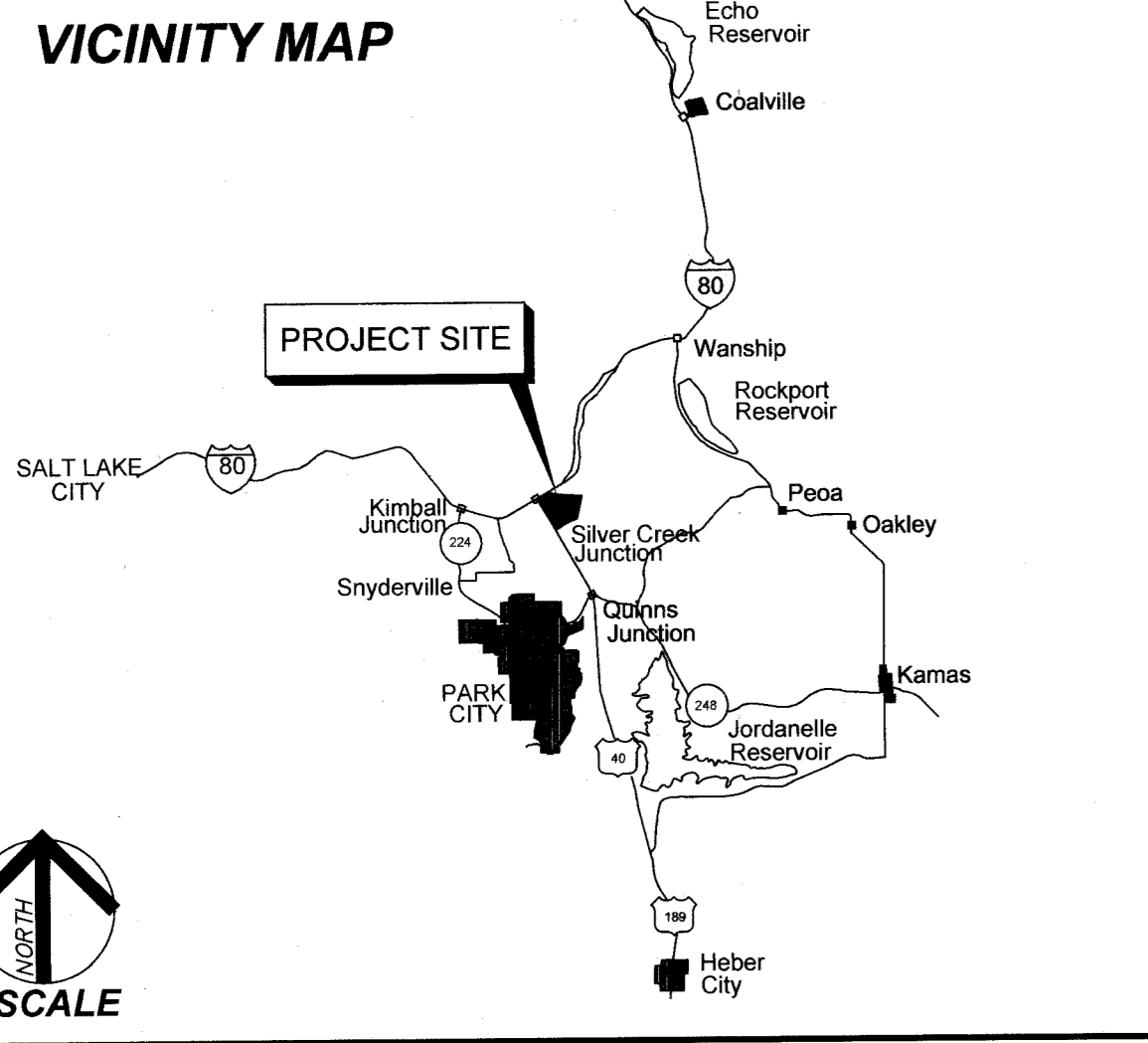


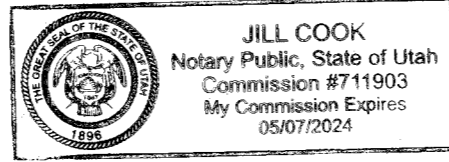
VICINITY MAP



CONSENT TO RECORD
THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT

NOTARY PUBLIC ACKNOWLEDGEMENT
THE SIGNER(S) OF THE ABOVE INSTRUMENT PERSONALLY APPEARED BEFORE ME THIS 3 DAY OF November, 2020

SILVER CREEK VILLAGE CENTER
LOT 13 & LOT 16 SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH



OWNER'S DEDICATION AND CONSENT TO RECORD
Know all by these presents that CW Larsen Village LLC, the undersigned owner of the described tracts of land, having caused the same to be subdivided into lots and streets to hereafter be known as: Silver Creek Village Center Lot 13 & Lot 16 Subdivision

ACKNOWLEDGMENT
State of Utah
County of Davis
The foregoing Plat was acknowledged before me this 19 day of August, 2020 by Colin H. Wright, the Manager of CW LARSEN VILLAGE LLC, a Utah Limited Liability Corporation, on behalf of the Company.

LIEN HOLDER'S CONSENT TO RECORD
State of \_\_\_\_\_
County of \_\_\_\_\_
The undersigned lien holder hereby consents to the recordation of this plat.
COMPANY: Mountain West REIT BY: [Signature]
NAME & TITLE: Manager
The foregoing consent to record was acknowledged before me this 18 day of Aug, 2020.

CONSENT TO RECORD
State of \_\_\_\_\_
County of \_\_\_\_\_
The undersigned beneficiary of a deed of trust hereby consents to the recordation of this plat.
COMPANY: \_\_\_\_\_ BY: \_\_\_\_\_
NAME & TITLE: \_\_\_\_\_
The foregoing consent to record was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

- PLAT NOTES:
1. Lot 13 of the Silver Creek Village Center Subdivision corresponds to Parcel 1.1, 1.2, 1.3, 8.1, 8.2 and 8.3 of the Development Agreement for Silver Creek Village Specially Planned Area...
2. Lot 16 of the Silver Creek Village Center Lot 16 Subdivision corresponds to Parcel 3.1, 4.1, 4.2, 6.2 & 6.3 of the Development Agreement for Silver Creek Village Specially Planned Area...
3. See Silver Creek Village Center Subdivision, Entry number 1066785, recorded April 04, 2017 in the office of the Summit County Recorder.

LEGAL DESCRIPTION:
All of Lot 13 & Lot 16 of the Silver Creek Village Center Subdivision, Entry number, recorded April 04, 2017 in the office of the Summit County Recorder. The two tracts of land being located in the Northwest quarter of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

SURVEYOR'S CERTIFICATE:
I, MICHAEL W. PURDY, do hereby certify that I am a Professional Land Surveyor, and that I hold license number 334571 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as: SILVER CREEK VILLAGE CENTER LOT 13 & LOT 16 SUBDIVISION.



CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive, St. George, UT 84770
Cell (435) 619-5528
mike.cpsurveying@gmail.com

S.B.S.R.D.
THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.
DATE: 8-11-20

COUNTY ASSESSOR
REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 30 DAY OF September 2020.

PARK CITY FIRE SERVICE DISTRICT
THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.
DATE: Aug. 26, 2020

COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.
DATE: 2-09-2020

GOVERNING BODY APPROVAL AND ACCEPTANCE
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14.

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 6th DAY OF November, 2020.

RECORDED
ENTRY NO 1147487 Fee \$194.00
STATE OF UTAH COUNTY OF SUMMIT
DATE 11/3/2020 TIME 3:39 PM
RECORDED AND FILED AT THE REQUEST OF: CW Land Co LLC
Priscilla Hanson-Reardon COUNTY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 6th DAY OF October 2020
BY: [Signature]
TITLE: 2nd Ward GIS Director

QUESTAR GAS COMPANY
d/b/a DOMINION ENERGY UTAH
APPROVED THIS 14 DAY OF Aug, 20
BY: [Signature]
TITLE: Pro Const. Spec.

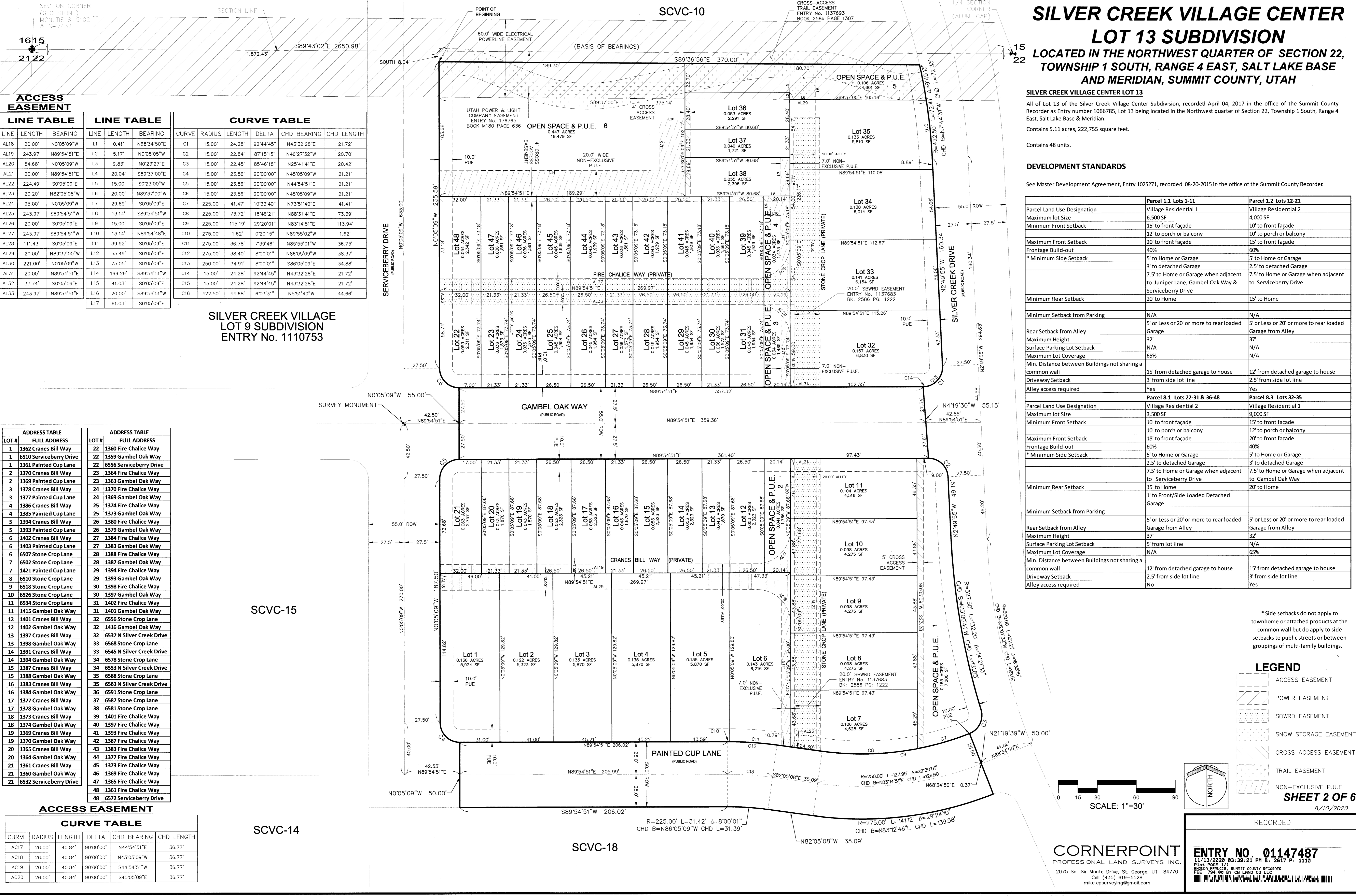
ROCKY MOUNTAIN POWER
SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.
BY: [Signature]
AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

MOUNTAIN REGIONAL WATER DISTRICT
ACCEPTED THIS 10th DAY OF September, 2020 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.
BY: [Signature]
AUTHORIZED AGENT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 4th DAY OF September, 2020.
BY: [Signature]

SCALE: 1"=300'





# SILVER CREEK VILLAGE CENTER

## LOT 13 SUBDIVISION

### LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

**SILVER CREEK VILLAGE CENTER LOT 13**

All of Lot 13 of the Silver Creek Village Center Subdivision, recorded April 04, 2017 in the office of the Summit County Recorder as Entry number 1066785, Lot 13 being located in the Northwest quarter of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

Contains 5.11 acres, 222,755 square feet.

Contains 48 units.

#### DEVELOPMENT STANDARDS

See Master Development Agreement, Entry 1025271, recorded 08-20-2015 in the office of the Summit County Recorder.

Parcel Land Use Designation	Parcel 1.1 Lots 1-11	Parcel 1.2 Lots 12-21
Maximum lot Size	Village Residential 1 6,500 SF	Village Residential 2 4,000 SF
Minimum Front Setback	15' to front façade	10' to front façade
Maximum Front Setback	12' to porch or balcony	10' to porch or balcony
Frontage Build-out	20' to front façade	15' to front façade
* Minimum Side Setback	40%	60%
	5' to Home or Garage	5' to Home or Garage
	3' to detached Garage	2.5' to detached Garage
	7.5' to Home or Garage when adjacent to Juniper Lane, Gambel Oak Way & Serviceberry Drive	7.5' to Home or Garage when adjacent to Serviceberry Drive
Minimum Rear Setback	20' to Home	15' to Home
Minimum Setback from Parking	N/A	N/A
Rear Setback from Alley	5' or Less or 20' or more to rear loaded Garage	5' or Less or 20' or more to rear loaded Garage from Alley
Maximum Height	32'	37'
Surface Parking Lot Setback	N/A	N/A
Maximum Lot Coverage	65%	N/A
Min. Distance between Buildings not sharing a common wall	15' from detached garage to house	12' from detached garage to house
Driveway Setback	3' from side lot line	2.5' from side lot line
Alley access required	Yes	Yes
	<b>Parcel 8.1 Lots 22-31 &amp; 36-48</b>	<b>Parcel 8.3 Lots 32-35</b>
Parcel Land Use Designation	Village Residential 2	Village Residential 1
Maximum lot Size	3,500 SF	9,000 SF
Minimum Front Setback	42.55'	15' to front façade
	10' to porch or balcony	12' to porch or balcony
Maximum Front Setback	18' to front façade	20' to front façade
Frontage Build-out	60%	40%
* Minimum Side Setback	2.5' to Home or Garage	5' to Home or Garage
	2.5' to detached Garage	3' to detached Garage
	7.5' to Home or Garage when adjacent to Serviceberry Drive	7.5' to Home or Garage when adjacent to Gambel Oak Way
Minimum Rear Setback	15' to Home	20' to Home
	1' to Front/Side Loaded Detached Garage	
Minimum Setback from Parking	5' or Less or 20' or more to rear loaded Garage from Alley	5' or Less or 20' or more to rear loaded Garage from Alley
Rear Setback from Alley	Garage from Alley	Garage from Alley
Maximum Height	37'	32'
Surface Parking Lot Setback	5' from lot line	N/A
Maximum Lot Coverage	N/A	65%
Min. Distance between Buildings not sharing a common wall	12' from detached garage to house	15' from detached garage to house
Driveway Setback	2.5' from side lot line	3' from side lot line
Alley access required	No	Yes

#### ACCESS EASEMENT

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
AL18	20.00'	N0°05'09"W	L1	0.41'	N68°34'50"E
AL19	243.97'	N89°54'51"W	L2	5.17'	N0°05'09"W
AL20	54.68'	N0°05'09"W	L3	9.83'	N0°23'27"E
AL21	20.00'	N89°54'51"E	L4	20.04'	S89°37'00"E
AL22	224.49'	S0°05'09"E	L5	15.00'	S0°23'00"W
AL23	20.20'	N82°05'08"W	L6	20.00'	N89°37'00"W
AL24	95.00'	N0°05'09"W	L7	29.69'	S0°05'09"E
AL25	243.97'	S89°54'51"W	L8	13.14'	S89°54'51"W
AL26	20.00'	S0°05'09"E	L9	15.00'	S0°05'09"E
AL27	243.97'	S89°54'51"W	L10	13.14'	N89°54'48"E
AL28	111.43'	S0°05'09"E	L11	39.92'	S0°05'09"E
AL29	20.00'	N89°37'00"W	L12	55.49'	S0°05'09"E
AL30	221.00'	N0°05'09"W	L13	75.05'	S0°05'09"E
AL31	20.00'	N89°54'51"E	L14	169.29'	S89°54'51"W
AL32	37.74'	S0°05'09"E	L15	41.03'	S0°05'09"E
AL33	243.97'	N89°54'51"E	L16	20.00'	S89°54'51"W
			L17	61.03'	S0°05'09"E

#### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C1	15.00'	24.28'	92°44'45"	N43°32'28"E	21.72'
C2	15.00'	22.84'	87°15'15"	N46°27'32"W	20.70'
C3	15.00'	22.45'	85°46'18"	N25°41'41"E	20.42'
C4	15.00'	23.56'	90°00'00"	N45°05'09"W	21.21'
C5	15.00'	23.56'	90°00'00"	N44°54'51"E	21.21'
C6	15.00'	23.56'	90°00'00"	N45°05'09"W	21.21'
C7	225.00'	41.47'	10°33'40"	N73°51'40"E	41.41'
C8	225.00'	73.72'	18°46'21"	N88°31'41"E	73.39'
C9	225.00'	115.19'	29°20'01"	N83°14'51"E	113.94'
C10	275.00'	1.62'	0°20'15"	N89°55'02"W	1.62'
C11	275.00'	36.78'	7°39'46"	N85°55'01"W	36.75'
C12	275.00'	38.40'	8°00'01"	N86°05'09"W	38.37'
C13	250.00'	34.91'	8°00'01"	S86°05'09"E	34.88'
C14	15.00'	24.28'	92°44'45"	N43°32'28"E	21.72'
C15	15.00'	24.28'	92°44'45"	N43°32'28"E	21.72'
C16	422.50'	44.68'	6°03'31"	N5°11'40"W	44.66'

#### ADDRESS TABLE

LOT #	FULL ADDRESS	LOT #	FULL ADDRESS
1	1362 Cranes Bill Way	22	1360 Fire Chalice Way
2	6510 Serviceberry Drive	23	1359 Gambel Oak Way
3	1361 Painted Cup Lane	24	6556 Serviceberry Drive
4	1370 Cranes Bill Way	25	1364 Fire Chalice Way
5	1369 Painted Cup Lane	26	1363 Gambel Oak Way
6	1378 Cranes Bill Way	27	1370 Fire Chalice Way
7	1377 Painted Cup Lane	28	1369 Gambel Oak Way
8	1386 Cranes Bill Way	29	1374 Fire Chalice Way
9	1385 Painted Cup Lane	30	1373 Gambel Oak Way
10	1394 Cranes Bill Way	31	1380 Fire Chalice Way
11	1393 Painted Cup Lane	32	1379 Gambel Oak Way
12	1402 Cranes Bill Way	33	1384 Fire Chalice Way
13	1403 Painted Cup Lane	34	1383 Gambel Oak Way
14	6507 Stone Crop Lane	35	1388 Fire Chalice Way
15	6502 Stone Crop Lane	36	1387 Gambel Oak Way
16	1421 Painted Cup Lane	37	1394 Fire Chalice Way
17	6510 Stone Crop Lane	38	1393 Gambel Oak Way
18	6518 Stone Crop Lane	39	1398 Fire Chalice Way
19	6526 Stone Crop Lane	40	1397 Gambel Oak Way
20	6534 Stone Crop Lane	41	1399 Fire Chalice Way
21	1415 Gambel Oak Way	42	1387 Fire Chalice Way
22	1401 Cranes Bill Way	43	1383 Fire Chalice Way
23	1402 Gambel Oak Way	44	1377 Fire Chalice Way
24	1397 Cranes Bill Way	45	1373 Fire Chalice Way
25	1398 Gambel Oak Way	46	1369 Fire Chalice Way
26	1391 Cranes Bill Way	47	1365 Fire Chalice Way
27	1394 Gambel Oak Way	48	1361 Fire Chalice Way
28	1387 Cranes Bill Way	49	1361 Fire Chalice Way
29	1388 Gambel Oak Way	50	6572 Serviceberry Drive
30	1388 Gambel Oak Way		
31	1384 Gambel Oak Way		
32	1377 Cranes Bill Way		
33	1378 Gambel Oak Way		
34	1373 Cranes Bill Way		
35	1374 Gambel Oak Way		
36	1369 Cranes Bill Way		
37	1361 Cranes Bill Way		
38	1360 Gambel Oak Way		
39	1361 Cranes Bill Way		
40	1360 Gambel Oak Way		
41	1369 Cranes Bill Way		
42	1370 Gambel Oak Way		
43	1378 Gambel Oak Way		
44	1383 Gambel Oak Way		
45	1384 Gambel Oak Way		
46	1384 Gambel Oak Way		
47	1384 Gambel Oak Way		
48	1384 Gambel Oak Way		
49	1384 Gambel Oak Way		
50	1384 Gambel Oak Way		

#### ACCESS EASEMENT

#### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
AC17	26.00'	40.84'	90°00'00"	N44°54'51"E	36.77'
AC18	26.00'	40.84'	90°00'00"	N45°05'09"W	36.77'
AC19	26.00'	40.84'	90°00'00"	S44°54'51"W	36.77'
AC20	26.00'	40.84'	90°00'00"	S45°05'09"E	36.77'

#### LEGEND

- ACCESS EASEMENT
- POWER EASEMENT
- SBWRD EASEMENT
- SNOW STORAGE EASEMENT
- CROSS ACCESS EASEMENT
- TRAIL EASEMENT
- NON-EXCLUSIVE P.U.E.

SCALE: 1"=30'

RECORDED

**ENTRY NO. 01147487**  
11/13/2020 03:39:21 PM B: 2617 P: 1110  
FEE: 784.00 BY CU LAND CO LLC  
Call (435) 519-5528  
mike.cpsurveying@gmail.com

**CORNERPOINT**  
PROFESSIONAL LAND SURVEYS INC.  
2075 So. Sir Monte Drive, St. George, UT 84770  
Call (435) 519-5528  
mike.cpsurveying@gmail.com

**SILVER CREEK VILLAGE CENTER LOT 13 & LOT 16 SUBDIVISION**



# SILVER CREEK VILLAGE CENTER LOT 16 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,  
SUMMIT COUNTY, UTAH

SILVER CREEK VILLAGE CENTER  
LOT 5 SUBDIVISION  
ENTRY No. 1097771

### SILVER CREEK VILLAGE CENTER LOT 16

All of Lot 16 of the Silver Creek Village Center Subdivision, Entry number 1066785, recorded April 04, 2017 in the office of the Summit County Recorder. Lot 16 being located in the Northwest quarter of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian.

Lot 16 contains a total of 6.78 acres

Contains 48 units.

### DEVELOPMENT STANDARDS

See Master Development Agreement, Entry 1025271, recorded 08-20-2015 in the office of the Summit County Recorder.

Lots 101-106 (Parcel 6.3)	Lot Use - Townhomes
Maximum lot Size	4,500 SF
Minimum Front Setback	10 feet to front façade
Maximum Front Setback	10 feet to porch or balcony
Frontage Build Out	18 feet to front façade.
Maximum Front Setback	60%
Frontage Build Out	5 feet to home or garage
* Minimum Side Setback	2.5 feet to detached garage
	7.5 feet to Home or Garage when adjacent to Mountain Alder Way
Minimum Rear Setback	15 feet to home
Rear Setback from Alley	5 feet or less or 20 feet or more to rear loaded garage
Maximum Height	37 feet
Minimum Rear Setback	15 feet to home
Rear Setback from Alley	5 feet or less or 20 feet or more to rear loaded garage
Min. Distance between Buildings not sharing a common wall	15 feet from detached garage to house
Maximum Height	37 feet
Driveway Setback	2.5 feet from side lot line
Alley access required	No

\* Side setbacks do not apply to townhomes at the common wall but do apply to public streets Mountain Alder Way

Lots 107-110 (Parcel 6.2)	Lot Use - Single Family
Maximum lot Size	6,000 SF
Minimum Front Setback	15 feet to front façade
Maximum Front Setback	12 feet to porch or balcony
Frontage Build Out	20 feet to front façade.
Maximum Front Setback	40%
Frontage Build Out	5 feet to home or garage
Minimum Side Setback	2.5 feet to detached garage
	7.5 feet to Home or Garage when adjacent to Gambel Oak Way
Minimum Rear Setback	20 feet to home
Rear Setback from Alley	5 feet or less or 20 feet or more to rear loaded garage
Maximum Height	32 feet
Maximum Lot Coverage	75%
Min. Distance between Buildings not sharing a common wall	12 feet from detached garage to house
Driveway Setback	2.5 feet from side lot line
Alley access required	No

Lots 111-124 (Parcel 3.1)	Lot Use - Single Family
Maximum lot Size	6,000 SF
Minimum Front Setback	15 feet to front façade
Maximum Front Setback	12 feet to porch or balcony
Frontage Build Out	20 feet to front façade.
Maximum Front Setback	40%
Frontage Build Out	5 feet to home or garage
Minimum Side Setback	3 feet to detached garage
	10 feet to Home or Garage when adjacent to Gambel Oak Way, Bristlecone Way & Sage Drive
Minimum Rear Setback	20 feet to home
Rear Setback from Alley	2.5 feet to Front/Side loaded detached garage
	5 feet or less or 20 feet or more to rear loaded garage
Maximum Height	32 feet
Maximum Lot Coverage	65%
Min. Distance between Buildings not sharing a common wall	15 feet from detached garage to house
Driveway Setback	3 feet from side lot line
Alley access required	No

Lots 125-139 (Parcel 4.1)	Lot Use - Single Family
Maximum lot Size	8,000 SF
Minimum Front Setback	15 feet to front façade
	12 feet to porch or balcony
	20 feet to front façade.
* Maximum Front Setback	40%
Frontage Build Out	5 feet to home or garage
Minimum Side Setback	3 feet to detached garage
	10 feet to Home or Garage when adjacent to Bristlecone Way
	20 feet to home
Minimum Rear Setback	5 feet or less or 20 feet or more to rear loaded garage
Rear Setback from Alley	32 feet
Maximum Height	32 feet
Maximum Lot Coverage	65%
Min. Distance between Buildings not sharing a common wall	15 feet from detached garage to house
Driveway Setback	3 feet from side lot line
Alley access required	Yes

Lots 140-147 (Parcel 4.2)	Lot Use - Townhomes
Maximum lot Size	5,000 SF
Minimum Front Setback	10 feet to front façade
Maximum Front Setback	10 feet to porch or balcony
Frontage Build Out	18 feet to front façade.
Maximum Front Setback	60%
Frontage Build Out	5 feet to home or garage
* Minimum Side Setback	2.5 feet to detached garage
	7.5 feet to Home or Garage when adjacent to Gambel Oak Way
Minimum Rear Setback	15 feet to home
Rear Setback from Alley	5 feet or less or 20 feet or more to rear loaded garage
Maximum Height	37 feet
Maximum Lot Coverage	75%
Min. Distance between Buildings not sharing a common wall	12 feet from detached garage to house
Driveway Setback	2.5 feet from side lot line
Alley access required	Yes

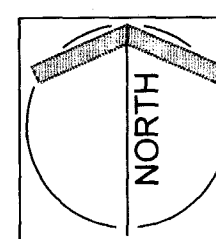
### ACCESS EASEMENT

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH	
AC32	11.00'	14.65'	78°19'12"	S51°45'14"W	13.59'	
AC33	619.70'	15.54'	1°26'14"	N68°44'10"W	15.54'	
AC34	26.00'	36.69'	80°50'39"	S26°49'41"E	33.72'	
AC35	26.00'	40.84'	90°00'00"	N67°44'59"E	36.77'	
AC36	26.00'	40.84'	90°00'00"	N22°15'01"W	36.77'	
AC37	26.00'	45.00'	99°09'21"	S63°10'19"W	39.59'	
AC62	725.00'	10.03'	0°47'34"	N81°00'04"W	10.03'	

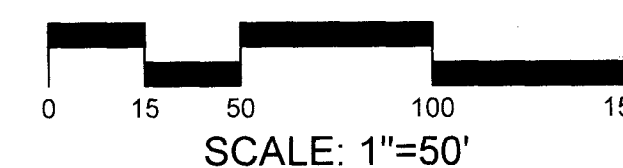
LINE TABLE		
LINE	LENGTH	BEARING
AL1	20.00'	S0°01'31"E
AL2	156.51'	S89°54'51"W
AL3	83.51'	S13°35'38"W
AL5	111.10'	N13°35'38"E
AL6	170.60'	N89°54'51"E
AL7	4.66'	N67°15'21"W
AL8	234.56'	N13°35'38"E
AL9	10.00'	S76°24'22"E
AL10	10.13'	S67°15'01"E
AL11	90.24'	S13°35'38"W
AL12	193.18'	S67°15'01"E
AL13	84.95'	N22°44'59"E
AL14	20.00'	S67°15'01"E
AL15	232.75'	S22°44'59"W
AL16	20.00'	N67°15'01"W
AL17	75.81'	N22°44'59"E
AL18	181.58'	N67°15'01"W
AL19	72.59'	S13°35'38"W

### LEGEND

- ACCESS EASEMENT
- POWER EASEMENT



**CORNERPOINT**  
PROFESSIONAL LAND SURVEYS INC.  
2075 So. Sir Monte Drive, St. George, UT 84770  
Cell (435) 619-5528  
mike.cpsurveying@gmail.com



11/11/2020 SHEET 3 OF 6

RECORDED

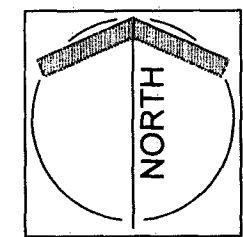
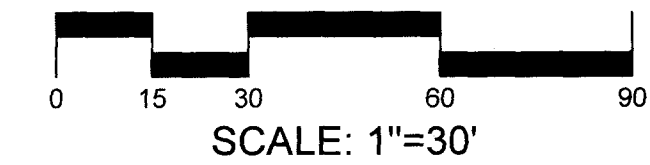
ENTRY NO. 01147487

11/13/2020 03:39:21 PM B: 2617 P: 1110  
PLAT PAGE 1/1  
ARIZONA FRANCIS, SUMMIT COUNTY RECORDER  
FEE: 794.00 BY CU LAND CO LLC



# SILVER CREEK VILLAGE CENTER LOT 16 SUBDIVISION

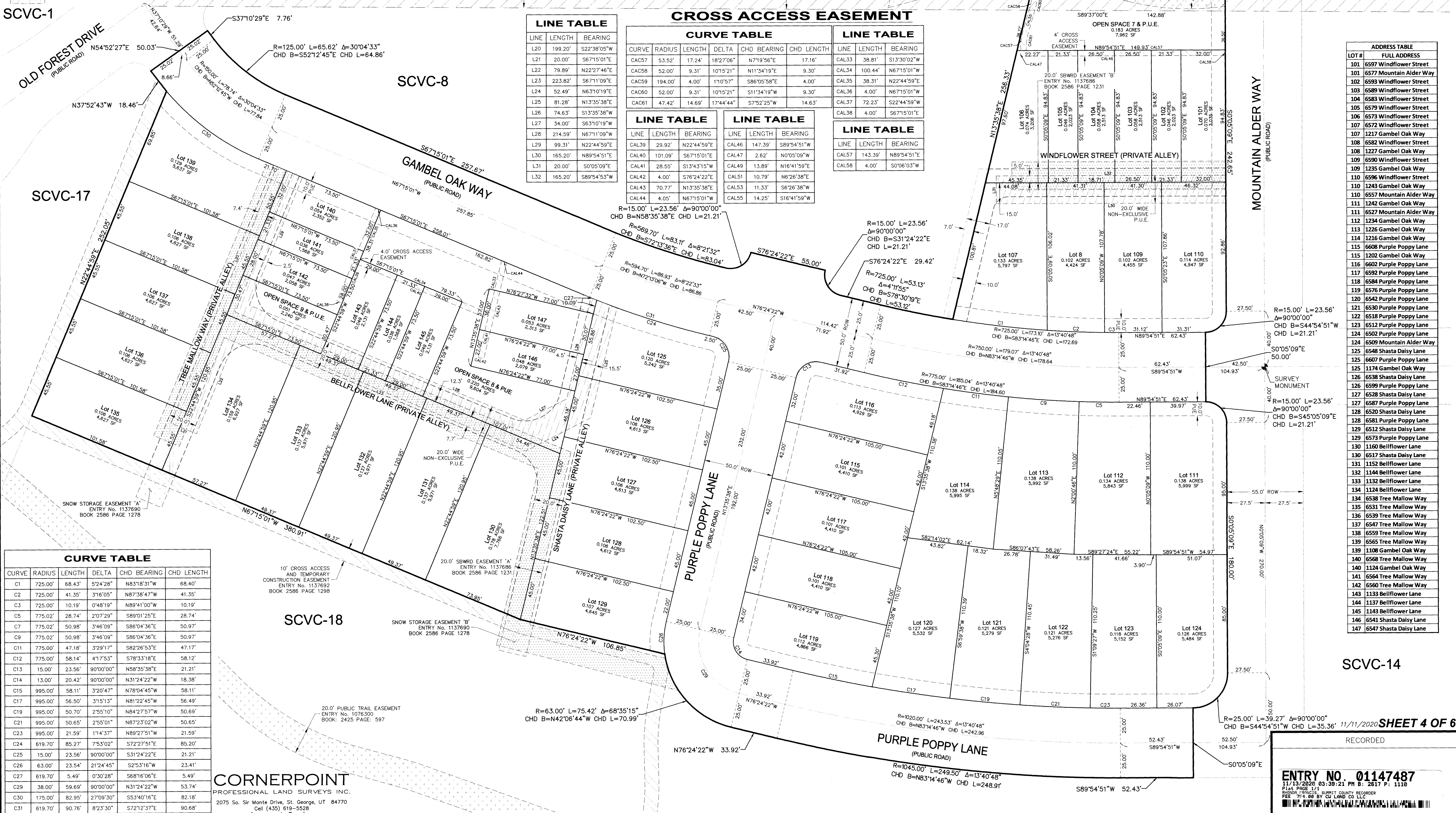
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



**LEGEND**

- ACCESS EASEMENT
- POWER EASEMENT
- SBWRD EASEMENT
- SNOW STORAGE EASEMENT
- CROSS ACCESS EASEMENT
- TRAIL EASEMENT
- NON-EXCLUSIVE P.U.E.

SILVER CREEK VILLAGE CENTER LOT 9 SUBDIVISION  
ENTRY No. 1110753



**CROSS ACCESS EASEMENT**

LINE	LENGTH	BEARING
CAC57	53.52'	17.24' S22°38'05"W
CAC58	52.00'	9.31' S22°27'46"E
CAC59	194.00'	4.00' N11°34'19"E
CAC60	52.00'	9.31' S11°34'19"W
CAC61	47.42'	14.69' S7°52'25"W
CAL39	29.92'	N22°44'59"E
CAL40	101.09'	S67°15'01"W
CAL41	28.55'	S13°43'15"W
CAL42	4.00'	S76°24'22"E
CAL43	70.77'	N13°35'38"E
CAL44	4.05'	N67°15'01"W
CAL33	38.81'	S13°30'02"W
CAL34	100.44'	N67°15'01"W
CAL35	38.31'	N22°44'59"E
CAL36	4.00'	N67°15'01"W
CAL37	72.23'	S22°44'59"W
CAL38	4.00'	S67°15'01"E
CAL57	143.39'	N89°54'51"E
CAL58	4.00'	S0°06'03"W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
CAC57	53.52'	17.24'	18°27'06"	N7°19'56"E	17.16'
CAC58	52.00'	9.31'	10°15'21"	N11°34'19"E	9.30'
CAC59	194.00'	4.00'	11°05'57"	S86°05'58"E	4.00'
CAC60	52.00'	9.31'	10°15'21"	S11°34'19"W	9.30'
CAC61	47.42'	14.69'	17°44'44"	S7°52'25"W	14.63'
CAL39	29.92'	N22°44'59"E			
CAL40	101.09'	S67°15'01"W			
CAL41	28.55'	S13°43'15"W			
CAL42	4.00'	S76°24'22"E			
CAL43	70.77'	N13°35'38"E			
CAL44	4.05'	N67°15'01"W			
CAL33	38.81'	S13°30'02"W			
CAL34	100.44'	N67°15'01"W			
CAL35	38.31'	N22°44'59"E			
CAL36	4.00'	N67°15'01"W			
CAL37	72.23'	S22°44'59"W			
CAL38	4.00'	S67°15'01"E			
CAL57	143.39'	N89°54'51"E			
CAL58	4.00'	S0°06'03"W			

**LINE TABLE**

LINE	LENGTH	BEARING
CAL33	38.81'	S13°30'02"W
CAL34	100.44'	N67°15'01"W
CAL35	38.31'	N22°44'59"E
CAL36	4.00'	N67°15'01"W
CAL37	72.23'	S22°44'59"W
CAL38	4.00'	S67°15'01"E
CAL57	143.39'	N89°54'51"E
CAL58	4.00'	S0°06'03"W

**LINE TABLE**

LINE	LENGTH	BEARING
CAL39	29.92'	N22°44'59"E
CAL40	101.09'	S67°15'01"W
CAL41	28.55'	S13°43'15"W
CAL42	4.00'	S76°24'22"E
CAL43	70.77'	N13°35'38"E
CAL44	4.05'	N67°15'01"W
CAL45	14.25'	S16°41'59"W

**LINE TABLE**

LINE	LENGTH	BEARING
CAL45	14.25'	S16°41'59"W

**ADDRESS TABLE**

LOT #	FULL ADDRESS
101	6597 Windflower Street
102	6577 Mountain Alder Way
103	6593 Windflower Street
104	6589 Windflower Street
105	6583 Windflower Street
106	6579 Windflower Street
107	6572 Windflower Street
108	1217 Gambel Oak Way
109	6582 Windflower Street
110	1227 Gambel Oak Way
111	6590 Windflower Street
112	1235 Gambel Oak Way
113	6596 Windflower Street
114	1243 Gambel Oak Way
115	6557 Mountain Alder Way
116	1242 Gambel Oak Way
117	6527 Mountain Alder Way
118	1234 Gambel Oak Way
119	1226 Gambel Oak Way
120	6608 Purple Poppy Lane
121	1202 Gambel Oak Way
122	6602 Purple Poppy Lane
123	6592 Purple Poppy Lane
124	6584 Purple Poppy Lane
125	6576 Purple Poppy Lane
126	6542 Purple Poppy Lane
127	6530 Purple Poppy Lane
128	6518 Purple Poppy Lane
129	6512 Purple Poppy Lane
130	6508 Mountain Alder Way
131	6504 Shasta Daisy Lane
132	6607 Purple Poppy Lane
133	1174 Gambel Oak Way
134	6538 Shasta Daisy Lane
135	6599 Purple Poppy Lane
136	6528 Shasta Daisy Lane
137	6587 Purple Poppy Lane
138	6581 Purple Poppy Lane
139	6512 Shasta Daisy Lane
140	6573 Purple Poppy Lane
141	1160 Bellflower Lane
142	6517 Shasta Daisy Lane
143	1152 Bellflower Lane
144	1144 Bellflower Lane
145	1132 Bellflower Lane
146	6538 Tree Mallow Way
147	6531 Tree Mallow Way
148	6539 Tree Mallow Way
149	6547 Tree Mallow Way
150	6559 Tree Mallow Way
151	6565 Tree Mallow Way
152	1108 Gambel Oak Way
153	6568 Tree Mallow Way
154	1124 Gambel Oak Way
155	6564 Tree Mallow Way
156	1133 Bellflower Lane
157	1137 Bellflower Lane
158	1143 Bellflower Lane
159	6541 Shasta Daisy Lane
160	6547 Shasta Daisy Lane

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C1	725.00'	68.43'	5°24'28"	N83°18'31"W	68.40'
C2	725.00'	41.35'	3°16'05"	N87°38'47"W	41.35'
C3	725.00'	10.19'	0°48'19"	N89°41'00"W	10.19'
C4	775.02'	28.74'	2°07'29"	S89°01'25"E	28.74'
C5	775.02'	50.98'	3°46'09"	S86°04'36"E	50.97'
C6	775.02'	50.98'	3°46'09"	S86°04'36"E	50.97'
C7	775.02'	47.18'	3°29'17"	S82°26'53"E	47.17'
C8	775.02'	58.14'	4°17'53"	S78°33'18"E	58.12'
C9	15.00'	23.56'	90°00'00"	N58°35'38"E	21.21'
C10	13.00'	20.42'	90°00'00"	N31°24'22"W	18.38'
C11	995.00'	58.11'	3°20'47"	N78°04'45"W	58.11'
C12	995.00'	56.50'	3°15'13"	N81°22'45"W	56.49'
C13	995.00'	50.70'	2°55'10"	N84°27'57"W	50.69'
C14	995.00'	50.65'	2°55'01"	N87°23'02"W	50.65'
C15	995.00'	21.59'	1°14'37"	N89°27'51"W	21.59'
C16	619.70'	85.27'	7°53'02"	S72°27'51"E	85.20'
C17	15.00'	23.56'	90°00'00"	S31°24'22"E	21.21'
C18	63.00'	23.54'	21°24'45"	S25°33'16"W	23.41'
C19	619.70'	5.49'	0°30'28"	S68°16'06"E	5.49'
C20	38.00'	59.69'	90°00'00"	N31°24'22"W	53.74'
C21	175.00'	82.95'	27°09'30"	S53°40'16"E	82.18'
C22	619.70'	90.76'	8°23'30"	S72°12'37"E	90.68'

**SHEET 4 OF 6**

RECORDED

**ENTRY NO. 01147487**

11/13/2020 03:39:21 PM B: 2617 P: 1110

PLAT PAGE 11/4

PREPARED BY: GUY LAWSON CO. LLC

RECORDING OFFICE: SUMMIT COUNTY RECORDER

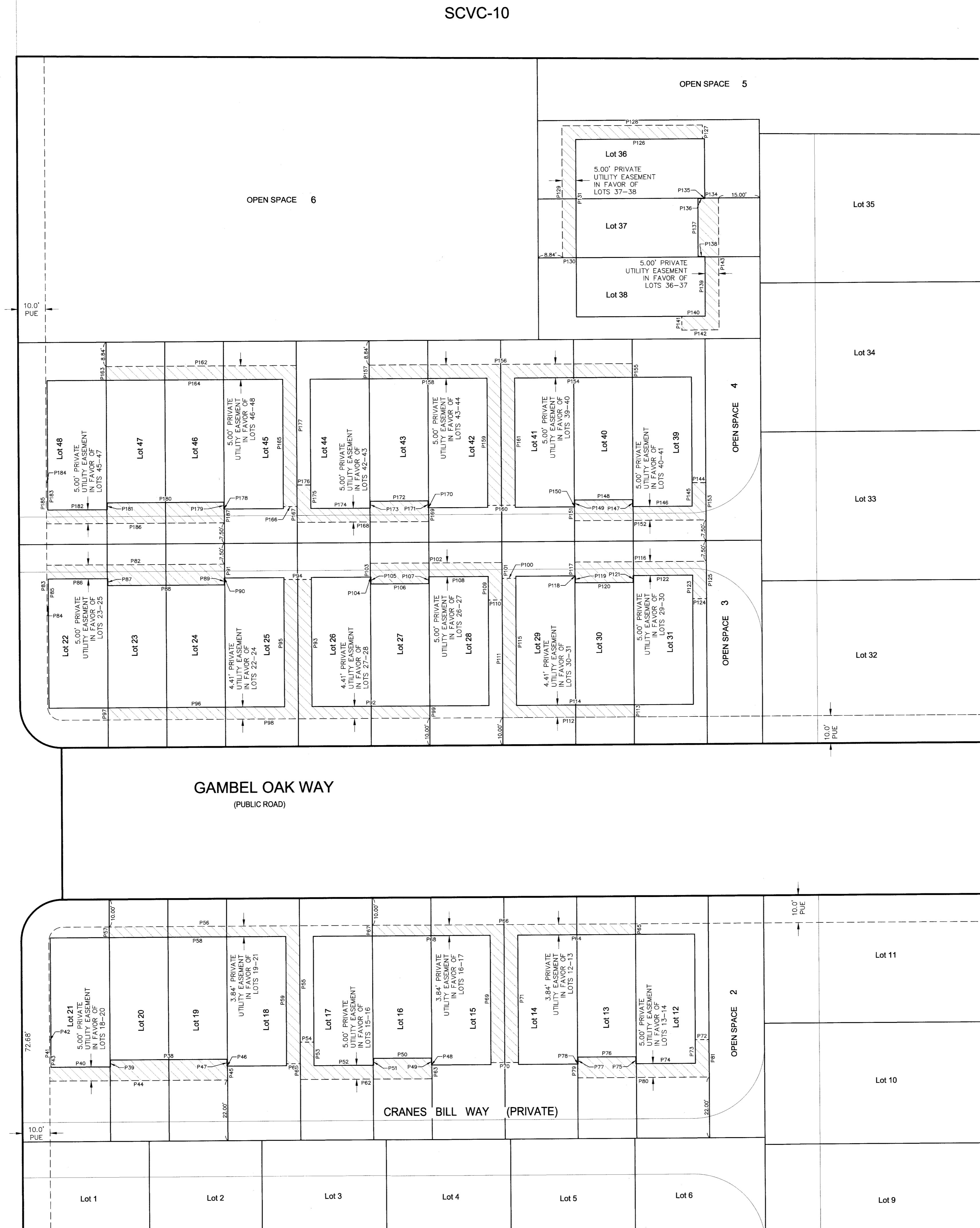
11/13/2020 03:39:21 PM B: 2617 P: 1110

**CORNERPOINT**  
PROFESSIONAL LAND SURVEYS INC.  
2075 So. Sir Monte Drive, St. George, UT 84770  
Cell (435) 619-5528  
mike.cpsurveying@gmail.com



# SILVER CREEK VILLAGE CENTER LOT 13 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE  
AND MERIDIAN, SUMMIT COUNTY, UTAH



SILVER CREEK VILLAGE  
LOT 9 SUBDIVISION  
ENTRY No. 1110753

SERVICEBERRY DRIVE  
(PUBLIC ROAD)

GAMBEL OAK WAY  
(PUBLIC ROAD)

CRANES BILL WAY (PRIVATE)

SCVC-10

SCVC-15

### LINE TABLE

LINE	LENGTH	BEARING
P38	42.33'	S89°54'51"W
P39	2.50'	S0°05'09"E
P40	21.67'	S89°54'51"W
P41	9.94'	N0°05'09"W
P42	0.50'	S89°54'51"W
P43	14.94'	S0°05'09"E
P44	64.67'	N89°54'51"E
P45	5.00'	N0°05'09"W
P46	0.17'	S89°54'51"W
P47	2.50'	N0°05'09"W
P48	0.16'	S89°54'51"W
P49	2.50'	N0°05'09"W
P50	21.00'	N89°54'51"W
P51	2.50'	S0°05'09"E
P52	21.67'	S89°54'51"W
P53	8.54'	N0°05'09"W
P54	5.00'	S89°54'51"W
P55	42.14'	N0°05'09"W
P56	69.17'	S89°54'51"W
P57	3.84'	S0°05'09"E
P58	64.17'	N89°54'51"E
P59	46.11'	S0°05'09"E
P60	5.00'	N89°54'51"E
P61	5.73'	S0°05'09"E
P62	47.83'	N89°54'51"E
P63	5.00'	N0°05'09"W
P64	42.83'	N89°54'51"E
P65	3.84'	N0°04'46"W
P66	95.67'	S89°54'51"W
P67	3.84'	S0°05'09"E
P68	42.83'	N89°54'51"E
P69	46.11'	S0°05'09"E
P70	10.00'	N89°54'51"E
P71	46.11'	N0°05'09"W
P72	5.00'	S89°54'51"W
P73	8.54'	S0°05'09"E
P74	21.67'	S89°54'51"W
P75	2.50'	N0°05'09"W
P76	21.00'	S89°54'51"W
P77	2.50'	S0°05'09"E
P78	0.17'	S89°54'51"W
P79	5.00'	S0°05'09"E
P80	47.83'	N89°54'51"E
P81	13.54'	N0°05'09"W
P82	64.67'	S89°54'51"W
P83	14.94'	S0°05'09"E
P84	0.50'	N89°54'51"E
P85	9.94'	N0°05'09"W
P86	21.67'	N89°54'51"E
P87	2.50'	S0°05'09"E
P88	42.33'	N89°54'51"E
P89	2.50'	N0°05'09"W
P90	0.17'	N89°54'51"E
P91	5.00'	N0°05'09"W
P92	42.83'	S89°54'51"W
P93	46.11'	N0°05'09"W
P94	10.00'	S89°54'51"W
P95	46.11'	S0°05'09"E
P96	64.17'	S89°54'51"W
P97	4.41'	S0°05'09"E

### LINE TABLE

LINE	LENGTH	BEARING
P98	117.00'	N89°54'51"E
P99	4.41'	N0°05'09"W
P100	5.00'	S89°54'51"W
P101	5.73'	N0°05'09"W
P102	47.83'	S89°54'51"W
P103	5.00'	S0°05'09"E
P104	0.17'	N89°54'51"E
P105	2.50'	S0°05'09"E
P106	21.00'	N89°54'51"E
P107	2.50'	N0°05'09"W
P108	21.67'	N89°54'51"E
P109	8.54'	S0°05'09"E
P110	5.00'	N89°54'51"E
P111	42.70'	S0°05'09"E
P112	47.83'	N89°54'51"E
P113	4.41'	N0°05'09"W
P114	42.83'	S89°54'51"W
P115	46.11'	N0°05'09"W
P116	47.83'	S89°54'51"W
P117	5.00'	S0°05'09"E
P118	0.17'	N89°54'51"E
P119	2.50'	S0°05'09"E
P120	21.00'	N89°54'51"E
P121	2.50'	N0°05'09"W
P122	21.67'	N89°54'51"E
P123	8.54'	S0°05'09"E
P124	5.00'	N89°54'51"E
P125	13.54'	N0°05'09"W
P126	46.11'	N89°54'51"E
P127	5.00'	N0°05'09"W
P128	51.11'	S89°54'51"W
P129	47.83'	S0°05'09"E
P130	5.00'	N89°54'51"E
P131	42.83'	N0°05'09"W
P134	5.00'	N90°00'00"W
P135	0.17'	S0°05'09"E
P136	2.50'	S89°54'51"W
P137	21.00'	S0°05'09"E
P138	2.50'	N89°54'51"E
P139	21.67'	S0°05'09"E
P140	8.54'	S89°54'51"W
P141	5.00'	S0°05'09"E
P142	13.54'	N89°54'51"E
P143	47.83'	N0°05'09"W
P144	5.00'	S89°54'51"W
P145	8.54'	S0°05'09"E
P146	21.67'	S89°54'51"W
P147	2.50'	N0°05'09"W
P148	21.00'	S89°54'51"W
P149	2.50'	S0°05'09"E
P150	0.17'	S89°54'51"W
P151	5.00'	S0°05'09"E
P152	47.83'	N89°54'51"E
P153	13.54'	N0°05'09"W
P154	42.83'	N89°54'51"E
P155	5.00'	N0°00'00"E
P156	95.67'	S89°54'51"W
P157	5.00'	S0°05'09"E
P158	42.83'	N89°54'51"E
P159	46.11'	S0°05'09"E

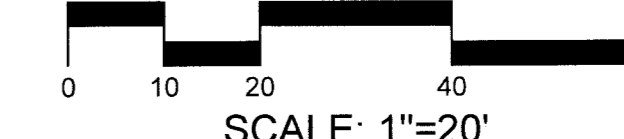
### LINE TABLE

LINE	LENGTH	BEARING
P160	10.00'	N89°54'51"E
P161	46.11'	N0°05'09"W
P162	69.17'	S89°54'51"W
P163	5.00'	S0°05'09"E
P164	64.17'	N89°54'52"E
P165	46.11'	S0°05'09"E
P166	5.00'	N89°54'51"E
P167	5.73'	S0°05'09"E
P168	47.83'	N89°54'51"E
P169	5.00'	N0°05'09"W
P170	0.17'	S89°54'51"W
P171	2.50'	N0°05'09"W
P172	21.00'	S89°54'51"W
P173	2.50'	S0°05'09"E
P174	21.67'	S89°54'51"W
P175	8.54'	N0°05'09"W
P176	5.00'	S89°54'51"W
P177	43.29'	N0°05'09"W
P178	0.17'	S89°54'51"W
P179	2.50'	N0°05'09"W
P180	42.33'	S89°54'51"W
P181	2.50'	S0°05'09"E
P182	21.67'	S89°54'51"W
P183	9.94'	N0°05'09"W
P184	0.50'	S89°54'51"W
P185	14.94'	N0°05'09"E
P186	64.67'	N89°54'51"E
P187	5.00'	N0°05'09"W

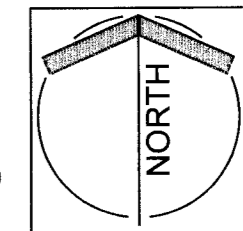
### LEGEND



PRIVATE UTILITY EASEMENT



SCALE: 1"=20'



TOWNHOMES  
PRIVATE UTILITY  
EASEMENT

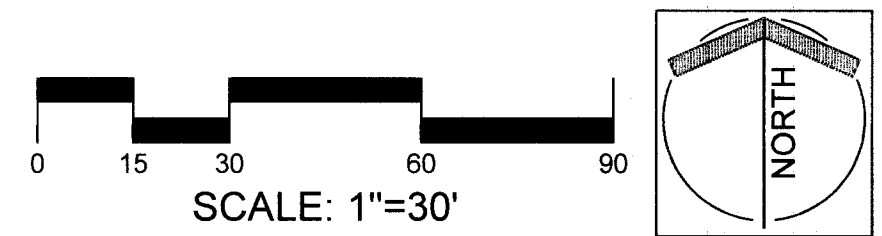
SHEET 5 OF 6  
8/10/2020

**CORNERPOINT**  
PROFESSIONAL LAND SURVEYS INC.  
2075 So. Sir Monte Drive, St. George, UT 84770  
Cell (435) 619-5528  
mike.cpsurveying@gmail.com

RECORDED  
ENTRY NO. 01147487  
11/13/2020 03:39:21 PM B: 2617 P: 1110  
Plate PAGE 1/1  
SUBDIVISION: SILVER CREEK VILLAGE CENTER  
FEE: 754.00 BY CU LAND CO LLC

# SILVER CREEK VILLAGE CENTER LOT 16 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



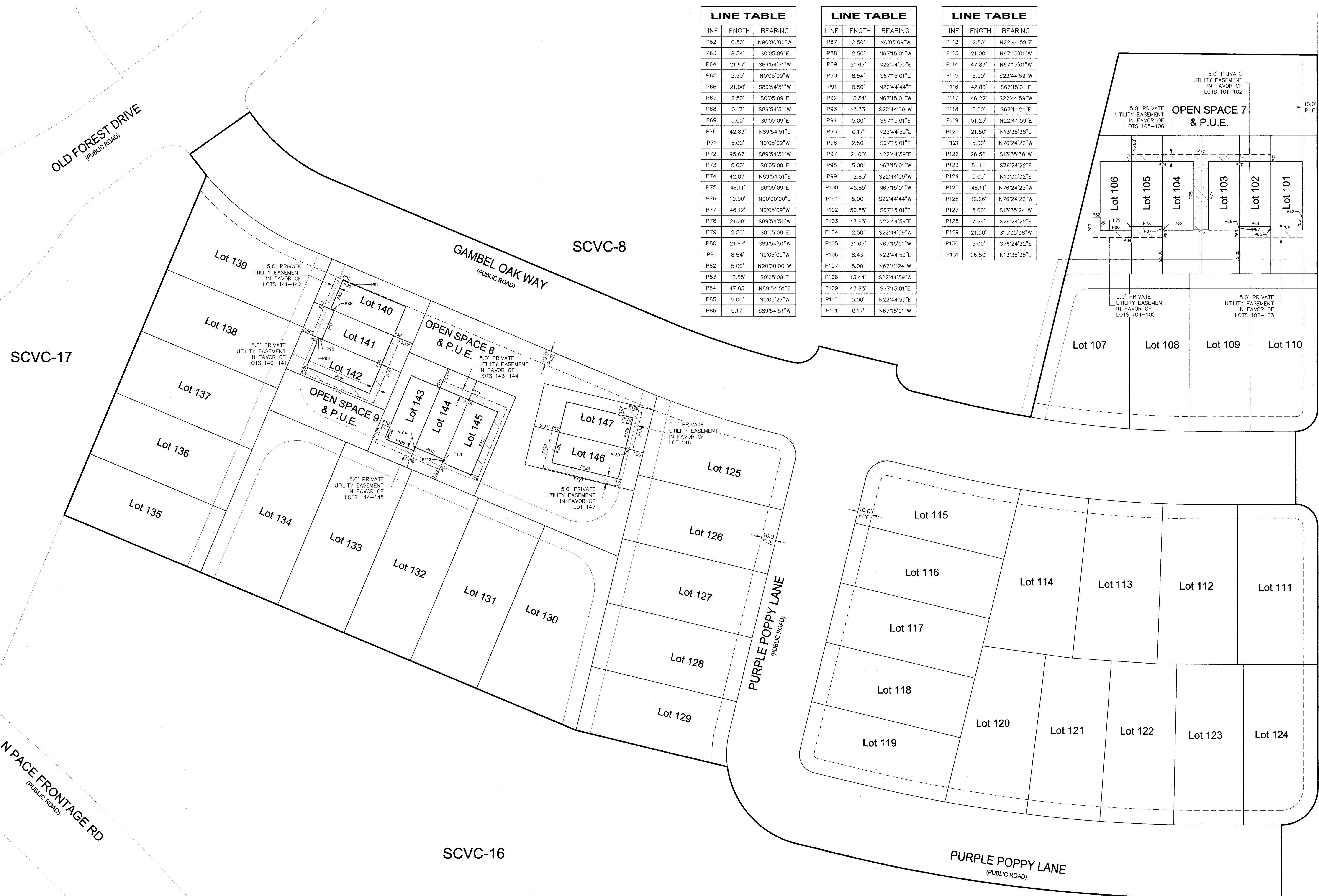
LINE	LENGTH	BEARING
P62	0.50'	N90°00'00"W
P63	8.54'	S0°05'09"E
P64	21.67'	S89°54'51"W
P65	2.50'	N0°05'09"W
P66	21.00'	S89°54'51"W
P67	2.50'	S0°05'09"E
P68	0.17'	S89°54'51"W
P69	5.00'	S0°05'09"E
P70	42.83'	N89°54'51"E
P71	5.00'	N0°05'09"W
P72	95.67'	S89°54'51"W
P73	5.00'	S0°05'09"E
P74	42.83'	N89°54'51"E
P75	46.11'	S0°05'09"E
P76	10.00'	N90°00'00"E
P77	46.12'	N0°05'09"W
P78	21.00'	S89°54'51"W
P79	2.50'	S0°05'09"E
P80	21.67'	S89°54'51"W
P81	8.54'	N0°05'09"W
P82	5.00'	N90°00'00"W
P83	13.55'	S0°05'09"E
P84	47.83'	N89°54'51"E
P85	5.00'	N0°05'27"W
P86	0.17'	S89°54'51"W

LINE	LENGTH	BEARING
P87	2.50'	N0°05'09"W
P88	2.50'	N67°15'01"W
P89	21.67'	N22°44'59"E
P90	8.54'	S67°15'01"E
P91	0.50'	N22°44'44"E
P92	13.54'	N67°15'01"W
P93	43.33'	S22°44'59"W
P94	5.00'	S67°15'01"E
P95	0.17'	N22°44'59"E
P96	2.50'	S67°15'01"E
P97	21.00'	N22°44'59"E
P98	5.00'	N67°15'01"W
P99	42.83'	S22°44'59"W
P100	45.85'	N67°15'01"W
P101	5.00'	S22°44'44"W
P102	50.85'	S67°15'01"E
P103	47.83'	N22°44'59"E
P104	2.50'	S22°44'59"W
P105	21.67'	N67°15'01"W
P106	8.43'	N22°44'59"E
P107	5.00'	N67°11'24"W
P108	13.44'	S22°44'59"W
P109	47.83'	S67°15'01"E
P110	5.00'	N22°44'59"E
P111	0.17'	N67°15'01"W

LINE	LENGTH	BEARING
P112	2.50'	N22°44'59"E
P113	21.00'	N67°15'01"W
P114	47.83'	N67°15'01"W
P115	5.00'	S22°44'59"W
P116	42.83'	S67°15'01"E
P117	46.22'	S22°44'59"W
P118	5.00'	S67°11'24"E
P119	51.23'	N22°44'59"E
P120	21.50'	N13°35'38"E
P121	5.00'	N76°24'22"W
P122	26.50'	S13°35'38"W
P123	51.11'	S76°24'22"E
P124	5.00'	N13°35'32"E
P125	46.11'	N76°24'22"W
P126	12.26'	N76°24'22"W
P127	5.00'	S13°35'24"W
P128	7.26'	S76°24'22"E
P129	21.50'	S13°35'38"W
P130	5.00'	S76°24'22"E
P131	26.50'	N13°35'38"E

### LEGEND

PRIVATE UTILITY EASEMENT



**TOWNHOMES PRIVATE UTILITY EASEMENT**

11/11/2020 SHEET 6 OF 6

RECORDED

**ENTRY NO. 01147487**

11/13/2020 03:39:21 PM B: 2617 P: 1110  
 Plat PAGE 1/1  
 REGION: FRONTS: SUMMIT COUNTY RECORDER  
 FEE: 754.00 BY CU LAND CO LLC