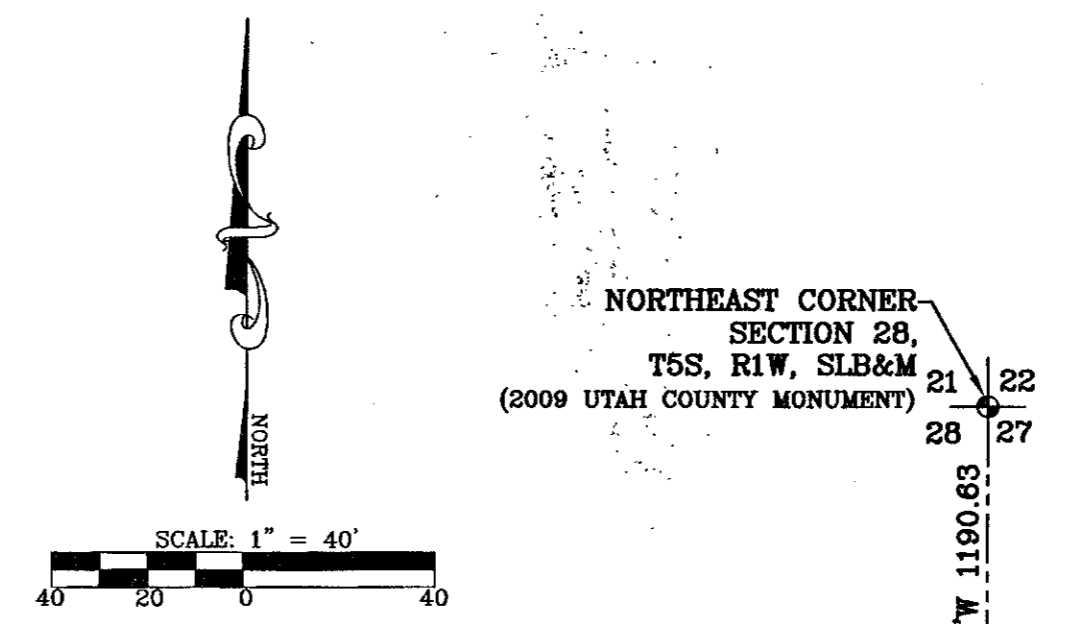


SILVERLAKE PLAT "12"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, T5S, R1W, SLB&M



TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS

22' FRONT GARAGE SETBACK (TYP.)
15' FRONT LIVING SETBACK (TYP.)
10' P.U.E. (TYP.)
5' SIDE SETBACK (ON CORNER)
5' SIDE SETBACK (TYP.) & P.U.E.
10' REAR YARD SETBACK

TABULATIONS

ZONE:	R, SFD
TOTAL AREA:	5.25 ACRES
TOTAL AREA IN LOTS:	2.90 ACRES
TOTAL IMPROVED OPEN SPACE:	1.19 ACRES
AVERAGE LOT SIZE:	4216 SQ. FT.
LARGEST LOT SIZE:	5820 SQ. FT.
SMALLEST LOT SIZE:	3750 SQ. FT.
# OF LOTS:	30
DENSITY:	6.71 LOTS/ACRE

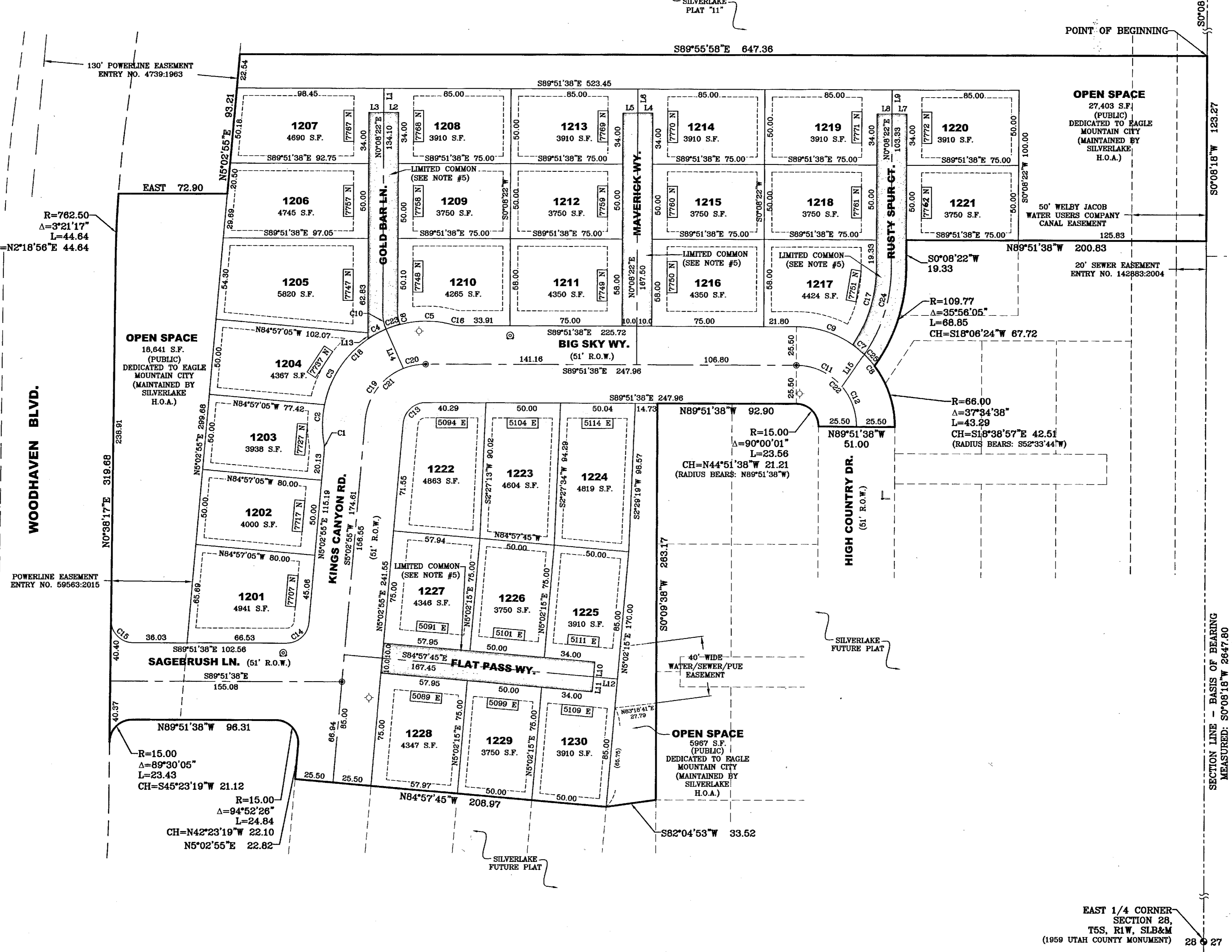
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	15°21'32"	4.02	N2°37'51"W 4.01
C2	89.00	21°41'55"	26.13	S0°32'20"W 25.98
C3	89.00	44°29'50"	53.59	S33°38'12"W 52.25
C4	89.00	11°32'36"	13.90	S81°39'25"W 13.86
C5	89.00	29°41'23"	35.75	N89°20'48"W 35.36
C6	15.00	28°01'26"	7.34	S13°52'21"E 7.26
C7	66.00	8°43'08"	10.04	N50°42'10"W 10.03
C8	66.00	90°00'01"	103.67	N44°51'38"W 93.34
C9	66.00	34°47'55"	40.09	N72°27'41"W 39.47
C10	25.00	24°12'20"	10.56	N11°57'49"W 10.48
C11	40.50	49°09'38"	34.75	N65°18'49"W 33.69
C12	40.50	40°50'23"	28.87	N20°16'49"W 28.26
C13	15.00	85°05'27"	22.28	S47°35'38"W 20.29
C14	15.00	85°05'27"	22.28	N47°35'38"E 20.29
C15	15.00	89°37'02"	23.46	S45°03'07"E 21.14
C16	15.00	15°21'32"	4.02	S82°10'52"E 4.01
C17	89.77	34°12'38"	53.60	N17°14'41"E 52.81
C18	69.00	115°48'31"	139.47	S47°35'38"W 116.91
C19	40.50	63°25'57"	44.84	S36°45'53"W 42.56
C20	40.50	21°39'30"	15.31	S79°18'37"W 15.22
C21	40.50	85°05'27"	80.15	N47°35'38"E 64.77
C22	40.50	90°00'01"	63.82	S44°51'38"E 57.28
C23	89.00	8°22'48"	10.09	S71°37'07"W 10.06
C24	89.77	34°42'27"	60.44	N17°29'35"E 59.52
C25	66.00	8°54'20"	10.26	N41°53'26"W 10.25

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S0°08'22"W	16.00
L2	S89°51'38"E	10.00
L3	S89°51'38"E	10.00
L4	S89°51'38"E	10.00
L5	S89°51'38"E	10.00
L6	S0°08'22"W	16.00
L7	S89°51'38"E	10.00
L8	S89°51'38"E	10.00
L9	S0°08'22"W	16.00
L10	N5°02'15"E	10.00
L11	N6°02'15"E	10.00
L12	N84°57'45"W	16.00
L13	S0°08'22"W	4.14
L14	N24°03'59"W	28.52
L15	N34°50'49"E	26.00

DEVELOPER
FIELDSTONE HOMES
12300 S. PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020
(801)233-8300



- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
 - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - @TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
 - LIMITED COMMON AREA (SHARED DRIVEWAY ACCESS, PUBLIC UTILITY EASEMENT, & FIRE LANE WITH NO PARKING SIGNS). OWNED IN COMMON AND MAINTAINED BY LOTS FRONTING ON DRIVEWAY.
 - STREET LIGHT
 - FIRE HYDRANT

15056

DIRECT COMMUNICATIONS
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
DATE: 5-17-16

SURVEYOR'S CERTIFICATE
I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 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 PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S0°08'18"W ALONG THE SECTION LINE 1190.63 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S0°08'18"W ALONG THE SECTION LINE 123.27 FEET, THENCE N89°51'38"W 200.83 FEET, THENCE S0°08'22"W 19.33 FEET, THENCE ALONG THE ARC OF A 109.77 FOOT RADIUS CURVE TO THE RIGHT 68.85 FEET THROUGH A CENTRAL ANGLE OF 35°56'05" (CHORD: S18°06'24"W 67.72 FEET); THENCE ALONG THE ARC OF A 66.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S52°33'44"W) TO THE RIGHT 43.25 FEET THROUGH A CENTRAL ANGLE OF 37°34'38" (CHORD: S18°06'24"W 42.51 FEET); THENCE N89°51'38"W 51.00 FEET, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N89°51'38"W) TO THE LEFT 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'01" (CHORD: N44°51'38"W 21.21 FEET); THENCE N89°51'38"W 92.90 FEET, THENCE S0°08'22"W 263.17 FEET, THENCE S82°04'53"W 33.52 FEET, THENCE N84°57'45"W 208.97 FEET, THENCE N5°02'55"E 22.82 FEET, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.64 FEET THROUGH A CENTRAL ANGLE OF 94°52'26" (CHORD: N42°23'19"W 22.10 FEET); THENCE N89°51'38"W 96.31 FEET, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.43 FEET THROUGH A CENTRAL ANGLE OF 89°30'06" (CHORD: S45°03'07"E 21.14 FEET); THENCE N0°38'17"E 319.89 FEET, THENCE ALONG THE ARC OF A 762.50 FOOT RADIUS CURVE TO THE RIGHT 44.64 FEET THROUGH A CENTRAL ANGLE OF 3°21'17" (CHORD: N2°18'56"E 44.64 FEET); THENCE EAST 72.90 FEET, THENCE N5°02'55"E 93.21 FEET, THENCE S89°55'58"E 647.36 FEET TO THE POINT OF BEGINNING.
CONTAINS: 15.25 ACRES

DATE: 04-19-2016
SURVEYOR: Ryan W. Hall

OWNERS 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 SPACE, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF May, A.D. 2016.
KAMERON SPENCER, Notary Public, Silverlake, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
STATE OF UTAH, COUNTY OF UTAH, ME Kameron Spencer, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Ass't. Secretary OF Fieldstone Silverlake, LLC. A.S. AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.
MY COMMISSION EXPIRES 09/18/18
STEPHANIE TALBOT, Notary Public, Commissioned in Utah, 679320

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 2nd DAY OF May, A.D. 2016.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]

QUESTAR ACCEPTANCE
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.
APPROVED THIS 2nd DAY OF May, 2016
QUESTAR GAS COMPANY
By: [Signature]
TITLE: Sr. Cor. Specialist

ROCKY MOUNTAIN POWER
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 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW
[Signature]
ROCKY MOUNTAIN POWER DATE: 5-2-16

PLAT "12"
SILVERLAKE
SUBDIVISION
EAGLE MOUNTAIN
UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SEALS:
SURVEYOR'S SEAL: Ryan W. Hall, No. 6310734
NOTARY PUBLIC SEAL: Stephanie Talbot, No. 241622
CITY-COUNTY ENGINEER SEAL: Christopher Todd, No. 241622
COUNTY-RECORDER SEAL: [Blank]