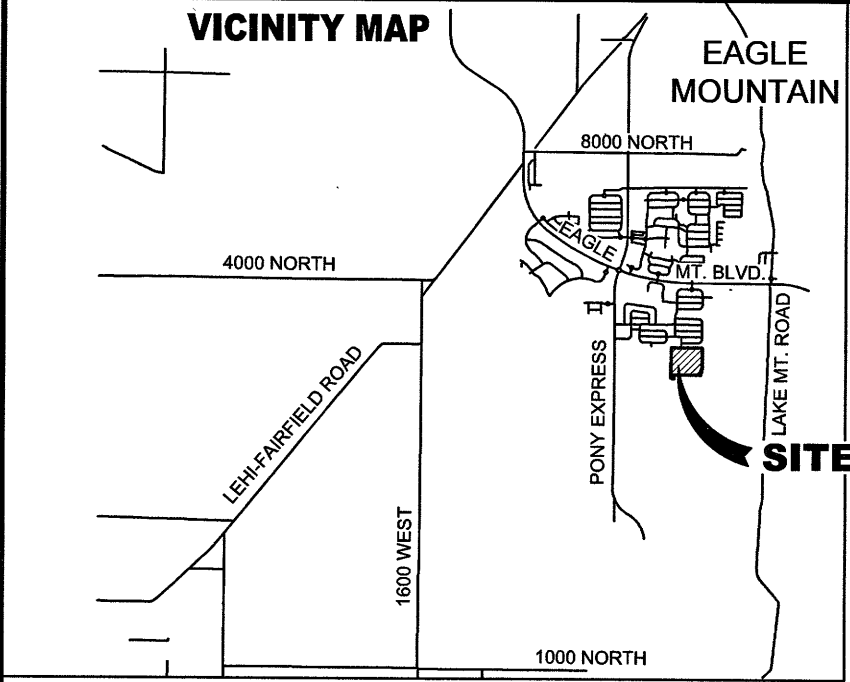




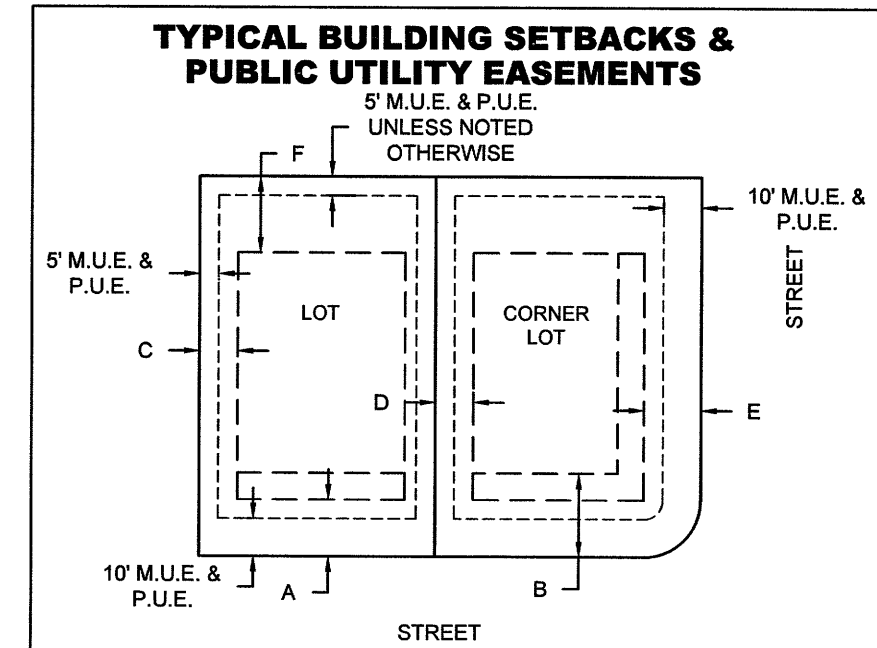
LEGEND

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

- NOTES:
- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET, #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 ARE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
 - DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICTS WITH STORM WATER INLETS WHERE APPLICABLE.
 - PARCELS A, B, & C ARE COMMON AREAS AND ARE OWNED AND MAINTAINED BY THE HOA.

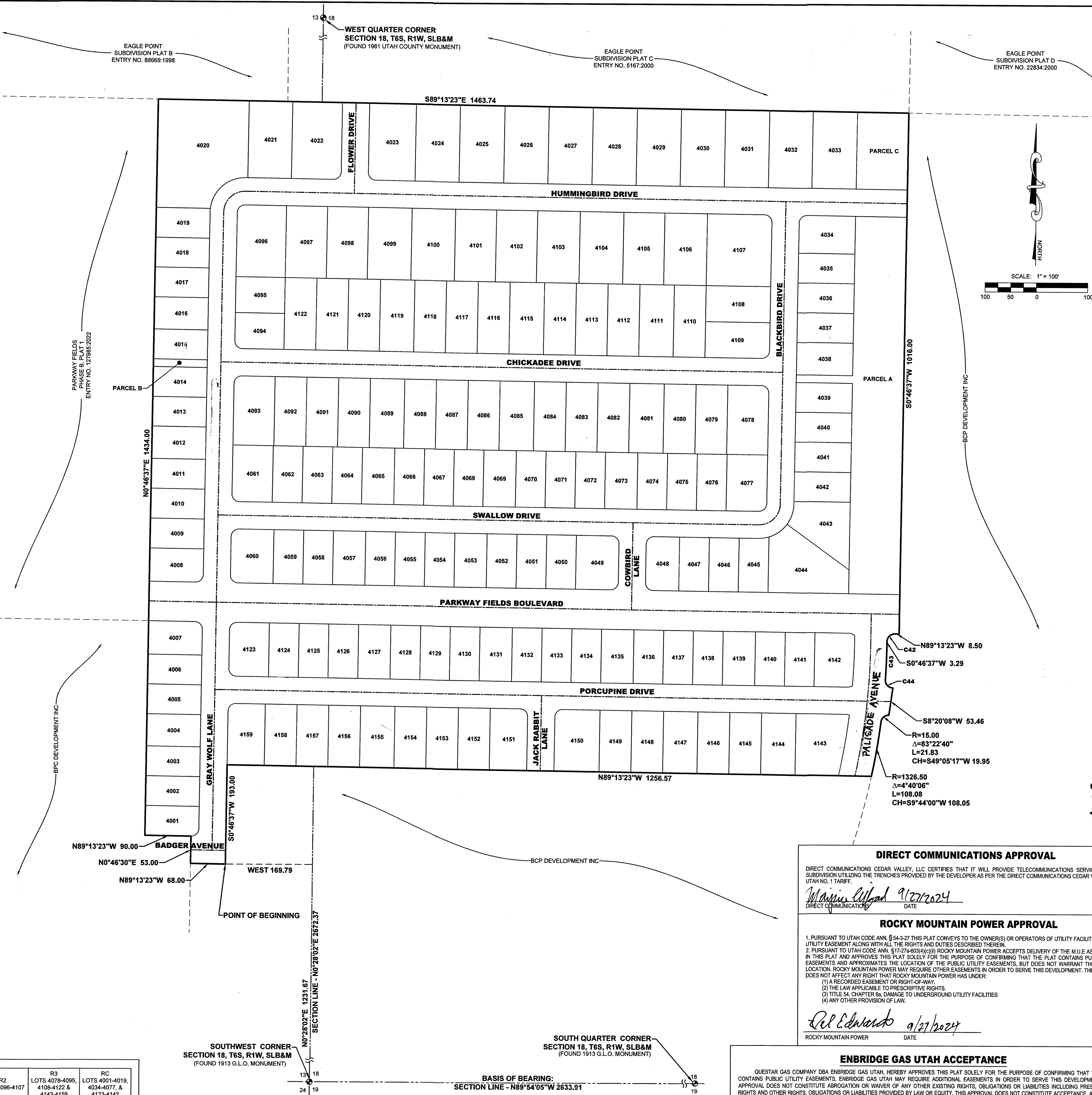
TABULATIONS

TOTAL ACREAGE:	43.89 ACRES
TOTAL ACREAGE IN LOTS:	30.74 ACRES
TOTAL ACREAGE IN ROW:	11.39 ACRES
TOTAL OPEN SPACE:	1.76 ACRES
TOTAL IMPROVED OPEN SPACE:	1.76 ACRES
OVERALL DENSITY:	3.62 LOTS/ACRE
TOTAL # OF LOTS:	159 LOTS
TOTAL ASPHALT IN PUBLIC ROADS:	312,373 SQ. FT.
TOTAL # OF STREET LIGHTS:	29 STREET LIGHTS
RC - SMALLEST LOT SIZE:	6,090 SF - 0.14 ACRES
RC - LARGEST LOT SIZE:	15,133 SF - 0.35 ACRES
RC - AVERAGE LOT SIZE:	6,633 SF - 0.15 ACRES
R1 - SMALLEST LOT SIZE:	12,750 SF - 0.29 ACRES
R1 - LARGEST LOT SIZE:	33,977 SF - 0.78 ACRES
R1 - AVERAGE LOT SIZE:	14,566 SF - 0.33 ACRES
R2 - SMALLEST LOT SIZE:	11,200 SF - 0.26 ACRES
R2 - LARGEST LOT SIZE:	17,562 SF - 0.40 ACRES
R2 - AVERAGE LOT SIZE:	12,157 SF - 0.28 ACRES
R3 - SMALLEST LOT SIZE:	6,717 SF - 0.15 ACRES
R3 - LARGEST LOT SIZE:	11,467 SF - 0.26 ACRES
R3 - AVERAGE LOT SIZE:	8,488 SF - 0.19 ACRES



SINGLE FAMILY LOTS

	R1 LOTS 4020-4033	R2 LOTS 4036-4107	R3 LOTS 4078-4095, 4108-4122 & 4143-4159	RC LOTS 4001-4019, 4034-4077, & 4123-4142
FRONT LIVING SETBACK (A)	25 Ft	25 Ft	15 Ft	15 Ft
FRONT GARAGE SETBACK (B)	25 Ft	25 Ft	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	10 Ft	10 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	10 Ft	8 Ft	8 Ft	8 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft	15 Ft	15 Ft
REAR SETBACK (F)	25 Ft	20 Ft	20 Ft	20 Ft



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 SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1231.67 FEET AND WEST 169.79 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE N89°13'23"W 68.00 FEET; THENCE N00°28'02"E 63.00 FEET; THENCE N89°13'23"W 90.00 FEET TO THE EAST LINE AND ITS EXTENSION SOUTHERLY OF PARKWAY FIELDS PHASE B PLAT 1, DESCRIBED IN ENTRY NUMBER 127985-2022, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE N00°46'37"E ALONG SAID EAST LINE AND ITS EXTENSION 1434.00 FEET TO THE SOUTH LINE OF EAGLE POINT SUBDIVISION PLAT B, DESCRIBED IN ENTRY NUMBER 88669-1998, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S89°13'23"E ALONG SAID SOUTH LINE AND THE SOUTH LINE OF EAGLE POINT SUBDIVISION PLAT C, DESCRIBED IN ENTRY NUMBER 5167-2000, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, 1463.74 FEET; THENCE S00°46'37"W 1016.00 FEET; THENCE N89°13'23"W 8.50 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: S45°46'37"W 21.21 FEET; THENCE S00°46'37"W 3.29 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 70.99 FEET WITH A RADIUS OF 1326.50 FEET THROUGH A CENTRAL ANGLE OF 03°03'51", CHORD: S02°18'52"W 70.13 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 24.36 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 93°03'51", CHORD: S42°41'28"E 21.77 FEET; THENCE S08°20'08"W 53.46 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.83 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 83°22'40", CHORD: S49°05'17"W 19.95 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 108.08 FEET WITH A RADIUS OF 1326.50 FEET THROUGH A CENTRAL ANGLE OF 04°40'06", CHORD: S09°44'00"W 108.05 FEET; THENCE N89°13'23"W 1256.57 FEET; THENCE S00°46'37"W 193.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±43.89 ACRES
1,911,971 SQ. FT.

DATE: SEPTEMBER 26, 2024

SURVEYOR: Chad A. Poulsen
(Seal Set Below)

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), 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, UT 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27th DAY OF Sept, A.D. 2024

Manager Nathan Hutchinson
BCP Development INC.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, S.S.
COUNTY OF Utah

ON THIS 27th DAY OF Sept, 2024, PERSONALLY APPEARED BEFORE ME Nathan 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 BCP Development INC. 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 Nathan Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718363
MY COMMISSION EXPIRES: 6/1/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council 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 25th DAY OF November, A.D. 2024

APPROVED BY MAYOR: Tom Johnson APPROVED BY CITY ATTORNEY: [Signature]

APPROVED: [Signature] ENGINEER (Seal Set Below)
ATTEST: [Signature] CLERK-RECORDER (Seal Set Below)

COUNTY RECORDER STAMP

ENT: 83418 2024 MAP: 19516
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 25 04:22 PM FEE 474.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

**PARKWAY FIELDS
PHASE D, PLAT 1**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST AND 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'

SURVEYOR'S SEAL: Chad A. Poulsen
NOTARY PUBLIC SEAL: Matt Rasband
CITY-COUNTY ENGINEER SEAL: DAVID SALAZAR
COUNTY RECORDER SEAL: ANDREA ALLEN

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.

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 Culp 9/27/2024
DIRECT COMMUNICATIONS

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. §17-27-6(3)(a)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE M.U.E. 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 36, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

Del Edwards 9/27/2024
ROCKY MOUNTAIN POWER

ENBRIDGE GAS UTAH ACCEPTANCE

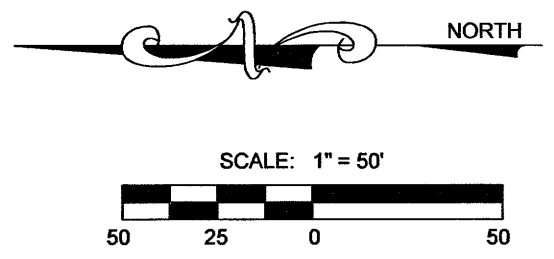
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY 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 IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS 7 DAY OF October, A.D. 2024.
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

BY: [Signature]
TITLE: pre-construction rep

LEGEND

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



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

18 19

BASIS OF BEARING:
SECTION LINE - N89°54'05\"/>

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

13 18 24 19

POINT OF BEGINNING

#19516 2013

SHEET 2 OF 3

LEI #19-0046

WEST QUARTER CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

13 18

EAGLE POINT
SUBDIVISION PLAT B
ENTRY NO. 85955-1988



PARKWAY FIELDS
PHASE B, PLAT 1
ENTRY NO. 127985-2022

PARCEL B
COMMON AREA
(OWNED & MAINTAINED BY
THE PARKWAY FIELDS HOA)
1575 S.F.

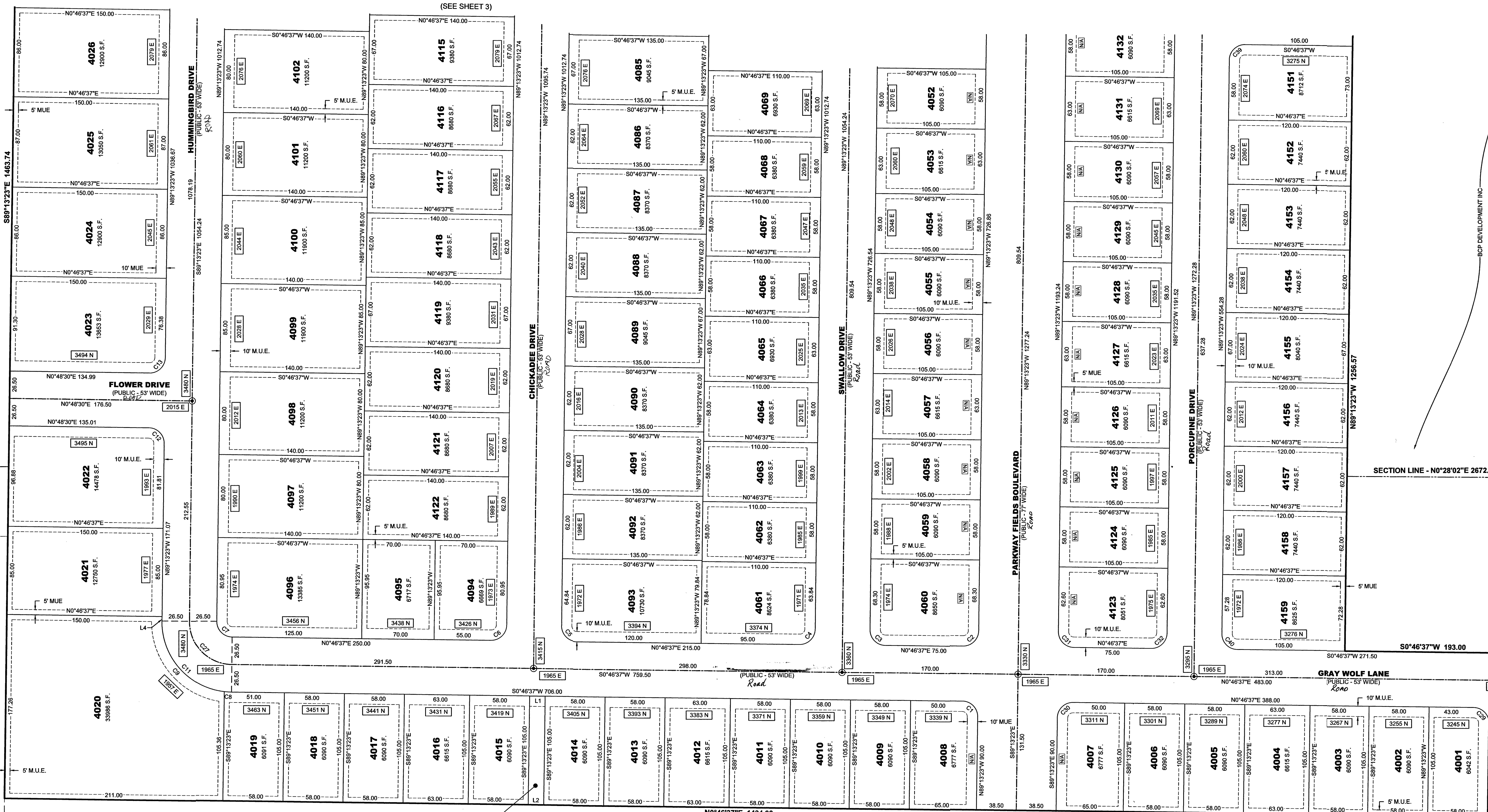
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PARKWAY FIELDS PHASE D, PLAT 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST AND 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" = 50'

This form approved by Utah County and the municipalities therein.



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

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C2	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C3	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C4	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	68.00	5°54'31"	7.01	N3°43'52"E 7.01
C9	68.00	84°05'29"	99.80	N48°43'52"E 91.08
C11	68.00	90°00'00"	106.81	N45°46'37"E 96.17
C12	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C13	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C14	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C15	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C16	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C17	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C18	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C19	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C20	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C21	68.00	17°48'48"	21.14	N61°52'14"E 21.06
C22	68.00	90°00'00"	106.81	N45°46'37"E 96.17
C23	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C24	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	41.50	90°00'00"	65.19	S45°46'37"W 58.69
C28	41.50	90°00'00"	65.19	N45°46'37"E 58.69
C29	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C30	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C31	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C32	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C33	15.00	47°13'34"	12.36	S65°36'36"E 12.02
C34	1263.50	3°49'19"	84.28	S2°41'42"W 84.27
C35	21.00	28°10'22"	10.33	S76°41'28"W 10.22
C36	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C37	1263.50	5°26'34"	120.03	S9°55'01"W 119.98
C38	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C39	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C40	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C42	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C43	1326.50	3°03'51"	70.94	S2°18'32"W 70.93
C44	15.00	89°03'51"	24.36	S42°41'28"E 21.77
C46	1295.00	5°00'54"	113.35	N3°17'04"E 113.32
C47	1295.00	6°33'14"	148.13	N9°04'08"E 148.05
C48	1295.00	11°34'08"	261.48	N8°33'41"E 261.04

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°46'37"W	15.00
L2	S0°46'37"W	15.00
L3	S0°46'37"W	15.00
L4	N89°13'23"W	4.26
L5	S0°46'37"W	13.48
L6	S0°46'37"W	5.33

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84606
Phone: 801.788.0555
Fax: 801.788.0553
office@lei-eng.com
www.lei-eng.com

EAGLE POINT
SUBDIVISION PLAT C
ENTRY NO. 2284.2000

EAGLE POINT
SUBDIVISION PLAT C
ENTRY NO. 5167.2000



(SEE SHEET 2)

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PARKWAY FIELDS PHASE D, PLAT 1

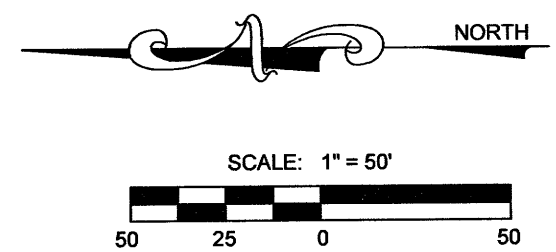
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

This form approved by Utah County and the municipalities therein.

SHEET 3 OF 3

LEI #19-2046



ENT. 83418-2024 MAP# 19516
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 25 04:32 PM FEE 474.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

#P516 3013