

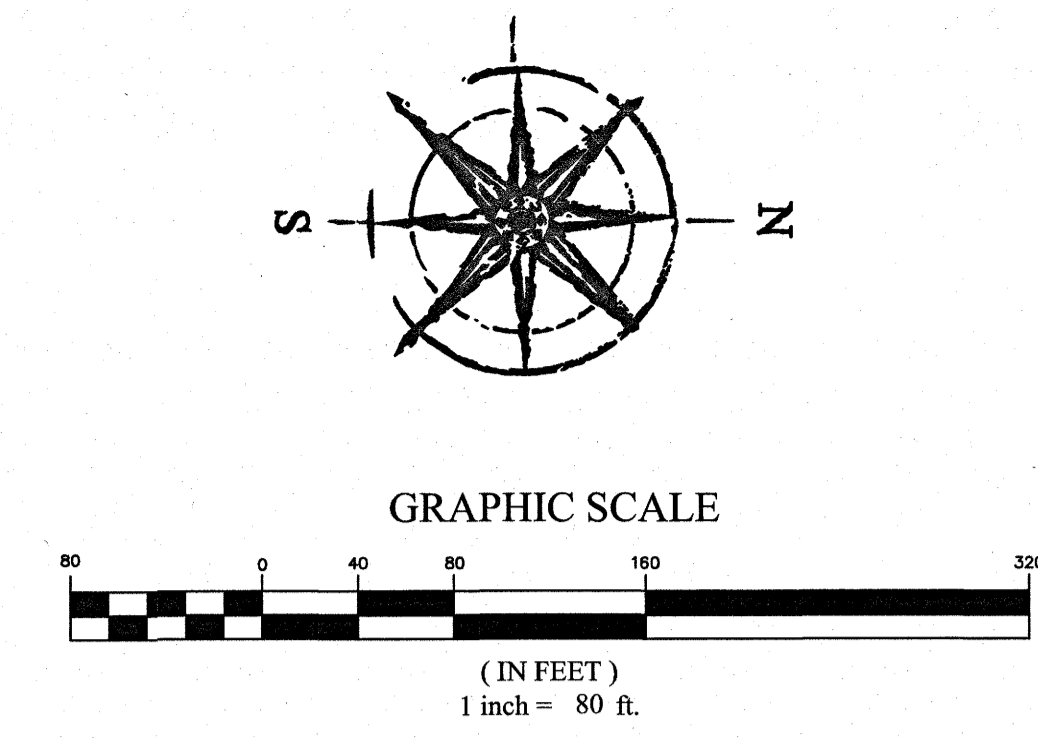
**NOTES**

- PARCEL A, B & C ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. NAIL OR PLUG SET IN CURB AT PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.

**SITE TABULATIONS**

- TOTAL # OF LOTS: 49 LOTS
- TOTAL ACRES: 16.77 ACRES
- TOTAL ACRES IN LOTS: 11.14 ACRES
- TOTAL ROAD ACRES (ASPHALT): 2.16 ACRES
- TOTAL OPEN SPACE: 1.73 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- TOTAL ACRES IN ROW: 3.90 ACRES
- AVERAGE LOT SIZE: 0.23 ACRES OR 9,903 SQFT.
- LARGEST LOT SIZE: 0.30 ACRES OR 12,979 SQFT.
- SMALLEST LOT SIZE: 0.18 ACRES OR 8,000 SQFT.
- OVERALL DENSITY: 2.92 UNITS/ACRE

Line Table			Curve Table					
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
L1	S86°00'18"E	19.39	C1	28.50	57°01'14"	28.36	N65°29'05"E	27.21
L2	N53°01'33"W	100.00	C2	28.50	90°00'01"	44.77	N08°01'33"W	40.31
L3	N53°01'33"W	100.00	C3	19.00	90°00'01"	29.85	N81°58'33"E	26.87
L4	S53°01'33"E	100.00	C4	55.00	6°21'56"	6.11	S40°09'26"W	6.11
L5	S53°01'33"E	100.00	C5	19.00	90°00'01"	29.85	S08°01'22"E	26.87
L6	N53°01'33"W	100.00	C6	19.00	89°59'59"	29.85	N81°58'38"E	26.87
L7	N53°01'33"W	100.00	C7	19.00	89°59'50"	29.84	S08°01'27"E	26.87
L8	N36°58'28"E	15.00	C8	19.00	90°00'10"	29.85	S81°58'33"W	26.87
L9	N36°58'28"E	15.00	C9	55.00	50°39'18"	48.63	S68°40'03"W	47.06
L10	N36°58'28"E	15.00	C10	19.00	57°01'13"	18.91	N65°29'06"E	18.14
L11	N52°59'18"W	43.99	C11	19.00	90°00'01"	29.85	N08°01'33"W	26.87
L12	N36°58'28"E	20.00	C12	19.00	89°59'59"	29.85	S81°58'27"W	26.87
L13	N36°58'27"E	15.00	C13	19.00	90°00'01"	29.85	N08°01'33"W	26.87
L14	N36°58'27"E	20.00	C14	55.00	12°35'35"	12.09	S30°40'40"W	12.06
			C15	55.00	40°05'33"	38.49	S04°20'06"W	37.71
			C16	55.00	37°18'52"	35.82	S34°22'07"E	35.19
			C17	19.00	89°59'59"	29.85	S81°58'27"W	26.87
			C18	19.00	90°00'01"	29.85	S08°01'33"E	26.87
			C19	19.00	90°00'01"	29.85	N08°01'33"W	26.87
			C20	19.00	89°59'59"	29.85	N81°58'27"E	26.87
			C21	19.00	89°59'50"	29.84	N08°01'27"W	26.87



**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 Section 17-23-17 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: 4/17/19

**BOUNDARY DESCRIPTION**

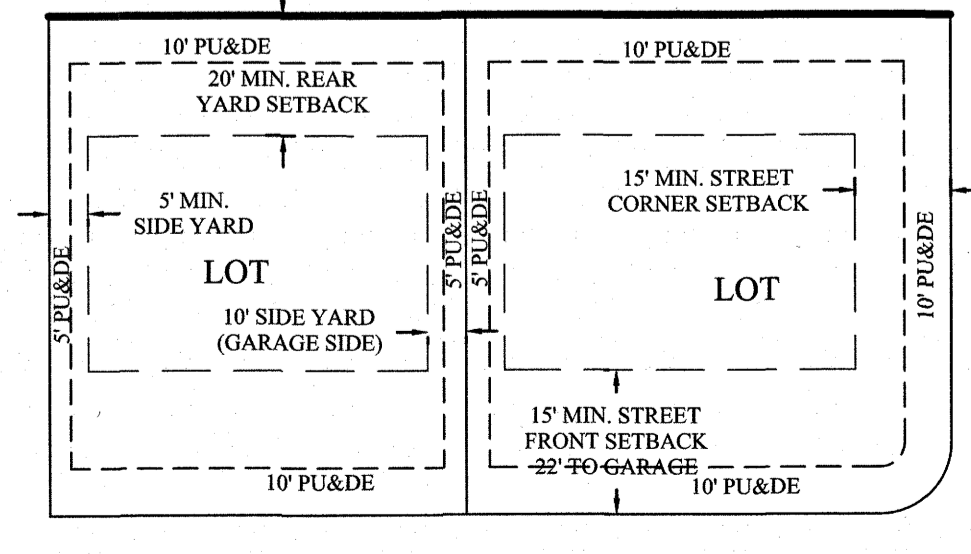
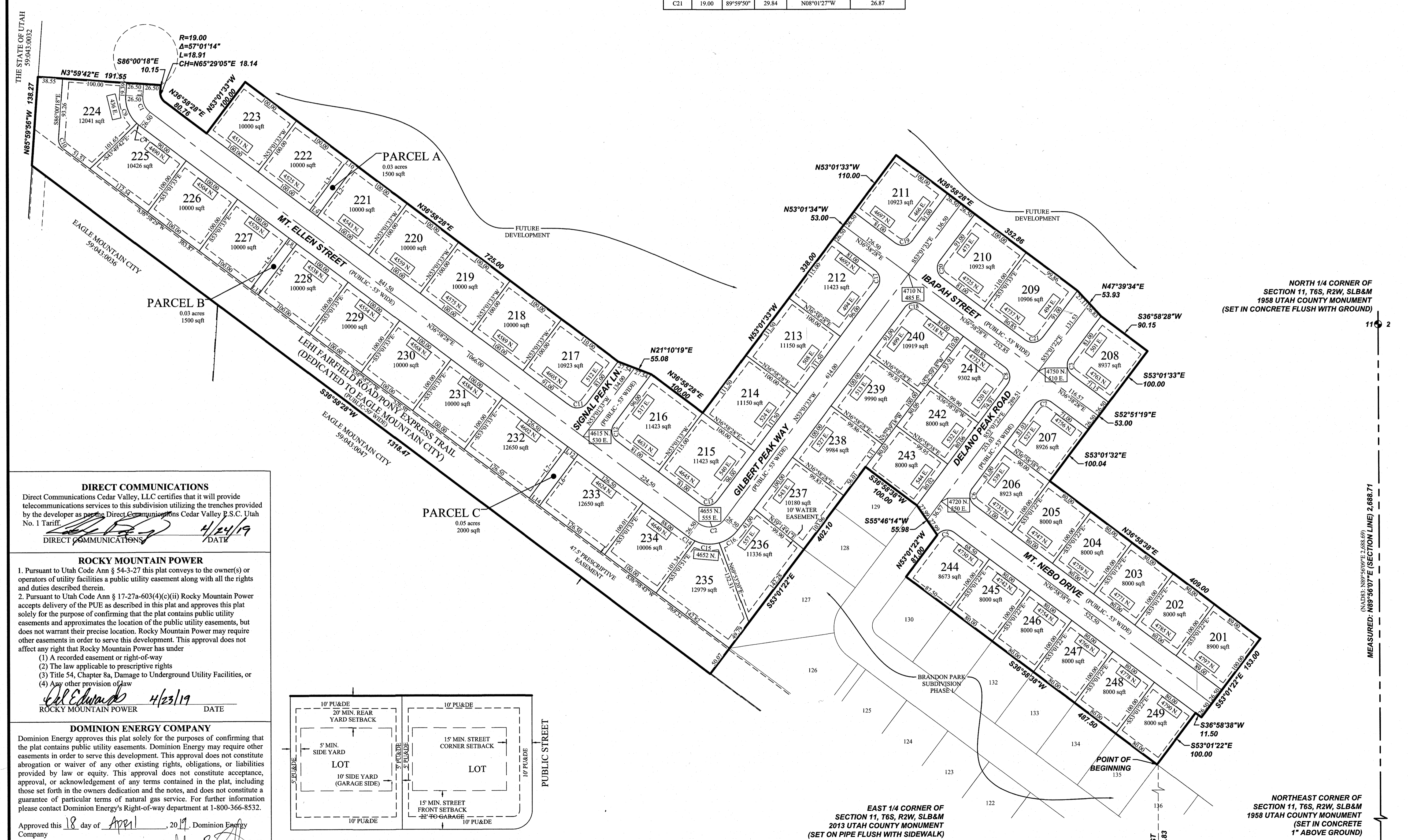
Located in the NW1/4 & NE1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:

Beginning at a point located S02°17'12"W along the Section line 1,064.94 feet and West 1,960.83 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M; thence S36°58'38"W 487.50 feet; thence N53°01'22"W 81.00 feet; thence S55°46'14"W 55.98 feet; thence S36°58'38"W 100.00 feet; thence S53°01'22"E 402.10 feet to the Easterly line of that Real Property described in Deed Entry No. 4669-2002 of the Official Records of Utah County; thence S36°58'28"W along said deed 1,318.47 feet to the 1/4 Section line; thence N85°59'56"W along said 1/4 Section line 138.27 feet; thence N03°59'42"E 191.55 feet; thence S86°00'18"E 10.15 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 18.91 feet through a central angle of 57°01'14" Chord: N65°29'05"E 18.14 feet; thence N36°58'28"E 80.76 feet; thence N53°01'33"W 100.00 feet; thence N36°58'28"E 725.00 feet; thence N21°10'19"E 55.08 feet; thence N36°58'28"E 100.00 feet; thence N53°01'33"W 338.00 feet; thence N53°01'34"W 53.00 feet; thence N53°01'33"W 110.00 feet; thence N36°58'28"E 352.86 feet; thence N47°39'34"E 53.93 feet; thence N36°58'28"E 90.15 feet; thence S53°01'33"E 100.00 feet; thence S53°01'32"E 100.04 feet; thence S53°01'32"E 100.04 feet; thence N36°58'38"E 409.00 feet; thence S53°01'22"E 153.00 feet; thence S36°58'38"W 11.50 feet; thence S53°01'22"E 100.00 feet to the point of beginning.

Contains: 16.77 acres +/-

ENT 42789-2019 Map # 16556  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Map 14 4442 per FEE 154.00 BY MA  
RECORDED FOR EAGLE MOUNTAIN CITY

**VICINITY MAP**  
N.T.S.



**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 Tariff.

4/24/19  
DATE

**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-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:

- A recorded easement or right-of-way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- Any other provision of law

4/23/19  
DATE

**DOMINION ENERGY COMPANY**

Dominion Energy approves this plat solely for the purposes 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 acknowledgement 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 18 day of April, 2019, Dominion Energy Company

By: [Signature]  
Title: [Signature]

**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): [Signature]

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF Utah

ON the 18 day of April, A.D. 2019, I, 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/SHE IS THE Manager OF Edge Homes Utah, L.L.C., 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

MY COMMISSION No. 1951024  
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 14 DAY OF May 2019.

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

APPROVED BY CITY ENGINEER: [Signature]  
ATTEST BY CITY RECORDER: [Signature]

**BRANDON PARK**  
PHASE A, PLAT 2  
SUBDIVISION  
LOCATED IN THE NW1/4 & 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]

16556

EAST 1/4 CORNER OF SECTION 11, T6S, R2W, SLB&M 2013 UTAH COUNTY MONUMENT (SET ON PIPE FLUSH WITH SIDEWALK)

NORTH 1/4 CORNER OF SECTION 11, T6S, R2W, SLB&M 1958 UTAH COUNTY MONUMENT (SET IN CONCRETE FLUSH WITH GROUND)

NORTHEAST CORNER OF SECTION 11, T6S, R2W, SLB&M 1958 UTAH COUNTY MONUMENT (SET IN CONCRETE 1" ABOVE GROUND)

MEASURED: 3,012.93  
BASIS OF BEARING: S2°17'12"W (SECTION LINE)  
MEASURED: 2,688.71  
MEASURED: 1,960.83

Z:\2017\17-384 Brandon Park design 17-384\img\sheets\Phase 2\CDLO Final Plat P2.dwg  
17-05P  
17-05P