

THE COVE AT ROCK CREEK, PLAT 3

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

NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY TRAVIS TAYLOR
2. 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 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.
3. 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.
4. 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.
5. 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
301	3607 E. SAPPHIRE CREEK LANE	1232 s.f.
302	3611 E. SAPPHIRE CREEK LANE	1232 s.f.
303	3615 E. SAPPHIRE CREEK LANE	1232 s.f.
304	3623 E. SAPPHIRE CREEK LANE	1232 s.f.
305	3627 E. SAPPHIRE CREEK LANE	1232 s.f.
306	3631 E. SAPPHIRE CREEK LANE	1232 s.f.
307	3635 E. SAPPHIRE CREEK LANE	1232 s.f.
308	8080 N. ROCK CREEK COVE LANE	1232 s.f.
309	8076 N. ROCK CREEK COVE LANE	1232 s.f.
310	8072 N. ROCK CREEK COVE LANE	1232 s.f.
311	8068 N. ROCK CREEK COVE LANE	1232 s.f.
312	8064 N. ROCK CREEK COVE LANE	1232 s.f.
313	8060 N. ROCK CREEK COVE LANE	1232 s.f.
314	8056 N. ROCK CREEK COVE LANE	1232 s.f.
315	8052 N. ROCK CREEK COVE LANE	1232 s.f.
316	8048 N. ROCK CREEK COVE LANE	1232 s.f.
317	8044 N. ROCK CREEK COVE LANE	1232 s.f.
318	3632 E. SAPPHIRE CREEK LANE	1232 s.f.
319	3628 E. SAPPHIRE CREEK LANE	1232 s.f.
320	3624 E. SAPPHIRE CREEK LANE	1232 s.f.
321	3618 E. SAPPHIRE CREEK LANE	1232 s.f.
322	3614 E. SAPPHIRE CREEK LANE	1232 s.f.
323	3610 E. SAPPHIRE CREEK LANE	1232 s.f.
324	3606 E. SAPPHIRE CREEK LANE	1232 s.f.
325	3605 E. RUBY LANE	1232 s.f.
326	3601 E. RUBY LANE	1232 s.f.
327	3597 E. RUBY LANE	1232 s.f.
328	3593 E. RUBY LANE	1232 s.f.
329	3624 E. RUBY LANE	1232 s.f.
330	3620 E. RUBY LANE	1232 s.f.
331	3616 E. RUBY LANE	1232 s.f.
332	3612 E. RUBY LANE	1232 s.f.
333	3604 E. RUBY LANE	1232 s.f.
334	3600 E. RUBY LANE	1232 s.f.
335	3596 E. RUBY LANE	1232 s.f.
336	3592 E. RUBY LANE	1232 s.f.

TABULATIONS

1. TOTAL ACREAGE: 3.13 AC.
2. TOTAL ACREAGE IN LOTS: 1.02 AC.
3. TOTAL OPEN SPACE: 0.70 AC.
4. TOTAL IMPROVED OPEN SPACE: 0.70 AC.
5. AVERAGE LOT SIZE: 1232 s.f.
6. LARGEST LOT SIZE: 1232 s.f.
7. SMALLEST LOT SIZE: 1232 s.f.
8. OVERALL DENSITY: 11.5 LOTS/AC.
9. TOTAL # OF LOTS: 36 LOTS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C300	126.62	220.00	32°58'39"	S17°20'01"W	124.88
C301	39.20	280.00	8°01'16"	S29°48'43"W	39.17
C302	139.55	620.00	12°53'45"	N27°22'28"E	139.25
C304	146.30	650.00	12°53'45"	N27°22'28"E	145.99
C305	65.37	250.00	14°58'53"	S26°19'54"W	65.18
C306	153.05	680.00	12°53'45"	N27°22'28"E	152.73

LOTS POINT OF BEGINNING LOCATED FROM POB AT COVE AT ROCK CREEK, PHASE 3

LOT	DISTANCE/BEARING
LOT 301-303	400.03/N 34°33'35" W
LOT 304-307	292.55/N 25°58'53" W
LOT 308-313	292.67/N 11°49'00" W
LOT 314-317	217.40/N 40°48'25" W
LOT 318-320	260.38/N 42°36'48" W
LOT 321-324	345.60/N 45°57'11" W
LOT 325-328	347.00/N 61°55'33" W
LOT 329-332	220.41/N 69°19'28" W
LOT 333-336	324.08/N 75°48'59" W

Questar approves this plat solely for the purposes 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 April, 2016. Questar Gas Company
By: *Travis Taylor*
Title: *Pre-Construction*

ROCKY MOUNTAIN POWER

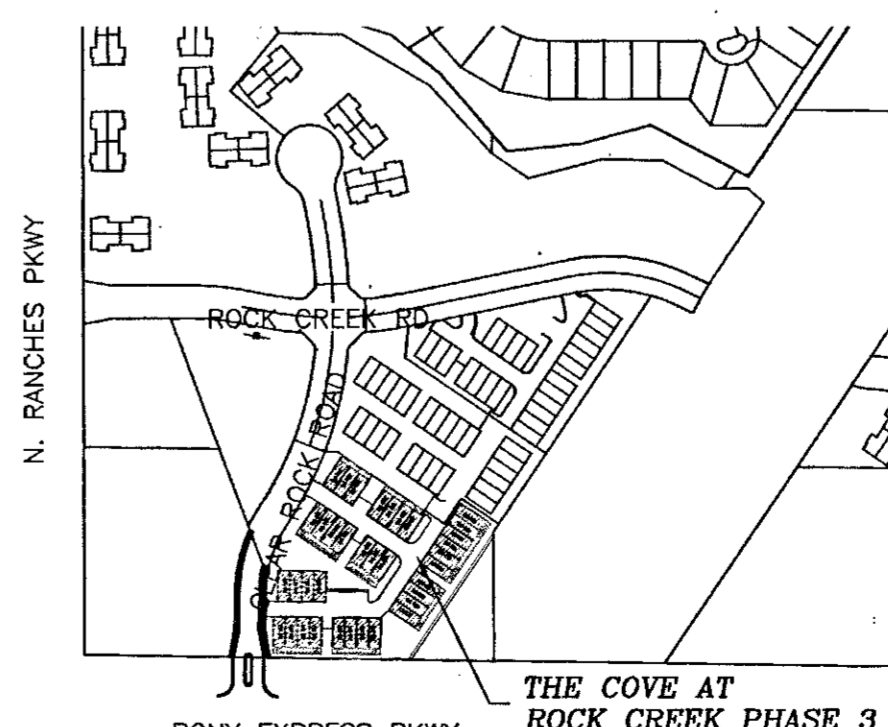
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described 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 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law
- Del Edwards* Sr. estimator 4/12/16
ROCKY MOUNTAIN POWER DATE

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.

Chy McLean 4-12-2016
DIRECT COMMUNICATIONS DATE

VICINITY MAP



LEGEND

SECTION CORNER

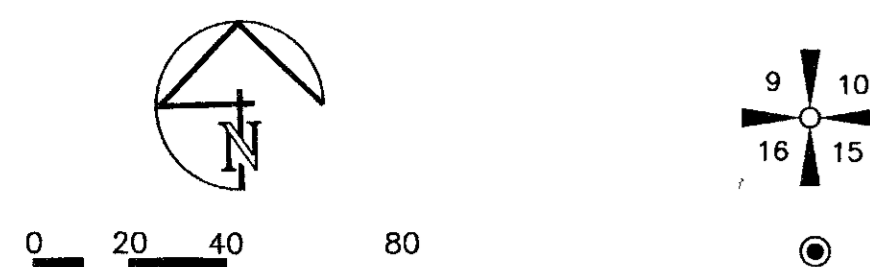
SET 5/8"x24" REBAR w/ CAP #275617

BOUNDARY LINE AND TEXT

PRIVATE

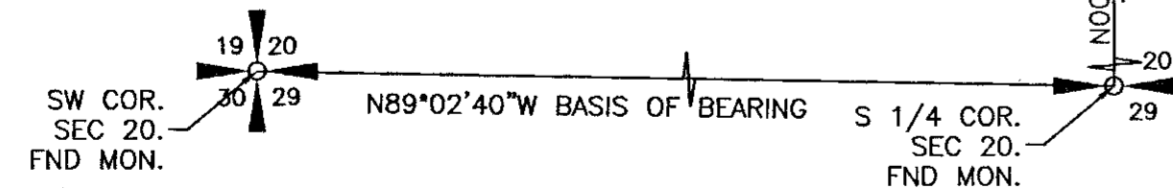
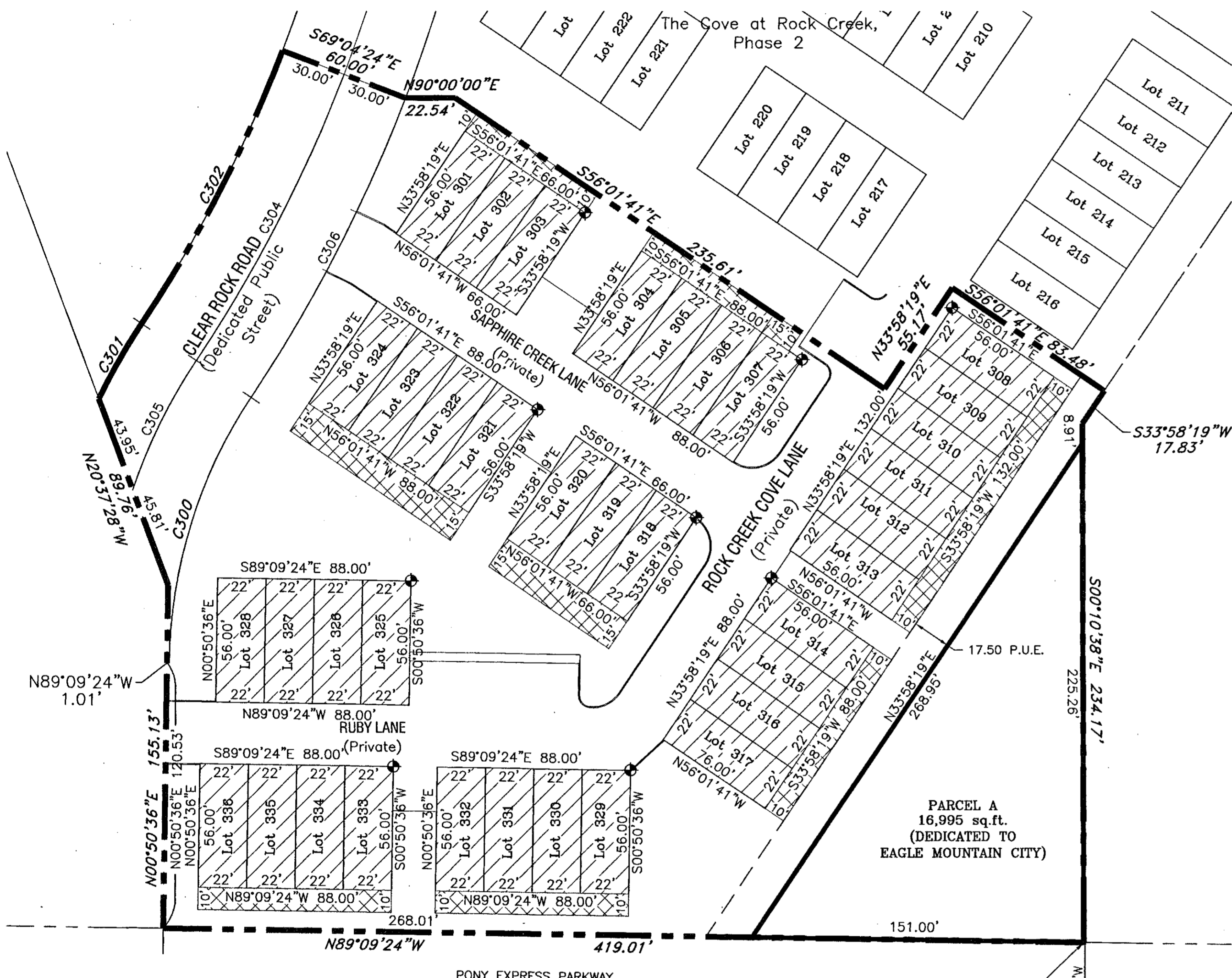
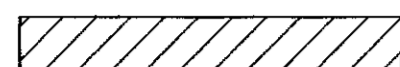
COMMON AREA (SEE NOTE 5)

LIMITED COMMON AREA (SEE NOTE 4)



SCALE: 1"=40' (24x36 PLAN SET)

589°39'48"E



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 PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. 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 Base and Meridian described as follows:
Commencing at the South Quarter Corner of Section 20, Township 5 South, Range 1 West of the Salt Lake Base and Meridian (from which the Southwest Corner of said Section 20 bears N89°02'40"W) thence N00°11'30"W 123.60 feet to the point of beginning and running

- thence N 89°09'24" W 419.01 feet;
thence N 00°50'36" E 155.13 feet;
thence N 20°37'28" W 89.76 feet to the boundary of Rock Creek Condominiums, Phase 1;
thence along the boundary of said Rock Creek Condominiums, Phase 1 the next three courses:
- 1) thence northeasterly, a distance of 39.20 feet along a non tangent curve to the right (radius point lies S64°11'55"E) with a radius of 280.00 feet and having a central angle of 08°01'16" and a chord that bears N29°48'43"E 39.17 feet;
 - 2) thence northeasterly, a distance of 139.55 feet along a reverse curve to the left having a radius of 620.00 feet and a central angle of 12°53'45" and a chord that bears N27°22'28"E 139.25 feet;
 - 3) thence S 69°04'24" E 60.00 feet;
- thence along the boundary of the Cove at Rock Creek, Phase 2 the next four courses:
- 1) thence N 90°00'00" E 22.54 feet;
 - 2) thence S 56°01'41" E 235.61 feet;
 - 3) thence N 33°58'19" E 55.17 feet;
 - 4) thence S 56°01'41" E 83.48 feet;
- thence S 33°58'19" W 17.83 feet;
thence S 00°10'38" E 234.17 feet;
to the point of beginning containing 3.13 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.

Stan T. Rowlan 4/12/16
Stan T. Rowlan - Manager
The Cove at Rock Creek, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF DAVIS } ss
On this 12 day of April, A.D. 2016, 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, UT

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS 12 DAY OF May, A.D. 2016.

MAYOR CITY RECORDER (See Seal Below)

THE COVE AT ROCK CREEK, PLAT 3

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

SURVEYORS SEAL BRIAN G. LYON 4/7/16 STATE OF UTAH	NOTARY PUBLIC SEAL TRAVIS S. TAYLOR 682722 COMMISSION EXPIRES MAY 1, 2019 STATE OF UTAH	CITY ENGINEERS SEAL CHRISTOPHER TOOD TRUSTY STATE OF UTAH	CLERK-RECORDER SEAL EAGLE MOUNTAIN CITY STATE OF UTAH
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AE ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceclogan@yahoo.com

EAGLE MOUNTAIN CITY ATTORNEY
APPROVED THIS 13 DAY OF APRIL, 2016, BY THE CITY ENGINEER.
EAGLE MOUNTAIN CITY ATTORNEY

2016 MAY 05 5:00 PM FEE 60.00 BY SS RECORDED FOR EAGLE MOUNTAIN CITY