

126/  
12

**RECORDING REQUESTED BY:**

COMMERCE LAND TITLE INCORPORATED

ENT 76490:2004 PG 1 of 12  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2004 Jul 02 2:56 pm FEE 126.00 BY SDM  
RECORDED FOR COMMERCE LAND TITLE

**WHEN RECORDED, MAIL TO:**

MOUNTAIN HOME DEVELOPMENT CORPORATION  
3940 Traverse Mountain Blvd; Suite 200  
Lehi, UT 84043

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*(Space Above for Recorder's Use)*

**Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Eagle Summit Phase 2**

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of Covenants, Conditions, Restrictions and  
Reservation of Easements  
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Eagle Summit Phase 2**

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This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("**Supplemental Declaration**") is made by TALL ASPEN DEVELOPMENT, LLC, a Utah limited liability company ("**Neighborhood Builder**"), and MOUNTAIN HOME DEVELOPMENT, CORPORATION, a Utah corporation ("**Declarant**"). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Master Declaration defined in the Preamble of this Supplemental Declaration. This Supplemental Declaration shall be interpreted according to the rules established in Section 1.69 of the Master Declaration except that references in this Supplemental Declaration to Sections and Exhibits are to Sections of and Exhibits to this Supplemental Declaration.

**P R E A M B L E:**

A. On August 29, 2001, Declarant executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain which was Recorded on August 31, 2001, as Entry No. 88405:2001, and amended by a First Amendment thereto, Recorded on August 12, 2002, as Entry No. 92301:2002, both in the Official Records of Utah County, Utah ("**Official Records**"), which may be further amended and restated (collectively, the "**Master Declaration**"). The Master Declaration is binding upon all Owners of Lots and Condominiums in the master planned development known as Traverse Mountain ("**Properties**").

B. Neighborhood Builder is the record owner of certain real property ("**Residential Property**") in Lehi City, Utah County, Utah, described on **Exhibit "RA."**

C. Neighborhood Builder is the record owner of certain real property ("**Annexed Master Association Property**") in the Lehi City, Utah County, Utah, described on **Exhibit "MP."** The Annexed Master Association Property and the Residential Property are collectively referred to in this Supplemental Declaration as "**Eagle Summit Phase 2**".

D. Eagle Summit Phase 2 is part of the Annexable Territory defined in Section 1.2 of the Master Declaration.

E. Declarant is the Declarant defined in Section 1.21 of the Master Declaration. Neighborhood Builder is a Neighborhood Builder as defined in Section 1.49 of the Master Declaration. Neighborhood Builder wishes to add Eagle Summit Phase 2 to the Properties in accordance with Article XVI of the Master Declaration and impose the restrictions contained in the Master Declaration and this Supplemental Declaration on Eagle Summit Phase 2.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER DECLARE AS FOLLOWS:

1. **Designation of Neighborhood Builder.** Declarant designates Neighborhood Builder as a "Neighborhood Builder" defined in Section 1.49 of the Master Declaration. Declarant and Neighborhood Builder agree that Neighborhood Builder (i) may exercise all of the powers and exemptions of a Neighborhood Builder under the Master Declaration, and (ii) is responsible for performing all duties of a Neighborhood Builder under the Master Declaration.

2. **Annexation.** Neighborhood Builder and Declarant declare that Eagle Summit Phase 2 is added to and made a part of the real property subject to the Master Declaration, as a Phase of the Properties. This Supplemental Declaration is a "Supplemental Declaration" defined in Section 1.64 of the Master Declaration Recorded in compliance with Article XVI of the Master Declaration.

3. **Land Classifications.**

3.1 **Residential Area.** The Residential Property is designated as a portion of the Residential Area, defined in Section 1.62 of the Master Declaration. All Owners of Lots in Eagle Summit Phase 2 shall automatically become Members of the Master Association.

3.2 **Master Association Property.** Unless otherwise provided in this Supplemental Declaration, the Master Association shall commence maintaining all property in Eagle Summit Phase 2 that it is obligated to maintain concurrently with the commencement of Common Assessments in Eagle Summit Phase 2.

3.2.1 **Annexed Master Association Property.** The Annexed Master Association Property is designated as a portion of the Master Association Property defined in Section 1.40 of the Master Declaration. The Annexed Master Association Property shall be conveyed to the Master Association prior to the first Close of Escrow for the sale of a Lot in Eagle Summit Phase 2, as provided in the Master Declaration.

4. **Common Area.** There is no Common Area in Eagle Summit Phase 2.

5. **Special Benefit Area.** Eagle Summit Phase 2 is not part of a Special Benefit Area.

6. **Neighborhood.** The Residential Property shall be a portion of the Eagle Summit Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. The Neighborhood Representative and alternate shall be selected as provided in Section 4.5.1 of the Master Association Bylaws and shall serve the terms in accordance with Section 4.5.2 of the Bylaws.

7. **Special Allocation.** If telecommunications services are provided through the Master Association, this cost may be allocated among the residences in proportions that are different from other portions of the Common Expenses.

8. **Assessment Obligations.** The rights and obligations of all Owners of Lots located in Eagle Summit Phase 2 with respect to assessments are as set forth in the Master Declaration and this Supplemental Declaration. All assessments provided for in the Master Declaration shall commence as to Lots in Eagle Summit Phase 2 on the day of the first Close of Escrow for the sale of a Lot in Eagle Summit Phase 2.

9. **Amendment and Duration.** This Supplemental Declaration may be amended in accordance with Sections 16.4.1 and 16.4.2 of the Master Declaration. The Board may also amend this Supplemental Declaration to (i) conform to applicable law, (ii) correct typographical errors, and (iii) change any exhibit or portion of an exhibit to conform to as-built conditions. So long as Declarant or a Neighborhood Builder owns any portion of the Properties or the Annexable Area, any amendment adopted by the Board must also be approved by the Declarant. After the first Close of Escrow in Eagle Summit Phase 2, all other amendments to this Supplemental Declaration must be made by complying with the requirements of Section 14.2 of the Master Declaration. Unless amended or terminated, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Master Declaration remains in effect.

10. **Equitable Servitudes and Covenants Appurtenant.** This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Eagle Summit Phase 2 and each Lot therein, as a servient tenement, for the benefit of each and every other Lot and Condominium within the Properties and the Master Association Property, as the dominant tenements. The covenants, conditions and restrictions of this Supplemental Declaration and the Master Declaration shall run with, and shall inure to the benefit of and shall be binding upon all of Eagle Summit Phase 2, and shall be binding upon and inure to the benefit of all Persons having, or hereafter acquiring, any right, title or interest in all or any portion of Eagle Summit Phase 2, and their successive owners and assigns.

11. **Governing Documents.** This Supplemental Declaration is recorded pursuant to Article XVI of the Master Declaration, is a part of the Governing Documents, and may be enforced as provided in the Master Declaration.

12. **No Representations or Warranties.** No representations or warranties, express or implied, have been given or made by Declarant, the Neighborhood Builder, Master Association or their agents in connection with the Properties, its physical condition, zoning, compliance with laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a master planned community, except as provided in this Supplemental Declaration or the Master Declaration, provided by Neighborhood Builder to the first Owner of a Lot.

*[Signatures on following page]*

***[Signature Page to Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Eagle Summit Phase 2***

This Supplemental Declaration has been executed on 6/17/04,  
2004 to be effective as of the date of its Recordation.

MOUNTAIN HOME DEVELOPMENT,  
CORPORATION, a Utah corporation

By: *James M. Christensen*

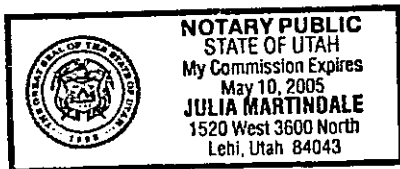
Print Name: JAMES M. CHRISTENSEN

Title: President

“Declarant”

STATE OF UTAH            )  
                                          ) ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 2004, by James M. Christensen, an individual residing in the State of Utah, as the authorized representative of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation. Said James M. Christensen acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation.



*Julia Martindale*  
Notary Public

Residing at: 1570 W 3600 N.  
Behi, UT 84043

My Commission Expires: May 10, 2005

**[Signature Page Continued to Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Eagle Summit Phase 2**

TALL ASPEN DEVELOPMENT, LLC, a  
Utah limited liability company

By: Jimmy Zurek

Name: Jimmy Zurek

Its: Manager

"Neighborhood Builder"

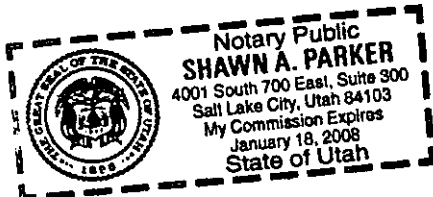
STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2004,  
by Jimmy Zurek, an individual residing in the State of Utah, as the authorized  
representative of Tall Aspen Development, LLC, a Utah limited liability company. Said  
Jimmy Zurek acknowledged before me that he executed the foregoing on behalf  
of Tall Aspen Development, LLC, a Utah limited liability company.

[Signature]  
Notary Public

Residing at: SUC

My Commission Expires: 1-18-08



**EXHIBIT "RA"**

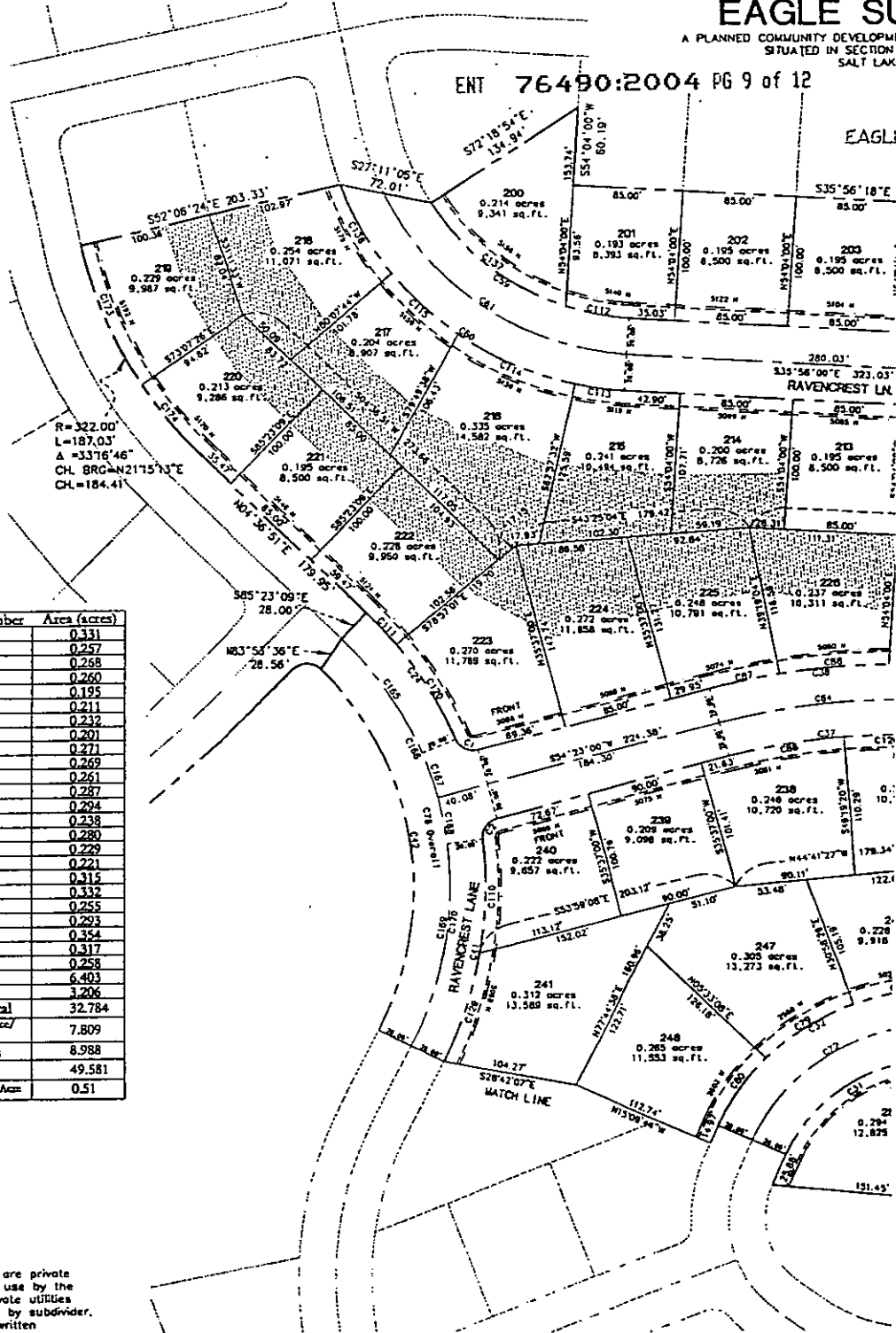
The Residential Property shall consist of Lots 200 through 295 in Eagle Summit Phase 2 as set forth on the attached Plat Map.

**EXHIBIT "MP"**

The Annexed Master Association Property shall include two open space areas totaling 7.809 acres of property as indicated on the attached Plat Map.



CURVE TABLE				CURVE TABLE			
CURVE	FRADIUS	LENGTH	DELTA	CURVE	FRADIUS	LENGTH	DELTA
C1	15.00	21.53	82°14'21"				
C2	15.00	21.53	82°14'21"				
C16	15.00	21.54	80°00'00"				
C17	15.00	21.54	80°00'00"				
C18	15.00	21.54	80°00'00"				
C19	15.00	21.54	80°00'00"				
C24	303.00	122.85	72°11'53"				
C29	72.00	112.29	89°17'06"				
C30	128.00	189.46	82°17'06"				
C31	122.00	180.55	70°21'21"				
C32	178.00	219.85	70°21'21"				
C35	472.00	129.38	15°42'11"				
C36	528.00	144.73	15°42'11"				
C37	472.00	151.99	18°27'00"				
C38	528.00	170.02	18°27'00"				
C41	303.00	181.89	34°21'22"				
C42	247.00	309.93	71°35'27"				
C43	528.00	151.73	18°27'00"				
C44	472.00	135.64	18°27'00"				
C45	71.00	111.53	80°00'00"				
C46	15.00	21.54	80°00'00"				
C47	272.00	74.58	15°42'11"				
C48	328.00	88.91	15°42'11"				
C49	197.00	184.36	33°17'06"				
C50	283.00	288.19	65°21'18"				
C51	225.00	237.17	50°21'41"				
C52	43.00	67.54	80°00'00"				
C53	500.00	137.06	15°42'11"				
C54	500.00	161.01	18°27'00"				
C55	300.00	62.24	15°42'11"				
C57	100.00	155.83	89°17'06"				
C58	500.00	143.89	18°27'00"				
C72	153.00	185.10	70°21'21"				
C78	275.00	351.00	17°37'46"				
C79	178.00	78.88	28°25'22"				
C80	178.00	84.35	70°21'21"				
C84	472.00	100.92	17°13'01"				
C86	472.00	88.18	17°13'01"				
C87	472.00	51.78	45°00'21"				
C88	528.00	62.34	85°27'21"				
C89	31.00	3.42	72°42'01"				
C90	272.00	63.79	51°28'11"				
C91	378.00	44.96	75°11'01"				
C92	472.00	64.89	75°11'01"				
C93	528.00	35.51	131°11'21"				
C94	528.00	91.18	75°23'27"				
C95	128.00	2.88	111°24'21"				
C96	128.00	70.34	71°21'11"				
C97	128.00	70.43	51°11'34"				
C110	303.00	91.05	17°11'01"				
C111	303.00	34.03	67°42'08"				
C112	187.00	50.52	15°41'34"				
C113	253.00	39.27	85°33'27"				
C114	253.00	99.04	72°25'27"				
C115	253.00	70.27	182°42'48"				
C120	303.00	88.82	18°27'44"				
C121	128.00	56.13	25°17'36"				
C122	178.00	78.32	74°31'58"				
C124	472.00	64.89	75°11'01"				
C125	528.00	18.06	137°31'27"				
C126	472.00	63.80	744°40'				
C127	528.00	33.72	73°32'27"				
C128	303.00	90.63	17°08'18"				
C134	472.00	33.50	138°13'21"				
C135	722.00	10.77	21°10'01"				
C136	328.00	44.96	75°11'01"				
C137	197.00	133.84	38°53'21"				
C138	253.00	79.57	182°11'27"				
C165	275.00	111.50	21°13'21"				
C166	275.00	148.90	31°00'00"				
C167	275.00	37.30	74°41'27"				
C168	275.00	37.30	74°41'27"				
C169	375.00	37.30	143°27'28"				
C170	275.00	184.90	34°11'27"				
C171	322.00	118.12	21°11'02"				
C174	322.00	68.91	17°13'45"				
C175	472.00	0.91	00°00'17"				



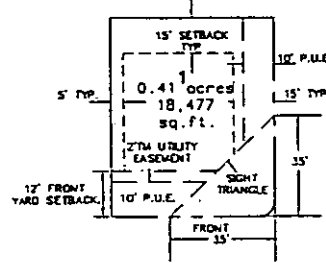
AREA SUMMARY TABLE

Lot Number	Area (acres)	Lot Number	Area (acres)	Lot Number	Area (acres)
200	0.214	236	0.195	272	0.331
201	0.193	237	0.234	273	0.257
202	0.195	238	0.246	274	0.268
203	0.195	239	0.209	275	0.260
204	0.206	240	0.222	276	0.195
205	0.208	241	0.312	277	0.211
206	0.257	242	0.313	278	0.232
207	0.211	243	0.171	279	0.201
208	0.228	244	0.185	280	0.271
209	0.236	245	0.216	281	0.269
210	0.229	246	0.265	282	0.261
211	0.195	247	0.305	283	0.287
212	0.195	248	0.228	284	0.294
213	0.195	249	0.201	285	0.238
214	0.200	250	0.205	286	0.280
215	0.241	251	0.296	287	0.229
216	0.335	252	0.432	288	0.221
217	0.204	253	0.248	289	0.315
218	0.254	254	0.246	290	0.332
219	0.229	255	0.279	291	0.255
220	0.213	256	0.195	292	0.293
221	0.195	257	0.195	293	0.354
222	0.228	258	0.195	294	0.317
223	0.270	259	0.236	295	0.258
224	0.272	260	0.272	296	6.403
225	0.248	261	0.243	297	3.206
226	0.237	262	0.269	Lot Total 32.784	
227	0.195	263	0.209	Open Space/ City Park 7.809	
228	0.195	264	0.195	Roads 8.988	
229	0.258	265	0.195	Total 49.581	
230	0.264	266	0.200	Units per Acre 0.51	
231	0.228	267	0.203		
232	0.205	268	0.248		
233	0.285	269	0.195		
234	0.247	270	0.229		
235	0.195	271	0.226		

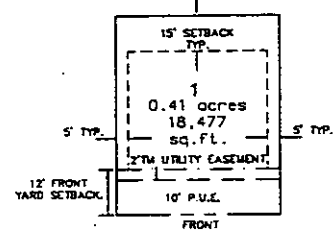
TYPICAL INTERNAL LOT EASEMENTS:

The areas designated herein as T.M. UTILTY are private utility easements and are not dedicated for use by the general public but are for use of those private utilities and telecommunications providers authorized by subdivider, its successors and assigns, pursuant to a written agreement.

TYPICAL CORNER LOT SETBACKS DETAIL (N.T.S.)



TYPICAL LOT SETBACKS DETAIL (N.T.S.)



LEGEND

- MONUMENT TO BE SET
- (R) RADIAL
- PRIVATE UTILITY EASEMENT
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- CENTER LINE ROAD
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- STREET LIGHTS
- FOUND SECTION CORNER
- OPEN SPACE
- SLOPE EASEMENT
- NEW 6" PRIVACY FENCE

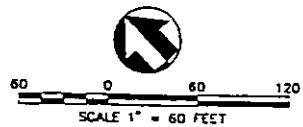
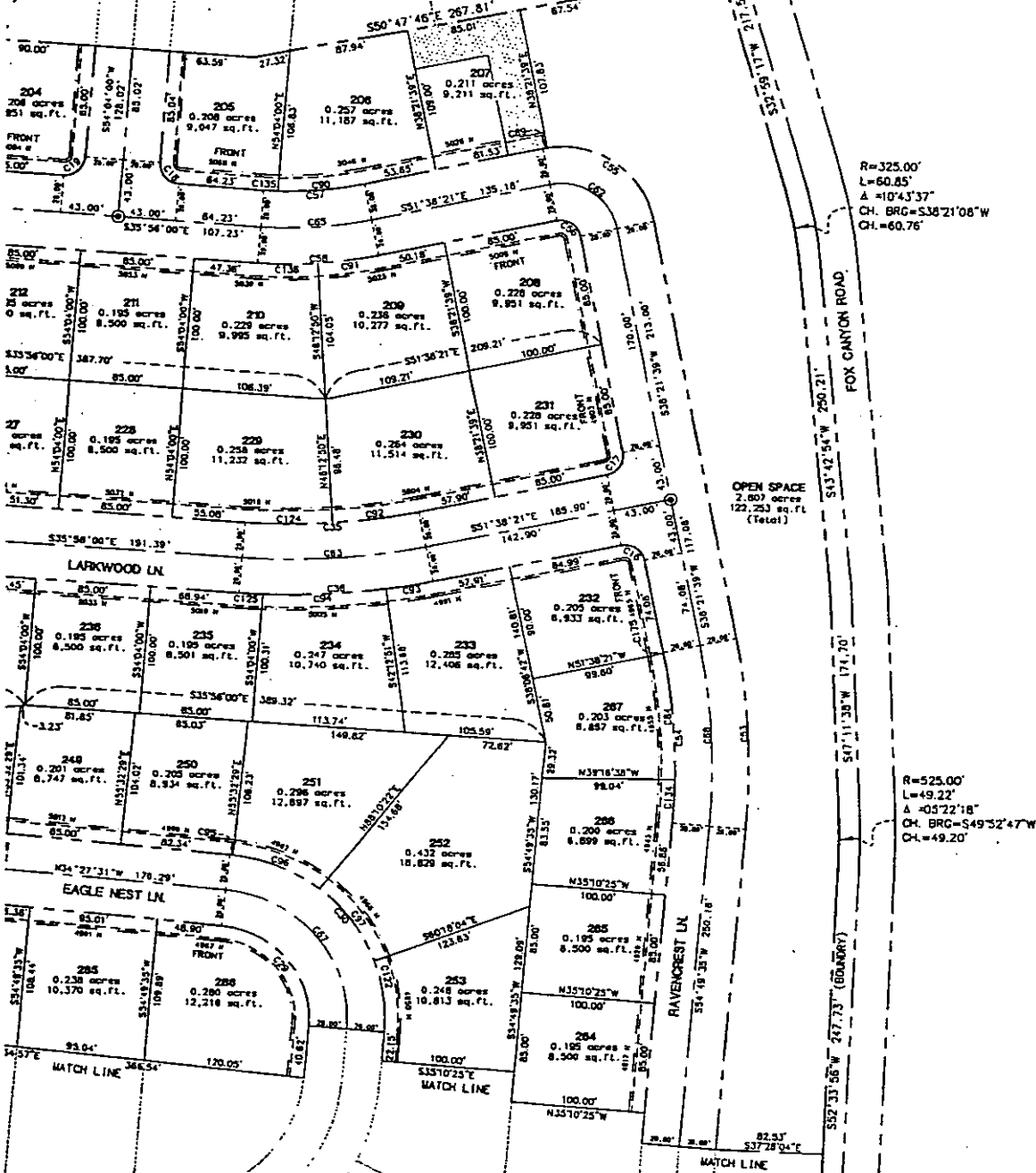
ANY CONSTRUCTION IN THIS AREA MUST CONFORM TO CLASS 3 LIGHT RESISTANCE CONSTRUCTION AS DEFINED IN SECTION 506 OF THE 1997 URBAN WILDLAND INTERFACE CODE. LANDSCAPE ON THESE LOTS SHALL CONFORM TO SECTION 604 OF THE 1997 URBAN WILDLAND INTERFACE CODE.

# MIT PHASE 2

LOCATED IN LEHI CITY, UTAH COUNTY, UTAH.  
TOWNSHIP 4 SOUTH, RANGE 1 WEST,  
3RD AND MERIDIAN.

MIT PHASE 2

1



**NOTES:**

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. OPEN SPACE TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
3. DRAINAGE FROM THIS PROJECT WILL BE OBTAINED IN THE TRAVERSE MOUNTAIN MAIN DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 0.52 ACRE-Feet OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.25 ACRE-Feet. IT WILL BE EXPANDED BY 3.8 ACRE-Feet TO ACCOMMODATE ALL OF THE MOUNTAIN COVE DISTRICT DETENTION POND DESIGN. DESIGN IS A PART OF SHADOW RIDGE PHASE 1 CONSTRUCTION DRAWINGS. THE TOTAL POND CAPACITY OF 8.05 ACRE-Feet WILL BE REACHED UPON THE COMPLETION OF CONSTRUCTION OF WINTER HAVEN PHASE 1 & 2, EAGLE CREST PHASE 1 & 2 AND SHADOW RIDGE PHASE 1 & 2.
4. LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
5. THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
6. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
7. ON LOTS 204, 205, 206, 223, 231, 232, 240, 243, 245, 255, 259, 268, 272, 275, 277, 284, 286, 287, 289, 291, AND 293 THE FRONT OF HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.



DATE	06-10-04
PLAT FILE	
SCALE	1" = 60'
PROJECT NUMBER	BLCF01200

## EAGLE SUMMIT PHASE 2 LEHI, UTAH

# PSOMAS

2825 East Cottonwood Parkway, Suite 120  
Salt Lake City, Utah 84121  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	BDA
DRAWN	JAJ
CHECKED	BDA

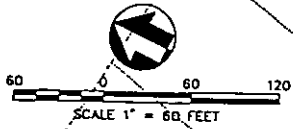
NO.	2
3	

# EAGLE

A PLANNED COMMUNITY DEVELOPMENT  
SITUATED IN...

ENT 76490:2004 PG 11 of 12

EAGLE SUMMIT  
PHASE 1



R=778.00'  
L=212.45'  
Δ=15°38'47"  
CH. BRG=N77°33'46"E  
CH.=211.80'

R=15.00'  
L=23.88'  
Δ=91°13'56"  
CH. BRG=S39°46'11"E  
CH.=21.44'

207  
CITY PARK  
To be Dedicated To  
Lehi City  
3.206 acres  
139,645 sq. ft.

R=15.00'  
L=24.72'  
Δ=94°25'38"  
CH. BRG=N63°02'48"E  
CH.=22.02'

R=572.00'  
L=17.37'  
Δ=07°44'22"  
CH. BRG=N14°57'47"E  
CH.=17.37'

OPEN SPACE  
5.003 acres  
217,916 sq. ft.

WINTER HAVEN  
PHASE 1

R=300.00'  
L=222.18'  
Δ=25°27'37"  
CH. BRG=N26°49'24"E  
CH.=220.36'

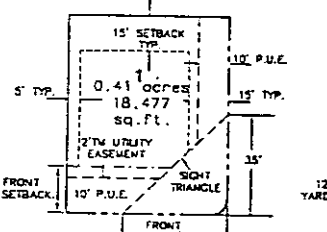
FUTURE CHURCH PARCEL

CURVE	RADIUS	LENGTH	DELTA
C1	13.00	18.60	74°52'50"
C2	13.00	12.41	47°23'06"
C3	15.00	21.53	82°33'43"
C4	15.00	21.53	82°33'43"
C5	15.00	26.36	100°40'22"
C6	15.00	26.36	100°40'22"
C7	15.00	18.82	71°08'13"
C8	15.00	18.82	71°08'13"
C9	15.00	19.91	74°39'22"
C10	15.00	19.91	74°39'22"
C11	15.00	18.45	74°40'22"
C12	15.00	130.60	485°43'11"
C13	13.00	26.36	100°40'22"
C14	15.00	26.36	100°40'22"
C15	118.00	26.36	100°40'22"
C16	247.00	133.03	132°42'11"
C17	303.00	203.11	187°47'26"
C18	247.00	292.93	167°57'00"
C19	178.00	97.15	31°18'16"
C20	122.00	86.59	31°18'16"
C21	153.00	31.43	12°33'40"
C22	97.00	54.59	31°17'25"
C23	118.00	54.59	31°17'25"
C24	62.00	83.62	74°20'42"
C25	62.00	314.09	129°51'16"
C26	128.00	28.94	11°27'18"
C27	247.00	182.07	137°34'42"
C28	303.00	274.20	149°30'17"
C29	303.00	104.32	19°42'33"
C30	247.00	154.60	135°21'46"
C31	303.00	199.63	152°14'33"
C32	247.00	154.60	135°21'46"
C33	303.00	548.59	107°42'23"
C34	247.00	79.30	116°21'25"
C35	472.00	126.70	15°22'49"
C36	228.00	161.74	119°22'49"
C37	125.00	199.54	187°27'50"
C38	303.00	134.22	112°21'46"
C39	100.00	41.79	23°26'22"
C40	90.00	121.29	17°16'25"
C41	150.00	81.67	31°18'16"
C42	275.00	453.35	194°27'17"
C43	275.00	94.86	19°43'44"
C44	1275.00	172.13	135°12'46"
C45	275.00	158.95	102°42'33"
C46	247.00	157.76	38°33'41"
C47	247.00	141.50	37°48'28"
C48	528.00	86.41	9°22'38"
C49	303.00	28.52	5°21'58"
C50	178.00	89.60	52°43'06"
C51	247.00	20.32	6°42'46"
C52	303.00	28.79	5°01'55"
C53	303.00	78.75	14°31'28"
C54	62.00	85.86	60°53'02"
C55	62.00	88.28	63°02'41"
C56	62.00	80.02	74°28'50"
C57	62.00	77.50	74°28'50"
C58	303.00	86.50	18°44'00"
C59	247.00	82.71	18°11'11"
C60	153.00	70.13	26°38'02"
C61	247.00	132.71	30°47'02"
C62	303.00	97.57	18°27'02"
C63	247.00	135.17	31°21'19"
C64	62.00	72.72	8°32'09"
C65	62.00	80.02	74°28'50"
C66	247.00	78.37	18°24'38"
C67	303.00	124.71	23°46'15"
C68	303.00	74.79	14°58'23"
C69	528.00	55.32	6°00'12"
C70	275.00	180.44	137°35'42"
C71	275.00	189.41	149°30'17"
C72	275.00	51.27	10°40'52"
C73	275.00	37.50	7°46'17"
C74	275.00	51.27	10°40'52"
C75	275.00	37.50	7°46'17"
C76	275.00	170.38	35°29'51"
C77	275.00	184.34	38°24'28"
C78	275.00	86.28	16°27'38"
C79	275.00	139.53	19°29'31"
C80	275.00	51.27	10°40'52"
C81	275.00	37.50	7°46'17"
C82	275.00	51.27	10°40'52"
C83	275.00	37.50	7°46'17"
C84	90.00	41.64	28°30'24"
C85	90.00	28.83	18°21'47"
C86	90.00	30.12	18°24'22"
C87	90.00	29.83	18°21'47"
C88	90.00	28.49	18°20'46"
C89	125.00	60.17	27°24'44"
C90	125.00	28.13	12°33'40"
C91	125.00	32.04	16°43'04"
C92	125.00	139.38	87°37'07"
C93	125.00	32.87	14°28'36"
C94	125.00	106.70	149°24'31"
C95	528.00	3.82	0°02'17"
C96	247.00	2.12	0°29'54"
C97	72.00	1.18	0°25'15"
C98	303.00	358.34	187°11'25"
C99	303.00	8.77	17°48'40"
C100	303.00	182.47	127°12'40"
C101	303.00	70.81	7°21'02"
C102	303.00	122.78	23°24'41"
C103	303.00	28.33	3°11'14"
C104	303.00	208.03	38°27'34"
C105	303.00	21.78	4°17'08"

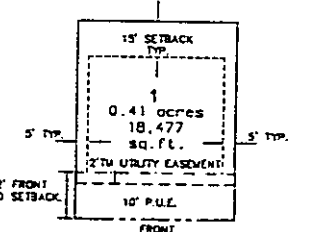
### TYPICAL INTERNAL LOT EASEMENTS:

The areas designated herein as T.M. Utility are private utility easements and are not dedicated for use by the general public but are for use of those private utilities and telecommunications providers authorized by subdivider, its successors and assigns, pursuant to a written agreement.

### TYPICAL CORNER LOT SETBACKS DETAIL (N.T.S.)

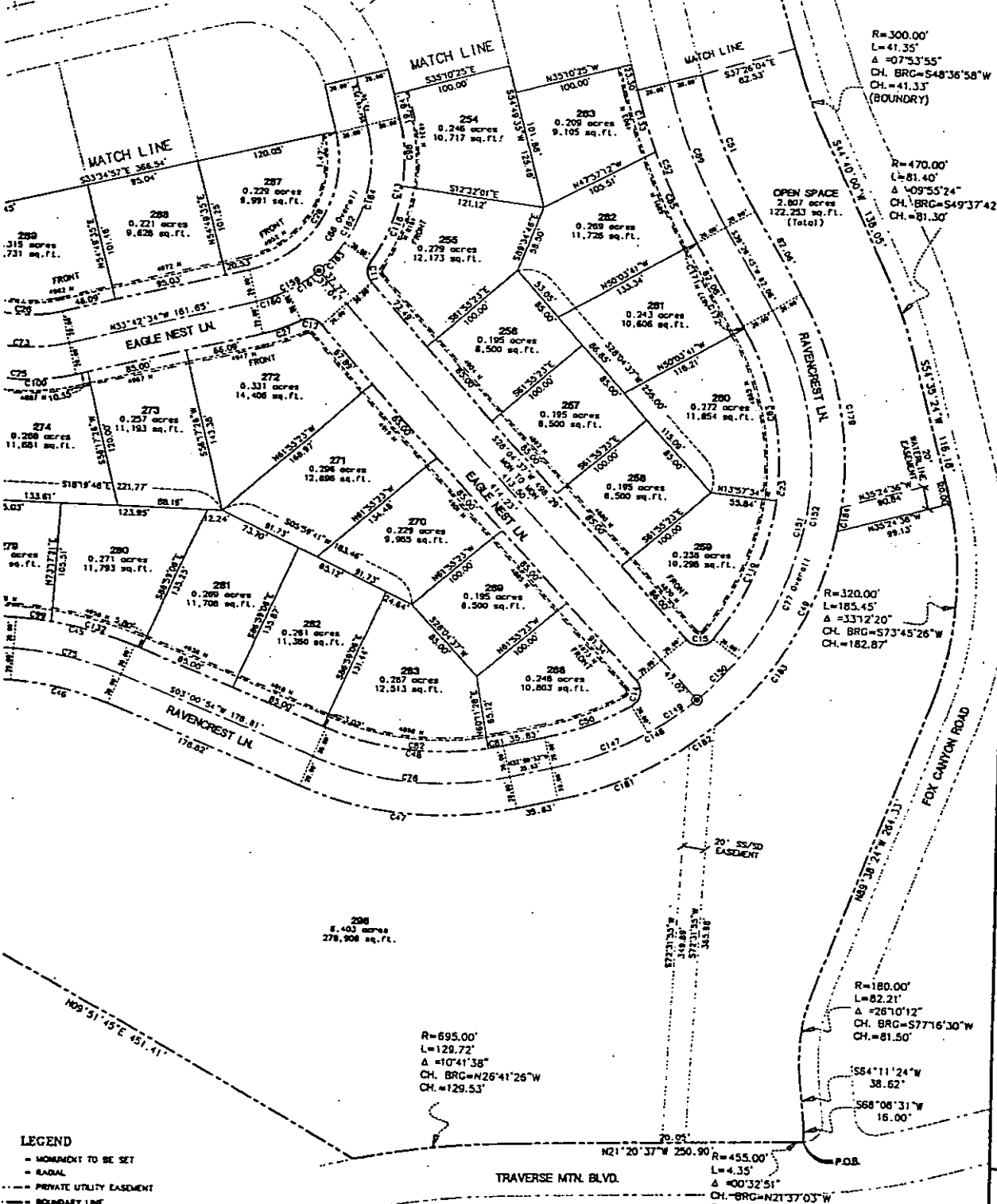
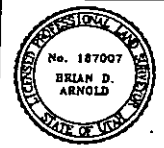


### TYPICAL LOT SETBACKS DETAIL (N.T.S.)



**IT PHASE 2**  
 ED IN LEHI CITY, UTAH COUNTY, UTAH.  
 SHP 4 SOUTH, RANGE 1 WEST,  
 10 MERIDIAN.

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DATE	06-10-04
SCALE	1" = 60'
PROJECT NUMBER	BLCF01200

**EAGLE SUMMIT PHASE 2**  
**LEHI, UTAH**

**PSOMAS**  
 2825 East Cottonwood Parkway, Suite 120  
 Salt Lake City, Utah 84121  
 (801) 270-5777 (801) 270-5782 (FAX)

- LEGEND**
- MONUMENT TO BE SET
  - RADIAL
  - PRIVATE UTILITY EASEMENT
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - LOT LINE
  - CENTER LINE ROAD
  - PUBLIC UTILITY EASEMENT
  - BUILDING ENVELOPE
  - STREET LIGHTS
  - FOUND SECTION CORNER
  - OPEN SPACE
  - NO STREET ACCESS
  - NEW 6" PRIVACY FENCE
  - 20' WATERLINE EASEMENT

ANY CONSTRUCTION IN THIS AREA MUST CONFORM TO CLASS 3 IGNITION RESISTENCE CONSTRUCTION AS DEFINED IN SECTION 506 OF THE 1997 URBAN WILDLAND INTERFACE CODE. LANDSCAPING ON THESE LOTS SHALL CONFORM TO SECTION 604 OF THE 1997 URBAN WILDLAND INTERFACE CODE.

- NOTES:**
- ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
  - OPEN SPACE TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - DRAINAGE FROM THIS PROJECT WILL BE DETAINED IN THE TRAVERSE MOUNTAIN MAIN DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 0.92 ACRE-FEET OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.25 ACRE-FEET. IT WILL BE EXPANDED BY 3.8 ACRE-FEET TO ACCOMMODATE ALL OF THE MOUNTAIN COVE DISTRICT DETENTION POND DESIGN. DESIGN IS A PART OF SHADOW RIDGE PHASE 1 CONSTRUCTION DRAWINGS. THE TOTAL POND CAPACITY OF 8.05 ACRE-FEET WILL BE REACHED UPON THE COMPLETION OF CONSTRUCTION OF WINTER HAVEN PHASE 1 & 2, EAGLE CREST PHASE 1 & 2 AND SHADOW RIDGE PHASE 1 & 2.
  - LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
  - THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
  - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
  - ON LOTS 204, 205, 208, 233, 231, 232, 240, 243, 245, 255, 259, 268, 272, 275, 277, 284, 286, 287, 289, 291, AND 293 THE FRONT OF HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.

DESIGNED	BDA
DRAWN	JAU
CHECKED	BDA
DATE	06-10-04
SCALE	1" = 60'
PROJECT NUMBER	BLCF01200