

LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - SETBACK LINE
- - - EASEMENT LINE
- - - EXISTING LOT LINES
- - - PROPOSED LOT LINE
- ⊙ PROPOSED STREET MONUMENT
- ▨ LIMITED COMMON AREA
- ▩ PRIVATE AREA
- ▧ COMMON AREA
- ▤ PRIVATE RIGHT OF WAY

- 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 COMMON AND LIMITED COMMON AREAS TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
 - ALL BEARINGS ON BUILDINGS ARE PERPENDICULAR/PARALLEL TO BEARING ON BUILDING SHOWN.

ADDRESS TABLE

UNIT #	ADDRESS
101	5214 N
102	5218 N
103	5224 N
104	5228 N
105	5238 N
106	5244 N
107	5248 N
108	5254 N
109	5278 N
110	5282 N
111	5286 N
112	5290 N
113	5294 N

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	112.50	47°36'19"	93.47	S42°53'20"E 90.81
C2	132.50	47°36'19"	110.09	N42°53'20"W 106.95
C3	15.00	88°18'01"	23.12	N63°14'12"W 20.90
C4	2437.50	0°37'23"	26.50	S17°40'47"E 26.50
C5	2437.50	0°37'23"	26.50	S17°03'28"E 26.50
C6	15.00	88°58'27"	23.29	N28°07'33"E 21.02
C7	2304.50	1°26'57"	58.28	S16°38'31"E 58.28
C8	2437.50	5°57'59"	253.83	S13°49'44"E 253.71
C9	2321.00	3°57'16"	160.19	S15°23'25"E 160.16
C10	2294.50	2°30'16"	100.30	N14°39'52"W 100.29
C11	2321.00	6°33'53"	265.93	N14°06'06"W 265.79
C12	2347.50	5°33'51"	227.97	N13°34'45"W 227.88
C13	2321.00	2°36'37"	105.74	S12°06'28"E 105.73
C14	2294.50	2°36'14"	104.28	N12°06'37"W 104.27
C15	2437.50	4°22'32"	186.14	S20°10'44"E 186.10

LINE TABLE

LINE	DIRECTION	LENGTH
(L15)	N19°40'39"E	32.54
(L16)	N72°36'48"E	20.03
(L17)	N72°36'48"E	20.01
(L18)	S54°27'03"E	32.49
L1	S48°50'22"W	33.92
L2	S10°33'43"W	34.23
L3	N87°20'40"W	21.89
L4	S18°42'11"E	30.24
L5	S19°05'11"E	16.10
L6	S19°05'11"E	23.53
L7	S76°31'37"W	26.50
L8	N21°40'15"W	6.55
L9	S21°40'15"E	26.57
L10	N72°36'48"E	15.30
L11	S19°05'11"E	26.55
L12	N73°56'45"E	10.00
L13	N72°36'48"E	34.27
L14	S73°56'45"W	23.50
L19	N48°53'08"E	11.72
L20	N55°14'08"E	20.48
L21	N44°46'09"E	13.12
L22	N71°20'09"E	19.26
L23	S73°50'13"W	20.70

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.

Wagner Galt 8/17/2020
DATE

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)(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.
- (4) ANY OTHER PROVISION OF LAW.

Brad Kell Aug 19 2020
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 & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°56'09"E ALONG THE SECTION LINE 1243.85 FEET AND NORTH 983.96 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 2294.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S79°11'30"W) 204.57 FEET THROUGH A CENTRAL ANGLE OF 5°06'30" (CHORD: N13°21'45"W 204.51 FEET); THENCE S73°56'45"W 13.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2281.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S74°05'03"W) 57.39 FEET THROUGH A CENTRAL ANGLE OF 1°28'30" (CHORD: N15°30'12"W 57.39 FEET); THENCE N15°02'11"W 55.32 FEET; THENCE N70°54'49"E 23.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 97.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S70°37'11"W) 80.51 FEET THROUGH A CENTRAL ANGLE OF 47°18'41" (CHORD: N43°02'09"W 78.24 FEET); THENCE N23°18'30"E 140.42 FEET; THENCE EAST 71.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2437.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S67°38'00"W) 492.97 FEET THROUGH A CENTRAL ANGLE OF 11°35'16" (CHORD: S16°34'22"E 492.13 FEET); THENCE S79°41'28"W 143.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.51 ACRES
70,275 SQUARE FEET

Ac 3, 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, B, C, AND D AS INDICATED HEREON, TO THE BRYLEE FARMS HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS PARKWAY, STE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17th DAY OF August, A.D. 2020
Samuel A. Drown/Manager on behalf of
Brylee Estates Development, Inc

ON THE 17 DAY OF August, A.D. 2020 PERSONALLY APPEARED BEFORE ME *Samuel A. Drown* THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

Stephen Kyle Honeycutt
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 08/27/2023
Commission # 707910

STATE OF UTAH S.S.
COUNTY OF UTAH

NOTARY PUBLIC FULL NAME: *Stephen Kyle Honeycutt*
COMMISSION NUMBER: *707910*
MY COMMISSION EXPIRES: *8/27/2023*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

ACCEPTANCE BY LEGISLATIVE BODY

THE *Eagle Mountain Planning Commission* of *Eagle Mountain, 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 September, A.D. 2020

Thomas Drown APPROVED BY MAYOR
Jeffery Smith APPROVED BY CITY ATTORNEY

APPROVED *Christy Funk* ATTEST *Jeffery Smith*
(See Seal Below) (See Seal Below)

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OWNERS DEDICATION OR 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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 20 DAY OF August, 2020

ENT 18240312020 Map # 17376
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Nov 17 4:36 pm FEE 80.00 BY BA
RECORDED FOR EAGLE MOUNTAIN CITY

PHASE B PLAT "1"

THE TOWNS AT BRYLEE FARMS

SUBDIVISION
(LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, T6S, R2W, SLB&M)

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 30'

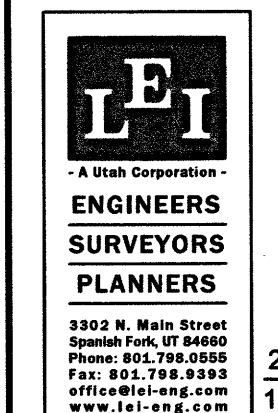
COUNTY RECORDER STAMP

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC SEAL: STEPHEN KYLE HONEYCUTT, No. 707910, TRUSTY, STATE OF UTAH

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 265632, TRUSTY, STATE OF UTAH

COUNTY-RECORDER SEAL: JEFFERY SMITH, No. 17376, UTAH COUNTY RECORDER



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

N89°56'09"E 1243.85

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

SOUTHEAST CORNER SECTION 2, T6S, R2W, SLB&M (FOUND 1974 UTAH COUNTY MONUMENT)

ROCKY MOUNTAIN POWER

801-763-1232