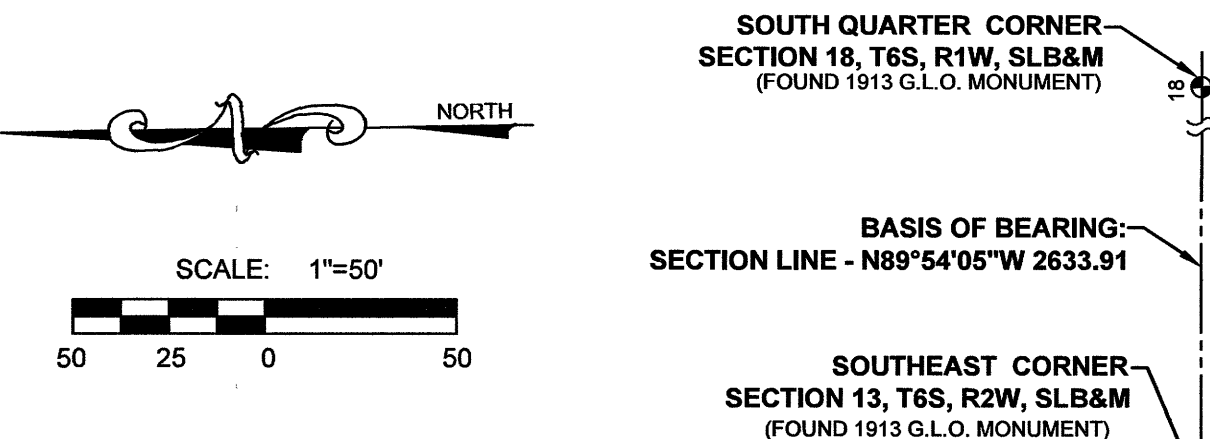


TABULATIONS

TOTAL ACREAGE:	33.73 ACRES (1,469,184 SQ.FT)
TOTAL ACREAGE IN LOTS:	22.95 ACRES
TOTAL ACREAGE IN ROW:	8.55 ACRES
TOTAL COMMON AREA:	2.23 ACRES
TOTAL IMPROVED OPEN SPACE:	2.23 ACRES
OVERALL DENSITY:	3.29 LOTS/ACRE
TOTAL # OF LOTS:	111 LOTS
TOTAL IMPROVED ROAD SURFACE:	233,368 SQ. FT. (TBC TO TBC)



SURVEYOR'S CERTIFICATE

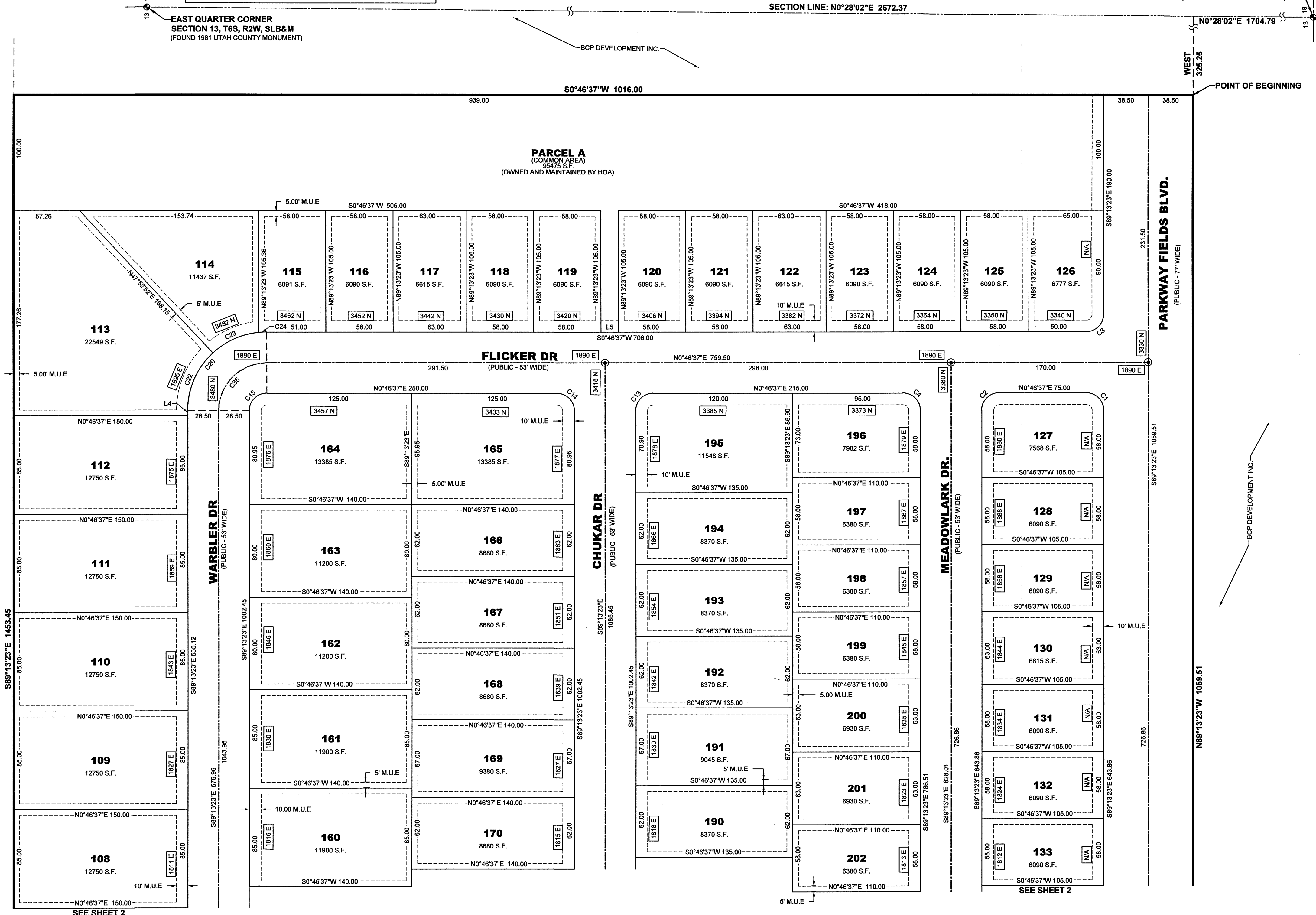
I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE 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 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1704.79 FEET AND WEST 325.25 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W 1059.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 335.29 FEET WITH A RADIUS OF 1277.00 FEET THROUGH A CENTRAL ANGLE OF 15°02'38", CHORD: N81°42'04"W 334.33 FEET; THENCE N74°10'46"W 64.37 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.97 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°10'00", CHORD: S77°14'15"W 14.35 FEET; THENCE N05°49'14"E 5.00 FEET; THENCE N10°21'07"E 79.30 FEET; THENCE N00°46'37"E 875.71 FEET TO THE SOUTH LINE OF EAGLE POINT SUBDIVISION PLAT "B"; THENCE S89°13'23"E ALONG SAID SOUTH LINE 1453.45 FEET; THENCE S00°46'37"W 1016.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±33.73 ACRES ±1,469,184 SQ. FT.

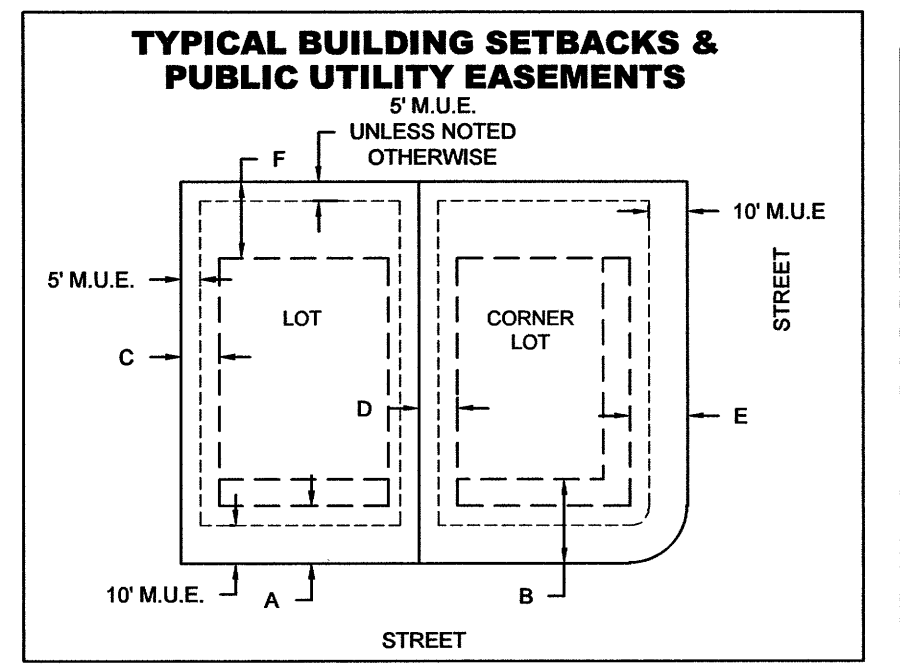


LEGEND

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

SINGLE FAMILY LOTS

	R1 LOTS 1-13	R2 LOTS 53-64	R3 LOTS 65-95	RC LOTS 14-52 96-111
FRONT LIVING SETBACK (A)	25 Ft	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	10 Ft	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	25 Ft	20 Ft	20 Ft	20 Ft



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 19 DAY OF November, 2022
BY: *Shirley Eldridge*
TITLE: *Re-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. UTACH NO. 1 TARIFF.

Chad Poulsen 11-29-22
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)(b)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE M.U.E. 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 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- (4) ANY OTHER PROVISION OF LAW.

W. J. Johnson 11-28-2022
DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 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 PARCELS A AND B AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE SUITE 102 LEHI, UT 84043.

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

Chad Poulsen
DATE

Chad Poulsen
SURVEYOR
(See Seal Below)

Parkway Fields
Owners Association,
Inc.
2940 West Maple
Loop Drive
Suite 102
Lehi, UT 84043

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF Utah S.S.

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 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.

Nate Hutchinson
BCP Development, Inc., President

Matt Rasband
NOTARY PUBLIC FULL NAME: *Matt Rasband*
COMMISSION NUMBER: *718363*
MY COMMISSION EXPIRES: *6/1/25*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *Eagle Mountain* *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 28 DAY OF November, A.D. 2022

Tommy Johnson APPROVED BY MAYOR
W. J. Johnson APPROVED BY CITY ATTORNEY

Quintin Trumbly APPROVED ENGINEER
Chad Poulsen ATTEST CLERK-RECORDER

COUNTY RECORDER STAMP

ENT 12795:2022 Map # 18599
ANDREA ALLEN
UTAH COUNTY RECORDER
2022, Rec. 28 11:22 PM Fee: 255.00 BY 57
RECORDED FOR EAGLE MOUNTAIN CITY

PARKWAY FIELDS PHASE B, PLAT 1

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

SCALE: 1" = 50'

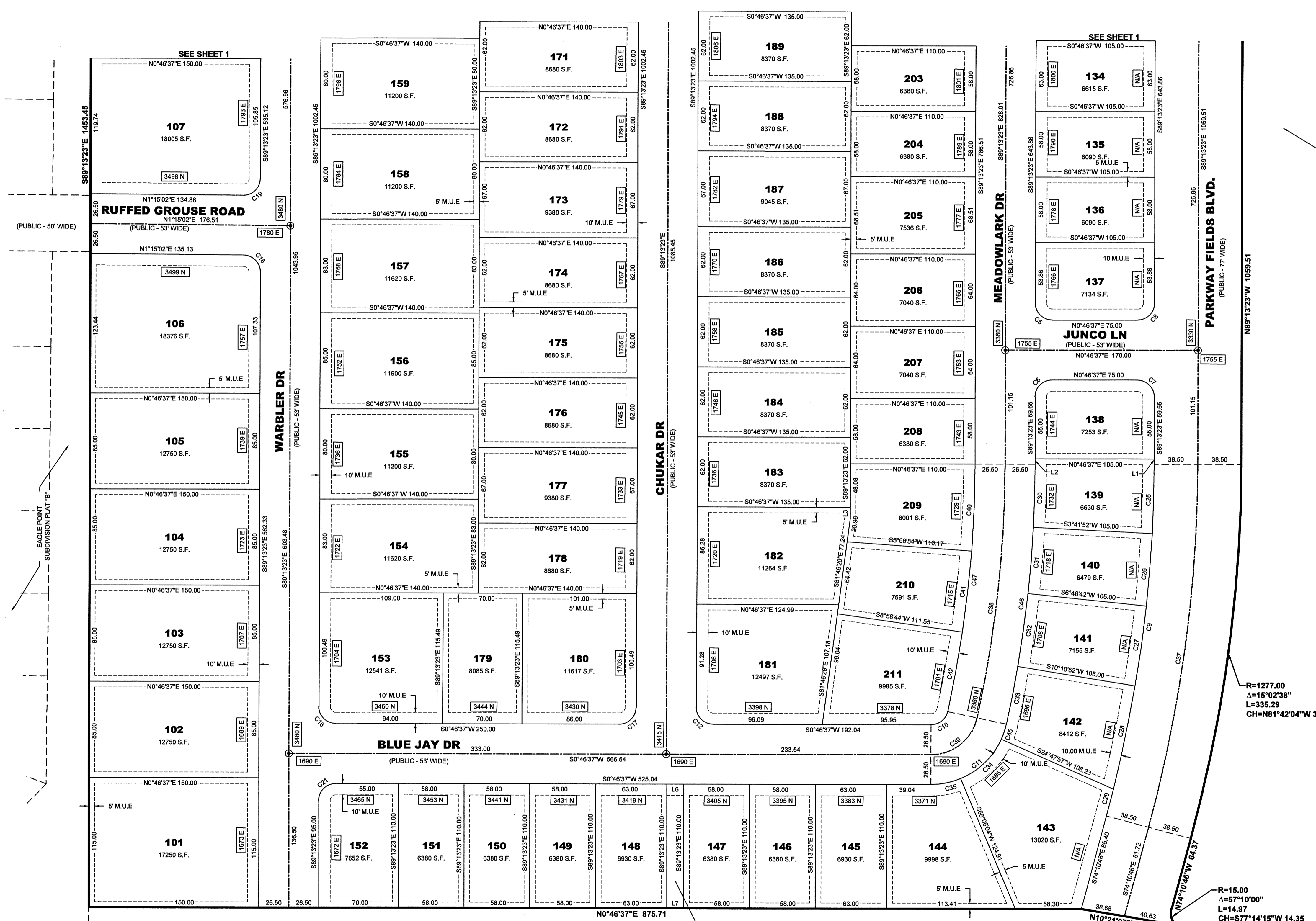
SHEET 1 OF 2

SURVEYOR'S SEAL: *Chad A. Poulsen*, No. 501182, State of Utah, Commission Expires 11-29-22

NOTARY PUBLIC SEAL: *Matt Rasband*, No. 718363, Commission Expires 06-11-2025

CITY ENGINEER SEAL: *Quintin Trumbly*, No. 11222, State of Utah, Commission Expires 11-29-22

COUNTY RECORDER SEAL: *Andrea Allen*, No. 18599, State of Utah, Commission Expires 11-29-22



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C2	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C3	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C4	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C5	15.00	90°00'00"	23.56	S45°46'37"E 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C8	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C9	1200.00	15°02'38"	315.08	S81°42'04"E 314.17
C10	15.00	77°51'44"	20.38	S38°09'15"E 18.85
C11	68.00	77°51'44"	92.41	S38°09'15"E 85.46
C12	15.00	90°00'00"	23.56	S45°46'37"E 21.21
C13	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C16	15.00	90°00'00"	23.56	S45°46'37"E 21.21
C17	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C18	15.00	89°31'35"	23.44	N46°00'40"E 21.13
C19	15.00	90°28'25"	23.69	S43°59'11"E 21.30
C20	68.00	90°00'00"	106.81	N44°13'23"W 96.17

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	68.00	47°08'15"	55.90	N65°40'16"W 54.34
C23	68.00	36°59'14"	43.90	N23°37'31"W 43.14
C24	15.00	90°00'00"	23.56	N2°10'39"W 7.01
C25	1200.00	2°55'15"	61.17	S87°48'48"E 61.17
C26	1200.00	3°04'51"	64.52	S84°45'43"E 64.52
C27	1200.00	3°24'09"	71.26	S81°31'13"E 71.25
C28	1200.00	4°28'01"	93.56	S77°35'08"E 93.53
C29	1200.00	1°10'22"	24.56	S74°45'57"E 24.56
C30	1095.00	2°55'15"	55.82	S87°45'46"E 55.81
C31	1095.00	3°04'51"	58.88	S84°45'43"E 58.87
C32	1095.00	3°24'09"	65.03	S81°31'13"E 65.02
C33	1095.00	2°44'02"	52.25	S78°27'08"E 52.24
C34	68.00	43°18'07"	51.39	S43°33'00"E 50.18
C35	68.00	22°40'33"	26.91	S10°33'40"E 26.74
C36	41.50	90°00'00"	65.19	N44°13'23"W 58.69
C37	1238.50	15°02'38"	325.18	S81°42'04"E 324.25
C38	1068.50	12°08'16"	226.36	S83°09'15"E 225.93
C39	41.50	77°51'44"	56.40	S38°09'15"E 52.16
C40	1042.00	4°14'17"	77.08	S87°06'15"E 77.06

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	1042.00	3°57'50"	72.09	S83°00'11"E 72.07
C42	1042.00	3°56'09"	71.58	S79°03'11"E 71.57
C43	68.00	11°53'04"	14.10	S71°08'35"E 14.08
C46	1095.00	12°08'16"	231.97	S83°09'15"E 231.54
C47	1042.00	12°08'16"	220.74	S83°09'15"E 220.33

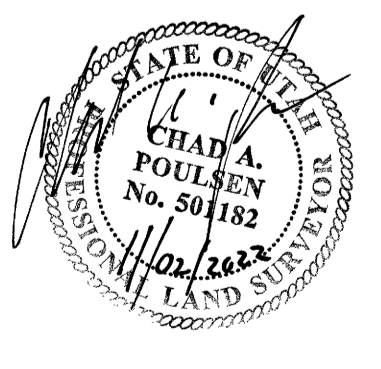
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°13'23"E	4.65
L2	S89°13'23"E	4.65
L3	S89°13'23"E	9.69
L4	S89°13'23"E	4.26
L5	S0°46'37"W	15.00
L6	S0°46'37"W	15.00
L7	S0°46'37"W	15.00

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6,090 SF - 0.14 AC	12,750 SF - 0.29 ACRES	11,200 SF - 0.26 ACRES	8,085 SF - 0.19 ACRES
LARGEST LOT SIZE	13,020 SF - 0.30 AC	22,549 SF - 0.52 ACRES	13,385 SF - 0.31 ACRES	13,385 SF - 0.31 ACRES
AVERAGE LOT SIZE	6,961 SF - 0.16 AC	14,887 SF - 0.34 ACRES	11,738 SF - 0.27 ACRES	9,198 SF - 0.21 ACRES

R=1277.00
 $\Delta=15^{\circ}02'38"$
 L=335.29
 CH=N81°42'04"W 334.33

R=15.00
 $\Delta=57^{\circ}10'00"$
 L=14.97
 CH=S77°14'15"W 14.35

18599 2 of 2



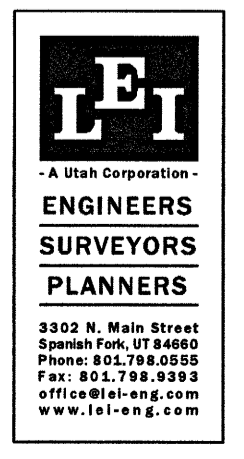
LEGEND	
---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	FUTURE LOT LINES
---	PROPOSED LOT LINES
⊙	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
NA	NO ACCESS

PARKWAY FIELDS PHASE B, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST 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



- 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.
 - PARCELS A AND B ARE DEDICATED TO THE HOA.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORMWATER INLETS WHERE APPLICABLE.