SILVER CREEK VILLAGE CENTER
LOT 8 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

PLAT NOTES:

1. Lot 8 Phase 1 of the Silver Creek Village Center Subdivision corresponds to Parcels 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 6.4 and 6.5 of the Development Agreement for Silver Creek Village Specially Planned Area (the "Development Agreement"), dated August 4, 2015, and recorded on August 6, 2015, as Entry No. 01025271, in Book 2307, beginning at Page 1549, in the official records of the Summit County, Utah, Recorder.

2. Reference is made to Silver Creek Village Center Subdivision, recorded on April 04, 2017, as Entry No. 1066785, in the official records of the Summit County, Utah, Recorder.

3. Reference is made to that certain A.L.T.A. survey of record, recorded on February 22, 2017, as S-8979, in the official records of the Summit County, Utah, Recorder.

4. The tracts of land that are described in, subdivided by, and platted pursuant to this SILVER CREEK VILLAGE CENTER LOT 8 PHASE 1 SUBDIVISION ("Plat") are referred to herein as the "Platted Lands." The Platted Lands are sitcated within a portion of the area constituting and referred to as the Silver Creek Village generally depicted and described in the Development Agreement. As used in these Plat notes, the term "Parcel" shall mean any tract of land shown as part of the Platted Lands.

5. This Plat and the Platted Lands are subject to, among other things, the provisions of: (a) the Development Agreement and the requirements, restrictions, and limitations imposed thereby; and (b) The Master Declaration of Covenants, Conditions, Restrictions and Easements for Silver Creek Village (as amended from time to time, the "Master CC&Rs") recorded on April 20, 2017, as Entry No. 01067652, in Book 2405, beginning at Page 1721, in the official records of the Summit County, Utah, Recorder. The Master CC&Rs references the rights of the Silver Creek Village Owners Master Association ("Master Association") and further describes that each subdivision, or grouping of subdivisions, will have its own sub or district association, which will be a separate association from the Master Association. References in these Plat notes to a "Sub-association" shall mean a sub-association established in conformity with the Master CC&Rs and a separate set of governing documents for such Sub-association.

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 Platted Lands.

7. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the P.U.E. and approves this Plat solely for the purpose of confirming that this Plat contains the P.U.E., and approximates the location of the P.U.E., but does not warrant its 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:

a) a recorded easement or right-of way,

b) the law applicable to prescriptive rights,

c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or

d) any other provision of law.

9. Dominion Energy ("Dominion") approves this Plat solely for the purpose of confirming that the Plat contains public utility easements. Dominion Energy 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 or acknowledgment of any terms contained in the Plat, including those set forth in the Owners Dedication or these Plat notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.

10. Roofing Material

Roofing materials must be non-combustible. No wood shake roofing material will be permitted.

11. Fire Apparatus Access Roads

An all-weather fire apparatus access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire apparatus access road is to be maintained at all times during construction. In the event that the all-weather fire apparatus access road is not maintained, the PCFSD reserves the right to stop work until required roads are placed back in service. Fire apparatus access roads must be in accordance with Appendix D and all other applicable requirements of the International Fire Code. Each parcel/subdivision that is developed must be provided with the appropriate fire apparatus access roads, turn-arounds and, in certain conditions, two means of ingress/egress into the area.

12. Water Supplies for Fire Protection

Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.

13. Fireplaces

All fireplaces shall be non-wood burning.

14. Fire-Flow Requirements for Buildings

The minimum fire-flow and flow duration requirements must be as specified in Appendix B, Tables B105.1(1) and B105.1(2) of the International Fire Code. One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses: The required fire-flow shall be not less than 1,500 gallons per minute. Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses: The required fire-flow shall be not less than 2,000 gallons per minute.

15. All lot owners served by Mountain Regional Water Special Service District (the "District") within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specifications of the District, including payment of all necessary fees prior to the issuance of a building permit. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate its equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement at the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including bees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this Plat to enlarge and/or extend its services to any adjoining properties and plats.

16. Pursuant to Utah code ann. § 54-3-27, this Plat conveys to the owner(s) or operators of utility facilities an 8' to 10' wide non-exclusive underground utility easement ("P.U.E."), along with all the rights and duties described therein.

17. A maximum 20% of an entire building lot or residential development parcel may include turf (See Development Agreement, §5.3.4.2);

18. In interpreting this Plat or any deeds or other instrument affecting a townhome unit, the shared boundary lines of the townhome units connected by a party wall shall be conclusively presumed to be the actual boundaries of the townhome unit rather than the description and depiction of the townhome units set forth in this Plat, regardless of the settling or lateral movement of the townhomes and associated party wall(s) and regardless of minor variance between boundaries shown on this Plat and those of the constructed townhome.

19. All dwelling units will be built subject to the National Green Building Standard, Bronze, or the version of such Standard then in effect at the time of the building permit application; certification of compliance with such Standard by a qualified third party consultant will be submitted to the Summit County Building Department to ensure compliance prior to issuance of a certificate of occupancy for the dwelling unit.

20. The Sub-association(s) shall maintain the private "alleys" depicted on the Plat. The area designated as Open Space on this Plat shall be maintained by the Master Association, unless the Master Association designates the Sub-association as the responsible party.

2'. No on street parking is allowed in winter months (as defined by Summit County) with the exception of those areas along Silver Creek Drive and as shown on Exhibits G2 and G4 of the Development Agreement.

22. The properties shown hereon lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) Map #49043C0192G, Effective Date: March 16, 2006.

23. Summit County is not liable for damage to landscaping located within or adjacent to the Summit County right-of-way; replacement is the sole responsibility of Developer(s) or the Master Association, unless the Master Association designates the Sub-association as the responsible party (See Development Agreement, §7.12.2).

24. At the time of any resurfacing of Aster Way, the Sub-association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District ("SBWRD") standards. Prior notification of the adjustments and inspection by SBWRD is required.

25. Dwelling units with basements may require a privately owned and operated wastewater ejector pump for wastewater service.

26. Lots 2, 3, 10, 12, 13, 14, 30, 32, 37 and 39 established in this Plat will contain affordable/workforce housing units in accordance with, and subject to, Section 5.2 of the Development Agreement, including, without limitation, deed restrictions to be imposed against such lots.

2'. Lots 41, 45, and 50 established in this Plat are market rate lots which will contain affordable/workforce housing units constructed within ADUs (as defined in the Development Agreement) in accordance with, and subject to, Section 5.2 of the Development Agreement, including, without limitation, deed restrictions to be imposed against such ADUs.

28. Open Space areas in the Plat and Platted Lands shall be subject to the provisions of the Development Agreement.

SILVER CREEK VILLAGE CENTER LOT 8 PHASE 1 SUBDIVISION LEGAL DESCRIPTION:

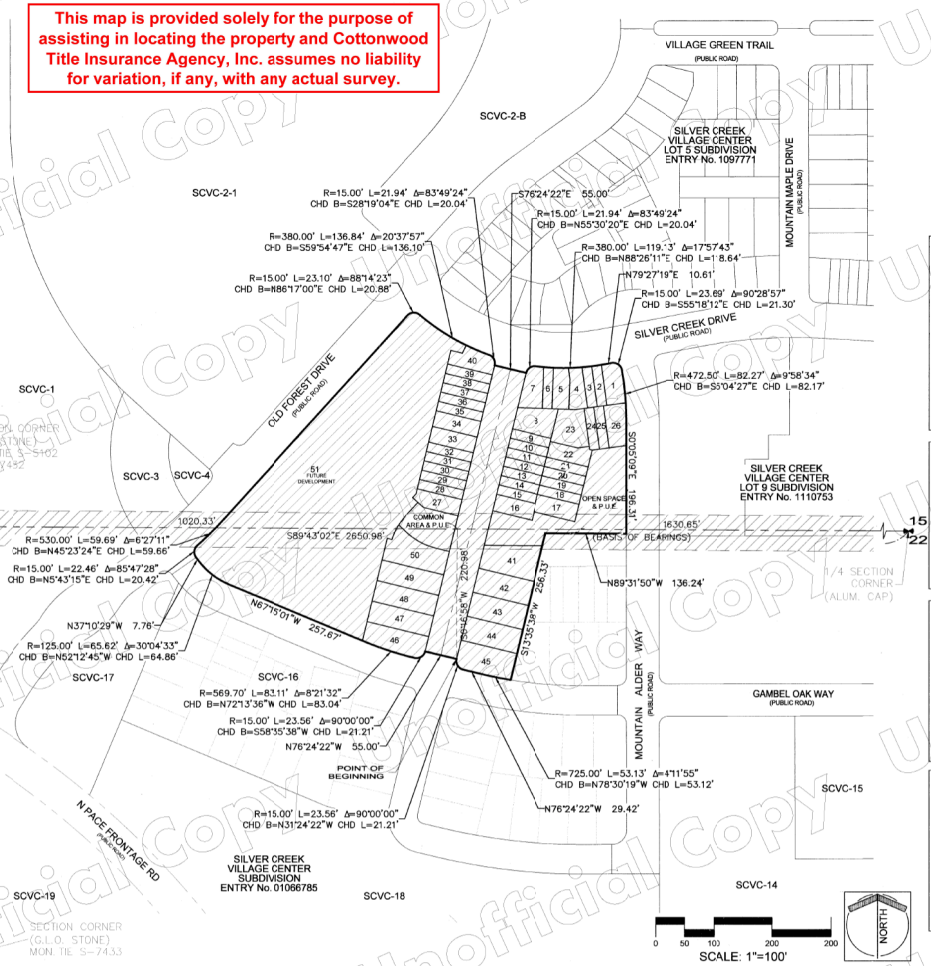
All of Lot 8 of the Silver Creek Village Center Subdivision, Entry number 1066785, recorded April 04, 2017 in the office of the Summit County Recorder. Lot 8 being located in the Southwest quarter of Section 15 and Northwest section of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian.

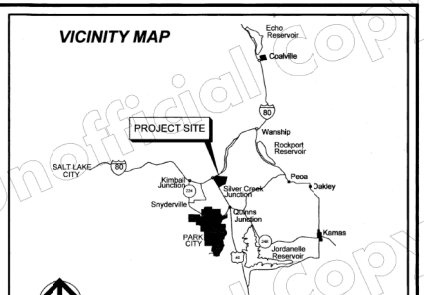
SURVEYOR'S CERTIFICATE:

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, 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: Silver Creek Village Center LOT 8 Phase 1 Subdivision.

PROFESSIONAL LAND SURVEYOR No. 334571 — MICHAEL W. PURDY — STATE OF UTAH — 8/31/2020

MICHAEL W. PURDY, PLS 334571





OWNER'S DEDICATION AND CONSENT TO RECORD

Know all by these presents that Village Development Group Inc., 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 8 Phase 1 Subdivision

does hereby dedicate for perpetual use of the public, subject to all interests of record, non exclusive easements as shown hereon for the use of Summit County, a political subdivision of the State of Utah, and other approved utility providers for the purpose of providing access for utility installation, maintenance, use and replacement.

In witness whereof, this 6 day of Oct. 2020.

VILLAGE DEVELOPMENT GROUP, INC

By: Matt Lowe

Name and Title: Matthew Lowe, President

ACKNOWLEDGMENT

State of Utah

County of SUMMIT

The foregoing Plat was acknowledged before me this 6 day of Oct 2020

by Matthew Lowe the President of VILLAGE DEVELOPMENT GROUP INC., a Utah corporation, on behalf of the Company.

Notary Public: Rena Napolitano

My Commission Expires: 12/09/2023

RENA NAPOLITANO — Notary Public State of Utah — My Commission Expires on December 9, 2023 — Comm. Number: 703131

LIEN HOLDER'S CONSENT TO RECORD

State of _____

County of _____

The undersigned lien holder hereby consents to the recordation of this plat.

COMPANY: _____ BY: _____

NAME and TITLE: _____

The foregoing consent to record was acknowledged before me this _____ day of _____, 2020.

BY: _____

Notary Public

My Commission Expires: _____

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.

BY: _____

Notary Public

My Commission Expires: _____

Notary Public: _____

8/31/2020 **SHEET 1 OF 5**

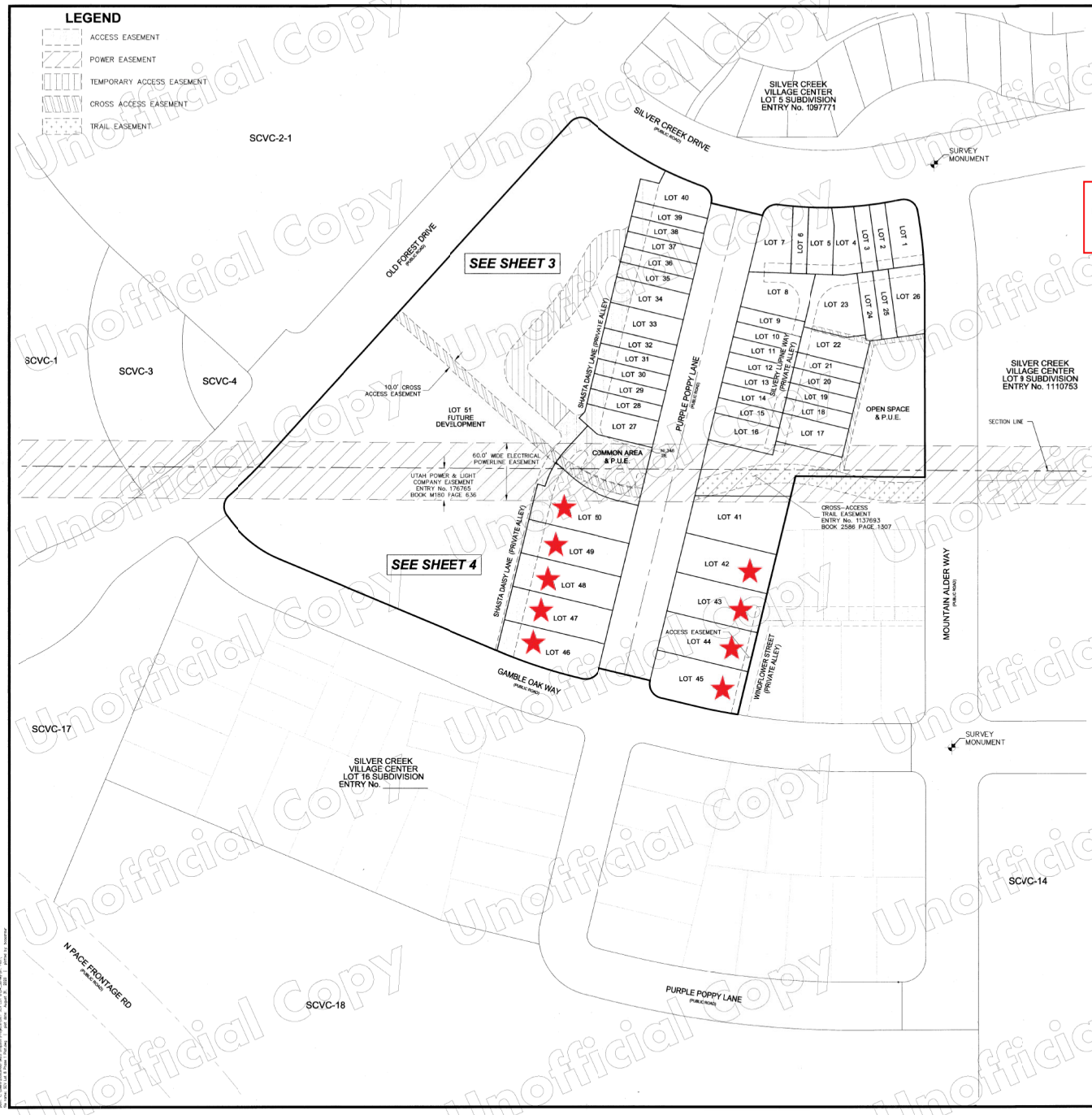
PUBLIC SAFETY ANSWERING POINT APPROVAL	QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH	ROCKY MOUNTAIN POWER	MOUNTAIN REGIONAL WATER DISTRICT	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
APPROVED THIS 13th DAY, OF October 2020	APPROVED THIS 21 DAY OF Sept 2020	SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.	ACCEPTED THIS 6th DAY OF October 2020 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21st DAY OF Sept. 2020.
BY: JEFF WARD, DIRECTOR THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT	BY: Pro Const. Spec. TITLE: WA	AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER	AUTHORIZED AGENT	BY:

CORNERPOINT	S.B.S.R.D.	COUNTY ASSESSOR	PARK CITY FIRE SERVICE DISTRICT	COUNTY ENGINEER	GOVERNING BODY APPROVAL AND ACCEPTANCE	APPROVAL AS TO FORM	RECORDED
PROFESSIONAL LAND SURVEYS, INC. 2075 So. Sir Monte Drive, St. George, UT 84770 Cell (435) 619-5528 mike.cpsurveying@gmail.com	THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. 9.16.20 DATE — SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE	REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 7th DAY OF October 2020. SUMMIT COUNTY ASSESSOR	THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. SEPT 2, 2020 DATE — PARK CITY FIRE MARSHAL	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. 23-OCT-2020 DATE — SUMMIT COUNTY ENGINEER	APPROVED THIS 18 DAY OF Dec. 2020 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14. SUMMIT COUNTY MANAGER	APPROVED AS TO FORM ON THIS 2020 DAY OF December 2020. SUMMIT COUNTY ATTORNEY	ENTRY NO. 1154476 $386.00 STATE OF UTAH COUNTY OF SUMMIT DATE 12/8/2021 TIME 12:24 PM RECORDED AND FILED AT THE REQUEST OF: Village Development Group Inc. COUNTY RECORDER

Unofficial Copy

SILVER CREEK VILLAGE CENTER
LOT 8 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

ADDRESS TABLE	
LOT #	FULL ADDRESS
1	6771 Silvery Lupine Way
1	6645 Mountain Alder Way
1	6785 N Silver Creek Drive
2	6757 Silvery Lupine Way
2	6789 N Silver Creek Drive
3	6747 Silvery Lupine Way
3	6793 N Silver Creek Drive
4	6733 Silvery Lupine Way
4	6797 N Silver Creek Drive
5	6717 Silvery Lupine Way
5	6801 N Silver Creek Drive
6	6711 Silvery Lupine Way
6	6805 N Silver Creek Drive
7	6705 Silvery Lupine Way
7	6809 N Silver Creek Drive
7	6720 Purple Poppy Lane
8	6695 Silvery Lupine Way
8	6708 Purple Poppy Lane
9	6689 Silvery Lupine Way
9	6702 Purple Poppy Lane
10	6683 Silvery Lupine Way
10	6700 Purple Poppy Lane
11	6677 Silvery Lupine Way
11	6698 Purple Poppy Lane
12	6671 Silvery Lupine Way
12	6694 Purple Poppy Lane
13	6659 Silvery Lupine Way
13	6692 Purple Poppy Lane
14	6653 Silvery Lupine Way
14	6688 Purple Poppy Lane
15	6647 Silvery Lupine Way
15	6684 Purple Poppy Lane
16	6641 Silvery Lupine Way
16	6680 Purple Poppy Lane
17	6644 Silvery Lupine Way
18	6652 Silvery Lupine Way
19	6658 Silvery Lupine Way
20	6672 Silvery Lupine Way
21	6678 Silvery Lupine Way
22	6688 Silvery Lupine Way
23	6706 Silvery Lupine Way
24	6744 Silvery Lupine Way
25	6754 Silvery Lupine Way
26	6770 Silvery Lupine Way
26	6629 Mountain Alder Way
27	6622 Shasta Daisy Lane
27	6675 Purple Poppy Lane

ADDRESS TABLE	
LOT #	FULL ADDRESS
28	6628 Shasta Daisy Lane
28	6679 Purple Poppy Lane
29	6632 Shasta Daisy Lane
29	6683 Purple Poppy Lane
30	6638 Shasta Daisy Lane
30	6687 Purple Poppy Lane
31	6644 Shasta Daisy Lane
31	6691 Purple Poppy Lane
32	6650 Shasta Daisy Lane
32	6695 Purple Poppy Lane
33	6658 Shasta Daisy Lane
33	6699 Purple Poppy Lane
34	6670 Shasta Daisy Lane
34	6703 Purple Poppy Lane
35	6674 Shasta Daisy Lane
35	6707 Purple Poppy Lane
36	6682 Shasta Daisy Lane
36	6711 Purple Poppy Lane
37	6688 Shasta Daisy Lane
37	6715 Purple Poppy Lane
38	6694 Shasta Daisy Lane
38	6719 Purple Poppy Lane
39	6700 Shasta Daisy Lane
39	6723 Purple Poppy Lane
40	6708 Shasta Daisy Lane
40	6727 Purple Poppy Lane
40	6831 N Silver Creek Drive
41	6658 Purple Poppy Lane
42	6652 Purple Poppy Lane
43	6644 Purple Poppy Lane
43	6571 Windflower Street
44	6638 Purple Poppy Lane
44	6565 Windflower Street
45	6630 Purple Poppy Lane
45	6557 Windflower Street
45	1201 Gambel Oak Way
46	6568 Shasta Daisy Lane
46	1173 Gambel Oak Way
46	6629 Purple Poppy Lane
47	6574 Shasta Daisy Lane
47	6635 Purple Poppy Lane
48	6580 Shasta Daisy Lane
48	6641 Purple Poppy Lane
49	6588 Shasta Daisy Lane
49	6647 Purple Poppy Lane
50	6596 Shasta Daisy Lane
50	6655 Purple Poppy Lane

0 15 50 100 150
SCALE: 1"=50'

NORTH

8/31/2020 **SHEET 2 OF 5**

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive-St. George, UT 84770
Cell (435) 619-5628
mike.cpsurveying@gmail.com

RECORDED
ENTRY NO. 01154476
02/02/2021 12:14:51 PM B: 2638 P: 0901
Plat PAGE 1/1
BUCKN TERRITS, SUMMIT COUNTY RECORDER
FEE 106.00 BY VILLAGE DEVELOPMENT GROUP INC

Unofficial Copy

SILVER CREEK VILLAGE CENTER
LOT 8 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

NON-EXCLUSIVE EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
NL30	165.20'	N89°54'51"E
NL220	61.28'	N76°24'22"W
NL221	140.44'	N47°50'12"W
NL222	20.00'	S42°09'48"W
NL223	145.54'	S47°50'12"E
NL224	66.38'	S76°24'22"E
NL225	20.00'	N13°35'38"E
NL228	118.80'	S13°35'38"W
NL229	20.00'	S76°24'22"E
NL230	105.14'	N13°35'38"E
NL231	41.23'	N82°15'12"E
NL232	20.18'	N0°05'09"W
NL346	5.72'	S13°35'38"W

STORM DRAIN EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
SDL240	10.01'	N76°24'22"W
SDL241	19.32'	N11°08'27"E
SDL243	16.67'	S11°08'27"W
SDL244	19.02'	S75°17'57"E
SDL245	55.57'	S66°45'57"E
SDL246	10.00'	S23°14'03"W
SDL247	54.83'	N66°45'57"W
SDL248	18.08'	N75°17'57"W
SDL249	10.00'	N13°35'38"E
SDL345	52.67'	N13°35'38"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
SDC97	380.00'	10.46'	1°34'40"	S61°44'45"E	10.46'
SDC123	380.00'	9.07'	1°22'06"	S63°13'08"E	9.07'

SNOW STORAGE EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
SL233	10.00'	S13°35'38"W
SL234	20.00'	N76°24'22"W
SL235	10.00'	N13°35'38"E
SL236	10.00'	N13°35'38"E
SL237	20.00'	S76°24'22"E
SL238	10.00'	S13°35'38"W
SL341	10.00'	N87°57'20"W
SL342	20.00'	N2°02'40"E
SL343	10.00'	S87°57'20"E

LINE TABLE

LINE	LENGTH	BEARING
L2	8.00'	S73°10'58"E
L3	20.16'	N47°50'12"W
L4	22.84'	S76°24'22"E
L5	12.94'	N47°50'11"W
L6	8.86'	N42°09'48"E
L7	20.00'	S76°24'22"E
L8	14.94'	N26°05'49"E
L10	19.64'	N82°15'12"E
L11	4.44'	N76°24'22"W
L12	29.11'	S87°57'20"E
L13	14.41'	N82°15'12"E
L14	16.33'	N82°15'12"E
L15	16.33'	N82°15'12"E
L16	37.99'	N82°15'12"E
L17	32.07'	N82°15'12"E
L18	16.33'	N82°15'12"E
L19	16.33'	N82°15'12"E
L20	20.34'	N82°15'12"E
L21	11.37'	S87°57'20"E
L22	19.36'	N7°44'48"W
L23	28.33'	S87°57'20"E
L24	16.33'	S87°57'20"E
L25	43.54'	S87°57'20"E
L26	33.77'	N42°09'48"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C5	108.00'	6.08'	3°13'24"	N15°12'20"E	6.07'
C6	100.00'	27.45'	15°43'36"	S24°40'50"W	27.36'
C7	113.00'	56.35'	28°34'10"	S62°07'17"E	55.76'
C9	472.50'	26.43'	3°12'17"	S14°18'E	26.43'
C13	472.50'	55.84'	6°46'17"	S6°40'35"E	55.81'
C14	472.50'	55.84'	6°46'17"	S6°40'35"E	55.81'
C15	380.00'	6.80'	1°01'31"	N79°58'04"E	6.80'
C16	380.00'	15.34'	2°18'44"	S83°44'20"E	15.33'
C17	380.00'	16.34'	2°27'51"	S86°07'37"E	16.34'
C18	380.00'	25.05'	3°46'38"	S89°14'52"E	25.05'
C19	380.00'	22.92'	3°27'21"	N87°08'08"E	22.92'
C20	380.00'	16.34'	2°27'51"	N84°10'32"E	16.34'
C21	380.00'	16.34'	2°27'47"	N81°42'43"E	16.33'
C22	100.00'	16.79'	9°37'10"	S37°21'13"W	16.77'
C23	100.00'	44.24'	25°20'46"	N29°29'25"E	43.88'
C24	380.00'	94.88'	14°18'22"	S56°45'00"E	94.64'
C25	380.00'	41.96'	6°19'35"	S67°03'58"E	41.94'
C60	472.50'	26.43'	3°12'17"	S14°18'E	26.43'

LEGEND

- ACCESS EASEMENT
- POWER EASEMENT
- SEWER EASEMENT
- SNOW STORAGE EASEMENT
- CROSS ACCESS EASEMENT
- NON-EXCLUSIVE P.U.E.
- TEMPORARY ACCESS EASEMENT
- TRAIL EASEMENT
- STORM DRAIN EASEMENT

SILVER CREEK VILLAGE CENTER LOT 8 PHASE 1

Lot 8 of the Silver Creek Village Center Subdivision, Entry number 1086185, recorded April 04, 2017 in the office of the Summit County Recorder lying within the Northwest Quarter of Section 22 and Southwest Quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian

lot 8 Phase 1 contains a total of 6.22 acres - contains 51 units.

DEVELOPMENT STANDARDS

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

lots 1-26 (Parcel 6.4)	Lot Use - Townhomes
Maximum lot Size	3,500 SF
Minimum Front Setback	10 feet to front façade 10 feet to porch or balcony
Maximum Front Setback	18 feet to front façade.
Frontage Build Out	60%
* Minimum Side Setback	5 feet to home or garage 7.5 feet to Home or Garage when adjacent to Mountain Alder or Bristlecone 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
Driveway Setback	2.5 feet from side lot line
Alley access required	No
Parking Required	2 Off-Street stalls per Unit

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

27-40 (Parcel 5.5)	Lot Use - Townhomes
Maximum lot Size	3,000 SF
Minimum Front Setback	10 feet to front façade 10 feet to porch or balcony
Maximum Front Setback	18 feet to front façade.
Frontage Build Out	60%
* Minimum Side Setback	5 feet to home or garage 7.5 feet to Home or Garage when adjacent to Silver Creek Drive and Old Forest Drive
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)	12 feet from detached garage to house
Maximum Height	37 feet
Driveway Setback	2.5 feet from side lot line
Alley access required	Parcel 5.2-Yes; Parcel 5.5-No
Parking Required	2 Off-Street stalls per Unit

* Side setbacks do not apply to townhomes at the common wall but do apply to public streets Silver Creek Drive and Old Forest Drive

TEMPORARY ACCESS EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
TAL208	51.54'	N42°09'48"E
TAL209	20.44'	N28°35'38"E
TAL210	45.36'	N13°35'38"E
TAL213	20.92'	S28°35'38"W
TAL215	51.54'	S42°09'48"W
TAL217	55.03'	S47°50'12"E
TAL219	55.03'	N47°50'12"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
TAC82	10.00'	15.71'	90°00'00"	N2°50'12"W	14.14'
TAC84	152.00'	62.05'	13°34'10"	N35°22'43"E	61.91'
TAC86	7.50'	21.60'	165°00'00"	S68°54'22"E	14.87'
TAC88	10.00'	14.01'	80°16'42"	S53°43'59"W	12.89'
TAC89	37.00'	42.15'	65°16'42"	S61°13'59"W	39.91'
TAC91	138.00'	56.37'	13°34'10"	S35°22'43"W	56.23'
TAC93	34.00'	53.41'	90°00'00"	S2°50'12"E	48.08'

ACCESS EASEMENT

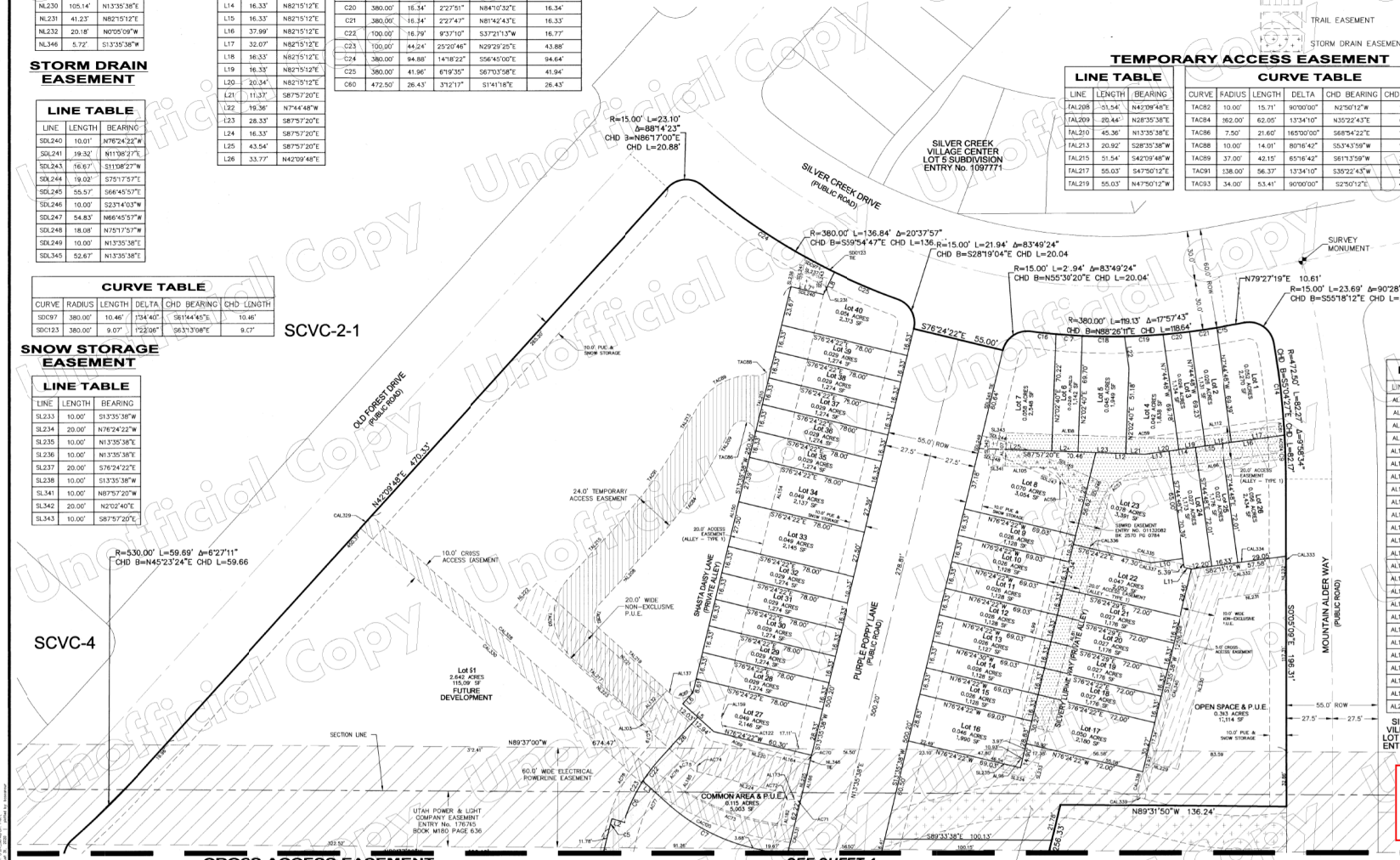
LINE TABLE

LINE	LENGTH	BEARING
AL66	88.85'	S82°15'12"W
AL81	158.02'	S13°35'38"W
AL96	20.00'	N76°24'22"W
AL99	152.54'	N13°35'38"E
AL105	17.67'	N87°57'20"W
AL107	20.00'	N2°02'40"E
AL108	80.54'	S87°57'20"E
AL112	82.74'	N82°15'12"E
AL115	114.66'	N13°35'38"E
AL116	7.20'	N89°54'51"E
AL128	115.88'	S13°35'38"W
AL132	24.00'	N42°09'48"E
AL137	4.02'	S47°50'12"E
AL150	247.68'	N13°35'38"E
AL154	260.56'	S13°35'38"W
AL159	0.50'	S76°24'22"E
AL164	18.77'	S76°24'22"E
AL166	25.61'	S13°35'38"W
AL173	1.35'	N76°24'22"W
AL182	12.59'	S8°58'24"W
AL185	13.52'	N29°44'07"E
AL193	175.86'	S13°35'38"W
AL197	12.34'	N67°15'01"W
AL198	172.80'	N13°35'38"E
AL203	6.40'	N47°50'12"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
AC57	28.00'	33.55'	68°39'34"	S47°5'25"W	31.58'
AC58	20.00'	35.45'	101°32'59"	N37°17'51"W	30.99'
AC59	25.00'	4.27'	9°47'27"	N87°08'56"E	4.27'
AC61	236.07'	10.02'	2°25'58"	S3°5'54"E	10.02'
AC62	725.00'	7.02'	0°33'16"	N80°11'39"W	7.02'
AC67	8.00'	16.52'	118°18'15"	N72°44'47"E	13.74'
AC69	124.00'	28.69'	13°15'26"	S69°46'38"E	28.63'
AC70	15.00'	3.02'	11°32'13"	S82°17'28"E	3.02'
AC71	15.00'	3.02'	11°32'13"	N70°38'15"W	3.02'
AC72	4.50'	7.43'	94°37'15"	S56°17'01"W	6.62'
AC73	167.00'	61.22'	21°00'18"	N70°4'45"W	60.88'
AC74	5.00'	8.75'	100°14'16"	N20°23'02"W	7.67'
AC75	8.00'	8.96'	64°11'13"	S77°2'14"W	8.50'
AC76	90.00'	7.33'	4°40'08"	S42°55'34"W	7.33'
AC77	90.00'	42.49'	27°02'52"	S27°0'04"W	42.09'
AC78	110.00'	56.05'	29°11'41"	N28°18'29"E	55.45'
AC79	8.00'	12.65'	90°37'31"	N2°3'26"W	11.38'
AC122	9.51'	13.03'	78°29'59"	S23°40'04"E	12.04'
AC124	236.46'	10.04'	2°25'58"	S2°48'55"E	10.04'
AC125	569.70'	7.89'	0°47'38"	N68°25'39"W	7.89'

SILVER CREEK VILLAGE CENTER LOT 9 SUBDIVISION ENTRY No. 1119753



CROSS ACCESS EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
CAL31	147.39'	S89°54'51"W
CAL206	2.62'	N0°05'09"W
CAL328	214.38'	N47°50'12"W
CAL329	10.00'	S42°09'48"W
CAL330	214.38'	S47°50'12"E

LINE TABLE

LINE	LENGTH	BEARING
CAL331	10.09'	N13°35'38"E
CAL332	53.49'	N82°15'12"E
CAL333	5.05'	N0°05'09"W
CAL334	53.46'	S82°15'12"W
CAL335	65.84'	N76°24'22"W

LINE TABLE

LINE	LENGTH	BEARING
CAL336	5.00'	S13°35'38"W
CAL337	62.00'	S76°24'22"E
CAL338	137.08'	S13°35'38"W
CAL339	5.00'	S75°51'57"E
CAL340	137.21'	N13°35'38"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
CAC81	53.52'	17.24'	18°27'06"	N7°19'56"E	17.16'
CAC116	166.00'	105.84'	36°31'47"	N66°06'05"W	104.00'
CAC120	176.00'	110.81'	36°04'29"	S65°52'26"E	108.99'

0 15 30 60 90
SCALE: 1"=30'

NORTH

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive, St. George, UT 84770
Cell (435) 319-5528
mike.cpsurveying@gmail.com

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

8/31/2020 **SHEET 3 OF 5**

RECORDED
ENTRY NO. 01154476
02/02/2021 12:14:51 PM B: 2838 P 0961
PLAT PAGE 1/1
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 386.00 BY VILLAGE DEVELOPMENT GROUP INC

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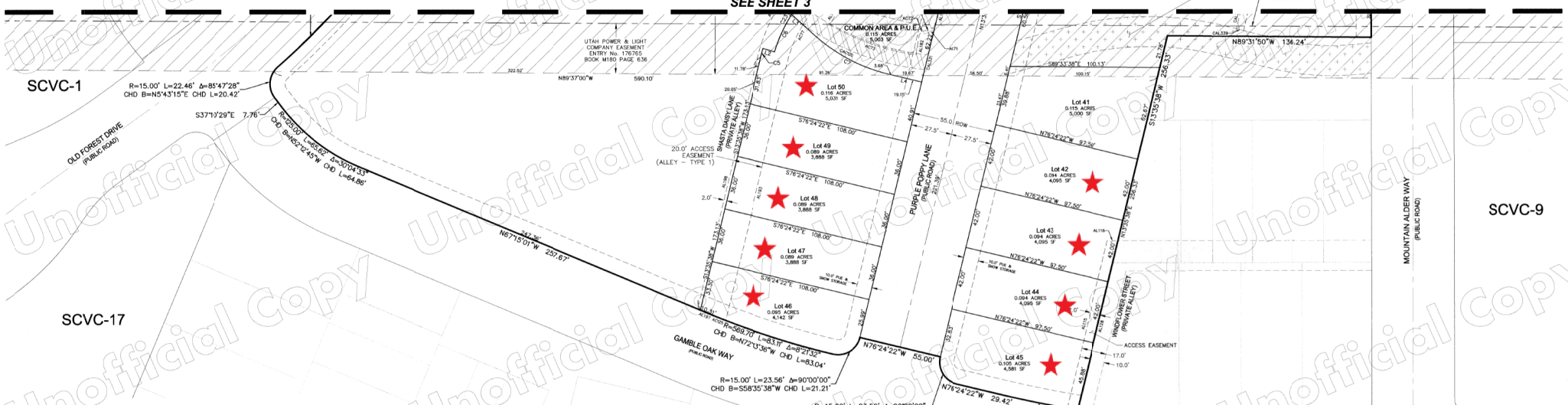
SILVER CREEK VILLAGE CENTER
LOT 8 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SEE SHEET 3



CROSS ACCESS EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
CAL331	10.09'	N13°35'38"E
CAL339	5.00'	S75°51'57"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
CAC120	176.00'	110.81'	36°04'29"	S65°52'26"E	108.99'

ACCESS EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
AL115	114.66'	N13°35'38"E
AL116	7.20'	N89°54'51"E
AL128	115.88'	S13°35'38"W
AL182	12.59'	S8°58'24"W
AL193	175.86'	S13°35'38"W
AL197	12.34'	N67°15'01"W
AL198	172.80'	N13°35'38"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
AC62	725.00'	7.02'	0°33'16"	N80°19'39"W	7.02'
AC71	15.00'	3.02'	11°32'13"	N70°38'15"W	3.02'
AC73	167.00'	61.21'	21°00'18"	N70°41'45"W	60.88'
AC77	90.00'	42.49'	27°02'52"	S27°07'04"W	42.09'
AC125	569.70'	7.81'	0°47'38"	N68°26'39"W	7.89'

LINE TABLE

LINE	LENGTH	BEARING
L2	8.00'	S73°10'58"E
L3	20.16'	N47°50'12"W
L4	22.84'	S76°24'22"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C5	108.00'	6.08'	3°13'24"	N15°12'20"E	6.07'
C6	100.00'	27.45'	15°43'36"	S24°40'50"W	27.36'
C7	113.00'	56.35'	28°34'10"	S62°07'17"E	55.76'
C23	100.00'	44.24'	25°20'46"	N29°29'25"E	43.88'

SILVER CREEK VILLAGE CENTER LOT 16 SUBDIVISION ENTRY No. _____

DEVELOPMENT STANDARDS

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

Lots 41-45 (Parcel 6.1)	Lot Use - Single Family
Maximum lot Size	5,000 SF
Minimum Front Setback	15 feet to front façade 12 feet to porch or balcony
*Maximum Front Setback	18 feet to front façade.
Frontage Build Out	50%
Minimum Side Setback	5 feet to home or garage 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 2.5 feet to Front/Side Loaded Detached Garage
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	15 feet from detached garage to house
Driveway Setback	2.5 feet from side lot line
Alley access required	No
Parking Required	2 Off-Street stalls per Unit

Lots 46-50 (Parcel 5.3)	Lot Use - Single Family
Maximum lot Size	5,500 SF
Minimum Front Setback	15 feet to front façade 12 feet to porch or balcony
Maximum Front Setback	18 feet to front façade.
Frontage Build Out	50%
Minimum Side Setback	5 feet to home or garage 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	12 feet from detached garage to house
Driveway Setback	2.5 feet from side lot line
Alley access required	Yes
Parking Required	2 Off-Street stalls per Unit

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LEGEND

- ACCESS EASEMENT
- POWER EASEMENT
- CROSS ACCESS EASEMENT
- TRAIL EASEMENT

SCALE: 1"=30'

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
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Cell (435) 619-5528
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8/31/2020 **SHEET 4 OF 5**

RECORDED

ENTRY NO. 01154476
02/02/2021 12:14:51 PM B: 2838 P: 0951
Plat PAGE: 1/1
RYAN D. CAMPBELL, SUMMIT COUNTY RECORDER
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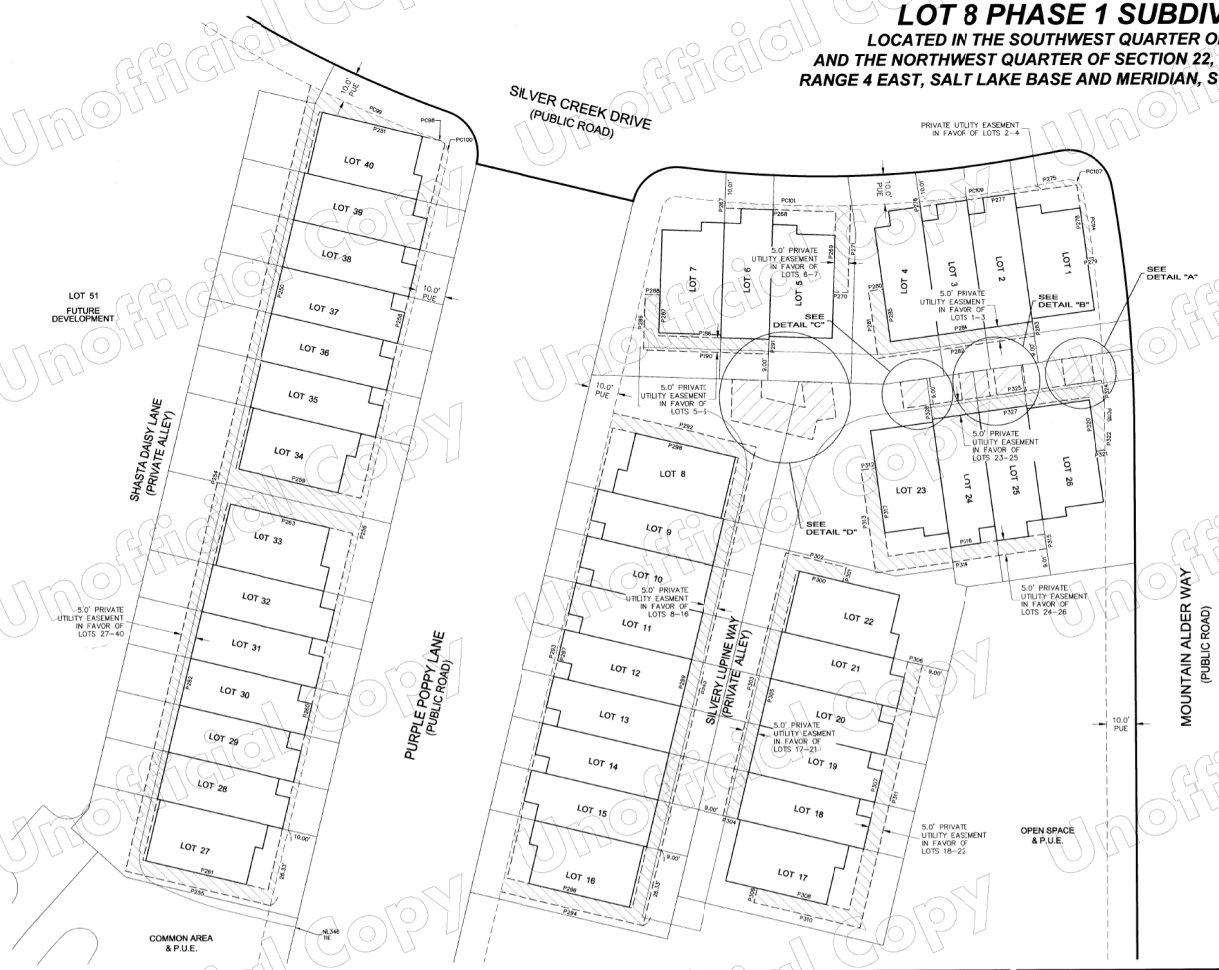
SILVER CREEK VILLAGE CENTER
LOT 8 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



LINE TABLE		
LINE	LENGTH	BEARING
P32	95.67'	S89°54'51"W
P250	124.33'	N13°35'38"E
P251	42.39'	S76°24'22"E
P254	273.97'	S13°35'38"W
P255	51.00'	S76°24'22"E
P256	261.09'	N13°35'38"E
P258	123.53'	S13°35'38"W
P259	44.00'	N76°24'22"W
P260	124.33'	S13°35'38"W
P261	44.00'	N76°24'22"W
P262	124.33'	N13°35'38"E
P263	44.00'	S76°24'22"E
P267	2.20'	S2°02'40"W
P268	37.67'	S87°57'20"E
P269	27.26'	S2°02'40"W
P270	5.00'	S87°57'20"E
P271	29.58'	N2°02'40"E
P275	10.61'	S79°27'19"W
P276	1.77'	S7°44'48"E
P277	54.00'	N82°15'12"E
P278	25.27'	S7°44'48"E
P279	2.14'	N82°15'12"E
P280	5.00'	S82°15'12"W
P281	23.04'	S7°44'48"E
P282	54.00'	N82°15'12"E
P283	5.00'	N7°44'48"W
P284	49.00'	S82°15'12"W
P285	18.04'	N7°44'48"W
P286	37.67'	N87°57'20"W
P287	13.94'	N2°02'40"E
P288	5.00'	N87°57'20"W
P289	18.94'	S2°02'40"W
P290	42.67'	S87°57'20"E
P291	5.00'	N2°02'40"E
P292	50.03'	N76°24'22"W
P293	167.00'	S13°35'38"W
P294	50.03'	S76°24'22"E
P295	167.00'	N13°35'38"E
P296	44.00'	N76°24'22"W
P297	157.00'	N13°35'38"E
P298	44.00'	S76°24'22"E
P299	157.00'	S13°35'38"W
P300	16.22'	S76°24'22"E
P301	5.00'	N13°35'38"E
P302	21.22'	N76°24'22"W
P303	91.67'	S13°35'38"W
P304	5.00'	S76°24'22"E
P305	86.67'	N13°35'38"E
P306	5.00'	N76°24'22"W
P307	86.66'	S13°35'38"W

LINE TABLE		
LINE	LENGTH	BEARING
P308	32.06'	N76°24'22"W
P309	5.00'	S13°35'38"W
P310	37.06'	S76°24'22"E
P311	91.66'	N13°35'38"E
P312	5.00'	S82°15'12"W
P313	35.27'	S7°44'48"E
P314	59.00'	N82°15'12"E
P315	5.00'	N7°44'48"W
P316	54.00'	S82°15'12"W
P317	30.27'	N7°44'48"W
P320	18.54'	S7°44'48"E
P321	2.94'	N82°15'12"E
P322	7.66'	N0°05'09"W
P324	7.63'	N7°44'48"W
P325	59.00'	S82°15'12"W
P326	5.00'	S7°44'48"E
P327	54.00'	N82°15'12"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
PC98	5.00'	0.87'	9°54'51"	N65°16'20"W	0.86'
PC99	390.00'	47.23'	6°56'21"	N66°45'35"W	47.21'
PC100	5.00'	4.64'	53°07'48"	N12°58'16"W	4.47'
PC101	390.00'	42.69'	6°16'17"	N88°06'33"W	42.67'
PC107	5.00'	7.90'	90°28'57"	N55°18'12"W	7.10'
PC109	390.00'	39.97'	5°52'18"	S82°23'28"W	39.95'
PC114	462.50'	22.67'	2°48'29"	N8°39'30"W	22.66'
PC115	462.50'	8.38'	1°02'19"	N0°36'19"W	8.38'

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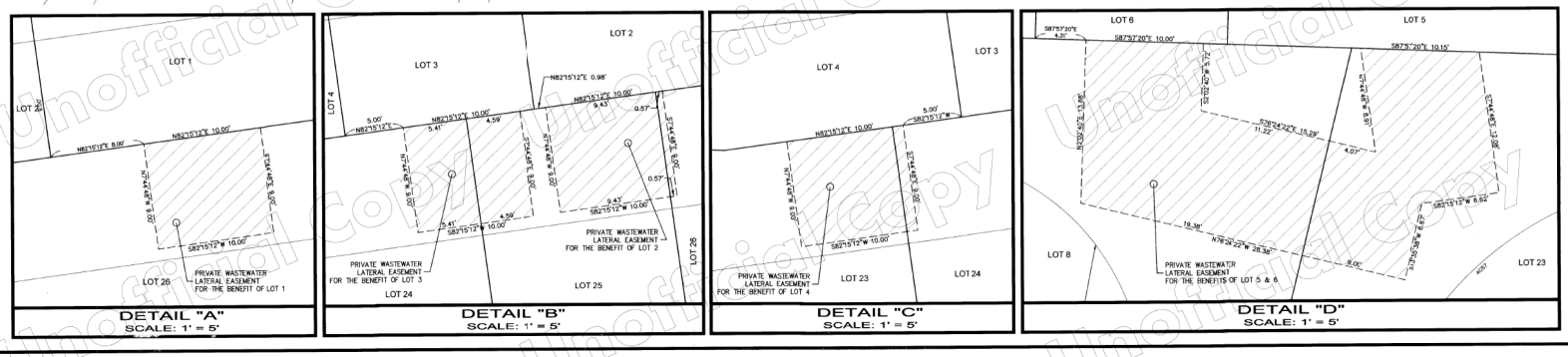

LEGEND

PRIVATE UTILITY EASEMENT

PRIVATE WASTEWATER LATERAL EASEMENT

NORTH

0 10 20 40 60
SCALE 1"=20'

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

TOWNHOMES PRIVATE UTILITY EASEMENT AND PRIVATE WASTEWATER LATERAL EASEMENT

8/31/2020 **SHEET 5 OF 5**

RECORDED
ENTRY NO. 01154476
02/02/2021 12:14:51 PM B: 2638 P: 0961
Plat PAGE 1/1
Ryan Comes, Summit County Recorder
FEE 166.00 BY VILLAGE DEVELOPMENT GROUP INC

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