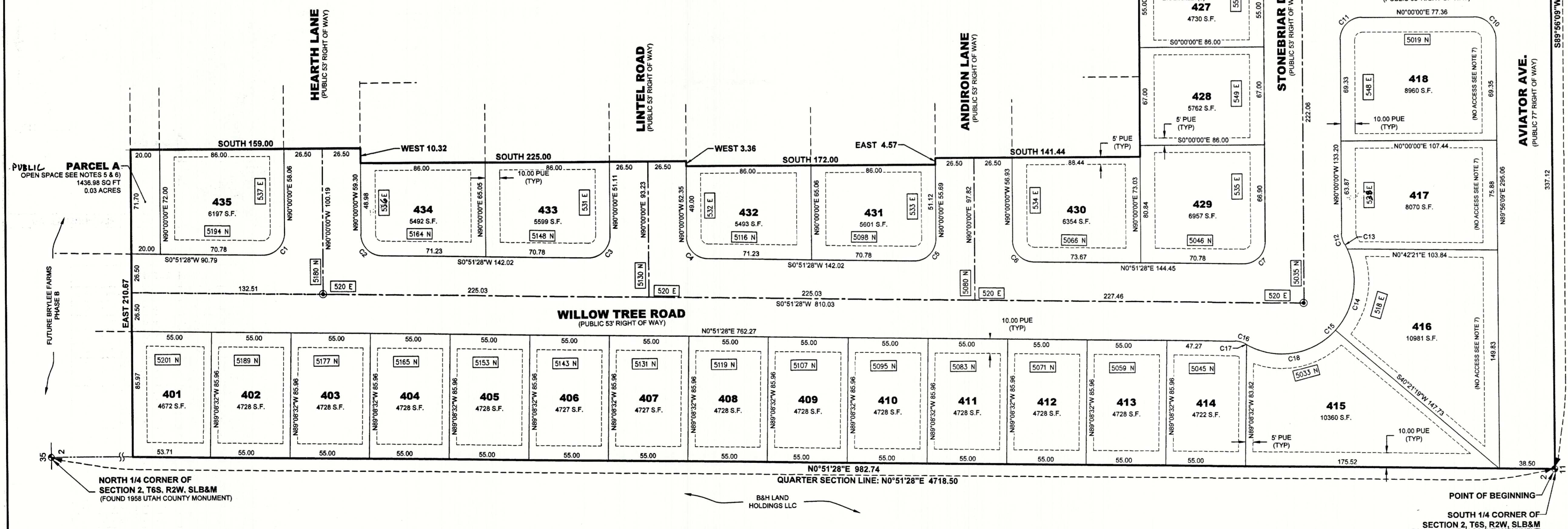


CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°51'28"	23.79	S44°34'16"E 21.37
C2	15.00	89°08'32"	23.34	S45°25'44"W 21.05
C3	15.00	90°51'28"	23.79	S44°34'16"E 21.37
C4	15.00	89°08'32"	23.34	N45°25'44"E 21.05
C5	15.00	90°51'28"	23.79	S44°34'16"E 21.37
C6	15.00	89°08'32"	23.34	S45°25'44"W 21.05
C7	15.00	90°51'28"	23.79	N44°34'16"W 21.37
C8	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C9	15.00	90°03'51"	23.58	N45°01'55"W 21.23
C10	15.00	89°56'09"	23.55	N44°58'05"E 21.20
C11	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C12	15.00	29°37'50"	7.76	S75°11'05"W 7.67
C13	50.00	4°17'15"	3.74	N62°30'47"E 3.74
C14	50.00	68°15'43"	59.57	S81°12'44"E 56.11
C15	50.00	150°07'09"	131.00	S44°34'16"E 96.62
C16	15.00	29°37'50"	7.76	N15°40'23"E 7.67
C17	50.00	0°24'52"	0.36	S30°16'53"W 0.36
C18	50.00	77°09'19"	67.33	S8°30'13"E 62.36



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. § 17-29-803(4)(c)(i) 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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES
 (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER DATE 3-29-22

TABULATIONS

TOTAL ACREAGE:	7.47 ACRES
BUILDABLE ACREAGE:	7.47 ACRES
OVERALL DENSITY:	4.68 UNITS/ACRE
TOTAL # OF LOTS:	35
MINIMUM LOT SIZE:	4,672 S.F.
MAXIMUM LOT SIZE:	10,981 S.F.
AVERAGE LOT SIZE:	5,924 S.F.
TOTAL ACREAGE IN LOTS:	4.76 AC
2 PARCELS:	7,552.19 SQ.FT
TOTAL OPEN SPACE:	.17 ACRES
TOTAL IMPROVED OPEN SPACE:	.17 ACRES
TOTAL ACREAGE IN ROW:	2.59 ACRES

- LEGEND**
- BOUNDARY LINE
 - CENTERLINE
 - - - SETBACK LINE
 - - - EASEMENT LINE
 - - - EXISTING LOT LINES
 - - - PROPOSED LOT LINE
 - ⊙ PROPOSED MONUMENT
 - ⊙ EXISTING MONUMENTS

LEI ENGINEERS & PLANNERS

3332 N. Main Street
 Eagle Mountain, UT 84003
 Phone: 801.738.0330
 Fax: 801.738.0332
 Office: 801.738.0330
 www.lei-engineers.com

- NOTES:**
- TYPE III MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
 - #8 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.
 - ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
 - SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
 - PARCELS A AND B TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
 - PARCELS A AND B TO BE DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY BRYLEE FARMS HOMEOWNERS ASSOCIATION.
 - LOTS 415-422 SHALL HAVE NO ACCESS ALONG AVIATOR AVENUE

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, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE N0°51'28"E ALONG THE QUARTER SECTION LINE 982.74 FEET; THENCE EAST 210.67 FEET; THENCE SOUTH 159.00 FEET; THENCE WEST 10.32 FEET; THENCE SOUTH 225.00 FEET; THENCE WEST 3.36 FEET; THENCE SOUTH 172.00 FEET; THENCE EAST 4.57 FEET; THENCE SOUTH 141.44 FEET; THENCE EAST 432.91 FEET; THENCE SOUTH 86.00 FEET; THENCE WEST 16.89 FEET; THENCE SOUTH 198.48 FEET TO THE SOUTH LINE OF SAID SECTION 2; THENCE S89°56'09"W ALONG THE SECTION LINE 632.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±17.47 ACRES

March 7, 2022 DATE
 Chad A. Poulsen 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF March, A.D. 2022

Shane L. Lutz
 Manager, Brighton Development Utah, LLC

Nathan W. Pugsley

STATE OF UTAH S.S.
 COUNTY OF UTAH
 ON THE 28th DAY OF March, A.D. 2022, PERSONALLY APPEARED BEFORE ME Nathan W. Pugsley, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

ACKNOWLEDGMENT

NOTARY PUBLIC FULL NAME: Chad A. Poulsen
 COMMISSION NUMBER: 701507
 MY COMMISSION EXPIRES: July 31, 2022
 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 8th DAY OF April, A.D. 2022

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

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 GRANTS; 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, 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 29 DAY OF March, 2022
 BY: Doreen E. Eldredge
 TITLE: Pre-Con

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.

Maxine Cufford 3/29/2022 DATE

PHASE A PLAT "A"

BRYLEE FARMS

SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH RANGE 2 WEST

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 40'

STATE OF UTAH

NOTARY PUBLIC SEAL

CHAD A. POULSEN
 No. 501182
 3/29/2022

CITY-COUNTY HEALTH DEPARTMENT

BOARD OF HEALTH

UTAH COUNTY RECORDER

ANDREA ALLEN
 No. 26692
 3/29/2022

CORPORATE SEAL

EAGLE MOUNTAIN CITY

This form approved by Utah County and the municipalities therein.