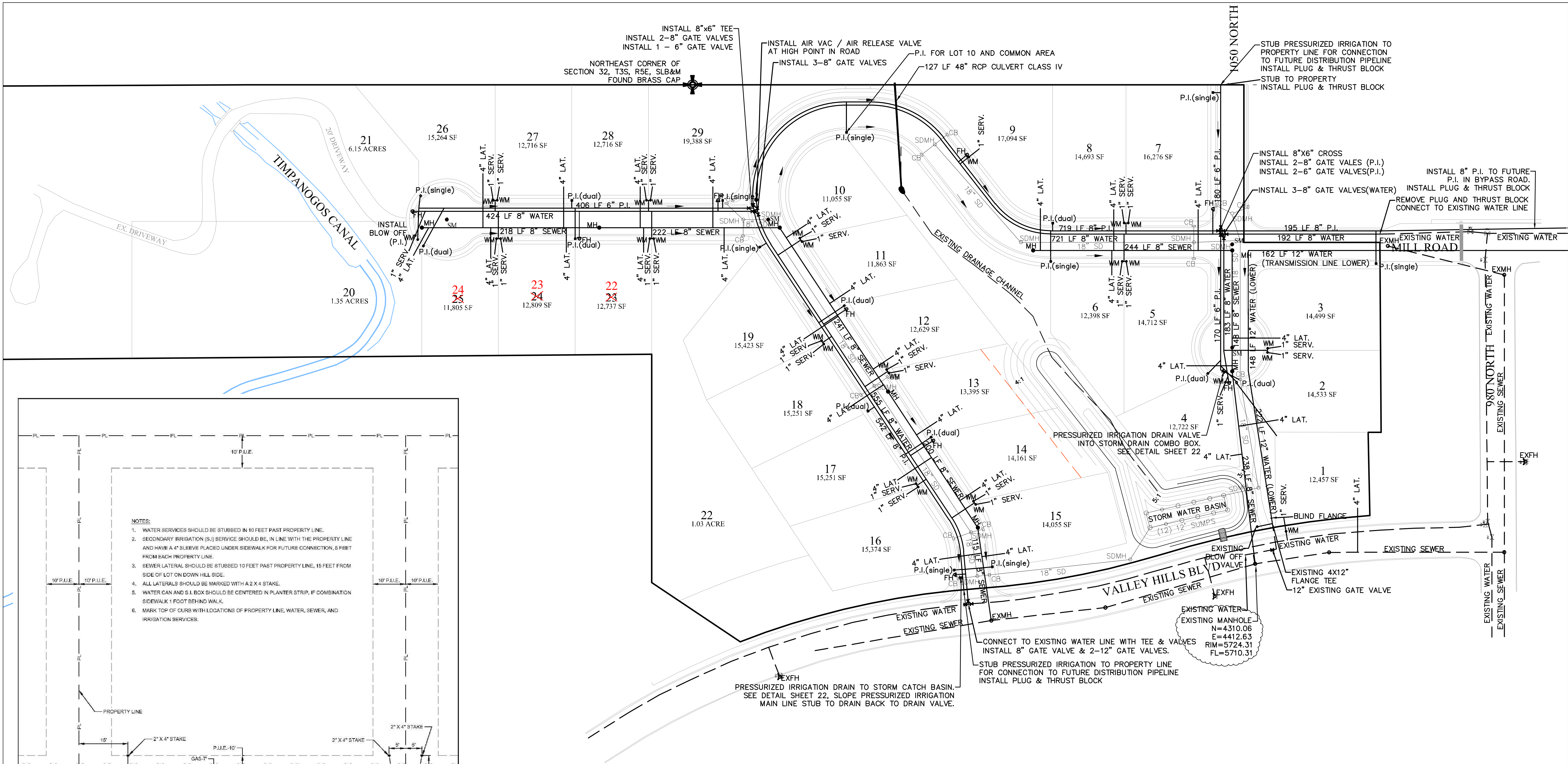
VALLEY HEIGHTS SUBDIVISION PLAT B - 27, OCTOBER, 2016



**SURVEYOR**  
 TROY L. TAYLOR, R.L.S.  
 331 SOUTH RIO GRANDE AVE.  
 SALT LAKE CITY, UTAH 84101  
 PHONE: (801) 364-4051

**VICINITY MAP**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, T3S, R5E, SLB&M

DATE OF SURVEY: JUNE, 2014



- NOTES:**
1. WATER SERVICES SHOULD BE STUBBED IN 10 FEET PAST PROPERTY LINE.
  2. SECONDARY IRRIGATION (S.I.) SERVICE SHOULD BE, IN LINE WITH THE PROPERTY LINE AND HAVE A 4" SLEEVE PLACED UNDER SIDEWALK FOR FUTURE CONNECTION, 6 FEET FROM EACH PROPERTY LINE.
  3. SEWER LATERAL SHOULD BE STUBBED 10 FEET PAST PROPERTY LINE, 15 FEET FROM SIDE OF LOT ON DOWN HILL SIDE.
  4. ALL LATERALS SHOULD BE MARKED WITH A 2" X 4" STAKE.
  5. WATER CAN AND S.I. BOX SHOULD BE CENTERED IN PLANTER STRIP, IF COMBINATION SIDEWALK 1 FOOT BEHIND WALK.
  6. MARK TOP OF CURB WITH LOCATIONS OF PROPERTY LINE, WATER, SEWER, AND IRRIGATION SERVICES.

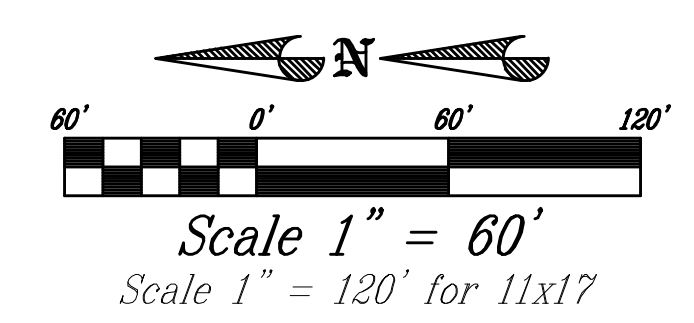
- CULINARY WATER SYSTEM NOTES:**
1. ALL CULINARY WATER CONSTRUCTION TO BE TO HEBER CITY STANDARDS.
  2. ALL SINGLE SERVICE LOTS SHALL HAVE A 1 INCH WATER SERVICE AND DUAL SERVICE LOTS A 1.5 INCH SERVICE WITH A 3/4" METER.
  3. INSTALL WATER SERVICES TO LIMIT OF PUBLIC UTILITY EASEMENT.
- WATER SYSTEM NOTES:**
1. EXISTING WATER SYSTEM CAN PROVIDE ADEQUATE PRESSURES FOR PHASE 1. PHASE 1 TO SWITCH TO UPPER PRESSURE ZONE ONCE AVAILABLE.
  2. EXISTING WATER SYSTEM CAN ONLY PROVIDE 30 PSI TO PHASE 2 WHICH IS ADEQUATE FOR FIRE PROTECTION BUT NOT FOR TYPICAL HOUSEHOLD USES. CONNECTION TO THE UPPER PRESSURE ZONE WILL BE AVAILABLE ONCE THE WATER LINE IN STONE CREEK IS COMPLETED. PHASE 2 MUST BE ON UPPER PRESSURE ZONE BEFORE PLAT IS RECORDED. ALL OF THE SUBDIVISION TO BE ON THE UPPER PRESSURE ZONE ONCE AVAILABLE.

- PRESSURIZED IRRIGATION NOTES:**
1. ALL PRESSURIZED IRRIGATION CONSTRUCTION TO BE TO HEBER CITY STANDARDS.
  2. ALL LOTS SHALL HAVE A 1 INCH (SINGLE LOT SERVICE) OR 1.5 INCH (DUAL LOT SERVICE) IRRIGATION SERVICE.

- SANITARY SEWER SYSTEM NOTES:**
1. ALL SEWER CONSTRUCTION TO BE TO HEBER CITY STANDARDS.
  2. ALL LOTS SHALL HAVE A 4 INCH SEWER LATERAL WITH A CITY CLEAN OUT IN PARK STRIP.
  3. INSTALL SEWER LATERALS TO LIMIT OF PUBLIC UTILITY EASEMENT.

**GENERAL NOTE:**  
CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN PRIOR TO WORK COMMENCING. MILL ROAD & VALLEY HILLS DRIVE SHALL REMAIN OPEN AT ALL TIMES.

SEPT 10, 2015 REVISIONS:  
SEWER REVISION PER FOUND MANHOLE LOCATION IN VALLEY HILLS BLVD.



MILLSTREAM PROPERTIES  
VALLEY HEIGHTS SUBDIVISION

UTILITY PLAN

**BERG ENGINEERING**  
RESOURCE GROUP, P.C.  
380 E Main St, Suite 204,  
Midway, Ut 84049  
ph. (435) 657-9749

DESIGN BY: PDB  
DRAWN BY: CNB

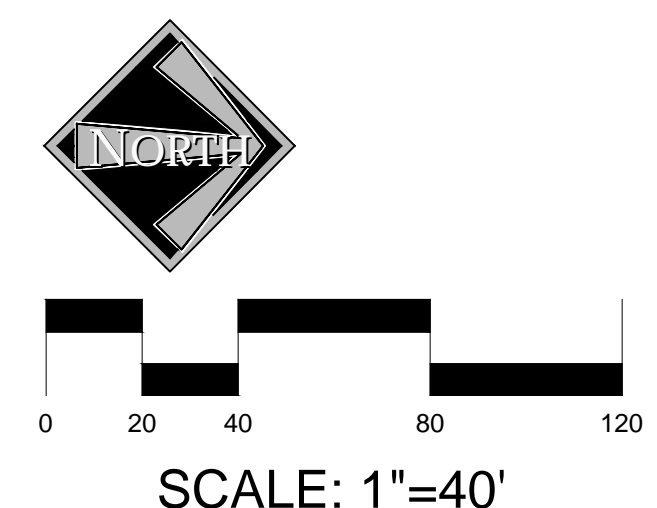
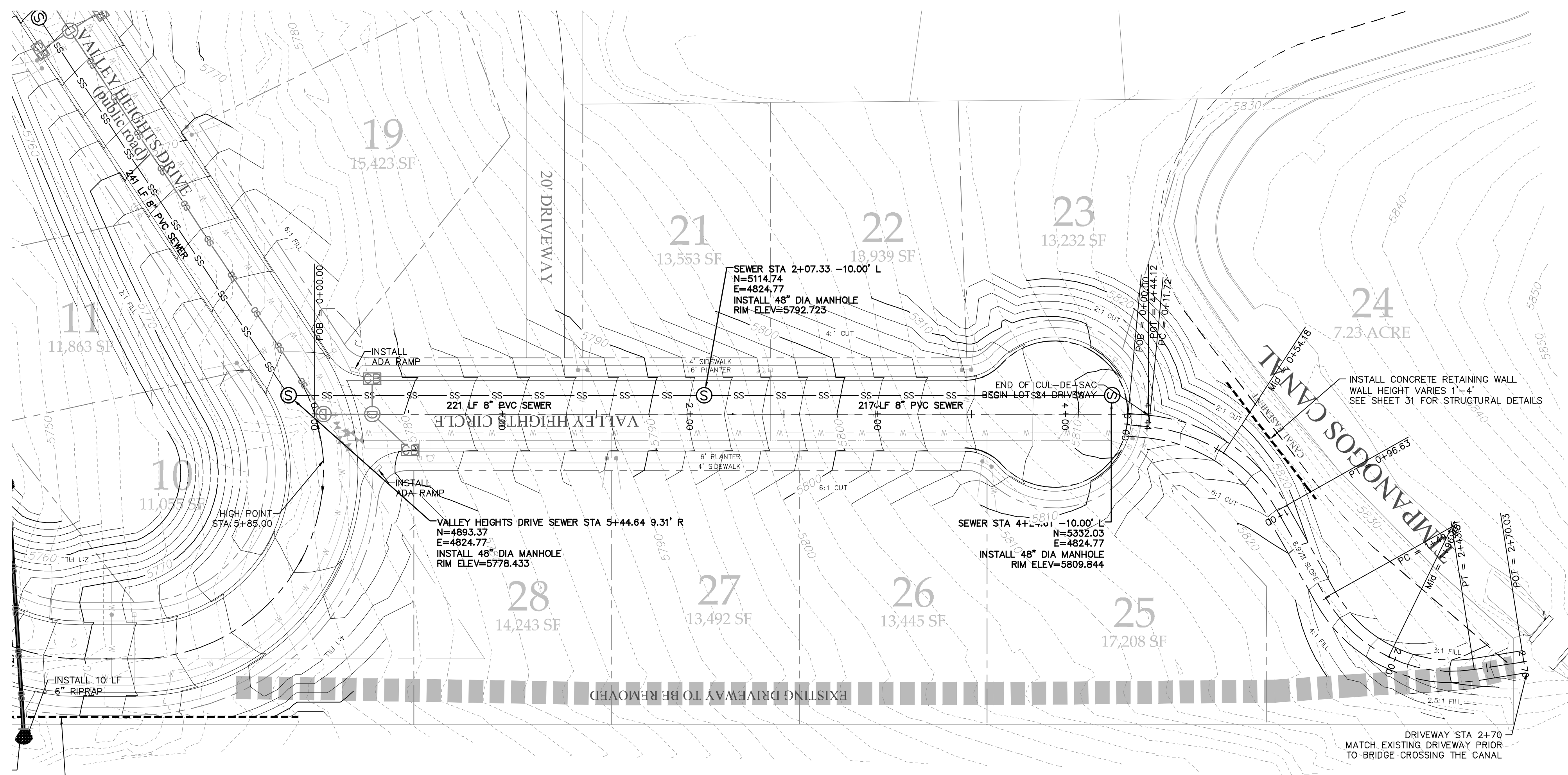
DATE: 24 MAR 2015  
REV: 10 SEPT 2015

SHEET  
14

**LATERAL AND UTILITY LOCATION**

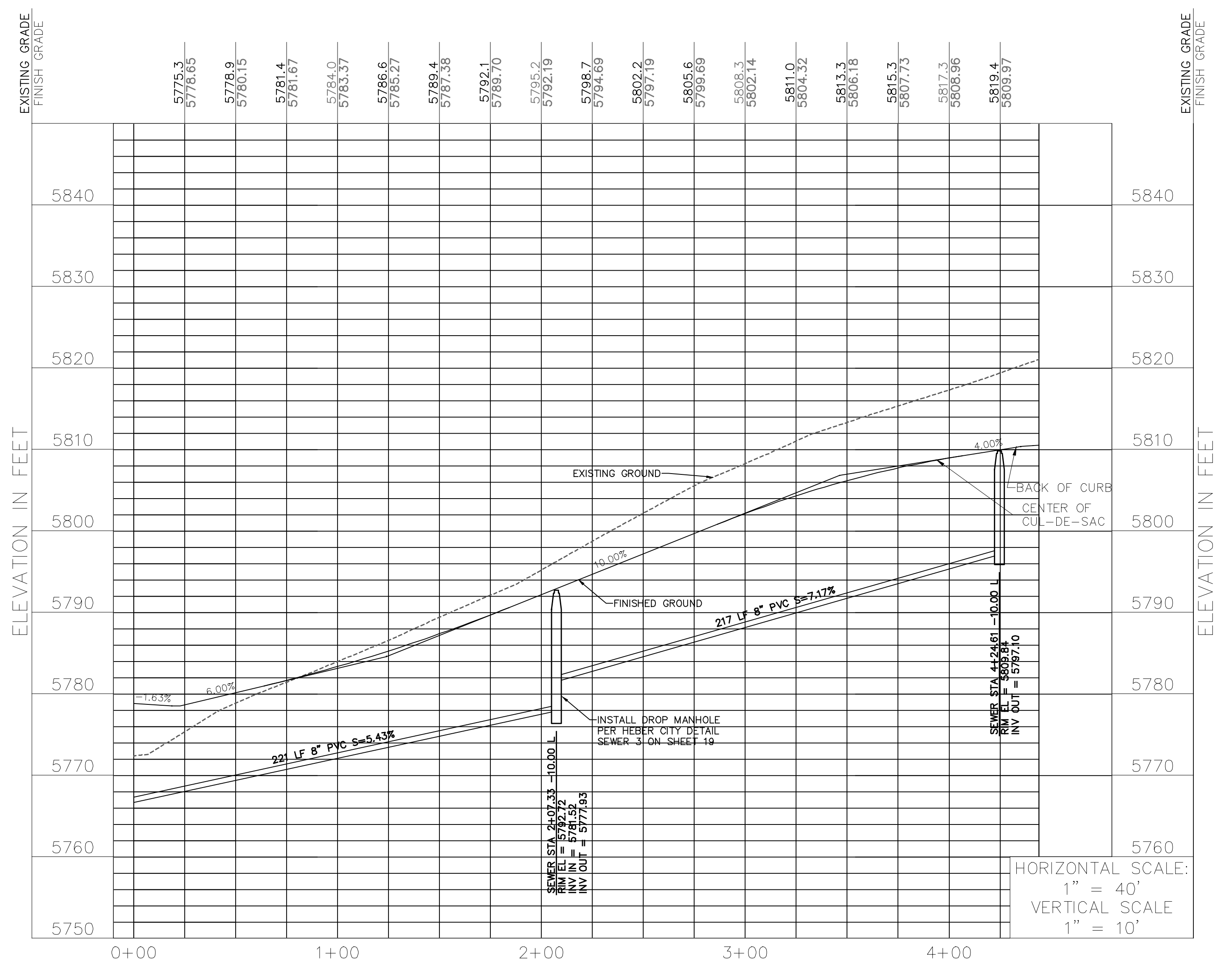
HEBER CITY  
STANDARD DRAWING  
UTILS-3

03/12  
N.T.S.



- LEGEND**
- SEWER MANHOLE
  - PROPOSED SEWER
  - PROPOSED WATER
  - PROPOSED STORM DRAIN

- NOTES**
1. ALL ROAD CONSTRUCTION SHALL CONFORM TO HEBER CITY STANDARDS.
  2. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR 'BLUE STAKING' OF UTILITIES.
  3. ALL SEWER CONSTRUCTION TO BE TO HEBER CITY STANDARDS.
  4. ALL LOTS SHALL HAVE A 4 INCH SEWER LATERAL WITH A CITY CLEAN OUT.
  5. INSTALL SEWER LATERALS TO LIMIT OF PUBLIC UTILITY EASEMENT.



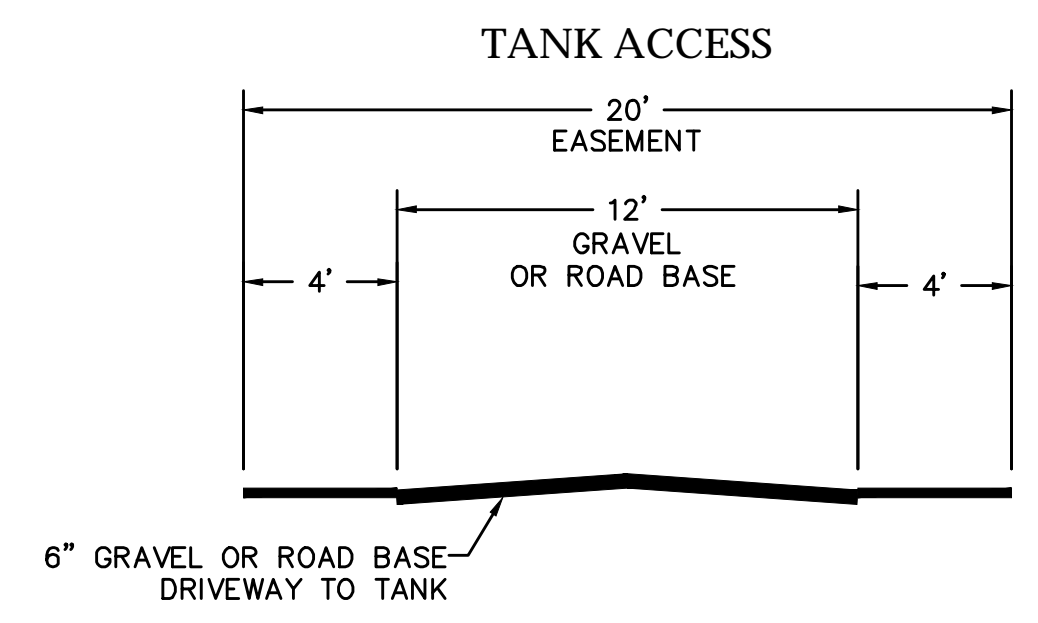
DATE:	24 MAR 2015
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	PDB
PROJECT:	Millstream
ISSUE:	Construction

REVISIONS


**Millstream Valley Heights Subdivision**  
 VALLEY HEIGHTS CIRCLE  
 STA 0+00 THRU 4+44.11

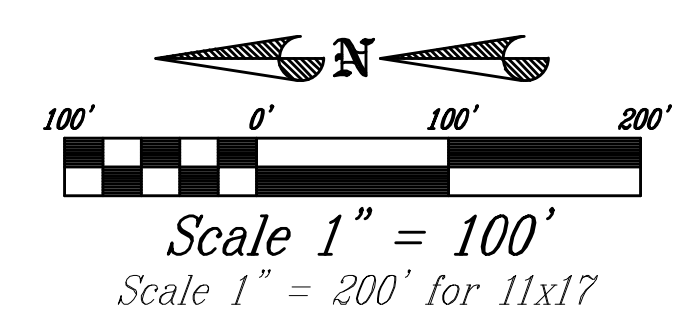
**SANITARY SEWER PLAN & PROFILE**

**17**



**LEGEND**

SLOPES 25% OR GREATER



MILLSTREAM PROPERTIES  
VALLEY HEIGHTS SUBDIVISION

TANK ACCESS MAP

**BERG ENGINEERING**  
RESOURCE GROUP, P.C.  
380 E Main St, Suite 204,  
Midway, Ut 84049  
ph. (435) 657-9749

DESIGN BY: PDB	DATE: 24 MAR 2015	SHEET
DRAWN BY: CNB	REV:	33