

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 ON THE NORTH LINE OF PARKWAY FIELDS PHASE C PLAT 1, DESCRIBED IN ENTRY NUMBER 78690-2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED N00°28'02\"/>

LEGEND

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

NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET AT ALL CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL OPEN SPACES DEDICATED TO EAGLE MOUNTAIN CITY ARE MUNICIPAL UTILITY EASEMENTS AND PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
- ALL COMMON AREAS ARE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
- PARCELS A & C ARE COMMON AREAS AND OWNED AND MAINTAINED BY THE HOA.
- DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORMWATER INLETS WHERE APPLICABLE.

TABULATIONS

TOTAL ACREAGE:	40.03 ACRES
TOTAL ACREAGE IN LOTS:	25.33 ACRES
TOTAL ACREAGE IN ROW:	7.08 ACRES
TOTAL OPEN SPACE:	7.63 ACRES
TOTAL IMPROVED OPEN SPACE:	6.83 ACRES
OVERALL DENSITY:	3.06 LOTS/ACRE
TOTAL # OF LOTS:	123 LOTS
TOTAL ASPHALT IN PUBLIC ROADS:	189,207 SQ. FT.
TOTAL # OF STREET LIGHTS:	16 STREET LIGHTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	8,627 SF - 0.20 ACRES
R2 - AVERAGE LOT SIZE:	6,771 SF - 0.16 ACRES
R2 - SMALLEST LOT SIZE:	11,200 SF - 0.26 ACRES
R2 - LARGEST LOT SIZE:	19,107 SF - 0.44 ACRES
R3 - AVERAGE LOT SIZE:	12,183 SF - 0.28 ACRES
R3 - SMALLEST LOT SIZE:	7,436 SF - 0.17 ACRES
R3 - LARGEST LOT SIZE:	15,123 SF - 0.35 ACRES
R3 - AVERAGE LOT SIZE:	8,950 SF - 0.21 ACRES

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), AND OTHER(S) HEREBY CONVEYS PARCELS A, B, AND C 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 23rd DAY OF May, A.D. 2024.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah

ON THIS 23rd DAY OF May, 2024, PERSONALLY APPEARED BEFORE ME Notary 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 Manager 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 Manager ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718263
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE Eagle Mountain City Council of Eagle Mountain City, Utah 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 3rd DAY OF September, A.D. 2024.

APPROVED BY MAYOR: Tommy Smith
APPROVED BY CITY ATTORNEY: Chris Trunk
ATTEST: Chad Poulsen CLERK-RECORDER

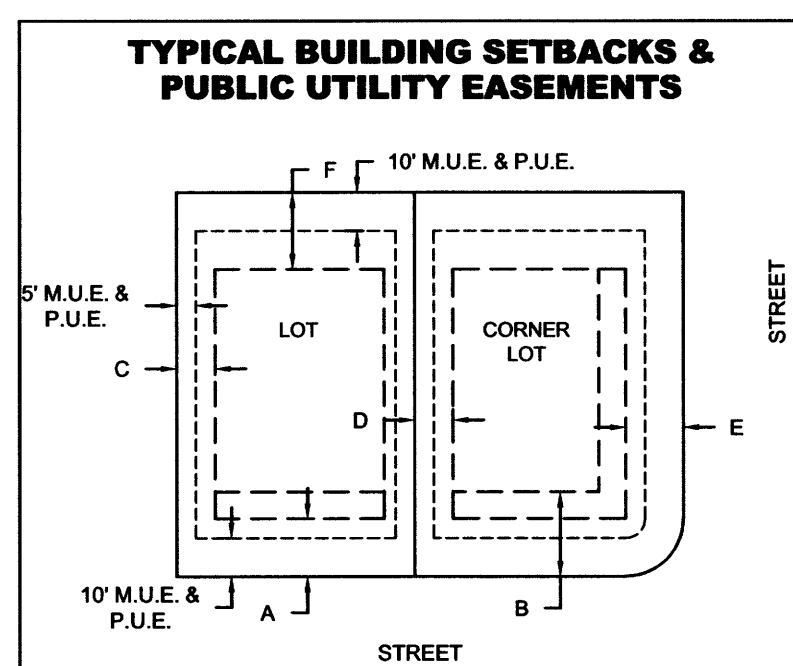
COUNTY RECORDER STAMP

ENT 6:15:11 2024 MAP 19389
UTAH COUNTY RECORDER
2024 Sep 9 04:25 PM FEE 402.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

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.



SINGLE FAMILY LOTS	R2 LOTS 243 - 255 & 287 - 296	R3 LOTS 226 - 242, 256 - 286, 297 - 317	RC LOTS 201 - 225 & 318 - 323
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



DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES 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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN 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 800-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 21st DAY OF May, 2024
BY: Michelle
TITLE: Public Works Manager

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.

Maureen Cifford 5/28/2024
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. § 94-3-27 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 EAGLE MOUNTAIN CITY CODE SECTION 10-9A-603 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.

Chad Poulsen 5/28/2024
ROCKY MOUNTAIN POWER DATE

PARKWAY FIELDS PHASE B, PLAT 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

SCALE: 1" = 100'

SHEET 1 OF 3

SURVEYOR'S SEAL
CHAD A. POULSEN
5/23/2024

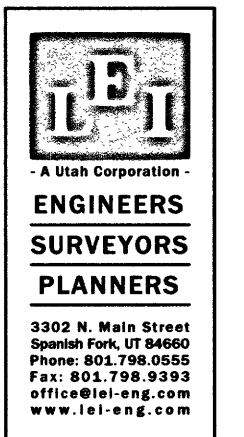
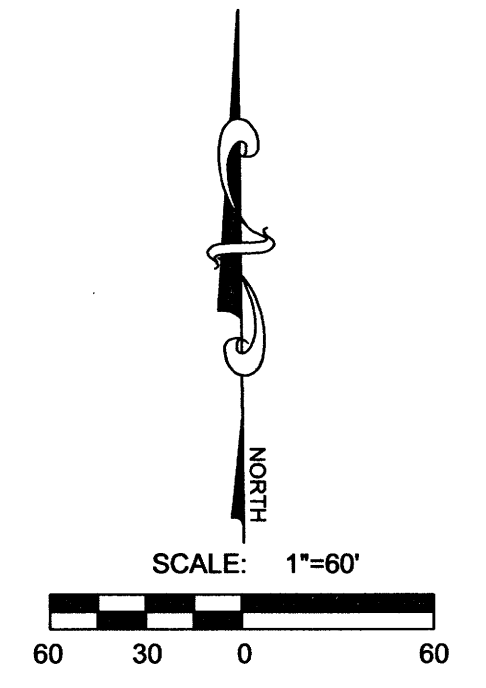
NOTARY PUBLIC SEAL
MATT RASBAND
718263
6/11/25

CITY-COUNTY ENGINEER SEAL
CHRISTOPHER TODD
TRUSTY
STATE OF UTAH

COUNTY RECORDER SEAL
EAGLE MOUNTAIN CORPORATION

19389 lot 3

SEC 13, T6S, R2W, SLB&M TU0796 ZL



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19389 2013

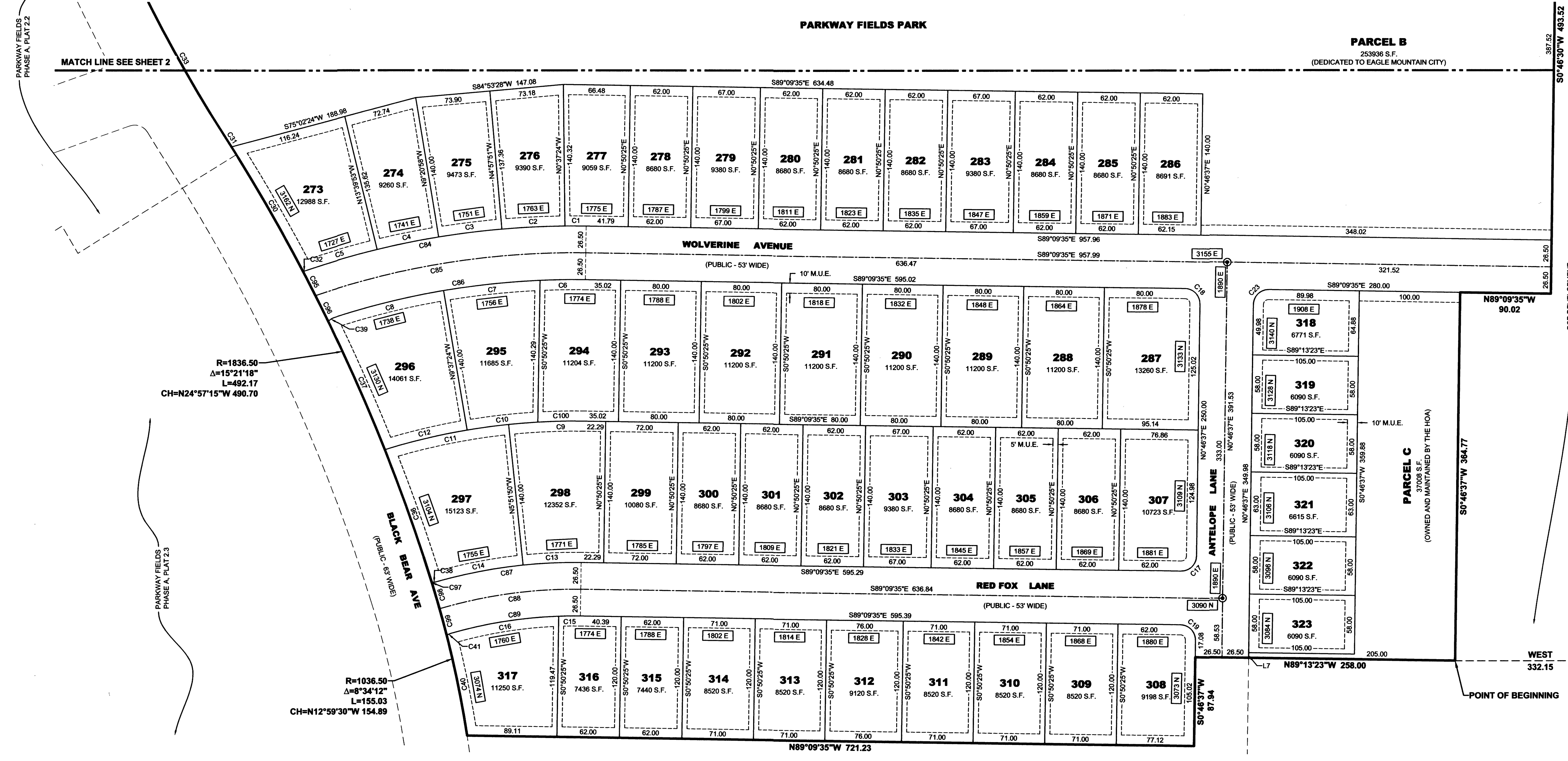
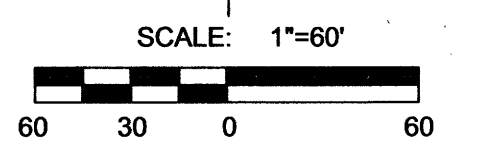
**PARKWAY FIELDS
PHASE B, PLAT 2**

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

ENT 61511-2024 MAP 19389
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 9 04:25 PM FEE 402.00 BY AC
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EAST QUARTER CORNER SECTION 13, T6S, R2W, SLB&M (FOUND 1981 UTAH COUNTY MONUMENT)



SECTION LINE: N0°28'02"E 2672.37'

SECTION LINE: N89°54'05"W 2633.91'

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

SOUTH QUARTER CORNER SECTION 18, T6S, R1W, SLB&M (FOUND 1913 G.L.O. MONUMENT)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	826.50	1°27'49"	21.11	N89°53'30"W 21.11
C2	826.50	4°20'27"	62.62	S87°12'22"W 62.60
C3	826.50	4°23'07"	63.26	S82°50'35"W 63.24
C4	826.50	4°18'55"	62.25	S78°29'34"W 62.23
C5	826.50	5°07'07"	73.84	S73°46'33"W 73.81
C6	773.50	3°20'02"	45.01	S89°10'24"W 45.00
C7	773.50	7°07'47"	96.25	S83°56'29"W 96.19
C8	773.50	8°16'12"	111.64	S87°14'30"W 111.55
C9	633.50	6°42'15"	74.12	S87°29'18"W 74.08
C10	633.50	6°23'31"	70.67	S83°34'21"W 70.64
C11	633.50	11°21'14"	125.53	S78°27'33"W 125.33
C12	633.50	7°35'39"	83.97	S78°34'46"W 83.90
C13	493.50	6°42'15"	57.74	S87°29'18"W 57.71
C14	493.50	10°10'49"	87.69	S79°02'46"W 87.57
C15	440.50	2°48'45"	21.62	S89°28'02"W 21.62
C16	440.50	14°07'25"	108.58	S80°57'58"W 108.31
C17	15.00	90°03'48"	23.58	N45°48'31"E 21.22
C18	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C19	15.00	89°58'12"	23.55	N44°11'29"W 21.20
C20	1026.50	3°46'15"	67.56	S88°53'29"W 67.55

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	1026.50	4°30'03"	80.84	S84°45'20"W 80.62
C22	1026.50	1°35'17"	28.45	S81°42'40"W 28.45
C23	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C26	1463.50	5°08'46"	131.45	N15°41'39"W 131.40
C27	1763.50	2°34'57"	79.48	N11°49'48"W 79.48
C28	1763.50	4°28'01"	137.49	N8°18'19"W 137.45
C29	15.00	10°33'49"	2.77	N88°11'57"E 2.76
C30	1836.50	4°25'49"	142.00	N29°56'06"W 141.97
C31	1836.50	0°28'53"	15.43	N32°23'27"W 15.43
C32	15.00	10°18'52"	2.70	N76°22'29"E 2.70
C33	1463.50	6°35'16"	168.27	N29°20'16"W 168.18
C34	1463.50	2°33'01"	65.14	N24°46'07"W 65.14
C35	1463.50	3°01'15"	77.16	N21°58'58"W 77.15
C36	1836.50	4°20'58"	139.42	N19°28'26"W 139.38
C37	1836.50	4°20'28"	139.14	N19°49'09"W 139.11
C38	15.00	17°59'45"	4.71	N82°57'13"E 4.69
C39	15.00	27°20'50"	7.16	S58°25'59"W 7.09
C40	1026.50	5°36'05"	101.33	N11°30'27"W 101.29

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	15.00	17°17'35"	4.53	S65°15'28"W 4.51
C42	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C43	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C44	15.00	90°00'00"	23.56	S45°46'37"E 21.21
C45	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C46	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C47	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C48	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C49	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C50	1435.00	3°08'47"	78.80	S75°45'09"E 78.79
C51	1435.00	2°35'01"	64.70	S78°37'03"E 64.70
C52	1435.00	2°28'50"	62.12	S81°08'58"E 62.12
C53	1435.00	2°45'48"	69.21	S83°46'17"E 69.20
C54	1435.00	2°29'30"	62.41	S86°23'56"E 62.40
C55	1435.00	1°34'42"	39.53	S88°26'02"E 39.53
C56	15.00	41°35'37"	10.89	S85°01'26"W 10.65
C57	1382.00	0°36'30"	14.68	S74°29'01"E 14.68
C58	1382.00	2°37'04"	63.14	S76°05'48"E 63.14
C59	1382.00	2°36'05"	62.74	S78°42'22"E 62.74
C60	1382.00	2°36'30"	62.91	S81°18'39"E 62.91

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C61	1382.00	2°50'15"	68.44	S84°02'02"E 68.44
C62	1382.00	2°54'57"	70.33	S86°54'38"E 70.32
C63	1382.00	0°51'16"	20.61	S88°47'45"E 20.61
C64	1277.00	0°36'30"	13.56	S74°29'01"E 13.56
C65	1277.00	2°37'04"	58.34	S76°05'48"E 58.34
C66	1277.00	2°36'05"	57.98	S78°42'22"E 57.97
C67	1277.00	2°36'30"	58.13	S81°18'39"E 58.13
C68	1277.00	2°50'15"	63.24	S84°02'02"E 63.24
C69	1277.00	2°54'57"	64.99	S86°54'38"E 64.98
C70	1277.00	0°51'16"	19.05	S88°47'45"E 19.05
C71	15.00	3°23'21"	0.89	S72°29'05"E 0.89
C72	463.50	6°57'31"	56.29	N2°20'29"E 56.28
C73	973.50	6°26'41"	109.50	S84°08'22"W 109.44
C74	973.50	3°24'54"	58.02	S89°04'10"W 58.01
C75	15.00	31°08'17"	8.15	S65°20'54"W 8.05
C76	1408.50	15°02'38"	369.82	S81°42'04"E 368.76
C79	1008.50	9°51'35"	172.08	S85°50'49"W 171.87
C80	1382.00	15°02'38"	362.86	S81°42'04"E 361.82
C81	1435.00	15°02'38"	376.78	S81°42'04"E 375.70
C82	1026.50	9°51'35"	176.65	S85°50'49"W 176.43

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C83	973.50	9°51'35"	167.52	S85°50'49"W 167.32
C84	826.50	19°37'25"	283.07	S81°01'42"W 281.89
C85	800.00	19°31'46"	272.68	S81°04'32"W 271.36
C86	773.50	18°44'01"	252.91	S81°28'24"W 251.78
C87	493.50	16°53'04"	145.43	S82°23'53"W 144.90
C88	467.00	17°25'22"	142.01	S82°07'44"W 141.46
C89	440.50	16°56'10"	130.21	S82°22'20"W 129.73
C90	463.50	3°27'44"	28.01	S2°52'08"E 28.00
C91	1763.50	0°54'29"	27.95	S5°37'04"E 27.95
C92	463.50	0°33'50"	4.56	S4°52'55"E 4.56
C93	1463.50	1°03'46"	27.14	S18°47'55"E 27.14
C94	1463.50	1°08'33"	29.18	S19°54'05"E 29.18
C95	1836.50	0°50'37"	27.04	N27°17'53"W 27.04
C96	1836.50	0°53'11"	28.41	N26°25'59"W 28.41
C97	1836.50	0°10'21"	0.72	N17°17'16"W 0.72
C98	1036.50	1°28'01"	26.54	N16°32'36"W 26.53
C99	1036.50	1°30'06"	27.17	N15°03'32"W 27.17
C100	633.50	4°04'18"	45.02	S88°48'16"W 45.01

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S74°10'46"E	25.45
L2	S74°10'46"E	47.24
L3	S74°10'46"E	55.32
L4	S80°55'02"W	38.68
L5	S80°55'02"W	51.91
L6	S80°55'02"W	53.74
L7	N0°46'37"E	5.00
L8	N0°46'37"E	26.50

19389 30f3

ENT 61511-2024 MAP 19389
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**PARKWAY FIELDS
PHASE B, PLAT 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

