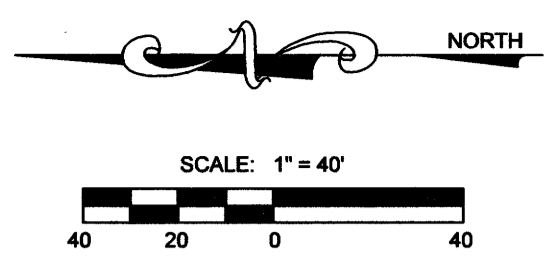


BRYLEE FARMS PHASE A PLAT 3

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



TABULATIONS PHASE A PLAT 3

TOTAL ACREAGE:	7.14 ACRES
BUILDABLE ACREAGE:	7.14 ACRES
TOTAL ACREAGE IN LOTS:	5.16 ACRES
TOTAL OPEN SPACE:	0.37 ACRES
TOTAL IMPROVED OPEN SPACE:	0.37 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	1.61 ACRES
AVERAGE LOT SIZE:	5,227 SQ. FT. (1.12 AC)
LARGEST LOT SIZE:	8,880 SQ. FT. (20 AC)
SMALLEST LOT SIZE:	4,665 SQ. FT. (1.11 AC)
OVERALL DENSITY:	6.02 LOTS/ACRE
TOTAL # OF LOTS:	43 LOTS

LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - SETBACK LINE
- - - EASEMENT LINE
- - - EXISTING LOT LINES
- - - PROPOSED LOT LINE
- PROPOSED MONUMENT
- EXISTING MONUMENT



SECTION LINE BASIS OF BEARING
S89°56'09"E 2688.69 (MEASURED)

SOUTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	18°53'16"	4.94	N9°26'38"W 4.92
C2	50.00	127°46'33"	111.51	N45°00'00"E 89.79
C3	50.00	20°09'44"	17.59	N8°48'25"W 17.50
C4	50.00	61°47'08"	53.92	N32°10'01"E 51.34
C5	50.00	45°49'41"	39.99	N85°56'26"E 38.94
C6	15.00	18°53'16"	4.94	S80°33'22"E 4.92
C7	15.00	18°53'16"	4.94	N80°33'22"E 4.92
C8	50.00	127°46'33"	111.51	S45°00'00"E 89.79
C9	50.00	6°20'21"	5.53	N74°16'54"E 5.53
C10	50.00	49°06'05"	42.85	S77°59'53"E 41.55
C11	50.00	47°59'10"	41.88	S29°27'15"E 40.66
C12	50.00	24°20'56"	21.25	S6°42'46"W 21.09
C13	15.00	18°53'16"	4.94	S9°26'38"W 4.92
C14	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C15	15.00	90°00'00"	23.56	S45°00'00"E 21.21

- NOTES:**
- ① 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.
 - ALL OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY TO BE PUBLIC UTILITY, DRAINAGE, AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
 - PARCELS A, B, C, AND D ARE DEDICATED TO EAGLE MOUNTAIN CITY AND 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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- (4) ANY OTHER PROVISION OF LAW.

Brad Hill 3-29-2021
ROCKY MOUNTAIN POWER DATE

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 649.19 FEET AND NORTH 318.68 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 663.22 FEET; THENCE EAST 440.95 FEET; THENCE SOUTH 20.00 FEET; THENCE S14°34'50"E 99.49 FEET; THENCE SOUTH 546.93 FEET; THENCE WEST 138.00 FEET; THENCE SOUTH 20.00 FEET; THENCE WEST 190.00 FEET; THENCE NORTH 20.00 FEET; THENCE WEST 138.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 27.14 ACRES

DATE: March 11, 2021
SURVEYOR: *Chad A. Poulsen*

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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30th DAY OF March, A.D. 2021
Brett Woodland
Brett Woodland, Assistant Secretary
Fieldstone Brylee Farms, LLC

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE 30th DAY OF March, A.D. 2021, PERSONALLY APPEARED BEFORE ME *Brett Woodland* THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MINIJO DANSIE
Notary Public State of Utah
My Commission Expires on: January 19, 2025
Comm. Number: 715224

NOTARY PUBLIC FULL NAME: MiniJo Dansie
COMMISSION NUMBER: 715224
MY COMMISSION EXPIRES: 1/19/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 29 DAY OF March, A.D. 2021

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

APPROVED: *[Signature]* 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 1-800-368-8532.

APPROVED THIS 23 DAY OF March, 2021

DOMINION ENERGY BY: *Shirley Edwards*
TITLE: Pre-Com

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.

Marissa Cufford 3-29-2021
DIRECT COMMUNICATIONS DATE

COUNTY RECORDER STAMP

PHASE A PLAT 3
BRYLEE FARMS
SUBDIVISION
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 40'

SURVEYOR'S SEAL: *Chad A. Poulsen*
NOTARY PUBLIC SEAL: *MiniJo Dansie*
PROFESSIONAL ENGINEER SEAL: *Christopher Todd*
COUNTY RECORDER SEAL: *Eagle Mountain City*

17678

Sec. 2, 16S, R 2W T6038 G-T