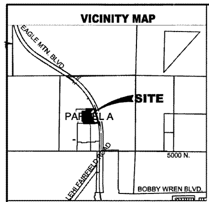
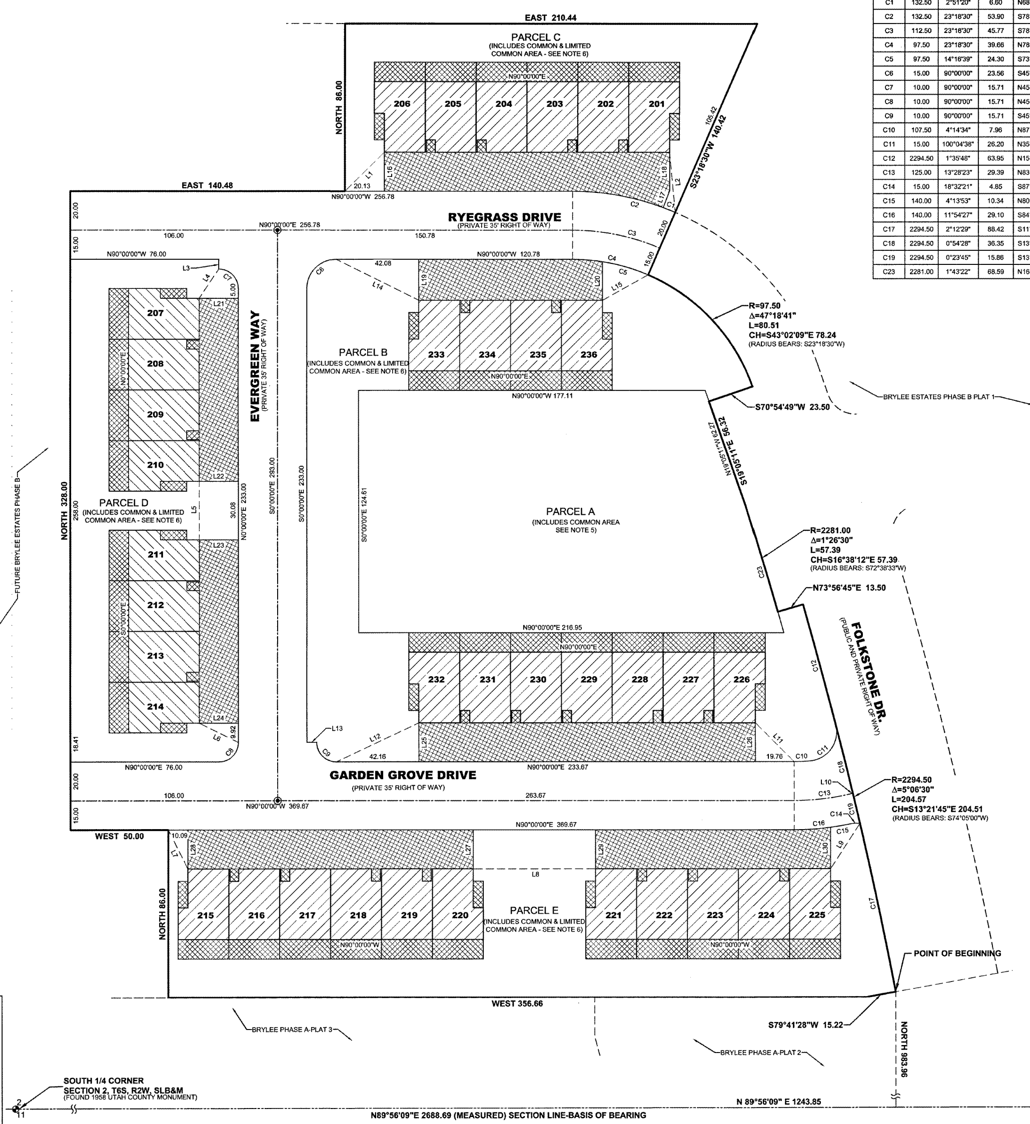


THE TOWNS AT BRYLEE FARMS
PHASE B PLAT 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN, UTAH



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	132.50	2°51'20"	6.60	N68°07'10"W 6.60
C2	132.50	23°18'30"	53.90	S78°20'45"E 53.53
C3	112.50	23°18'30"	45.77	S78°20'45"E 45.45
C4	97.50	23°18'30"	39.66	N78°20'45"W 39.39
C5	97.50	14°16'39"	24.30	S73°49'49"E 24.23
C6	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C7	10.00	90°00'00"	15.71	N45°00'00"W 14.14
C8	10.00	90°00'00"	15.71	N45°00'00"E 14.14
C9	10.00	90°00'00"	15.71	S45°00'00"E 14.14
C10	107.50	4°14'34"	7.96	N87°52'43"E 7.96
C11	15.00	100°04'38"	26.20	N35°43'07"E 22.99
C12	2294.50	1°35'48"	63.95	N15°07'06"W 63.94
C13	125.00	13°28'23"	29.39	N83°15'49"E 29.33
C14	15.00	18°32'21"	4.85	S87°21'43"W 4.83
C15	140.00	4°13'53"	10.34	N80°12'29"E 10.34
C16	140.00	11°54'27"	29.10	S84°02'46"W 29.04
C17	2294.50	2°12'29"	88.42	S11°54'44"E 88.42
C18	2294.50	0°54'28"	36.35	S13°51'58"E 36.35
C19	2294.50	0°23'45"	15.86	S13°12'51"E 15.86
C23	2281.00	1°43'22"	68.59	N16°29'46"W 68.59

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S45°11'03"W	28.38
L2	S5°13'04"E	30.94
L3	N0°00'00"E	5.00
L4	N33°41'24"E	18.03
L5	N0°00'00"E	30.08
L6	S63°37'35"E	22.32
L7	N26°45'43"W	22.40
L8	N90°00'00"W	62.50
L9	N32°52'09"E	27.66
L10	N76°31'37"E	0.99
L11	S44°38'40"E	28.11
L12	S64°37'09"W	46.66
L13	N90°00'00"E	4.97
L14	N63°26'02"W	47.05
L15	N60°39'16"E	26.70
L16	S0°00'00"E	20.00
L17	N20°50'52"E	9.31
L18	N0°00'00"E	19.65
L19	S0°00'00"E	21.04
L20	N0°00'00"E	19.83

LINE TABLE

LINE	DIRECTION	LENGTH
L21	N90°00'00"W	20.00
L22	N90°00'00"E	20.00
L23	N90°00'00"W	20.00
L24	N90°00'00"E	20.00
L25	N0°00'00"E	20.00
L26	S0°00'00"E	20.00
L27	N0°00'00"E	20.00
L28	N0°00'00"E	20.00
L29	S0°00'00"E	20.00
L30	N0°00'00"W	21.25

NOTES:

1. ◉... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
3. ALL OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY TO BE PUBLIC UTILITY AND ACCESS/PEDESTRAIN EASEMENTS IN THEIR ENTIRETY.
4. ALL COMMON AREAS AND LIMITED COMMON TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS
5. PARCEL A DEDICATED TO BRYLEE FARMS HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS PARKWAY, STE 400. DRAPER, UTAH 84020.
6. PARCELS B-E ARE DEDICATED TO THE TOWNS AT BRYLEE FARMS OWNERS SUB ASSOCIATION, WITH A REGISTERED ADDRESS OF 9089 SOUTH 1300 WEST #100, WEST JORDAN, UTAH 84088.

ADDRESS TABLE

UNIT #	ADDRESS
201	709 E RYEGRASS DR.
202	703 E RYEGRASS DR
203	699 E RYEGRASS DR
204	695 E RYEGRASS DR
205	689 E RYEGRASS DR
206	685 E RYEGRASS DR
207	5281 N EVERGREEN WY
208	5277 N EVERGREEN WY
209	5271 N EVERGREEN WY
210	5267 N EVERGREEN WY
211	5255 N EVERGREEN WY
212	5249 N EVERGREEN WY
213	5245 N EVERGREEN WY
214	5239 N EVERGREEN WY
215	668 E GARDEN GROVE DR
216	672 E GARDEN GROVE DR
217	676 E GARDEN GROVE DR
218	680 E GARDEN GROVE DR
219	684 E GARDEN GROVE DR
220	688 E GARDEN GROVE DR
221	706 E GARDEN GROVE DR
222	710 E GARDEN GROVE DR
223	714 E GARDEN GROVE DR
224	718 E GARDEN GROVE DR
225	722 E GARDEN GROVE DR
226	715 E GARDEN GROVE DR
227	711 E GARDEN GROVE DR
228	707 E GARDEN GROVE DR
229	701 E GARDEN GROVE DR
230	697 E GARDEN GROVE DR
231	693 E GARDEN GROVE DR
232	687 E GARDEN GROVE DR
233	686 E RYEGRASS DR
234	692 E RYEGRASS DR
235	696 E RYEGRASS DR
236	700 E RYEGRASS DR

17812
Sheet 1 of 2

TABULATIONS

TOTAL ACREAGE:	3.75 ACRES
TOTAL SQ. FT:	163,286 SQ. FT.
BUILDABLE ACREAGE:	3.75 ACRES
TOTAL ACREAGE BUILDING UNITS:	1.37 ACRES
TOTAL OPEN SPACE:	1.50 ACRES
TOTAL IMPROVED OPEN SPACE:	1.50 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	.88 ACRES
OVERALL DENSITY:	9.6 UNITS/ACRE
TOTAL # OF UNITS:	36 UNITS

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- ◉ PROPOSED STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA

DIRECT COMMUNICATIONS APPROVAL

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.

[signature] 6/7/2021
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER APPROVAL

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
   (4) ANY OTHER PROVISION OF LAW.

[signature] June 7 2021
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 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.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N89°56'09"E ALONG THE SECTION LINE 1243.85 FEET AND NORTH 983.96 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S79°41'28"W 15.22 FEET; THENCE WEST 356.66 FEET; THENCE NORTH 86.00 FEET; THENCE WEST 50.00 FEET; THENCE NORTH 328.00 FEET; THENCE EAST 140.48 FEET; THENCE NORTH 86.00 FEET; THENCE EAST 210.44 FEET; THENCE S23°18'30"W 140.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 97.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S23°18'30"W) 80.51 FEET THROUGH A CENTRAL ANGLE OF 47°18'41" (CHORD: S43°02'09"E 78.24 FEET); THENCE S70°54'49"W 23.50 FEET; THENCE S19°05'11"E 56.32 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2281.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S72°38'33"W) 57.39 FEET THROUGH A CENTRAL ANGLE OF 1°26'30" (CHORD: S16°38'12"E 57.39 FEET); THENCE N73°56'45"E 13.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2294.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S74°05'00"W) 204.57 FEET THROUGH A CENTRAL ANGLE OF 05°06'30" (CHORD: S13°21'45"E 204.51 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±3.75 ACRES
±163,286 SQ. FT.

June 3, 2021 [signature]
DATE SURVEYOR (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9a-604(1)(D), THE OWNER(S) HEREBY CONVEYS PARCEL A AS INDICATED HEREON, TO THE BRYLEE FARMS HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS PARKWAY. STE 400, DRAPER, UTAH 84020 AND CONVEYS PARCELS B-E AS INDICATED HEREON, TO THE TOWNS AT BRYLEE FARMS OWNERS SUB ASSOCIATION, WITH A REGISTERED ADDRESS OF 9089 SOUTH 1300 WEST #100, WEST JORDAN, UTAH 84088.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9th DAY OF June A.D. 20 21
Samuel A. Drown as Manager on behalf of Brylee Estates Development Inc. [signature]

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH
ON THE 9th DAY OF June, A.D. 2021 PERSONALLY APPEARED BEFORE ME Samuel A. Drown THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

TANNER FARAGHER
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 707251
COMM. EXP. 07-17-2023

[signature]
NOTARY PUBLIC FULL NAME: Tanner Faragher
COMMISSION NUMBER: 707251
MY COMMISSION EXPIRES: 07/17/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH

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, A.D. 2021

[signature] APPROVED BY MAYOR
[signature] APPROVED BY CITY ATTORNEY
APPROVED [signature] ENGINEER (See Seal Below)
ATTEST [signature] CLERK-RECORDER (See Seal Below)

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE 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. THIS 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 PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 9 DAY OF June, 20 21
BY- [signature]
TITLE- Pre-Con

ENT 127877:2021 Map # 17812
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 20 3:31 pm FEE 182.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

COUNTY RECORDER STAMP

PHASE B PLAT "2"

THE TOWNS AT BRYLEE FARMS

SUBDIVISION
(A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, T6S, R2W, SLB&M)
EAGLE MOUNTAIN UTAH COUNTY, UTAH
SCALE: 1" = 30' SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 501182 CHAD A. POULSEN 6/3/2021 STATE OF UTAH		PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 6/4/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

LEI - A Utah Corporation -
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PLANNERS
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office@lei-eng.com
www.lei-eng.com

SEC 2-6-2W R-038