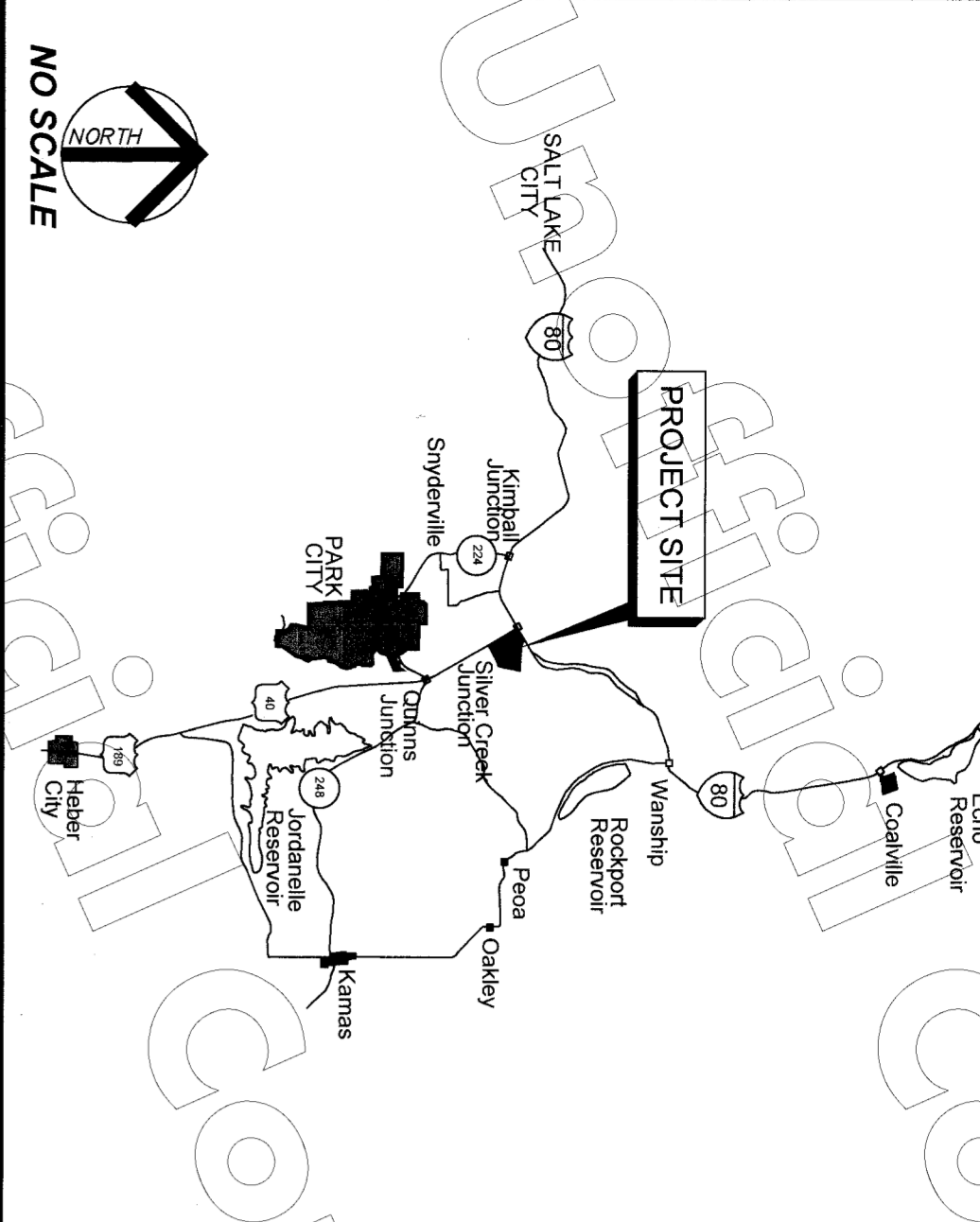


VICINITY MAP



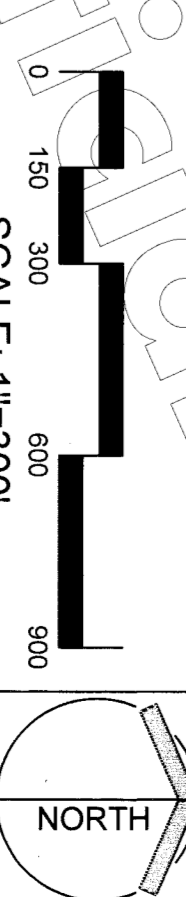
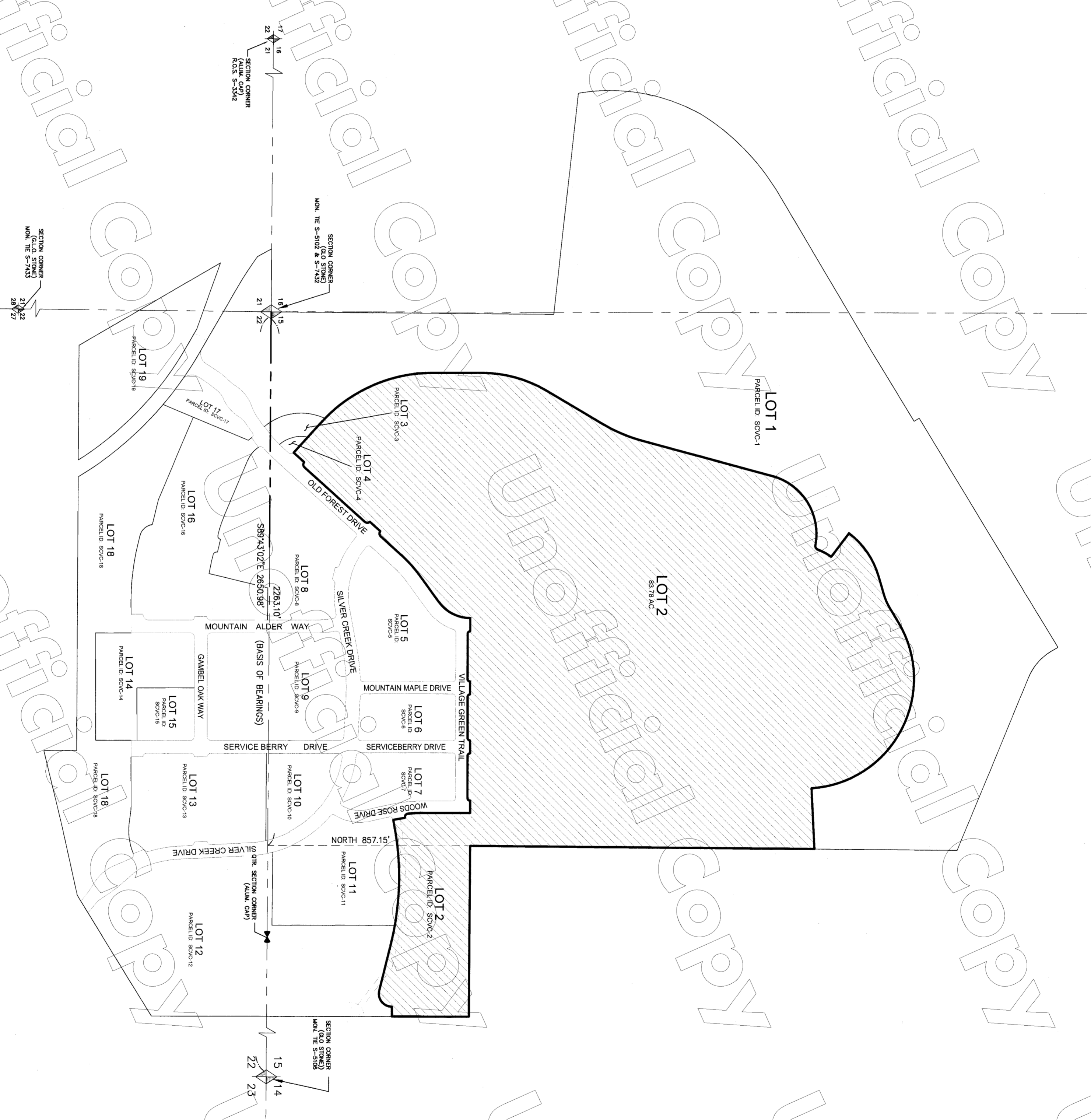
NORTH
NO SCALE

PLAT NOTES:

- 1. Lot 2 of the Silver Creek Village Center Subdivision corresponds to Parcel 16.2, 16.4, 17.1, 22.1, 22.2, 23.1, 23.2, 23.3, 23.4, 24.1, 24.2, 24.3, 25.1, 25.2, 25.3, 26.1, 26.2 and 26.3 of the Master Development Agreement, recorded August 6, 2010 in the office of the Summit County Recorder as Entry number 1029271.
2. See Silver Creek Village Center Subdivision, Entry number 1068785, recorded April 04, 2017 in the office of the Summit County Recorder.
3. See A.L.P. survey of record, S-8979, recorded Feb. 22, 2017 in the office of the Summit County Recorder.
4. The tracts of land that are described in, and patted pursuant to this Silver Creek Village Center Subdivision, as used in these Plat notes, are situated within a portion of the area constituting and referred to as the Silver Creek Village Center Subdivision, as defined in the Master Development Agreement, recorded August 6, 2010 in the office of the Summit County Recorder. The tracts of land are subject to the provisions of the Development Agreement and the restrictions, restrictions, and limitations imposed thereby.
5. This Plat is subject to, among other things, the provisions of: (a) the Development Agreement; and (b) the Master Declaration of Covenants, Conditions, Restrictions and Easements for Silver Creek Village (Master Covenants) recorded April 20, 2017, as Entry No. 01067852, in Book 2402, beginning at Page 1721, in the official records of the Summit County, Utah Recorder. The Master Covenants reference the terms of the Silver Creek Village Center Master Development Agreement, recorded August 6, 2010 in the office of the Summit County Recorder, as well as the Silver Creek Village Center Master Declaration of Covenants, Conditions, Restrictions and Easements for Silver Creek Village, recorded April 20, 2017, as Entry No. 01067852, in Book 2402, beginning at Page 1721, in the official records of the Summit County, Utah Recorder. The Master Covenants and the Master Declaration of Covenants, Conditions, Restrictions and Easements for Silver Creek Village are incorporated by reference into this Plat.
6. These Plat notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the owners with respect to each parcel of the Plat.
7. Pursuant to Utah Code Ann. § 17-27a-603(4)(C), Rocky Mountain Power accepts delivery of the PLAT and approves this Plat solely for the purpose of confirming that this Plat conforms to the PLAT and that Rocky Mountain Power has no objection.
8. The plat contains public utility easements. Dominion Energy may require other easements in order to serve the development. This approval does not constitute objection or waiver of any other existing rights, obligations or easements provided by law or equity. This approval does not constitute approval, approval, development, further information please contact Dominion Energy's Right-of-Way Department at 1-800-866-6522.
9. Roofing Historic Roofing materials shall be non-combustible. No wood shake roofing material will be permitted.
10. Fire Approval: Access Roads
11. A developer's fire protection system shall be required to be installed and made accessible prior to the issuance of a building permit and/or combustible construction being included. In the event that the fire protection system is not installed at all times during construction, the fire protection system shall be installed and made accessible prior to the issuance of a building permit and/or combustible construction being included. The fire protection system shall be installed and made accessible prior to the issuance of a building permit and/or combustible construction being included. The fire protection system shall be installed and made accessible prior to the issuance of a building permit and/or combustible construction being included.
12. Fire Protection: Fire Protection
13. Fire Protection: Fire Protection
14. Fire Protection: Fire Protection
15. Fire Protection: Fire Protection
16. Fire Protection: Fire Protection
17. Fire Protection: Fire Protection
18. Fire Protection: Fire Protection
19. Fire Protection: Fire Protection
20. Fire Protection: Fire Protection
21. Fire Protection: Fire Protection
22. Fire Protection: Fire Protection
23. Fire Protection: Fire Protection
24. Fire Protection: Fire Protection
25. Fire Protection: Fire Protection

SILVER CREEK VILLAGE CENTER

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH



SCALE: 1"=300'
9/5/2018 SHEET 1 OF 4

OWNER'S DEDICATION AND CONSENT TO RECORD
Know all by these presents that Liberty Capital Lending, 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 2 Subdivision
I, the undersigned, do hereby dedicate for the public use of the public, subject to all interests of record, my interest in the above described tracts of land, together with all other appurtenant rights, for utility installation, maintenance, use and replacement.
In witness whereof, this 1st day of October, 2018
LIBERTY CAPITAL LENDING, LLC
By: Matthew Love, Manager

ACKNOWLEDGMENT
Notary Public: Matthew Love
My Commission Expires: 7-15-19

LIBERTY HOLDER'S CONSENT TO RECORD
I, the undersigned, do hereby consent to the recording of this plat.
NAME and TITLE:
The foregoing consent to record was demonstrated before me this 1st day of October, 2018.
By:
My Commission Expires:

CORNER POINT
PROFESSIONAL LAND SURVEYORS, INC.
2075 So. St. Mark Drive, St. George, UT 84770
10/2/18
SBS,R,D
COUNTY ASSESSOR

DOMINION ENERGY
ACCEPTED THIS 2nd DAY OF October, 2018 BY
PARK CITY FIRE SERVICE DISTRICT
AUTHORIZED AGENT OF DOMINION ENERGY

ROCKY MOUNTAIN POWER
SATISFACTORY ARRANGEMENTS HAVE BEEN MADE
AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

MOUNTAIN REGIONAL WATER DISTRICT
ACCEPTED THIS 2nd DAY OF October, 2018 BY
GOVERNING BODY APPROVAL AND ACCEPTANCE

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 2nd DAY OF October, 2018.

APPROVAL AS TO FORM
RECORDED
ENTRY NO. 1102101
DATE 10/2/18
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
Liberty Capital Lending LLC
Matthew Love, Manager

LIBERAL DESCRIPTION:
All of Lot 2 of the Silver Creek Village Center Subdivision, Entry number 1068785, recorded April 04, 2017 in the office of the Summit County Recorder.
SUBJECTS IDENTIFIED:
L. MICHAEL W. RUDY, R/S 334571
MICHAEL W. RUDY, R/S 334571
SBS,R,D
COUNTY ASSESSOR
REVIEWED AND ACCEPTED BY THE OFFICE OF THE COUNTY ASSESSOR THIS 10/2/18 DAY OF October, 2018.
SUMMIT COUNTY ASSESSOR

SILVER CREEK VILLAGE CENTER LOT 2 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION SILVER CREEK VILLAGE CENTER LOT 2:

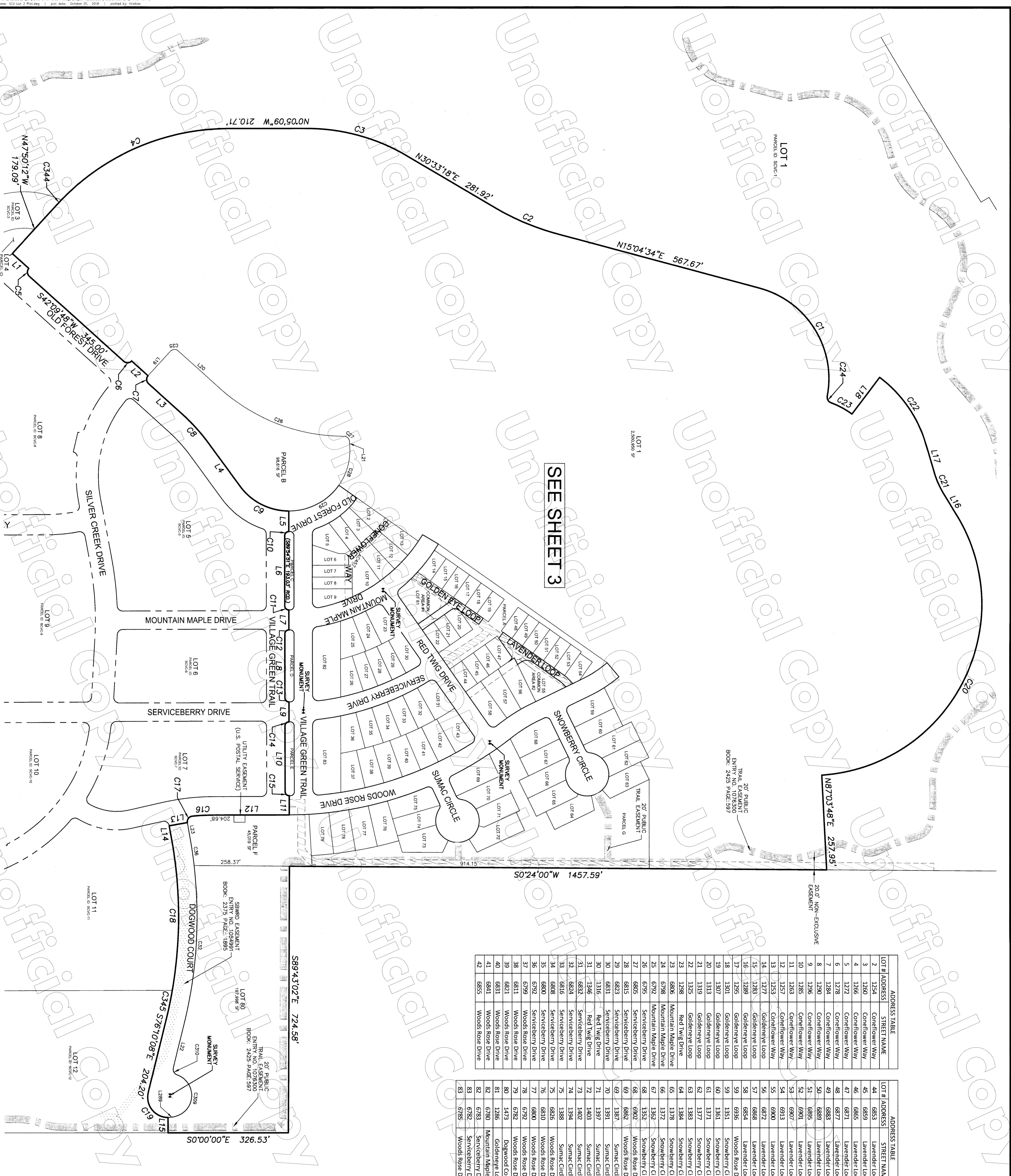
All of Lot 2 of the Silver Creek Village Center Subdivision, recorded April 04, 2017 in the office of the Summit County Recorder as Entry Number 1066785, Lot 5 being located in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian.
Contains 83.78 acres, 3,649,510 square feet.
Contains 83 units.

LOT #	ADDRESS	STREET NAME
2	1254	Cometflower Way
3	1260	Cometflower Way
4	1266	Cometflower Way
5	1272	Cometflower Way
6	1278	Cometflower Way
7	1284	Cometflower Way
8	1290	Cometflower Way
9	1296	Cometflower Way
10	1302	Cometflower Way
11	1308	Cometflower Way
12	1314	Cometflower Way
13	1320	Cometflower Way
14	1326	Cometflower Way
15	1332	Cometflower Way
16	1338	Cometflower Way
17	1344	Cometflower Way
18	1350	Cometflower Way
19	1356	Cometflower Way
20	1362	Cometflower Way
21	1368	Cometflower Way
22	1374	Cometflower Way
23	1380	Cometflower Way
24	1386	Cometflower Way
25	1392	Cometflower Way
26	1398	Cometflower Way
27	1404	Cometflower Way
28	1410	Cometflower Way
29	1416	Cometflower Way
30	1422	Cometflower Way
31	1428	Cometflower Way
32	1434	Cometflower Way
33	1440	Cometflower Way
34	1446	Cometflower Way
35	1452	Cometflower Way
36	1458	Cometflower Way
37	1464	Cometflower Way
38	1470	Cometflower Way
39	1476	Cometflower Way
40	1482	Cometflower Way
41	1488	Cometflower Way
42	1494	Cometflower Way

LOT #	ADDRESS	STREET NAME
44	6853	Lavender Loop
45	6859	Lavender Loop
46	6865	Lavender Loop
47	6871	Lavender Loop
48	6877	Lavender Loop
49	6883	Lavender Loop
50	6889	Lavender Loop
51	6895	Lavender Loop
52	6901	Lavender Loop
53	6907	Lavender Loop
54	6913	Lavender Loop
55	6919	Lavender Loop
56	6925	Lavender Loop
57	6931	Lavender Loop
58	6937	Lavender Loop
59	6943	Lavender Loop
60	6949	Lavender Loop
61	6955	Lavender Loop
62	6961	Lavender Loop
63	6967	Lavender Loop
64	6973	Lavender Loop
65	6979	Lavender Loop
66	6985	Lavender Loop
67	6991	Lavender Loop
68	6997	Lavender Loop
69	7003	Lavender Loop
70	7009	Lavender Loop
71	7015	Lavender Loop
72	7021	Lavender Loop
73	7027	Lavender Loop
74	7033	Lavender Loop
75	7039	Lavender Loop
76	7045	Lavender Loop
77	7051	Lavender Loop
78	7057	Lavender Loop
79	7063	Lavender Loop
80	7069	Lavender Loop
81	7075	Lavender Loop
82	7081	Lavender Loop
83	7087	Lavender Loop

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C1	255.00'	381.71'	89.5459°E	N87°37'32"E	347.06'
C2	670.50'	181.14'	152.845°E	N22°48'56"E	180.59'
C3	529.50'	283.17'	30.3828°E	N15°14'05"E	279.81'
C4	630.00'	507.80'	46.095°E	N23°10'05"W	483.98'
C5	15.00'	23.56'	90.0000°E	N87°09'48"E	21.21'
C6	15.00'	23.56'	90.0000°E	N25°01'27"W	21.21'
C7	15.00'	23.56'	90.0000°E	N87°09'48"E	21.21'
C8	430.00'	108.81'	114.548°E	S48°02'42"W	108.62'
C9	165.00'	154.48'	53.9832°E	S27°06'20"W	148.90'
C10	11.00'	17.35'	90.2214°E	N44°54'03"W	15.61'
C11	11.00'	17.32'	90.1240°E	S44°48'30"W	15.59'
C12	11.00'	17.24'	89.9491°E	N45°10'30"W	15.53'
C13	11.00'	17.30'	90.0753°E	S44°50'54"W	15.57'
C14	11.00'	17.26'	89.9255°E	N45°08'42"W	15.54'
C15	11.00'	17.30'	90.0342°E	S44°52'00"W	15.57'
C16	579.00'	98.40'	54.910°E	A23°59'44"W	58.38'
C17	15.00'	24.63'	94.0548°E	N52°57'12"W	21.96'
C18	1175.00'	407.87'	193.520°E	S89°36'33"W	405.83'
C19	55.00'	99.67'	103.9492°E	N51°54'56"E	86.58'
C20	465.00'	95.94'	117.7742°E	N62°30'30"W	794.20'
C21	290.00'	65.53'	145.824°E	N68°19'51"E	65.15'
C22	350.00'	225.28'	36.5244°E	N55°22'40"E	221.41'
C23	225.00'	65.73'	164.412°E	N28°34'08"E	65.60'
C24	15.00'	21.11'	80.2833°E	N60°31'14"E	19.41'
C25	15.00'	23.56'	90.0000°E	S25°01'27"E	21.21'
C26	505.00'	369.49'	41.9516°E	N21°12'10"E	361.30'
C27	15.00'	22.29'	85.0755°E	S42°49'03"W	20.29'
C28	165.00'	115.00'	39.9559°E	N74°46'05"W	112.69'
C29	165.00'	158.81'	59.0439°E	N27°15'45"W	152.58'
C30	1225.00'	433.51'	20.6134°E	N87°18'24"W	431.25'
C31	16.00'	23.63'	84.2801°E	S87°30'52"W	21.54'
C32	630.00'	17.44'	135.51°E	N47°02'36"W	17.44'
C33	1175.00'	80.98'	356.57°E	S78°08'26"E	80.98'

LINE	LENGTH	BEARING
L1	60.00'	N42°09'48"E
L2	60.00'	S42°09'48"W
L3	122.43'	S42°09'48"W
L4	143.21'	S53°53'36"W
L5	56.00'	N89°42'56"W
L6	19.103'	N89°54'51"W
L7	54.00'	S89°59'58"W
L8	174.00'	S89°54'51"W
L9	54.00'	S89°54'51"W
L10	179.00'	S89°54'51"W
L11	52.00'	S89°49'09"W
L12	204.68'	N07°03'00"W
L13	50.00'	N69°49'56"W
L14	42.31'	S79°59'55"W
L15	41.55'	N80°00'00"W
L16	69.63'	N85°50'39"E
L17	78.34'	N73°49'03"E
L18	125.00'	N83°53'42"W
L19	90.00'	S47°50'12"E
L20	151.51'	S42°09'48"W
L21	10.76'	S85°16'31"W
L22	123.52'	N75°10'08"W
L23	42.16'	S79°59'55"W
L28	11.49'	N53°17'4"W



SEE SHEET 3

ENTRY NO. 01102101
 11/26/2018 10:44:01 AM B: 2897 P: 1754
 PREPARED BY: JEFFREY A. HARRIS, LICENSED SURVEYOR
 1100 N. 1000 E. SALT LAKE CITY, UT 84143
 801.487.1100

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

Lot 80 (Parcel 22.1)
 Lot Use: Townhomes
 4,000 SF
 Maximum Front Setback: 20 feet to front facade
 30 feet to front facade
 Maximum Side Setback: 10 feet to side lot line
 Minimum Rear Setback: 20 feet to any structure
 12 feet to Main Structure
 6 feet to Stairs
 Maximum Height: 37 feet
 Surface Parking Setback: 20 feet from any lot line
 Minimum Distance Between Buildings: 12 feet
 Not Sharing a Common Wall
 Parking Required: 2 off street spaces per unit

CORNERPOINT
 PROFESSIONAL LAND SURVEYORS, INC.
 2075 So. St. Mark Drive, St. George, UT 84770
 (435) 638-5328
 www.plsinc.com

LEGEND
 PUBLIC TRAIL EASEMENT
 ACCESS EASEMENT
 NON-EXCLUSIVE EASEMENT

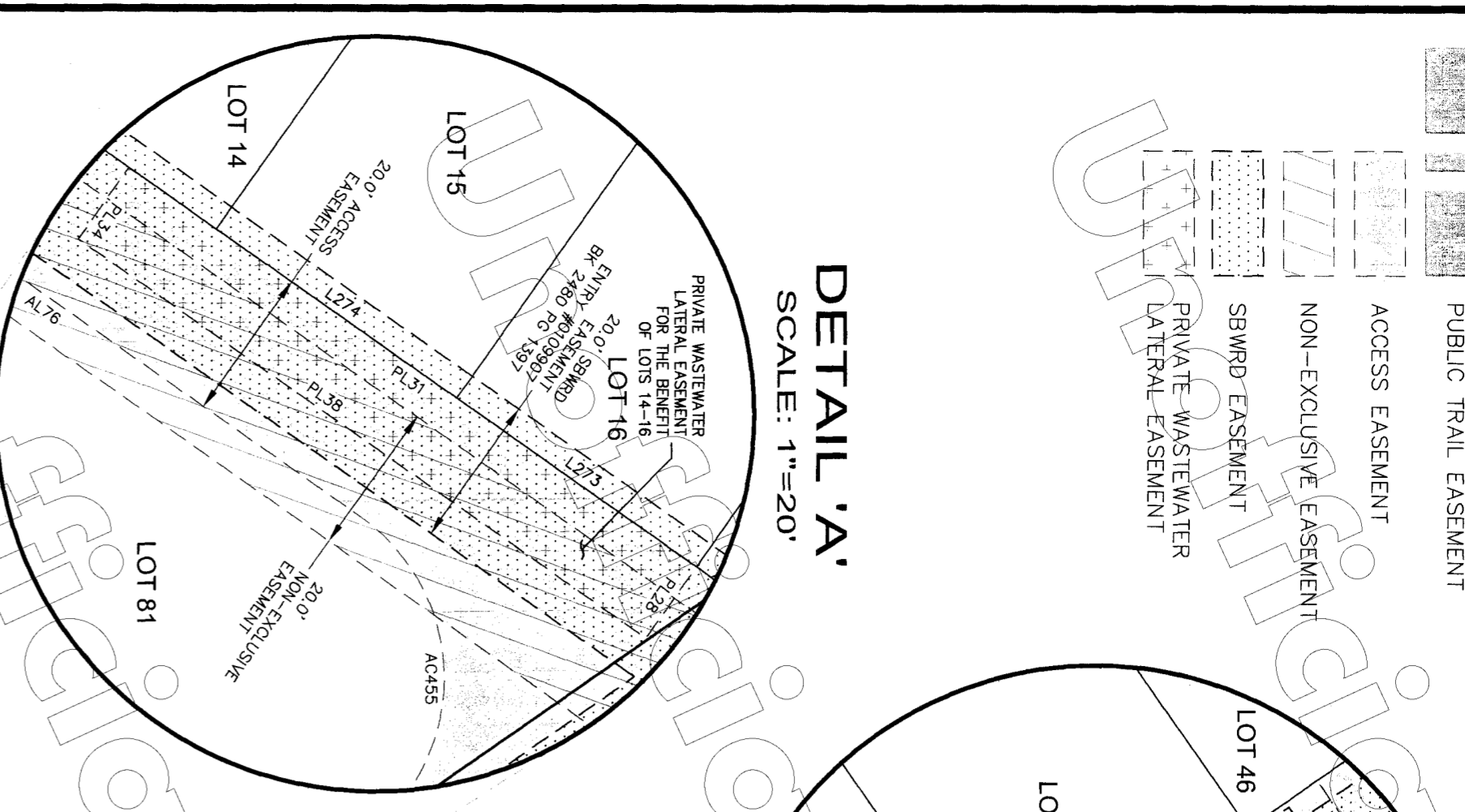
SCALE: 1"=120'

SHEET 2 OF 4
 10/1/2018

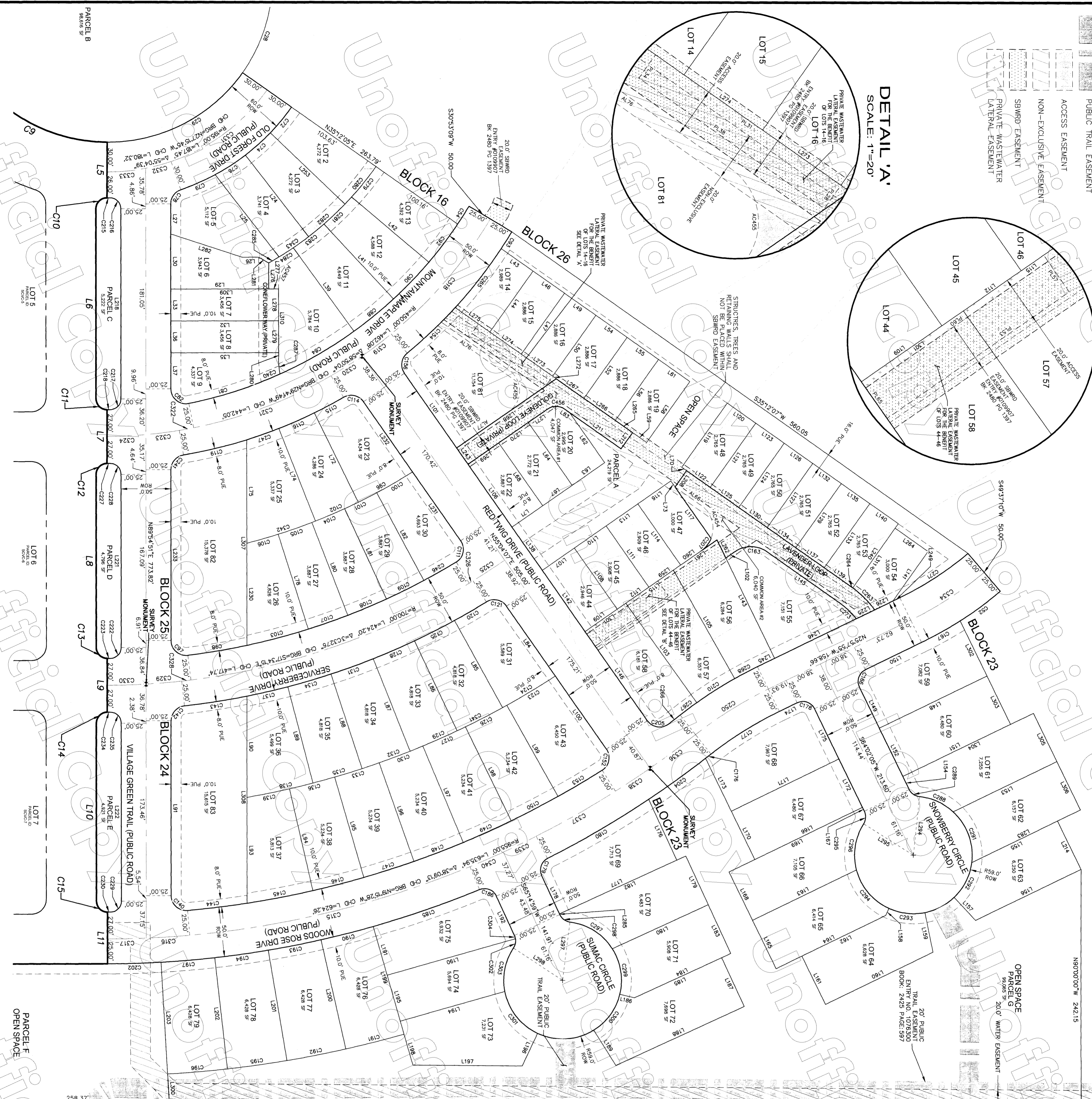
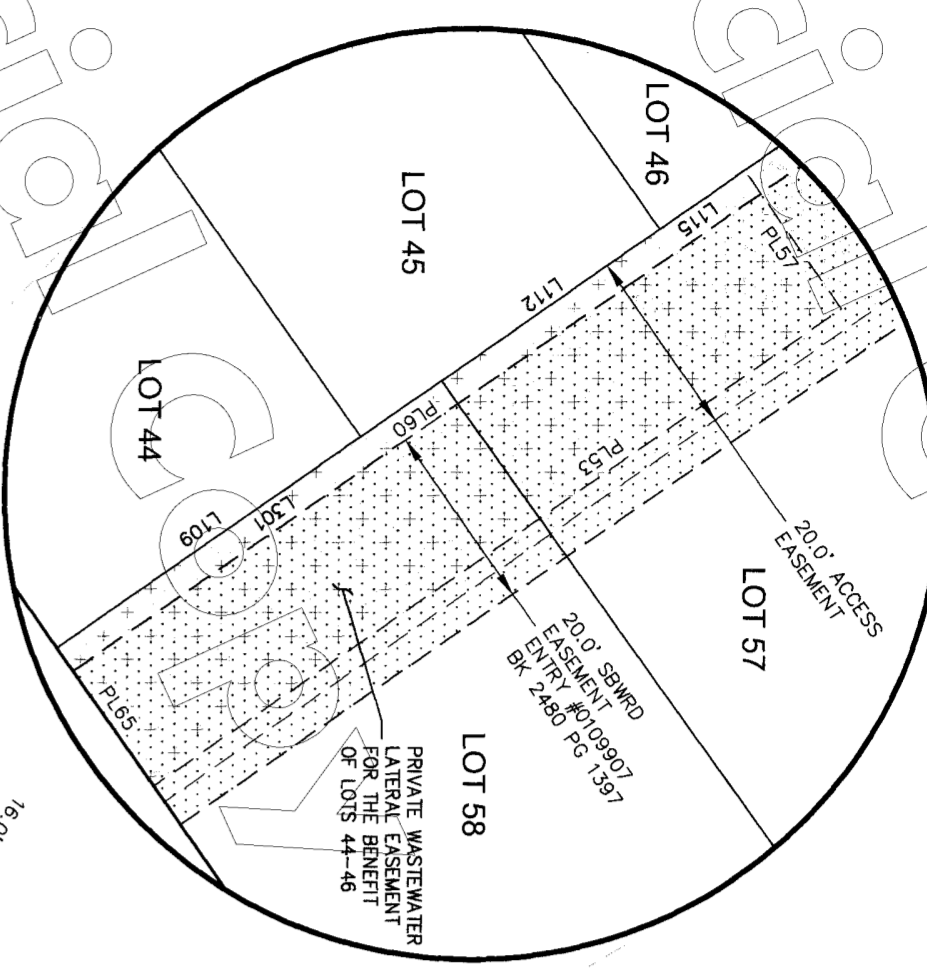
LEGEND

- PUBLIC TRAIL EASEMENT
- ACCESS EASEMENT
- NON-EXCLUSIVE EASEMENT
- SEWER EASEMENT
- PRIVATE WASTEWATER LATERAL EASEMENT

DETAIL 'A'
SCALE: 1"=20'



DETAIL 'B'
SCALE: 1"=20'



**SILVER CREEK VILLAGE CENTER
LOT 2 SUBDIVISION**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

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

Lot Use - Single Family	Lot Use - Townhomes
<p>Lots 2-13 (Parcel 16.2)</p> <ul style="list-style-type: none"> Maximum lot size: 6,000 SF Minimum front setback: 15 feet to front facade 12 feet to porch or balcony 20 feet to front facade 40% 4 feet to home or garage 2.5 feet to detached garage 8 feet to detached garage 5 feet to home or garage when adjacent to Mountain Maple Drive and Village Green Trail 15 feet to home 5 feet or less or 20 feet or more to rear loaded garage 15 feet from detached garage to house 32 feet 75% 2.5 feet from side lot line Yes 2 Off-Street stalls per Unit 	<p>Lots 55-58 (Parcel 26.1)</p> <ul style="list-style-type: none"> Lot Use - Single Family Maximum lot size: 8,000 SF Minimum front setback: 15 feet to front facade 12 feet to porch or balcony 20 feet to front facade 40% 5 feet to home or garage 3 feet to detached garage 7.5 feet to home or garage when adjacent to River Birch Trail 20 feet to home 3 feet to front/side loaded detached garage 5 feet or less or 20 feet or more to rear loaded garage 32 feet 65% 15 feet from detached garage to house 3 feet from side lot line No 2 Off-Street stalls per Unit

<p>Lots 14-22 and 44-54 (Parcels 26.2 and 26.3)</p> <ul style="list-style-type: none"> Lot Use - Single Family Maximum lot size: 3,000 SF 10 feet to front facade 15 feet to porch or balcony 20 feet to front facade 40% 4 feet to home or garage 2 feet to detached garage 5 feet to detached garage when adjacent to Mountain Maple Drive and River Birch Trail 15 feet to home 5 feet or less or 20 feet or more to rear loaded garage 12 feet from detached garage to house 37 feet Maximum height: 12 feet from detached garage to house Min. Distance between buildings: 2.5 feet from side lot line Yes 2 Off-Street stalls per Unit 	<p>Lots 59-79 (Parcels 23.1, 23.2, 23.3 and 23.4)</p> <ul style="list-style-type: none"> Lot Use - Single Family Maximum lot size: 8,000 SF 15 feet to front facade 12 feet to porch or balcony 20 feet to front facade 40% 5 feet to home or garage 3 feet to detached garage 10 feet to home or garage when adjacent to Woods Rose Drive 3 feet to home 3 feet to front/side loaded detached garage 32 feet 65% 15 feet from detached garage to house 3 feet from side lot line No 2 Off-Street stalls per Unit
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<p>Lots 23-30 (Parcel 25.1)</p> <ul style="list-style-type: none"> Lot Use - Single Family Maximum lot size: 6,000 SF 15 feet to front facade 12 feet to porch or balcony 20 feet to front facade 40% 4 feet to home or garage 2.5 feet to detached garage 8 feet to home or garage when adjacent to River Birch Trail 20 feet to home 2.5 feet to front/side loaded detached garage 32 feet 75% 15 feet from detached garage to house Min. Distance between buildings: 2.5 feet from side lot line No 2 Off-Street stalls per Unit 	<p>Lot 80 (Parcel 22.1)</p> <ul style="list-style-type: none"> Lot Use - VR3 Maximum lot size: 4,000 SF 20 feet to front facade 30 feet to front facade 10 feet to porch or balcony 15 feet to side lot line 20 to any structure 12 feet to Main Structure 12 feet to Stairs 32 feet from any lot line Surface Parking Setback: 12 feet Minimum Distance between Buildings: 12 feet Not Sharing a Common Wall Parking Required 4.5 per Use 3,000 SF 10 feet to front facade 10 feet to porch or balcony 15 feet to front facade 60% 5 feet to home or garage 7.5 feet to home or garage 15 feet to home or garage 5 feet or less or 20 feet or more to rear loaded garage 37 feet 2.5 feet from side lot line Yes 2 Off-Street stalls per Unit Minimum Distance between Buildings: 12 feet from detached garage to house Mountain Maple Drive
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<p>Lots 31-43 (Parcel 24.1)</p> <ul style="list-style-type: none"> Lot Use - Single Family Maximum lot size: 7,000 SF 15 feet to front facade 12 feet to porch or balcony 20 feet to front facade 40% 4 feet to home or garage 3 feet to detached garage 2.5 feet to detached garage when adjacent to River Birch Trail 20 feet to home 3 feet to front/side loaded detached garage 32 feet 65% 15 feet from detached garage to house 3 feet from side lot line No 2 Off-Street stalls per Unit 	<p>Lots 81 (Parcel 26.3)</p> <ul style="list-style-type: none"> Lot Use - Townhomes Maximum lot size: 3,000 SF 10 feet to front facade 10 feet to porch or balcony 15 feet to front facade 60% 5 feet to home or garage 7.5 feet to home or garage 15 feet to home or garage 5 feet or less or 20 feet or more to rear loaded garage 37 feet 2.5 feet from side lot line Yes 2 Off-Street stalls per Unit Minimum Distance between Buildings: 12 feet from detached garage to house Mountain Maple Drive
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ENTRY NO. 01102101

11/26/2018 10:44:01 AM B. 2487 P. 1154

CORNERPOINT
PROFESSIONAL LAND SURVEYS, INC.
2075 So. Sp. Monte Drive, St. George, UT 84770
Call (435) 619-5528
mls.cpsurvey@gmail.com

SCALE: 1"=50'

SHEET 3 OF 4
9/28/2018

