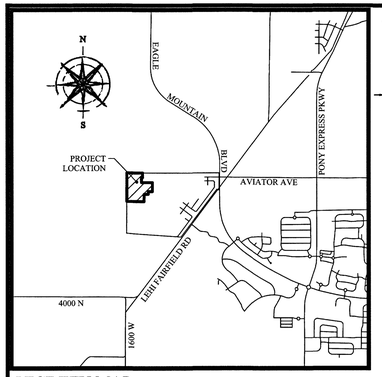
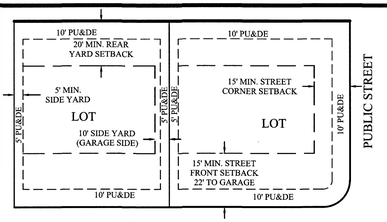


VICINITY MAP



TYPICAL BUILDING SETBACKS

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
- EXIST. STREET MONUMENT

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.
2. PARCELS A AND B ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

SITE TABULATIONS

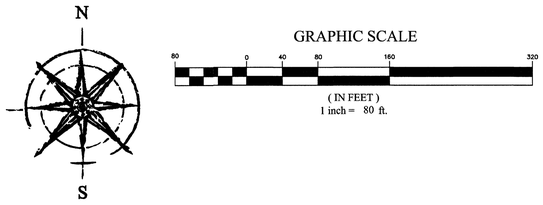
TOTAL # OF LOTS:	42 LOTS
TOTAL ACREAGE:	26.86 ACRES
TOTAL ACREAGE IN LOTS:	20.95 ACRES
TOTAL ROAD ACREAGE (ASPHALT)	3.71 ACRES
TOTAL OPEN SPACE:	0.15 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL ACREAGE IN ROW:	5.76 ACRES
AVERAGE LOT SIZE:	0.50 ACRES OR 21,691 SQFT.
LARGEST LOT SIZE:	0.95 ACRES OR 41,209 SQFT.
SMALLEST LOT SIZE:	0.23 ACRES OR 10000 SQFT.
OVERALL DENSITY:	1.56 UNITS/ACRE

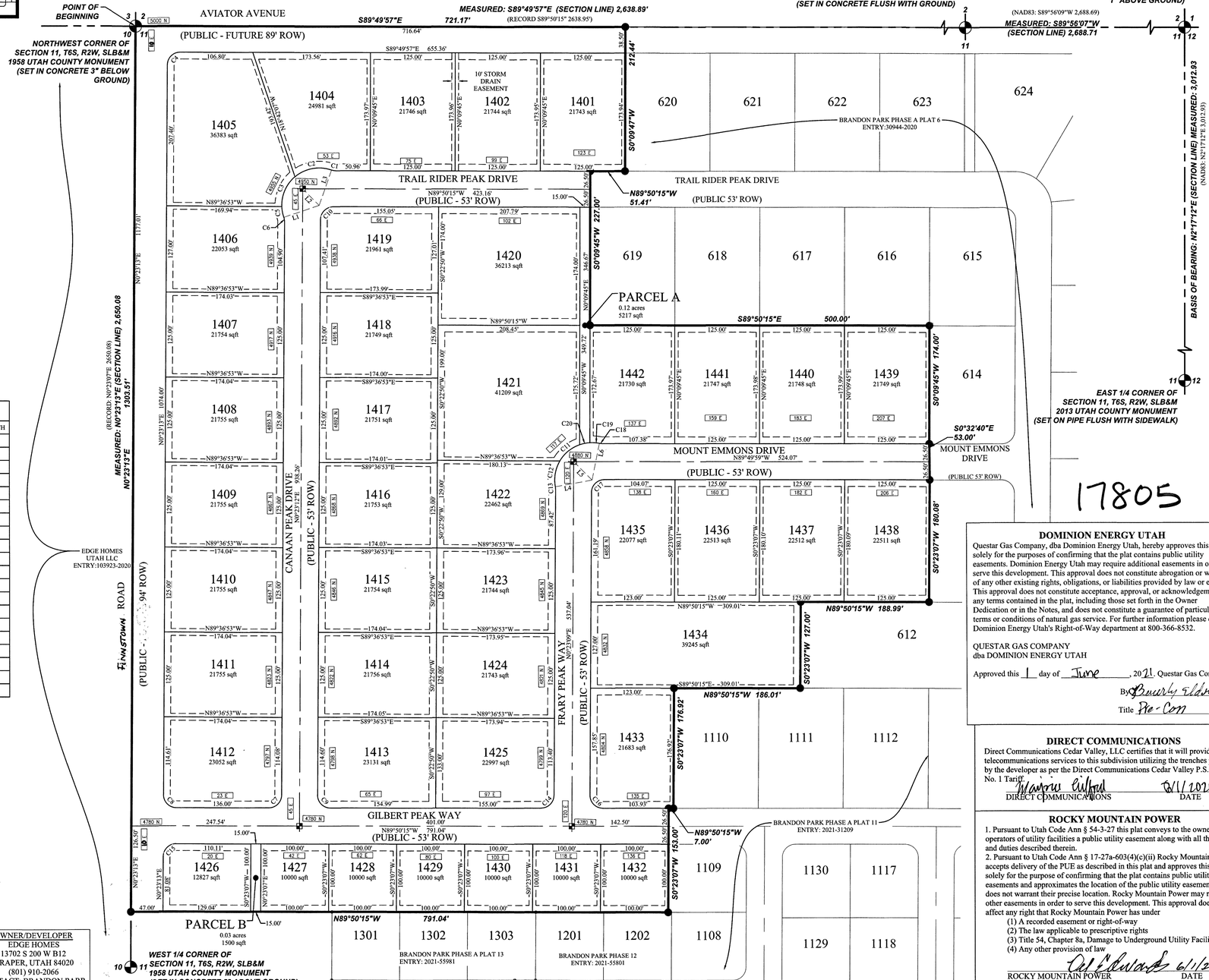
Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	19°15'21"	6.39	N80°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°02'38"	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





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 — 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, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Section 11, T6S, R2W, SLB&M; thence 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; thence 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; thence along said plat the following five (5) courses: 1) N89°50'15"W 186.01 feet; thence 2) S00°23'07"W 176.92 feet; thence 3) N89°50'15"W 7.00 feet; thence 4) S00°23'07"W 153.00 feet; thence 5) N89°50'15"W 791.04 feet to the Section line; thence 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.
Steve Maddox

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

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

ON THE 2 DAY OF June A.D. 20 21 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

17805

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 (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

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 Beverly Eldredge
Title Pre-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.

Marlowe Clifford — 6/1/2021
DIRECT COMMUNICATIONS — DATE

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

Ted Edwards — 6/1/21
ROCKY MOUNTAIN POWER — DATE

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 # 17805
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 19 3:25 pm FEE 138.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL
PROFESSIONAL LAND SURVEYOR 05/26/21 No. 183395 EVAN J. WOOD STATE OF UTAH		PROFESSIONAL ENGINEER No. 291052 CHRISTOPHER TODD TRUSTY 6/21/21 STATE OF UTAH

CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

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

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

Z:_2020\20-0456 Brandon Park Phase 14\design 20-0456\dwg\sheets\C2-FINAL PLAT.dwg
Sec. 11-6-2w Tu-038