

VICINITY MAP
N.T.S.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	45.50	36°48'32"	29.23	N71°25'48"W	28.73
C2	43.50	36°48'43"	27.95	N18°34'06"E	27.47
C3	43.50	36°48'43"	27.95	N18°34'06"E	27.47
C4	579.50	3°28'59"	35.23	N54°45'52"W	35.22
C5	19.00	90°00'10"	29.85	N81°58'33"E	26.87
C6	17.00	36°48'43"	10.92	N18°34'06"E	10.74
C7	19.00	89°59'49"	29.84	N44°50'10"W	26.87
C8	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C9	70.00	36°48'43"	44.97	S18°34'06"E	44.20
C10	19.00	89°59'50"	29.84	S08°01'27"E	26.87
C11	17.00	36°48'43"	10.92	N18°34'06"E	10.74
C12	19.00	89°59'49"	29.84	N44°50'10"W	26.87
C13	19.00	90°00'11"	29.85	N45°09'50"E	26.87
C14	19.00	89°59'49"	29.84	S44°50'10"E	26.87
C15	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C16	70.00	31°41'34"	38.72	N21°07'41"E	38.23
C17	19.00	36°48'32"	12.21	N71°25'48"W	12.00
C18	72.00	22°18'08"	28.03	S64°10'36"E	27.85
C19	72.00	14°30'24"	18.23	S82°34'52"E	18.18
C20	70.00	5°07'08"	6.25	N02°43'19"E	6.25
C21	601.00	3°29'56"	36.70	S54°45'28"E	36.69

Line Table

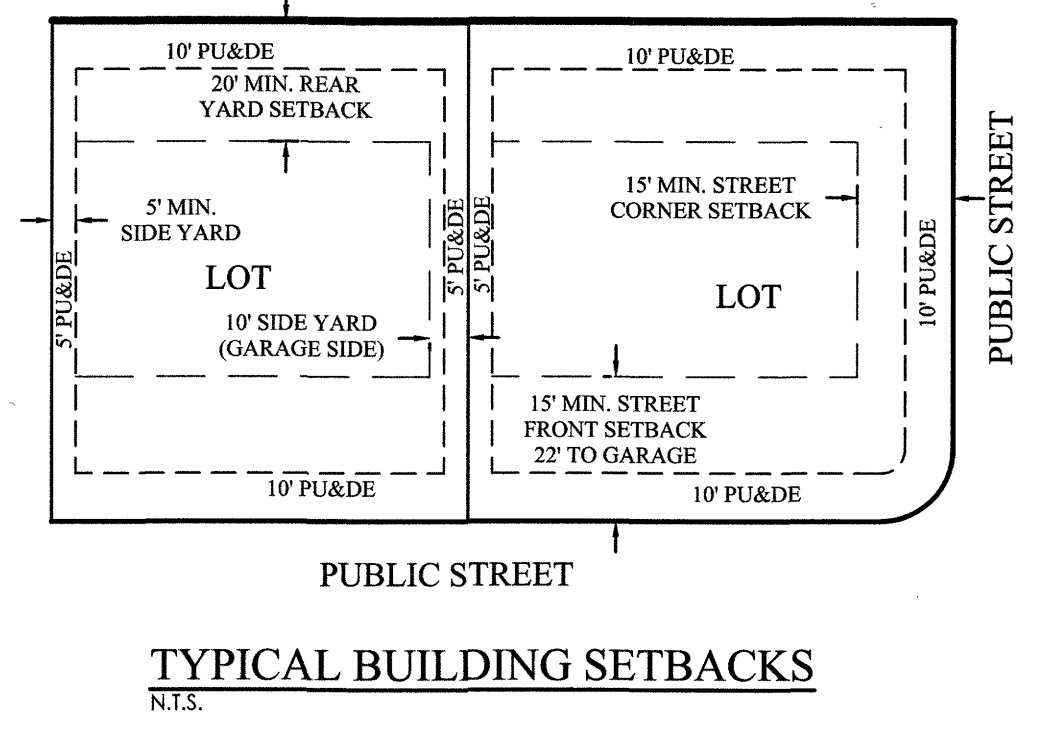
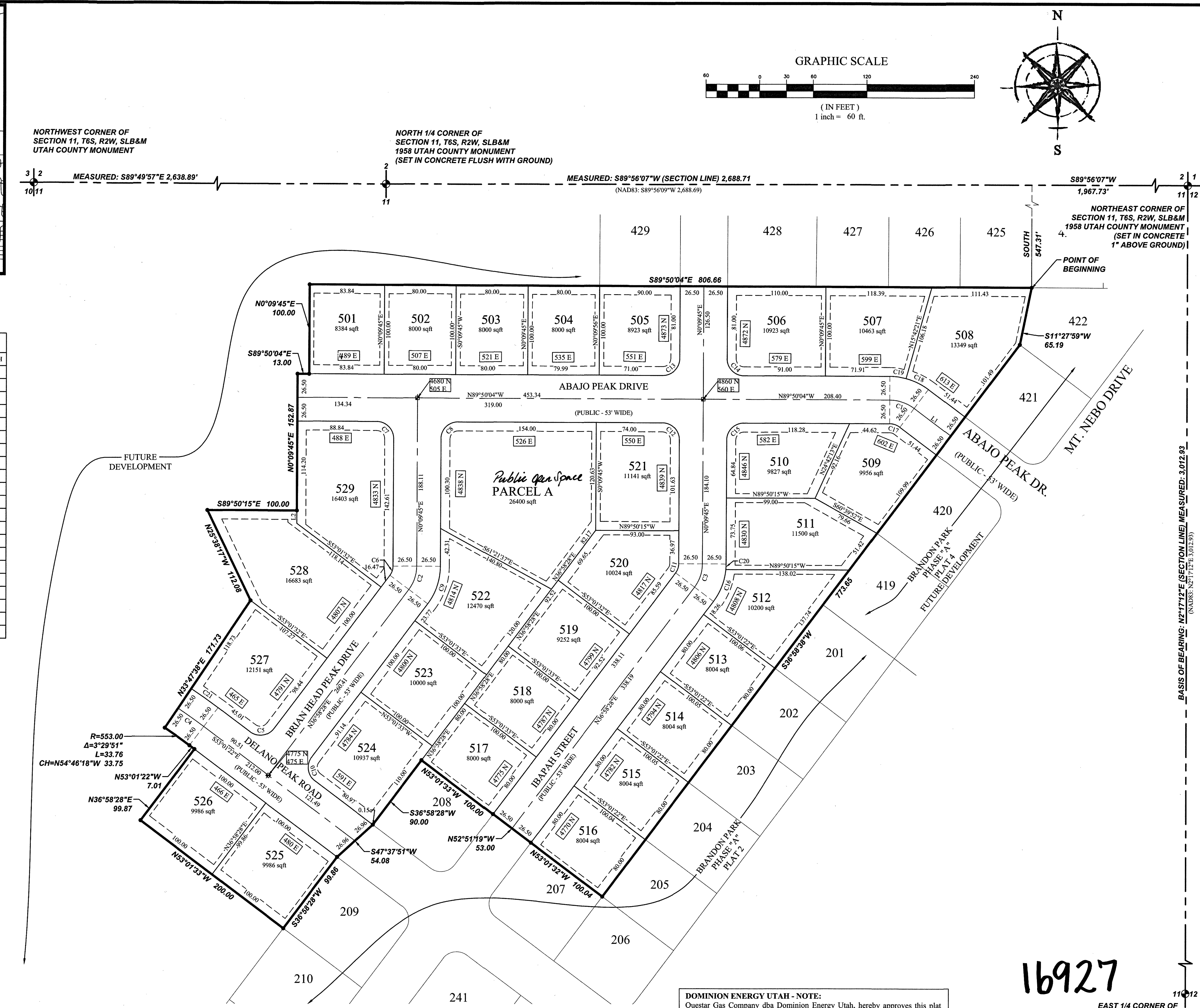
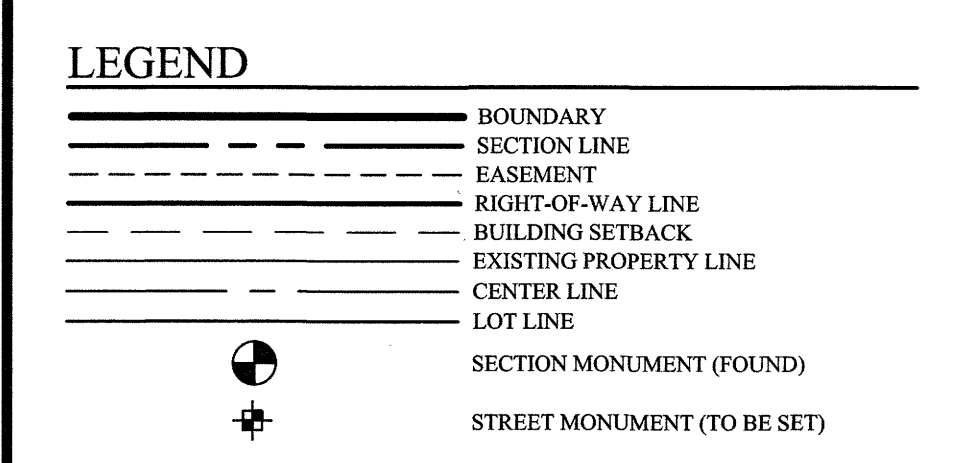
LINE	DIRECTION	LENGTH
L1	S53°01'32"E	51.44
L2	N00°09'45"E	14.33

SITE TABULATIONS

- TOTAL # OF LOTS: 29 LOTS
- TOTAL ACRES: 9.86 ACRES
- TOTAL ACRES IN LOTS: 6.95 ACRES
- TOTAL ROAD ACRES (ASPHALT): 1.38 ACRES
- TOTAL OPEN SPACE: 0.61 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- TOTAL ACRES IN ROW: 2.91 ACRES
- AVERAGE LOT SIZE: 0.24 ACRES OR 10,439 SQFT.
- LARGEST LOT SIZE: 0.38 ACRES OR 16,683 SQFT.
- SMALLEST LOT SIZE: 0.18 ACRES OR 8,000 SQFT.
- OVERALL DENSITY: 2.94 UNITS/ACRE

NOTES

- #5X24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BECK OF CURB AT EXTENSIONS OF SIDE LOT LINES.
- PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.



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.
DATE: 11/17/19

DOMINION ENERGY UTAH - NOTE:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes 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. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities 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 contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.
Approved this 5 DAY OF November A.D. 2019
By: Beverly Eldredge
Title: P.C. Specialist

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:
(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, or
(4) Any other provision of law
DATE: 11/15/19

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, 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 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.
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
Date: 10/25/19

BOUNDARY DESCRIPTION
Located in the NE1/4 & NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:
Beginning at a point, located S89°56'07"W along the Section line 1,967.73 feet and South 547.31 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); thence S11°27'59"W 65.19 feet; thence S36°58'28"W 773.65 feet; thence N53°01'32"W 100.04 feet; thence N52°51'19"W 53.00 feet; thence N53°01'33"W 100.00 feet; thence S36°58'28"W 90.00 feet; thence S47°37'51"W 54.08 feet; thence S36°58'28"W 99.86 feet; thence N53°01'33"W 200.00 feet; thence N36°58'28"E 99.87 feet; thence N53°01'22"W 7.01 feet; thence along the arc of a curve to the left with a radius of 553.00 feet a distance of 33.76 feet through a central angle of 0°29'51" Chord: N54°46'18"W 33.75 feet; thence N33°47'38"E 171.73 feet; thence N25°38'17"W 112.08 feet; thence S89°50'15"E 100.00 feet; thence N00°09'45"E 152.87 feet; thence S89°50'04"E 13.00 feet; thence N00°09'45"E 100.00 feet; thence S89°50'04"E 806.66 feet to the point of beginning.
Contains: 9.86 acres +/-

UTAH COUNTY RECORDER
2020 Jan 22 2:38 PM FEE 110.00 BY IP
RECORDED FOR EAGLE MOUNTAIN CITY

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
AUTHORIZED SIGNATURE(S): Steve Madlox

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Utah
ON THE 29 DAY OF October A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, Steve Madlox, IN SAID STATE OF UTAH, Steve Madlox, 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
MY COMMISSION No. 699954
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
PRINTED FULL NAME OF NOTARY: Shelley Mae King

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 11 DAY OF November 2019.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): [Signature]
ATTES BY CITY RECORDER (SEE SEAL BELOW): [Signature]

BRANDON PARK
PHASE "A" PLAT 5
SUBDIVISION
LOCATED IN THE NE1/4 & NW1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

16927

EAST 1/4 CORNER OF SECTION 11, T6S, R2W, SLB&M 2013 UTAH COUNTY MONUMENT (SET ON PIPE FLUSH WITH SIDEWALK)

APPROVED BY CITY ENGINEER (SEE SEAL BELOW): [Signature]
DATE: 11/15/19

2019 11-16-2019 Brandon Park Phases 3-4 Design 18-434 (Veg) Sheets C2 - FINAL PLAT PHASE 5.dwg
11-16-2019