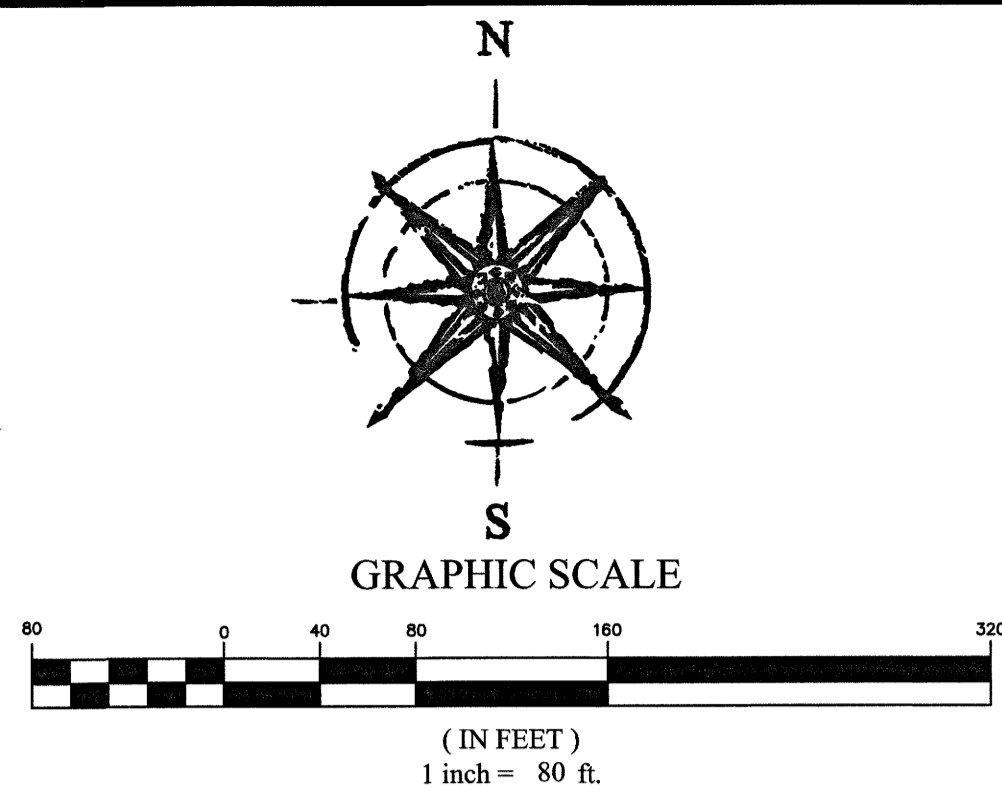


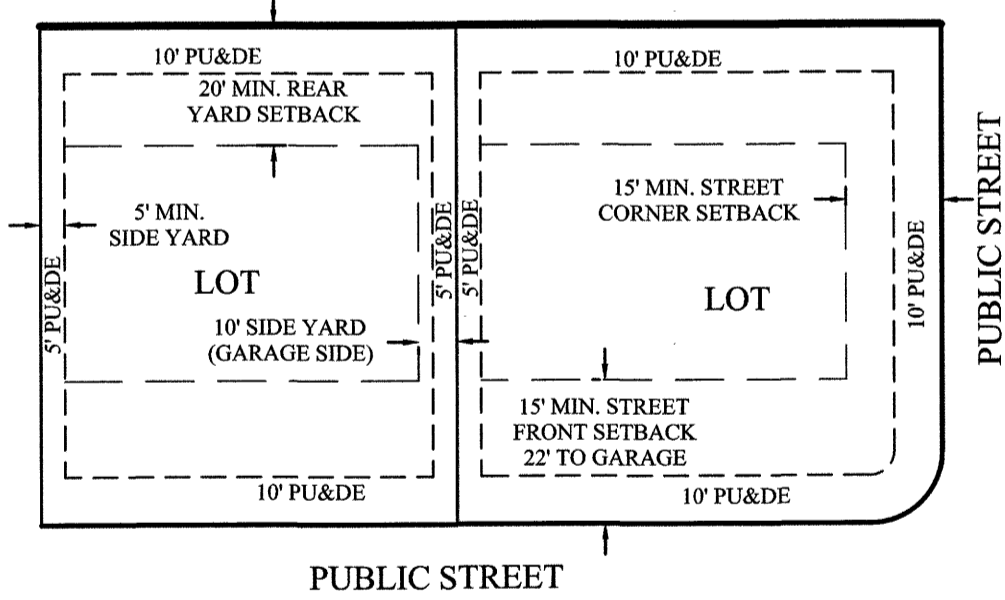
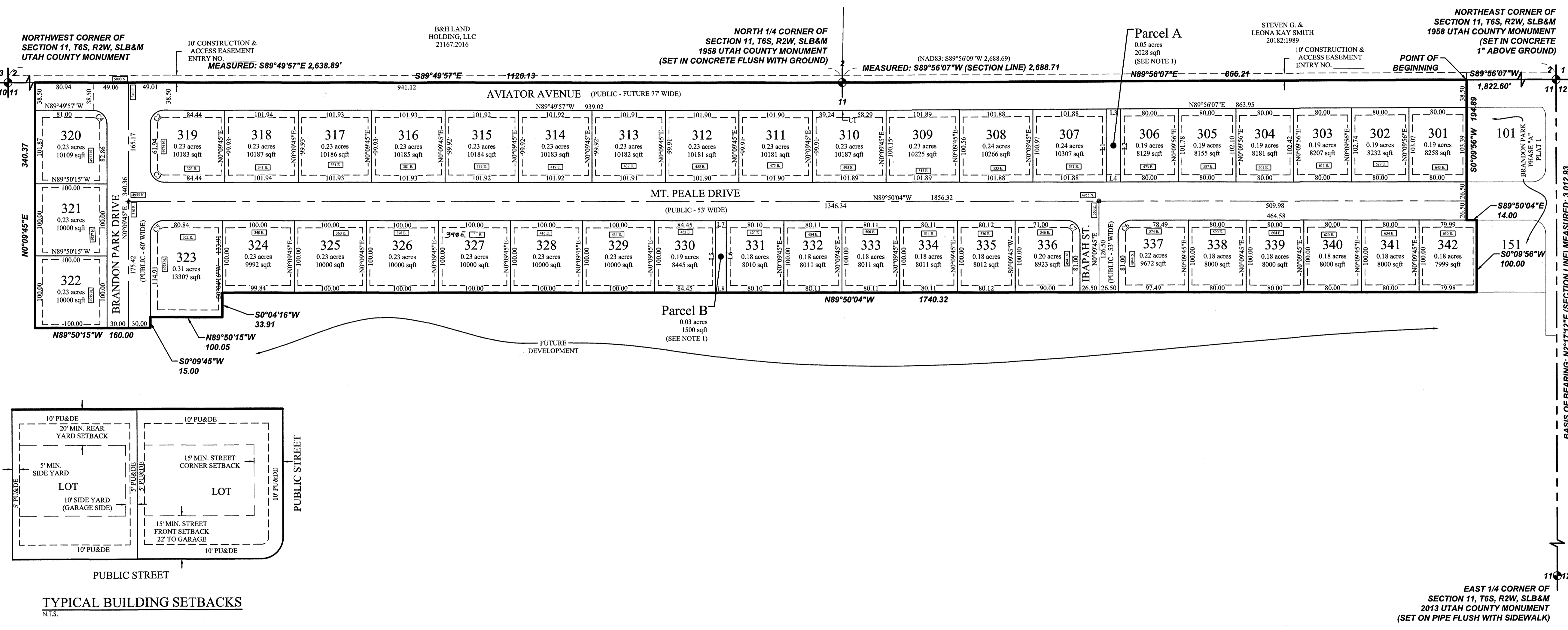
- NOTES**
- PARCELS A AND B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - DRIVEWAYS FOR LOTS 316 AND 326 MUST BE INSTALLED ON THE EAST SIDE OF THE LOTS.

SITE TABULATIONS

- TOTAL # OF LOTS: 42 LOTS
- TOTAL ACRES: 13.61 ACRES
- TOTAL ACRES IN LOTS: 9.00 ACRES
- TOTAL ROAD ACRES (ASPHALT): 2.46 ACRES
- TOTAL OPEN SPACE: 0.08 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- TOTAL ACRES IN ROW: 4.53 ACRES
- AVERAGE LOT SIZE: 0.21 ACRES OR 9,334 SQFT.
- LARGEST LOT SIZE: 0.31 ACRES OR 13,307 SQFT.
- SMALLEST LOT SIZE: 0.18 ACRES OR 8,000 SQFT.
- OVERALL DENSITY: 3.09 UNITS/ACRE



VICINITY MAP
N.T.S.



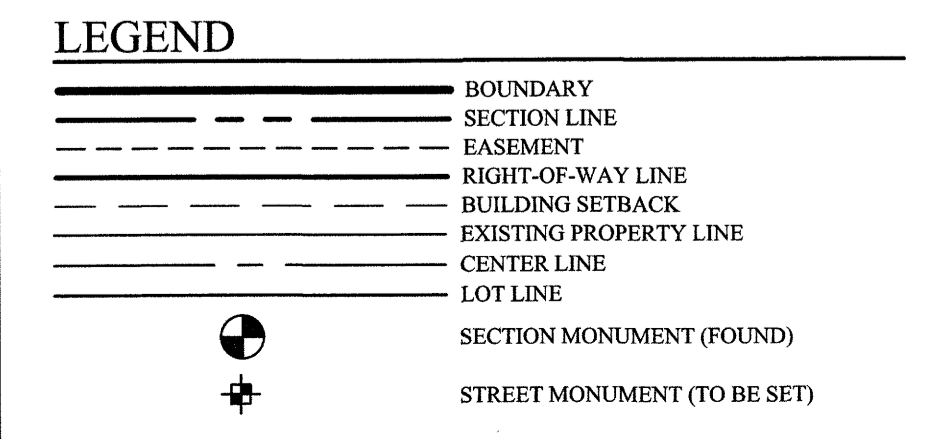
TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1077.00	0°13'56"	4.37	N89°56'55"W	4.37
C2	19.00	90°00'00"	29.85	S45°09'54"W	26.87
C3	19.00	89°59'49"	29.84	S44°50'10"E	26.87
C4	19.00	90°00'00"	29.85	N44°50'17"W	26.87
C5	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C6	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C7	19.00	89°59'49"	29.84	S44°50'10"E	26.87

Line Table

LINE	DIRECTION	LENGTH
L1	N00°09'56"E	101.38
L2	N00°09'56"E	101.46
L3	N89°56'07"E	20.00
L4	S89°50'04"E	20.00
L5	N00°09'45"E	100.00
L6	S00°09'45"W	100.00
L7	S89°50'04"E	15.00
L8	S89°50'04"E	15.00



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 Tariff.
DATE: 8/29/19

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:
(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.
DATE: 8/29/19

16688
DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR 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.
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
APPROVED THIS 28 DAY OF Aug A.D. 2019
BY: [Signature] DATE: 8/28/19
TITLE: GAS ACCOUNT SUPERVISOR

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: 08/28/19

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 BRANDON PARK, PHASE A, PLAT 1 SUBDIVISION according to the Official Plat thereof recorded December 18, 2018 as Entry No. 119103-2018 in the Office of the Utah County Recorder, located S89°56'07"W along the Section line 1,822.60 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); then along said plat the following (3) three courses: (1) S00°09'56"W 194.89 feet; then (2) S89°50'04"E 14.00 feet; then (3) S00°09'56"W 100.00 feet; then N89°50'04"W 1,740.32 feet; then S00°04'16"W 33.91 feet; then N89°50'15"W 100.05 feet; then S00°09'45"W 15.00 feet; then N89°50'15"W 160.00 feet; then N00°09'45"E 340.37 feet to the section line; then S89°49'57"E along the section line 1,120.13 feet to the N1/4 corner of Section 11; then N89°56'07"E along the section line 866.21 feet to the point of beginning.
Contains: 13.61 acres +/-

ENT 87073-2019 Map # 16688
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 05 2:51 pm FEE 138.00 BY SM
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 - Edge Homes Utah, LLC
AUTHORIZED SIGNATURE(S): [Signature]

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Utah
ON THE 28 DAY OF August A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, [Name], IN SAID STATE OF UTAH, [Name], WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE [Title] 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: 7-10-21
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 149494
PRINTED FULL NAME OF NOTARY: Shelley Mac 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 3 DAY OF September 2019.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
ATTES BY CITY RECORDER: [Signature]
(SEE SEAL BELOW)

BRANDON PARK
PHASE "A" PLAT 3
SUBDIVISION
LOCATED IN THE NE 1/4 & NW 1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Professional seals for Surveyor, Notary, City-County Engineer, and County Recorder.

2018 10-434 Brandon Park Phase 3-4 (design 18-4-24) (eng vha) c2 - FINAL PLAT PHASE 3.dwg