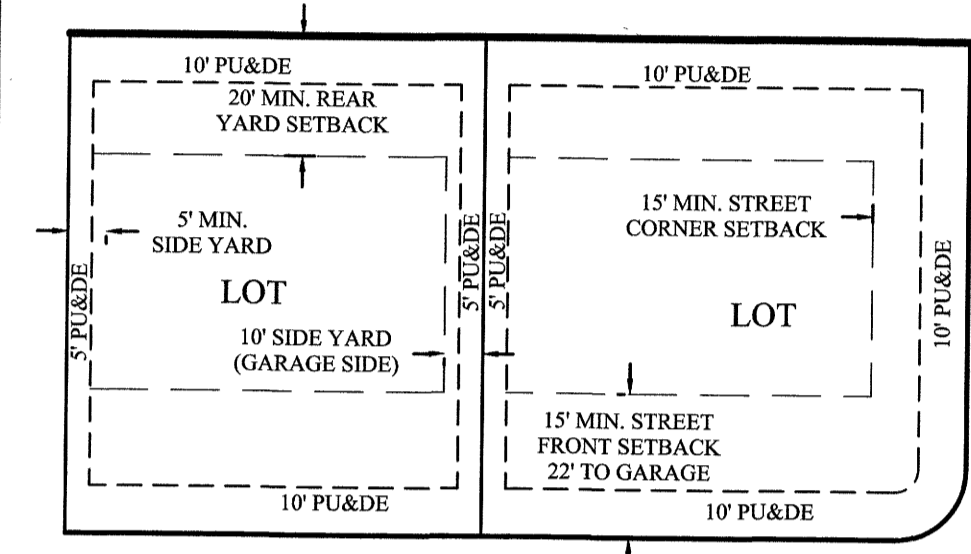


VICINITY MAP  
N.T.S.



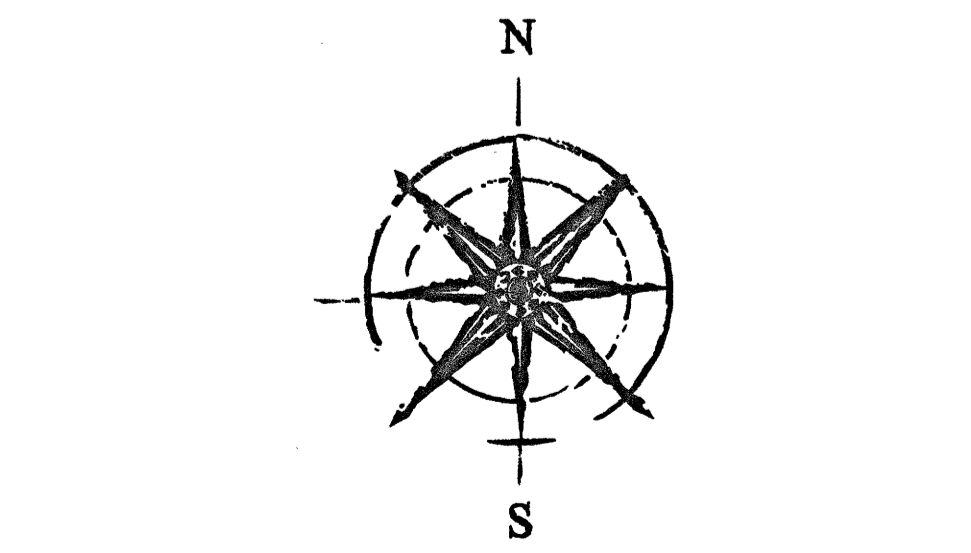
TYPICAL BUILDING SETBACKS  
N.T.S.

- LEGEND
- BOUNDARY
  - SECTION LINE
  - EASEMENT
  - RIGHT-OF-WAY LINE
  - BUILDING SETBACK
  - EXISTING PROPERTY LINE
  - CENTER LINE
  - LOT LINE
  - SECTION MONUMENT (FOUND)
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  - 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.
  - PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
  - PARCEL A IN ITS ENTIRETY IS A PUBLIC UTILITY EASEMENT.

SITE TABULATIONS

TOTAL # OF LOTS:	49 LOTS
TOTAL ACRES:	16.00 ACRES
TOTAL ACRES IN LOTS:	11.74 ACRES
TOTAL OPEN SPACE:	0.03 ACRES
TOTAL ACRES IN ROW:	4.23 ACRES
AVERAGE LOT SIZE:	0.24 ACRES OR 10,421 SQFT.
LARGEST LOT SIZE:	0.38 ACRES OR 16,809 SQFT.
SMALLEST LOT SIZE:	0.21 ACRES OR 9,000 SQFT.
OVERALL DENSITY:	3.06 UNITS/ACRE

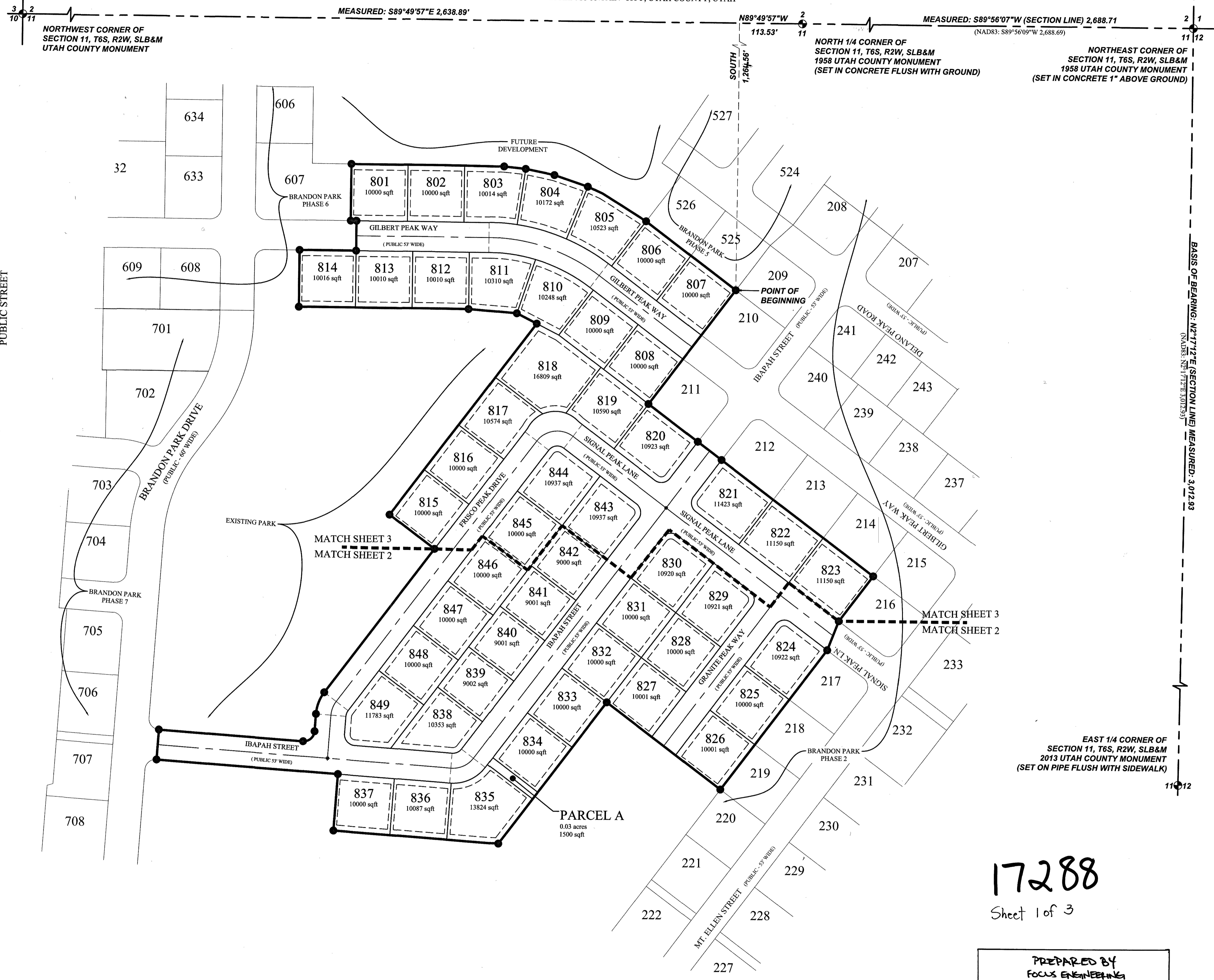


GRAPHIC SCALE  
(IN FEET)  
1 inch = 100ft.

# BRANDON PARK

## PHASE A PLAT 8

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



BASIS OF BEARING: N47°12'E (SECTION LINE) MEASURED: 3,012.83  
(NAD83: N47°12'30.00"E)

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

17288  
Sheet 1 of 3

**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.  
*Marina Calkins*  
DATE: Aug 5, 2020  
DIRECT COMMUNICATIONS

**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 acknowledgment 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 5 day of August, 2020 Questar Gas Company  
By: *Quincy Eldredge*  
Title: *Pre-Con*

PREPARED BY  
FOCUS ENGINEERING  
6945 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047  
801-352-6075

**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  
*Brad Red*  
ROCKY MOUNTAIN POWER  
DATE: Aug 5, 2020

SHEET 1 OF 3

### SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, 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. Llewelyn*  
Professional Land Surveyor  
Certificate No. 10516507  
Date: 06/28/2020

### BOUNDARY DESCRIPTION

Located in the NW 1/4 & NE 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 113.53 feet and South 1,264.56 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 S36°58'28"W 253.00 feet; thence S53°01'33"E 110.00 feet; thence S53°01'34"E 53.00 feet; thence S53°01'33"E 338.00 feet; thence S36°58'28"W 100.00 feet; thence S21°10'19"W 55.08 feet; thence S36°58'28"W 310.00 feet; thence N53°01'22"W 253.01 feet; thence S36°58'28"W 314.51 feet; thence N86°00'07"W 291.60 feet; thence N03°59'53"E 100.00 feet; thence N86°00'07"W 321.50 feet; thence N03°59'53"E 53.00 feet; thence S86°00'07"E 255.47 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: N48°59'53"E 26.87 feet; thence N03°59'53"E 30.71 feet; thence along the arc of a curve to the right with a radius of 72.00 feet a distance of 41.44 feet through a central angle of 32°58'46" Chord: N20°29'16"E 40.87 feet; thence N86°58'38"E 319.40 feet; thence N53°01'22"W 100.00 feet; thence N36°58'38"E 425.34 feet; thence N62°58'05"W 39.62 feet; thence N85°27'59"W 84.95 feet; thence N89°50'04"W 300.07 feet; thence N00°09'45"E 100.09 feet; thence S89°50'15"E 100.07 feet; thence N00°09'45"E 53.00 feet; thence N89°50'15"W 10.34 feet; thence N00°09'45"E 100.00 feet; thence S89°50'15"E 200.00 feet; thence S89°10'20"E 69.16 feet; thence S84°14'24"E 38.33 feet; thence S78°32'17"E 51.79 feet; thence S71°17'49"E 62.63 feet; thence S65°30'38"E 28.81 feet; thence S58°02'24"E 91.02 feet; thence S53°01'33"E 200.00 feet to the point of beginning.  
Contains: 16.00 +/- acres

ENT 146887:2020 Map # 17288  
JEFFERY SMITH  
COUNTY RECORDER  
2020 Sep 24 3:35 PM FEE 250.00 BY WA  
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: Edge Homes Utah, LLC  
AUTHORIZED SIGNATURE(S): *Steve Maddox*  
August 7, 2020

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF Utah  
ON THE 7 DAY OF August, 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 Edge Homes Utah of Manager 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: 10/20/2021 7-10-2021  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY  
MY COMMISSION No. 09954  
*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 27 DAY OF August, 2020.

*Donna Burnham*  
APPROVED BY MAYOR  
*Christopher Todd*  
APPROVED BY CITY ENGINEER  
(SEE SEAL BELOW)  
*Shelley Mae King*  
APPROVED BY CITY ATTORNEY  
*Shelley Mae King*  
ATTEST BY CITY RECORDER  
(SEE SEAL BELOW)

# BRANDON PARK

PHASE A PLAT 8  
SUBDIVISION  
LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 11, T6S, R2W,  
SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

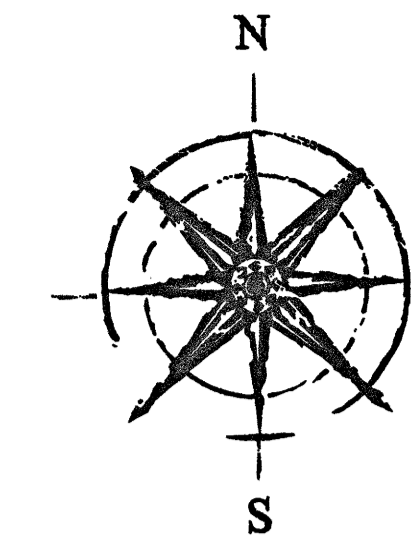
SURVEYOR'S SEAL <i>Spencer W. Llewelyn</i> No. 10516507 06/28/2020 STATE OF UTAH	NOTARY PUBLIC SEAL <i>Shelley Mae King</i> No. 09954 08/07/2020 UTAH	CITY-COUNCIL MEMBER SEAL <i>Donna Burnham</i> No. 17288 08/07/2020 UTAH	COUNTY RECORDER SEAL <i>Jeffery Smith</i> No. 17288 08/07/2020 UTAH
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2020-09-02 09:05:00 Brandon Park Phase 8 (Version: 18-0295) (Using: 18-0295) (Map: 17288) (Sheet: 1 of 3) (Final) (Plat: Phase A Plat 8)

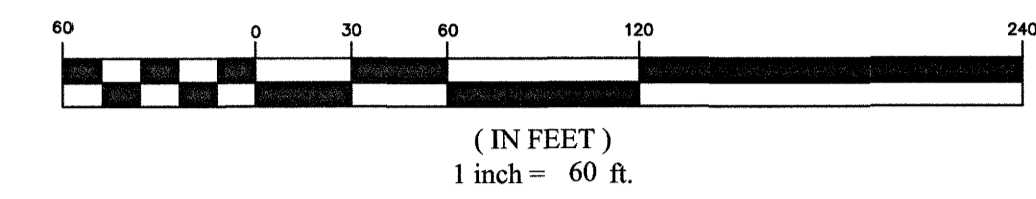
# BRANDON PARK

## PHASE A PLAT 8

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

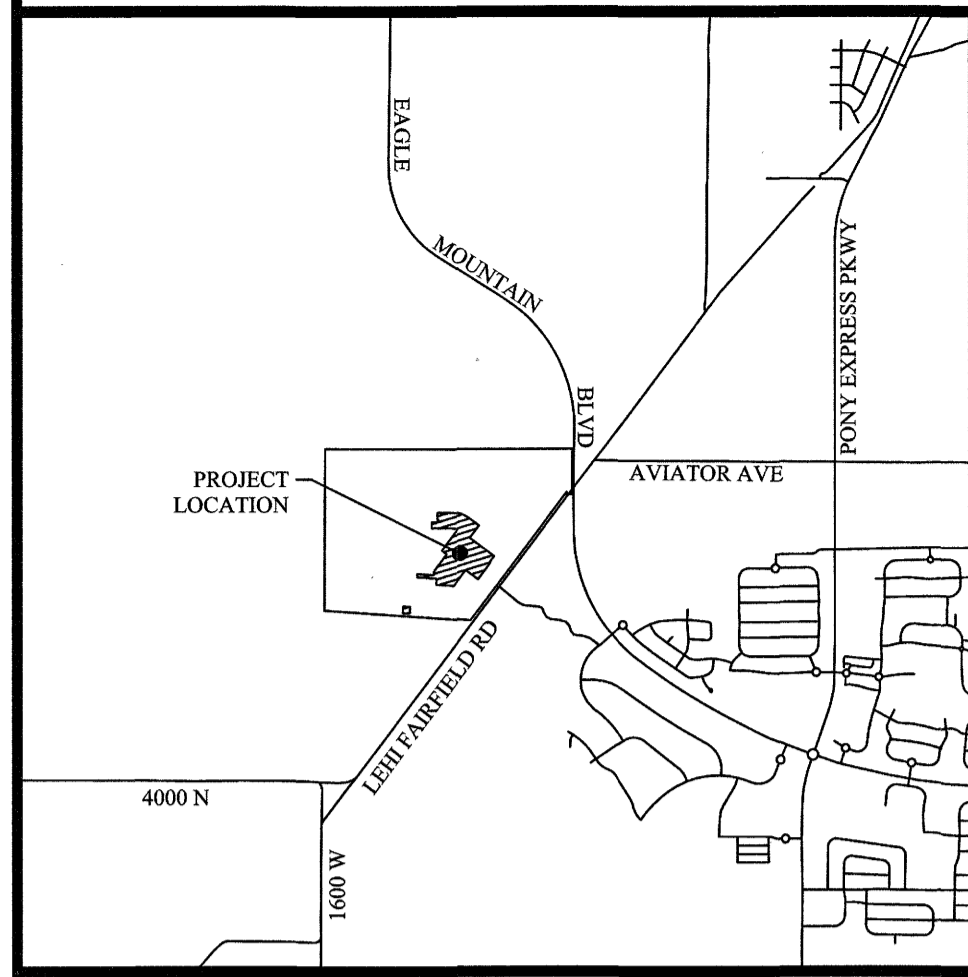


GRAPHIC SCALE

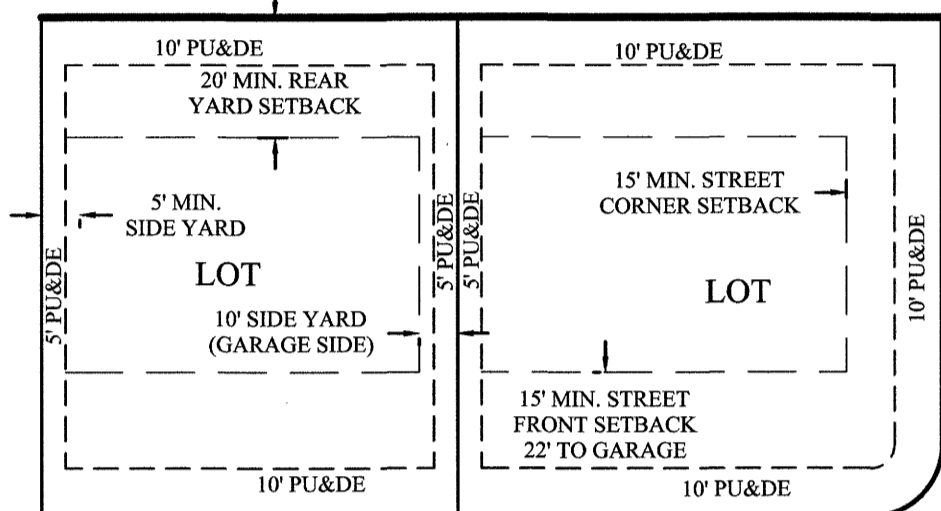


### LEGEND

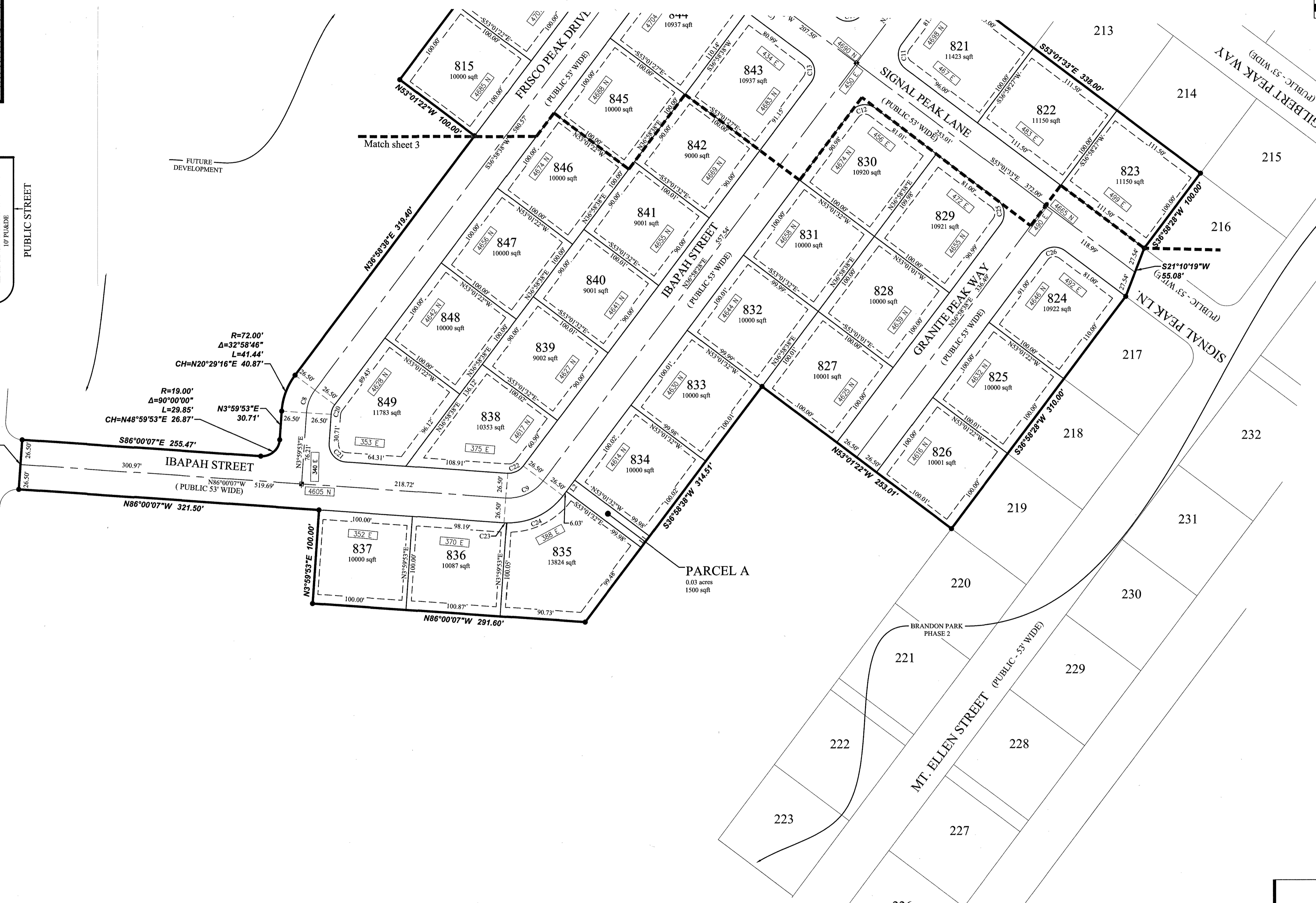
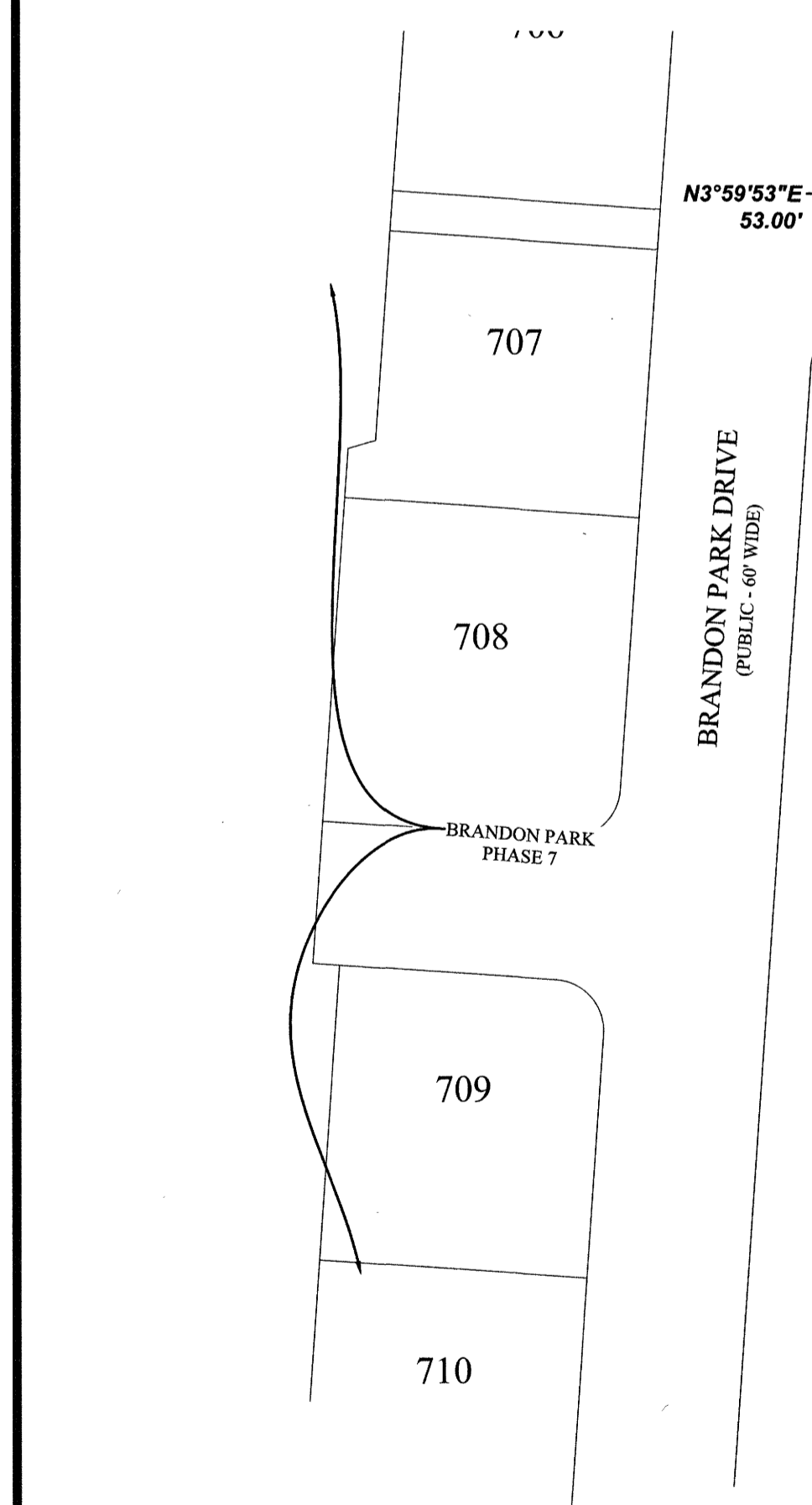
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VICINITY MAP



TYPICAL BUILDING SETBACKS  
 N.T.S.



- NOTES**
- #5X24" 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.
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  - PARCEL A IN ITS ENTIRETY IS A PUBLIC UTILITY EASEMENT.

Line Table		
LINE	DIRECTION	LENGTH
L1	N36°58'38"E	15.00
L2	S36°58'28"W	15.00

ENR 14-6887-2020 Map # 17288  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2020 Sep 24 3:39 PM FEE 250.00 BY HA  
 RECORDED FOR EAGLE MOUNTAIN CITY

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	325.00	36°48'42"	208.81	N71°25'54"W	205.23
C2	351.50	7°57'56"	48.87	S85°51'17"E	48.83
C3	298.50	15°57'01"	83.10	N81°51'45"W	82.83
C4	351.50	14°47'42"	90.76	S74°28'28"E	90.51
C5	298.50	20°51'41"	108.68	N63°27'24"W	108.08
C6	351.50	14°03'04"	86.20	S60°03'05"E	85.99
C7	45.50	89°59'48"	71.47	S81°58'33"W	64.34
C8	45.50	32°58'46"	26.19	S20°29'16"W	25.83
C9	45.50	57°01'25"	45.28	N65°29'10"E	43.44
C10	19.00	89°59'59"	29.85	N81°58'27"E	26.87
C11	19.00	90°00'01"	29.85	S08°01'33"E	26.87
C12	19.00	89°59'59"	29.85	S81°58'27"W	26.87
C13	19.00	90°00'01"	29.85	N08°01'33"W	26.87
C14	24.00	9°07'34"	3.82	S48°27'46"E	3.82
C15	55.00	27°07'16"	26.03	S57°27'37"E	25.79
C16	19.00	89°59'48"	29.84	S81°58'33"W	26.87
C17	55.00	43°23'28"	41.65	N87°17'01"E	40.66
C18	55.00	37°44'12"	36.22	N46°43'11"E	35.57
C19	24.00	9°07'34"	3.82	N32°24'52"E	3.82
C20	19.00	32°58'46"	10.94	S20°29'16"W	10.79
C21	19.00	90°00'00"	29.85	S41°00'07"E	26.87
C22	19.00	57°01'25"	18.91	N65°29'10"E	18.14
C23	72.00	2°07'47"	2.68	N87°04'01"W	2.68
C24	72.00	54°53'38"	68.98	S64°25'17"W	66.37
C25	19.00	90°00'12"	29.85	N08°01'27"W	26.87
C26	19.00	89°59'48"	29.84	S81°58'33"W	26.87

17288  
 Sheet 2 of 3

SHEET 2 OF 3

### BRANDON PARK

PHASE A PLAT 8  
 SUBDIVISION  
 LOCATED IN THE NW 1/4 OF SECTION 11, T6S, R2W,  
 SALT LAKE BASE & MERIDIAN  
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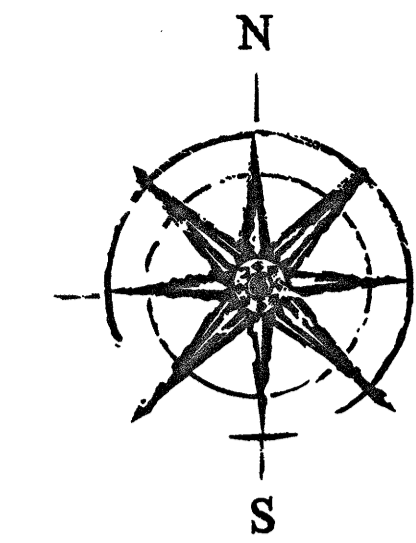
SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY-COUNTY ENGINEER SEAL 	COUNTY RECORDER SEAL 
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2019-02-25 Brandon Park Phase 8 Design 19-0295\Views\Sheets\C21 - FINAL PLAT PHASE 8.dwg

# BRANDON PARK

## PHASE A PLAT 8

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



GRAPHIC SCALE

(IN FEET)  
 1 inch = 50 ft.

### NOTES

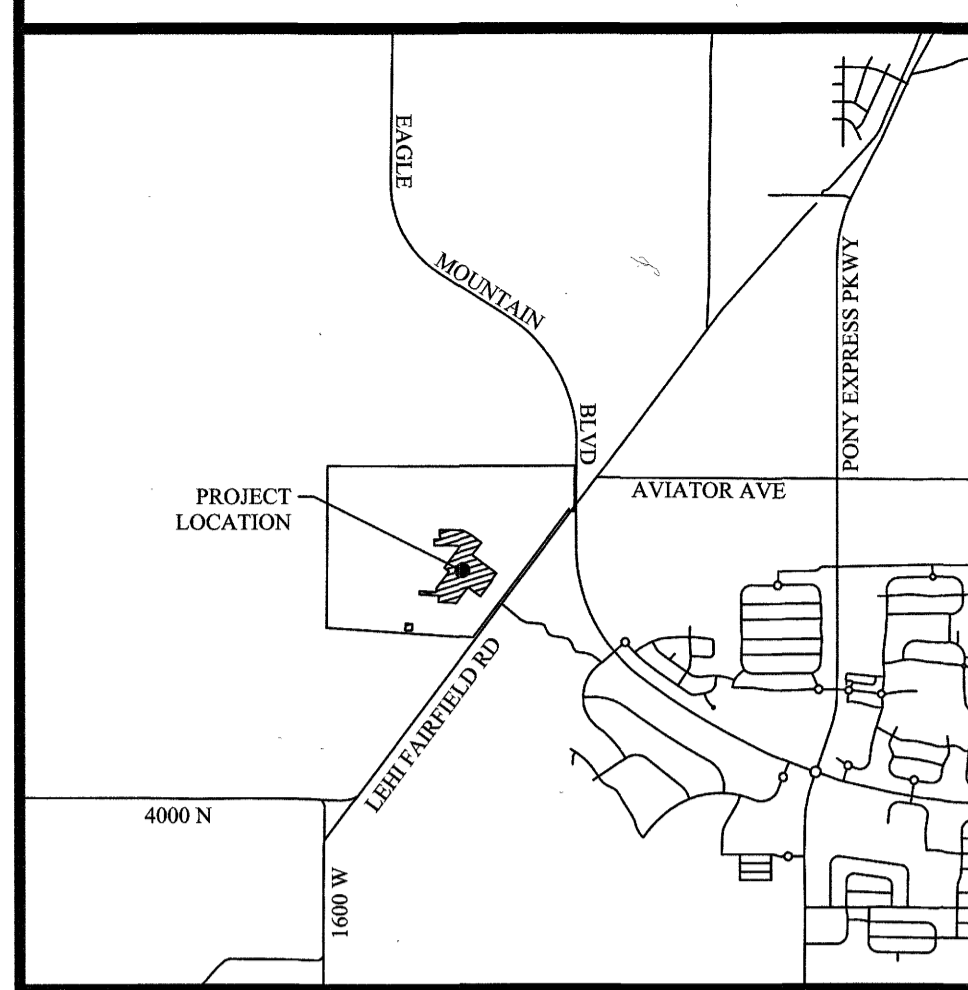
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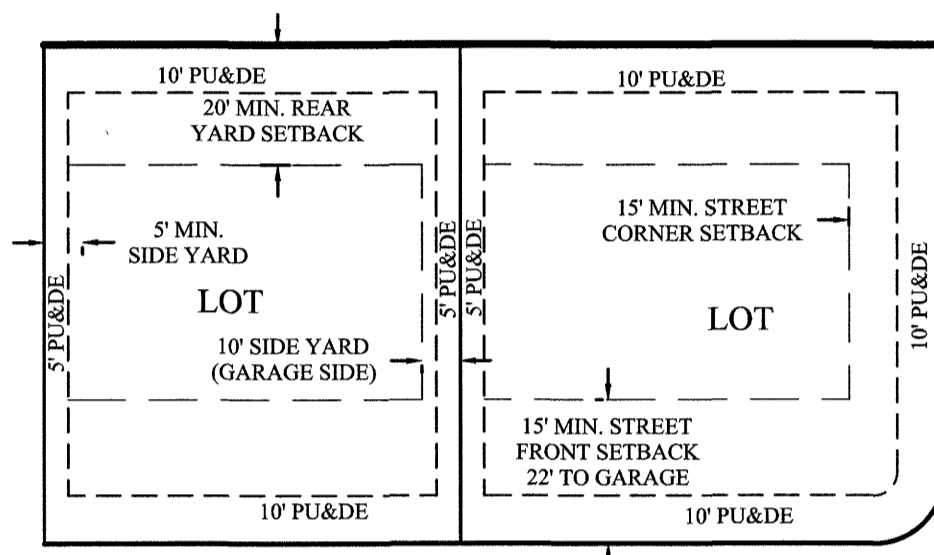
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C9	45.50	57°01'25"	45.28	N65°29'10"E	43.44
C10	19.00	89°59'59"	29.85	N81°58'27"E	26.87
C11	19.00	90°00'01"	29.85	S08°01'33"E	26.87
C12	19.00	89°59'59"	29.85	S81°58'27"W	26.87
C13	19.00	90°00'01"	29.85	N08°01'33"W	26.87
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C15	55.00	27°07'16"	26.03	S57°27'37"E	25.79
C16	19.00	89°59'48"	29.84	S81°58'33"W	26.87
C17	55.00	43°23'28"	41.65	N87°17'01"E	40.66
C18	55.00	37°44'12"	36.22	N46°43'11"E	35.57
C19	24.00	9°07'34"	3.82	N32°45'52"E	3.82
C20	19.00	32°58'46"	10.94	S20°29'16"W	10.79
C21	19.00	90°00'00"	29.85	S41°00'07"E	26.87
C22	19.00	57°01'25"	18.91	N65°29'10"E	18.14
C23	72.00	2°07'47"	2.68	N87°04'01"W	2.68
C24	72.00	54°53'38"	68.98	S64°25'17"W	66.37
C25	19.00	90°00'12"	29.85	N08°01'27"W	26.87
C26	19.00	89°59'48"	29.84	S81°58'33"W	26.87

### LEGEND

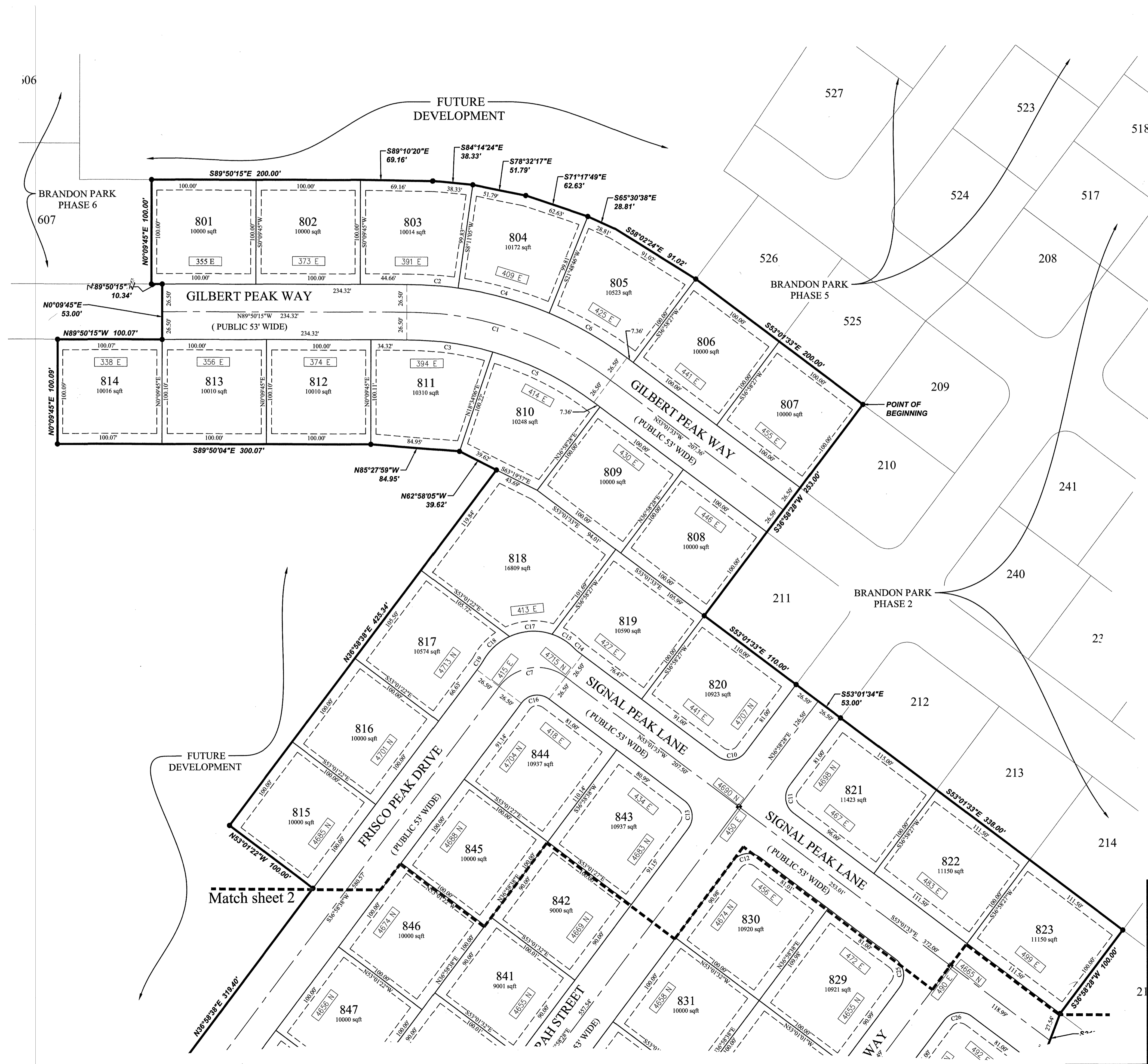
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VICINITY MAP



TYPICAL BUILDING SETBACKS  
 N.T.S.



17288  
 Sheet 3 of 3

**BRANDON PARK**  
 PHASE A PLAT 8  
 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 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL 	COUNTY RECORDER SEAL
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SHEET 3 OF 3

2019-02-25 Brandon Park Phase A Plat 8 - 0253/Map/Sheets/02-2- FINAL PLAT PHASE 8.dwg