

VICINITY MAP
N.T.S.

LEGEND

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

- NOTES**
- #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.
 - PARCEL A & B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - PARCEL A & B ARE IN THEIR ENTIRETY A PUBLIC UTILITY AND TRAIL EASEMENT.

SITE TABULATIONS

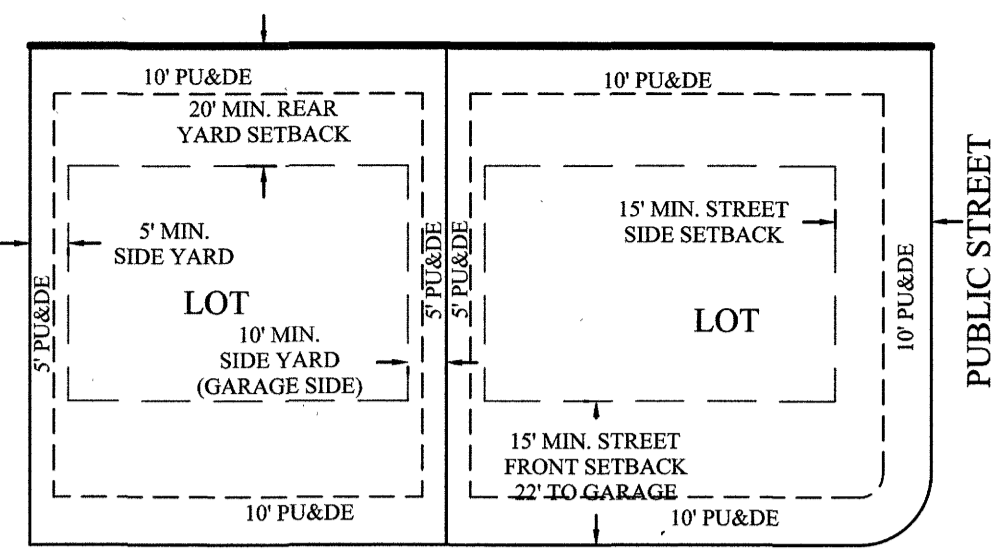
- TOTAL # OF LOTS: 21 LOTS
- TOTAL ACRES: 7.96 ACRES
- TOTAL ACRES IN LOTS: 5.44 ACRES
- TOTAL OPEN SPACE: 0.07 ACRES
- TOTAL ACRES IN ROW: 2.45 ACRES
- AVERAGE LOT SIZE: 0.36 ACRES OR 11,274 SQFT.
- LARGEST LOT SIZE: 0.36 ACRES OR 15,707 SQFT.
- SMALLEST LOT SIZE: 0.23 ACRES OR 10,000 SQFT.
- OVERALL DENSITY: 2.64 UNITS/ACRE

Curve Table

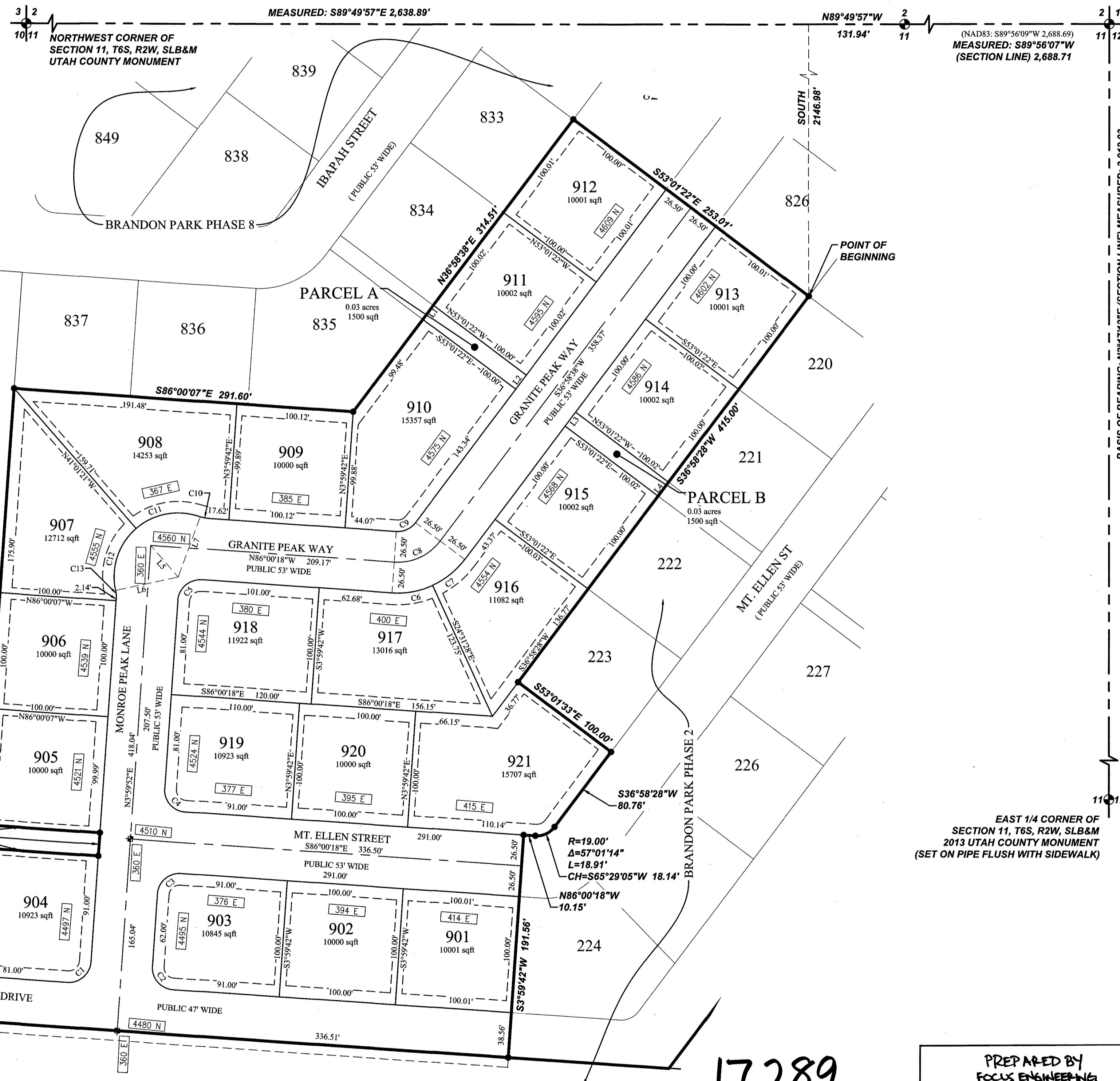
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|-----------|--------|-----------------|--------------|
| C1 | 19.00 | 89°59'49" | 29.84 | N48°59'47"E | 26.87 |
| C2 | 19.00 | 90°00'11" | 29.85 | S41°00'13"E | 26.87 |
| C3 | 19.00 | 89°59'49" | 29.84 | S48°59'47"W | 26.87 |
| C4 | 19.00 | 90°00'11" | 29.85 | S41°00'13"E | 26.87 |
| C5 | 19.00 | 89°59'49" | 29.84 | S48°59'47"W | 26.87 |
| C6 | 72.00 | 28°31'10" | 35.84 | S79°44'07"W | 35.47 |
| C7 | 72.00 | 28°29'54" | 35.81 | S51°13'35"W | 35.44 |
| C8 | 45.50 | 57°01'04" | 45.28 | N65°29'10"E | 43.43 |
| C9 | 19.00 | 57°01'04" | 18.91 | N65°29'10"E | 18.14 |
| C10 | 24.00 | 16°09'35" | 6.77 | S77°55'30"E | 6.75 |
| C11 | 55.00 | 61°10'43" | 58.73 | N79°33'56"E | 55.98 |
| C12 | 55.00 | 61°08'18" | 58.69 | N18°24'26"E | 55.94 |
| C13 | 24.00 | 16°09'35" | 6.77 | N04°04'55"W | 6.75 |

Line Table

| LINE | DIRECTION | LENGTH |
|------|-------------|--------|
| L1 | S36°58'38"W | 15.00 |
| L2 | N36°58'38"E | 15.00 |
| L3 | S36°58'38"W | 15.00 |
| L4 | N36°58'38"E | 15.00 |
| L5 | N40°59'33"W | 35.88 |
| L6 | N77°49'48"E | 54.99 |
| L7 | N20°10'12"E | 55.00 |



TYPICAL BUILDING SETBACKS
N.T.S.



NORTHWEST CORNER OF SECTION 11, T6S, R2W, SLB&M UTAH COUNTY MONUMENT
MEASURED: S89°49'57"E 2,638.89'

NORTHEAST CORNER OF SECTION 11, T6S, R2W, SLB&M 1958 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)

SOUTH 2146.88'

MEASURED: S89°56'07"W (SECTION LINE) 2,688.71'

MEASURED: S89°56'07"W (SECTION LINE) 2,688.69'

MEASURED: S89°56'07"W (SECTION LINE) 2,688.71'

POINT OF BEGINNING

BRANDON PARK PHASE 2

BRANDON PARK PHASE 8

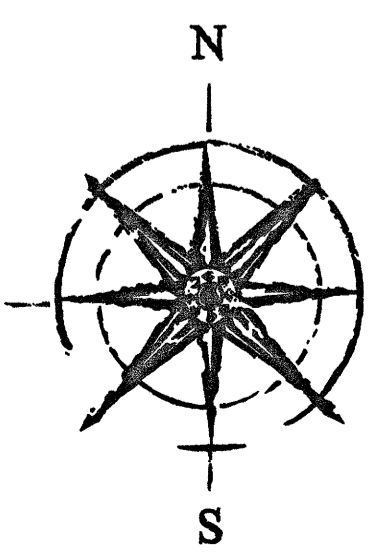
PARCEL A
0.03 acres
1500 sqft

PARCEL B
0.03 acres
1500 sqft

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

MEASURED: S36°58'28"W 80.76'

R=19.00'
Δ=57°01'14"
L=18.91'
CH=S65°29'05"W 18.14'



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.
Approved this 5 day of August, 2020.
By Matthew Ruffell
Title Dir. Comm
DATE

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.
Approved this 5 day of August, 2020. Questar Gas Company
By Christy Edmonds
Title Pic-Com
DATE

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
By Brad Kirk
Title Pic-Com
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.
Date 06/28/2020
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

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 on the Westerly line of BRANDON PARK PHASE A, PLAT 2, according to the Official Plat thereof recorded May 14, 2019 as Entry No. 42789-2019 of the Official records of Utah County, located N89°49'57"W along the Section line 131.94 feet and South 2,146.98 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 along said plat the following 6 (six) courses: 1) S36°58'28"W 415.00 feet; 2) S53°01'33"E 100.00 feet; 3) S36°58'28"W 80.76 feet; 4) along the arc of a curve to the right with a radius of 19.00 feet a distance of 18.91 feet through a central angle of 57°01'14" Chord: S65°29'05"W 18.14 feet; 5) N86°00'18"W 10.15 feet; 6) S03°59'42"W 191.56 feet to the 1/4 Section Line; then N86°00'08"W 978.49 feet; then N03°58'31"E 38.51 feet; then S86°00'18"E 515.50 feet; then N03°59'53"E 110.00 feet; then S86°00'18"E 100.00 feet; then N03°59'53"E 20.00 feet; then N86°00'18"W 100.00 feet; then N03°59'53"E 375.90 feet; then S86°00'07"E 291.60 feet; then N36°58'38"E 314.51 feet; then S53°01'22"E 253.01 feet to the point of beginning.
Contains: 7.96 acres +/-
ENT 146888;2020 Map 4 17287
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Sep 24 3:40 PM FEE 106.00 BY RM
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.

PRINTED NAME OF OWNER: Edge Homes Utah, LLC
AUTHORIZED SIGNATURE(S): Steve Maddox
DATE: August 7, 2020

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S. Shelley Mae King
COUNTY OF Utah
ON THE 7 DAY OF August, A.D. 2020 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, LLC, 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. 698924
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 27 DAY OF August, 2020.
APPROVED BY MAYOR: Rienna Burnham
APPROVED BY CITY ATTORNEY: Chris Kirk
ATTEST BY CITY RECORDER: Shelley Mae King
(SEE SEAL BELOW)

BRANDON PARK
PHASE A PLAT 9
SUBDIVISION
LOCATED IN THE NE1/4 & NW1/4 OF SECTION 11, T62, R2W, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PREPARED BY
FOCUS ENGINEERING
644 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84007
801-352-0075

17289

19-0409 Brandon Park Phase 9 Version 19-0409 (new) sheets C2 FINAL PLAT.dwg
SEC 11 T6S R2W TU038 JT