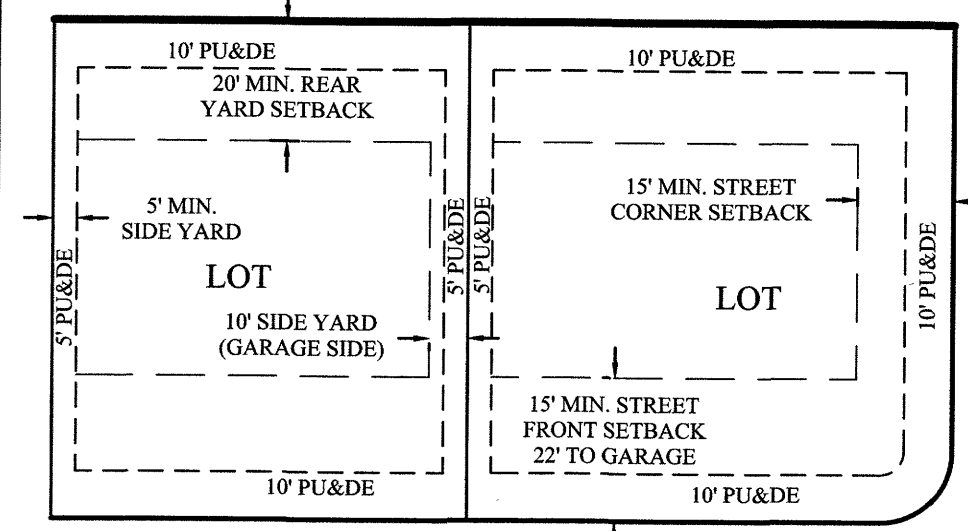
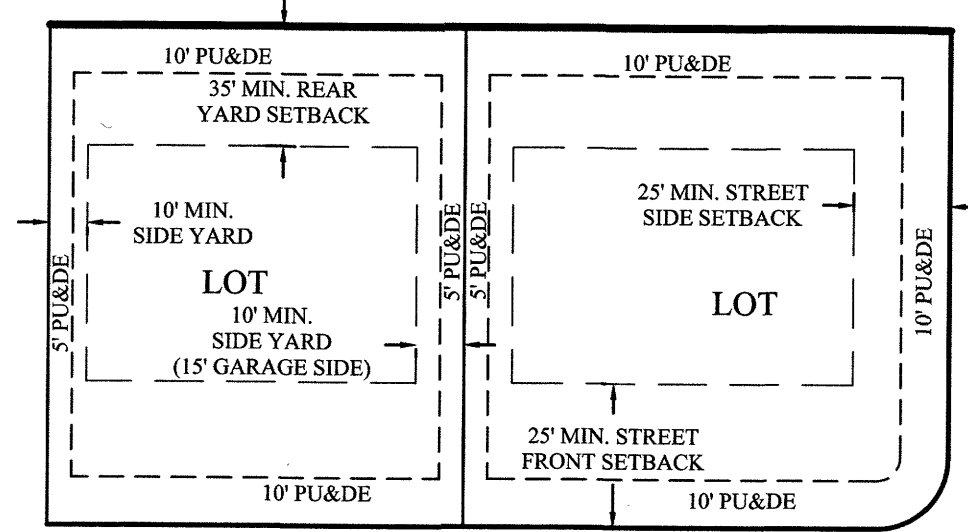


VICINITY MAP
N.T.S.

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - CENTER LINE
 - LOT LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS



TYPICAL BUILDING SETBACKS
(LOT #'S 601-610 & 633-640)
N.T.S.



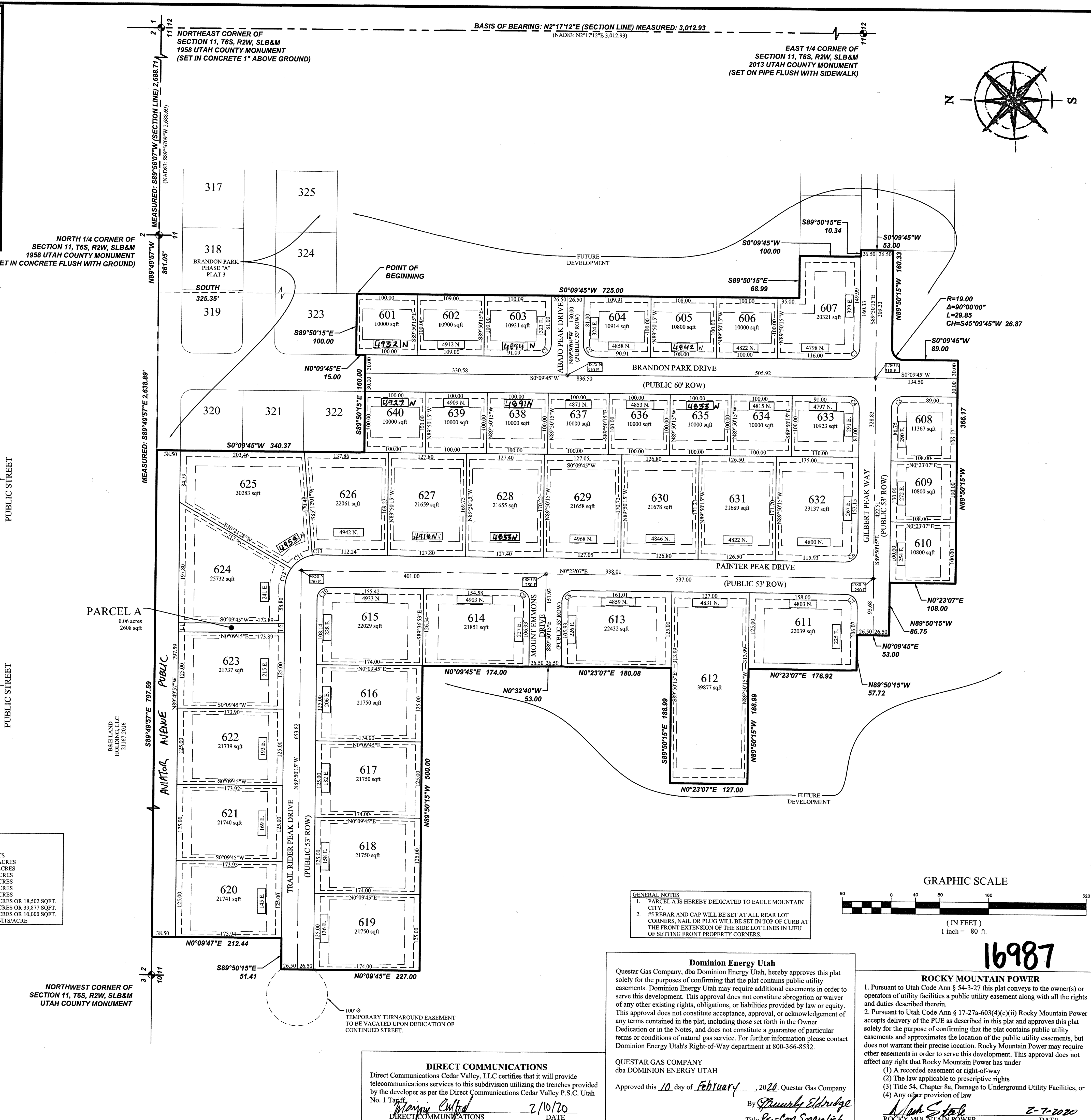
TYPICAL BUILDING SETBACKS
(LOT #'S 611-632)
N.T.S.

SITE TABULATIONS

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°49'57"W	797.59
L2	S89°50'15"E	15.00

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	89°59'49"	29.84	S44°50'10"E	26.87
C2	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C3	19.00	90°00'00"	29.85	S44°50'15"E	26.87
C4	19.00	90°00'00"	29.85	N45°09'45"E	26.87
C5	19.00	90°00'00"	29.85	N44°59'15"W	26.87
C6	19.00	90°13'22"	29.92	S44°43'34"E	26.92
C7	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C8	19.00	90°13'22"	29.92	N44°43'34"W	26.92
C9	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C10	19.00	90°13'22"	29.92	N44°43'34"W	26.92
C11	55.00	43°23'01"	41.65	S32°42'16"E	40.66
C12	55.00	35°26'28"	34.02	S72°07'01"E	33.48
C13	55.00	11°23'53"	10.94	S05°18'50"E	10.92



NORTHWEST CORNER OF SECTION 11, T6S, R2W, SLB&M UTAH COUNTY MONUMENT
(SET IN CONCRETE FLUSH WITH GROUND)

NORTH 1/4 CORNER OF SECTION 11, T6S, R2W, SLB&M 1958 UTAH COUNTY MONUMENT
(SET IN CONCRETE FLUSH WITH GROUND)

NORTHEAST CORNER OF SECTION 11, T6S, R2W, SLB&M 1958 UTAH COUNTY MONUMENT
(SET IN CONCRETE 1" ABOVE GROUND)

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

GENERAL NOTES

1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. #5 REBAR AND CAP WILL BE SET AT ALL REAR LOT CORNERS, NAIL OR PLUG WILL BE SET IN TOP OF CURB AT THE FRONT EXTENSION OF THE SIDE LOT LINES IN LIEU OF SETTING FRONT PROPERTY CORNERS.

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 10 day of February, 2020 Questar Gas Company
By Shirley Eldridge
Title Pre-con Specialist

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 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, or
(4) Any other provision of law

Wendy Stahl
ROCKY MOUNTAIN POWER
2-7-2020
DATE

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 01/23/2020

BOUNDARY DESCRIPTION
Located in the 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 N89°49'57"W along the Section line 861.05 feet and South 325.35 feet from the North 1/4 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); then S00°09'45"W 725.00 feet; then S89°50'15"E 68.99 feet; then S00°09'45"W 100.00 feet; then S89°50'15"E 10.34 feet; then S00°09'45"W 53.00 feet; then N89°50'15"W 160.33 feet; then along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: S45°09'45"W 26.87 feet; then S00°09'45"W 89.00 feet; then N89°50'15"W 366.17 feet; then N00°23'07"E 108.00 feet; then N89°50'15"W 86.75 feet; then N00°09'45"E 53.00 feet; then N89°50'15"W 57.72 feet; then N00°23'07"E 176.92 feet; then N89°50'15"W 188.99 feet; then N00°23'07"E 127.00 feet; then S89°50'15"E 188.99 feet; then N00°23'07"E 180.08 feet; then N00°32'40"W 53.00 feet; then N00°09'45"E 174.00 feet; then N89°50'15"W 500.00 feet; then N00°09'45"E 227.00 feet; then S89°50'15"E 51.41 feet; then N00°09'47"E 212.44 feet to the Section line; then S89°49'57"E along the Section line 797.59 feet; then S00°09'45"W 340.37 feet; then S89°50'15"E 160.00 feet; then N00°09'45"E 15.00 feet; then S89°50'15"E 100.00 feet to the point of beginning.

Contains: 21.27 acres +/-

ENT 30944:2020 Map # 16987
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Map # 411 PM FEE 132.00 BY OR
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: Steve Maddox
AUTHORIZED SIGNATURE(S): Steve Maddox 2/7/2020
Edge Homes Uth, LLC
Manager

LIMITED LIABILITY ACKNOWLEDGMENT
SHELLEY MAE KING
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 695954
COMM. EXP. 07-10-2021

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 7 DAY OF February, A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Maddox OF Edge Homes Uth, 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. 695954

APPROVED BY MAYOR: Shirley Eldridge
APPROVED BY CITY ATTORNEY: Shirley Eldridge
APPROVED BY CITY ENGINEER: Shirley Eldridge
(SEE SEAL BELOW)

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 27 DAY OF February, 2020.

APPROVED BY MAYOR: Shirley Eldridge
APPROVED BY CITY ATTORNEY: Shirley Eldridge
APPROVED BY CITY ENGINEER: Shirley Eldridge
(SEE SEAL BELOW)

BRANDON PARK
PHASE "A" PLAT 6
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH

SURVEYOR'S SEAL: Spencer W. Llewellyn
NOTARY PUBLIC SEAL: Shelley Mae King
CITY-COUNTY ENGINEER SEAL: Shirley Eldridge
COUNTY RECORDER SEAL: Jeffery Smith

2019 15-07-28 Brandon Park Phase 6 design 19-0728.dwg Sheets 02 - FINAL PLAT PHASE 6.dwg
15c-11-6-2w 70-03P