

**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 17-23-17, 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 NORTHEAST QUARTER SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN 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\"/>

CONTAINS: ±13.72 ACRES  
597,560 SQ. FT.

ENT: 78263 = 2023 MAP# 19009  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2023 Dec 6 09:29 AM FEE 398.00 BY AC  
 RECORDED FOR EAGLE MOUNTAIN CITY

NOVEMBER 13, 2023  
 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. PURSUANT TO UTAH CODE 10-9A-60(D), THE OWNER(S) HEREBY CONVEYS PARCELS A, B, C, D, AND E, 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 HERETO SET OUR HANDS THIS 15th DAY OF NOVEMBER, A.D. 2023

*Nate Hutcherson*  
 BCP Development Inc., President, Nate Hutcherson

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
 COUNTY OF Utah S.S.  
 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: *78263*  
 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 7th DAY OF November, A.D. 2023

APPROVED BY: *Tommy Daniel S. Mayne*  
 APPROVED: *Christy T. Smith* ENGINEER (See Seal Below)  
 ATTEST: *Jeff B. Spal* CLERK-RECORDER (See Seal Below)

**PARKWAY FIELDS PHASE C, PLAT 2**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN 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" = 100'

SURVEYOR'S SEAL <i>Chad A. Poulsen</i>	NOTARY PUBLIC SEAL MATT RASBAND COMMISSION # 71836 COMM. EXP. 06-11-2025	CITY-COUNTY ENGINEER SEAL TRUSTY STATE OF UTAH NOV 13 2023	COUNTY-RECORDER SEAL EAGLE MOUNTAIN CITY
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SHEET 1 OF 3

**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 MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
  - ALL OPEN SPACE AND COMMON AREAS ARE OWNED AND MAINTAINED BY HOA.
  - PARCELS A,B,C,D & E ARE OWNED AND MAINTAINED BY HOA.

**TABULATIONS**

TOTAL ACREAGE:	13.72 ACRES
TOTAL LIMITED COMMON AREA:	1.54 ACRES
TOTAL COMMON AREA:	5.95 ACRES
TOTAL PRIVATE PROPERTY:	3.02 ACRES
TOTAL ROW AREA:	3.57 ACRES
OVERALL DENSITY:	8.67 UNITS/ACRE
TOTAL # OF UNITS:	119 UNITS

**TYPICAL SETBACKS AND MUE DETAILS**

ZONE: MF-1	
FRONT:	15'
FRONT GARAGE:	22'
REAR:	30' BETWEEN BUILDINGS
SIDE:	15' BETWEEN BUILDINGS
GARAGE SIDE:	15' BETWEEN BUILDINGS
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 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 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 800-366-6532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH  
 APPROVED THIS 22 DAY OF November 2023  
 BY: *Michael J. Hill*  
 TITLE: *PRE CONSTRUCTION REP*

**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.

*Wendy Cufford* 11/21/23  
 DIRECT COMMUNICATIONS DATE

**ROCKY MOUNTAIN POWER APPROVAL**

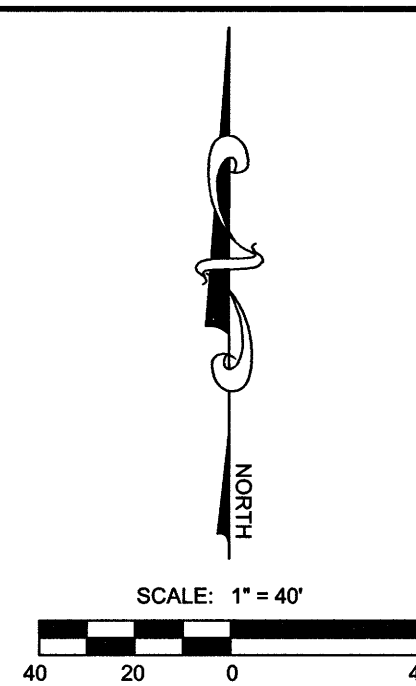
1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
 2. PURSUANT TO UTAH CODE ANN. §17-2b-603(4)(b) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED 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 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES  
 (4) ANY OTHER PROVISION OF LAW.

*Chad A. Poulsen* 11/21/23  
 ROCKY MOUNTAIN POWER DATE

19009  
 1 of 3

**LEI**  
 A Utah Corporation  
 ENGINEERS  
 SURVEYORS  
 PLANNERS  
 3302 N. Main Street  
 South Jordan, UT 84095  
 Phone: 801.798.0555  
 Fax: 801.798.9392  
 office@lei-eng.com  
 www.lei-eng.com

Sec. 24, T6S, R2W, Sec. 19, T6S, R1W, S1B0M TU-038 JS



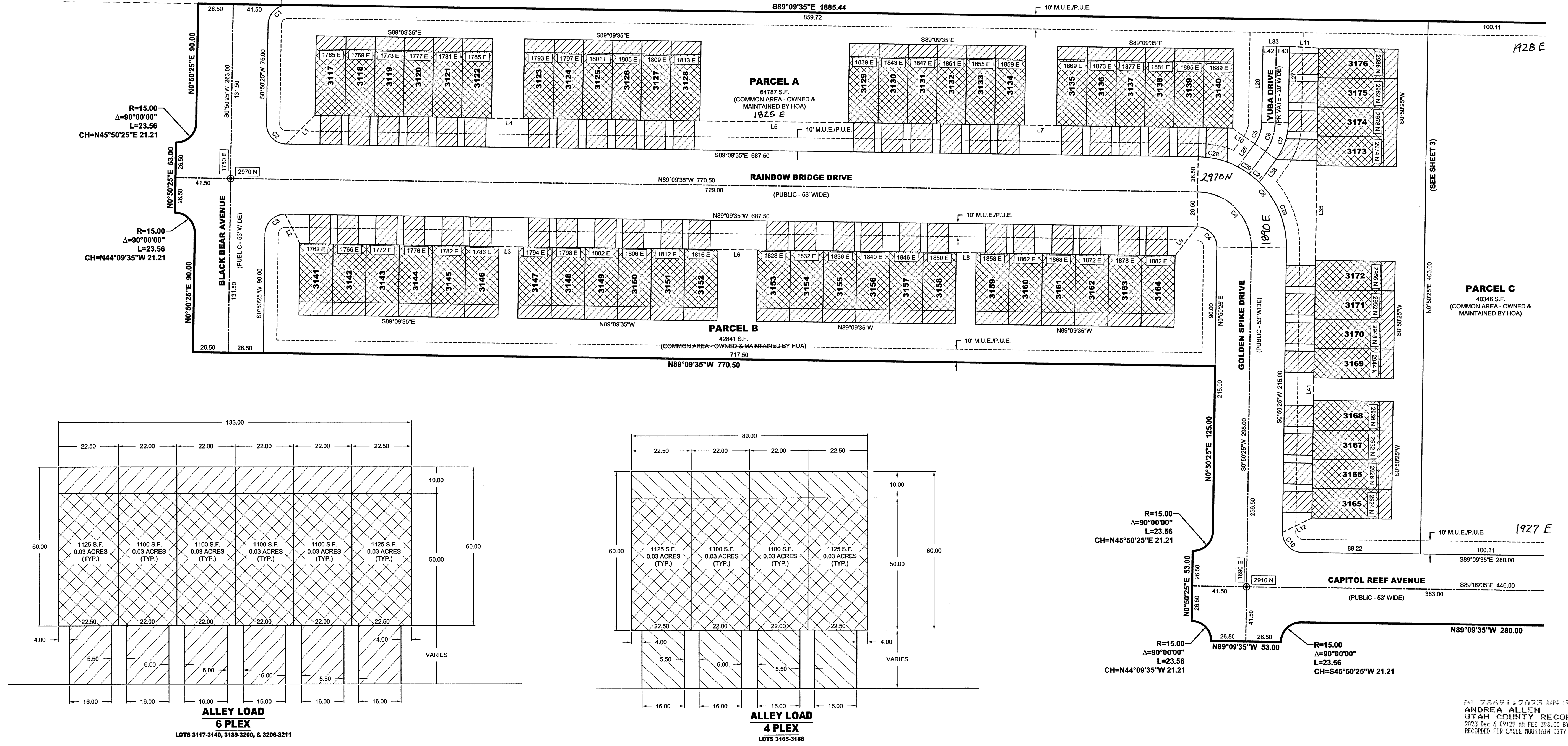
SOUTH QUARTER CORNER  
SECTION 13, T6S, R2W, SLB&M  
(MONUMENT NOT FOUND, ESTABLISHED FROM TIES)

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C2	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C3	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C4	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C5	28.00	35°08'41"	17.17	N18°24'46"E 16.91
C6	38.00	35°08'41"	23.31	N18°24'46"E 22.95
C7	48.00	35°08'41"	29.44	N18°24'46"E 28.98
C8	68.00	90°00'00"	106.81	N44°09'35"W 96.17
C9	41.50	90°00'00"	65.19	N44°09'35"W 58.69
C10	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C20	68.00	8°27'25"	10.04	S58°16'47"E 10.03
C21	68.00	8°27'22"	10.04	S49°49'24"E 10.03
C28	68.00	26°39'05"	31.63	N75°50'02"W 31.35
C29	68.00	46°26'08"	55.11	N22°22'39"W 53.81

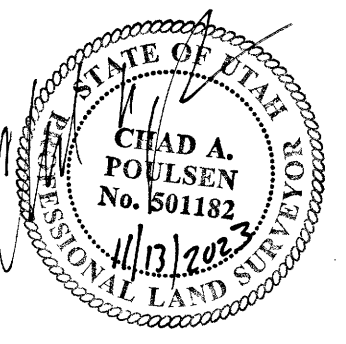
**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S45°10'11"W	30.75
L2	N26°41'29"W	24.81
L3	N89°09'35"W	15.00
L4	N89°09'35"W	24.00
L5	N89°09'35"W	111.85
L6	N89°09'35"W	29.70
L7	N89°09'35"W	24.00
L8	N89°09'35"W	15.00
L9	N37°25'33"E	27.40
L10	S55°23'40"E	20.64
L11	N86°29'20"W	21.86
L12	S63°59'48"W	24.61
L25	N35°59'06"E	21.71
L26	N0°50'25"E	57.92
L27	S0°50'25"W	57.89
L28	N35°59'06"E	21.70
L33	N89°05'47"W	20.00
L35	S0°50'25"W	71.48
L41	N0°50'25"E	16.93
L42	N89°05'47"W	10.00
L43	N89°05'47"W	10.00



ENT 78691-2023 MAP# 19009  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 DEC 6 09:29 AM FEE 398.00 BY AC  
RECORDED FOR EAGLE MOUNTAIN CITY

19009  
2 of 3



**LEGEND**

—	BOUNDARY LINE
—	CENTERLINE
- - -	EASEMENT LINE
- - -	EXISTING LOT LINES
- - -	PROPOSED LOT LINES
⊙	PROPOSED MONUMENT
⊙	EXISTING MONUMENT
▨	LIMITED COMMON AREAS 1.54 ACRES
▩	PRIVATE PROPERTY 3.02 ACRES
□	COMMON AREA (INCLUDING PRIVATE ROADS) 5.95 ACRES

**PARKWAY FIELDS  
PHASE C, PLAT 2**

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

SHEET 2 OF 3

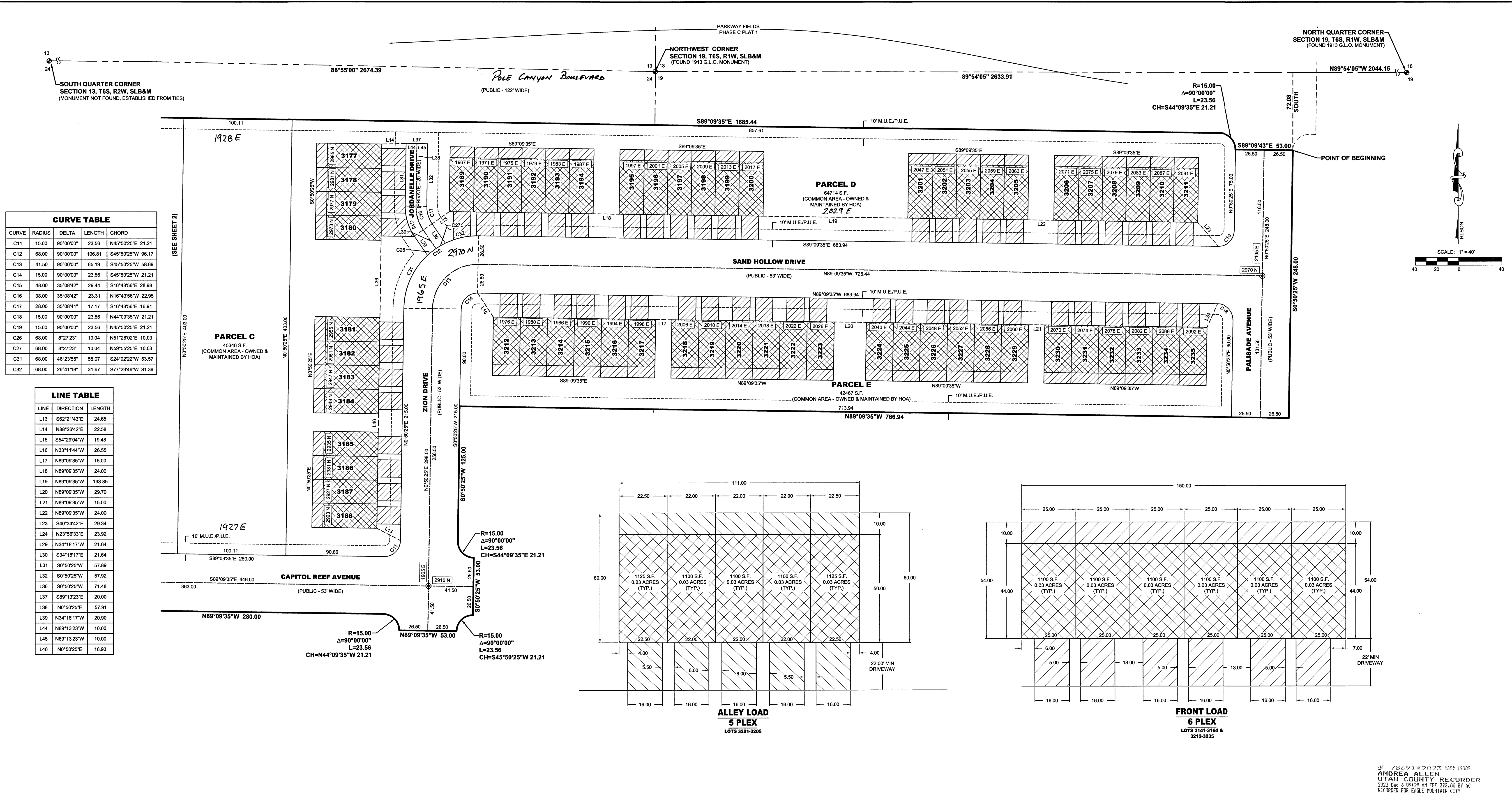
SURVEYORS SEAL	CITY ENGINEER SEAL CHAD A. POULSEY No. 501182	CLERK-RECORDER SEAL
	PROFESSIONAL ENGINEER SEAL CHRISTOPHER TODD No. 266952 TRUSTY 11-28-23 STATE OF UTAH	

This form approved by Utah County and the municipalities therein. LEI #2019-0046



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3302 N. Main Street  
Spanish Fork, UT 84650  
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Fax: 801.788.3333  
office@leinc.com  
www.leinc.com

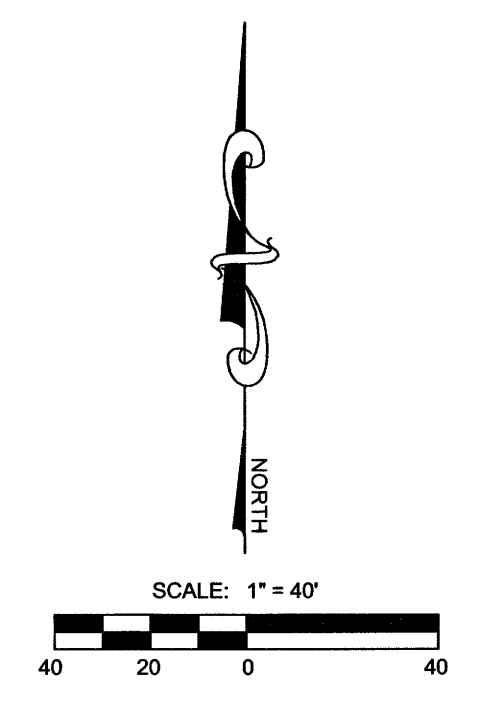


**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C11	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C12	68.00	90°00'00"	106.81	S45°50'25"W 96.17
C13	41.50	90°00'00"	65.19	S45°50'25"W 58.69
C14	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C15	48.00	35°08'42"	29.44	S16°43'56"W 28.98
C16	38.00	35°08'42"	23.31	N16°43'56"W 22.95
C17	28.00	35°08'41"	17.17	S16°43'56"W 16.81
C18	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C19	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C26	68.00	8°27'23"	10.04	N51°28'02"E 10.03
C27	68.00	8°27'23"	10.04	N59°55'25"E 10.03
C31	68.00	46°23'55"	55.07	S24°02'22"W 53.57
C32	68.00	26°41'18"	31.67	S77°29'46"W 31.39

**LINE TABLE**

LINE	DIRECTION	LENGTH
L13	S62°21'43"E	24.65
L14	N88°26'42"E	22.58
L15	S54°29'04"W	19.48
L16	N33°11'44"W	26.55
L17	N89°09'35"W	15.00
L18	N89°09'35"W	24.00
L19	N89°09'35"W	133.85
L20	N89°09'35"W	29.70
L21	N89°09'35"W	15.00
L22	N89°09'35"W	24.00
L23	S40°34'42"E	29.34
L24	N23°56'33"E	23.92
L29	N34°18'17"W	21.64
L30	S34°18'17"E	21.64
L31	S0°50'25"W	57.89
L32	S0°50'25"W	57.92
L36	S0°50'25"W	71.48
L37	S89°13'23"E	20.00
L38	N0°50'25"E	57.91
L39	N34°18'17"W	20.90
L44	N89°13'23"W	10.00
L45	N89°13'23"W	10.00
L46	N0°50'25"E	16.93



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**LEGEND**

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	EXISTING LOT LINES
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	PROPOSED MONUMENT
	EXISTING MONUMENT
	LIMITED COMMON AREAS 1.54 ACRES
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19009  
3043

**PARKWAY FIELDS  
PHASE C, PLAT 2**

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EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 3 OF 3

<p style="font-size: 0.6em;">SURVEYOR'S SEAL</p>	<p style="font-size: 0.6em;">CITY ENGINEER SEAL</p>	<p style="font-size: 0.6em;">CLERK-RECORDER SEAL</p>
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