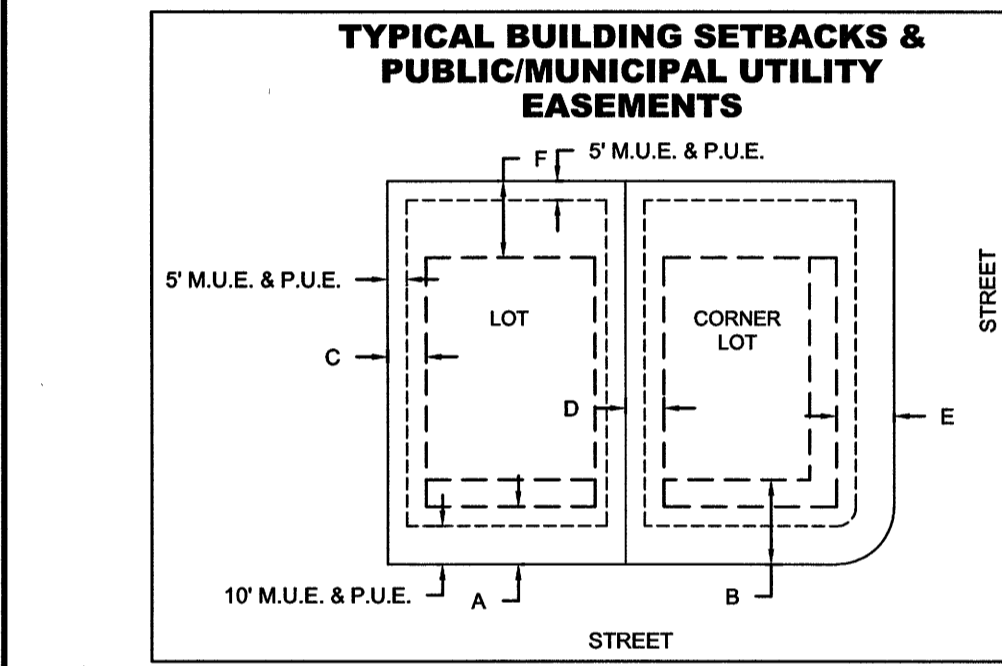


LEGEND

- 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.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.

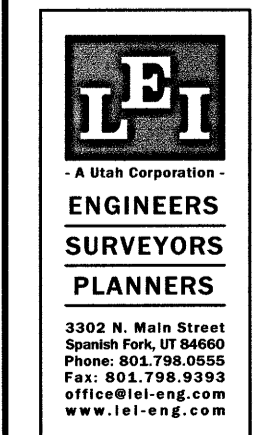


SINGLE FAMILY LOTS	R2 LOTS 254, 261-265 LOTS 278-281	R3 LOTS 246-253 LOTS 255-260 LOTS 266-277	RC LOTS 237-245
FRONT LIVING SETBACK (A)	25 FT	15 FT	15 FT
FRONT GARAGE SETBACK (B)	25 FT	22 FT	22 FT
GARAGE SIDE SETBACK (C)	10 FT	10 FT	10 FT
INTERIOR SIDE (D)	8 FT	8 FT	8 FT
STREET SIDE SETBACK (E)	15 FT	15 FT	15 FT
REAR SETBACK (F)	20 FT	20 FT	20 FT

TABULATIONS

TOTAL ACREAGE:	13.42 ACRES
TOTAL ACREAGE IN LOTS:	9.40 ACRES
TOTAL ACREAGE IN ROW:	4.02 ACRES
TOTAL COMMON AREA:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	105,521 SF - 2.42 ACRES
OVERALL DENSITY:	3.35 LOTS/ACRE
TOTAL # OF LOTS:	45 LOTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	7,577 SF - 0.17 ACRES
RC - AVERAGE LOT SIZE:	6,427 SF - 0.15 ACRES
R2 - SMALLEST LOT SIZE:	10,683 SF - 0.25 ACRES
R2 - LARGEST LOT SIZE:	14,449 SF - 0.33 ACRES
R2 - AVERAGE LOT SIZE:	11,910 SF - 0.27 ACRES
R3 - SMALLEST LOT SIZE:	7,130 SF - 0.16 ACRES
R3 - LARGEST LOT SIZE:	13,237 SF - 0.30 ACRES
R3 - AVERAGE LOT SIZE:	8,940 SF - 0.21 ACRES

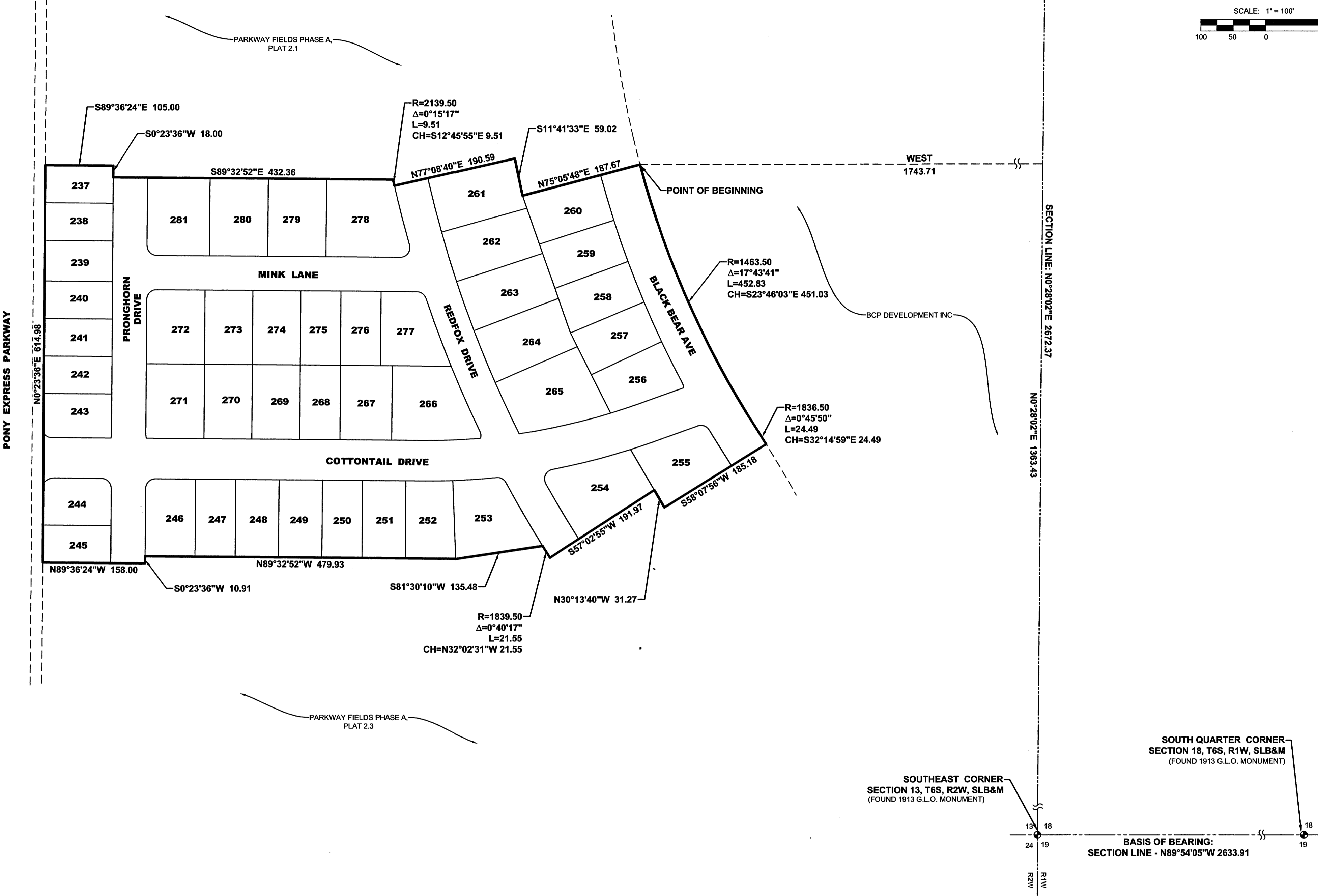
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



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.
 DATE: 11-29-22

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.
 APPROVED THIS 29 DAY OF November, 2022
 BY: Beverly Sidrude
 TITLE: Pk-Com

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 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES
 (4) ANY OTHER PROVISION OF LAW.
 APPROVED 11-28-22
 ROCKY MOUNTAIN POWER DATE



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, 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 1363.43 FEET AND WEST 1743.71 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 BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 452.83 FEET WITH A RADIUS OF 1463.50 FEET THROUGH A CENTRAL ANGLE OF 17°43'41"; CHORD: S23°46'03"E 451.03 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 24.49 FEET WITH A RADIUS OF 1836.50 FEET THROUGH A CENTRAL ANGLE OF 00°45'50"; CHORD: S32°14'59"E 24.49 FEET; THENCE S58°07'56"W 185.18 FEET; THENCE N30°13'40"W 31.27 FEET; THENCE S57°02'59"W 191.97 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 21.55 FEET WITH A RADIUS OF 1839.50 FEET THROUGH A CENTRAL ANGLE OF 00°40'17"; CHORD: N32°02'31"W 21.55 FEET; THENCE S81°30'10"W 135.48 FEET; THENCE N89°32'52"W 479.93 FEET; THENCE S00°23'36"W 10.91 FEET; THENCE N89°36'24"W 158.00 FEET; THENCE N00°23'36"E 614.98 FEET; THENCE S89°36'24"E 105.00 FEET; THENCE S00°23'36"W 18.00 FEET; THENCE S89°32'52"E 432.36 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 9.51 FEET WITH A RADIUS OF 2139.50 FEET THROUGH A CENTRAL ANGLE OF 00°15'17"; CHORD: S12°45'55"E 9.51 FEET; THENCE N77°08'40"E 190.59 FEET; THENCE S11°41'33"E 59.02 FEET; THENCE N75°05'48"E 187.67 FEET TO THE POINT OF BEGINNING.
 CONTAINS: ±13.42 ACRES
 584,401 SQ. FT.
 DATE: November 22, 2022
 SURVEYOR: CHAD POULSEN

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 November, A.D. 2022.
 BCP Development, Inc. President
 NATE HATHORN
 SURVEYOR (See Seal Below)

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH
 COUNTY OF Utah
 ON THIS 28th DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME, Nate Hathorn, 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 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 Hathorn ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
 NOTARY PUBLIC FULL NAME: Matt Rasband
 COMMISSION NUMBER: 215563
 MY COMMISSION EXPIRES: 6/1/25
 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 28 DAY OF November, A.D. 2022.
 APPROVED BY: [Signatures]
 APPROVED BY: [Signatures]
 APPROVED THIS DAY OF A.D. BY THE PLANNING COMMISSION
 DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

PARKWAY FIELDS PHASE A, PLAT 2.2
 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
 SHEET 1 OF 2
 SCALE: 1" = 100'
 SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182
 NOTARY PUBLIC SEAL: MATT RASBAND, No. 20092
 CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 12122
 COUNTY-RECORDERS SEAL: EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

