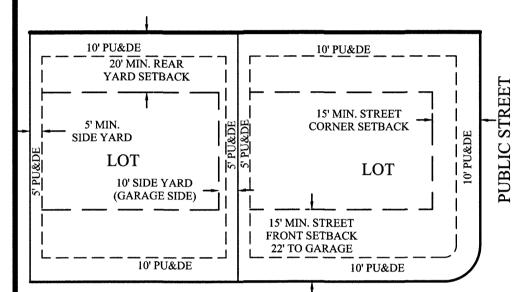


## VICINITY MAP

LEGEND BOUNDARY SECTION LINE — — — — — — — EASEMENT ----- EXISTING PROPERTY LINE SECTION MONUMENT (FOUND) STREET MONUMENT (TO BE SET) BOUNDARY MARKERS

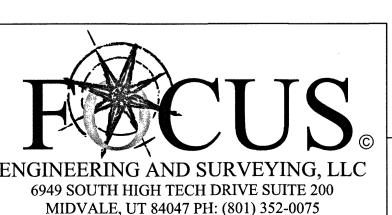


TYPICAL BUILDING SETBACKS

PUBLIC STREET

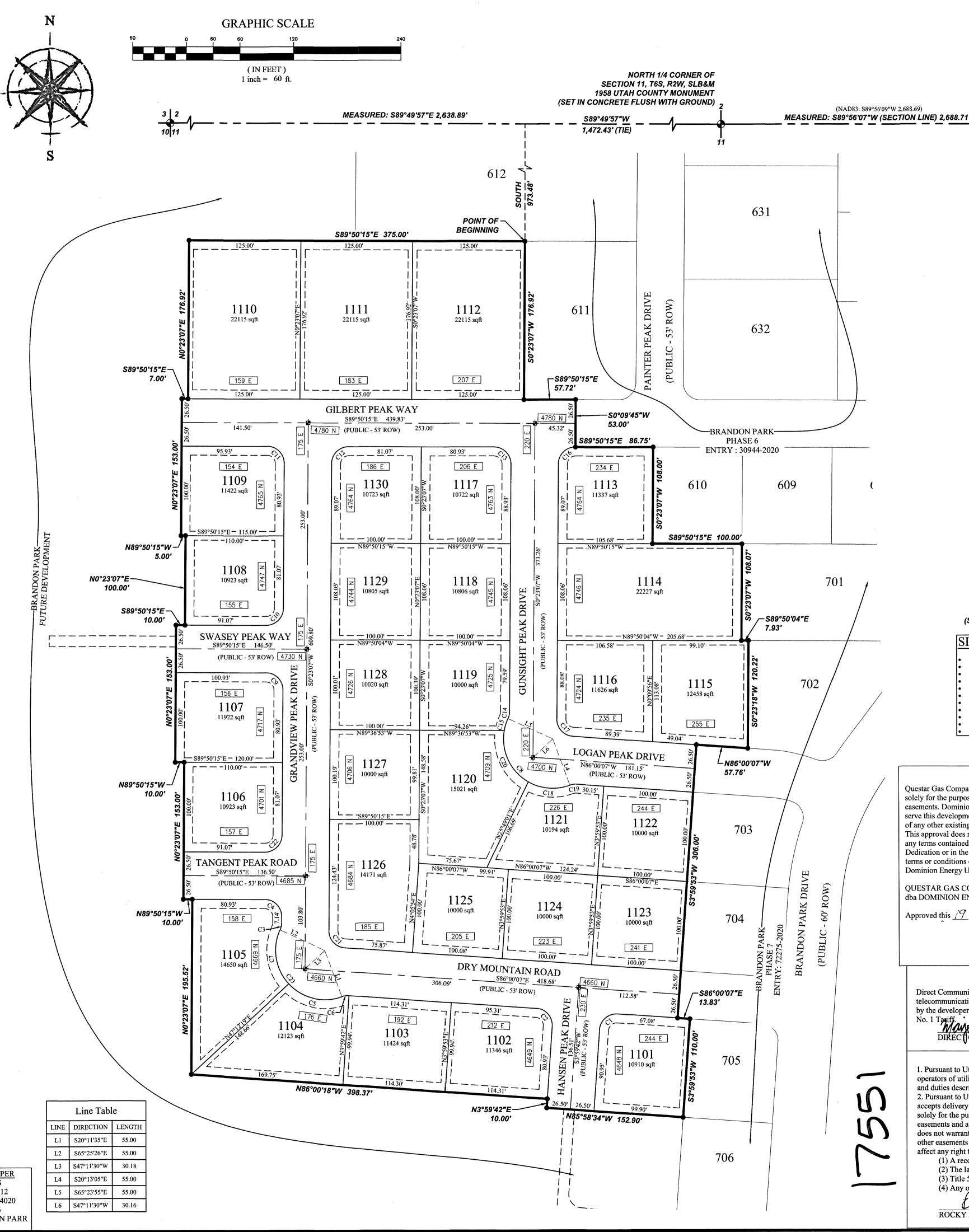
#5X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	90°00'11"	29.85	N48°59'47"E	26.87
C2	19.00	89°59'49"	29.84	S41°00'13"E	26.87
С3	19.00	24°11'27"	8.02	S12°28'51"W	7.96
C4	19.00	90°13'22"	29.92	S44°43'34"E	26.92
C5	55.00	67°23'05"	64.68	S76°30'02"E	61.02
C6	19.00	24°11'27"	8.02	N81°54'09"E	7.96
C7	55.00	67°23'05"	64.68	S09°06'58"E	61.02
C8	55.00	134°49'11"	129.42	N42°48'30"W	101.56
C9	19.00	90°13'22"	29.92	S44°43'34"E	26.92
C10	19.00	89°46'38"	29.77	S45°16'26"W	26.82
C11	19.00	90°13'22"	29.92	S44°43'34"E	26.92
C12	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C13	19.00	90°13'22"	29.92	S44°43'34"E	26.92
C14	19.00	24°12'58"	8.03	S12°29'36"W	7.97
C15	55.00	14°37'00"	14.03	S17°17'35"W	13.99
C16	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C17	19.00	86°23'14"	28.65	N42°48'30"W	26.01
C18	55.00	50°11'23"	48.18	S85°07'24"E	46.65
C19	19.00	24°12'58"	8.03	N81°53'24"E	7.97
C20	55.00	70°00'47"	67.21	S25°01'19"E	63.10
C21	19.00	86°23'14"	28.65	N42°48'30"W	26.01
C22	19.00	89°46'38"	29.77	S45°16'26"W	26.82
C23	55.00	134°46'09"	129.37	N42°48'30"W	101.54



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. Llewelyn, 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 owners(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

Professional Land Surveyor Certificate No. 10516507

**NORTHEAST CORNER OF** SECTION 11, T6S, R2W, SLB&M

EAST 1/4 CORNER OF

30 LOTS

11.62 ACRES

8.77 ACRES

0.00 ACRES

0.00 ACRES

2.85 ACRES

0.29 ACRES OR 12737 SOFT.

0.51 ACRES OR 22227 SQFT.

0.23 ACRES OR 10000 SQFT

2.58 UNITS/ACRE

1/19/2021

SECTION 11, T6S, R2W, SLB&M

**2013 UTAH COUNTY MONUMENT** 

TOTAL ROAD ACREAGE (ASPHALT) 1.54 ACRES

(SET ON PIPE FLUSH WITH SIDEWALK)

SITE TABULATIONS

TOTAL IMPROVED OPEN SPACE:

**DOMINION ENERGY UTAH** 

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat

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 acknowledgement of

terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

Approved this 19 day of January, 20 21. Questar Gas Company

**DIRECT COMMUNICATIONS** 

telecommunications services to this subdivision utilizing the trenches provided

by the developer as per the Direct Communications Cedar Valley P.S.C. Utah

**ROCKY MOUNTAIN POWER** 

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

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

(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or

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

Direct Communications Cedar Valley, LLC certifies that it will provide

solely for the purposes of confirming that the plat contains public utility

any terms contained in the plat, including those set forth in the Owner

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

No. 1 Tagiff.

Mayore CULTU

DIRECT COMMUNICATIONS

and duties described therein.

Dedication or in the Notes, and does not constitute a guarantee of particular

TOTAL # OF LOTS:

TOTAL ACREAGE:

TOTAL OPEN SPACE:

AVERAGE LOT SIZE:

OVERALL DENSITY:

LARGEST LOT SIZE: SMALLEST LOT SIZE

TOTAL ACREAGE IN LOTS:

TOTAL ACREAGE IN ROW:

(SET IN CONCRETE

1" ABOVE GROUND)

1958 UTAH COUNTY MONUMENT

**BOUNDARY DESCRIPTION** 

particularly described as follows: Beginning at a point located N89°49'57"W along the Section line 1,472.43 feet and South 973.48 feet from th North 1/4 Corner of Section 11, T6S, R2W, SLB&M; thence S00°23'07"W 176.92 feet; thence S89°50'15"E 57.72 fee thence S00°09'45"W 53.00 feet; thence S89°50'15"E 86.75 feet; thence S00°23'07"W 108.00 feet; thence S89°50'15" 100.00 feet: thence S00°23'07"W 108.07 feet; thence S89°50'04"E 7.93 feet; thence S00°23'18"W 120.22 feet; thence N86°00'07"W 57.76 feet; thence S03°59'53"W 306.00 feet; thence S86°00'07"E 13.83 feet; thence S03°59'53"W 110.00 feet; thence N85°58'34"W 152.90 feet; thence N03°59'42"E 10.00 feet; thence N86°00'18"W 398.37 feet; thence N00°23'07"E 195.52 feet; thence N89°50'15"W 10.00 feet; thence N00°23'07"E 153.00 feet; thence N89°50'15"W 10.00 feet; thence N00°23'07"E 153.00 feet; thence S89°50'15"E 10.00 feet; thence N00°23'07"E 100.00 feet; thence N89°50'15"W 5.00 feet; thence N00°23'07"E 153.00 feet; thence S89°50'15"E 7.00 feet; thence N00°23'07"E 176.92 feet; thence S89°50'15"E 375.00 feet to the point of beginning. Contains: 11.62 acres+/-

A portion of the NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian, more

ENT 31209:2021 Map # 17551 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Feb 18 4:45 pm FEE 110,00 BY MA RECORDED FOR EAGLE MOUNTAIN CITY

## OWNER'S DEDICATION

WE. THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND 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 REOUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR TH BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S): PRINTED NAME OF OWNER STEVE MADDOX

Manager, Esge Homes Wah, LLC

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH

S.S. S.S. COUNTY OF Salt Lake

ON THE 15 DAY OF January A.D. 20 21 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SITE LA VE \_\_\_, IN SAID STATE OF UTAH, Steve Madox \_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager \_\_\_\_ OF Sign Homes Jenh L.L.C., 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. 705 101

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

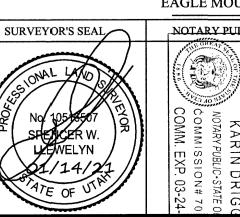
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS /8 DAY

(SEE SEAL BELOW)

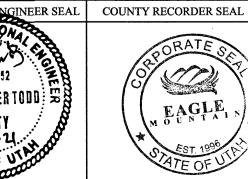
## BRANDON PARK

PHASE A, PLAT 11

**SUBDIVISION** LOCATED IN THE NE1/4 & NW1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH







EAGLE