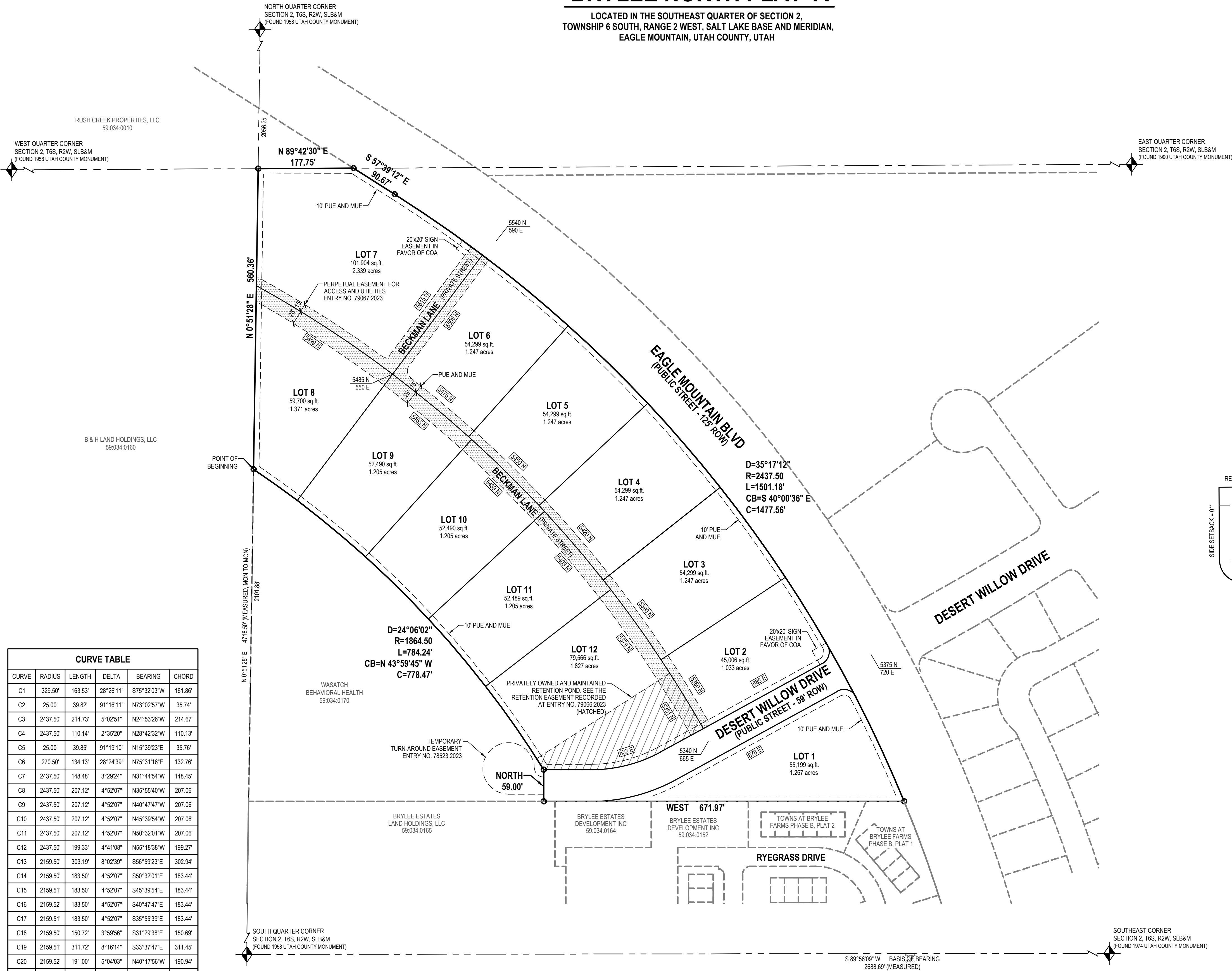


BRYLEE NORTH PLAT 'A'

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	329.50'	163.53'	28°26'11"	S75°32'03"W	161.86'
C2	25.00'	39.82'	91°16'11"	N73°02'57"W	35.74'
C3	2437.50'	214.73'	5°02'51"	N24°53'28"W	214.67'
C4	2437.50'	110.14'	2°35'20"	N28°42'32"W	110.13'
C5	25.00'	39.85'	91°19'10"	N15°39'23"E	35.76'
C6	270.50'	134.13'	28°24'39"	N75°31'16"E	132.76'
C7	2437.50'	148.48'	3°29'24"	N31°44'54"W	148.45'
C8	2437.50'	207.12'	4°52'07"	N35°55'40"W	207.06'
C9	2437.50'	207.12'	4°52'07"	N40°47'47"W	207.06'
C10	2437.50'	207.12'	4°52'07"	N45°39'54"W	207.06'
C11	2437.50'	207.12'	4°52'07"	N50°32'01"W	207.06'
C12	2437.50'	199.33'	4°41'08"	N55°18'38"W	199.27'
C13	2159.50'	303.19'	8°02'39"	S66°59'23"E	302.94'
C14	2159.50'	183.50'	4°52'07"	S50°32'01"E	183.44'
C15	2159.51'	183.50'	4°52'07"	S45°39'54"E	183.44'
C16	2159.52'	183.50'	4°52'07"	S40°47'47"E	183.44'
C17	2159.51'	183.50'	4°52'07"	S35°55'39"E	183.44'
C18	2159.50'	150.72'	3°59'56"	S31°29'38"E	150.69'
C19	2159.51'	311.72'	8°16'14"	S33°37'47"E	311.45'
C20	2159.52'	191.00'	5°04'03"	N40°17'56"W	190.94'
C21	2159.51'	191.00'	5°04'03"	S45°21'59"E	190.94'
C22	2159.50'	191.00'	5°04'03"	N50°26'02"W	190.94'
C23	1864.50'	100.13'	3°04'37"	S54°30'26"E	100.12'
C24	1864.50'	164.91'	5°04'04"	S50°26'06"E	164.86'
C25	1864.50'	164.91'	5°04'04"	S45°22'02"E	164.86'
C26	1864.50'	164.91'	5°04'04"	S40°17'58"E	164.86'
C27	1864.50'	189.37'	5°49'10"	S34°51'21"E	189.29'

PLAT CALCULATIONS	
TOTAL ACRES:	17.26 ACRES
BUILDABLE ACRES:	16.44 ACRES
TOTAL ACRES IN LOTS:	16.44 ACRES
TOTAL OPEN SPACE:	NA
TOTAL IMPROVED OPEN SPACE:	NA
AVERAGE LOT SIZE:	55,080 SQ FT / 1.26 ACRES
LARGEST LOT SIZE:	101,913 SQ FT / 2.34 ACRES
SMALLEST LOT SIZE:	44,384 SQ FT / 1.02 ACRES
OVERALL DENSITY:	0.73 LOTS / ACRE
TOTAL # OF LOTS:	12 LOTS

Concast
Concast approves this plat solely for the purpose of confirming that the plat contains public utility easements. Concast does not warrant the location of any public utility easements. This approval does not modify, affect, or waive any rights, obligations, or liabilities provided by law or equity or under any easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and the notes, and does not constitute a guarantee of provision of telecommunications services or the terms of such services.

ENBRIDGE GAS NOTE
QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH 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 PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER
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.
PURSUANT TO UTAH CODE ANN. § 10-9A-603 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:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 9A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

ENSIGN
SALT LAKE CITY
45 W. 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.843.3930
CEDAR CITY
Phone: 435.863.1633
RICHFIELD
Phone: 435.898.2883

SHEET 1 OF 1
PROJECT NUMBER: 12523
MANAGER: JKF
DRAWN BY: SJL
CHECKED BY: PMH
DATE: 9/17/24

DEVELOPER
FIELDSTONE CONSTRUCTION AND
MANAGEMENT SERVICES INC.
12896 PONY EXPRESS ROAD #400
DRAPER, UTAH 84020
PHONE 801.441.8190

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunication 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.

DIRECT COMMUNICATIONS DATE _____

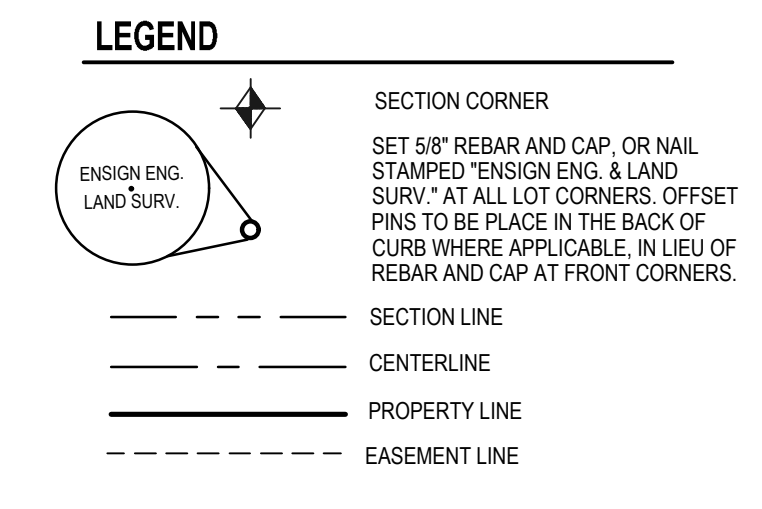
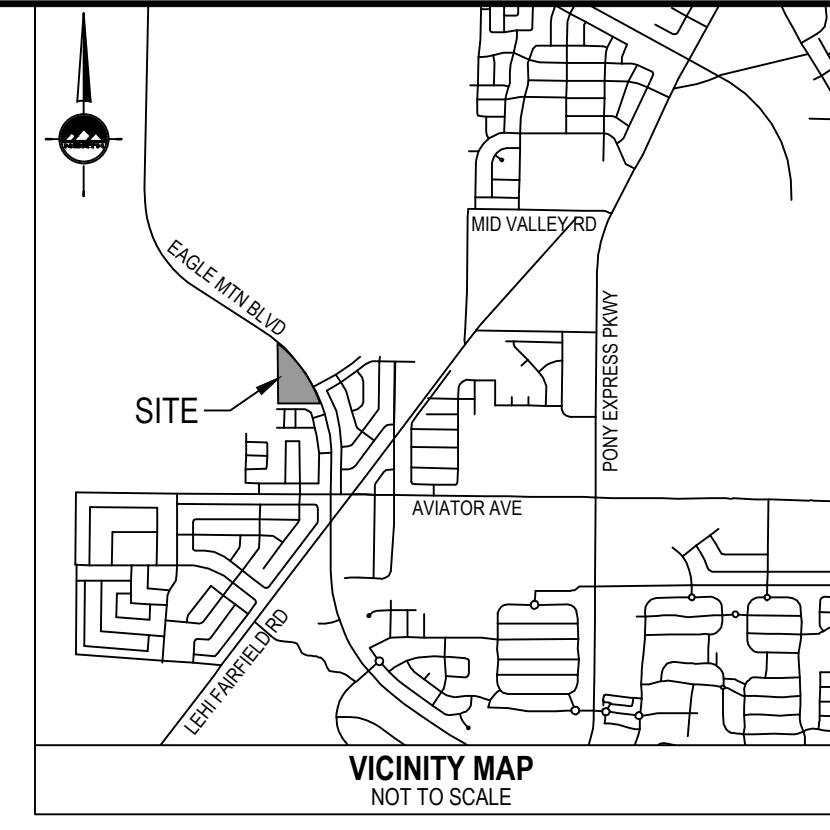
APPROVED THIS _____ DAY OF _____, A.D. 20____
COMCAST.

BY: _____ TITLE: _____

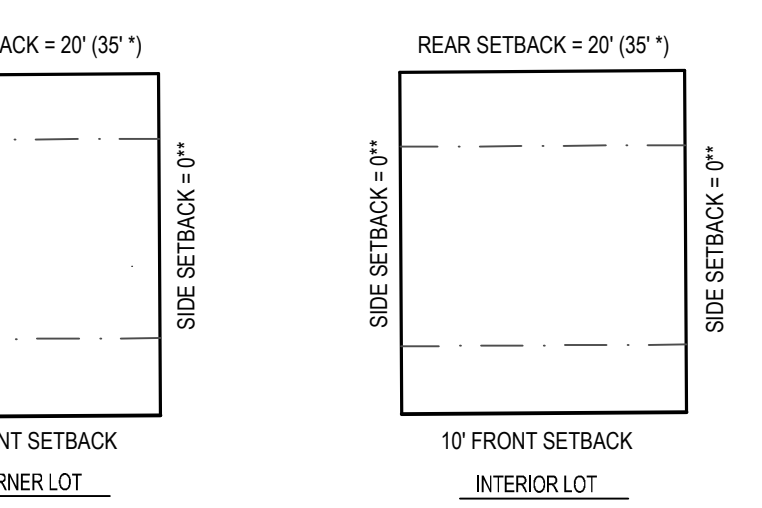
APPROVED THIS _____ DAY OF _____, A.D. 20____

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER DATE _____

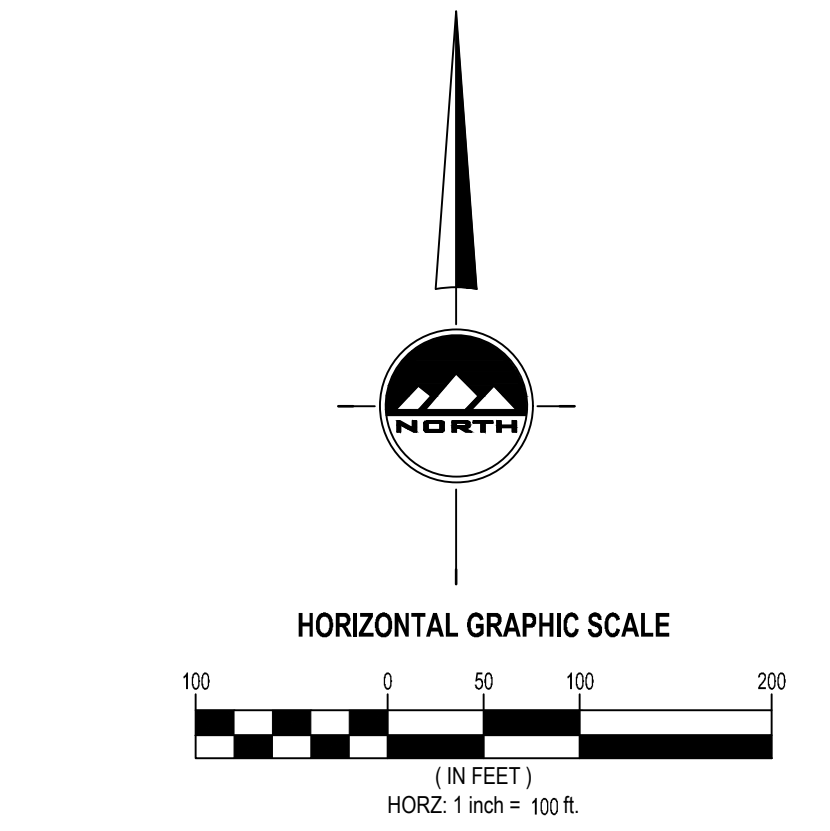


GENERAL NOTES:
1. RETENTION POND TO BE MAINTAINED BY THE 'BRYLEE NORTH COMMERCIAL ASSOCIATION.'
2. COMMERCIAL REGIONAL ZONING.



*Rear setback is 35 feet when adjacent to residential.
**When adjacent to residential, side setbacks are equal to the height of the building measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

TYPICAL BUILDING SETBACKS
NOT TO SCALE



SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Utah State Code. I further certify that 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, or 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
Beginning at a point being North 00°51'28" East 560.36 feet along the quarter section line from the South Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running
thence North 00°51'28" East 560.36 feet along said quarter section line to the Center of said Section 2;
thence North 89°42'30" East 177.75 feet along the quarter section line to the Westerly Right-of-Way Line of Eagle Mountain Boulevard;
thence along said Westerly Right-of-Way Line the following two (2) courses:
(1) South 57°39'12" East 90.67 feet;
(2) Southwesterly 1.501.19 feet along the arc of a 2,437.50 foot radius curve to the right (center bears South 32°20'48" West and the chord bears South 40°10'36" East 1,477.56 feet with a central angle of 35°17'12");
thence West 671.97 feet;
thence North 59.00 feet;
thence Northwesterly 784.24 feet along the arc of a 1,864.50 foot radius curve to the left (center bears South 58°03'15" West and the chord bears North 43°59'45" West 778.47 feet with a central angle of 24°06'02") to the point of beginning.
Contains 752,142 Square Feet or 17.267 Acres

DATE _____ PATRICK M. HARRIS (SEE SEAL BELOW)

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-807, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

NAME _____ NAME _____
COMPANY _____ COMPANY _____

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF _____)
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____
RESIDING IN _____ COUNTY
MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF _____)
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____
RESIDING IN _____ COUNTY
MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH) S.S.
COUNTY OF _____)
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____
RESIDING IN _____ COUNTY
MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH

APPROVAL BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK - RECORDER (SEE SEAL BELOW)

BRYLEE NORTH PLAT 'A'
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYORS SEAL: **PATRICK M. HARRIS**, No. 286882, State of Utah
CITY ENGINEER SEAL
COUNTY-RECORDER SEAL