

TABULATIONS	
TOTAL ACREAGE:	18.52 ACRES (806,608 S.F.)
TOTAL ACREAGE IN LOTS:	10.74 ACRES
TOTAL ACREAGE IN ROW:	5.42 ACRES
TOTAL COMMON AREA:	2.36 ACRES
OVERALL DENSITY:	3.73 LOTS/ACRE
TOTAL # OF LOTS:	69 LOTS
RC - SMALLEST LOT SIZE:	5,800 SF - 0.13 ACRES
RC - LARGEST LOT SIZE:	18,358 SF - 0.42 ACRES
RC - AVERAGE LOT SIZE:	6,587 SF - 0.15 ACRES
R3 - SMALLEST LOT SIZE:	7,006 SF - 0.16 ACRES
R3 - LARGEST LOT SIZE:	7,957 SF - 0.18 ACRES
R3 - AVERAGE LOT SIZE:	7,259 SF - 0.17 ACRES

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, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N00°29'02"E ALONG THE SECTION LINE 1664.78 FEET AND WEST 1777.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S10°21'07"W 79.30 FEET; THENCE S05°49'14"W 16.26 FEET; THENCE N89°17'04"W 65.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 20.84 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 80°00'00"; CHORD: N34°10'46"W 19.28 FEET; THENCE N74°10'46"W 53.93 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 321.88 FEET WITH A RADIUS OF 1200.00 FEET THROUGH A CENTRAL ANGLE OF 15°22'07"; CHORD: N81°51'49"W 320.91 FEET; THENCE N89°32'52"W 416.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 12.36 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 47°13'32"; CHORD: S68°50'22"W 12.02 FEET; THENCE S00°23'36"W 10.20 FEET; THENCE N89°36'24"W 16.67 FEET; THENCE N00°27'08"E 894.55 FEET TO THE SOUTH LINE OF EAGLE VILLAGE PLAT 2, ENTRY NUMBER 55765-2021, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTH LINE S89°13'23"E 906.43 FEET; THENCE S00°46'37"W 875.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±18.52 ACRES
806,608 SQ. FT.

November 02, 2022
DATE

[Signature]
SURVEYOR
(See Seal Below)

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 10-8A-604(D), THE OWNER(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, UTAH 84043.

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

[Signature]
BCP Development Inc, President

[Signature]
NOTE HUSTONSON

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah S.S.
ON THIS 28th DAY OF November, 2022 PERSONALLY APPEARED BEFORE ME *Note Hustonson* WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN BY THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME FULLY 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 *Note Hustonson* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: *Matt Rasband*
COMMISSION NUMBER: *718363*
MY COMMISSION EXPIRES: *6/11/25*
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 28 DAY OF November, A.D. 2022

[Signature]
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

APPROVED *[Signature]*
ENGINEER
(See Seal Below)

ATTEST *[Signature]*
CLERK-RECORDER
(See Seal Below)

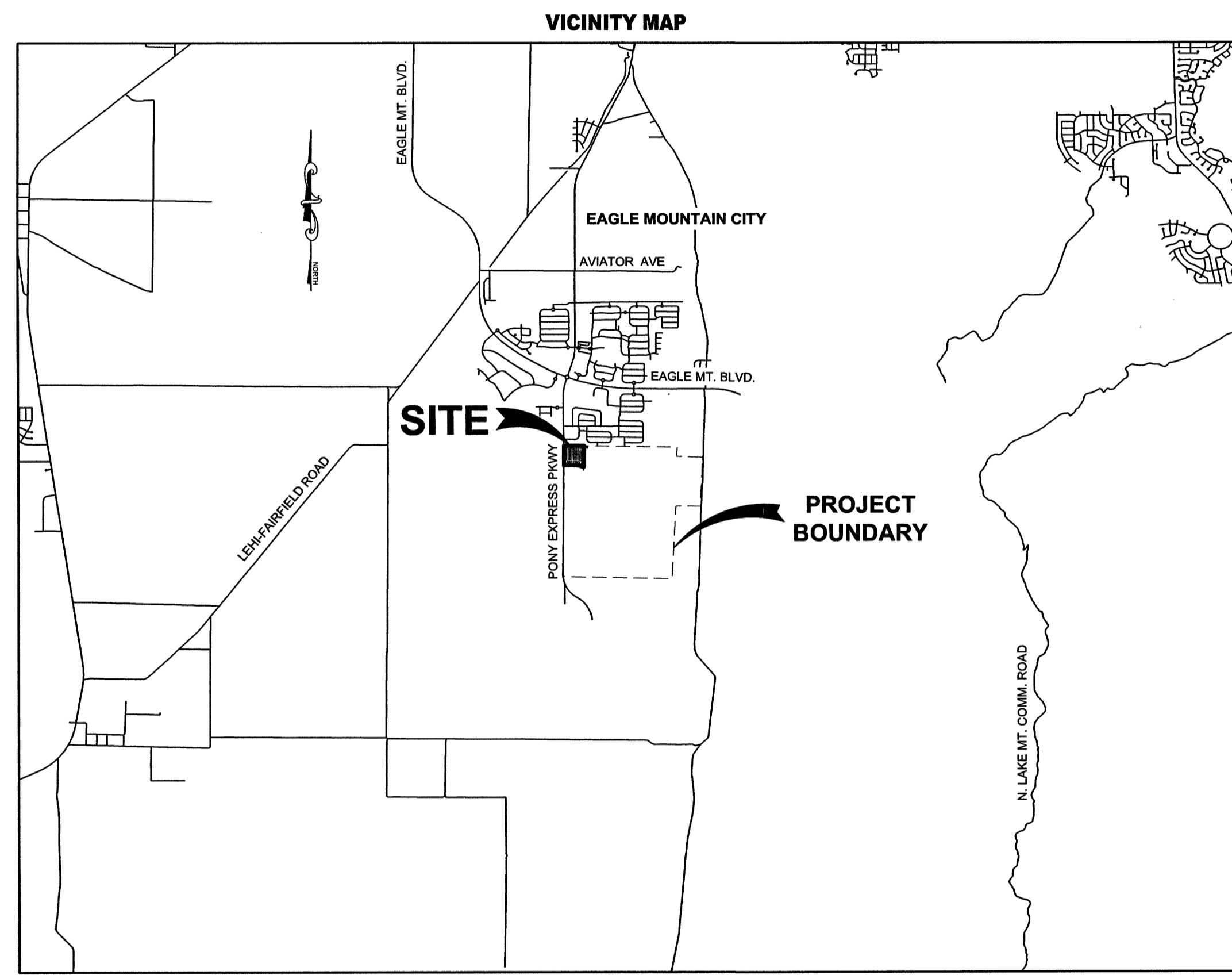
COUNTY RECORDER STAMP
ENT 12798312022 Map # 18397
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:17 pm FEE 244.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

**PARKWAY FIELDS
PHASE A, 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

SHEET 1 OF 2

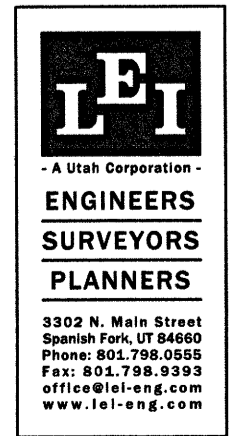
SURVEYOR'S SEAL <i>[Seal]</i>	NOTARY PUBLIC SEAL MATT RASBAND NOTARY PUBLIC-STATE OF UTAH COMMISSION # 718363 COMM. EXP. 06-11-25	CITY-COUNTY ENGINEER SEAL <i>[Seal]</i>	COUNTY-RECORDER SEAL <i>[Seal]</i>
----------------------------------	---	--	---------------------------------------



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.
[Signature] 11-29-22
DIRECT COMMUNICATIONS DATE

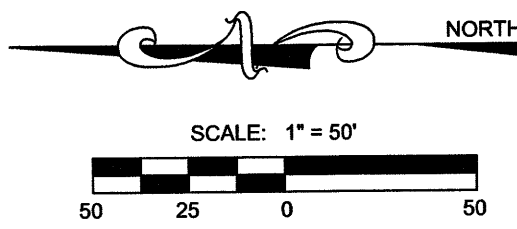
ROCKY MOUNTAIN POWER APPROVAL
1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS 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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.
[Signature] 11-28-2022
ROCKY MOUNTAIN POWER DATE

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 801-368-8832.
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 29 DAY OF November 20 22
BY: *[Signature]*
TITLE: *Pre-Comm*



SEC 13 T6S1R24 S4B1 TV 38 PL

EAST 1/4 CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)



SECTION LINE: N0°28'02"E 2672.37

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

BASIS OF BEARING:
SECTION LINE - N89°54'05"W 2633.91

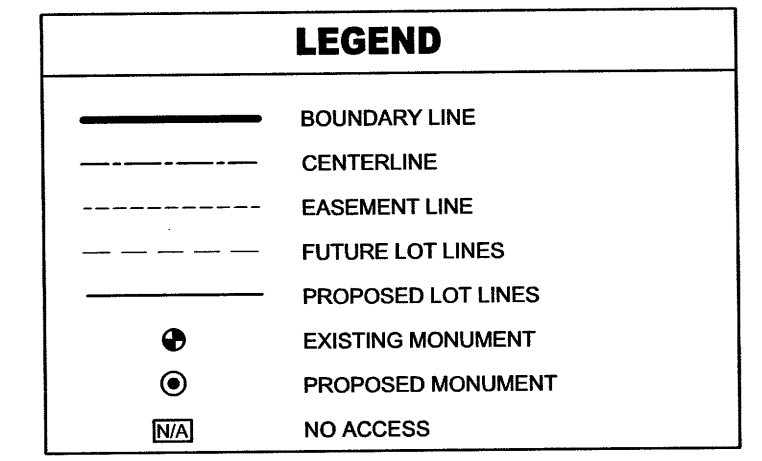
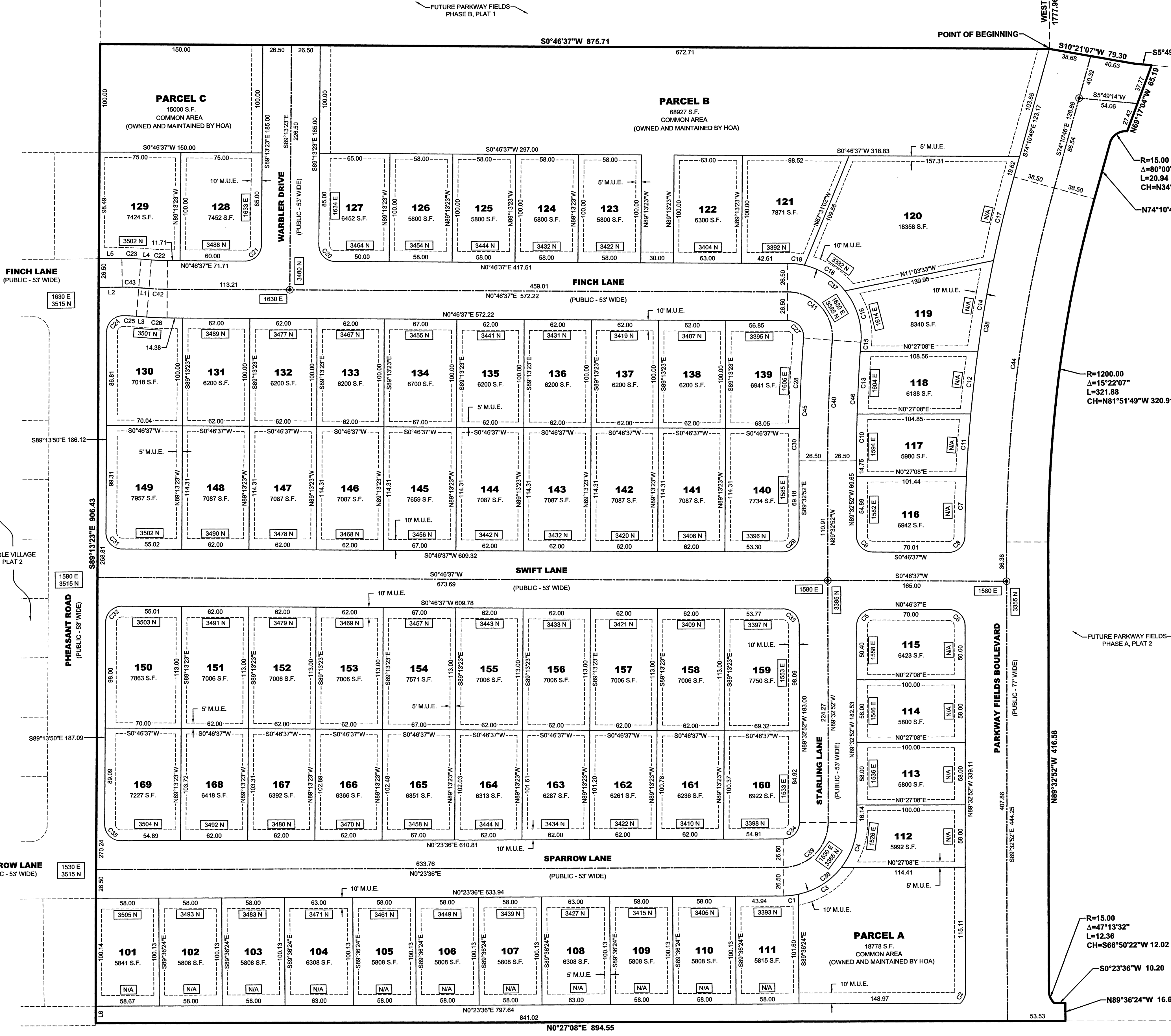
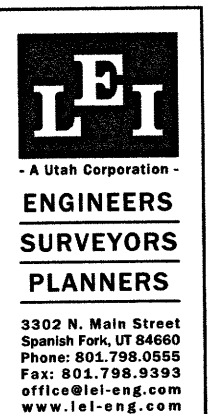
SOUTHWEST CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

CURVE TABLE

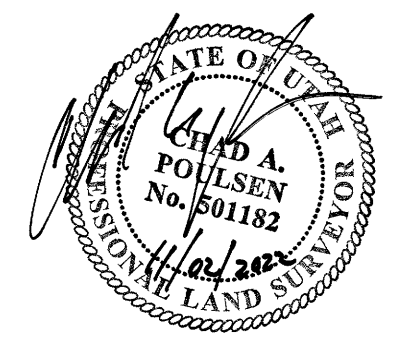
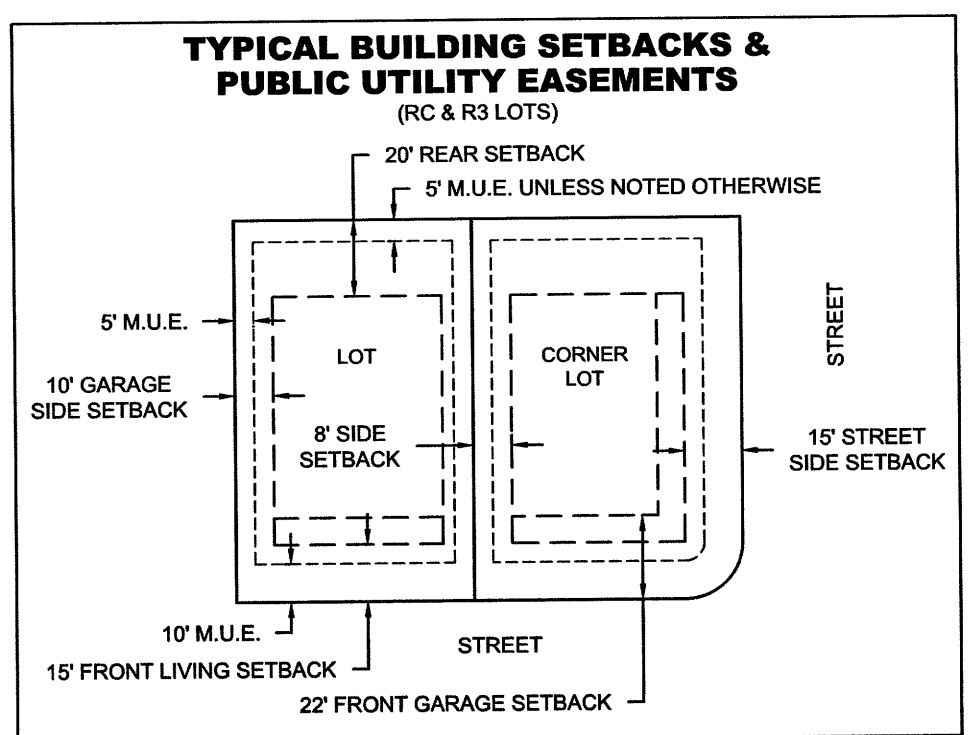
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	68.00	11°58'12"	14.17	N5°34'30"W 14.14
C2	15.00	47°08'28"	12.33	S65°59'38"E 11.99
C3	68.00	40°00'20"	47.48	N31°32'46"W 46.52
C4	68.00	37°59'58"	45.10	N70°32'54"W 44.28
C5	15.00	90°19'29"	23.65	N44°23'08"W 21.27
C6	15.00	89°40'31"	23.48	N45°36'52"E 21.15
C7	1277.00	2°29'05"	55.38	S88°03'54"E 55.37
C8	15.00	90°05'04"	23.58	S44°15'55"E 21.23
C9	15.00	89°40'31"	23.48	S45°36'52"E 21.15
C10	1377.00	1°47'59"	43.26	N88°38'53"W 43.25
C11	1277.00	2°38'32"	58.15	S85°31'06"E 58.14
C12	1277.00	2°37'12"	58.40	S82°54'13"E 58.39
C13	1377.00	2°25'01"	58.08	N86°32'23"W 58.08
C14	1277.00	3°49'58"	85.43	S79°40'38"E 85.41
C15	1377.00	0°21'08"	8.47	N85°09'18"W 8.47
C16	68.00	43°05'43"	51.15	S73°28'25"W 49.95
C17	1277.00	3°34'53"	79.82	S75°58'12"E 79.81
C18	68.00	37°58'42"	45.07	S32°56'13"W 44.25
C19	68.00	13°10'15"	15.63	S7°21'44"W 15.60
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C22	200.00	4°16'02"	14.90	S2°54'38"W 14.89
C23	200.00	5°02'51"	17.62	S2°31'13"W 17.61
C24	15.00	89°22'46"	23.40	N44°32'27"W 21.10
C25	147.00	4°53'42"	12.56	N2°35'47"E 12.56
C26	253.00	4°16'02"	18.84	N2°54'38"E 18.84
C27	15.00	94°14'39"	24.67	N47°53'57"E 21.98
C28	1430.00	3°21'54"	83.99	S86°39'41"E 83.97
C29	15.00	90°19'29"	23.65	S44°23'08"E 21.27
C30	1430.00	1°12'14"	30.05	S88°56'48"E 30.05
C31	15.00	89°59'33"	23.56	S45°46'24"W 21.21
C32	15.00	90°00'27"	23.56	N44°13'36"W 21.21
C33	15.00	89°40'31"	23.48	N45°36'52"E 21.15
C34	15.00	89°56'28"	23.55	S44°34'38"E 21.20
C35	15.00	90°22'34"	23.66	S45°34'53"W 21.28
C36	68.00	89°56'28"	106.74	S44°34'38"E 96.12
C37	68.00	94°14'39"	111.85	N47°53'57"E 99.66
C38	1277.00	15°07'41"	337.17	N81°44'36"W 336.19
C39	41.50	89°56'28"	65.15	S44°34'38"E 58.66
C40	1403.50	4°34'09"	111.92	N87°15'48"W 111.89
C41	41.50	94°14'39"	68.26	N47°53'57"E 60.82
C42	226.50	4°16'02"	16.87	N2°54'38"E 16.86
C43	173.50	5°02'51"	15.28	N2°31'13"E 15.28
C44	1238.50	15°22'07"	332.20	S81°51'49"E 331.21
C45	1430.00	4°34'09"	114.04	N87°15'48"W 114.01
C46	1377.00	4°34'09"	109.81	N87°15'48"W 109.78

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N5°02'39"E	9.49
L2	N0°00'13"W	21.70
L3	N5°02'39"E	9.49
L4	S5°02'39"W	9.49
L5	S0°00'13"E	21.34
L6	S89°13'23"E	15.75



- 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, B, & C OWNED AND MAINTAINED BY THE HOA.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.



**PARKWAY FIELDS
PHASE A, PLAT 1**

LOCATED IN THE SOUTHWEST 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

1887
2012

Map 19577
ENT 127983:2022 Map 1 18597
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 11:17 AM FEE 244.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY