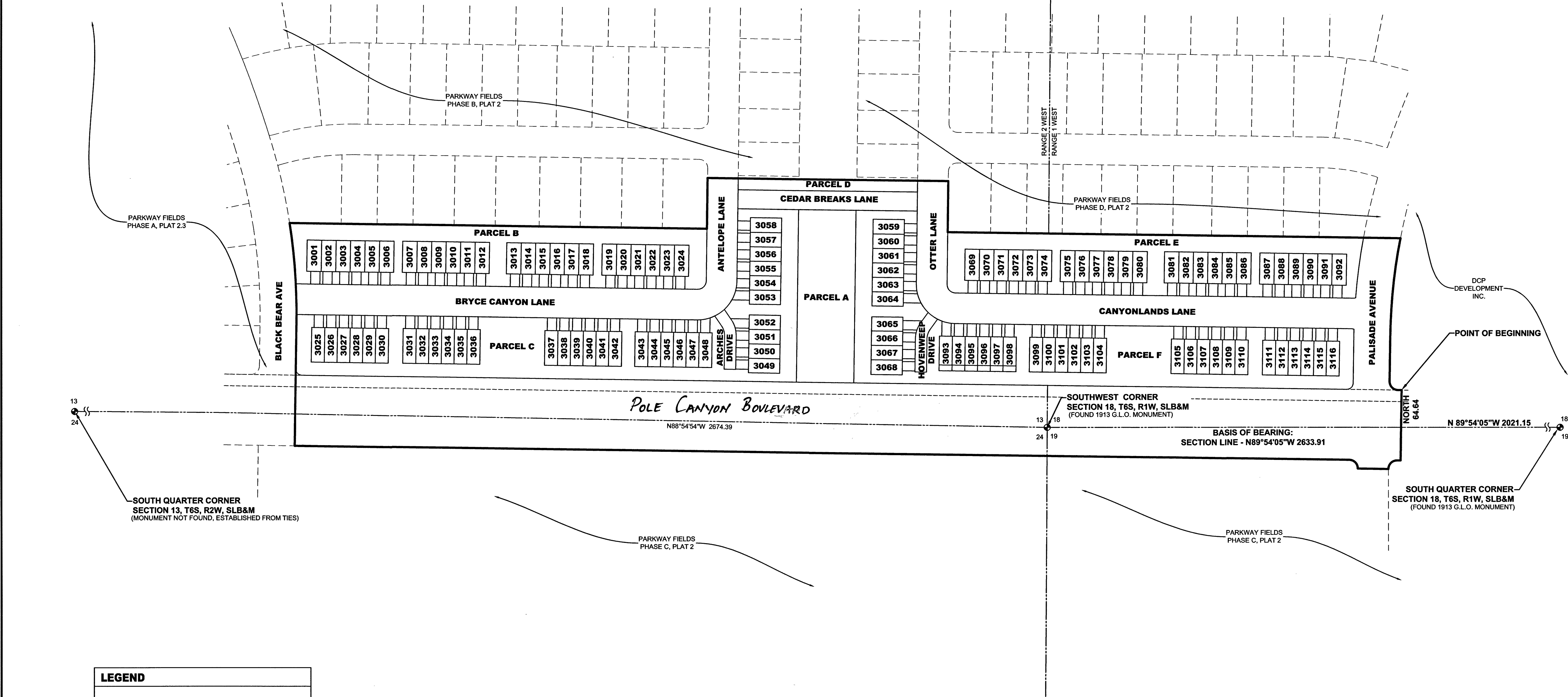
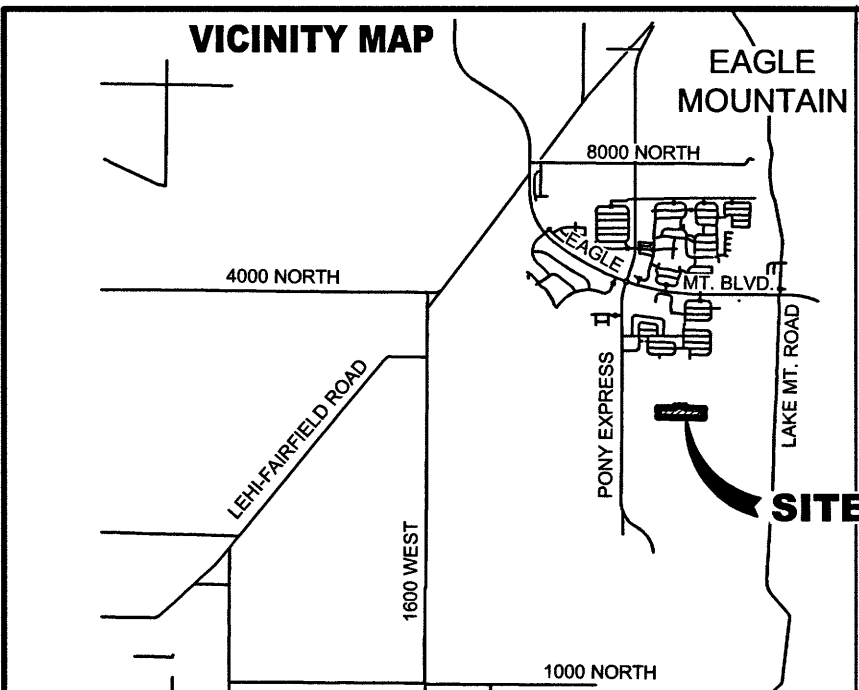




LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS

- 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 AND LIMITED COMMON AREAS TO BE MAINTAINED BY HOA.
 - ALL OPEN SPACE AND COMMON AREAS ARE OWNED AND MAINTAINED BY HOA.
 - PARCELS A, B, C, D, E, & F ARE OWNED AND MAINTAINED BY THE HOA.

TABULATIONS

TOTAL ACREAGE:	17.67 ACRES
TOTAL LIMITED COMMON AREA:	1.58 ACRES
TOTAL COMMON AREA:	4.77 ACRES
TOTAL PRIVATE PROPERTY:	2.94 ACRES
TOTAL ROW AREA:	8.03 ACRES
OVERALL DENSITY:	6.56 UNITS/ACRE
TOTAL # OF UNITS:	116 UNITS

TYPE SETBACKS AND MUE DETAILS

ZONE: MF-1	
FRONT:	15'
FRONT GARAGE:	22'
REAR: (BETWEEN BUILDINGS)	30'
SIDE: (BETWEEN BUILDINGS)	15'
GARAGE SIDE: (BETWEEN BUILDINGS)	15'
STREET SIDE:	15'
FRONT MUE:	10'

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.

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTING 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(S). 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 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 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 800-366-6332.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 21 DAY OF November 2023

BY: *[Signature]*

TITLE: *[Signature]*

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] DIRECT COMMUNICATIONS DATE 11/21/2023

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-803(a)(iii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE RUE 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.

[Signature] ROCKY MOUNTAIN POWER DATE 11/21/2023

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 SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N89°54'05"W ALONG THE SECTION LINE 2021.15 FEET AND NORTH 64.64 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°50'25"W 122.00 FEET; THENCE N89°09'35"W 6.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'32"; CHORD: S45°50'39"W 21.21 FEET; THENCE N89°09'43"W 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; CHORD: N44°09'35"W 21.21 FEET; THENCE N89°09'35"W 1822.44 FEET TO THE SOUTHEAST CORNER OF PARKWAY FIELDS PHASE A, PLAT 2.3, DESCRIBED IN ENTRY NUMBER 38642-2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EAST LINE OF SAID PLAT, THE FOLLOWING TWO (2) COURSES: N00°50'25"E 213.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 172.71 FEET WITH A RADIUS OF 1038.50 FEET THROUGH A CENTRAL ANGLE OF 09°32'49"; CHORD: N03°56'00"W 172.51 FEET; THENCE S89°09'35"E 721.23 FEET; THENCE N00°46'37"E 87.94 FEET; THENCE S89°13'23"E 416.00 FEET; THENCE S00°46'37"W 88.40 FEET; THENCE S89°09'35"E 782.88 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 172.82 FEET WITH A RADIUS OF 973.50 FEET THROUGH A CENTRAL ANGLE OF 10°10'18"; CHORD: S08°55'33"W 172.59 FEET; THENCE S00°50'25"E 178.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'35"E 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±17.67 ACRES
769,694 SQ. FT.

November 13, 2023
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 THE PUBLIC USE OF THE PUBLIC, PURSUANT TO UTAH CODE (10-9A-904D), THE OWNER(S) HEREBY CONVEYS PARCELS A, B, C, D, E, AND F, 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 15th DAY OF November, A.D. 2023.

[Signature]
Nate Hutcherson, President, BCP Development Inc.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF Utah

ON THIS 15th DAY OF November, 2023, PERSONALLY APPEARED BEFORE ME *Nate Hutcherson* 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 *Nate Hutcherson* 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 Hutcherson* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: *Matt Rasband*
COMMISSION NUMBER: *718343*
MY COMMISSION EXPIRES: *6/1/25*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *Eagle Mountain* 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 4 DAY OF November, A.D. 2023.

[Signature]
APPROVED BY MAYOR

[Signature]
APPROVED BY CITY ATTORNEY

[Signature]
APPROVED
ENGINEER
(See Seal Below)

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

COUNTY RECORDER STAMP

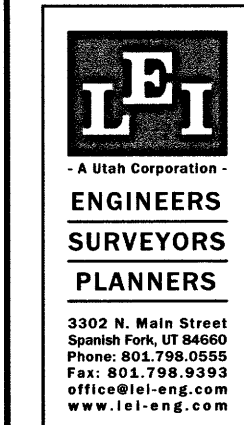
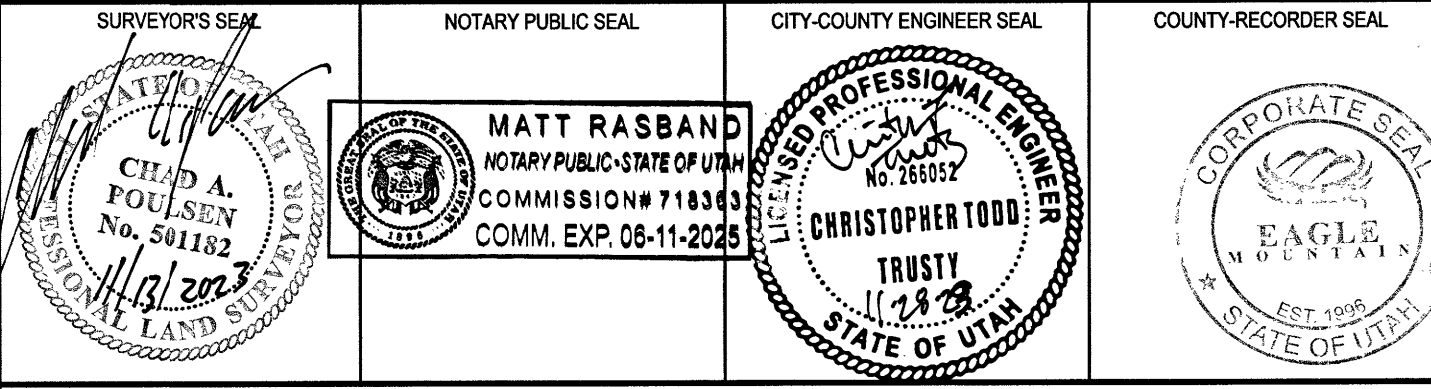
ENT 78690-2023 MAP# 19008
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 6 09:29 AM FEE 394.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

PARKWAY FIELDS PHASE C, PLAT 1

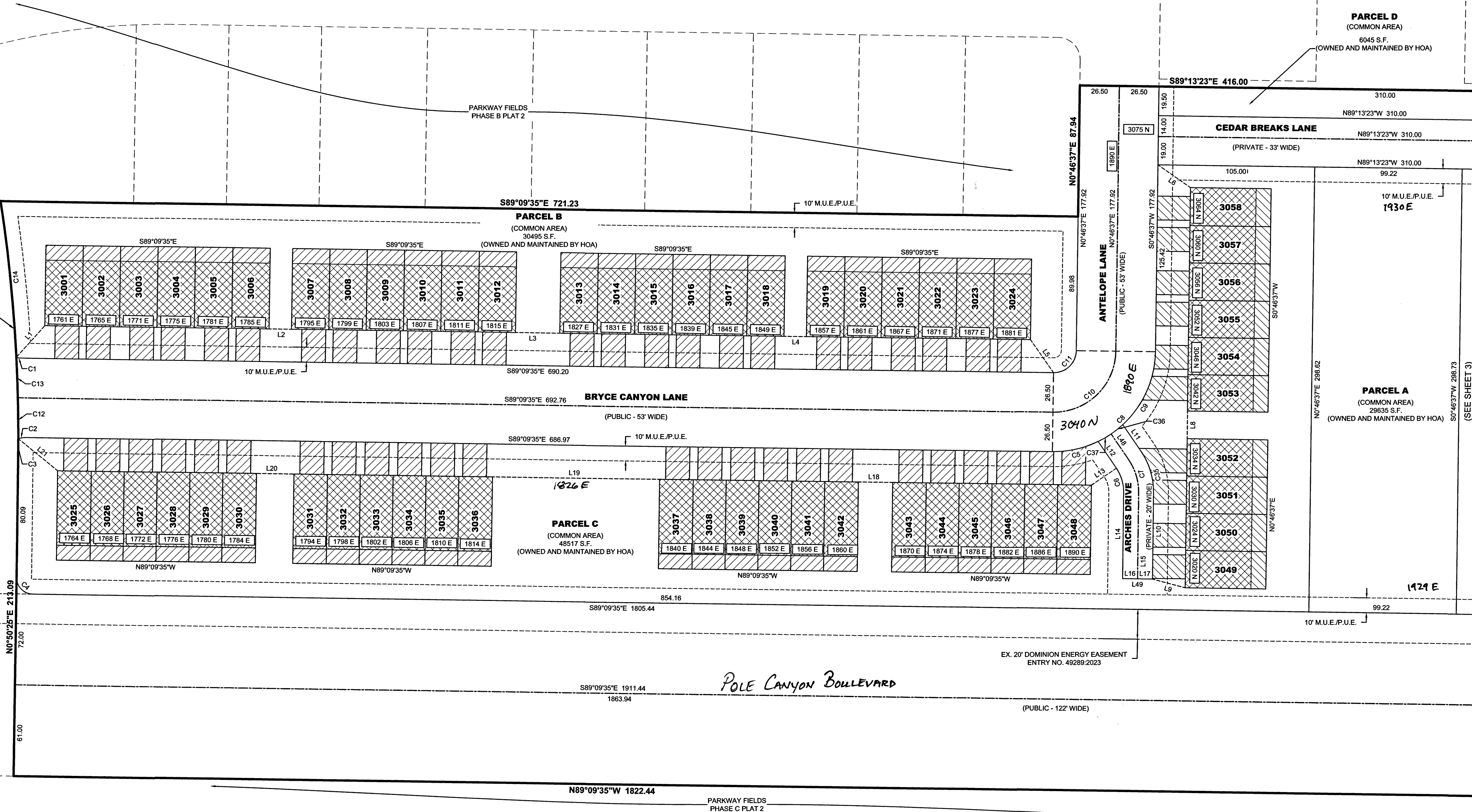
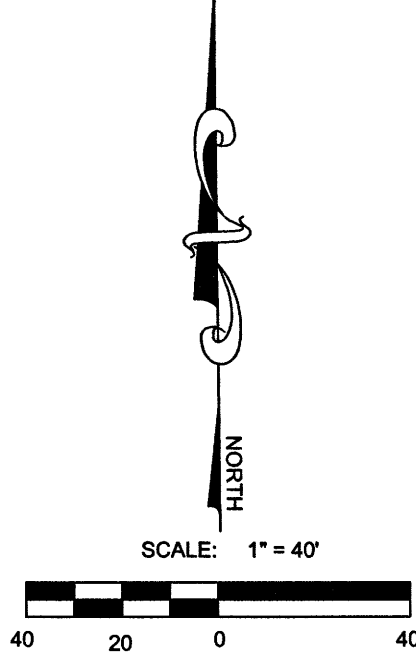
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100'

SHEET 1 OF 3



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 TABLE		
LINE	DIRECTION	LENGTH
L1	N41°53'45"E	28.46
L2	N89°09'35"W	15.00
L3	N89°09'35"W	29.70
L4	N89°09'35"W	15.00
L5	N34°48'13"W	27.07
L6	N54°56'10"W	26.63
L8	S0°46'37"W	18.55
L9	N74°58'54"W	22.69
L10	N0°46'37"E	57.95
L11	S34°18'17"E	21.64
L12	S34°18'17"E	21.64
L13	N56°01'31"E	20.22
L14	N0°46'37"E	57.95
L15	S0°46'37"W	57.95
L16	S89°13'23"E	10.00
L17	S89°13'23"E	10.00
L18	S89°09'35"E	23.00
L19	N89°09'35"W	111.85
L20	S89°09'35"E	25.00
L21	S50°43'25"E	33.96
L48	S34°18'17"E	20.90
L49	S89°13'23"E	20.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	15°21'00"	4.02	S61°29'05"E 4.01
C2	15.00	19°48'11"	5.18	S80°56'20"W 5.16
C3	1036.50	0°43'11"	13.02	N0°28'49"E 13.02
C4	11.00	90°00'00"	17.28	S44°09'35"E 15.56
C5	68.00	26°41'18"	31.67	N77°29'46"E 31.39
C6	28.00	35°04'54"	17.14	N16°45'50"W 16.88
C7	38.00	35°04'54"	23.27	S16°45'50"E 22.91
C8	68.00	90°03'48"	106.89	N45°48'31"E 96.22
C9	68.00	46°27'43"	55.14	N24°00'28"E 53.64
C10	41.50	90°03'48"	65.23	N45°48'31"E 58.72
C11	15.00	90°03'48"	23.58	N45°48'31"E 21.22
C12	1036.50	1°30'52"	27.40	N0°38'13"W 27.40
C13	1036.50	1°29'47"	27.07	N2°08'32"W 27.07
C14	1036.50	5°48'58"	105.22	N5°47'55"W 105.17
C35	48.00	35°04'54"	29.39	N16°45'50"W 28.93
C36	68.00	8°27'23"	10.04	N51°28'02"E 10.03
C37	68.00	8°27'23"	10.04	N59°55'25"E 10.03

ENT 78690-2023 MAP 19008
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 6 09:29 AM FEE 394.00 BY AC
RECORDED FOR EAGLE MOUNTAIN CITY

19008
2 of 3



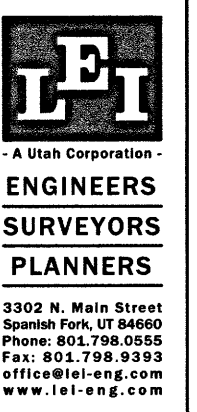
LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	PROPOSED MONUMENT
	EXISTING MONUMENT
	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA (INCLUDING PRIVATE ROADS)
	1.93 ACRES
	2.94 ACRES
	4.77 ACRES

PARKWAY FIELDS PHASE C, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40'

SHEET 2 OF 3

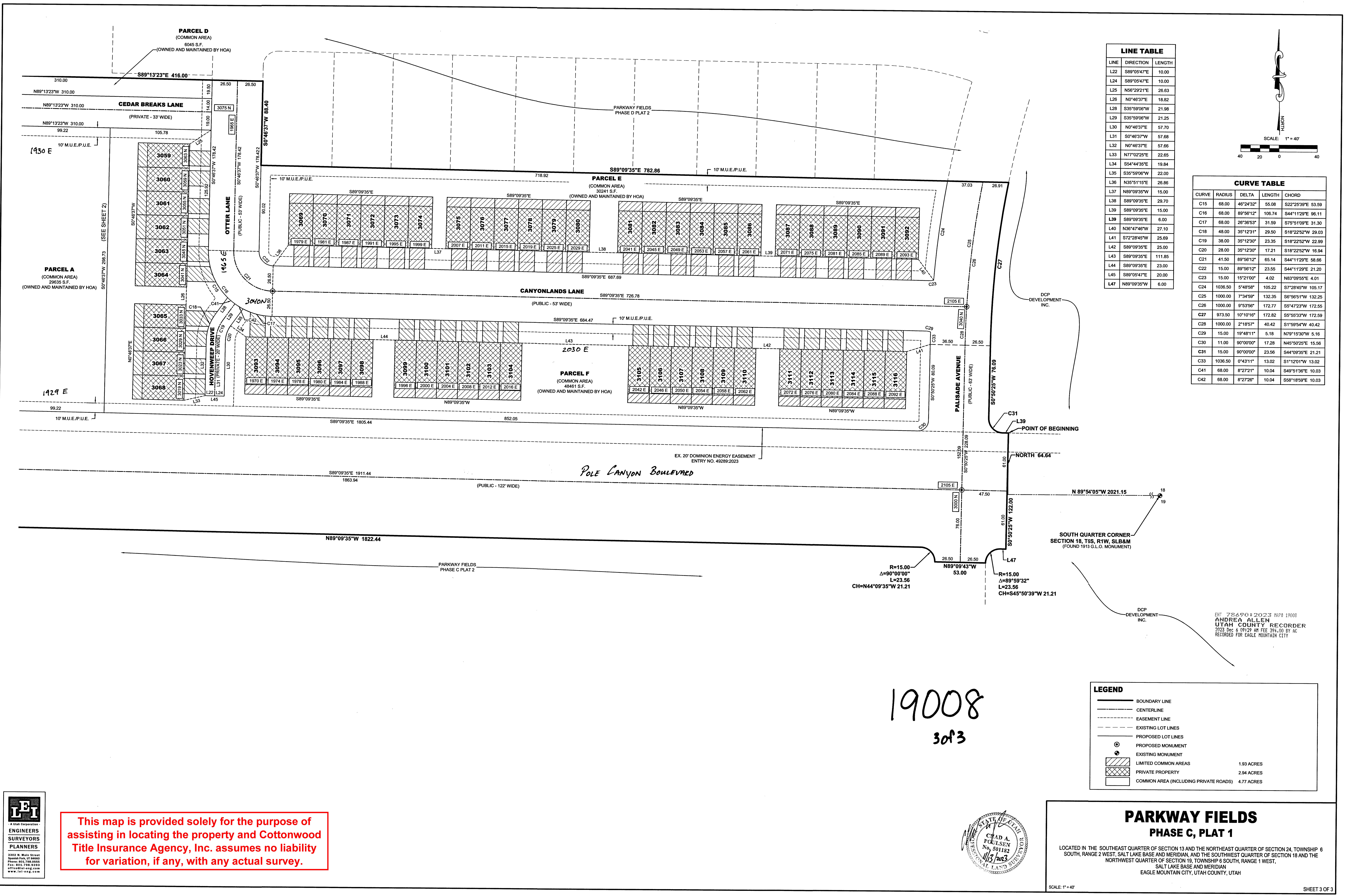


**ALLEY LOAD
6 PLEX**
LOTS 3025-3048 & 3053-3116

**FRONT LOAD
4 PLEX**
LOTS 3049-3052 & 3065-3068

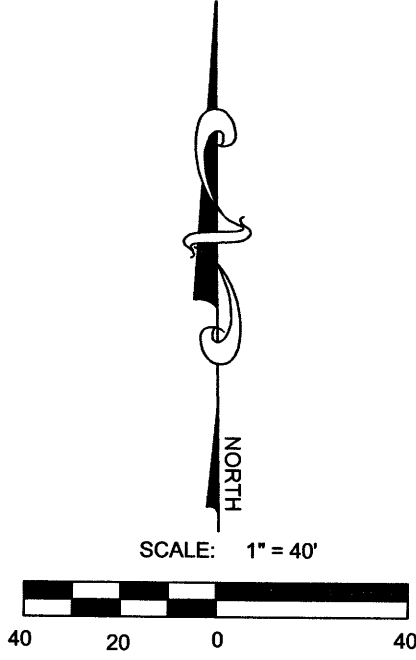
**FRONT LOAD
6 PLEX**
LOTS 3001-3024, 3053-3054 & 3069-3092

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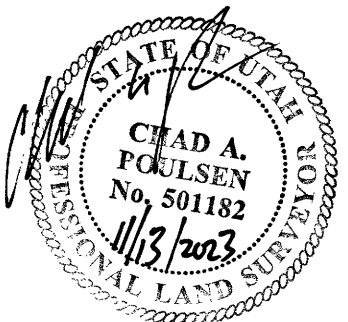


LINE TABLE		
LINE	DIRECTION	LENGTH
L22	S89°05'47"E	10.00
L24	S89°05'47"E	10.00
L25	N56°29'21"E	26.63
L26	N0°46'37"E	18.82
L28	S35°59'06"W	21.98
L29	S35°59'06"W	21.25
L30	N0°46'37"E	57.70
L31	S0°46'37"W	57.68
L32	N0°46'37"E	57.66
L33	N77°02'25"E	22.65
L34	S54°44'35"E	19.84
L35	S35°59'06"W	22.00
L36	N35°51'15"E	26.86
L37	N89°09'35"W	15.00
L38	S89°09'35"E	29.70
L39	S89°09'35"E	15.00
L40	S89°09'35"E	6.00
L41	N36°47'46"W	27.10
L42	S72°28'45"W	25.69
L43	S89°09'35"E	25.00
L44	S89°09'35"E	111.85
L45	S89°09'35"E	23.00
L46	S89°05'47"E	20.00
L47	N89°09'35"W	6.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C15	68.00	46°24'32"	55.08	S22°25'39"E 53.59
C16	68.00	89°56'12"	106.74	S44°11'29"E 96.11
C17	68.00	26°36'53"	31.59	S75°51'09"E 31.30
C18	48.00	35°12'31"	29.50	S18°22'52"W 29.03
C19	38.00	35°12'30"	23.35	S18°22'52"W 22.99
C20	28.00	35°12'30"	17.21	S18°22'52"W 16.94
C21	41.50	89°56'12"	65.14	S44°11'29"E 58.66
C22	15.00	89°56'12"	23.55	S44°11'29"E 21.20
C23	15.00	15°21'00"	4.02	N83°09'55"E 4.01
C24	1036.50	5°48'58"	105.22	S7°28'45"W 105.17
C25	1000.00	7°34'59"	132.35	S6°56'51"W 132.25
C26	1000.00	9°53'56"	172.77	S5°47'23"W 172.55
C27	973.50	10°10'16"	172.82	S5°55'33"W 172.59
C28	1000.00	2°18'57"	40.42	S1°59'54"W 40.42
C29	15.00	19°48'11"	5.18	N79°15'30"W 5.16
C30	11.00	90°00'00"	17.28	N45°50'25"E 15.56
C31	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C33	1036.50	0°43'11"	13.02	S1°12'01"W 13.02
C41	68.00	8°27'21"	10.04	S49°51'36"E 10.03
C42	68.00	8°27'26"	10.04	S58°18'59"E 10.03



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	PROPOSED MONUMENT
	EXISTING MONUMENT
	LIMITED COMMON AREAS 1.93 ACRES
	PRIVATE PROPERTY 2.94 ACRES
	COMMON AREA (INCLUDING PRIVATE ROADS) 4.77 ACRES



**PARKWAY FIELDS
PHASE C, PLAT 1**
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH