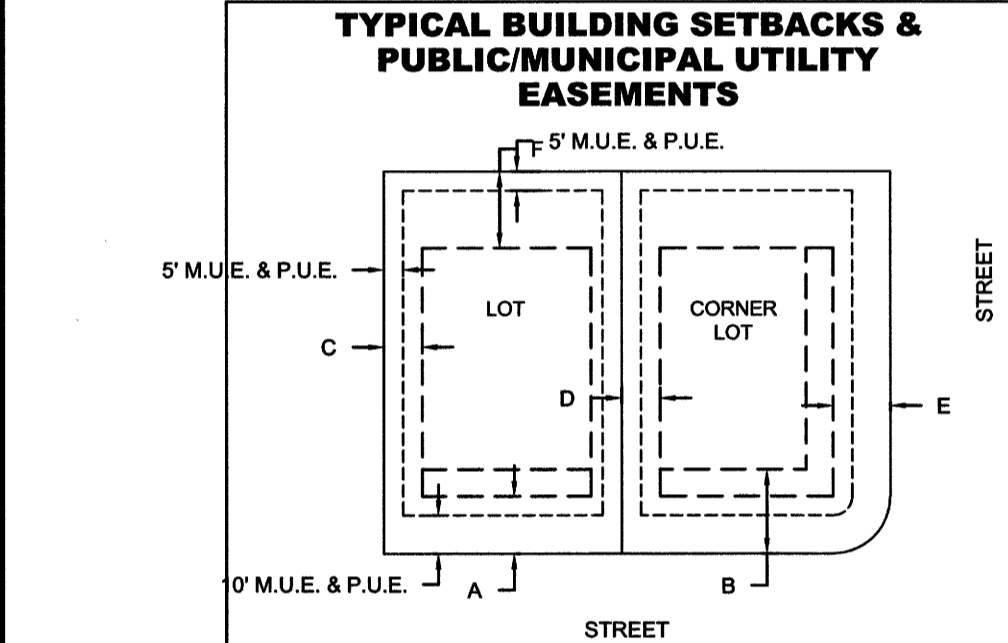


LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- NO ACCESS

- NOTES:**
- #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.
 - ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
 - PARCEL A OWNED AND MAINTAINED BY THE HOA.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.



SINGLE FAMILY LOTS	R2 LOTS 219-232	R3 LOTS 233-236	RC LOTS 201-218
FRONT LIVING SETBACK (A)	25 FT	15 FT	15 FT
FRONT GARAGE SETBACK (B)	25 FT	22 FT	22 FT
GARAGE SIDE SETBACK (C)	10 FT	10 FT	10 FT
INTERIOR SIDE (D)	8 FT	8 FT	8 FT
STREET SIDE SETBACK (E)	15 FT	15 FT	15 FT
REAR SETBACK (F)	20 FT	20 FT	20 FT

TABULATIONS

TOTAL ACREAGE:	10.30 ACRES
TOTAL ACREAGE IN LOTS:	7.81 ACRES
TOTAL ACREAGE IN ROW:	2.37 ACRES
TOTAL COMMON AREA:	0.12 ACRES
TOTAL IMPROVED OPEN SPACE:	0.12 ACRES
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	64,030 SF - 1.47 ACRES
OVERALL DENSITY:	3.5 LOTS/ACRE
TOTAL # OF LOTS:	36 LOTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	11,074 SF - 0.25 ACRES
RC - AVERAGE LOT SIZE:	6,862 SF - 0.16 ACRES
R2 - SMALLEST LOT SIZE:	9,600 SF - 0.22 ACRES
R2 - LARGEST LOT SIZE:	15,568 SF - 0.36 ACRES
R2 - AVERAGE LOT SIZE:	12,538 SF - 0.29 ACRES
R3 - SMALLEST LOT SIZE:	8,642 SF - 0.20 ACRES
R3 - LARGEST LOT SIZE:	14,189 SF - 0.33 ACRES
R3 - AVERAGE LOT SIZE:	10,240 SF - 0.24 ACRES

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.

APPROVED THIS 11-29-22 DAY OF November, 2022

BY: Devin Eldredge

TITLE: Pre-Conn

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(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 29 DAY OF November, 2022

BY: Devin Eldredge

TITLE: Pre-Conn

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.

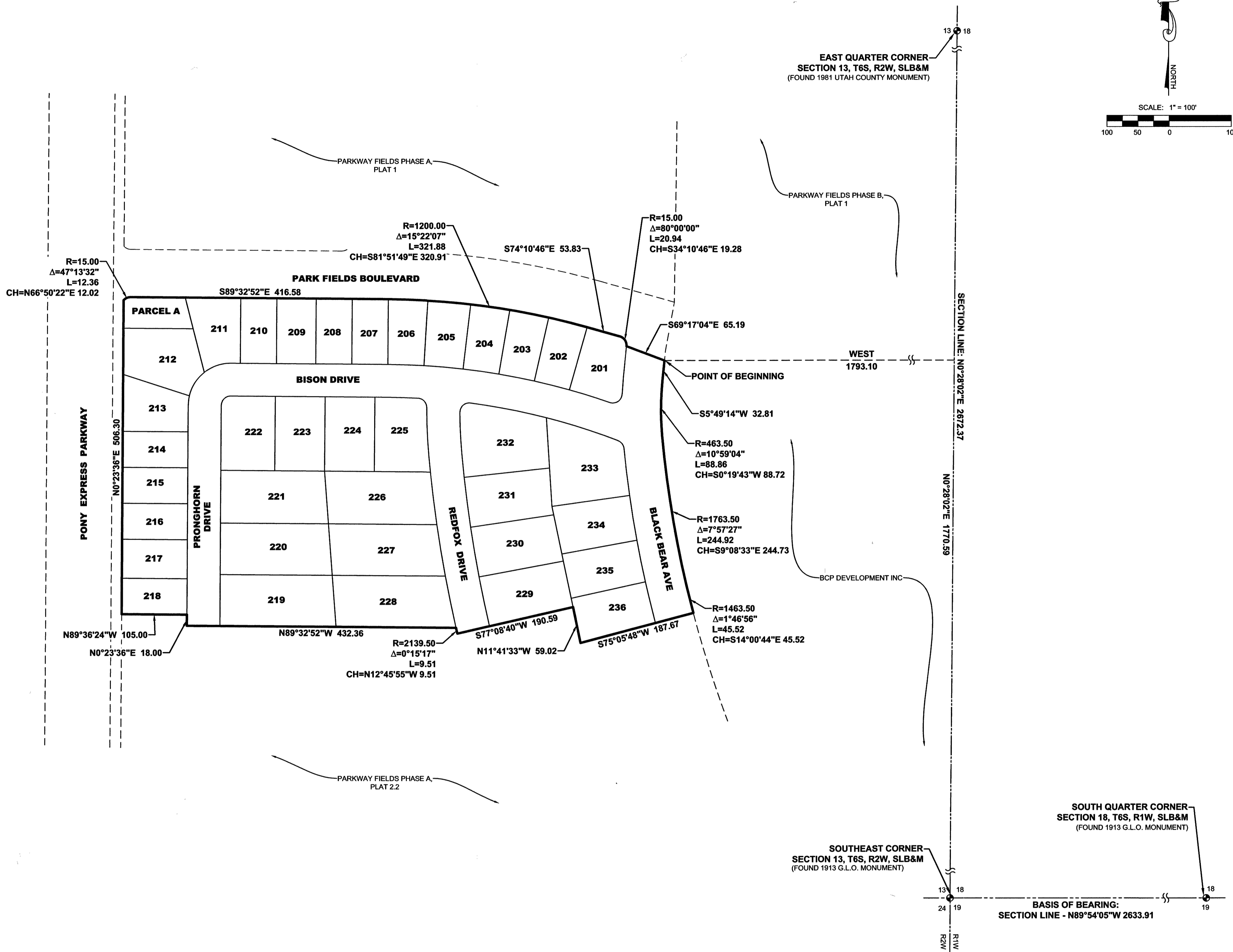
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT 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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY.
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- ANY OTHER PROVISION OF LAW.

APPROVED THIS 11-28-22 DATE

BY: Chad Poulsen

TITLE: Notary Public



SURVEYOR'S CERTIFICATE

I, CHAD 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 PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1770.59 FEET WEST AND WEST 1793.10 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE S05°49'14"W 32.81 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 88.86 FEET WITH A RADIUS OF 463.50 FEET THROUGH A CENTRAL ANGLE OF 10°59'04"; CHORD: S00°19'43"W 88.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 244.92 FEET WITH A RADIUS OF 1763.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'27"; CHORD: S09°08'33"E 244.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 45.52 FEET WITH A RADIUS OF 1463.50 FEET THROUGH A CENTRAL ANGLE OF 01°46'56"; CHORD: S14°00'44"E 45.52 FEET; THENCE S75°05'48"W 187.67 FEET; THENCE N11°41'33"W 59.02 FEET; THENCE S77°08'40"W 190.59 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 9.51 FEET WITH A RADIUS OF 2139.50 FEET THROUGH A CENTRAL ANGLE OF 00°15'17"; CHORD: N12°45'55"W 9.51 FEET; THENCE N89°32'52"W 432.36 FEET; THENCE N00°23'36"E 18.00 FEET; THENCE N89°36'24"W 105.00 FEET; THENCE N00°23'36"E 506.30 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.36 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 47°13'32"; CHORD: N66°50'22"E 12.02 FEET; THENCE S89°32'52"E 416.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 321.88 FEET WITH A RADIUS OF 1200.00 FEET THROUGH A CENTRAL ANGLE OF 15°22'07"; CHORD: S81°51'49"E 320.91 FEET; THENCE S74°10'46"E 53.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 20.94 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 80°00'00"; CHORD: S34°10'46"E 19.28 FEET; THENCE S69°17'04"E 65.19 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.30 ACRES
448,651 SQ. FT.

DATE: November 22, 2022

SURVEYOR: Chad Poulsen

ENT 127984-2022 Map # 18598
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:20 pm FEE 174.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

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(D), THE OWNER(S) HEREBY CONVEYS PARCEL A, AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

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

BY: BCP Development, Inc., President

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.

COUNTY OF Utah

ON THIS 28th DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME Nate Hutchinson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE President OF BCP Development Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718363
MY COMMISSION EXPIRES: 06/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain 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 28th DAY OF November, A.D. 2022

APPROVED BY: Mayor APPROVED BY: City Attorney

APPROVED: Christopher Todd ATTEST: Jill S. Burt
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 28 DAY OF November, A.D. 2022, BY THE PLANNING COMMISSION

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

PARKWAY FIELDS PHASE A, PLAT 2.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 2

SURVEYOR'S SEAL: CHAD POULSEN, No. 501182, UTAH PROFESSIONAL LAND SURVEYOR, 11/22/2022

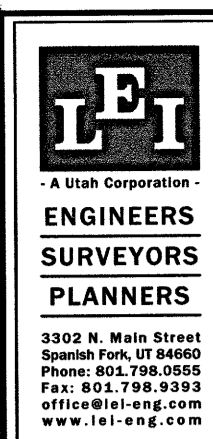
NOTARY PUBLIC SEAL: MATT RASBAND, No. 246952, UTAH NOTARY PUBLIC-STATE OF UTAH, COMMISSION# 718363, COMM. EXP. 06-11-2025

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 246952, UTAH PROFESSIONAL ENGINEER, TRUSTY 12-1-22, STATE OF UTAH

COUNTY RECORDER SEAL: EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, EST. 1896, STATE OF UTAH

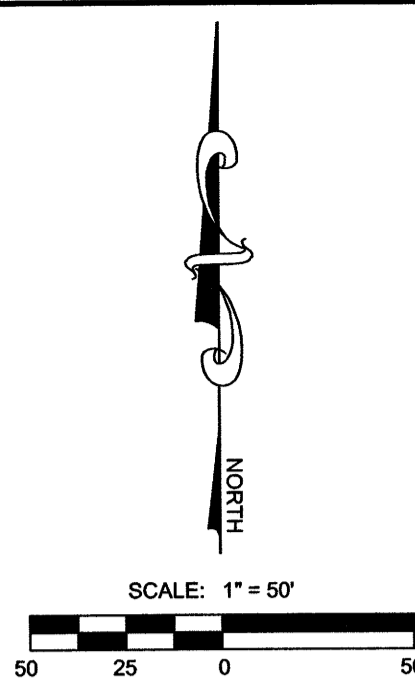
Form approved by Utah County and the municipalities therein. LEI #19-0046





LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - FUTURE LOT LINES
- - - PROPOSED LOT LINES
- ⊙ EXISTING MONUMENT
- ⊙ PROPOSED MONUMENT
- N/A NO ACCESS



ENT 127984:2022 Map # 18598
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:10 PM REC 174.00 BY JS
RECORDED FOR EAGLE MOUNTAIN CITY

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1200.00	2°55'38"	61.31	N88°05'03"W 61.30
C2	1200.00	3°17'54"	69.08	N84°58'17"W 69.07
C3	1200.00	3°02'11"	63.59	N81°48'15"W 63.58
C4	1200.00	3°02'11"	63.59	N78°46'04"W 63.58
C5	1200.00	3°02'11"	63.59	N75°43'54"W 63.58
C6	1200.00	0°02'03"	0.72	N74°11'47"W 0.72
C7	1095.00	2°55'38"	55.94	N88°05'03"W 55.94
C8	1095.00	3°17'54"	63.03	N84°58'17"W 63.03
C9	1095.00	3°02'11"	58.03	N81°48'15"W 58.02
C10	1095.00	3°02'11"	58.03	N78°46'04"W 58.02
C11	1095.00	3°02'11"	58.03	N75°43'54"W 58.02
C12	1095.00	3°33'25"	67.98	N72°28'06"W 67.97
C13	15.00	106°34'40"	27.90	N56°03'17"E 24.05
C14	526.50	3°03'18"	28.07	S4°17'36"W 28.07
C15	1042.00	2°33'52"	46.64	N88°15'56"W 46.64
C16	15.00	87°16'34"	22.85	N43°20'43"W 20.70
C17	15.00	97°55'14"	25.64	S48°42'29"W 22.63
C18	1042.00	6°50'29"	124.42	N78°54'39"W 124.35
C19	1042.00	6°38'39"	120.83	N72°10'05"W 120.77
C20	1042.00	13°29'08"	245.25	N75°35'19"W 244.69
C21	15.00	63°13'24"	16.55	N37°14'03"W 15.72
C22	1068.50	4°44'19"	88.37	N87°10'43"W 88.34
C23	1068.50	17°21'25"	323.69	N76°07'51"W 322.45
C24	500.00	9°45'51"	85.21	S0°56'19"W 85.11
C25	500.00	1°13'12"	10.65	S4°33'13"E 10.65
C26	1068.50	22°05'44"	412.08	N78°30'00"W 409.51
C27	500.00	10°59'04"	95.86	S0°19'43"W 95.71
C28	786.50	4°54'41"	67.42	S2°42'29"E 67.40
C29	813.00	8°11'20"	116.20	S1°04'09"E 116.10
C30	839.50	5°27'23"	79.95	S2°26'08"E 79.92
C31	2139.50	7°43'45"	288.61	S9°01'42"E 288.39
C32	2113.00	7°43'46"	285.05	S9°01'42"E 284.84
C33	2086.50	7°43'48"	281.50	S9°01'43"E 281.28
C34	2086.50	1°01'59"	37.62	S5°40'49"E 37.62
C35	2086.50	2°14'02"	81.35	S7°18'49"E 81.34
C36	2086.50	2°14'04"	81.37	S9°32'52"E 81.36
C37	2086.50	2°13'44"	81.16	S11°46'45"E 81.16
C38	1826.50	2°23'58"	76.49	S6°49'20"E 76.48
C39	1826.50	2°18'03"	73.34	S8°10'20"E 73.34
C40	2139.50	2°16'56"	85.22	S11°29'49"E 85.22
C41	2139.50	2°15'17"	84.19	S9°13'42"E 84.18
C42	2139.50	2°17'10"	85.36	S6°57'29"E 85.36
C43	2139.50	0°39'05"	24.33	S5°29'22"E 24.33
C44	15.00	90°03'32"	23.58	S45°25'22"W 21.22
C45	41.50	90°03'32"	65.23	S45°25'22"W 58.72
C46	68.00	38°51'31"	46.12	S71°01'22"W 45.24
C47	68.00	38°23'47"	45.57	S32°23'43"W 44.72
C48	68.00	12°48'13"	15.20	S6°47'42"W 15.16
C49	68.00	90°03'32"	106.88	S45°25'22"W 96.22
C50	1826.50	7°29'55"	238.05	S9°22'19"E 238.88
C51	1826.50	2°08'53"	68.48	S11°23'48"E 68.47
C52	1826.50	0°39'02"	20.74	S12°47'45"E 20.74
C53	1528.50	1°46'56"	47.48	S14°00'44"E 47.48
C54	1500.00	1°46'56"	46.66	S14°00'44"E 46.66
C55	1800.00	7°57'27"	249.99	S9°08'33"E 249.79
C56	1095.00	16°53'29"	361.04	N80°06'08"W 359.41

R=15.00
Δ=47°13'32"
L=12.36
CH=N66°50'22"E 12.02

R=1200.00
Δ=15°22'07"
L=321.88
CH=S81°51'49"E 320.91

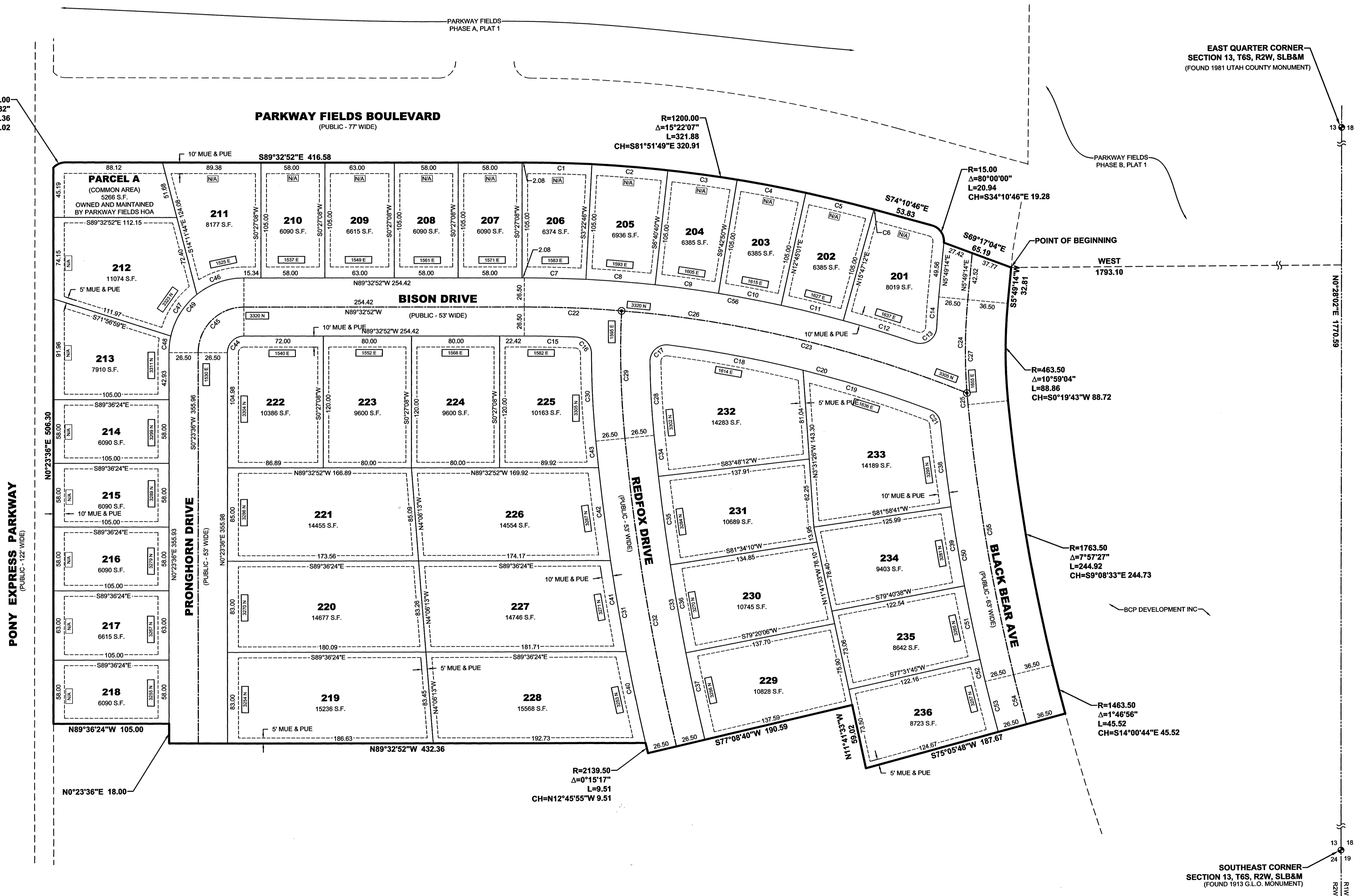
R=15.00
Δ=80°00'00"
L=20.94
CH=S34°10'46"E 19.28

R=463.50
Δ=10°59'04"
L=89.86
CH=S0°19'43"W 88.72

R=1763.50
Δ=7°57'27"
L=244.92
CH=S9°08'33"E 244.73

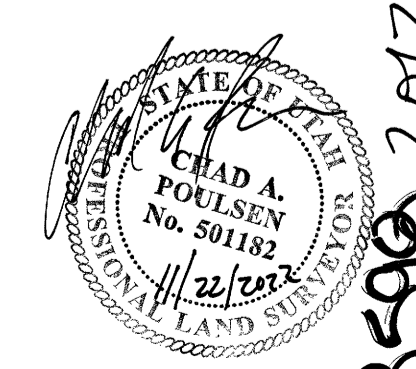
R=1463.50
Δ=1°46'56"
L=45.52
CH=S14°00'44"E 45.52

R=2139.50
Δ=0°15'17"
L=9.51
CH=N12°45'55"W 9.51



EAST QUARTER CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)



18598 2017 06581

**PARKWAY FIELDS
PHASE A, PLAT 2.1**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2