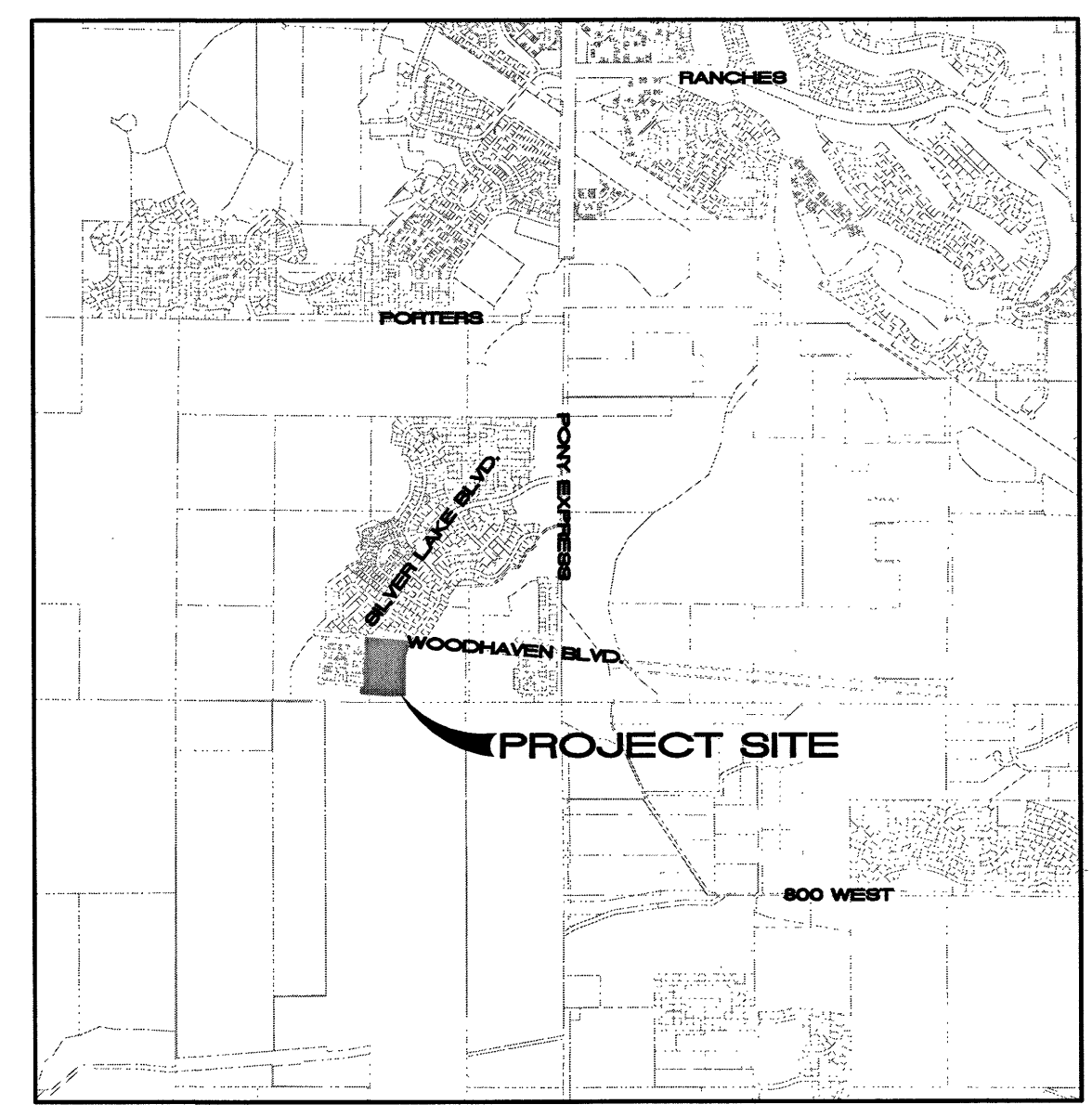


# SILVERLAKE PLAT "15"

SITUATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



**QUESTAR GAS COMPANY APPROVAL**  
 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 abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement 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 15 day of February 2017 Quest Gas Company  
 By: Dorely Eldredge Title: Pic. Con Specialist

**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 17-27a-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 of right of way  
 (2). The law applicable to prescriptive rights  
 (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities  
 (4). Any other provision of law

Del Edwards 2/14/17  
 ROCKY MOUNTAIN POWER DATE

**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.

David Chappell 2/15/17  
 DIRECT COMMUNICATIONS DATE

Basis of Bearing: the line between the East Quarter Corner and the Northeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 00°08'18" East taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

- NOTES:
- 1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
  - 2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
  - 3- PRIVACY FENCING FACING WOODHAVEN BOULEVARD MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
  - 4- ALL COMMON AREA INCLUDING PRIVATE ROADWAYS WILL BE A PUBLIC UTILITY AND DRAINAGE EASEMENT.
  - 5- PARCEL A IS TO BE DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY SILVERLAKE H.O.A.
  - 6- LIMITED COMMON AREAS - SHARED DRIVEWAY OWNED IN COMMON AND MAINTAINED BY LOTS FRONTING THE DRIVEWAY

FOUND UTAH COUNTY BRASS CAP 1959 NORTHEAST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

DEVELOPER: FLAGSHIP HOMES  
 170 SOUTH INTERSTATE PLAZA, SUITE 250  
 LEHI, UT 84043 801-766-4442

**TRANE ENGINEERING, P.C.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

FOUND UTAH COUNTY BRASS CAP 2008 EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

**SURVEYOR'S CERTIFICATE**  
 I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, 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 plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "15" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**  
 Beginning at a point which is North 00°08'18" East 498.49 feet and South 89°44'32" West 96.06 feet from the East Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 02°43'28" East 156.15 feet; thence South 00°40'22" West 130.63 feet; thence South 05°03'23" West 337.85 feet; thence North 84°57'05" West 100.09 feet; thence North 05°02'55" East 37.88 feet; thence North 85°16'06" West 169.75 feet; thence South 04°49'19" West 15.26 feet; thence North 85°02'46" West 392.59 feet; thence South 05°02'55" West 16.65 feet; thence North 84°57'05" West 88.07 feet; thence North 84°56'23" West 40.00 feet; thence North 05°03'37" East 549.95 feet; thence Northerly 42.26 feet along the arc of a 500.00 foot radius curve to the right, through a central angle of 04°50'34" the cord of which bears North 07°28'54" East 42.25 feet; thence South 80°05'47" East 40.00 feet; thence Northeasterly 46.27 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 106°01'55" the cord of which bears North 62°55'11" East 39.94 feet; thence South 64°03'52" East 22.50 feet; thence Southeasterly 200.01 feet along the arc of a 437.50 foot radius curve to the left, through a central angle of 26°11'37" the cord of which bears South 77°09'40" East 198.27 feet; thence North 89°44'32" East 468.35 feet to the point of beginning.

Parcel contains: 10.42 acres more or less.  
 ENT 20781-2017 No. 15443  
**JEFFERY SMITH**  
 UTAH COUNTY RECORDER  
 2017 Mar 01 3:59 pm FEE: 141.00 BY 76  
 RECORDED FOR EAGLE MOUNTAIN CITY

Feb 14, 2017 DATE  
 Travis Trane SURVEYOR (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-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.

OWNER(S):  
 PRINTED NAME OF OWNER: Recess Development, Inc.  
Nathan Hutchinson, President  
 AUTHORIZED SIGNATURE(S): [Signature]

**ACKNOWLEDGEMENT**  
 STATE OF UTAH )  
 COUNTY OF UTAH ) S.S.

On the 14<sup>th</sup> day of February 2017 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the owners.

My Commission Expires 9-12-18  
[Signature] NOTARY PUBLIC SIGNATURE  
E. Rachel Wilson PRINTED NAME OF NOTARY

**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 20 day of February 2017.

APPROVED BY MAYOR: [Signature]  
 APPROVED BY CITY ATTORNEY: [Signature]  
 APPROVED BY CITY ENGINEER: [Signature]  
 APPROVED BY CITY RECORDER: [Signature]

PLAT "15"  
 SHEET 1 OF 2

## SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

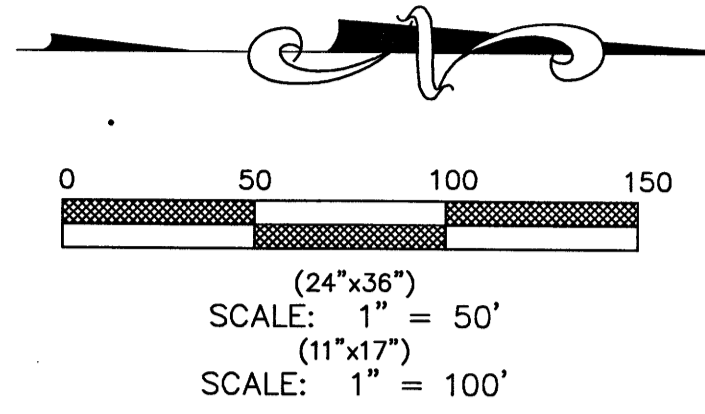
15443 SHEET 1 of 2

687-28-5-1W  
 TV-038

UNIT	ADDRESS TABLE	UNIT	ADDRESS TABLE
1501	7589 NORTH SILVER PARK DRIVE	1542	7569 NORTH HUTCH LANE
1502	7579 NORTH SILVER PARK DRIVE	1543	7573 NORTH HUTCH LANE
1503	7569 NORTH SILVER PARK DRIVE	1544	7577 NORTH HUTCH LANE
1504	7559 NORTH SILVER PARK DRIVE	1545	7581 NORTH HUTCH LANE
1505	7549 NORTH SILVER PARK DRIVE	1546	7582 NORTH COTTAGE LANE
1506	7539 NORTH SILVER PARK DRIVE	1547	7578 NORTH COTTAGE LANE
1507	7529 NORTH SILVER PARK DRIVE	1548	7574 NORTH COTTAGE LANE
1508	7519 NORTH SILVER PARK DRIVE	1549	7570 NORTH COTTAGE LANE
1509	7509 NORTH SILVER PARK DRIVE	1550	7566 NORTH COTTAGE LANE
1510	7499 NORTH SILVER PARK DRIVE	1551	7562 NORTH COTTAGE LANE
1511	7488 NORTH SILVER PARK DRIVE	1552	7554 NORTH COTTAGE LANE
1512	7498 NORTH SILVER PARK DRIVE	1553	7550 NORTH COTTAGE LANE
1513	7508 NORTH SILVER PARK DRIVE	1554	7546 NORTH COTTAGE LANE
1514	7518 NORTH SILVER PARK DRIVE	1555	7542 NORTH COTTAGE LANE
1515	7528 NORTH SILVER PARK DRIVE	1556	7538 NORTH COTTAGE LANE
1516	7538 NORTH SILVER PARK DRIVE	1557	7534 NORTH COTTAGE LANE
1517	7548 NORTH SILVER PARK DRIVE	1558	7530 NORTH COTTAGE LANE
1518	7558 NORTH SILVER PARK DRIVE	1559	7526 NORTH COTTAGE LANE
1519	7568 NORTH SILVER PARK DRIVE	1560	7543 NORTH COTTAGE LANE
1520	7578 NORTH SILVER PARK DRIVE	1561	7547 NORTH COTTAGE LANE
1521	7588 NORTH SILVER PARK DRIVE	1562	7551 NORTH COTTAGE LANE
1522	7580 NORTH HUTCH LANE	1563	7555 NORTH COTTAGE LANE
1523	7576 NORTH HUTCH LANE	1564	7563 NORTH COTTAGE LANE
1524	7572 NORTH HUTCH LANE	1565	7567 NORTH COTTAGE LANE
1525	7568 NORTH HUTCH LANE	1566	7571 NORTH COTTAGE LANE
1526	7564 NORTH HUTCH LANE	1567	7575 NORTH COTTAGE LANE
1527	7560 NORTH HUTCH LANE	1568	7579 NORTH COTTAGE LANE
1528	7552 NORTH HUTCH LANE	1569	7583 NORTH COTTAGE LANE
1529	7548 NORTH HUTCH LANE	1570	7511 NORTH COTTAGE LANE
1530	7544 NORTH HUTCH LANE	1571	7503 NORTH COTTAGE LANE
1531	7540 NORTH HUTCH LANE	1572	7495 NORTH COTTAGE LANE
1532	7536 NORTH HUTCH LANE	1573	7494 NORTH COTTAGE LANE
1533	7532 NORTH HUTCH LANE	1574	7502 NORTH COTTAGE LANE
1534	7533 NORTH HUTCH LANE	1575	7510 NORTH COTTAGE LANE
1535	7537 NORTH HUTCH LANE	1576	7507 NORTH HUTCH LANE
1536	7541 NORTH HUTCH LANE	1577	7499 NORTH HUTCH LANE
1537	7545 NORTH HUTCH LANE	1578	7491 NORTH HUTCH LANE
1538	7549 NORTH HUTCH LANE	1579	7490 NORTH HUTCH LANE
1539	7553 NORTH HUTCH LANE	1580	7498 NORTH HUTCH LANE
1540	7561 NORTH HUTCH LANE	1581	7506 NORTH HUTCH LANE
1541	7565 NORTH HUTCH LANE		

# SILVERLAKE PLAT "15"

SITUATED IN THE EAST HALF OF SECTION 28,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE  
BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

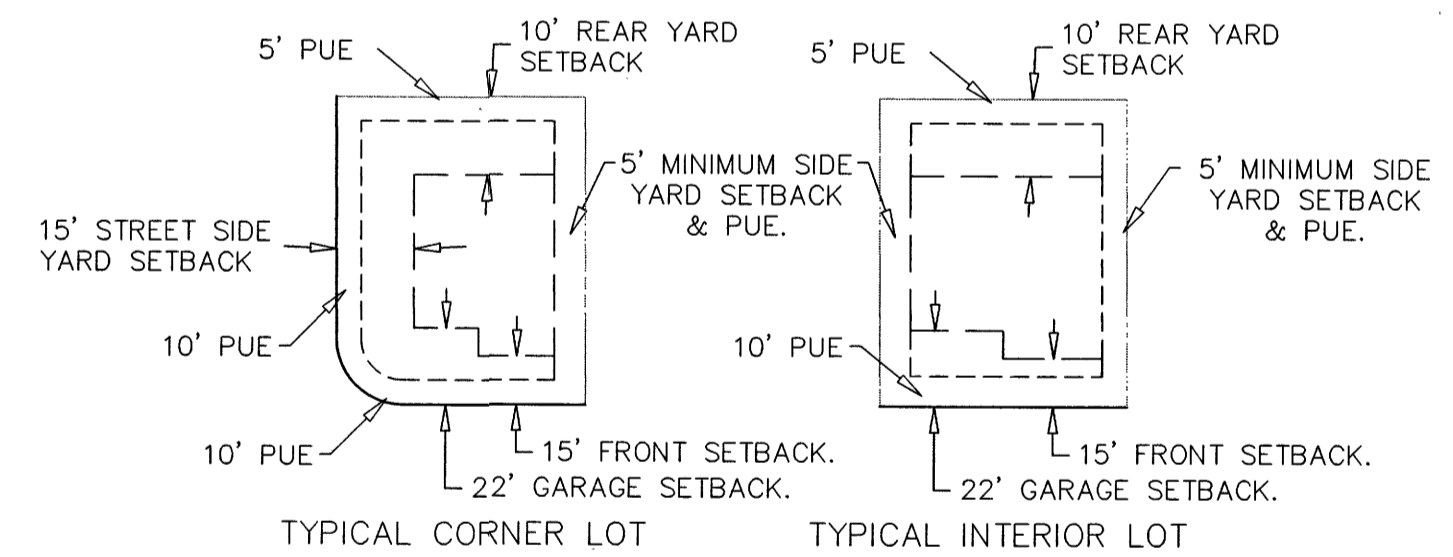
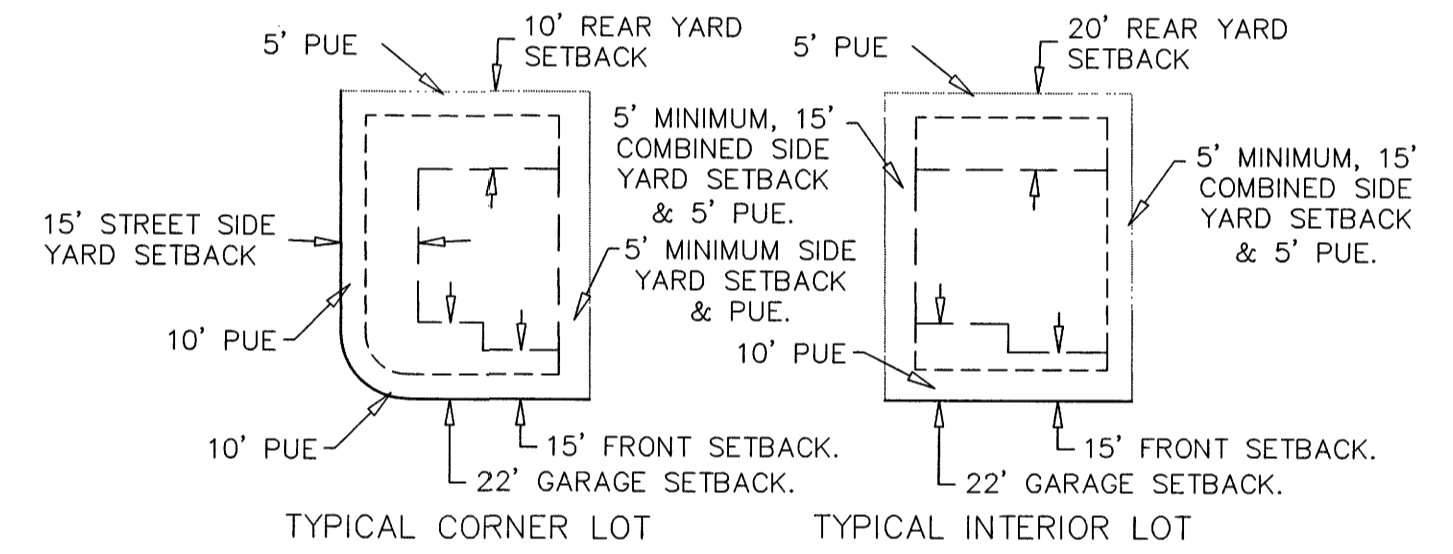
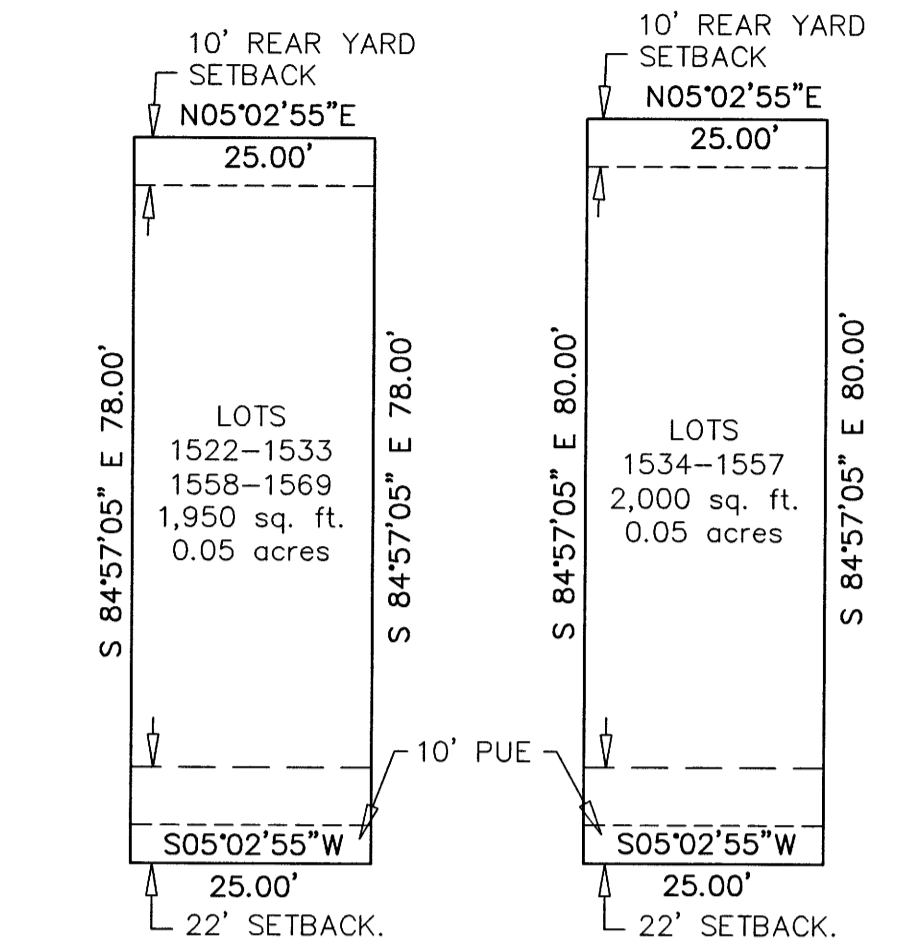


Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	42.26	500.00	4°50'34"	42.25	N07°28'54"E
C2	46.27	25.00	106°01'55"	39.94	N62°55'11"E
C3	200.01	437.50	26°11'37"	198.27	S77°09'40"E
C4	71.29	525.50	7°46'23"	71.24	N01°09'43"E
C5	67.83	500.00	7°46'23"	67.78	N01°09'43"E
C6	64.37	474.50	7°46'23"	64.33	N01°09'43"E
C7	24.21	15.00	92°28'00"	21.66	S43°30'32"W
C8	22.92	15.00	87°32'00"	20.75	N46°29'28"W
C9	12.35	15.00	47°10'00"	12.00	S28°37'55"W
C10	12.35	15.00	47°10'00"	12.00	N18°32'05"W
C11	12.35	15.00	47°10'00"	12.00	S28°37'55"W
C12	12.35	15.00	47°10'00"	12.00	N18°32'05"W
C13	32.72	525.50	3°34'03"	32.71	N03°15'54"E
C14	38.57	525.50	4°12'21"	38.57	N00°37'18"W
C15	36.38	474.50	4°23'34"	36.37	N00°31'41"W
C16	28.00	474.50	3°22'49"	27.99	N03°21'30"E
C17	36.68	460.00	4°34'06"	36.67	S07°20'40"W
C18	46.39	25.00	106°18'25"	40.01	S62°46'56"W
C19	200.92	439.50	26°11'37"	199.18	S77°09'40"E
C20	33.99	439.50	4°25'50"	33.98	S66°16'46"E
C21	166.94	439.50	21°45'47"	165.94	S79°22'35"E

- FOUND SECTION CORNER
- PRIVATE
- LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
- PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY
- COMMON AREA
- SUBDIVISION BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE

LAND USE	
ACREAGE:	10.42 acres
ACREAGE IN LOTS:	5.68 acres
COMMON / OPEN SPACE:	3.91 acres
TOWNHOME LOTS:	48 LOTS
CLUSTER LOTS:	12 LOTS
SINGLE FAMILY LOTS:	21 LOTS
TOTAL # OF LOTS:	81 LOTS
AVE. SINGLE FAMILY LOT:	5,275 SF
LARGEST SINGLE FAMILY LOT:	6,461 SF
SMALLEST SINGLE FAMILY LOT:	4,582 SF
SMALLEST CLUSTER LOT:	3,171 SF
UNIT DENSITY:	7.77 UNITS PER ACRE

LOTS POINT OF BEGINNING LOCATED FROM THE EAST QUARTER CORNER		
LOTS	LENGTH	BEARING
1522-1533	560.88	N 36°43'16" W
1534-1537	708.34	N 48°45'16" W
1558-1569	875.97	N 56°25'32" W
1570-1575	759.64	N 82°44'21" W
1576-1581	386.99	N 80°36'21" W



15443 SHEET 2 of 2

**PLAT "15"**  
**SHEET 2 OF 2**

## SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL  
E. RACHEL WILSON  
NOTARY PUBLIC - STATE OF UTAH  
My Commission Expires Sep 15, 2025

CITY ENGINEER SEAL  
CITY OF EAGLE MOUNTAIN  
2-14-17  
No. 5152741

CLERK-RECORDED SEAL  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Mar 01 3:50 pm FEE 141.00 BY MS  
RECORDED FOR EAGLE MOUNTAIN CITY