

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
 EVAN J. WOOD
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 183395

05/26/2021

BOUNDARY DESCRIPTION

A part of the NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Section 11, T6S, R2W, SLB&M; then along the Section line S89°49'57"E 721.17 feet to the Northwest Corner of BRANDON PARK PHASE "A" PLAT 6 SUBDIVISION, according to the Official Plat thereof recorded March 10, 2020 as Entry No. 30944:2020 in the Office of the Utah County Recorder; then along said plat the following nine (9) courses: 1) S00°09'47"W 212.44 feet; 2) N89°50'15"W 51.41 feet; 3) S00°09'45"W 227.00 feet; 4) S89°50'15"E 500.00 feet; 5) S00°09'45"W 174.00 feet; 6) S00°32'40"E 53.00 feet; 7) S00°23'07"W 180.08 feet; 8) N89°50'15"W 188.99 feet; 9) S00°23'07"W 127.00 feet to a northerly boundary line of BRANDON PARK PHASE "A" PLAT 11 SUBDIVISION, according to the Official Plat thereof recorded February 02, 2021 as Entry No. 2021:31209 in the Office of the Utah County Recorder; then along said plat the following five (5) courses: 1) N89°50'15"W 186.01 feet; then 2) S00°23'07"W 176.92 feet; then 3) N89°50'15"W 7.00 feet; then 4) S00°23'07"W 153.00 feet; then 5) N89°50'15"W 791.04 feet to the Section line; then N00°23'13"E along the Section line 1,303.51 feet to the point of beginning.

Contains: 26.86 acres +/-

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 AUTHORIZED SIGNATURE(S)
 Edge Homes Utah, LLC. *Shelley Mae King*
 Steve Maddox

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Utah
 SHELLY MAE KING
 NOTARY PUBLIC-STATE OF UTAH
 COMMISSION# 695954
 COMM. EXP. 07-10-2021

ON THE 2 DAY OF June A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Maddox, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF Edge Homes Utah, 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: 7-10-2021
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY
 MY COMMISSION No. 695954
 Shelley Mae King
 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 7 DAY OF July, 2021.

APPROVED BY MAYOR APPROVED BY CITY ATTORNEY
 APPROVED BY CITY ENGINEER ATTEST BY CITY RECORDER
 (SEE SEAL BELOW) (SEE SEAL BELOW)

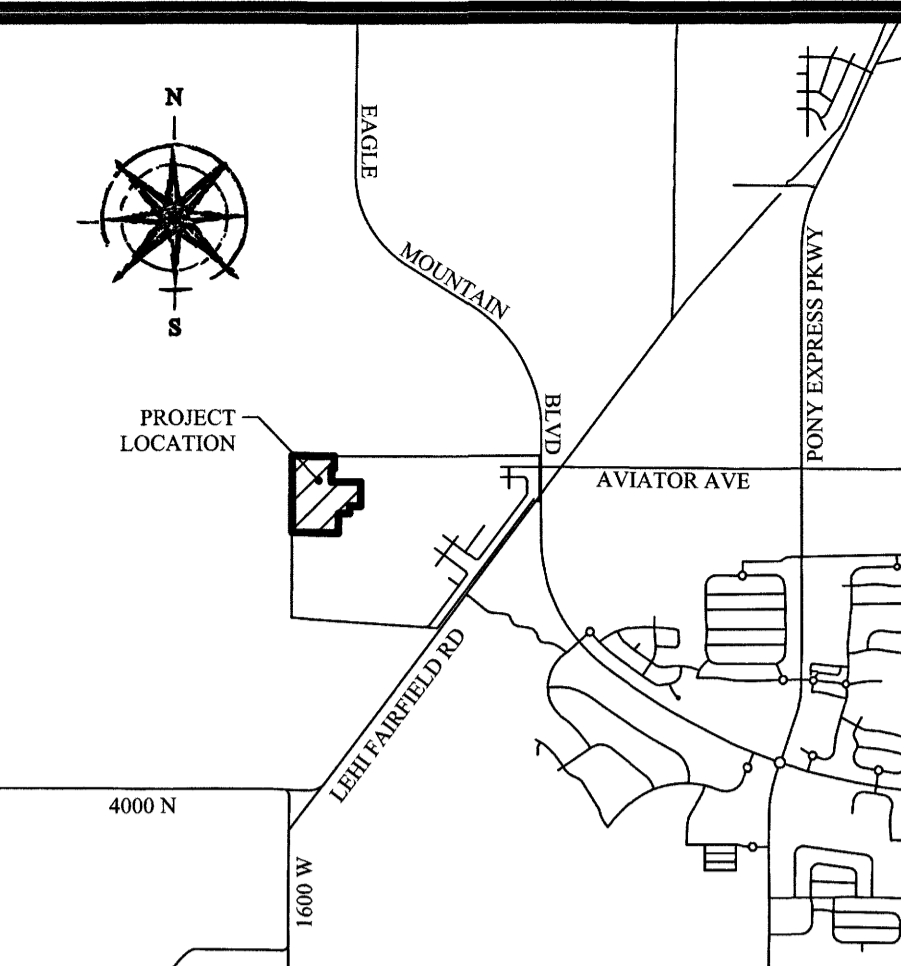
**BRANDON PARK
 PHASE A, PLAT 14
 SUBDIVISION**

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

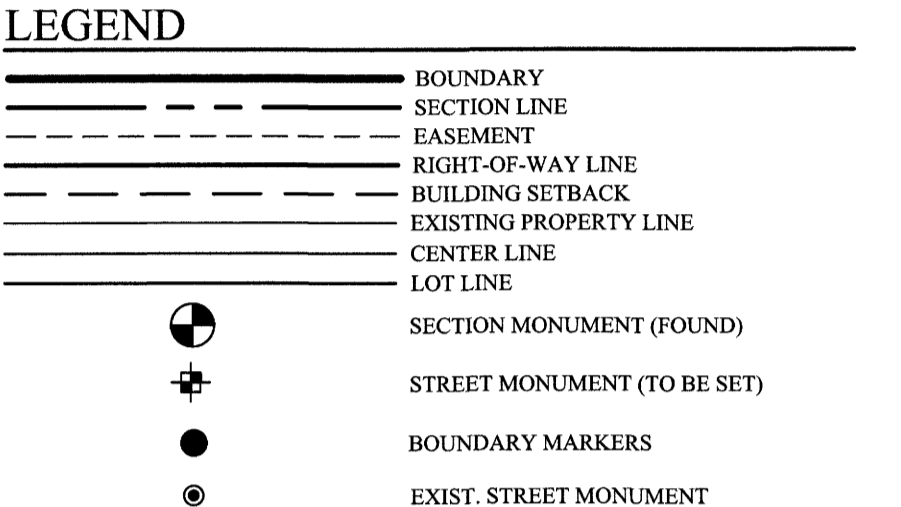
COUNTY RECORDER SEAL

ENT 127107:2021 Map 4 17805
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 JUL 19 3:23 PM FEE 135.00 BY JR
 RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL
 PROFESSIONAL LAND SURVEYOR
 No. 183395
 EVAN J. WOOD
 STATE OF UTAH
 TRUSTY
 STATE OF UTAH
 CORPORATE SEAL
 EAGLE MOUNTAIN CITY
 STATE OF UTAH



VICINITY MAP



NOTES
 1. #5 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.
 2. PARCELS A AND B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 3. PARCELS A AND B ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

SITE TABULATIONS

- TOTAL # OF LOTS: 42 LOTS
- TOTAL ACRES: 26.86 ACRES
- TOTAL ROAD ACRES (ASPHALT): 3.71 ACRES
- TOTAL OPEN SPACE: 0.15 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- TOTAL ACRES IN ROW: 5.76 ACRES
- AVERAGE LOT SIZE: 0.50 ACRES OR 21,691 SQFT.
- LARGEST LOT SIZE: 0.95 ACRES OR 41,209 SQFT.
- SMALLEST LOT SIZE: 0.23 ACRES OR 10,000 SQFT.
- OVERALL DENSITY: 1.56 UNITS/ACRE

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	19°15'21"	6.39	N89°12'35"W	6.36
C2	55.00	59°40'42"	57.29	S79°31'09"W	54.73
C3	55.00	51°42'46"	49.64	S23°49'25"W	47.97
C4	19.00	89°52'46"	29.81	N45°19'36"E	26.84
C5	55.00	16°51'13"	16.18	S10°27'35"E	16.12
C6	19.00	19°16'23"	6.39	S09°15'00"E	6.36
C7	19.00	89°46'33"	29.77	S45°16'28"W	26.82
C8	19.00	90°20'40"	29.96	N44°47'06"W	26.95
C9	19.00	90°13'27"	29.92	N44°43'32"W	26.92
C10	19.00	89°46'37"	29.77	N45°17'04"E	26.81
C11	55.00	40°05'06"	38.48	S50°38'50"W	37.70
C12	55.00	41°02'28"	39.40	S10°04'58"W	38.56
C13	19.00	10°49'30"	3.59	S05°01'36"E	3.58
C14	19.00	89°46'36"	29.77	S45°16'27"W	26.82
C15	19.00	89°46'32"	29.77	N45°16'26"E	26.82
C16	19.00	90°13'24"	29.92	N44°43'33"W	26.92
C17	19.00	89°46'52"	29.77	N45°16'35"E	26.82
C18	19.00	11°07'48"	3.69	N84°16'05"W	3.69
C19	55.00	14°36'37"	14.02	N86°00'30"W	13.99
C20	55.00	15°59'48"	15.36	S78°41'17"W	15.31

Line Table

LINE	DIRECTION	LENGTH
L1	S71°06'49"W	55.00
L2	N44°41'08"W	34.40
L3	N19°21'30"E	55.00
L4	S79°33'38"W	55.00
L5	N44°48'11"W	38.32
L6	N11°17'49"E	55.00

OWNER/DEVELOPER
 EDGE HOMES
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 CONTACT: BRANDON PARR

