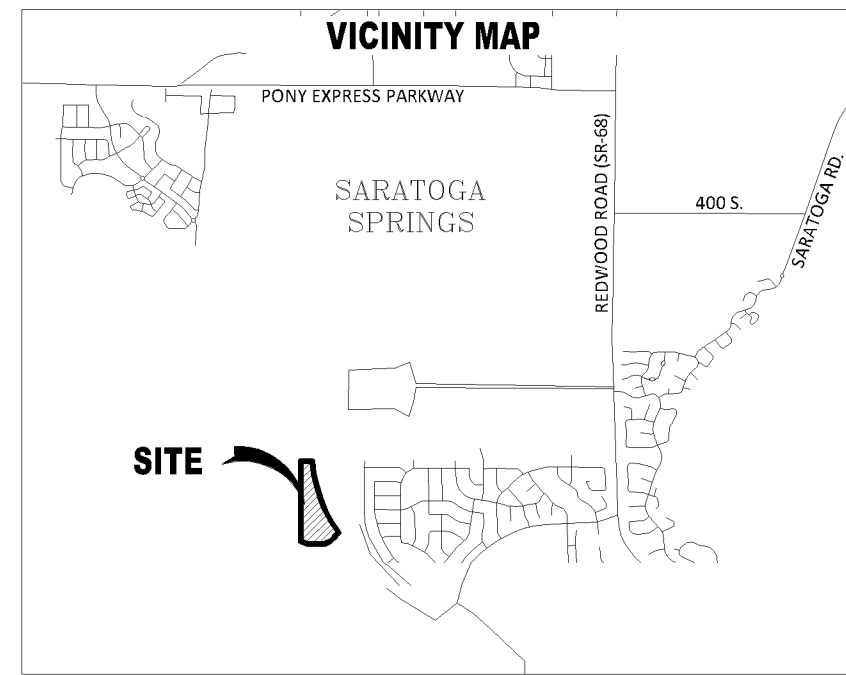


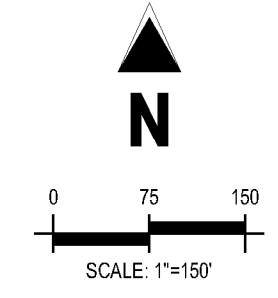
# BRIXTON PARK PLAT A - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLSS ALIQUOT LINE
- EASEMENT LINE
- ALIQUOT CORNER (AS DESCRIBED)
- MONUMENT



## SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. I HAVE SUBDIVIDED SAID TRACT INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 64-6A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THIS SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

TODD W. OSBORN  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4938746

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1047.92 FEET SOUTH 89°50'07" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°50'07" EAST, 239.92 FEET TO THE BEGINNING OF A 3,425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'57" AN ARC DISTANCE OF 1252.29 FEET (CHORD BEARS SOUTH 13°48'57" EAST, 1245.33 FEET); THENCE SOUTH 68°07'36" WEST, 118.09 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 92°31'49" AN ARC DISTANCE OF 19.38 FEET (CHORD SOUTH 21°51'41" WEST, 17.34 FEET) TO THE BEGINNING OF A 3555.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°13'55" AN ARC DISTANCE OF 76.46 FEET (CHORD BEARS SOUTH 25°01'11" EAST, 76.46 FEET); THENCE SOUTH 41°55'32" WEST, 63.72 FEET; THENCE SOUTH 64°00'43" WEST, 88.32 FEET; THENCE NORTH 90°00'00" WEST, 361.62 FEET; THENCE NORTH 0°00'00" EAST, 1425.65 FEET TO THE BEGINNING TO THE POINT OF BEGINNING.  
CONTAINS: 601,268.88 SQ. FT. OR 13.803 ACRES, MORE OR LESS.

TOTAL LOTS = 39  
TOTAL PARCELS = 3

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS BRIXTON PARK PLAT A - PHASE 1 AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCEL LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH THE RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS. PURSUANT TO UTAH CODE 10-6A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON TO THE BRIXTON PARK HOA, 10771 S RIPPILING BAY, SOUTH JORDAN, UT 84062.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

## OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO BEING BY ME DULY SWORN, DID PROVE TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPHS IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC FULL NAME \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

## APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

APPROVED BY CITY MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY-RECORDER  
(SEE SEAL BELOW)

# BRIXTON PARK PLAT A - PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

APPROVED BY SARATOGA STRINGS ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SARATOGA STRINGS ATTORNEY \_\_\_\_\_

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
LEHI CITY POST OFFICE REPRESENTATIVE \_\_\_\_\_

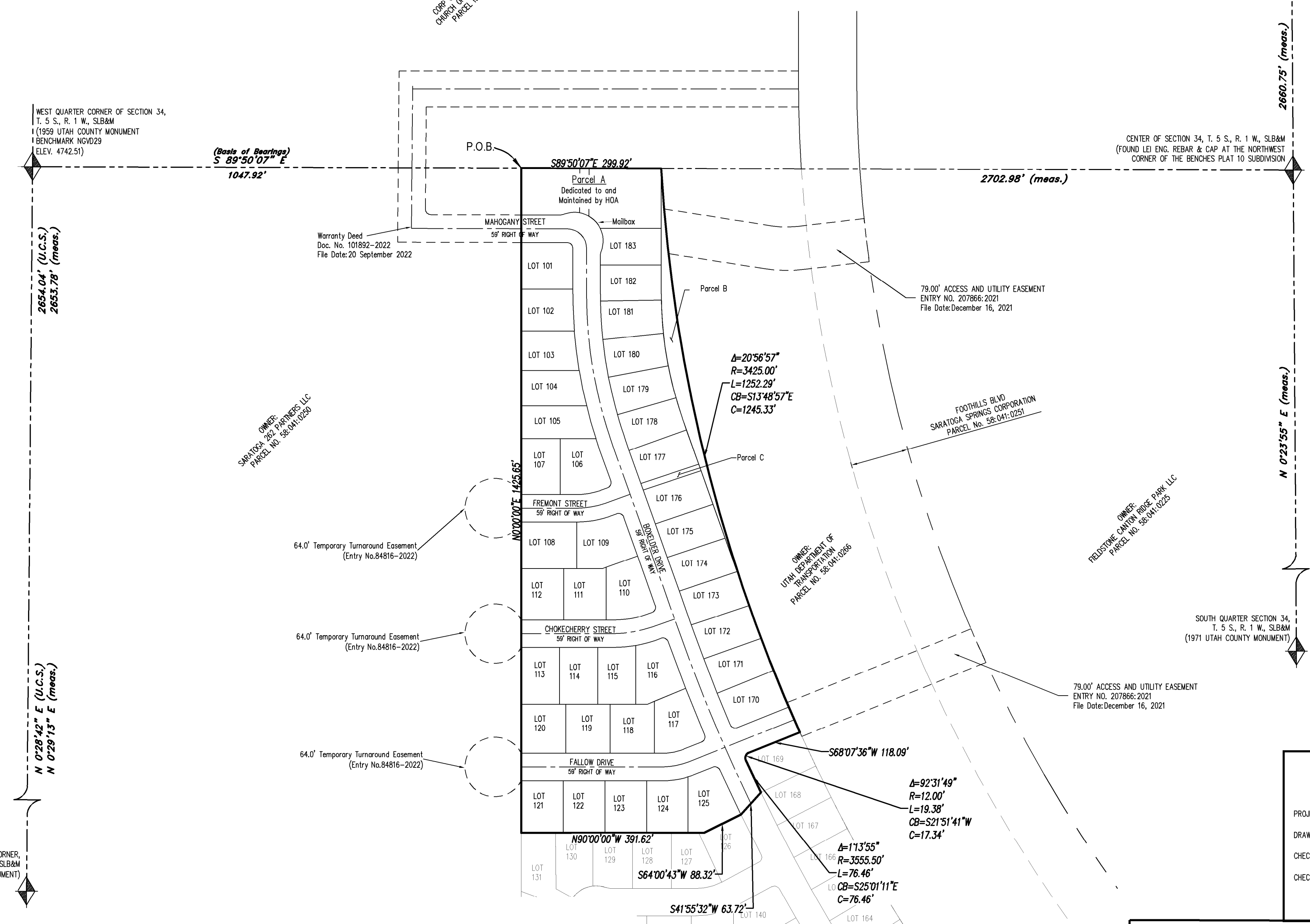
**BRIXTON PARK DEVELOPMENT**

INFORMATION	LOTS	ACREAGE	SQ. FT.	NET DENSITY DWELLING BY ACRE	OPEN SPACE%
BRIXTON PARK A - PHASE 1	39	13.81	601,269	2.83	8%
BRIXTON PARK A - PHASE 2	44	16.03	698,634	1.45	7%
TOTAL	83	29.84	1,299,962	2.78	15%
REMAINING	715	298.16	12,887,850		
BRIXTON PARK OVERALL	798	328	14,287,680	3 UNITS PER ACRE	

INFORMATION	AC	SQ. FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	13.8	601,269	100%		
SENSITIVE LANDS	0	0	0		
COMMON OPEN SPACE	1.2	51,948	8%		
BUILDABLE LAND	9.2	401,894	67%		
ROW AREA	3.4	147,427	25%		
LOTS				39	
NET DENSITY DWELLING BY ACRE				2.83	

## REQUIRED PLAT NOTES

- PLAT MUST BE RECORDED WITH 24 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENT, WITH 24 MONTHS OR RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. \_\_\_\_\_" WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENT, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCES SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY CMT ENGINEERING LABORATORIES, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS PROVIDES ENGINEERING CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- COMMON AREAS ARE CONVEYED TO BRIXTON PARK HOA
- COMMON AREA AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS.
- PARCELS A, B AND D ARE DEDICATED AS COMMON AREA AND TO BE OWNED AND MAINTAINED BY BRIXTON PLACE HOME OWNERS ASSOCIATION.
- SHALLOW SEWER DEPTH CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- SUBJECT PROPERTY HAS NO FLOOD ZONE STUDY AT THIS TIME.
- SUBDIVISION IS ADJACENT TO THE FUTURE MOUNTAIN VIEW CORRIDOR, A MAJOR FREEWAY



**ROCKY MOUNTAIN POWER COMPANY**

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 CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_

TITLE \_\_\_\_\_

ROCKY MOUNTAIN POWER

**DOMINION ENERGY QUESTAR CORPORATION**

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER 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 OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_

TITLE \_\_\_\_\_

DOMINION ENERGY QUESTAR CORP.

**PUBLIC WORKS DIRECTOR**

APPROVED BY THE PUBLIC WORKS DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OF \_\_\_\_\_

PUBLIC WORKS DIRECTOR

**CENTURY LINK**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OF \_\_\_\_\_

CENTURY LINK

**COMCAST CABLE TELEVISION**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OF \_\_\_\_\_

COMCAST CABLE TELEVISION

**PLANNING DIRECTOR**

APPROVED BY PLANNING DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PLANNING DIRECTOR

**CITY ENGINEER**

APPROVED BY CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY ENGINEER

**FIRE CHIEF**

APPROVED BY FIRE CHIEF ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY FIRE CHIEF

**LAND USE AUTHORITY**

APPROVED BY LAND USE AUTHORITY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

LAND USE AUTHORITY

**LEHI CITY POST OFFICE**

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

LEHI CITY POST OFFICE REPRESENTATIVE

**LEHI CITY POST OFFICE**

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

LEHI CITY POST OFFICE REPRESENTATIVE

**DEVELOPER:**  
SARATOGA 262 PARTNERS  
LARRY MYLER

**ENGINEERING:**  
GALLOWAY AND COMPANY  
2015 W GROVE PKWY, SUITE H  
PLEASANT GROVE, UT 84062

**SARATOGA SPRINGS ATTORNEY**

APPROVED BY SARATOGA STRINGS ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SARATOGA SPRINGS ATTORNEY \_\_\_\_\_

**LEHI CITY POST OFFICE**

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

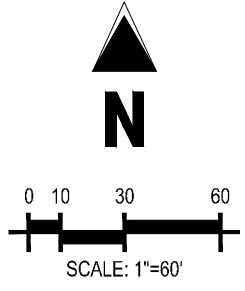
LEHI CITY POST OFFICE REPRESENTATIVE \_\_\_\_\_

Plat and Subdivision Map of Brixton Park Plat A - Phase 1, Saratoga Springs, Utah County, Utah, as shown on the attached map, was prepared by Todd W. Osborn, Registered Professional Land Surveyor, License No. 4938746, on the basis of a survey conducted by him on the above described land. The survey was conducted in accordance with the Utah Code, Title 58, Chapter 22, and the Utah Rules of Professional Conduct, Title 63, Chapter 2, and the Utah Rules of Professional Conduct, Title 63, Chapter 2, and the Utah Rules of Professional Conduct, Title 63, Chapter 2.

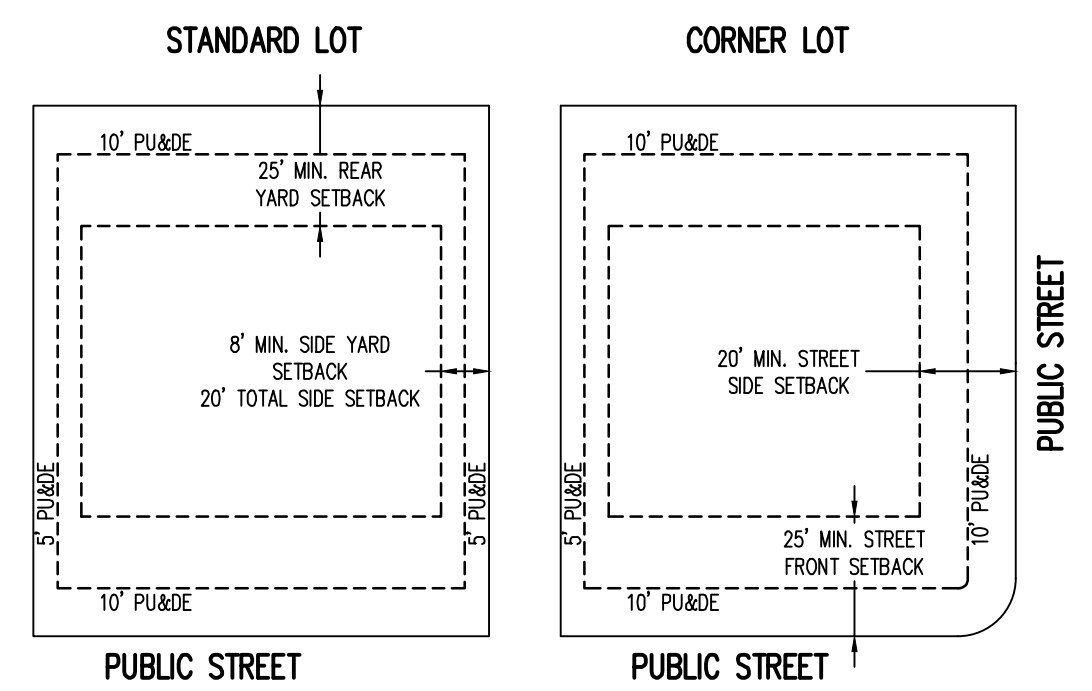
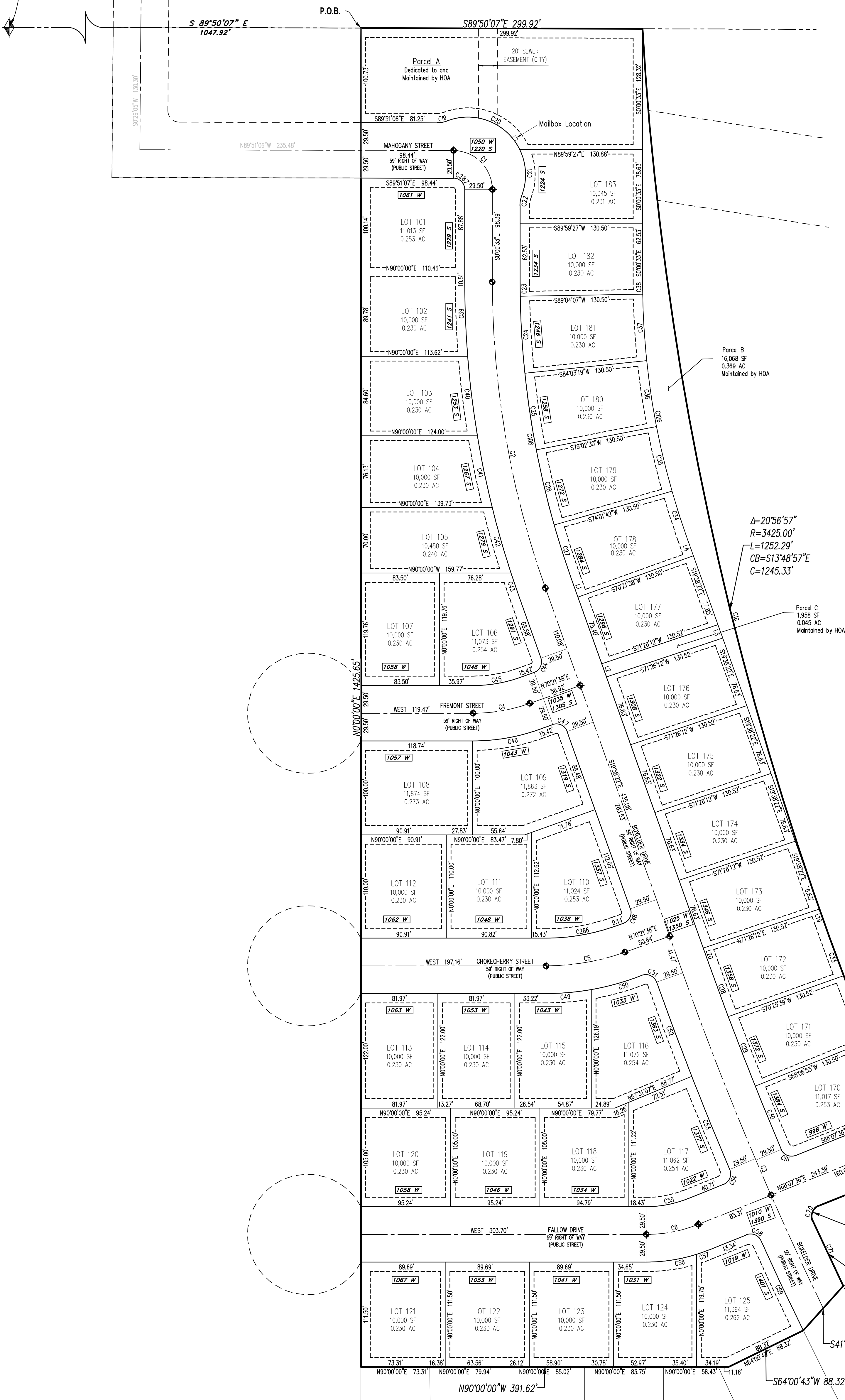


# BRIXTON PARK PLAT A - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



WEST QUARTER CORNER OF SECTION 34,  
T5S, R1W, SLB&M  
(1959 UTAH COUNTY MONUMENT  
BENCHMARK NGVD29 T. 4742.51)



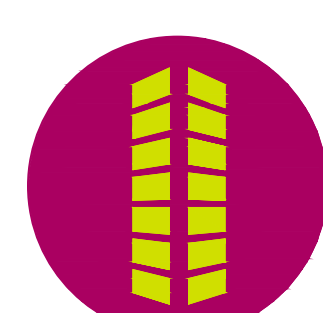
**TYPICAL BUILDING SETBACKS, PUBLIC UTILITY EASEMENT (P.U.E.) AND PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.&D.E.) DETAILS (NOT TO SCALE)**

**NOTE:**  
AN UNENCLOSED ENTRY, PORCH, OR DECK MAY ENCRUSH UP TO 5' INTO REQUIRED FRONT OR REAR, AND UP TO 3' INTO REQUIRED SIDE SETBACK AS PER TABLE IN 18.04.07(1).

PARCEL SEGMENT TABLE					
LINE TAG #/CURVE TAG #	BEARING/Delta	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	89°50'34"	65.07	41.50	S44°55'50"E	58.61
C2	19°37'49"	332.51	970.50	S9°49'27"E	330.88
C3	61°1'29"	387.40	3385.00	S22°44'11"E	387.21
C4	19°38'22"	61.53	179.50	N80°10'49"E	61.23
C5	19°38'22"	85.52	249.50	N80°10'49"E	85.10
C6	21°52'24"	57.07	149.50	N79°03'48"E	56.73
C16	19°57'42"	1193.26	3425.00	S13°19'19"E	1187.23
C17	0°59'15"	59.03	3425.00	S23°47'48"E	59.03
C19	21°46'59"	11.07	29.13	N79°49'46"E	11.01
C20	84°29'07"	90.68	61.50	S68°34'24"E	82.69
C21	47°07'43"	50.59	61.50	N2°45'59"W	49.17
C22	20°48'25"	11.08	30.50	N10°23'40"E	11.02
C23	0°50'20"	15.15	941.00	N0°28'13"W	15.15
C24	5°00'48"	82.34	941.00	N3°26'17"W	82.31
C25	5°00'48"	82.34	941.00	N8°27'08"W	82.31
C26	5°00'48"	82.34	941.00	N13°27'54"W	82.31
C27	3°40'04"	60.24	941.00	N17°48'20"W	60.23
C28	0°58'12"	60.19	3555.50	S20°07'27"E	60.19
C29	1°16'38"	79.28	3555.50	N21°14'52"W	79.26
C30	1°10'28"	72.88	3555.50	N22°28'25"W	72.87
C31	1°24'58"	84.66	3425.00	S22°35'41"E	84.65
C32	1°14'18"	73.99	3425.00	S21°16'04"E	73.99
C33	1°00'34"	60.34	3425.00	S20°08'39"E	60.34
C34	3°40'04"	51.88	810.50	S17°48'20"E	51.87
C35	5°00'48"	70.92	810.50	S13°27'54"E	70.90
C36	5°00'48"	70.92	810.50	S8°27'08"E	70.90
C37	5°00'48"	70.92	810.50	S3°26'17"E	70.90
C38	0°58'20"	13.05	810.50	S0°28'13"E	13.05
C39	4°32'48"	79.35	1000.00	S2°16'57"E	79.33
C40	4°53'07"	85.26	1000.00	S6°59'54"E	85.24
C41	4°27'19"	77.76	1000.00	S11°40'07"E	77.74
C42	4°10'22"	72.83	1000.00	S15°58'58"E	72.81
C43	1°34'13"	27.40	1000.00	S18°51'15"E	27.40
C44	9°00'00"	18.85	12.00	S25°21'38"W	16.97
C45	19°38'22"	51.42	150.00	S80°10'49"W	51.16
C46	19°38'22"	71.64	209.00	N80°10'49"E	71.29
C47	9°00'00"	18.85	12.00	S6°43'22"E	16.97
C48	9°00'00"	18.85	12.00	S25°21'38"W	16.97
C49	9°56'50"	48.44	279.00	N85°01'35"E	48.38
C50	11°29'31"	55.96	279.00	N74°18'25"E	55.87
C51	9°14'05"	19.23	12.00	S65°32'18"E	17.24
C52	1°41'46"	106.99	3614.50	S20°29'08"E	106.99
C53	1°42'00"	107.25	3614.50	S22°11'01"E	107.25
C54	9°19'39"	19.09	12.00	S22°32'48"W	17.14
C55	21°52'24"	45.81	120.00	S79°03'48"W	45.53
C56	17°27'59"	54.57	179.00	N81°16'00"E	54.36
C57	4°24'25"	13.77	179.00	N70°19'48"E	13.76
C58	8°28'56"	18.33	12.00	S68°06'34"E	16.60
C59	1°39'07"	105.70	3666.44	S25°11'40"E	105.70
C70	9°23'14"	19.38	12.00	N21°51'41"E	17.34
C71	11°37'55"	76.46	3555.50	N25°01'11"W	76.46
C108	19°37'49"	322.40	941.00	S9°49'27"E	320.82
C111	88°48'45"	18.60	12.00	N67°28'02"W	16.79
C126	19°37'49"	277.69	810.50	S9°49'27"E	276.33
C286	19°38'22"	75.41	220.00	S80°10'49"W	75.04
C287	9°00'00"	18.85	12.00	S45°00'33"E	16.97
L1	N19°38'22"W	20.57			
L2	N19°38'22"W	15.00			
L3	S19°38'22"E	15.00			
L4	S19°38'22"E	20.57			
L19	S19°38'22"E	15.14			
L20	S19°38'22"E	17.59			

- LEGEND**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - P.L.S.S. ALIQUOT LINE
  - - - EASEMENT LINE
  - ◆ ALIQUOT CORNER (AS DESCRIBED)
  - ◆ MONUMENT

**BRIXTON PARK PLAT A - PHASE 1**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



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SHEET 2 OF 2  
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CHECKED BY: TMO  
CHECKED BY: 03/16/2023