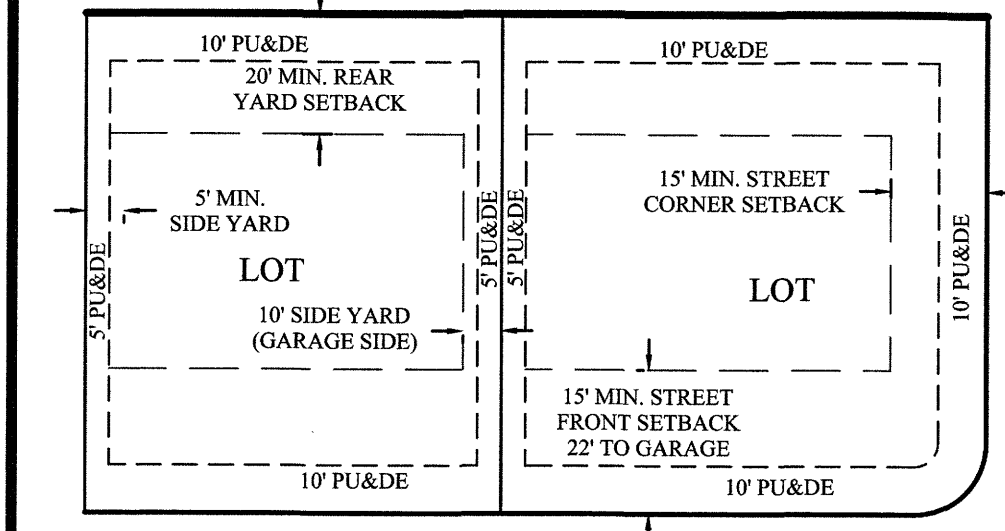


VICINITY MAP

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - CENTER LINE
 - LOT LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS

- NOTES**
- #5X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES. PARCELS A & B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - PARCELS A & B ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

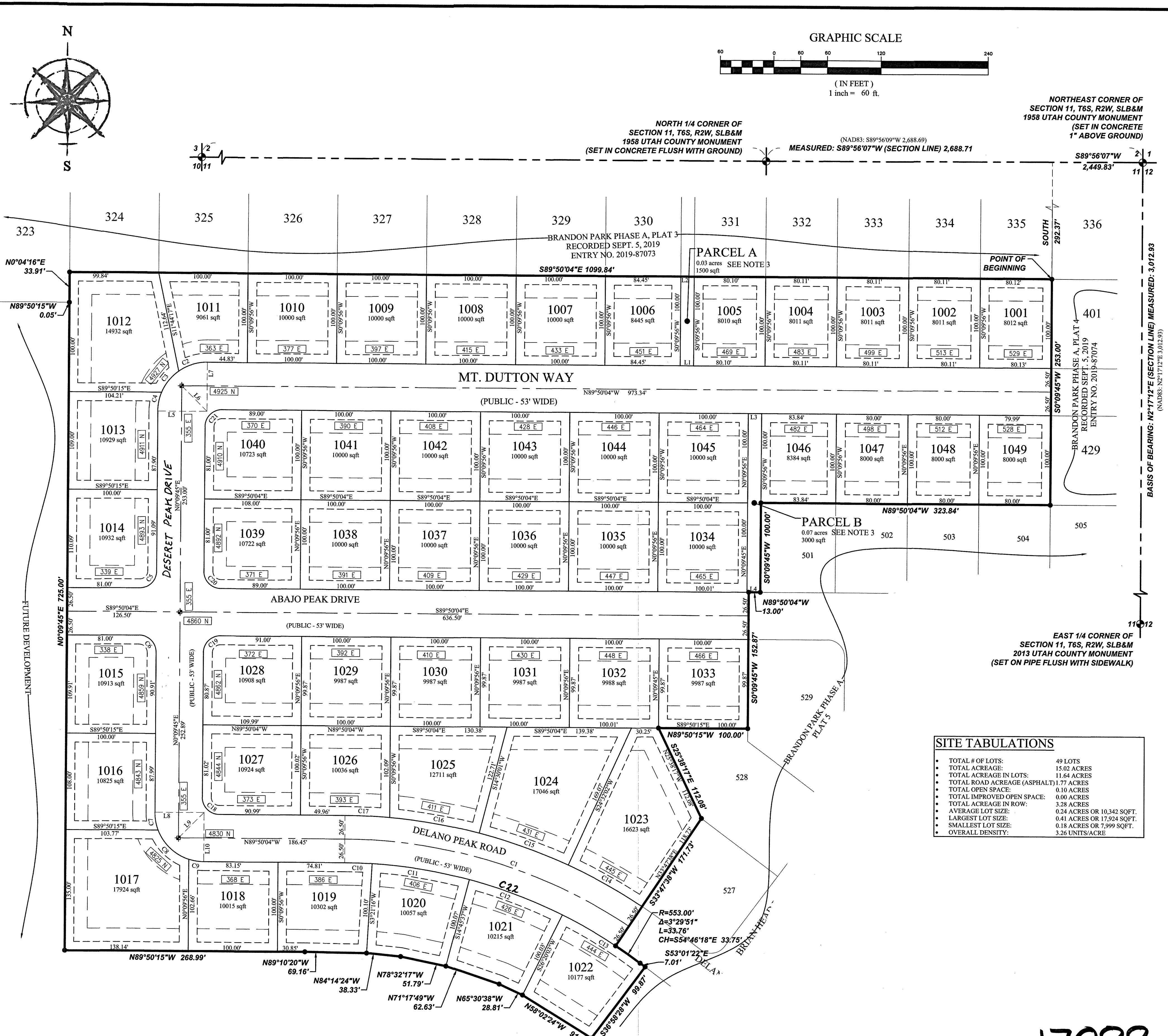


TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	579.50	33°19'43"	337.09	N73°10'13"W	332.36
C2	55.00	35°29'36"	34.07	N72°25'08"E	33.53
C3	55.00	31°57'08"	30.67	N38°41'46"E	30.28
C4	55.00	22°33'27"	21.65	N11°26'29"E	21.51
C5	19.00	90°00'11"	29.85	N45°09'50"E	26.87
C6	19.00	89°59'49"	29.84	N44°50'10"W	26.87
C7	55.00	21°19'59"	20.48	N10°30'15"W	20.36
C8	55.00	50°49'10"	48.78	N46°34'49"W	47.20
C9	55.00	17°50'40"	17.13	N80°54'44"W	17.06
C10	553.00	3°11'20"	30.78	N88°14'24"W	30.77
C11	553.00	11°24'21"	110.09	N80°56'33"W	109.90
C12	553.00	11°34'26"	111.71	N69°27'10"W	111.52
C13	553.00	10°38'34"	102.72	N58°20'39"W	102.57
C14	606.00	8°58'23"	94.91	S60°58'46"E	94.81
C15	606.00	10°02'01"	106.12	S70°28'58"E	105.99
C16	606.00	9°35'54"	101.52	S80°17'56"E	101.40
C17	606.00	4°44'11"	50.09	S87°27'59"E	50.08
C18	19.00	89°59'49"	29.84	S44°50'10"E	26.87
C19	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C20	19.00	89°59'49"	29.84	S44°50'10"E	26.87
C21	19.00	90°00'11"	29.85	S45°09'50"W	26.87

Line Table		
LINE	DIRECTION	LENGTH
L1	S89°50'04"E	15.00
L2	N89°50'04"W	15.00
L3	N89°50'04"W	15.00
L4	S89°50'04"E	15.00
L5	N89°50'15"W	55.00
L6	S44°50'10"W	40.31
L7	S00°09'50"W	55.00
L8	N89°50'15"W	55.00
L9	S45°09'50"W	40.30
L10	S00°09'50"W	55.00

C22 553.00 33°16'51" 321.54 N73°10'39"W 317.03



LINE	DIRECTION	LENGTH
L1	S89°50'04"E	15.00
L2	N89°50'04"W	15.00
L3	N89°50'04"W	15.00
L4	S89°50'04"E	15.00
L5	N89°50'15"W	55.00
L6	S44°50'10"W	40.31
L7	S00°09'50"W	55.00
L8	N89°50'15"W	55.00
L9	S45°09'50"W	40.30
L10	S00°09'50"W	55.00

LINE	DIRECTION	LENGTH
L1	S89°50'04"E	15.00
L2	N89°50'04"W	15.00
L3	N89°50'04"W	15.00
L4	S89°50'04"E	15.00
L5	N89°50'15"W	55.00
L6	S44°50'10"W	40.31
L7	S00°09'50"W	55.00
L8	N89°50'15"W	55.00
L9	S45°09'50"W	40.30
L10	S00°09'50"W	55.00

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.

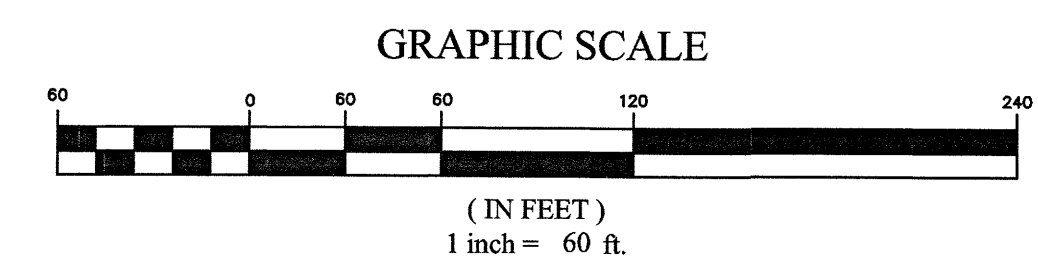
Approved this 7 day of April, 2020
By: *Christy Eldredge*
Title: *Per-Com Specialist*

DOMINION ENERGY UTAH
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional 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 acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

Approved this 7 day of April, 2020 Questar Gas Company
By: *Christy Eldredge*
Title: *Per-Com Specialist*

ROCKY MOUNTAIN POWER
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.
Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) 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 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law

Approved this 7 day of April, 2020 Rocky Mountain Power
By: *Del Edwards*
Title: *Per-Com Specialist*



NORTH 1/4 CORNER OF SECTION 11, T6S, R2W, SLB&M 1958 UTAH COUNTY MONUMENT (SET IN CONCRETE FLUSH WITH GROUND)
MEASURED: S89°56'07"W (SECTION LINE) 2,688.71
(NAD83: S89°56'09"W 2,688.69)

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 made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
03/05/2020
Date

BOUNDARY DESCRIPTION
Located in the NE1/4 & NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:
Beginning at the Northwest Corner of Lot 401 BRANDON PARK, PHASE A, PLAT 4 SUBDIVISION according to the Official Plat thereof recorded September 5, 2019 as Entry No. 87074-2019 in the Office of the Utah County Recorder, located S89°56'07"W along the Section line 2,449.83 feet and South 292.37 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); thence S00°09'45"W along said plat 253.00 feet; thence N89°50'04"W 323.84 feet; thence S00°09'45"W 100.00 feet; thence N89°50'04"W 13.00 feet; thence S00°09'45"W 152.87 feet; thence N89°50'15"W 100.00 feet; thence S25°38'17"E 112.08 feet; thence S34°73'38"W 171.73 feet; thence Southeastly along the arc of a non-tangent curve to the right having a radius of 553.00 feet (radius bears: S33°28'47"W) a distance of 33.76 feet through a central angle of 03°29'51" Chord: S54°46'18"E 33.75 feet; thence S53°01'22"E 7.01 feet; thence S36°58'28"W 99.87 feet; thence N58°02'24"W 91.02 feet; thence N65°30'38"W 28.81 feet; thence N71°17'49"W 62.63 feet; thence N78°32'17"W 51.79 feet; thence N84°14'24"W 38.33 feet; thence N89°10'20"W 69.16 feet; thence N89°50'15"W 268.99 feet; thence N00°09'45"E 725.00 feet to the Southerly line of Lot 323 BRANDON PARK, PHASE A, PLAT 3 SUBDIVISION according to the Official Plat thereof recorded September 5, 2019 as Entry No. 87073-2019 in the Office of the Utah County Recorder; thence along said plat the following 3 (three) courses: 1) S89°50'15"E 0.05 feet; 2) N00°04'16"E 33.91 feet; 3) S89°50'04"E 1,099.84 feet to the point of beginning.
Contains: 15.02 acres +/-

ENT 7227612020 Map # 17088
JEFFREY STITH
UTAH COUNTY RECORDER
2020 Mar 28 11:12 am FEE 152.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

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 10-9A-607, 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.

OWNER(S):
PRINTED NAME OF OWNER: *Steve Maddox*
AUTHORIZED SIGNATURE(S): *Steve Maddox 3/4/20*
Manager Edge Homes Utah, LLC

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF *Utah*
ON THE *9* DAY OF *March* A.D. 20*20* PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF *Utah*, IN SAID STATE OF UTAH, *Manager Steve Maddox*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *Manager* OF *Edge Homes Utah, LLC*, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S 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
PRINTED FULL NAME OF NOTARY: *Shelley Mae King*

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 *7* DAY OF *April*, 20*20*.
APPROVED BY MAYOR: *Tom Johnson*
APPROVED BY CITY ATTORNEY: *[Signature]*
APPROVED BY CITY ENGINEER: *Christy T. [Signature]*
ATTEST BY CITY RECORDER: *[Signature]*
(SEE SEAL BELOW)

BRANDON PARK
PHASE A, PLAT 10
SUBDIVISION
LOCATED IN THE NE1/4 & NW1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

17088

SURVEYOR'S SEAL: *SPENCER W. LLEWELLYN*
NOTARY PUBLIC SEAL: *SHelley Mae King*
CITY-COUNTY ENGINEER SEAL: *CHRISTOPHER TODD*
COUNTY RECORDER SEAL: *EAGLE MOUNTAIN CITY*

S:\2019\19-0410 Brandon Park Phase 10 Design 19-0410.dwg Sheets C02-FINAL.dwg