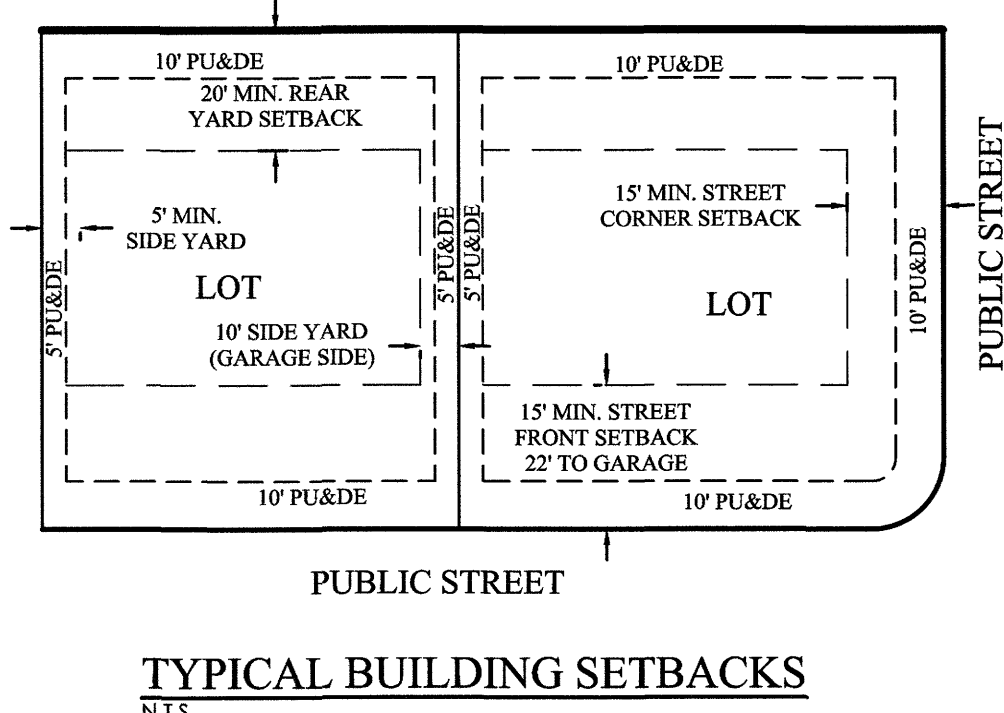
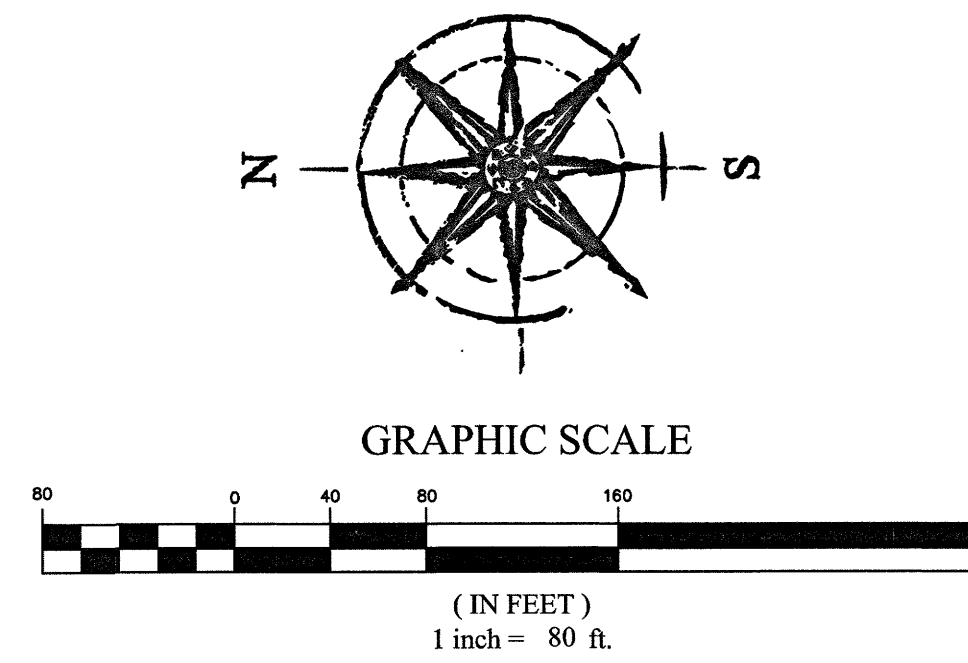


BRANDON PARK

PHASE A, PLAT 7
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 11, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



TYPICAL BUILDING SETBACKS
N.T.S.



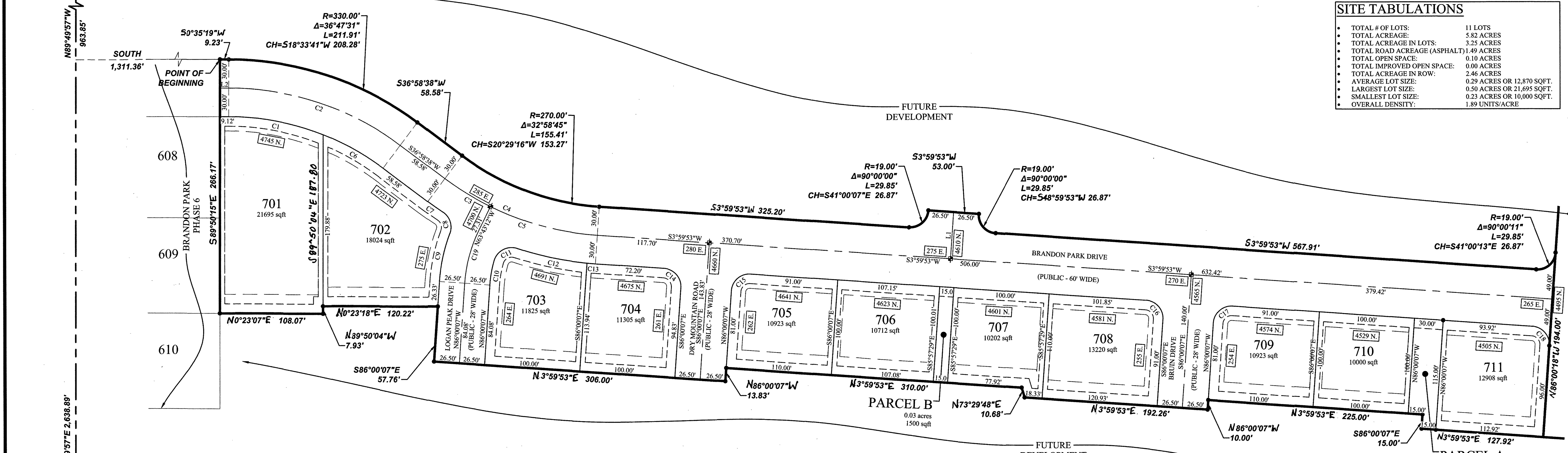
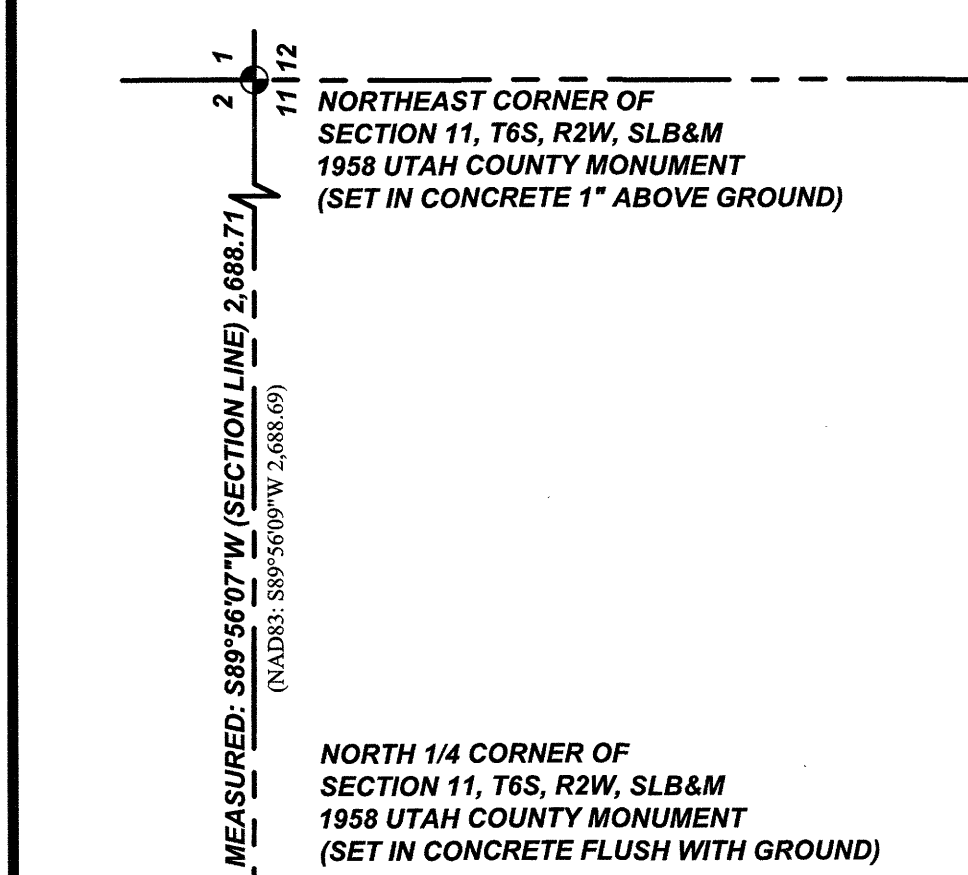
LINE	DIRECTION	LENGTH
L1	N86°00'07"W	49.00
L2	S00°09'45"W	9.12

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	270.00	21°30'06"	101.32	N10°54'48"E	100.73
C2	300.00	36°48'53"	192.76	N18°34'12"E	189.46
C3	300.00	10°41'51"	56.01	N31°37'43"E	55.93
C4	300.00	32°58'46"	172.68	S20°29'16"W	170.31
C5	300.00	22°16'55"	116.67	N15°08'20"E	115.93
C6	270.00	15°18'48"	72.16	N29°19'15"E	71.95
C7	330.00	3°21'25"	19.33	N35°17'56"E	19.33
C8	19.00	77°07'54"	25.58	N72°11'11"E	25.69
C9	176.50	16°45'15"	51.61	S77°37'30"E	51.43
C10	123.50	12°05'19"	26.06	N79°57'28"W	26.01
C11	19.00	92°25'44"	30.65	N27°41'56"W	27.43
C12	330.00	12°59'20"	74.81	N12°01'16"E	74.65
C13	330.00	1°31'43"	8.80	S04°45'44"W	8.80
C14	19.00	90°00'00"	29.85	N48°59'53"E	26.87
C15	19.00	90°00'00"	29.85	N41°00'07"W	26.87
C16	19.00	90°00'00"	29.85	N48°59'53"E	26.87
C17	19.00	90°00'00"	29.85	N41°00'07"W	26.87
C18	19.00	90°00'00"	29.84	N48°59'47"E	26.87
C19	150.00	22°16'55"	58.33	N74°51'40"W	57.97

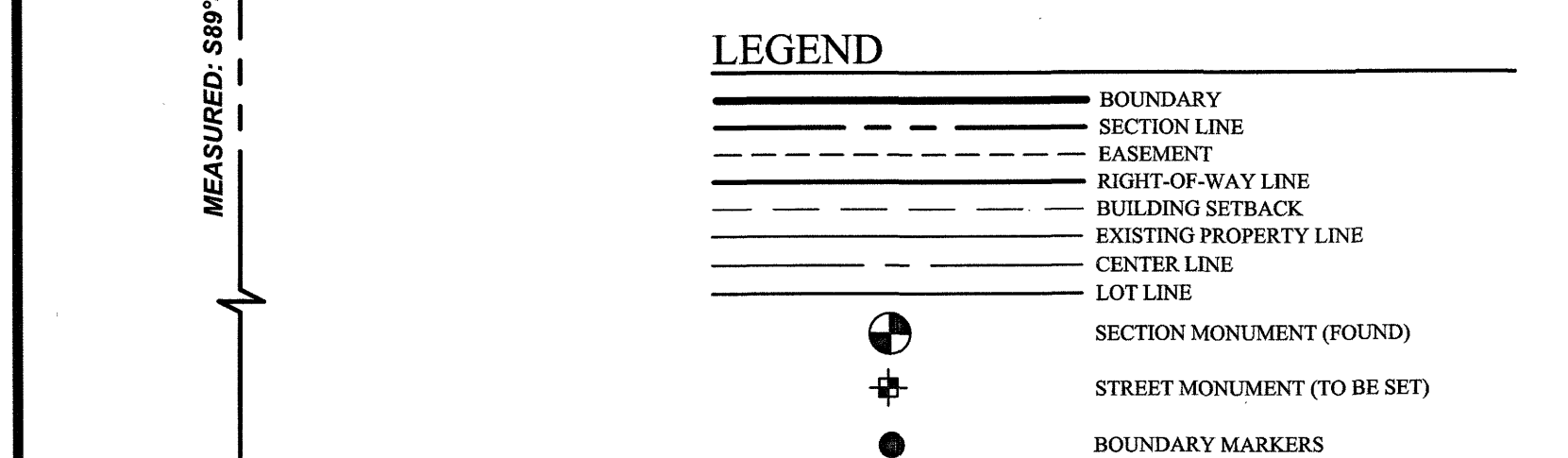
Contains: 5.82 acres +/-

ENT 722752020 Map # 17087
JEFFERY SHULTZ
UTAH COUNTY RECORDER
2020 Map 28 11:11 am FEE 76.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

VICINITY MAP



SITE TABULATIONS	
TOTAL # OF LOTS:	11 LOTS
TOTAL ACRES:	5.82 ACRES
TOTAL ACREAGE IN LOTS:	3.25 ACRES
TOTAL ROAD ACREAGE (ASPHALT):	1.49 ACRES
TOTAL OPEN SPACE:	0.10 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL ACREAGE IN ROW:	2.46 ACRES
AVERAGE LOT SIZE:	0.29 ACRES OR 12,870 SQFT.
LARGEST LOT SIZE:	0.50 ACRES OR 21,695 SQFT.
SMALLEST LOT SIZE:	0.23 ACRES OR 10,000 SQFT.
OVERALL DENSITY:	1.89 UNITS/ACRE



- 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 A PUBLIC UTILITY EASEMENT.

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 Plat.
Manjiv Kulkarni
DIRECT COMMUNICATIONS
DATE: 4/7/2020

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.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 7 day of April, 2020 Questar Gas Company
By *Shirley E. Anderson*
Title: *Pro-Com Specialist*

17087
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
Ed Edwards
ROCKY MOUNTAIN POWER
DATE: 4/7/20

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: 02/28/2020

BOUNDARY DESCRIPTION
Located in the NW 1/4 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 N89°49'57"W along the Section line 963.85 feet and South 1,311.36 feet from the North 1/4 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°35'19"W 9.23 feet; thence along the arc of a curve to the right having a radius of 330.00 feet a distance of 211.91 feet through a central angle of 36°47'31" Chord: S18°33'41"W 208.28 feet; thence S36°58'38"W 58.58 feet; thence along the arc of a curve to the left with a radius of 270.00 feet a distance of 155.41 feet through a central angle of 32°58'45" Chord: S20°29'16"W 153.27 feet; thence S03°59'53"W 325.20 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: S41°00'07"E 26.87 feet; thence S03°59'53"W 53.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S03°59'53"W) a distance of 29.85 feet through a central angle of 90°00'00" Chord: S48°59'53"W 26.87 feet; thence S03°59'53"W 567.91 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'11" Chord: S41°00'13"E 26.87 feet; thence N86°00'18"W 194.00 feet; thence N03°59'53"E 127.92 feet; thence S86°00'07"E 15.00 feet; thence N03°59'53"E 225.00 feet; thence N86°00'07"W 10.00 feet; thence N03°59'53"E 192.26 feet; thence N73°29'48"E 10.68 feet; thence N03°59'53"E 310.00 feet; thence N86°00'07"W 13.83 feet; thence N03°59'53"E 306.00 feet; thence S86°00'07"E 57.76 feet; thence N00°23'18"E 120.22 feet; thence N89°50'04"W 7.93 feet; thence N00°23'07"E 108.07 feet; thence S89°50'15"E 266.17 feet to the point of beginning.

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* 3/8/2020
Manjiv Kulkarni
Edge Homes Utah, LLC

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Utah
SHELLEY MAE KING
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 895954
COMM. EXP. 07-10-2021
ON THE 9 DAY of May, A.D. 2020, 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, 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, 2020.
APPROVED BY MAYOR: *Tommy Donald*
APPROVED BY CITY ATTORNEY: *Shelley Mae King*
APPROVED BY CITY ENGINEER: *Christopher Todd*
(SEE SEAL BELOW)
ATTES BY CITY RECORDER: *Jeffery Shultz*
(SEE SEAL BELOW)

BRANDON PARK
PHASE A, PLAT 7
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 11, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: *Spencer W. Llewellyn*
NOTARY PUBLIC SEAL: *Shelley Mae King*
CITY-COUNTY ENGINEER SEAL: *Christopher Todd*
COUNTY RECORDER SEAL: *Jeffery Shultz*

SEC 11.6.2W TU.038 JT