SILVERLAKE PLAT "25"

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

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.44	15.00	89°31'34"	21.13	S44°34'27"E
C2	12.35	15.00	47°10'00"	12.00	S24°14'46"W
C3	12.35	15.00	47°10'00"	12.00	N22°55'14"W
C4	12.35	15.00	47°10'00"	12.00	S24°14'46"W
C5	12.35	15.00	47°10'00"	12.00	N22°55'14"W
C6	12.35	15.00	47°10'00"	12.00	S24°14'46"W

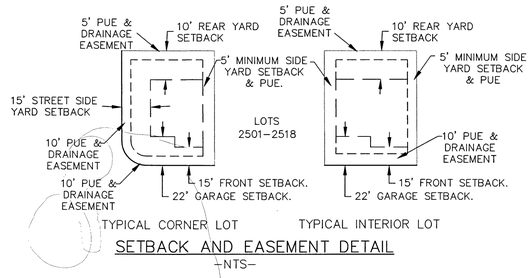
Line Table		
Line #	Length	Direction
L1	21.00	N00°39'46"E
L2	20.00	S89°20'14"E
L3	21.00	N00°39'46"E
L4	20.00	S89°20'14"E
L5	21.00	N00°39'46"E
L6	20.00	S89°20'14"E

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.

LAND USE	
ACREAGE:	4.436 acres
ACREAGE IN LOTS:	3.50 acres
ACREAGE IN ROADS:	0.937 acres
LOTS:	43 LOTS
AVE. LOT:	3,545 SQ. FT.
UNIT DENSITY:	9.69 LOTS PER ACRE

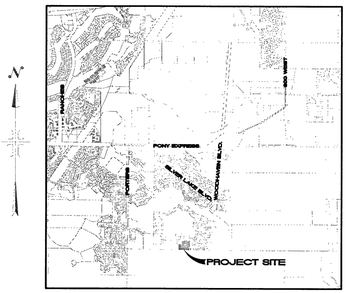
0 40 80 120

SCALE: 1" = 40'



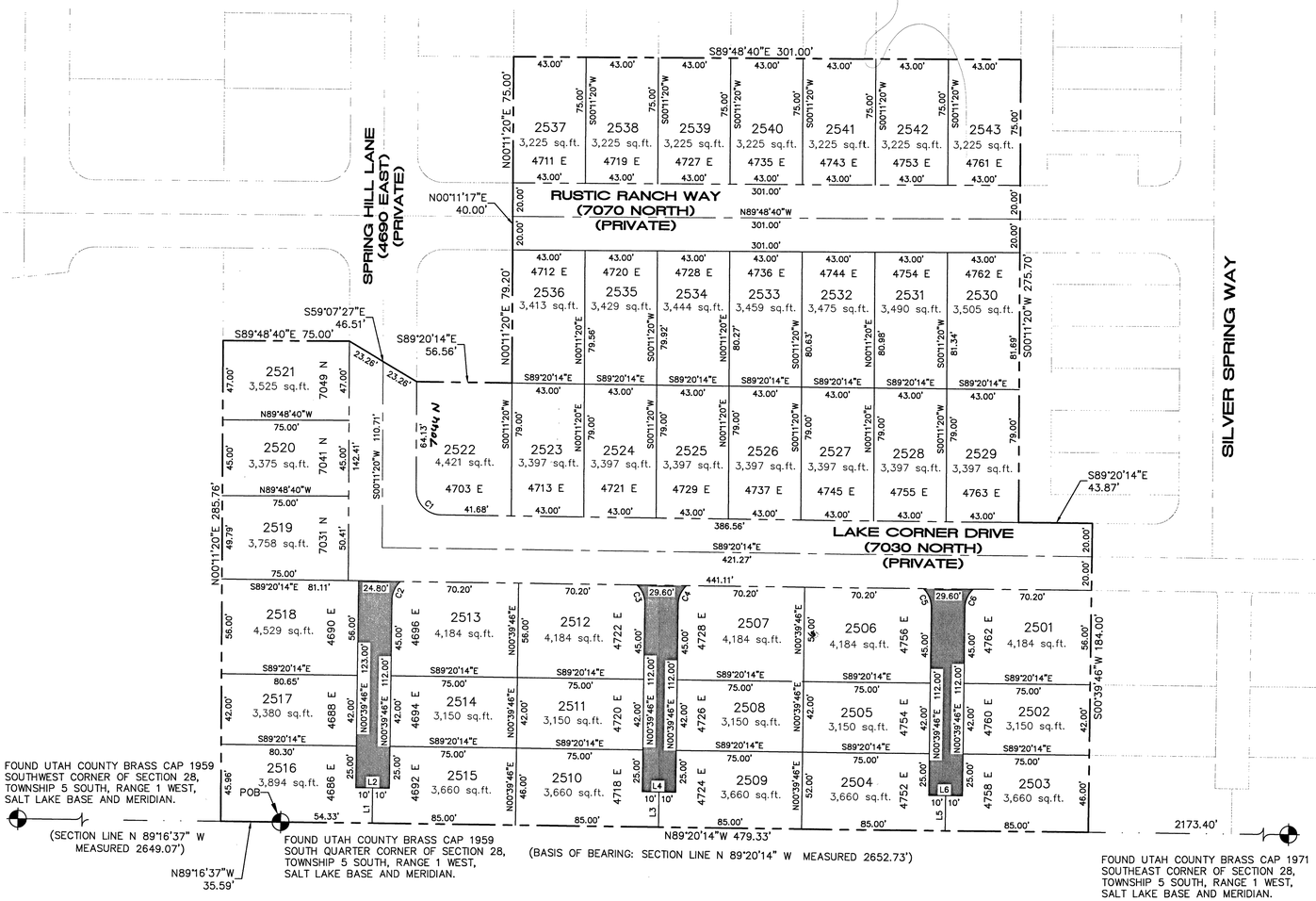
SETBACK AND EASEMENT DETAIL

-NTS-



VICINITY MAP

NTS



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

(SECTION LINE N 89°16'37" W MEASURED 2649.07')

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

(BASIS OF BEARING: SECTION LINE N 89°20'14" W MEASURED 2652.73')

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

FOUND SECTION CORNER

LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)

BOUNDARY

SECTION LINE

ROAD CENTER LINE

EASEMENT LINE

17310

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion 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 of 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 Dominion's right-of-way department at 1-800-366-8532

Approved this 17 day of September 2020 Dominion Gas Company

By: Beverly Edwards Title: Pre-Con

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

Beverly Edwards 9/16/20

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.

Wayne Clifford 9/16/2020

DIRECT COMMUNICATIONS DATE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
37 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 "25" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°16'37" West 35.59 feet along the section line; thence North 00°11'20" East 285.76 feet; thence South 89°48'40" East 75.00 feet; thence South 59°07'27" East 46.51 feet; thence South 89°20'14" East 56.56 feet; thence North 00°11'20" East 79.20 feet; thence North 00°11'17" East 40.00 feet; thence North 00°11'20" East 75.00 feet; thence South 89°48'40" East 301.00 feet; thence South 00°11'20" West 275.70 feet; thence South 89°20'14" East 43.87 feet; thence South 00°39'46" West 184.00 feet; thence North 89°20'14" West 479.33 feet along the section line to the point of beginning.

Parcel contains: 4.436 acres more or less.

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)

Sept 15, 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. PURSUANT TO UTAH CODE 10-9A-604(6), THE OWNER CONVEYS THE COMMON AREA, AS INDICATED HERON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION P.O. BOX 179 LEHI, UT 84043

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
Nate Hutchinson President, Rockcross Development, Inc	9/16/2020

ACKNOWLEDGEMENT

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

On the 16th day of September 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 10.10.22

NOTARY PUBLIC SIGNATURE

707762

COMMISSION NUMBER

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 23rd day of September 2020

Donna Burnham
APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST: CITY RECORDER
(See Seal Below)

PLAT "25"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

RECORDING INFORMATION
ENTRY NO. 178128:2020 MAP # 17310
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 05 2:20 pm FEE 136.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CONSULTING ENGINEER SEAL	CLERK-RECORDED SEAL
PROFESSIONAL LAND SURVEYOR 9-15-20 No. 5152741 TRAVIS TRANE STATE OF UTAH	RACHEL WILSON NOTARY PUBLIC • STATE OF UTAH My Commission Expires October 10, 2022 COMMISSION NUMBER 707762	PROFESSIONAL ENGINEER No. 8170328 STATE OF UTAH EXPIRY 9-22-20	

Sec 24, T5S, R1W
TV-038