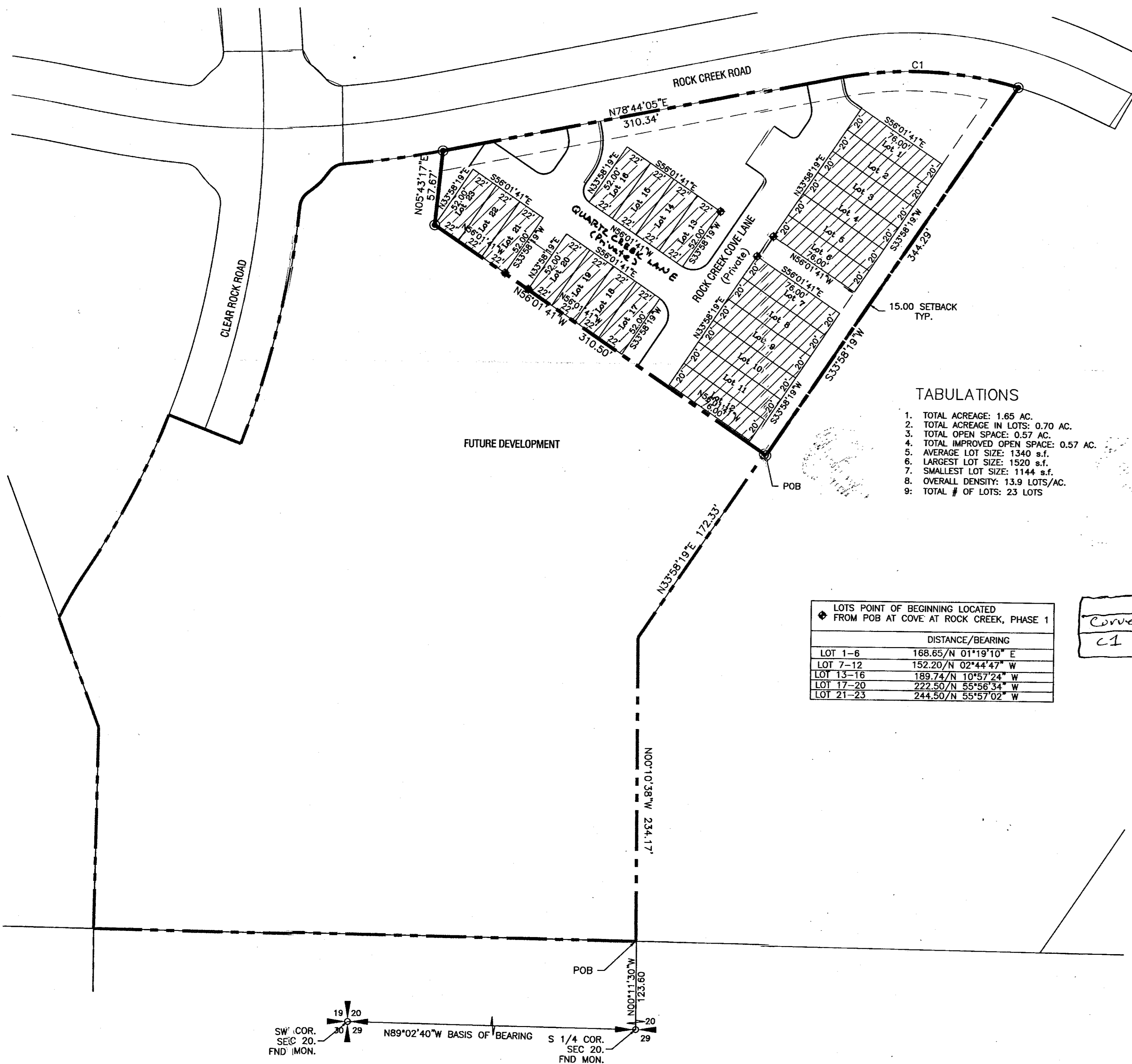


LEGEND
 SECTION CORNER
 SET 5/8"x24" REBAR w/ CAP #275617
 BOUNDARY LINE AND TEXT
 PRIVATE
 COMMON AREA (SEE NOTE 5)

THE COVE AT ROCK CREEK PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 20,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 EAGLE MOUNTAIN, UTAH



ADDRESS/UNIT AREA TABLE

UNITS	ADDRESS	LOT AREA
1	8162 ROCK CREEK COVE LANE	1520 s.f.
2	8168 ROCK CREEK COVE LANE	1520 s.f.
3	8174 ROCK CREEK COVE LANE	1520 s.f.
4	8180 ROCK CREEK COVE LANE	1520 s.f.
5	8186 "	1520 s.f.
6	8192 "	1520 s.f.
7	8198 "	1520 s.f.
8	8204 "	1520 s.f.
9	8210 "	1520 s.f.
10	8216 "	1520 s.f.
11	8222 "	1520 s.f.
12	8228 "	1520 s.f.
13	3076 QUARTZ CREEK CIRCLE	1144 s.f.
14	3078 "	1144 s.f.
15	3080 "	1144 s.f.
16	3082 "	1144 s.f.
17	3084 "	1144 s.f.
18	3086 "	1144 s.f.
19	3088 "	1144 s.f.
20	3090 "	1144 s.f.
21	3092 "	1144 s.f.
22	3094 "	1144 s.f.
23	3096 "	1144 s.f.

TABULATIONS

- TOTAL ACREAGE: 1.65 AC.
- TOTAL ACREAGE IN LOTS: 0.70 AC.
- TOTAL OPEN SPACE: 0.57 AC.
- TOTAL IMPROVED OPEN SPACE: 0.57 AC.
- AVERAGE LOT SIZE: 1340 s.f.
- LARGEST LOT SIZE: 1520 s.f.
- SMALLEST LOT SIZE: 1144 s.f.
- OVERALL DENSITY: 13.9 LOTS/AC.
- TOTAL # OF LOTS: 23 LOTS

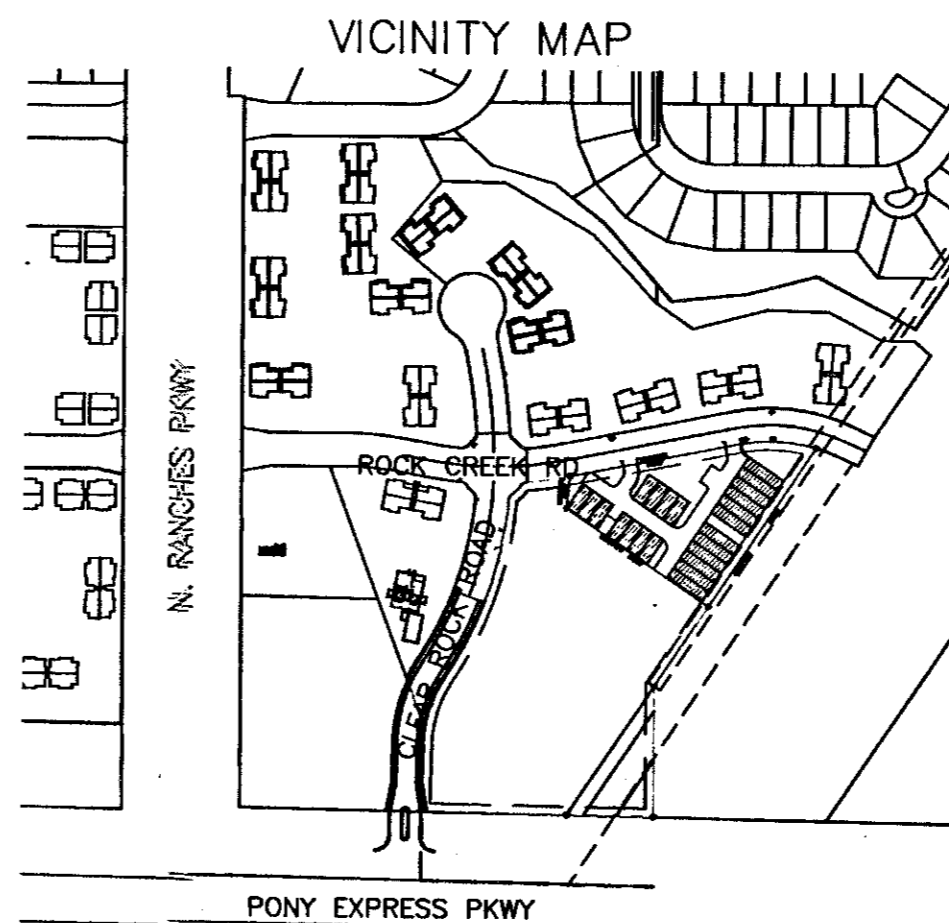
LOTS POINT OF BEGINNING LOCATED FROM POB AT COVE AT ROCK CREEK, PHASE 1

	DISTANCE/BEARING
LOT 1-6	168.65/N 01°19'10" E
LOT 7-12	152.20/N 02°44'47" W
LOT 13-16	189.74/N 10°57'24" W
LOT 17-20	222.50/N 55°56'34" W
LOT 21-23	244.50/N 55°57'02" W

Curve Table

Curve	Length	Radius	Delta Angle	Chord Bearing	Chord Length
C1	141.25	295.00	27°26'00"	N87°32'55" W	139.98

14352



SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 275617, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

Commencing at the South Quarter Corner of Section 20, Township 5 South, Range 1 West of the Salt Lake Baseline and Meridian (from which the Southwest Corner of said Section 20 bears N89°02'40"W) thence N00°11'30"W 123.60 feet; thence N00°10'38"W 234.17 feet; thence N33°58'19"E 172.33 feet to the POINT OF BEGINNING and running

thence N56°01'41"W 310.50 feet;
 thence N05°43'17"E 57.67 feet to the boundary of Rock Creek Condominiums, Phase 2;
 thence along the boundary of said Rock Creek Condominiums, Phase 2 the next two courses:
 1) thence N78°44'05"E 310.34 feet
 2) thence 141.25 feet along a curve to the right, with a central angle of 27°26'00", a radius of 295.00 feet, and a chord that bears S87°32'55"E 139.98 feet;
 thence S33°58'19"W 344.29 feet to the point of beginning, containing 1.65 acres, more or less.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors 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 provisions of 10-9a-607, 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.

Stan T. Rowlan
 Stan T. Rowlan - Manager
 The Cove at Rock Creek, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF Davis } ss
 On this 24 day of June, A.D. 2014, personally appeared before me, Stan T Rowlan, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of The Cove at Rock Creek, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES 6/9/2016 NOTARY PUBLIC Scott Cook
 RESIDING AT Scott Cook
 ENT. 621462014 Not # 14352
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2014 Sub 02 1120 Fee \$3.00 BY ED
 RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF EAGLE MOUNTAIN, 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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
 THIS 28 DAY OF August, A.D. 2014

Chris Penagan
 MAYOR Chris Penagan ATTEST: *Paul B. Apus*
 CITY RECORDER
 (See Seal Below)

THE COVE AT ROCK CREEK, PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 20,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 EAGLE MOUNTAIN, UTAH

SURVEYORS SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEERS SEAL 	CLERK-RECORDER SEAL
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AE ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 alliancelogan@yahoo.com

EAGLE MOUNTAIN CITY COUNCIL
 APPROVED THIS 27 DAY OF August, A.D. 2014 BY THE EAGLE MOUNTAIN CITY COUNCIL
 EAGLE MOUNTAIN, MAYOR

EAGLE MOUNTAIN CITY ATTORNEY
 APPROVED THIS 27 DAY OF August, A.D. 2014 BY THE CITY ENGINEER
 EAGLE MOUNTAIN CITY ATTORNEY

SEC 20-5-1W T0-038