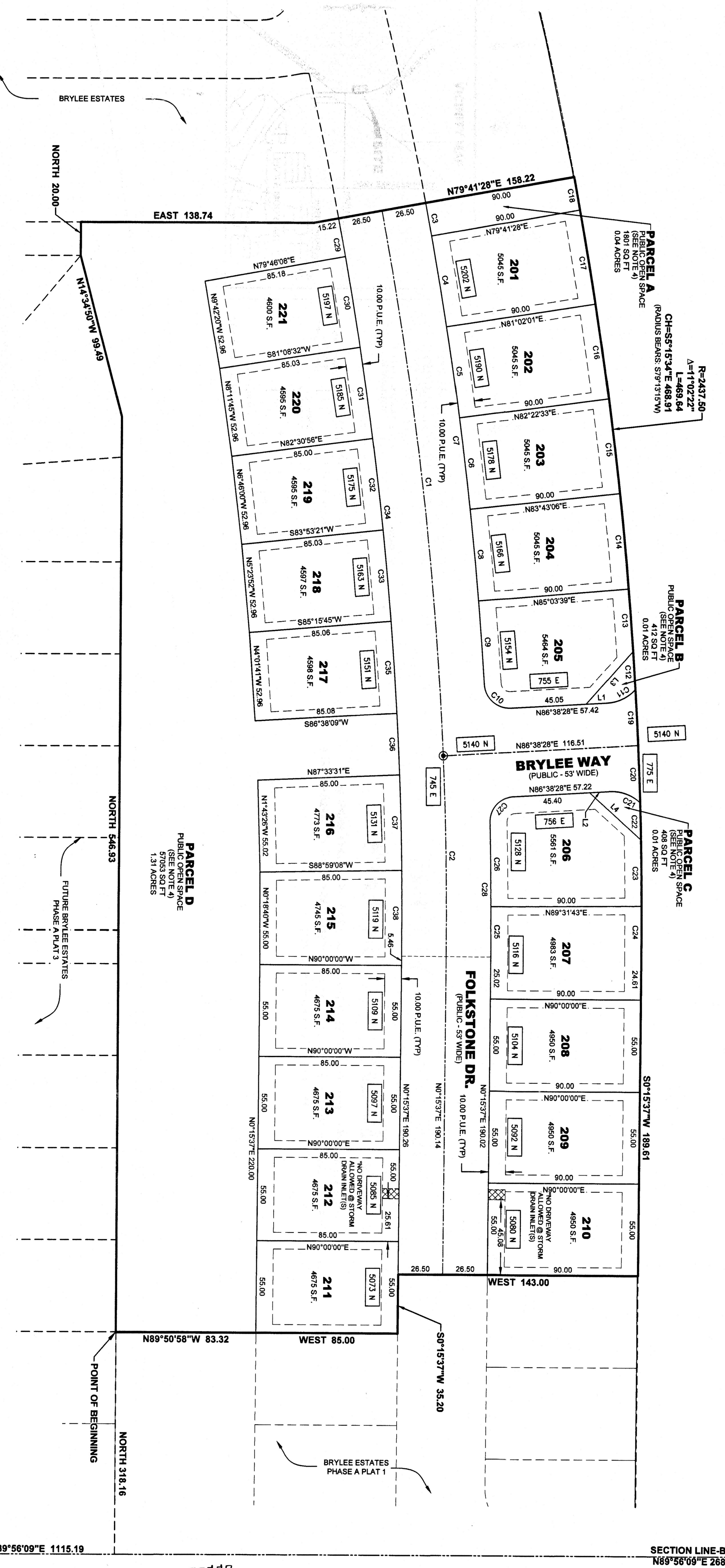


BRYLEE FARMS PHASE A - PLAT 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH

EAGLE MOUNTAIN BLVD.
(PUBLIC - 125' WIDE)



TABULATIONS PHASE A PLAT 2

TOTAL ACRES	4.61 ACRES
TOTAL PUBLIC OPEN SPACE	2.34 ACRES
TOTAL IMPROVED OPEN SPACE	1.37 ACRES
TOTAL AVERAGE IN LOT SIZE	0.90 ACRES
AVERAGE LOT SIZE	4,888 SQ. FT. (111 SQ. METERS)
LARGEST LOT SIZE	5,561 SQ. FT. (113 AC)
SMALLEST LOT SIZE	4,398 SQ. FT. (111 AC)
OVERALL DENSITY	4.98 LOTS/ACRE
TOTAL # OF LOTS	21 LOTS

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- PROPOSED STREET MONUMENT
- RESTRICTED DRIVEWAY AREA (NO DRIVEWAY ALLOWED)

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS (CEMEX VALLEY, LLC) CERTIFIES THAT THE PROPOSED SUBDIVISION AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDS OF THE COUNTY OF UTAH. THESE RESTRICTIONS INCLUDE, BUT ARE NOT LIMITED TO, THE RESTRICTIONS ON THE RIGHTS-OF-WAY AND EASEMENTS (RIGHTS) DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF THE PROPOSED SUBDIVISION AND EASEMENTS. HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE THE OBTAINMENT OF ADDITIONAL PERMITS, INCLUDING PERMITS FROM THE UTAH DIVISION OF OIL, GAS, AND MINERALS, AND/OR FROM OTHER AGENCIES. THE OBTAINMENT OF THESE PERMITS IS THE RESPONSIBILITY OF THE DEVELOPER. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE OR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-SHIFT HANDEMAN AT 801-586-8532.

APPROVED THIS 11 DAY OF August, 2022
By: *Grandy S. Hildreth*
TITLE: *The City Specialist*

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS (CEMEX VALLEY, LLC) CERTIFIES THAT THE PROPOSED SUBDIVISION AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDS OF THE COUNTY OF UTAH. THESE RESTRICTIONS INCLUDE, BUT ARE NOT LIMITED TO, THE RESTRICTIONS ON THE RIGHTS-OF-WAY AND EASEMENTS (RIGHTS) DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF THE PROPOSED SUBDIVISION AND EASEMENTS. HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE THE OBTAINMENT OF ADDITIONAL PERMITS, INCLUDING PERMITS FROM THE UTAH DIVISION OF OIL, GAS, AND MINERALS, AND/OR FROM OTHER AGENCIES. THE OBTAINMENT OF THESE PERMITS IS THE RESPONSIBILITY OF THE DEVELOPER. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE OR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-SHIFT HANDEMAN AT 801-586-8532.

APPROVED THIS 11 DAY OF August, 2022
By: *Grandy S. Hildreth*
TITLE: *The City Specialist*

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC UTILITIES AND UTILITIES SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC.

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

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
I, *Grandy S. Hildreth*, Notary Public, do hereby certify that I am a Notary Public in and for the County of Utah, State of Utah, and my commission expires on 11/14/2022.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE MAP HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND WE HEREBY DEDICATE THE SAME TO THE PUBLIC AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF September, A.D. 2022.

[Signatures]
OWNER: *Fieldstone Brylee Farms, LLC*

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-27, THIS PLAT CONVEYS TO THE OWNERS, OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. THE PLAT CONVEYS TO THE OWNERS, OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

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CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	2321.00	87816"	333.30	59.40262E 328.03
C2	2321.00	279731"	119.85	511508E 118.84
C3	2321.50	072917"	20.00	N107311W 20.00
C4	2321.50	173035"	55.00	N873816W 55.00
C5	2321.50	173035"	55.00	N871743W 55.00
C6	2321.50	173035"	55.00	N871070W 55.00
C7	2321.50	779497"	201.11	N715274W 208.82
C8	2321.50	173035"	55.00	N873816W 55.00
C9	2321.50	113222"	50.10	N419407W 50.10
C10	15.00	897837"	23.47	S483217E 21.15
C11	23.00	444808"	19.55	N641425E 18.05
C12	2497.50	072917"	22.74	S74727E 22.74
C13	2497.50	072917"	37.49	S472956E 37.49
C14	2497.50	173035"	57.11	S73838E 57.11
C15	2497.50	173035"	57.11	S875710E 57.11

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C16	2497.50	173035"	57.11	S817478E 57.11
C17	2497.50	173035"	57.11	S873816E 57.11
C18	2497.50	072917"	20.00	S107232E 20.00
C19	2497.50	072917"	33.76	N870736W 33.76
C20	2497.50	074811"	34.16	N219424W 34.16
C21	28.00	469410"	20.10	N071923W 19.56
C22	2497.50	072917"	22.38	S73838E 22.38
C23	2497.50	074547"	39.56	S070611E 39.56
C24	2497.50	074547"	31.13	S070620E 31.13
C25	2497.50	074547"	39.56	N070620E 39.56
C26	2497.50	173534"	50.47	N105147W 50.47
C27	15.00	897837"	23.13	S427808W 20.80
C28	2321.50	173035"	80.45	N104318W 80.45
C29	2294.50	073435"	33.11	N107111W 23.11
C30	2294.50	172224"	55.00	N873240W 55.00

QUARTER SECTION LINE: N075728E 4718.50 (MEASURED)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C31	2294.50	172224"	55.00	N871076W 55.00
C32	2294.50	172224"	55.00	S874797E 55.00
C33	2294.50	172224"	55.00	S872977E 55.00
C34	2294.50	170907"	443.29	S871627E 442.29
C35	2294.50	172224"	55.00	S470397E 55.00
C36	2294.50	075622"	36.95	S274107E 36.95
C37	2294.50	172537"	57.14	S743407E 57.14
C38	2294.50	176224"	51.04	S072237E 51.04

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N8873828E	12.87
L2	N8873828E	12.87
L3	S412814W	42.30
L4	S4772809E	41.84

NOTES:

- THE MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET AT REAR & CAP TO BE SET AT SIDE LOT LINES.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF ALL MONUMENTS, CAPS, AND REBARS TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL OPEN SPACE DEDICATED TO PUBLIC UTILITY USE SHALL BE MAINTAINED BY THE UTILITY COMPANY.
- PARCELS A, B, C, AND D ARE DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY BRYLEE ROCK MOUNTAIN POWER.

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-27, THIS PLAT CONVEYS TO THE OWNERS, OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

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PHASE A - PLAT 2

BRYLEE FARMS

SUBDIVISION

EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 40'

DATE: *July 21, 2022*

COUNTY RECORDER STAMP