

**SURVEYOR'S CERTIFICATE**

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Sections 17-21-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

Date: 11/29/18

**BOUNDARY DESCRIPTION**

Located in the NE1/4 of Section 11, Township 8 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:  
Beginning at a point on the Westerly right of way line of Eagle Mountain Boulevard located S89°56'07"W along the Section line 1,263.69 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12") along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M; thence S00°15'44"W along said right of way 749.96 feet to North line of Parcel 59-043-0034 owned by Steven George & Kay Smith; thence N89°59'02"W along said Parcel 59-043-0034 to the Eastern line of said Real Property described in Deed Euro No. 4669-2002 of the Official Records of Utah County; thence along said deed the following 2 (two) courses and distance: N01°12'02"E 39.13 feet; thence S36°58'28"W 1,311.58 feet; thence N53°01'22"W 402.10 feet; thence N36°58'38"E 100.00 feet; thence N55°46'14"E 55.98 feet; thence S57°04'22"E 81.00 feet; thence N36°58'38"E 1,210.00 feet; thence N32°19'02"E 60.50 feet; thence N00°08'22"W 80.00 feet; thence N89°59'04"W 75.48 feet; thence N00°09'56"E 60.64 feet; thence N89°59'04"W 96.00 feet; thence N00°09'56"E 100.00 feet; thence N89°59'04"W 14.00 feet; thence N00°09'56"E 194.89 feet to the Section line; thence N89°56'07"E along the Section line 558.82 feet to the point of beginning.

Contains: 15.96 acres ±

**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 THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 18-9-A-07, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNERS:  
PRINTED NAME OF OWNER: Steve Maddox  
AUTHORIZED SIGNATURE(S): [Signature]

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF Utah

ON THE 20 DAY of November, A.D. 2018, I, SHELLEY MAE KING, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Maddox, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager of Eagle Mountain City, L.L.C., A UTAH L.L.C. AND THAT HE HAS SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7/10/2021  
A Notary Public Commissioned in Utah Residing in Utah County

MY COMMISSION No. 199904  
Shelley Mae King  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**

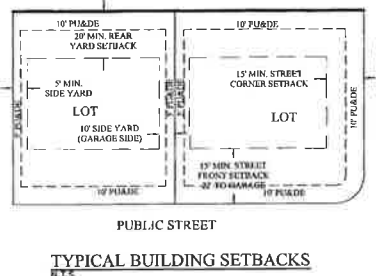
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 23 DAY OF November, 2018.

APPROVED BY MAYOR: [Signature]  
APPROVED BY CITY ATTORNEY: [Signature]  
APPROVED BY CITY ENGINEER: [Signature]  
APPROVED BY CITY RECORDER: [Signature]

ENT 1191032018 Rev 4 163P  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
7918 Dec 18 10:17 AM REC 32.29 67.54  
RECORDED FOR EAGLE MOUNTAIN CITY

**BRANDON PARK**  
PHASE "A" PLAT I  
SUBDIVISION  
LOCATED IN THE NW & NE1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: [Seal]  
NOTARY PUBLIC SEAL: [Seal]  
CITY-COUNTY ENGINEER SEAL: [Seal]  
COUNTY RECORDER SEAL: [Seal]



**16369**

**DIRECT COMMUNICATIONS**  
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Trench.

Approved this 4 day of Dec, 2018, Dominion Energy Company  
By: [Signature]  
Title: Pres. Const.

DATE: 12/11/18

**DOMINION ENERGY COMPANY**  
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the plat, including those set forth in the owners' dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this 4 day of Dec, 2018, Dominion Energy Company  
By: [Signature]  
Title: Pres. Const.

**ROCKY MOUNTAIN POWER**  
1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann. § 17-27a-40(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:  
(1) A recorded easement or right-of-way  
(2) The law applicable to prescriptive rights  
(3) Title 54, Chapter 3, Damage to Underground Utility Facilities, or  
(4) Any other provision of law.

By: [Signature]  
Title: [Signature]  
DATE: 12/11/18