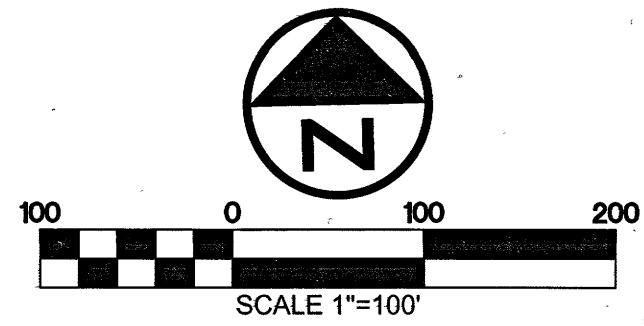


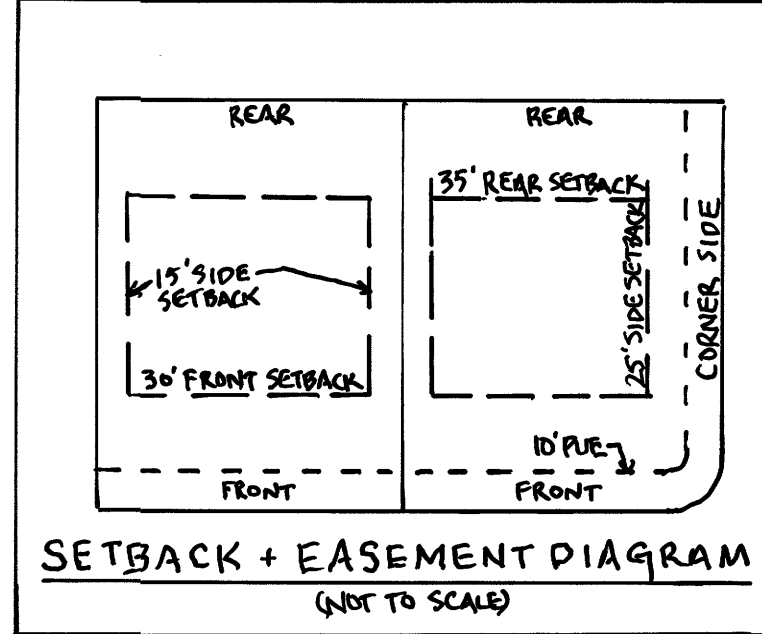
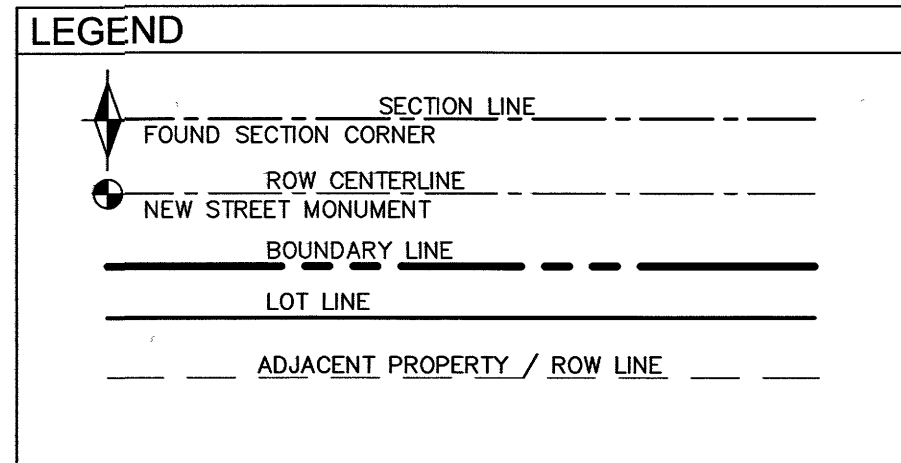
# BROWNS MEADOW SUBDIVISION

A RESIDENTIAL SUBDIVISION

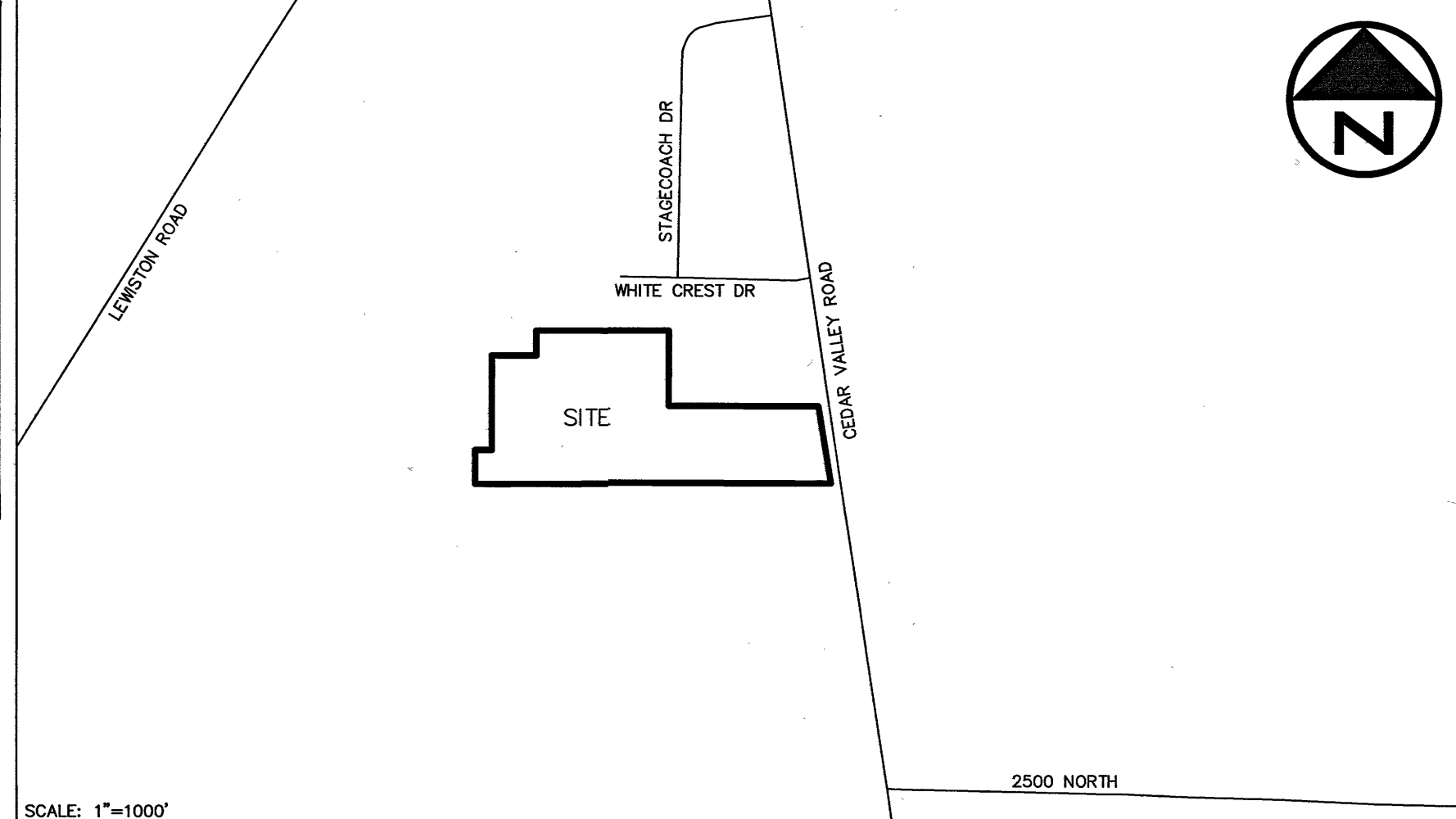
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	21.14'	15.00'	80°45'54"	N49°39'06"W	19.44'
C2	25.98'	15.00'	99°14'06"	N40°20'54"E	22.85'
C3	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C4	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C5	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C6	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C7	8.29'	15.00'	31°41'02"	N15°48'05"W	8.19'
C8	33.60'	50.00'	38°30'23"	S12°23'25"E	32.97'
C9	77.22'	50.00'	88°29'16"	S51°06'24"W	69.77'
C10	23.60'	15.00'	90°08'08"	S45°06'30"W	21.24'
C11	23.53'	15.00'	89°51'52"	N44°53'30"W	21.19'
C12	22.78'	50.00'	26°06'24"	N71°35'47"W	22.59'
C13	8.19'	15.00'	31°16'51"	S74°11'00"E	8.09'
C14	133.61'	50.00'	153°08'02"	S44°54'24"W	97.26'
C15	8.15'	15.00'	31°07'15"	N74°36'56"E	8.05'
C16	59.52'	50.00'	68°12'05"	N86°50'39"W	56.06'
C17	73.74'	50.00'	84°30'18"	N10°29'28"W	67.24'
C18	1.26'	15.00'	4°47'45"	S29°21'49"W	1.26'
C19	7.05'	15.00'	26°55'30"	S13°30'11"W	6.98'
C20	133.26'	50.00'	152°42'22"	N44°35'30"W	97.18'
C21	8.30'	15.00'	31°43'15"	S15°54'03"W	8.20'



VICINITY MAP



## SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9051091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS BROWNS MEADOW SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

## BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°42'52" WEST ALONG THE SECTION LINE A DISTANCE OF 900.29 FEET; THENCE NORTH 0°02'03" WEST 214.95 FEET; THENCE NORTH 89°57'57" EAST 105.80 FEET; THENCE NORTH 0°02'03" EAST 597.47 FEET; THENCE SOUTH 89°50'33" EAST 283.25 FEET; THENCE NORTH 0°09'20" EAST 159.41 FEET; THENCE SOUTH 89°49'28" EAST 843.43 FEET; THENCE SOUTH 0°02'26" WEST 477.35 FEET; THENCE SOUTH 89°50'47" EAST 952.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF SR-73; THENCE SOUTH 09°16'09" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 495.66 FEET TO THE SECTION LINE; THENCE NORTH 89°47'15" WEST ALONG THE SECTION LINE A DISTANCE OF 1364.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,552,246 SQUARE FEET OR 35.635 ACRES, MORE OR LESS.

January 24, 2024  
DATE

*[Signature]*  
SURVEYOR  
(SEE SEAL BELOW)

## OWNERS' DEDICATION

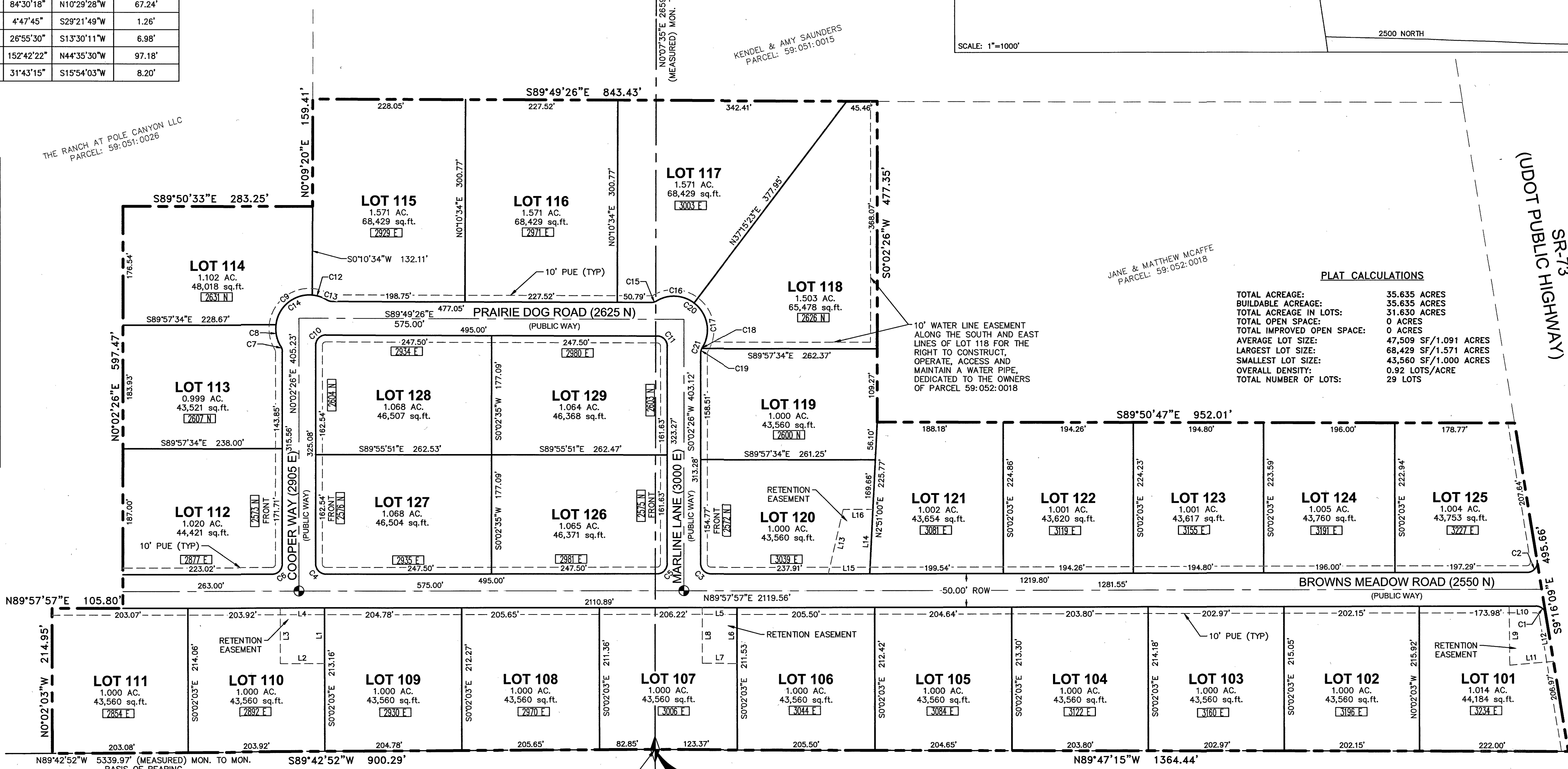
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-96-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS, IMPROVEMENTS, 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.

GARRETT M. SCHMIDT, MANAGER  
BROWNS MEADOW DEVELOPMENT, LLC

*[Signature]*  
AUTHORIZED SIGNATURE(S)

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

Line #	Length	Direction
L1	83.00'	N00°02'03"W
L2	66.00'	N89°57'57"E
L3	83.00'	S00°02'03"E
L4	66.00'	S89°57'57"W
L5	52.49'	S89°57'57"W
L6	83.03'	N00°02'03"W
L7	52.49'	N90°00'00"E
L8	83.00'	S00°02'03"E
L9	88.21'	S00°31'35"E
L10	39.86'	S89°57'57"W
L11	65.53'	N85°00'37"E
L12	70.87'	N09°16'09"W
L13	98.54'	S13°01'12"W
L14	96.16'	N02°51'00"E
L15	61.86'	N90°00'00"E
L16	44.44'	S89°57'11"W

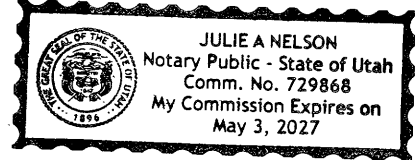


### PLAT CALCULATIONS

TOTAL ACREAGE:	35.635 ACRES
BUILDABLE ACREAGE:	35.635 ACRES
TOTAL ACREAGE IN LOTS:	31.630 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	47,509 SF/1.091 ACRES
LARGEST LOT SIZE:	68,429 SF/1.571 ACRES
SMALLEST LOT SIZE:	43,560 SF/1.000 ACRES
OVERALL DENSITY:	0.92 LOTS/ACRE
TOTAL NUMBER OF LOTS:	29 LOTS

### LLC ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THIS 31 DAY OF January, A.D. 2024, PERSONALLY APPEARED BEFORE ME GARRETT M. SCHMIDT, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS A MANAGER OF BROWNS MEADOW DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.  
WITNESS MY HAND OFFICIAL SEAL.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
NOTARY PUBLIC SIGNATURE: *[Signature]*  
NOTARY PUBLIC FULL NAME: Julie A. Nelson  
COMMISSION NUMBER: 7298168  
MY COMMISSION EXPIRES: May 3, 2027  
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 11 DAY OF March, 2024.

APPROVED BY MAYOR: *[Signature]*  
APPROVED BY CITY ATTORNEY: *[Signature]*  
APPROVED BY CITY ENGINEER: *[Signature]* (SEE SEAL BELOW)  
APPROVED BY CITY RECORDER: *[Signature]* (SEE SEAL BELOW)

### DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED 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.

DEVELOPER CONTACT INFO  
NAME: BROWNS MEADOW DEVELOPMENT, LLC  
PHONE: 801-708-4693  
EMAIL: LOVELLDEVELOPMENTGROUP@GMAIL.COM

### DOMINION ENERGY

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE 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 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 AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY  
DBA DOMINION ENERGY UTAH  
APPROVED THIS 1 DAY OF February, 2024  
BY: *[Signature]*  
TITLE: gas construction exp II

### 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 RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27-603(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 EASEMENT, 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 APPLICATION TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS 1 DAY OF February, 2024  
BY: *[Signature]*  
TITLE: gas construction exp II

**WILDING ENGINEERING**  
14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

NOTES:  
1. THE ZONING OF THE SUBJECT PROPERTY IS R01.  
2. A WILDING ENGINEERING 5/8" REBAR CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. LOTS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.  
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.  
4. LOTS 101-112 AND 120-127 SHALL HAVE A SETBACK OF 40 FEET ALONG BROWNS MEADOW ROAD.

19143

SEC 19 & 20, T6S, R2W, SLBRM TU-028 JS