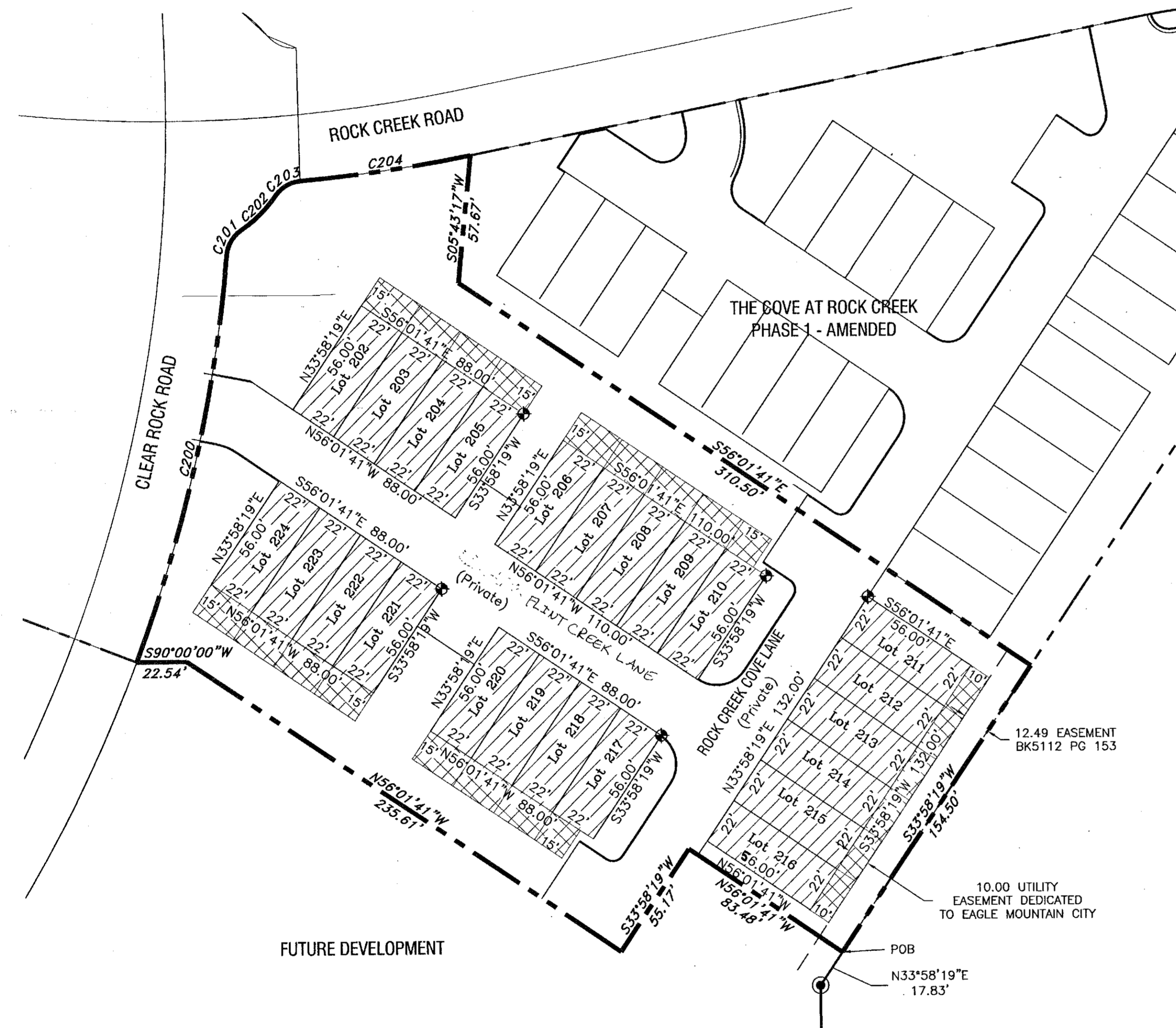
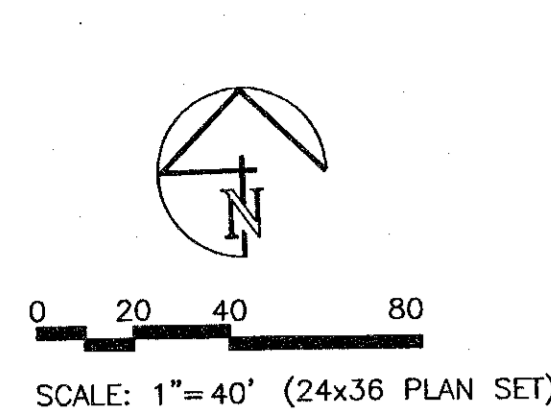


# THE COVE AT ROCK CREEK, PHASE 2

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

### LEGEND

- SECTION CORNER
- SET 5/8"x24" REBAR w/ CAP #275617
- BOUNDARY LINE AND TEXT
- PRIVATE
- COMMON AREA (SEE NOTE 5)
- COMMON AREA (SEE NOTE 4)



- ### NOTES
- THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY TRAVIS TAYLOR.
  - THE BASIS OF BEARING IS N 89°02'40" W BETWEEN THE SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
  - ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED TO BE PUBLIC UTILITY EASEMENTS FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES. THIS INCLUDES THE INGRESS/EGRESS AREA.
  - ALL DRIVEWAYS, PATIOS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
  - ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING OR PUBLIC STREETS ARE CONSIDERED COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.

### ADDRESS/UNIT AREA TABLE

UNITS	ADDRESS	LOT AREA
202	3621 E FLINT CREEK LANE	1232 s.f.
203	3625 E FLINT CREEK LANE	1232 s.f.
204	3629 E FLINT CREEK LANE	1232 s.f.
205	3633 E FLINT CREEK LANE	1232 s.f.
206	3637 E FLINT CREEK LANE	1232 s.f.
207	3641 E FLINT CREEK LANE	1232 s.f.
208	3645 E FLINT CREEK LANE	1232 s.f.
209	3649 E FLINT CREEK LANE	1232 s.f.
210	3653 E FLINT CREEK LANE	1232 s.f.
211	8104 N ROCK CREEK COVE LANE	1232 s.f.
212	8100 N ROCK CREEK COVE LANE	1232 s.f.
213	8096 N ROCK CREEK COVE LANE	1232 s.f.
214	8092 N ROCK CREEK COVE LANE	1232 s.f.
215	8088 N ROCK CREEK COVE LANE	1232 s.f.
216	8084 N ROCK CREEK COVE LANE	1232 s.f.
217	3652 E FLINT CREEK LANE	1232 s.f.
218	3646 E FLINT CREEK LANE	1232 s.f.
219	3642 E FLINT CREEK LANE	1232 s.f.
220	3638 E FLINT CREEK LANE	1232 s.f.
221	3632 E FLINT CREEK LANE	1232 s.f.
222	3628 E FLINT CREEK LANE	1232 s.f.
223	3624 E FLINT CREEK LANE	1232 s.f.
224	3620 E FLINT CREEK LANE	1232 s.f.

- ### TABLATIONS
- TOTAL ACREAGE: 1.76 AC.
  - TOTAL ACREAGE IN LOTS: 0.65 AC.
  - TOTAL OPEN SPACE: 0.49 AC.
  - TOTAL IMPROVED OPEN SPACE: 0.49 AC.
  - AVERAGE LOT SIZE: 1232 s.f.
  - LARGEST LOT SIZE: 1232 s.f.
  - SMALLEST LOT SIZE: 1232 s.f.
  - OVERALL DENSITY: 13.1 LOTS/AC.
  - TOTAL # OF LOTS: 23 LOTS

### LOTS POINT OF BEGINNING LOCATED FROM POB AT COVE AT ROCK CREEK, PHASE 2

LOT	DISTANCE/BEARING
LOT 202-205	281.24/N 30°21'29" W
LOT 206-210	172.40/N 11°03'53" W
LOT 211-216	160.06/N 04°36'34" E
LOT 217-220	127.14/N 39°39'53" W
LOT 221-224	243.64/N 47°34'18" W

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C200	187.64	680.00	15°48'37"	N13°01'17"E	187.05
C201	13.25	15.00	50°36'53"	S30°25'25"W	12.82
C202	22.38	60.00	21°22'03"	N45°02'50"E	22.25
C203	13.27	15.00	50°42'13"	N59°42'55"E	12.85
C204	77.92	705.00	6°19'57"	N81°54'03"E	77.88

### QUESTAR GAS COMPANY

Questar approves this plot solely for the purposes of confirming that the plot 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 plot, 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 6 day of August, 2015. Questar Gas Company  
By Quincy Eldridge  
Title Per-Consent

### ROCKY MOUNTAIN POWER

Pursuant to Utah Code Ann § 54-3-27 this plot conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plot and approves this plot solely for the purpose of confirming that the plot 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:

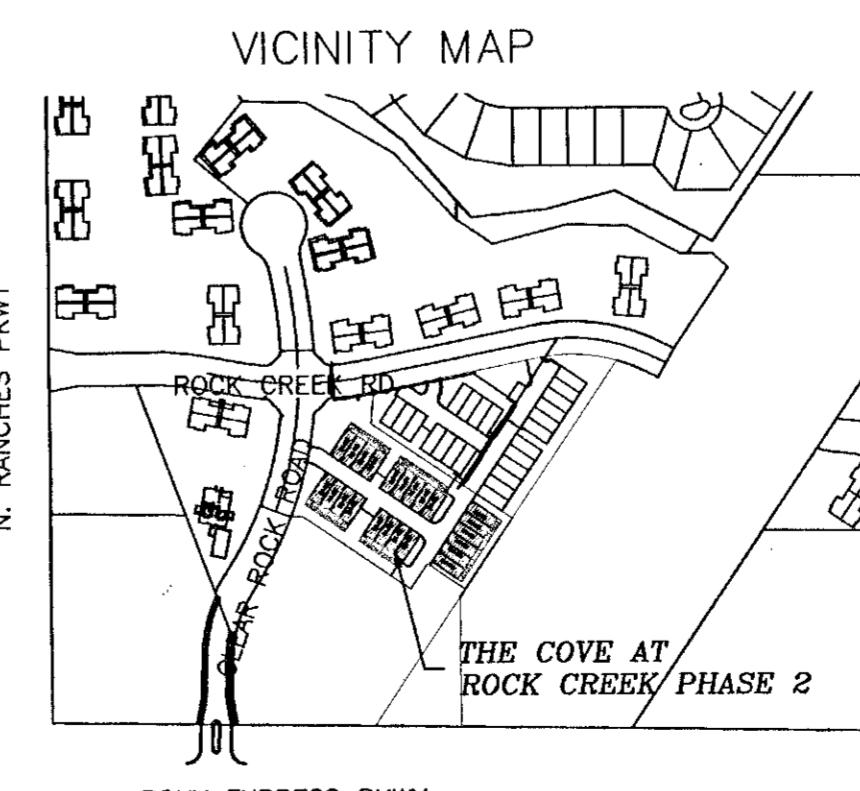
- A recorded easement or right-of-way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- Any other provision of law

Approved this 9/6/15 DATE  
By [Signature]  
Title Per-Consent

### 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.

Approved this 8-16-15 DATE  
By [Signature]  
Title Per-Consent



### 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

Part of the South Half of Section 20, Township 5 South, Range 1 West of the Salt Lake Baseline and Meridian described as follows:

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 17.83 feet to the POINT OF BEGINNING and running

thence N 56°01'41" W 83.48 feet;  
thence S 33°58'19" W 55.17 feet;  
thence N 56°01'41" W 235.61 feet;  
thence S 90°00'00" W 22.54 feet;

thence along the boundary of said Rock Creek Condominiums, Phase 1 the next seven courses:

- thence northerly, a distance of 187.64 feet along a non tangent curve to the left of which the radius point lies N69°04'24"W a radius of 680.00 feet, and having a central angle of 15°48'37" and a chord that bears N13°01'17"E 187.05 feet;
- thence northeasterly, a distance of 13.25 feet along a reverse curve to the right having a radius of 15.00 feet and a central angle of 50°36'53" and a chord that bears N30°25'25"E 12.82 feet;
- thence northeasterly, a distance of 22.38 feet along a reverse curve to the left having a radius of 60.00 feet and a central angle of 21°22'03" and a chord that bears N45°02'50"E 22.25 feet;
- thence northeasterly, a distance of 13.27 feet along a reverse curve to the right having a radius of 15.00 feet and a central angle of 50°42'13" and a chord that bears N59°42'55"E 12.85 feet;

to the boundary of Rock Creek Condominiums, Phase 2;

thence along the boundary of said Rock Creek Condominiums, Phase 2 easterly, a distance of 77.92 feet along a reverse curve to the left having a radius of 705.00 feet and a central angle of 06°19'57" and a chord that bears N81°54'03"E 77.88 feet;

thence along the boundary of The Cove at Rock Creek Phase 1 - Amended the next two courses:

- thence S 05°43'17" W 57.67 feet;
- thence S 56°01'41" E 310.50 feet;

thence S 33°58'19" W 154.50 feet to the point of beginning, containing 1.76 acres.

### 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.

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

Map # 14727  
EIT 74544-2015 Map # 14727  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 Aug 17 2:48 PM FEE \$3.00 BY SD  
RECORDED FOR EAGLE MOUNTAIN CITY

### LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF DAVIS ss

On this 6 day of August 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 5/1/19 NOTARY PUBLIC RESIDING AT Morgan County

### 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 THE PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS 6 DAY OF August, A.D. 2015

APPROVED BY MAYOR [Signature] APPROVED BY CITY ATTORNEY [Signature]  
ATTEST: [Signature]  
APPROVED BY CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

**THE COVE AT ROCK CREEK, PHASE 2**  
PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASELINE AND MERIDIAN EAGLE MOUNTAIN, UTAH

**ALLIANCE CONSULTING ENGINEERS**  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
allianceclogan@yahoo.com

EAGLE MOUNTAIN CITY COUNCIL  
APPROVED THIS 7 DAY OF August A.D., 2015 BY THE EAGLE MOUNTAIN CITY COUNCIL  
EAGLE MOUNTAIN, MAYOR

EAGLE MOUNTAIN CITY ATTORNEY  
APPROVED THIS 7 DAY OF August A.D., 2015 BY THE CITY ENGINEER.  
EAGLE MOUNTAIN CITY ATTORNEY

SURVEYORS SEAL: Brian G. Lyon, No. 275617, State of Utah, 8/6/15

NOTARY PUBLIC SEAL: Travis S. Taylor, No. 68272, Commission Expires May 1, 2019, State of Utah

CITY ENGINEERS SEAL: Christopher Todd, No. 26142, Trusty, State of Utah

CLERK-RECORDER SEAL: Eagle Mountain City, State of Utah

SEC. 20-S-14 70-088