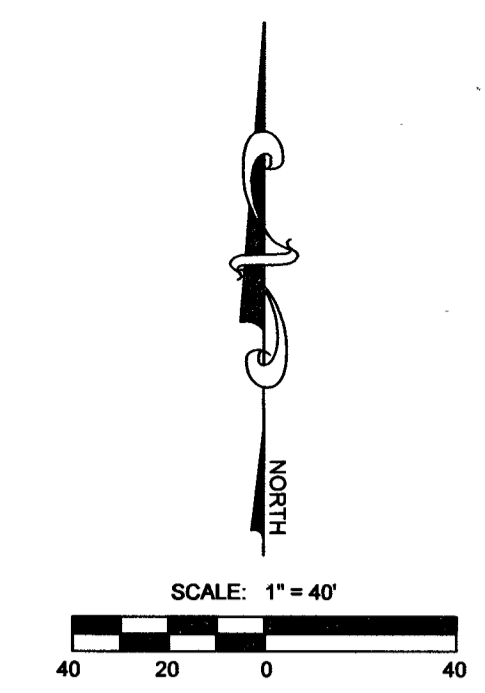


# BRYLEE FARMS PHASE A PLAT 1

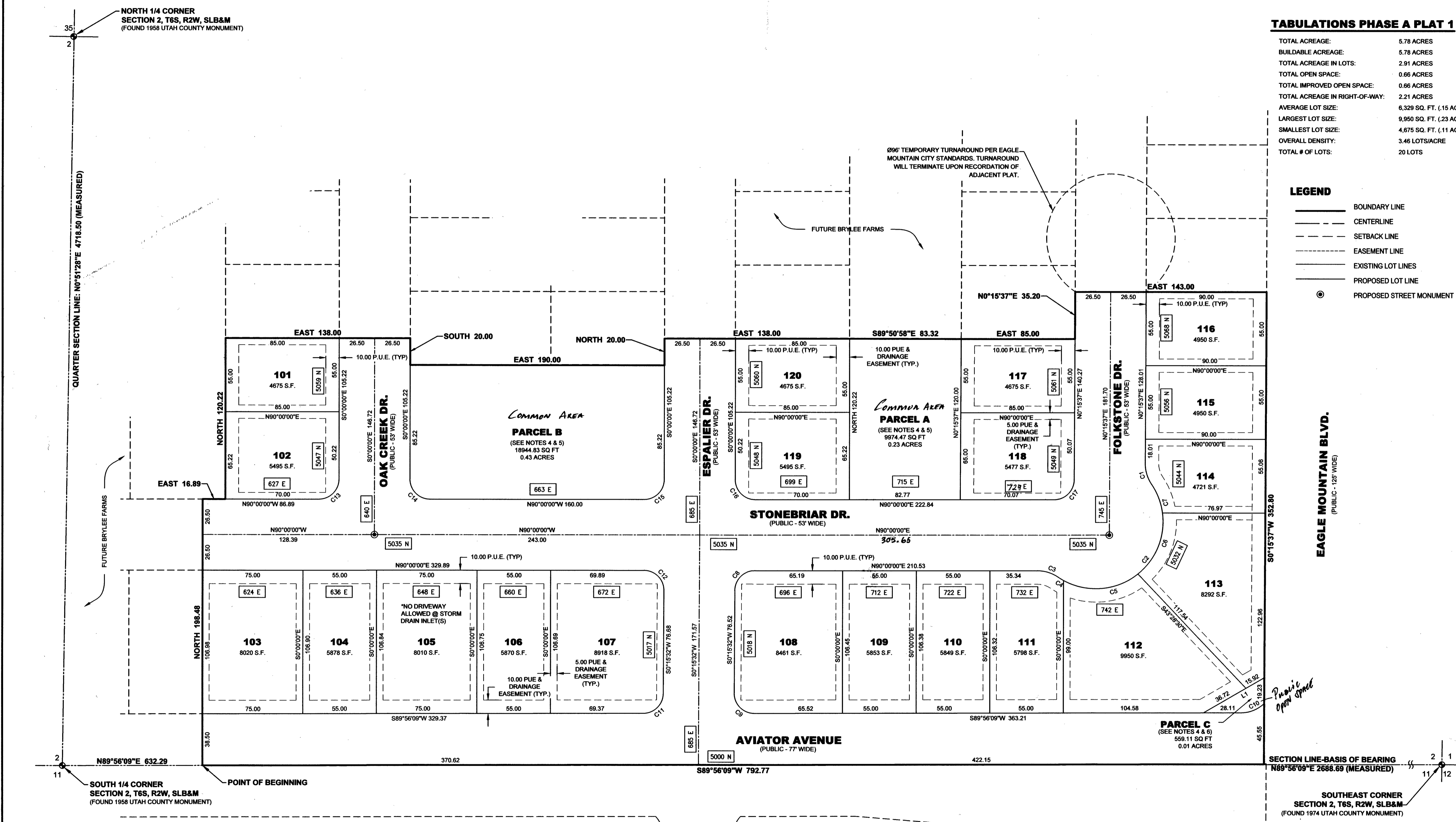
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, T6S, R2W, SLB&M  
EAGLE MOUNTAIN, UTAH



**SURVEYOR'S CERTIFICATE**  
I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 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.

**BOUNDARY DESCRIPTION**  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED N89°56'09"E ALONG THE SECTION LINE 632.29 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 198.48 FEET; THENCE EAST 16.89 FEET; THENCE NORTH 120.22 FEET; THENCE EAST 138.00 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 190.00 FEET; THENCE NORTH 20.00 FEET; THENCE EAST 138.00 FEET; THENCE SOUTH 83.32 FEET; THENCE EAST 85.00 FEET; THENCE N0°15'37"E 35.20 FEET; THENCE EAST 143.00 FEET TO THE WEST LINE OF EAGLE MOUNTAIN BOULEVARD; THENCE S0°15'37"W ALONG SAID WEST LINE 352.80 FEET TO THE SOUTH LINE OF SAID SECTION 2; THENCE S89°56'09"W ALONG SAID SECTION LINE 792.77 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.78 ACRES



**TABULATIONS PHASE A PLAT 1**

TOTAL ACREAGE:	5.78 ACRES
BUILDABLE ACREAGE:	5.78 ACRES
TOTAL ACREAGE IN LOTS:	2.91 ACRES
TOTAL OPEN SPACE:	0.66 ACRES
TOTAL IMPROVED OPEN SPACE:	0.66 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	2.21 ACRES
AVERAGE LOT SIZE:	6,329 SQ. FT. (15 AC)
LARGEST LOT SIZE:	9,950 SQ. FT. (23 AC)
SMALLEST LOT SIZE:	4,675 SQ. FT. (11 AC)
OVERALL DENSITY:	3.46 LOTS/ACRE
TOTAL # OF LOTS:	20 LOTS

- LEGEND**
- BOUNDARY LINE
  - CENTERLINE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING LOT LINES
  - PROPOSED LOT LINE
  - PROPOSED STREET MONUMENT

Feb. 24, 2020  
DATE

*Chad A. Poulsen*  
SURVEYOR  
(See Seal Below)

**OWNERS DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A AND B, AS INDICATED HEREON, TO THE BRYLEE FARMS HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS RD, STE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 24 DAY OF Feb, A.D. 2020

*Travis Stolk*  
Assistant Secretary

**ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF UTAH  
ON THE 24 DAY OF Feb, A.D. 2020, PERSONALLY APPEARED BEFORE ME *Travis Stolk*  
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

**ASHLEY HAWKER**  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION NO. 097101  
MY COMMISSION EXPIRES: 9/24/2023  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE *City Council* OF *Eagle Mountain City, Utah*  
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 February, A.D. 2020

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

APPROVED: *Christy Tumbly*  
ENGINEER  
(See Seal Below)

ATTEST: *[Signature]*  
CLERK-RECORDER  
(See Seal Below)

**DOMINION ENERGY ACCEPTANCE**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 25 DAY OF February, 2020

DOMINION ENERGY BY: *Stewart Eldridge*  
TITLE: *Pro-Const Specialist*

**DIRECT COMMUNICATIONS APPROVAL**  
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.

*Margie Culford* 2/15/2020  
DIRECT COMMUNICATIONS DATE

PHASE A PLAT 1  
**BRYLEE FARMS**  
SUBDIVISION  
EAGLE MOUNTAIN CITY  
UTAH COUNTY, UTAH

SCALE: 1" = 40'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	28.00	34°12'58"	16.72	N16°50'53"W 16.47
C2	50.00	158°10'19"	138.03	N45°07'49"E 98.19
C3	28.00	34°12'58"	16.72	S72°53'31"E 16.47
C4	50.00	5°16'15"	4.60	S58°25'09"E 4.60
C5	50.00	67°43'13"	59.10	N85°05'07"E 55.72
C6	50.00	58°51'09"	51.36	N21°47'56"E 49.13
C7	50.00	26°19'42"	22.98	N20°47'30"W 22.77
C8	15.00	89°44'30"	23.49	N45°07'47"E 21.17
C9	15.00	90°19'24"	23.65	N44°54'10"W 21.27

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C10	25.00	44°05'54"	19.24	N67°53'50"E 18.77
C11	15.00	89°40'37"	23.48	S45°05'50"W 21.15
C12	15.00	89°17'03"	23.37	S44°38'27"E 21.08
C13	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C14	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C15	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C16	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C17	15.00	89°44'23"	23.49	N45°07'49"E 21.16

**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N60°00'00"E	52.65

**NOTES:**

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
- SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
- PARCELS A, B, AND C ARE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
- PARCELS A & B ARE OWNED & MAINTAINED BY BRYLEE FARMS HOMEOWNERS ASSOCIATION.
- PARCEL C IS DEDICATED TO EAGLE MOUNTAIN CITY & MAINTAINED BY BRYLEE FARMS HOMEOWNERS ASSOCIATION.

**ROCKY MOUNTAIN POWER APPROVAL**

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)(i) 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 38, DAMAGE TO UNDERGROUND UTILITY FACILITIES  
(4) ANY OTHER PROVISION OF LAW.

*Chad A. Poulsen* 2/24/20  
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S SEAL: *Chad A. Poulsen* No. 501182

NOTARY PUBLIC SEAL: *Christopher Toon* No. 265092

CITY OF EAGLE MOUNTAIN SEAL: *Christy Tumbly* No. 265092

COUNTY RECORDER SEAL: *Jeffery Smith* No. 265092

CORPORATE SEAL: *Eagle Mountain City*

820-A1-M2-9-2-2020