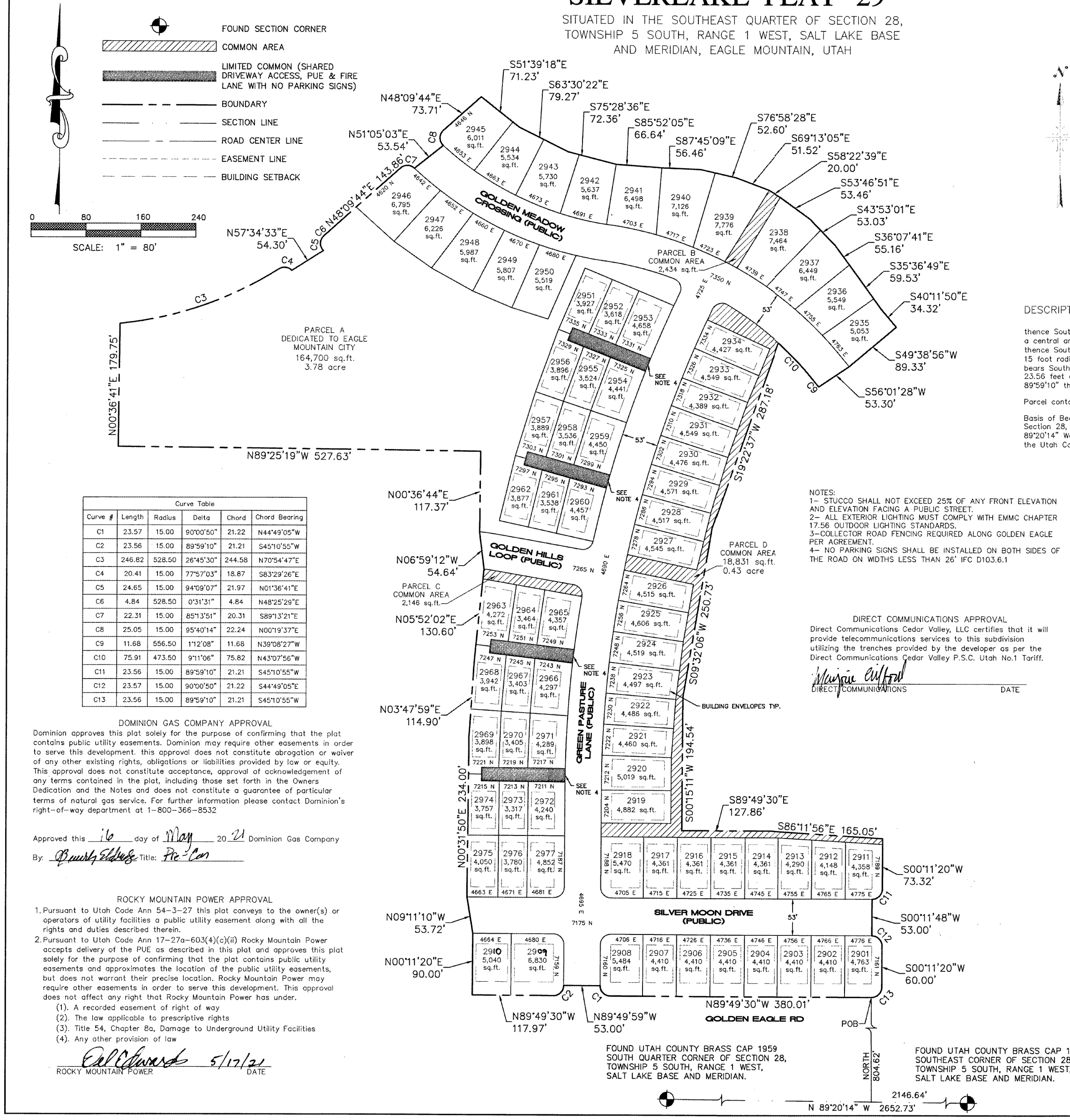
SILVERLAKE PLAT "29"

SITUATED IN THE SOUTHEAST QUARTER 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	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C2	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C3	246.82	528.50	26°45'30"	244.58	N70°54'47"E
C4	20.41	15.00	77°57'03"	18.87	S83°29'26"E
C5	24.65	15.00	94°09'07"	21.97	N01°36'41"E
C6	4.84	528.50	0°31'31"	4.84	N48°25'29"E
C7	22.31	15.00	85°13'51"	20.31	S89°13'21"E
C8	25.05	15.00	95°40'14"	22.24	N00°19'37"E
C9	11.68	556.50	1°12'08"	11.68	N39°08'27"W
C10	75.91	473.50	9°11'06"	75.82	N43°07'56"W
C11	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C12	23.57	15.00	90°00'50"	21.22	S44°49'05"E
C13	23.56	15.00	89°59'10"	21.21	S45°10'55"W

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 16 day of May 20 21 Dominion Gas Company

By: [signature] 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

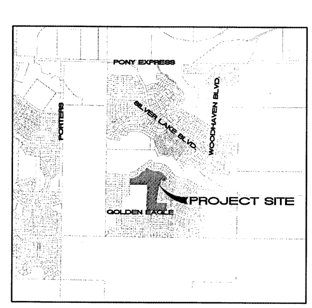
[signature] 5/17/21
ROCKY MOUNTAIN POWER — DATE

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.
3-COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE PER AGREEMENT.
4- NO PARKING SIGNS SHALL BE INSTALLED ON BOTH SIDES OF THE ROAD ON WIDTHS LESS THAN 26' IFC D103.6.1

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.

[signature]
DIRECT COMMUNICATIONS — DATE



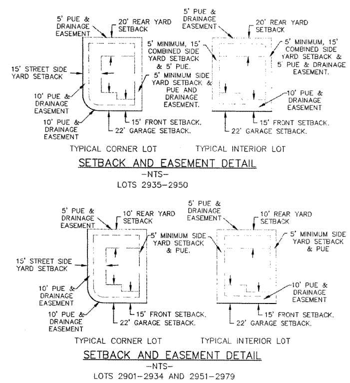
VICINITY MAP
NTS

DESCRIPTION CONTINUED

thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet; thence South 00°11'48" West 53.00 feet; thence Southeasterly 23.57 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears South 44°49'05" East 21.22 feet; thence South 00°11'20" West 60.00 feet; Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet to the point of beginning.

Parcel contains: 15.84 acres

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)



LAND USE	
ACREAGE:	15.84 acres
ACREAGE IN LOTS:	8.35 acres
ACREAGE IN ROW:	3.18 acres
ACREAGE OPEN SPACE:	4.34 acres
SINGLE FAMILY LOTS:	77 LOTS
UNIT DENSITY:	4.98 LOTS PER ACRE

17777 Sheet 1 of 2

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 "29" 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 2146.64 feet along the section line and North 804.62 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°49'30" West 380.01 feet; thence Northwesterly 23.57 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears North 44°49'05" West 21.22 feet; thence North 89°49'59" West 53.00 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet; thence North 89°49'30" West 117.97 feet; thence North 00°11'20" East 90.00 feet; thence North 09°11'10" West 53.72 feet; thence North 00°31'50" East 234.00 feet; thence North 03°47'59" East 114.90 feet; thence North 05°52'02" East 130.60 feet; thence North 06°59'12" West 54.64 feet; thence North 00°36'44" East 117.37 feet; thence North 89°25'19" West 527.63 feet; thence North 00°36'41" East 179.75 feet; thence Northeasterly 246.82 feet along the arc of a 528.50 foot radius curve to the left, through a central angle of 26°45'30" the chord of which bears North 70°54'47" East 244.58 feet; thence Easterly 20.41 feet along the arc of a 15 foot radius curve to the right, through a central angle of 77°57'03" the chord of which bears South 83°29'26" East 18.87 feet; thence North 57°34'33" East 54.30 feet; thence Northerly 24.65 feet along the arc of a 15 foot radius curve to the right, through a central angle of 94°09'07" the chord of which bears North 01°36'41" East 21.97 feet; thence Northeasterly 4.85 feet along the arc of a 528.5 foot radius curve to the left, through a central angle of 00°31'31" the chord of which bears North 48°25'29" East 4.85 feet; thence North 48°09'44" East 143.86 feet; thence Easterly 22.31 feet along the arc of a 15 foot radius curve to the right, through a central angle of 85°13'51" the chord of which bears South 89°13'21" East 20.31 feet; thence North 51°05'03" East 53.54 feet; thence Northerly 25.05 feet along the arc of a 15 foot radius curve to the right, through a central angle of 95°40'14" the chord of which bears North 00°19'37" East 22.24 feet; thence North 48°09'44" East 73.71 feet; thence South 51°39'18" East 71.23 feet; thence South 63°30'22" East 79.27 feet; thence South 75°28'36" East 72.36 feet; thence South 85°52'05" East 66.64 feet; thence South 87°45'09" East 56.46 feet; thence South 76°58'28" East 52.60 feet; thence South 69°13'05" East 51.52 feet; thence South 58°22'39" East 20.00 feet; thence South 53°46'51" East 53.46 feet; thence South 43°53'01" East 53.03 feet; thence South 36°07'41" East 55.16 feet; South 35°36'49" East 59.53 feet; thence South 40°11'50" East 34.32 feet; thence South 49°38'56" West 89.33 feet; thence South 56°01'28" West 53.30 feet; thence Northwesterly 11.68 feet along the arc of a 556.50 foot radius curve to the right, through a central angle of 01°12'08" the chord of which bears North 39°08'27" West 11.68 feet; thence Northwesterly 75.91 feet along the arc of a 473.50 foot radius curve to the left, through a central angle of 09°11'06" the chord of which bears North 43°07'56" West 75.82 feet; thence South 19°22'37" West 287.18 feet; thence South 09°32'06" West 250.73 feet; thence South 00°15'11" West 194.54 feet; thence South 89°49'30" East 127.86 feet; thence South 86°11'56" East 165.05 feet; thence South 00°11'20" West 73.32 feet;

DESCRIPTION CONTINUED ON PLAT

May 12, 2021 — DATE
[signature] — 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(1d) THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HERON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):

PRINTED NAME OF OWNER: Peter Evans / Nate Hutchinson, President, Rockcress Development, Inc

AUTHORIZED SIGNATURE(S): [signatures] June 8, 2021

ACKNOWLEDGEMENT

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

On the 8 day of June, 2021, 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 3/9/24 — NOTARY PUBLIC SIGNATURE [signature]

711066 — COMMISSION NUMBER — Fionnuala B. Kofoed — 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 the public purposes for the perpetual use of the public this 7 day of June, 2021.

[signature] APPROVED BY MAYOR — [signature] APPROVED BY CITY ATTORNEY

[signature] APPROVED BY CITY ENGINEER (See Seal Below) — [signature] ATTEST BY CITY RECORDER (See Seal Below)

PLAT "29"
SHEET 1 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

17777
ENT 119047:2021 Map # 17777
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 06 11:31 am FEE 262.00 BY TP
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR SEAL: PROFESSIONAL LAND SURVEYOR No. 5152741 TRAVIS TRANE 5-12-21 STATE OF UTAH — NOTARY PUBLIC SEAL: FIONNUALA B KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION# 711066 COMM. EXP. 03-09-2024 — CITY-COUNTY ENGINEER SEAL: PROFESSIONAL ENGINEER No. 286652 CHRISTOPHER TODD TRINITY STATE OF UTAH — CLERK-RECORDED SEAL

Sec 28, T5S, R1W SLB&M TU038 G-T