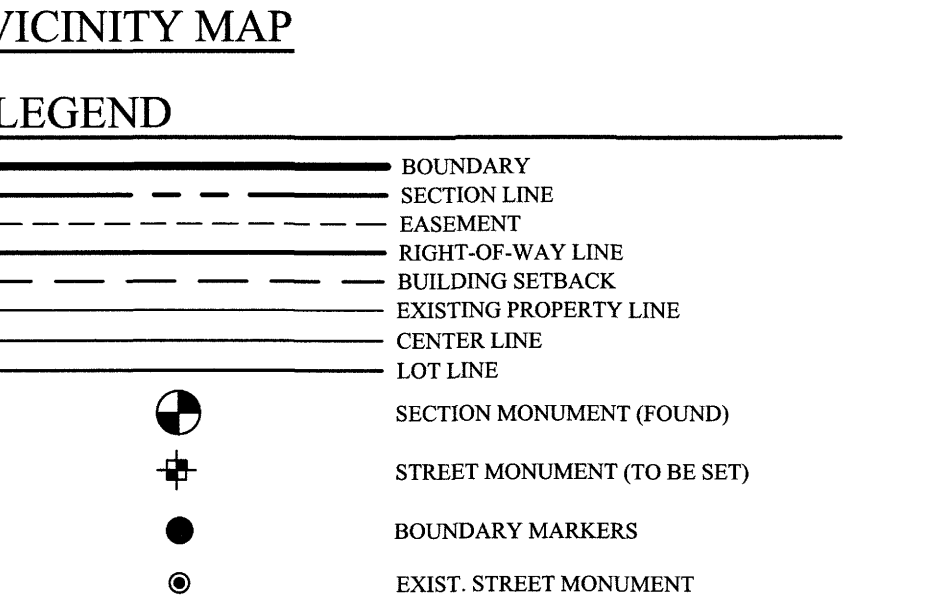


**SITE TABULATIONS**

- TOTAL # OF LOTS: 42 LOTS
- TOTAL ACRES: 13.49 ACRES
- TOTAL ACREAGE IN LOTS: 10.37 ACRES
- TOTAL ROAD ACREAGE (ASPHALT): 1.53 ACRES
- TOTAL OPEN SPACE: 0.22 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- TOTAL ACREAGE IN ROW: 2.90 ACRES
- AVERAGE LOT SIZE: 0.25 ACRES OR 10,787 SQFT.
- LARGEST LOT SIZE: 0.50 ACRES OR 21,689 SQFT.
- SMALLEST LOT SIZE: 0.22 ACRES OR 9,799 SQFT.
- OVERALL DENSITY: 3.11 UNITS/ACRE



**NOTES**

- 75 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, C, D, E, AND F ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
- PARCELS A, B, C, D, E, AND F ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

**DOMINION ENERGY UTAH**

Questar Gas Company, dba 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 acknowledgement 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 800-366-8532.

**QUESTAR GAS COMPANY**  
dba DOMINION ENERGY UTAH

Approved this 1 day of June, 2021. Questar Gas Company  
By Shirley Eldridge  
Title Per-Con

**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.

By Wingie Wilford DATE 6/1/2021

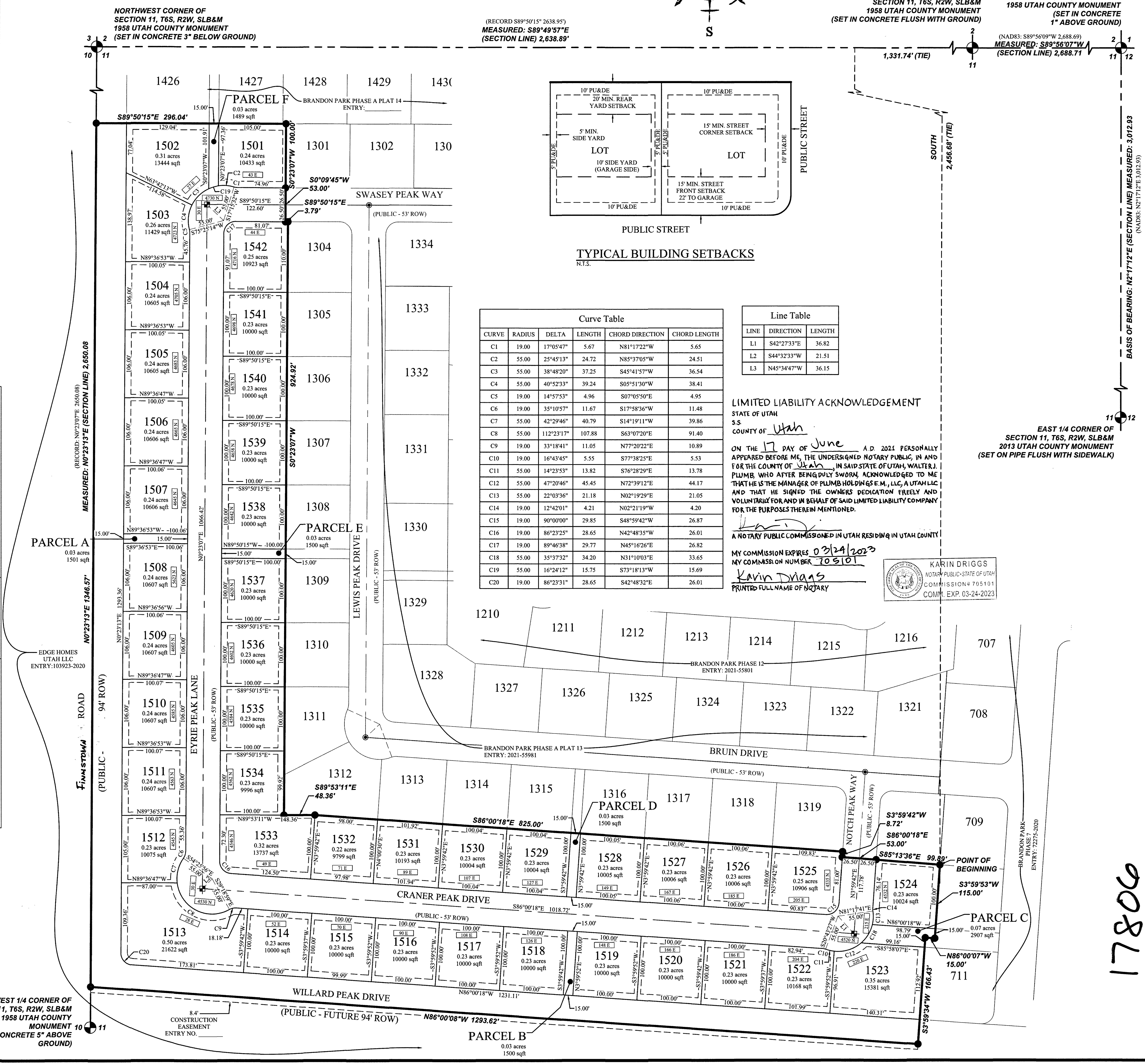
**ROCKY MOUNTAIN POWER**

- 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.
- 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
  - A recorded easement or right-of-way
  - The law applicable to prescriptive rights
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
  - Any other provision of law

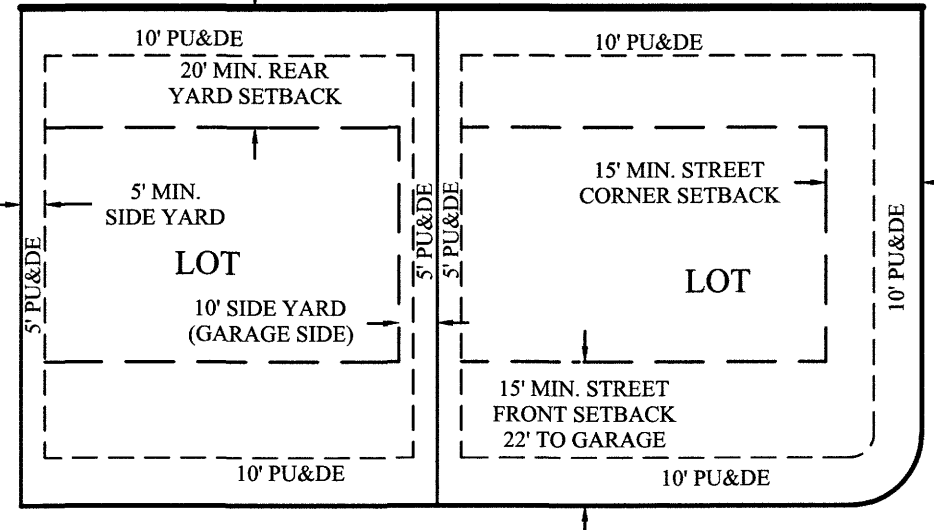
By Deborah Williams DATE 6/1/21

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

**FOCUS ENGINEERING AND SURVEYING, LLC**  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com



(RECORD S89°50'15" 2638.95')  
MEASURED: S89°49'57"E  
(SECTION LINE) 2,638.87'



**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	17°05'47"	5.67	N81°17'22"W	5.65
C2	55.00	25°45'13"	24.72	N85°37'05"W	24.51
C3	55.00	38°48'20"	37.25	S45°41'57"W	36.54
C4	55.00	40°52'33"	39.24	S05°51'30"W	38.41
C5	19.00	14°57'53"	4.96	S07°05'50"W	4.95
C6	19.00	35°10'57"	11.67	S17°58'36"W	11.48
C7	55.00	42°29'46"	40.79	S14°19'11"W	39.86
C8	55.00	112°23'17"	107.88	S63°07'20"E	91.40
C9	19.00	33°18'41"	11.05	N77°20'22"E	10.89
C10	19.00	16°43'45"	5.55	S77°38'25"E	5.53
C11	55.00	14°23'53"	13.82	S76°28'29"E	13.78
C12	55.00	47°20'46"	45.45	N72°39'12"E	44.17
C13	55.00	22°03'36"	21.18	N02°19'29"E	21.05
C14	19.00	12°42'01"	4.21	N02°21'19"W	4.20
C15	19.00	90°00'00"	29.85	S48°59'42"W	26.87
C16	19.00	86°23'25"	28.65	N42°48'35"W	26.01
C17	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C18	55.00	35°37'32"	34.20	N31°10'03"E	33.65
C19	55.00	16°24'12"	15.75	S73°18'13"W	15.69
C20	19.00	86°23'31"	28.65	S42°48'32"E	26.01

**Line Table**

LINE	DIRECTION	LENGTH
L1	S42°27'33"E	36.82
L2	S44°32'33"W	21.51
L3	N45°34'47"W	36.15

**LIMITED LIABILITY ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF Utah

ON THE 17 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, WALTER J. PLUMB, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF PLUMB HOLDINGS E.M., LLC, A UTAH LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY

MY COMMISSION EXPIRES 03/24/2023  
MY COMMISSION NUMBER 705101

Karin Driggs  
PRINTED FULL NAME OF NOTARY

KARIN DRIGGS  
NOTARY PUBLIC-STATE OF UTAH  
COMMISSION # 705101  
COMM. EXP. 03-24-2023

EAST 1/4 CORNER OF SECTION 11, T6S, R2W, SLB&M (SET ON PIPE FLUSH WITH SIDEWALK)

**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 DATE 05/26/2021  
EVAN J. WOOD  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 183395

**BOUNDARY DESCRIPTION**

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

Beginning at a point on the Westerly line of BRANDON PARK PLAT A, PHASE 7, according to the Official Plat thereof recorded May 28, 2020 as Entry No. 72275:2020 in the Office of the Utah County Recorder, located N89°49'57"W along the Section line 1,331.74 feet and South 2,456.68 feet from the North 1/4 Corner of Section 11, T6S, R2W, SLB&M; thence along said plat the following three (3) courses: 1) S03°59'53"W 115.00 feet; 2) N86°00'07"W 15.00 feet; 3) S03°59'34"W 166.43 feet; thence N86°00'08"W 1,293.62 feet to the section line; thence along said section line N00°23'13"E 1,346.57 feet; thence S89°50'15"E 296.04 feet; thence S00°23'07"W 100.00 feet; thence S00°09'45"W 53.00 feet; thence S89°50'15"E 3.79 feet; thence S00°23'07"W 924.92 feet; thence S89°53'11"E 48.36 feet; thence S86°00'18"E 825.00 feet; thence S03°59'42"W 8.72 feet; thence S86°00'18"E 53.00 feet; thence S85°13'36"E 99.89 feet to the point of beginning.

Contains: 16.05 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  
Edge Homes Utah, LLC  
Steve Maddox  
PLUMB HOLDINGS E.M., L.L.C.  
WALTER J. PLUMB

AUTHORIZED SIGNATURE(S)  
Steve Maddox  
Walter Plumb

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF Utah

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 IS THE Manager OF Edge Homes Utah, L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY

MY COMMISSION EXPIRES 07/01/2021  
MY COMMISSION NUMBER 69994

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 [Signature] APPROVED BY CITY ATTORNEY [Signature]  
APPROVED BY CITY ENGINEER [Signature] ATTEST BY CITY RECORDER [Signature]  
(SEE SEAL BELOW) (SEE SEAL BELOW)

**BRANDON PARK**  
PHASE A, PLAT 15  
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 127108:2021 Non # 17806  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 JUN 19 9:59 AM FEE 146.00 \$  
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL: EVAN J. WOOD, No. 183395, 05/26/21

NOTARY PUBLIC SEAL: CHRISTOPHER TODD, No. 265092, 04/21/21

CITY-COUNTY ENGINEER SEAL: TRUSTY STATE OF UTAH

CORPORATE SEAL: EAGLE MOUNTAIN CITY, UTAH

17806