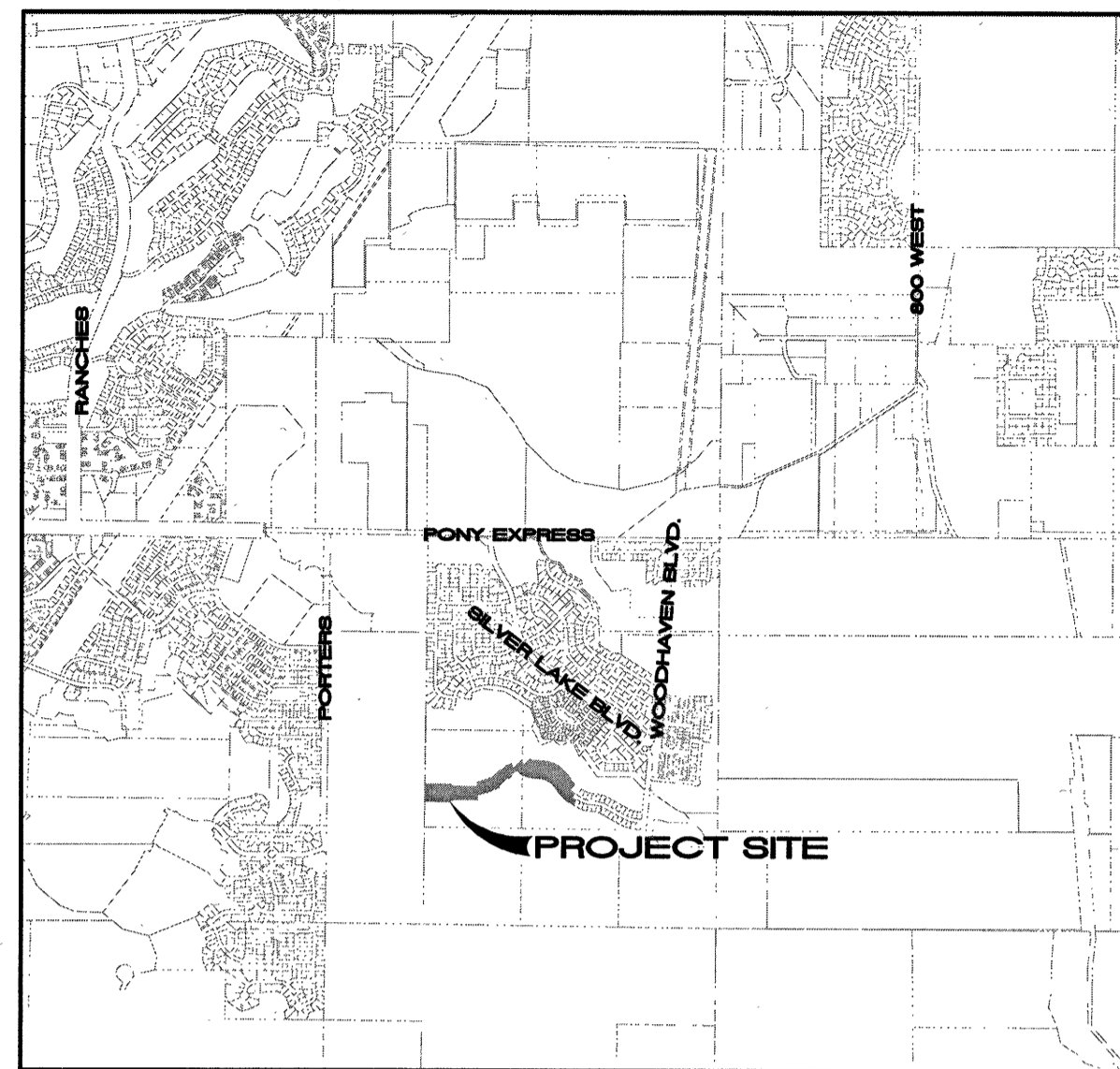


SILVERLAKE PLAT "17"

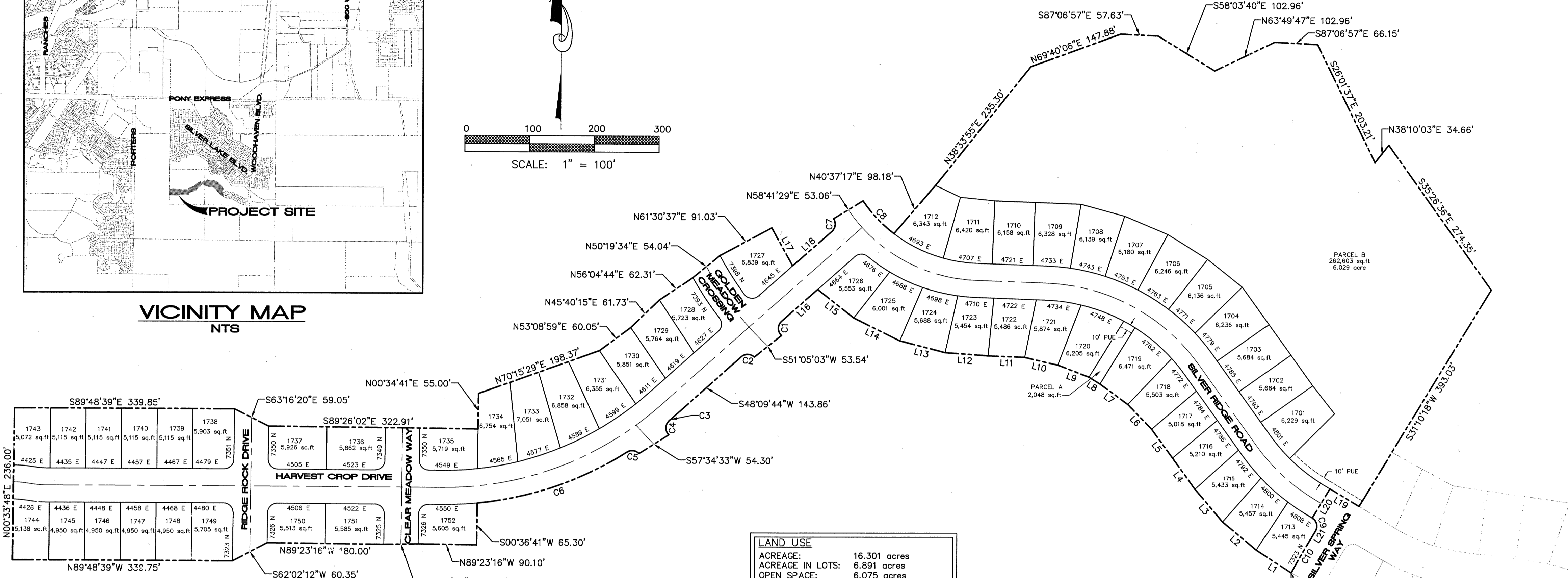
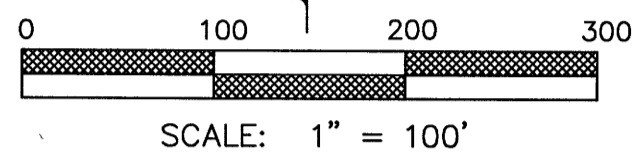
SITUATED IN THE SOUTH HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

(BOUNDARY DESCRIPTION CONTINUED) thence North 58°49'42" West 52.34 feet; thence South 31°10'18" West 53.00 feet; thence Southerly 23.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 13°49'42" East 21.21 feet; thence South 31°10'18" West 5.83 feet; thence Southerly 69.32 feet along the arc of a 1226.50 foot radius curve to the left, through a central angle of 63°14'18" the chord of which bears South 29°33'08" West 69.31 feet to the point of beginning.

Parcel contains: 16.301 acres more or less.

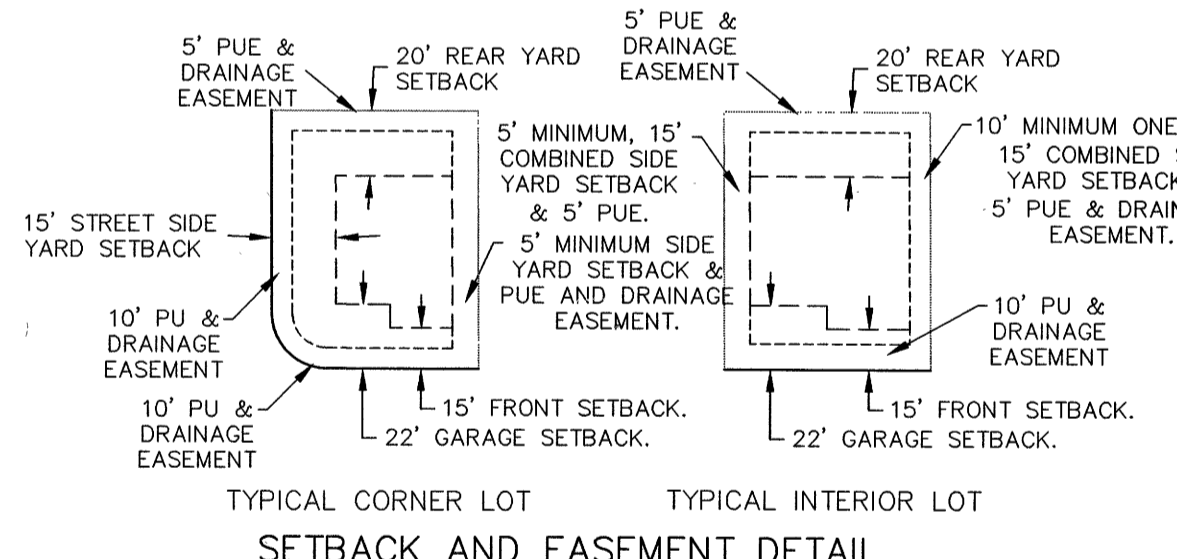


VICINITY MAP
NTS



LAND USE	
ACREAGE:	16.301 acres
ACREAGE IN LOTS:	6.891 acres
OPEN SPACE:	6.075 acres
ROADS:	3.335 acres
LOTS:	52
DENSITY:	3.19 LOTS PER ACRE

Line #	Length	Direction
L1	64.27	N56°49'04"W
L2	67.80	N50°06'08"W
L3	66.41	N40°11'50"W
L4	59.53	N35°36'49"W
L5	55.16	N36°07'41"W
L6	53.03	N43°53'01"W
L7	53.46	N53°46'51"W
L8	20.00	N58°22'39"W
L9	51.52	N69°13'05"W
L10	52.60	N76°58'28"W
L11	56.46	N87°45'09"W
L12	66.64	N85°52'05"W
L13	72.36	N75°28'36"W
L14	79.27	N63°30'22"W
L15	71.23	N51°39'18"W
L16	73.71	S48°09'44"W
L17	67.02	S28°41'27"E
L18	80.56	N48°09'44"E
L19	52.34	N58°49'42"W
L20	53.00	S31°10'18"W
L21	5.83	S31°10'18"W



Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	25.05	15.00	95°40'14"	22.24	S00°19'37"W
C2	22.31	15.00	85°13'51"	20.31	N89°13'21"W
C3	4.84	528.50	0°31'31"	4.84	S48°25'29"W
C4	24.65	15.00	94°09'07"	21.97	S01°36'41"W
C5	20.41	15.00	77°57'03"	18.87	N83°29'26"W
C6	246.82	528.50	26°45'30"	244.58	S70°54'47"W
C7	21.46	15.00	81°58'10"	19.68	N07°10'39"E
C8	69.83	222.50	17°58'58"	69.55	S43°23'40"E
C9	23.56	15.00	90°00'00"	21.21	S13°49'42"E
C10	69.32	1226.50	3°14'18"	69.31	S29°33'08"W

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.

Margaret Ruffner 5/1/18
DIRECT COMMUNICATIONS DATE

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West 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 EIMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS. ALL LIGHTING SHALL BE DARKSKY COMPLIANT.
3-PARCEL A IS DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY SILVERLAKE H.O.A.
3-PARCEL B IS DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.

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

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

FOUND UTAH COUNTY BRASS CAP 1971 SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

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 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 12 day of May 2018 Quest Gas Company
By: *Paul Hutton* Title: *Paul Hutton*

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

Paul Hutton 4/26/18
ROCKY MOUNTAIN POWER DATE

16094 Sheet 1 of 2

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (201) 788-4644

SURVEYOR'S CERTIFICATE
I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License 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 "17" 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 89°20'14" West 1987.75 feet along the section line and North 1681.83 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 56°49'04" West 64.27 feet; thence North 50°06'08" West 67.80 feet; thence North 40°11'50" West 66.41 feet; thence North 35°36'49" West 59.53 feet; thence North 36°07'41" West 55.16 feet; thence North 43°53'01" West 53.03 feet; thence North 53°46'51" West 53.46 feet; thence North 58°22'39" West 20.00 feet; thence North 69°13'05" West 51.52 feet; thence North 76°58'28" West 52.60 feet; thence North 87°45'09" West 56.46 feet; thence North 85°52'05" West 66.64 feet; thence North 75°28'36" West 72.36 feet; thence North 53°30'22" West 79.27 feet; thence North 51°39'18" West 71.23 feet; thence South 48°09'44" West 73.71 feet; thence Southerly 23.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 95°40'14" the chord of which bears South 00°19'37" West 22.24 feet; thence South 51°05'03" West 53.54 feet; thence Westerly 22.31 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 85°13'51" the chord of which bears North 89°13'21" West 20.31 feet; thence South 48°09'44" West 143.86 feet; thence Southwesterly 4.84 feet along the arc of a 528.50 foot radius curve to the right, through a central angle of 00°31'31" the chord of which bears South 48°25'29" West 4.84 feet; thence Southerly 24.65 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 94°09'07" the chord of which bears South 01°36'41" West 21.97 feet; thence South 57°34'33" West 54.30 feet; thence Westerly 20.41 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 77°57'03" the chord of which bears North 83°29'26" West 18.87 feet; thence Southwesterly 246.82 feet along the arc of a 528.50 foot radius curve to the right, through a central angle of 26°45'30" the chord of which bears South 70°54'47" West 244.58 feet; thence South 00°36'41" West 65.30 feet; thence North 89°23'16" West 90.10 feet; thence South 89°05'24" West 53.02; thence North 89°23'16" West 180.00 feet; thence South 62°02'12" West 60.35 feet; thence North 00°33'49" West 339.75 feet; thence North 00°33'49" East 54.30 feet; thence South 89°48'39" East 339.85 feet; thence South 63°16'20" East 59.05 feet; thence South 89°26'02" East 322.91 feet; thence North 00°34'41" East 55.00 feet; thence North 70°15'29" East 198.37 feet; thence North 53°08'59" East 60.05 feet; thence North 45°40'15" East 61.73 feet; thence North 56°04'44" East 62.31 feet; thence North 50°19'34" East 54.04 feet; thence North 61°30'37" East 91.03 feet; thence South 28°41'27" East 67.02 feet; thence North 48°09'44" East 80.56 feet; thence Northerly 21.46 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 81°58'10" the chord of which bears North 07°10'39" East 19.68 feet; thence North 58°49'42" East 53.06 feet; thence Southeasterly 69.83 feet along the arc of a non-tangent 222.50 foot radius curve to the left, through a central angle of 17°58'58" the chord of which bears South 43°23'40" East 69.55 feet; thence North 40°37'17" East 98.18 feet; thence North 38°33'55" East 235.30 feet; thence North 69°40'06" East 147.88 feet; thence North 87°06'57" East 57.63 feet; thence South 58°03'40" East 102.96 feet; thence North 63°49'47" East 102.96 feet; thence South 87°06'57" East 66.15 feet; thence South 26°01'37" East 203.21 feet; thence North 38°10'03" East 34.66 feet; thence South 35°26'36" East 274.35 feet; thence South 31°10'18" West 393.03 feet; (CONTINUED ON PLAT)

April 25 2018 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: _____ AUTHORIZED SIGNATURE(S):
Milla Hutchinson
President, Rowcross Development, Inc.

STATE OF UTAH) ACKNOWLEDGEMENT
COUNTY OF UTAH) S.S.
JEFFERY SMITH Notary Public
2018 Jun 12 2:54 pm fee 114.40 BY
RECORDED FOR EAGLE MOUNTAIN CITY

On the 20th day of April, 2018, 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 acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 9/27/18
Jeffery Smith
COMMISSION NUMBER
NOTARY PUBLIC SIGNATURE
JEFFERY SMITH
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 12th day of June, 2018.

APPROVED BY MAYOR: _____ APPROVED BY CITY ATTORNEY: _____
APPROVED BY CITY ENGINEER: _____ ATTEST BY CITY RECORDER: _____
(See Seal Below) (See Seal Below)

PLAT "17"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

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SEC. 28-5-14 70-03P

SILVERLAKE PLAT "17"

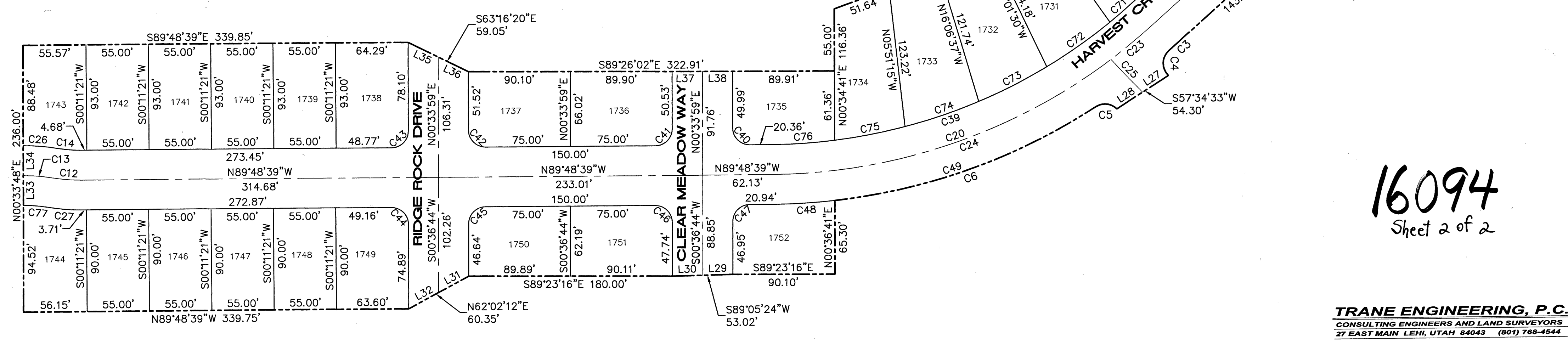
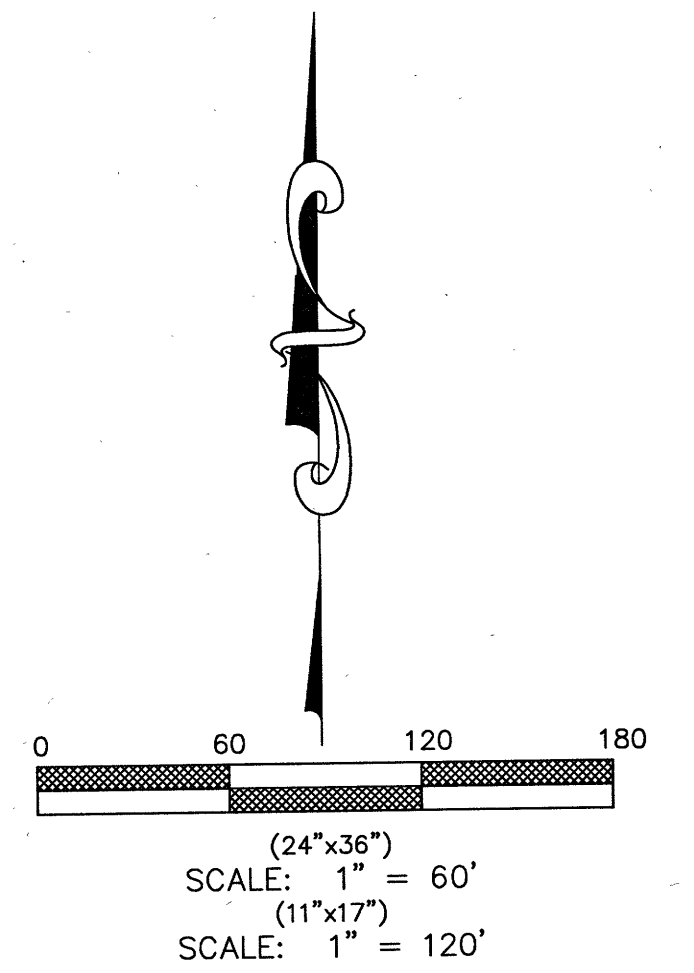
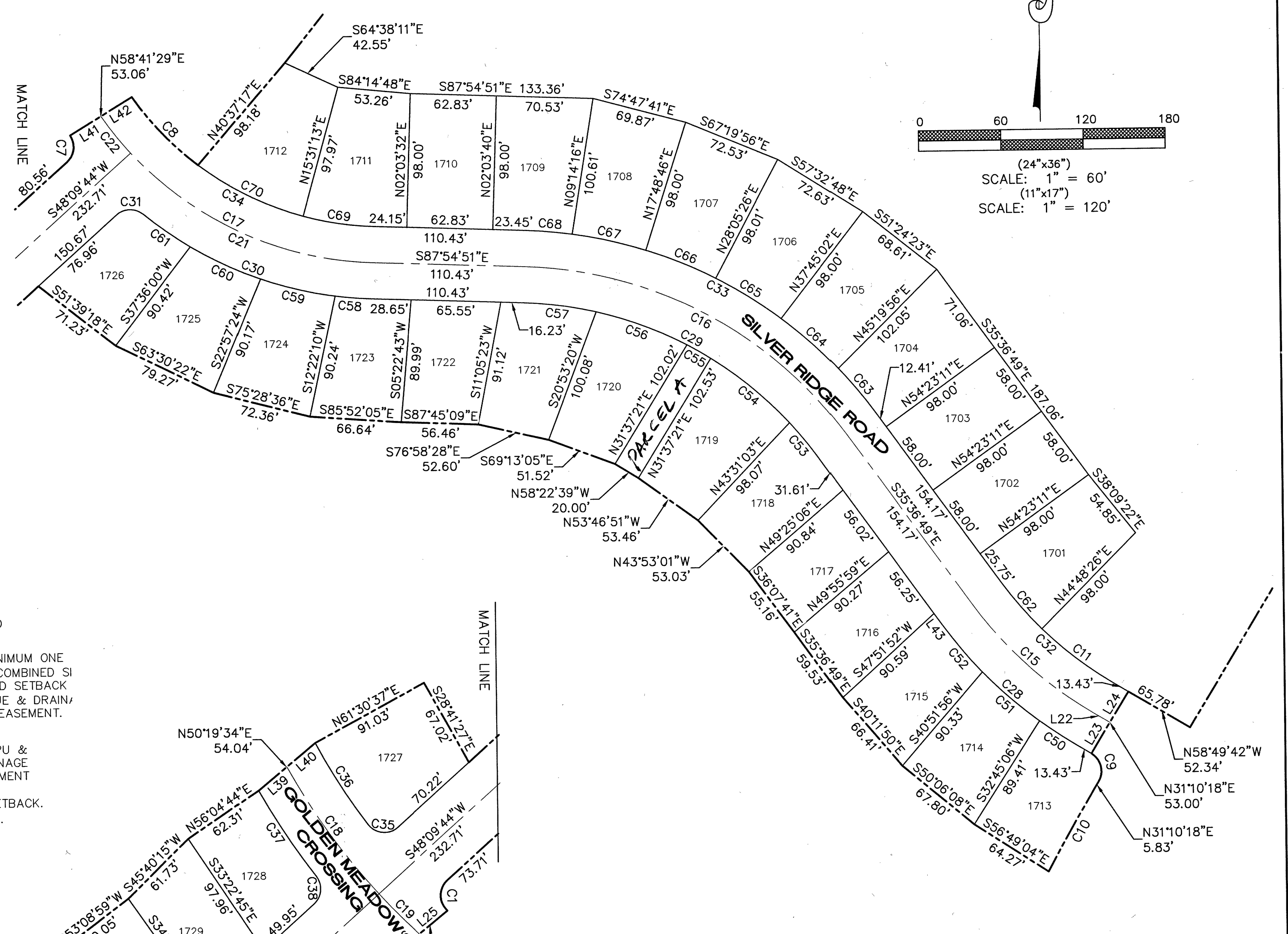
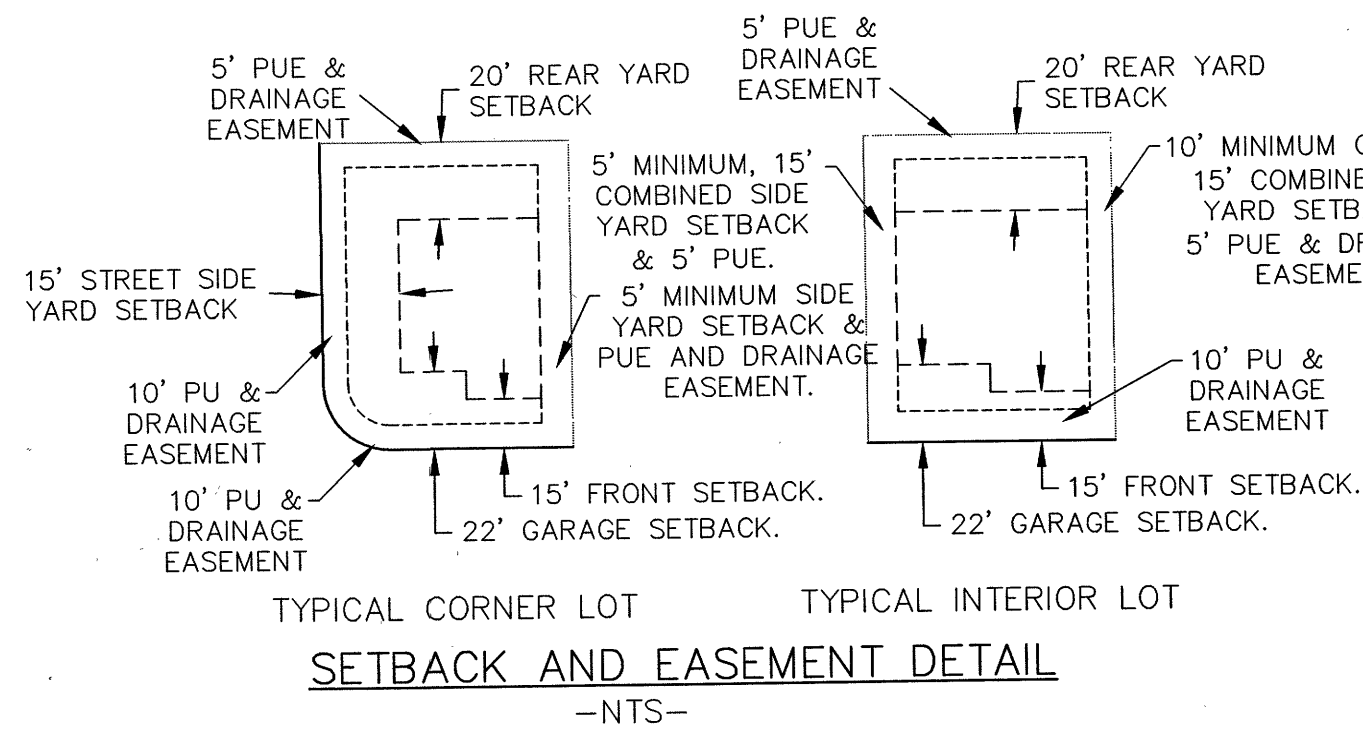
SITUATED IN THE SOUTH HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	25.05	15.00	95°40'14"	22.24	S00°19'37"W
C2	22.31	15.00	85°13'51"	20.31	N89°13'21"W
C3	4.84	528.50	0°31'31"	4.84	S48°25'29"W
C4	24.65	15.00	94°09'07"	21.97	S01°36'41"W
C5	20.41	15.00	77°57'03"	18.87	N83°29'26"W
C6	246.82	528.50	26°45'30"	244.58	S70°54'47"W
C7	21.46	15.00	81°58'10"	19.68	N07°10'39"E
C8	69.83	222.50	17°58'58"	69.55	S43°23'40"E
C9	23.56	15.00	90°00'00"	21.31	S13°49'42"E
C10	69.32	1226.50	3°14'18"	69.21	S29°33'08"W
C11	64.85	272.50	13°38'09"	64.70	S52°00'38"E
C12	26.08	150.00	9°57'42"	26.05	S84°49'48"E
C13	25.82	150.00	9°51'50"	25.79	N84°46'52"W
C14	21.47	123.50	9°57'42"	21.45	S84°49'48"E
C15	121.15	299.00	23°12'54"	120.32	S47°13'16"E
C16	274.76	301.00	52°18'02"	265.32	N61°45'50"W
C17	233.98	249.00	53°50'27"	225.47	S60°59'38"E
C18	114.82	482.00	13°38'57"	114.55	S35°15'14"E
C19	41.68	482.00	4°57'15"	41.66	S44°33'20"E
C20	368.22	502.00	42°01'37"	360.02	N69°10'32"E
C21	199.32	249.00	45°51'55"	194.05	S64°58'53"E
C22	34.66	249.00	7°58'31"	34.63	S38°03'40"E
C23	47.90	502.00	5°28'01"	47.88	N50°53'44"E
C24	320.32	502.00	36°33'36"	314.92	N71°54'33"E
C25	40.29	713.00	3°14'14"	40.28	S43°21'11"E
C26	30.26	176.50	9°49'21"	30.22	N84°45'37"W
C27	30.69	176.50	9°57'42"	30.65	S84°49'48"E
C28	131.88	325.50	23°12'54"	130.98	S47°13'16"E
C29	250.57	274.50	52°18'02"	241.96	N61°45'50"W
C30	181.18	275.50	37°40'49"	177.93	S69°04'26"E
C31	21.36	15.00	81°36'14"	19.60	S88°57'51"W
C32	110.41	272.50	23°12'54"	109.66	S47°13'16"E
C33	298.95	327.50	52°18'02"	288.68	N61°45'50"W
C34	207.80	222.50	53°30'40"	200.33	S61°09'31"E
C35	24.91	15.00	95°08'29"	22.14	S84°16'01"E
C36	71.00	455.50	8°55'50"	70.93	S32°13'52"E
C37	75.36	508.50	8°29'28"	75.29	S33°16'04"E
C38	22.43	15.00	85°40'32"	20.40	N05°19'28"E
C39	348.78	475.50	42°01'37"	341.02	N69°10'32"E
C40	23.66	15.00	90°22'38"	21.28	S44°37'20"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C41	23.46	15.00	89°37'22"	21.14	N45°22'40"E
C42	23.66	15.00	90°22'38"	21.28	S44°37'20"E
C43	23.46	15.00	89°37'22"	21.14	N45°22'40"E
C44	23.67	15.00	90°25'23"	21.29	N44°35'58"W
C45	23.45	15.00	89°34'37"	21.13	S45°24'03"W
C46	23.67	15.00	90°25'23"	21.29	N44°35'58"W
C47	23.45	15.00	89°34'37"	21.13	S45°24'02"W
C48	54.39	528.50	5°53'49"	54.37	N87°14'27"E
C49	301.21	528.50	32°39'19"	297.15	N73°51'42"E
C50	31.42	325.50	5°31'51"	31.41	S56°03'47"E
C51	55.24	325.50	9°43'26"	55.18	S48°26'09"E
C52	45.22	325.50	7°57'37"	45.19	S39°35'37"E
C53	31.56	274.50	6°35'17"	31.55	N38°54'27"W
C54	74.53	274.50	15°33'24"	74.30	N49°58'48"W
C55	20.01	274.50	4°10'37"	20.01	N59°50'48"W
C56	70.72	274.50	14°45'37"	70.52	N69°18'55"W
C57	53.75	274.50	11°13'07"	53.66	N82°18'17"W
C58	27.05	275.50	5°37'34"	27.04	S85°06'04"E
C59	55.85	275.50	11°36'53"	55.75	S76°28'50"E
C60	56.41	275.50	11°43'50"	56.31	S64°48'29"E
C61	41.88	275.50	8°42'32"	41.84	S54°35'18"E
C62	45.56	272.50	9°34'45"	45.51	S40°24'11"E
C63	42.71	327.50	7°28'19"	42.68	N39°20'58"W
C64	55.36	327.50	9°41'06"	55.29	N47°55'41"W
C65	56.20	327.50	9°49'55"	56.13	N57°41'11"W
C66	55.04	327.50	9°37'46"	54.98	N67°25'02"W
C67	55.06	327.50	9°37'57"	54.99	N77°02'54"W
C68	34.58	327.50	6°02'58"	34.56	N84°53'22"W
C69	52.29	222.50	13°27'51"	52.17	S81°10'56"E
C70	85.68	222.50	22°03'51"	85.15	S63°25'05"E
C71	26.15	475.50	3°09'03"	26.15	N49°44'16"E
C72	68.32	475.50	8°13'56"	68.26	N55°25'45"E
C73	67.42	475.50	8°07'28"	67.37	N63°36'27"E
C74	68.91	475.50	8°18'12"	68.85	N71°49'17"E
C75	63.40	475.50	7°38'20"	63.35	N79°47'33"E
C76	54.58	475.50	6°34'38"	54.55	N86°54'02"E
C77	21.39	123.50	9°55'24"	21.36	N84°48'39"W

Line #	Length	Direction
L1	64.27	N56°49'04"W
L2	67.80	N50°06'08"W
L3	66.41	N40°11'50"W
L4	59.53	N35°36'49"W
L5	55.16	N36°07'41"W
L6	53.03	N43°53'01"W
L7	53.46	N53°46'51"W
L8	20.00	N58°22'39"W
L9	51.52	N69°13'05"W
L10	52.60	N76°58'28"W
L11	56.46	N87°45'09"W
L12	66.64	N85°52'05"W
L13	72.36	N75°28'36"W
L14	79.27	N63°30'22"W
L15	71.23	N51°39'18"W
L16	73.71	S48°09'44"W
L17	67.02	S28°41'27"E
L18	80.56	N48°09'44"E
L19	52.34	N58°49'42"W
L20	53.00	S31°10'18"W
L21	5.83	S31°10'18"W
L22	13.43	S58°49'42"E

Line #	Length	Direction
L23	26.50	N31°10'18"E
L24	26.50	N31°10'18"E
L25	26.78	S51°05'03"W
L26	26.75	S51°05'03"W
L27	27.17	S57°34'33"W
L28	27.12	S57°34'33"W
L29	26.51	S89°05'24"W
L30	26.51	S89°05'24"W
L31	30.18	S62°02'12"W
L32	30.18	S62°02'12"W
L33	26.50	N0°33'48"E
L34	26.50	N0°33'48"E
L35	29.52	S63°16'20"E
L36	29.52	S63°16'20"E
L37	26.50	S89°26'02"E
L38	26.50	S89°26'02"E
L39	26.99	N50°19'34"E
L40	27.05	N50°19'34"E
L41	26.53	N58°41'29"E
L42	26.53	N58°41'29"E
L43	10.29	S35°36'49"E



16094
Sheet 2 of 2

PLAT "17"
SILVERLAKE
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN UTAH COUNTY, UTAH

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

NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDED SEAL

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JEFFERY SMITH
UTAH COUNTY RECORDER
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