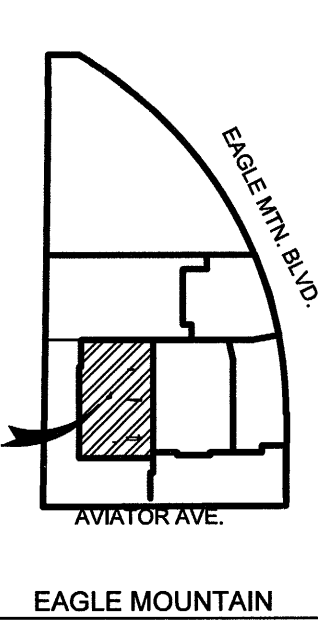
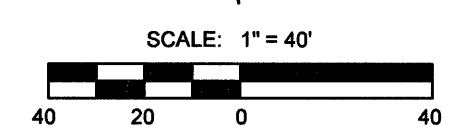


VICINITY MAP



- 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 SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS, NO WATER METERS ALLOWED IN DRIVEWAYS.
 - SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
 - PARCEL A IS DEDICATED TO EAGLE MOUNTAIN CITY, LANDSCAPE & MAINTENANCE BY BRYLEE FARMS HOMEOWNERS ASSOCIATION.
 - ACCESS EASEMENT IN FAVOR OF BRYLEE FARMS HOMEOWNERS ASSOCIATION AND EAGLE MOUNTAIN CITY. FENCES TO BE PLACED ON EASEMENT LINE. BRYLEE FARMS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS AND MAINTENANCE.



TABULATIONS

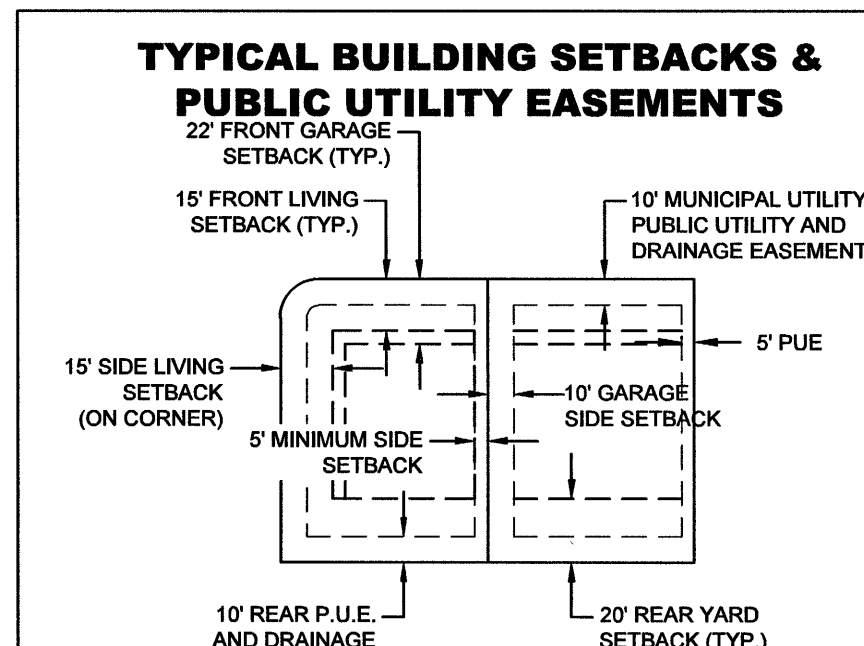
TOTAL ACREAGE:	6.92 ACRES
BUILDABLE ACREAGE:	6.92 ACRES
OVERALL DENSITY:	5.20 UNITS/ACRE
TOTAL # OF LOTS:	36
MINIMUM LOT SIZE:	4,587 S.F.
MAXIMUM LOT SIZE:	8,958 S.F.
AVERAGE LOT SIZE:	5,924 S.F.
TOTAL ACREAGE IN LOTS:	4.24 AC
TOTAL OPEN SPACE:	1.25 ACRES
TOTAL IMPROVED OPEN SPACE:	1.25 ACRES
TOTAL ACREAGE IN ROW:	1.43 ACRES
PAVED AREA:	0.78 ACRES

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	35.00	16°29'50"	10.08	N81°43'49"W 10.04
C2	50.00	8°26'31"	7.37	N77°43'49"W 7.36
C3	50.00	42°06'24"	36.75	S78°59'43"W 35.92
C4	50.00	42°06'15"	36.74	S34°53'23"W 35.92
C5	50.00	12°58'48"	11.33	S7°20'52"W 11.30
C6	50.00	105°37'58"	92.18	S53°40'27"W 79.67
C7	15.00	89°08'32"	23.34	N45°25'44"E 21.05
C8	15.00	90°51'28"	23.79	N44°34'16"W 21.37
C9	15.00	89°08'32"	23.34	N45°25'44"E 21.05
C10	15.00	90°51'28"	23.79	N44°34'16"W 21.37
C11	35.00	16°29'57"	10.08	N81°45'01"E 10.04
C12	35.00	16°29'57"	10.08	S9°08'27"W 10.04
C13	50.00	38°25'45"	33.54	S1°51'27"E 32.91
C14	50.00	34°57'24"	30.51	S38°33'01"E 30.03
C15	50.00	34°58'18"	30.52	S73°30'52"E 30.05
C16	50.00	15°29'56"	13.53	N81°15'01"E 13.48
C17	50.00	123°51'23"	108.09	S44°34'16"E 88.24

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- PROPOSED MONUMENT
- EXISTING MONUMENTS



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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY.
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER DATE 10-27-2022

SURVEYOR'S CERTIFICATE

I, CHAD A. 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 17-27-1, OF UTAH STATE 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, DESCRIBED AS FOLLOWS:
 BEGINNING AT POINT LOCATED N0°51'28"E ALONG THE QUARTER SECTION LINE 982.74 FEET AND EAST 210.67 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE EAST 423.80 FEET; THENCE SOUTH 697.44 FEET; THENCE WEST 432.91 FEET; THENCE NORTH 141.44 FEET; THENCE WEST 4.57 FEET; THENCE NORTH 172.00 FEET; THENCE EAST 3.36 FEET; THENCE NORTH 225.00 FEET; THENCE EAST 10.32 FEET; THENCE NORTH 159.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.92 ACRES

October 27, 2022 DATE

Chad A. Poulsen
 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27th DAY OF October, A.D. 20 22

Nathan W. Ragsley
 Manager
 Brighton Development Utah LLC

ACKNOWLEDGMENT

STATE OF UTAH S.S.
 COUNTY OF UTAH
 ON THE 27 DAY OF October, A.D. 20 22, PERSONALLY APPEARED BEFORE ME *Nathan W. Ragsley* THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

Chad A. Poulsen
 NOTARY PUBLIC FULL NAME: CHAD A. POULSEN
 COMMISSION NUMBER: 725633
 MY COMMISSION EXPIRES: JULY 31, 2026
 A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE Eagle Mountain City 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 8 DAY OF November, A.D. 20 22

APPROVED BY MAYOR: *Tommy Anderson*
 APPROVED BY CITY ATTORNEY: *John Smith*
 ATTEST: *Jane Doe* CLERK/RECORDER

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 GRANTS. 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 28 DAY OF October, 20 22
 BY: *Andrea Allen*
 TITLE: Signer of Rep
 ENT 34142023 Mod 4 18422
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2023 Jan 17 3:17 PM #124-01 BY TH
 RECORDER FOR EAGLE MOUNTAIN CITY

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: 10/23/2022

PHASE A PLAT 5
BRYLEE FARMS

SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
 T6S, R2W, SLB&M
 EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 40'

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, 10/27/2022

NOTARY PUBLIC SEAL: CHAD A. POULSEN, No. 725633, 7/31/2026

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 204602, 11/22/2022

COUNTY-RECORDER SEAL: ANDREA ALLEN, No. 124-01, 10/17/2023

LEI
 ENGINEERS
 SURVEYORS
 PLANNERS

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