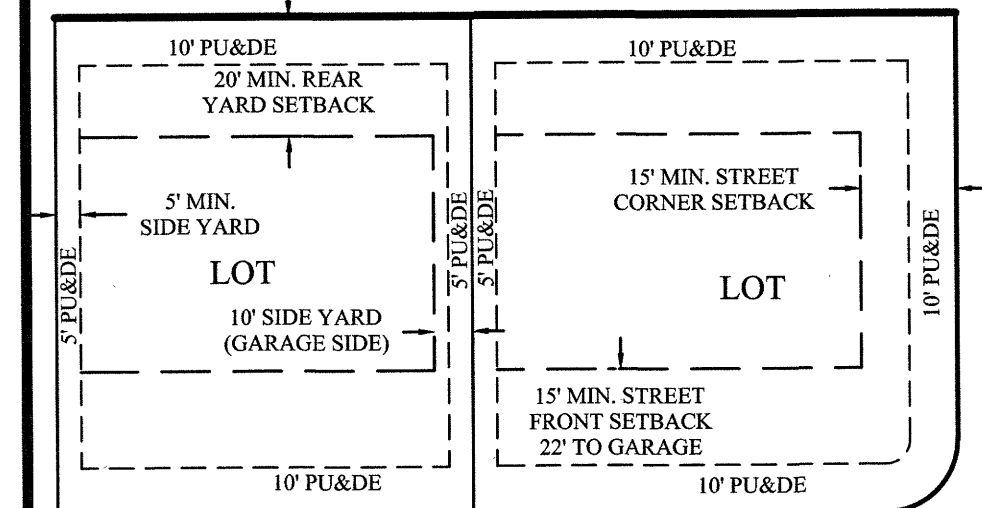


VICINITY MAP

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - CENTER LINE
 - LOT LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS
 - EXIST. STREET MONUMENT



TYPICAL BUILDING SETBACKS

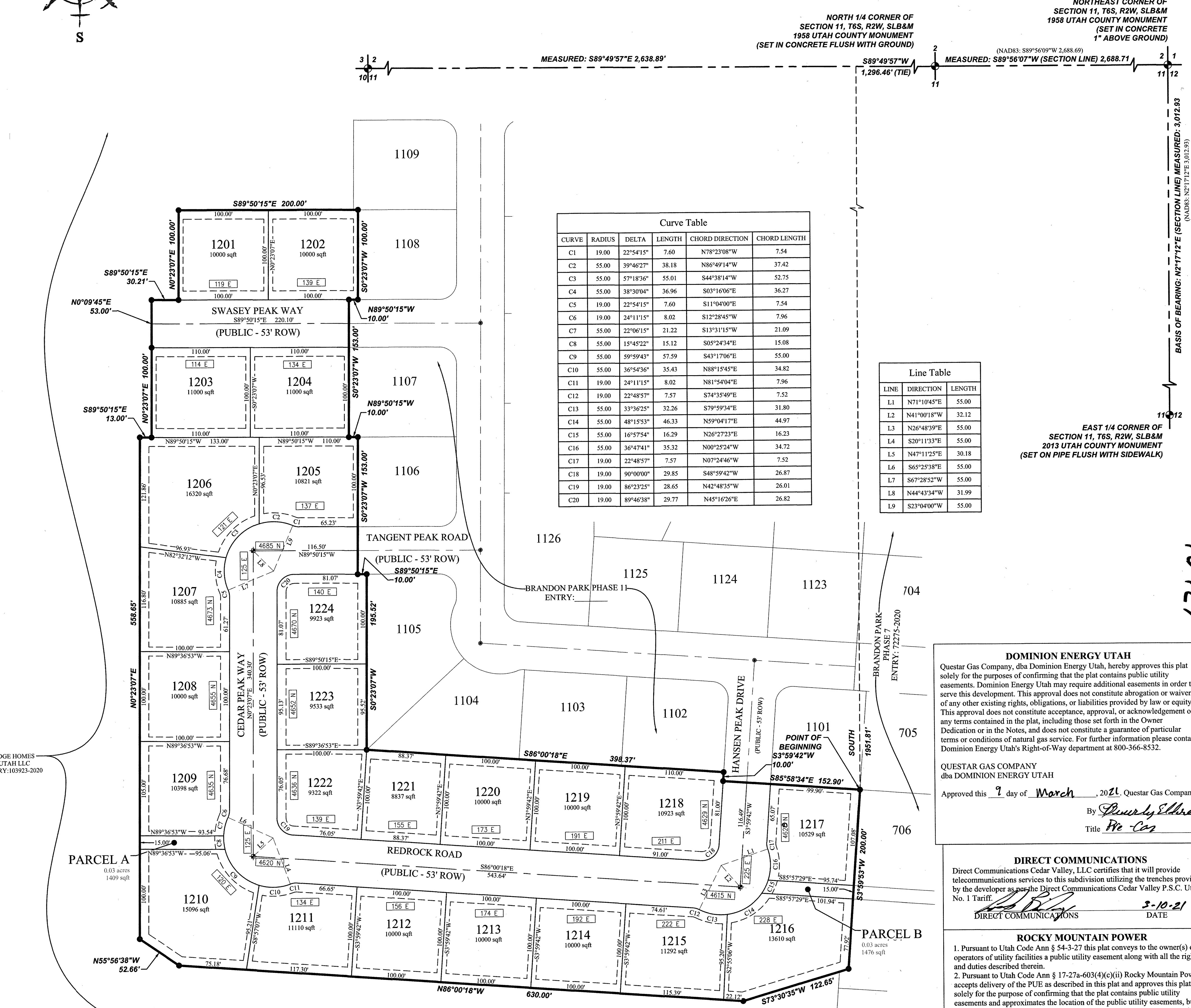
- NOTES**
- #5X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
 - PARCELS A & B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - PARCELS A & B ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

SITE TABULATIONS

TOTAL # OF LOTS:	24 LOTS
TOTAL ACRES:	7.69 ACRES
TOTAL ACRES IN LOTS:	5.99 ACRES
TOTAL ROAD ACRES (ASPHALT):	0.75 ACRES
TOTAL OPEN SPACE:	0.06 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL ACRES IN ROW:	1.64 ACRES
AVERAGE LOT SIZE:	0.25 ACRES OR 10888 SQFT.
LARGEST LOT SIZE:	0.38 ACRES OR 16320 SQFT.
SMALLEST LOT SIZE:	0.20 ACRES OR 8837 SQFT.
OVERALL DENSITY:	3.12 UNITS/ACRE

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR



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 made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."
Date: 03/02/2021
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION
A portion of the NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City Utah, more particularly described as follows:
Beginning at a point on the Westerly line of BRANDON PARK PHASE A PLAT 7, according to the Official Plat thereof recorded May 28, 2020 as Entry No. 72275-2020 of the Official Records of Utah County, located N89°49'57"W along the Section line 1,296.46 feet and South 1,951.81 feet from the North 1/4 Corner of Section 11, T6S, R2W, SL&M; thence along said plat the following two (2) courses: 1) S03°59'53"W 200.00 feet; 2) S73°30'35"W 122.65 feet; thence N86°00'18"W 630.00 feet; thence N55°56'38"W 52.66 feet; thence N00°23'07"E 558.65 feet; thence S89°50'15"E 13.00 feet; thence N00°23'07"E 100.00 feet; thence N00°09'45"E 53.00 feet; thence S89°50'15"E 30.21 feet; thence N00°23'07"E 100.00 feet; thence S89°50'15"E 200.00 feet; thence S00°23'07"W 100.00 feet; thence N89°50'15"W 10.00 feet; thence S00°23'07"W 153.00 feet; thence S89°50'15"E 10.00 feet; thence S00°23'07"W 153.00 feet; thence S89°50'15"E 10.00 feet; thence S00°23'07"W 153.00 feet; thence S89°50'15"E 10.00 feet; thence S00°23'07"W 153.00 feet; thence S89°50'15"E 10.00 feet; thence S00°23'07"W 153.00 feet to the point of beginning.
Contains: 7.69 acres +/-

ENT 55801:2021 Map # 17606
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 MAR 25 11:49 AM FEE 102.00 BY SR
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: Gordon Jones
AUTHORIZED SIGNATURE(S): [Signature] 3/4/21
Manager, Edge Homes Utah, LLC

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S. COUNTY OF Utah
ON THE 4 DAY OF March A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Gordon Jones, 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: 03/24/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 705101
Karin Driggs
PRINTED FULL NAME OF NOTARY

DOMINION ENERGY UTAH
Questar Gas Company, d/ba 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 800-366-8552.

QUESTAR GAS COMPANY
d/ba DOMINION ENERGY UTAH
Approved this 9 day of March, 2021. Questar Gas Company
By [Signature]
Title VP-Cor

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.
[Signature] 5-10-21
DATE

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power provides this plat to the owner(s) of 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
[Signature] 3/5/21
DATE

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 23 DAY OF March, 2021.
[Signature]
APPROVED BY MAYOR
[Signature]
ATTEST BY CITY ENGINEER (SEE SEAL BELOW)
[Signature]
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

BRANDON PARK
PHASE A, PLAT 12
SUBDIVISION
LOCATED IN THE NE1/4 & NW1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: [Seal]
NOTARY PUBLIC SEAL: [Seal]
CITY-COUNTY ENGINEER SEAL: [Seal]
COUNTY RECORDER SEAL: [Seal]

11-66-24J TL038 FC