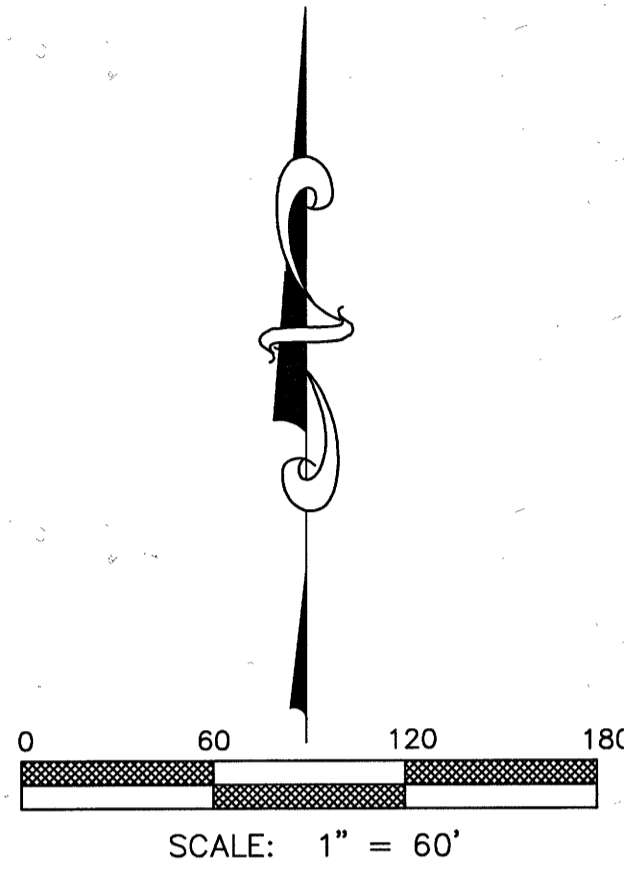
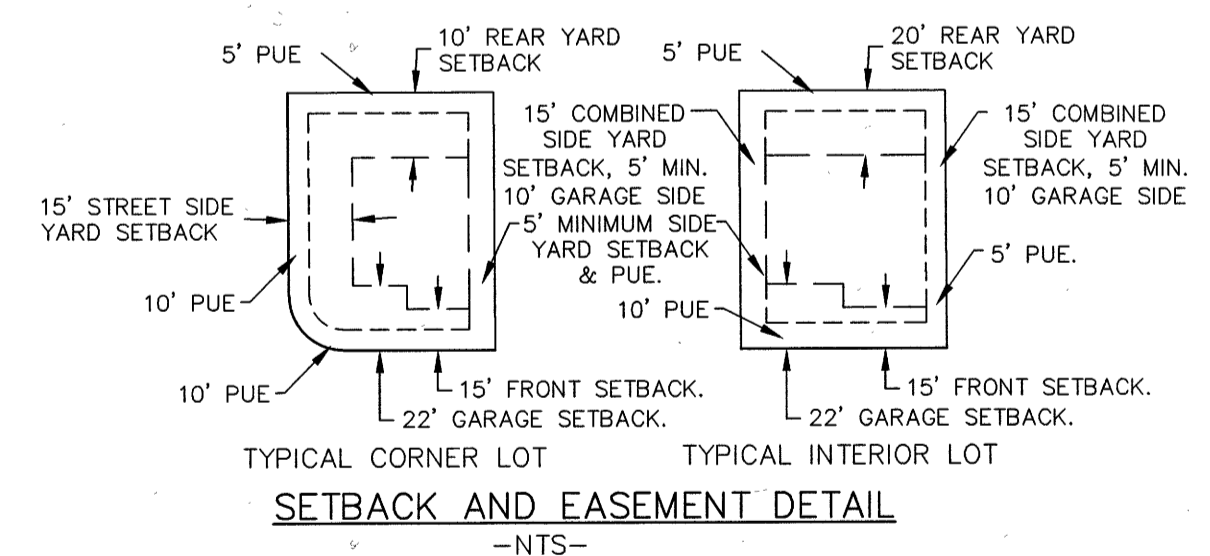


# SILVERLAKE PLAT "27"

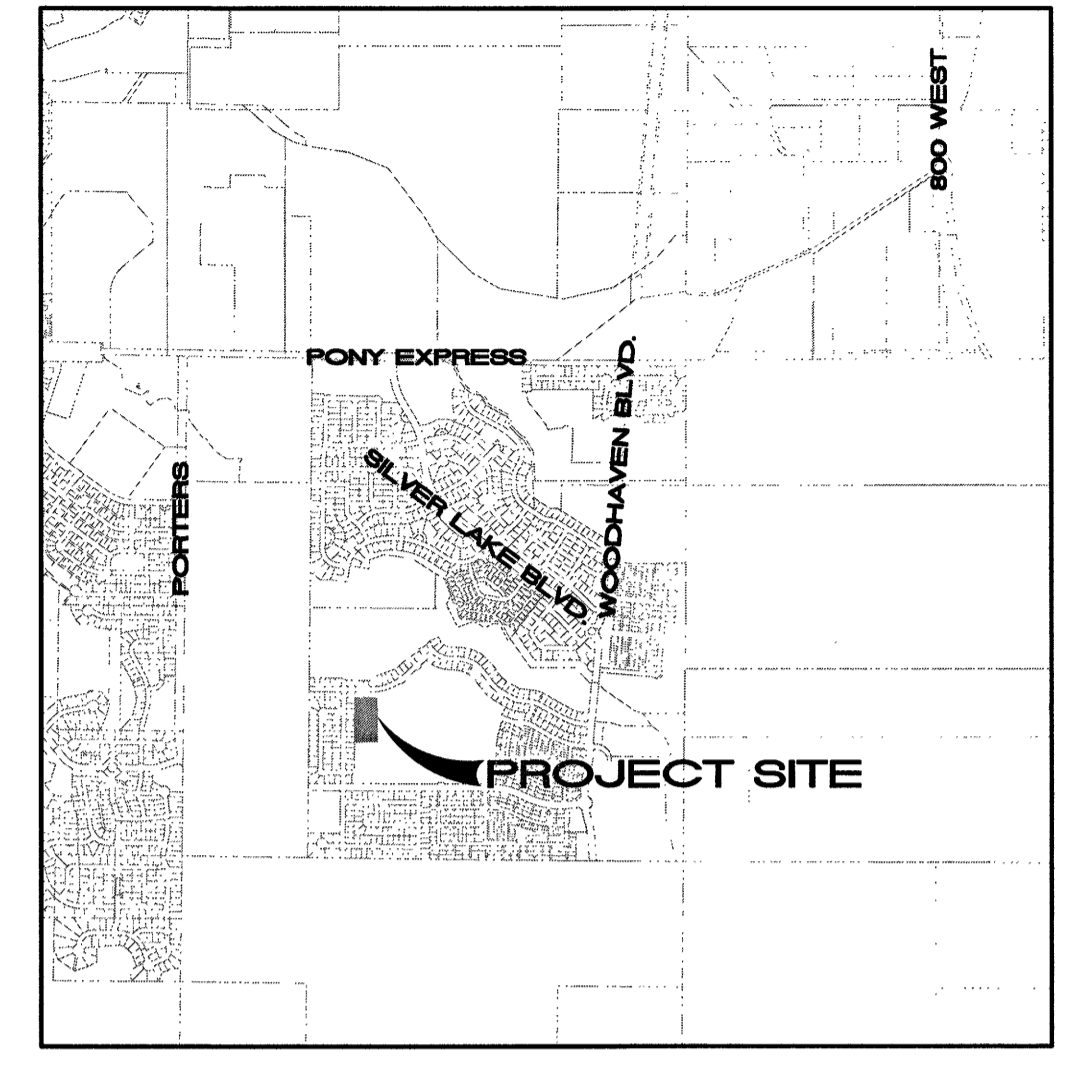
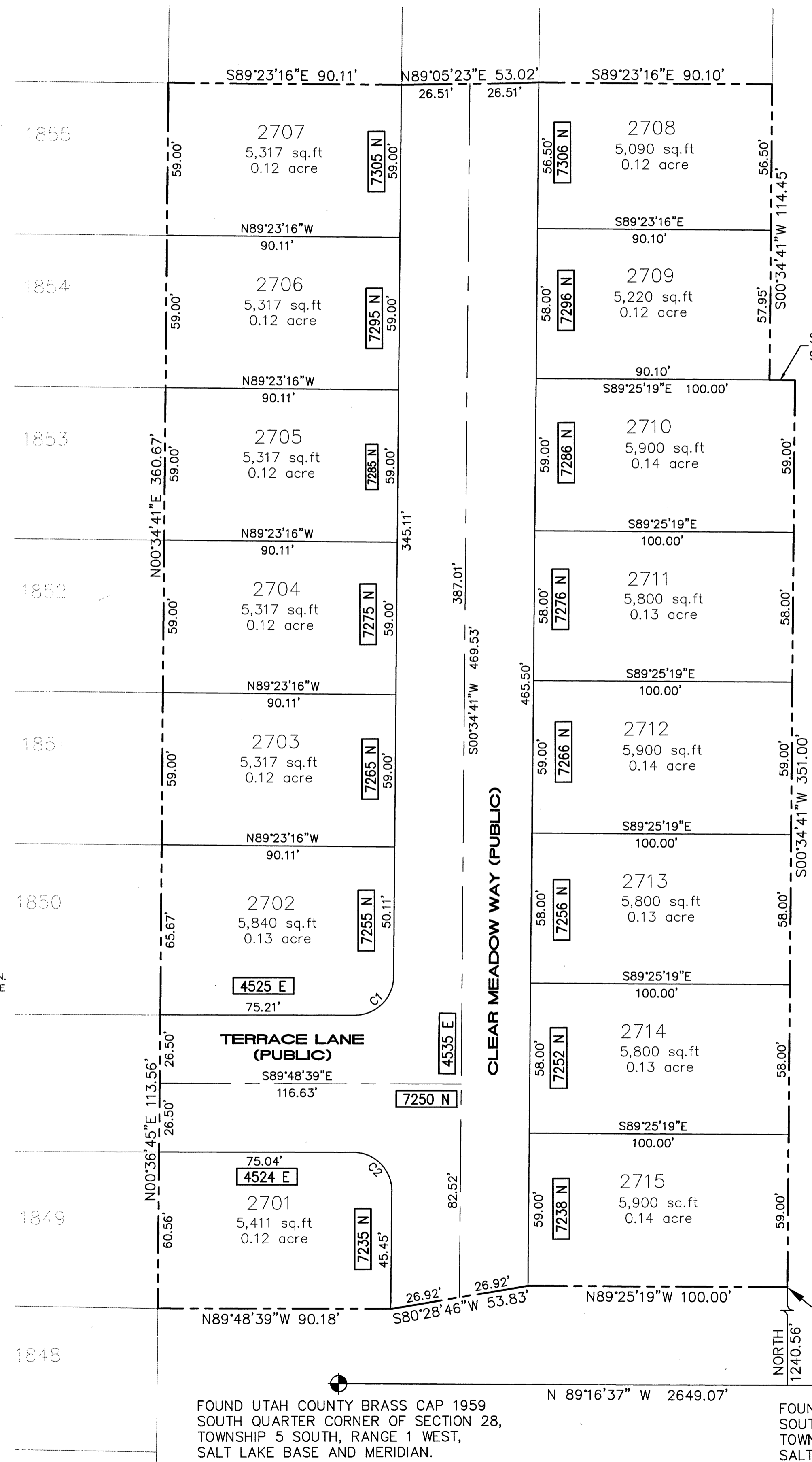
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND  
MERIDIAN, EAGLE MOUNTAIN, UTAH



LAND USE	
ACREAGE:	2.59 acres
ACREAGE IN LOTS:	1.91 acres
ACREAGE IN ROW:	0.68 acres
LOTS:	15
DENSITY:	5.79 LOTS PER ACRE



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	23.46	15.00	89°36'40"	21.14
C2	23.66	15.00	90°23'20"	21.29



**VICINITY MAP**  
NTS

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.

*Morgan Cutler* 2/28/2020  
DIRECT COMMUNICATIONS DATE

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.

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 27 day of February 20 20 Quest Gas Company  
By: *Grandy Elder* Title: Pro Con Spec

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

*Clark Stubb* 2/26/2020  
ROCKY MOUNTAIN POWER DATE

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

**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 "27" 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°16'37" West 586.69 feet along the section line and North 1240.56 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°25'19" West 100.00 feet; thence South 80°28'46" West 53.83 feet; thence North 89°48'39" West 90.18 feet; thence North 00°36'45" East 113.56 feet; thence North 00°34'41" East 360.67 feet; thence South 89°23'16" East 90.11 feet; thence North 89°05'23" East 53.02 feet; thence South 89°23'16" East 90.10 feet; thence South 00°34'41" West 114.45 feet; thence South 89°25'19" East 9.90 feet; thence South 00°34'41" West 351.00 feet to the point of beginning.  
2.59 acres

Basis of Bearing: the line between the South Quarter Corner and the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°16'37" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

ENT 41563:2020 Plat No. 17010  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Mar 21 4:19 pm FEE 80.00 BY MR  
RECORDED FOR EAGLE MOUNTAIN CITY

Feb 25 2020  
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: Pro Con Spec Development, Inc.  
Nate Hutchinson 2/26/2020

AUTHORIZED SIGNATURE(S):  
*Nate Hutchinson*

STATE OF UTAH )  
COUNTY OF UTAH ) S.S.

ACKNOWLEDGEMENT

**MATT RASBAND**  
NOTARY PUBLIC-STATE OF UTAH  
COMMISSION # 695504  
COMM. EXP. 06-11-2021

On the 26<sup>th</sup> day of February, 2020, 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 6/1/2021  
COMMISSION NUMBER 695504

NOTARY PUBLIC SIGNATURE  
*Matt Rasband*  
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 23 day of March, 2020

APPROVED BY MAYOR: *Tommy Anderson*  
APPROVED BY CITY ATTORNEY: *Travis Trane*  
APPROVED BY CITY ENGINEER: *Christy Frank*  
(See Seal Below)

APPROVED BY CITY ATTORNEY: *Travis Trane*  
ATTORNEY BY CITY RECORDER  
(See Seal Below)

PLAT "27"

## SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

17010

NOTARY PUBLIC SEAL: **MATT RASBAND**, No. 695504, COMM. EXP. 06-11-2021

CITY ENGINEER SEAL: **TRAVIS TRANE**, No. 5152741, COMM. EXP. 06-11-2021

CLERK-RECORDED SEAL: **EAGLE MOUNTAIN CITY**, 3-16-2020

20-5-MIN-038 JT