

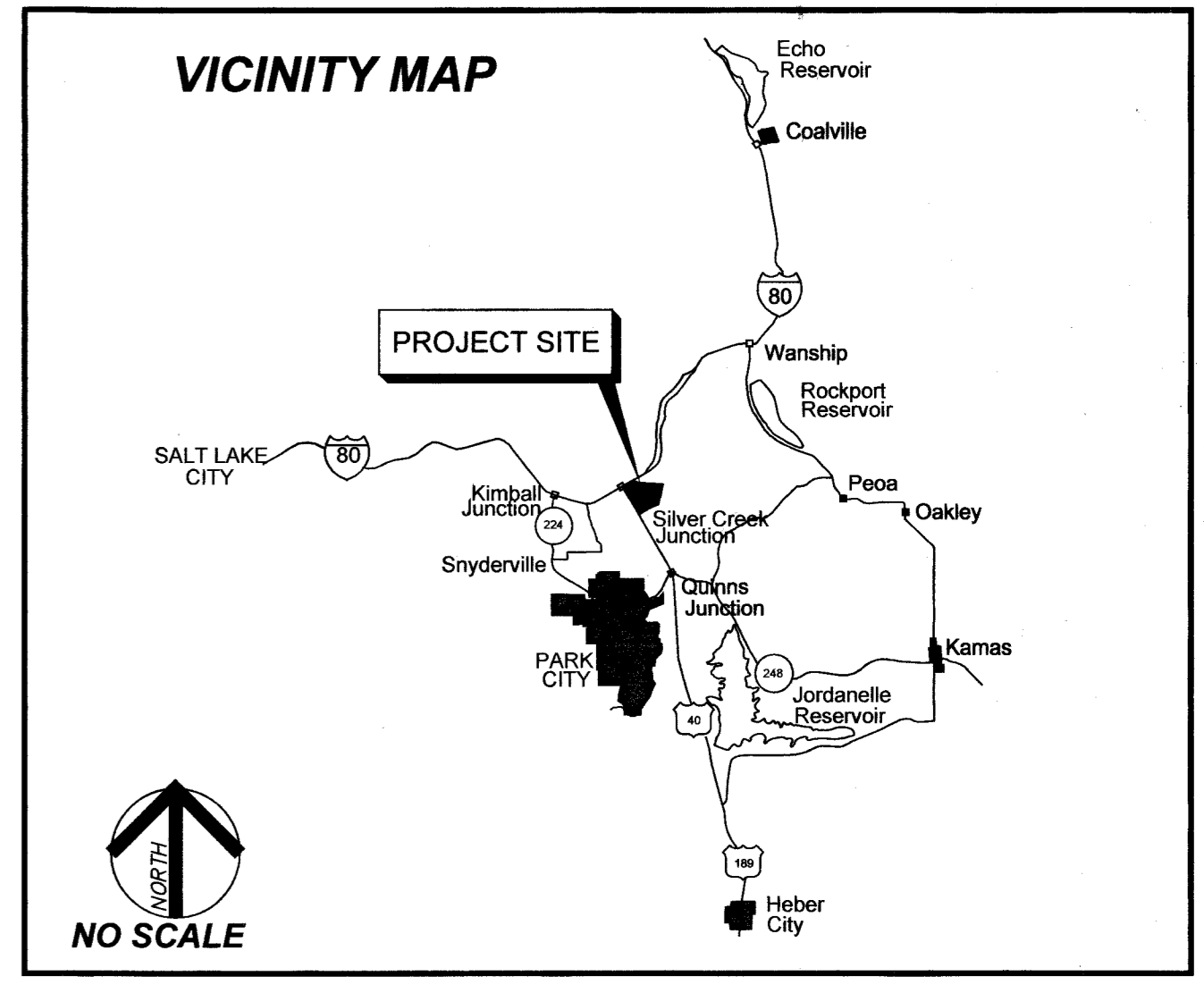
PLAT NOTES:

- 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 Center 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.
- 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.
- 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.
- 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 situated within a portion of the area constituting and referred to as the Silver Creek Village Center Planned Area (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.
- 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. 01067852, 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.
- 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.
- Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(i), 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 recorded easement or right-of-way,
 - the law applicable to prescriptive rights,
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - any other provision of law.
- 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 Declaration 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.
- Roofing Material
Roofing materials must be non-combustible. No wood shake roofing material will be permitted.
- 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.
- 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.
- Fireplaces
All fireplaces shall be non-wood burning.
- 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.
- 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 trees 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 plots.
- 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.
- A maximum 20% of an entire building lot or residential development parcel may include turf (See Development Agreement, §5.3.4.2).
- 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 setting 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.
- 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.
- 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.
- 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.
- 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 #490430926C, Effective Date: March 16, 2006.
- 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, §2.12.2).
- At the time of any regrading 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.
- Dwelling units with basements may require a privately owned and operated wastewater ejector pump for wastewater service.
- 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.
- 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.
- 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

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



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 trees 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 plots.

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 setting 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.

21. 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 #490430926C, 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, §2.12.2).

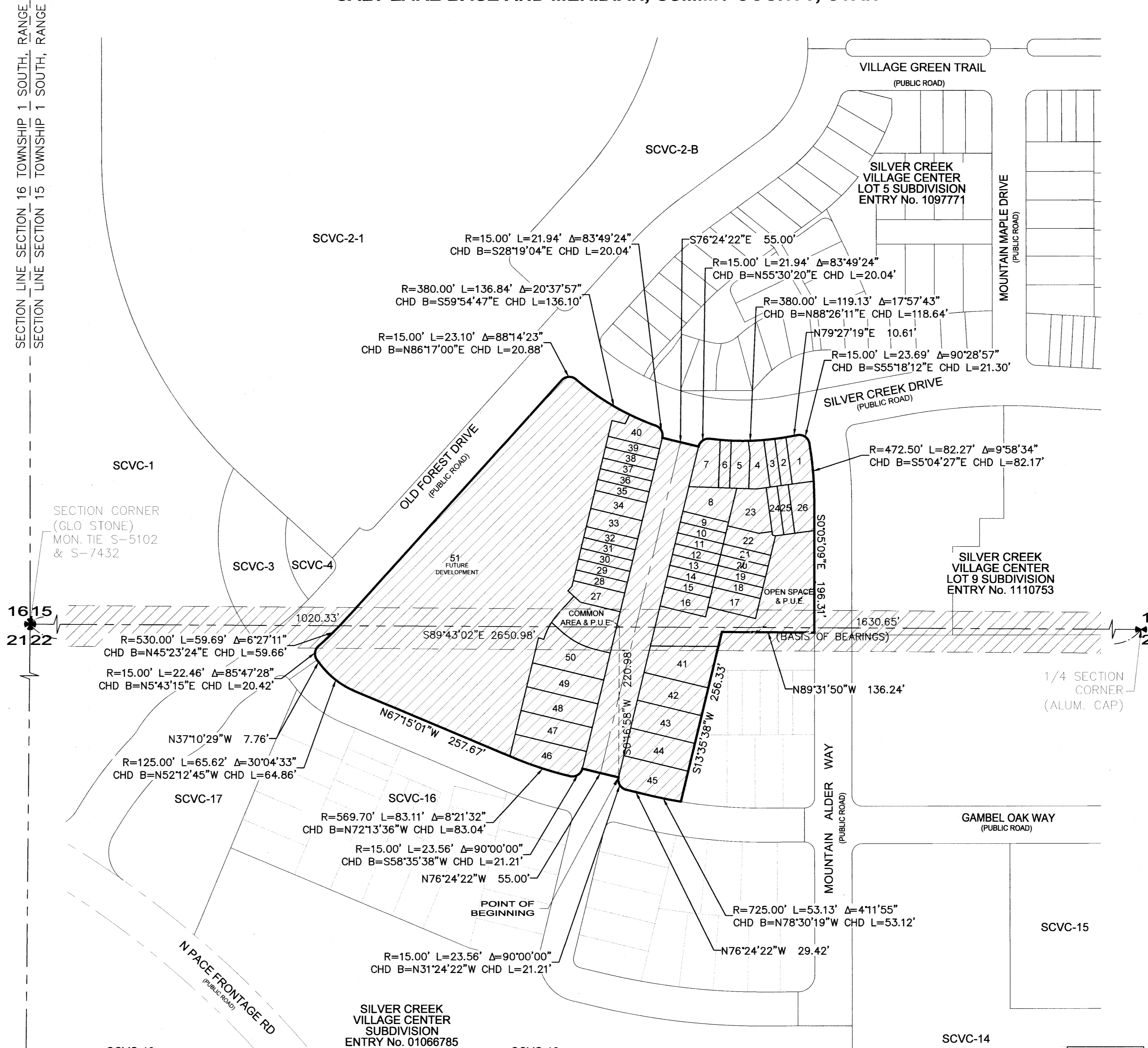
24. At the time of any regrading of Aster Way, the Sub-association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District ("SBWRD") standards. Prior notification of the adjustments and inspection by SBWRD is required.

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.

27. 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.



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: Matthew Love
Name and Title: Matthew Love, President

ACKNOWLEDGMENT

State of Utah
County of Summit

The foregoing Plat was acknowledged before me this 6 day of Oct., 2020
by Matthew Love, the President of VILLAGE DEVELOPMENT GROUP INC., a Utah corporation, on behalf of the Company.

Notary Public: Rena Napelzig

My Commission Expires: 12/09/2023

LIEN HOLDER'S CONSENT TO RECORD

State of _____
County of _____

The undersigned lien holder hereby consents to the recording 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 recording 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: _____

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.

MICHAEL W. PURDY, PLS 334571

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

DATE: 9.16.20
DATE: 8/31/2020
DATE: 8/31/2020

S.B.S.R.D.
THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 7th DAY OF October, 2020.

Chad DePuy
SUMMIT COUNTY ASSESSOR

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: 23-OCT-2020
DATE: 23-OCT-2020

Michael L. Randall
SUMMIT COUNTY ENGINEER

PARK CITY FIRE SERVICE DISTRICT
THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

DATE: SEPT 21, 2020
DATE: SEPT 21, 2020

Mark Peters
PARK CITY FIRE MARSHAL

QUESTAR GAS COMPANY UTAH
dba DOMINION ENERGY UTAH

APPROVED THIS 21 DAY OF Sept, 2020
BY: Pro Const. Spec.
BY: WPA
BY: JEFF WARD, GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

TITLE: _____

ROCKY MOUNTAIN POWER
SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

APPROVED THIS 18 DAY OF Dec., 2020
ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14.

Tom Cullen
SUMMIT COUNTY MANAGER

MOUNTAIN REGIONAL WATER DISTRICT
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.

APPROVED AS TO FORM ON THIS 2nd DAY OF December, 2020.

Summit County Attorney
SUMMIT COUNTY ATTORNEY

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21st DAY OF Sept., 2020.

BY: J. DePuy

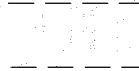
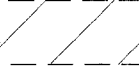

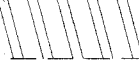
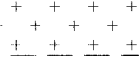
RECORDED 3386.00
ENTRY NO 1154476
STATE OF UTAH COUNTY OF SUMMIT
DATE 2/2/2021 TIME 12:14PM
RECORDED AND FILED AT THE REQUEST OF:
Village Development Group Inc
Jordan Prange
COUNTY RECORDER

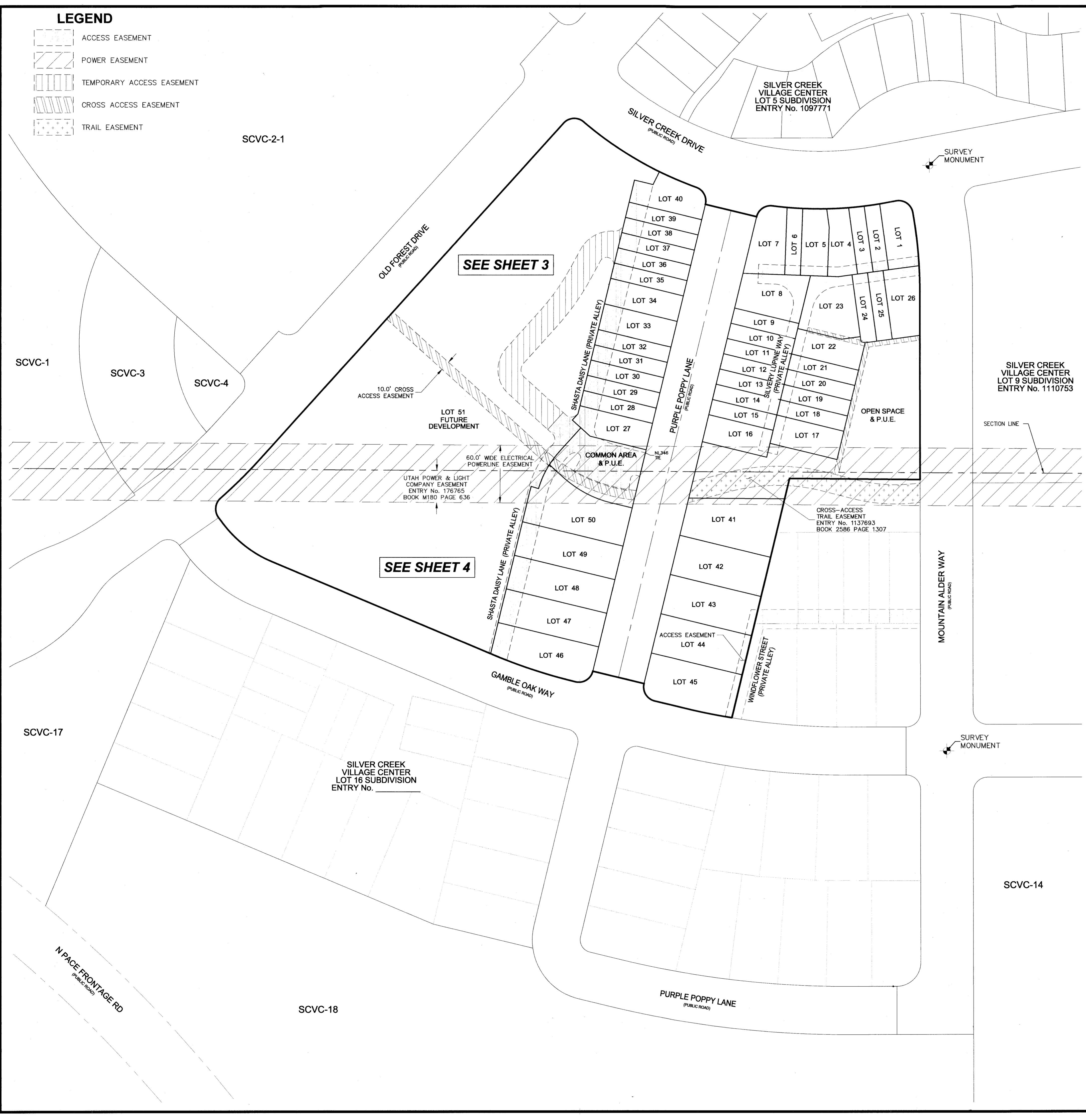
SILVER CREEK VILLAGE CENTER

LOT 8 PHASE 1 SUBDIVISION

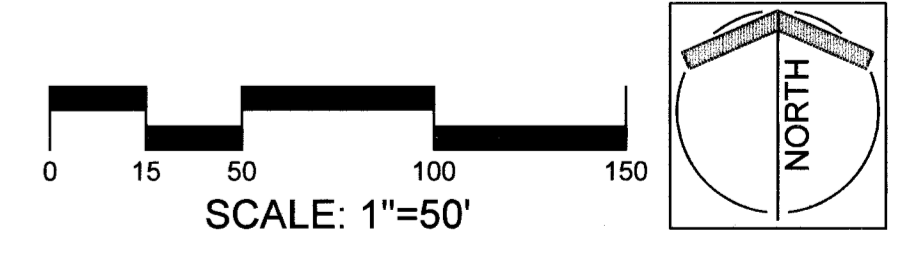
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

LEGEND

	ACCESS EASEMENT
	POWER EASEMENT
	TEMPORARY ACCESS EASEMENT
	CROSS ACCESS EASEMENT
	TRAIL EASEMENT



ADDRESS TABLE		ADDRESS TABLE	
LOT #	FULL ADDRESS	LOT #	FULL ADDRESS
1	6771 Silvery Lupine Way	28	6628 Shasta Daisy Lane
1	6645 Mountain Alder Way	28	6679 Purple Poppy Lane
1	6785 N Silver Creek Drive	29	6632 Shasta Daisy Lane
2	6757 Silvery Lupine Way	29	6683 Purple Poppy Lane
2	6789 N Silver Creek Drive	30	6638 Shasta Daisy Lane
3	6747 Silvery Lupine Way	30	6687 Purple Poppy Lane
3	6793 N Silver Creek Drive	31	6644 Shasta Daisy Lane
4	6733 Silvery Lupine Way	31	6691 Purple Poppy Lane
4	6797 N Silver Creek Drive	32	6650 Shasta Daisy Lane
5	6717 Silvery Lupine Way	32	6695 Purple Poppy Lane
5	6801 N Silver Creek Drive	33	6658 Shasta Daisy Lane
6	6711 Silvery Lupine Way	33	6699 Purple Poppy Lane
6	6805 N Silver Creek Drive	34	6670 Shasta Daisy Lane
7	6705 Silvery Lupine Way	34	6703 Purple Poppy Lane
7	6809 N Silver Creek Drive	35	6674 Shasta Daisy Lane
7	6720 Purple Poppy Lane	35	6707 Purple Poppy Lane
8	6695 Silvery Lupine Way	36	6682 Shasta Daisy Lane
8	6708 Purple Poppy Lane	36	6711 Purple Poppy Lane
9	6689 Silvery Lupine Way	37	6688 Shasta Daisy Lane
9	6702 Purple Poppy Lane	37	6715 Purple Poppy Lane
10	6683 Silvery Lupine Way	38	6694 Shasta Daisy Lane
10	6700 Purple Poppy Lane	38	6719 Purple Poppy Lane
11	6677 Silvery Lupine Way	39	6700 Shasta Daisy Lane
11	6698 Purple Poppy Lane	39	6723 Purple Poppy Lane
12	6671 Silvery Lupine Way	40	6708 Shasta Daisy Lane
12	6694 Purple Poppy Lane	40	6727 Purple Poppy Lane
13	6659 Silvery Lupine Way	40	6831 N Silver Creek Drive
13	6692 Purple Poppy Lane	41	6658 Purple Poppy Lane
14	6653 Silvery Lupine Way	42	6652 Purple Poppy Lane
14	6688 Purple Poppy Lane	43	6644 Purple Poppy Lane
15	6647 Silvery Lupine Way	43	6571 Windflower Street
15	6684 Purple Poppy Lane	44	6638 Purple Poppy Lane
16	6641 Silvery Lupine Way	44	6565 Windflower Street
16	6680 Purple Poppy Lane	45	6630 Purple Poppy Lane
17	6644 Silvery Lupine Way	45	6557 Windflower Street
18	6652 Silvery Lupine Way	45	1201 Gambel Oak Way
19	6658 Silvery Lupine Way	46	6668 Shasta Daisy Lane
20	6672 Silvery Lupine Way	46	1173 Gambel Oak Way
21	6678 Silvery Lupine Way	46	6629 Purple Poppy Lane
22	6688 Silvery Lupine Way	47	6574 Shasta Daisy Lane
23	6706 Silvery Lupine Way	47	6635 Purple Poppy Lane
24	6744 Silvery Lupine Way	48	6580 Shasta Daisy Lane
25	6754 Silvery Lupine Way	48	6641 Purple Poppy Lane
26	6770 Silvery Lupine Way	49	6588 Shasta Daisy Lane
26	6629 Mountain Alder Way	49	6647 Purple Poppy Lane
27	6622 Shasta Daisy Lane	50	6596 Shasta Daisy Lane
27	6675 Purple Poppy Lane	50	6655 Purple Poppy Lane



8/31/2020 SHEET 2 OF 5

RECORDED

ENTRY NO. 01154476

FILED 02/02/2021 12:14:51 PM B: 2638 P: 0561

PROFESSIONAL LAND SURVEYS INC.

2075 So. Sir Monte Drive, St. George, UT 84770

Cell (435) 619-5528
mike.cpsurveying@gmail.com

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
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NON-EXCLUSIVE EASEMENT

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include NL30, NL220, NL221, etc.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include L2, L3, L4, etc.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHD BEARING, CHD LENGTH. Rows include C5, C6, C7, etc.

STORM DRAIN EASEMENT

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include SDL240, SDL241, etc.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHD BEARING, CHD LENGTH. Rows include SDC97, SDC123.

SCVC-2-1

SNOW STORAGE EASEMENT

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include SL233, SL234, etc.

SCVC-4

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

LEGEND

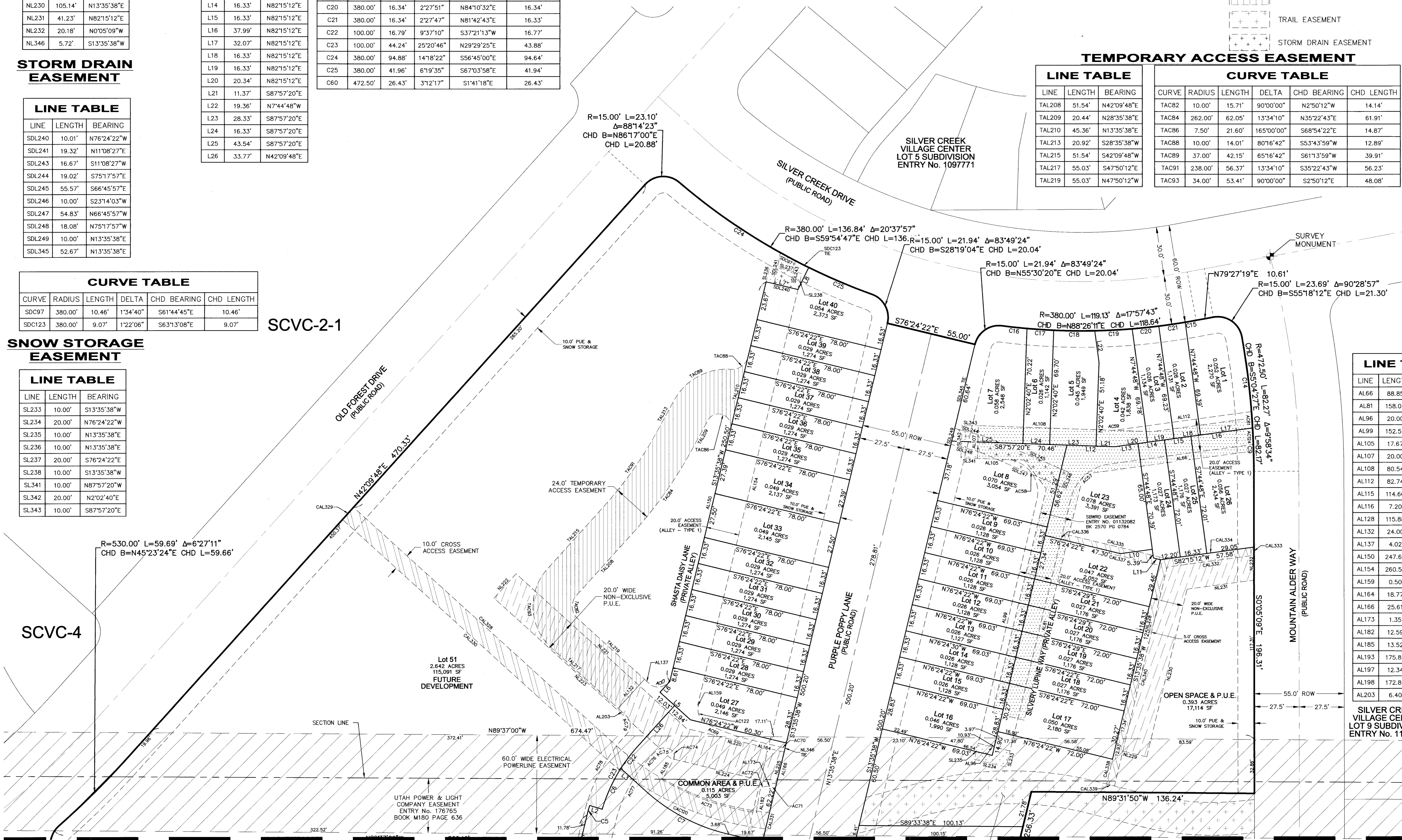
- ACCESS EASEMENT, POWER EASEMENT, SEWER EASEMENT, SNOW STORAGE EASEMENT, CROSS ACCESS EASEMENT, NON-EXCLUSIVE P.U.E., TEMPORARY ACCESS EASEMENT, TRAIL EASEMENT, STORM DRAIN EASEMENT

SILVER CREEK VILLAGE CENTER LOT 8 PHASE 1. Lot 8 of the Silver Creek Village Center Subdivision, Entry number 1066785, recorded April 04, 2017...

TEMPORARY ACCESS EASEMENT

LINE TABLE and CURVE TABLE for Temporary Access Easement. Includes lines TAL208-TAL219 and curves TAC82-TAC93.

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



ACCESS EASEMENT

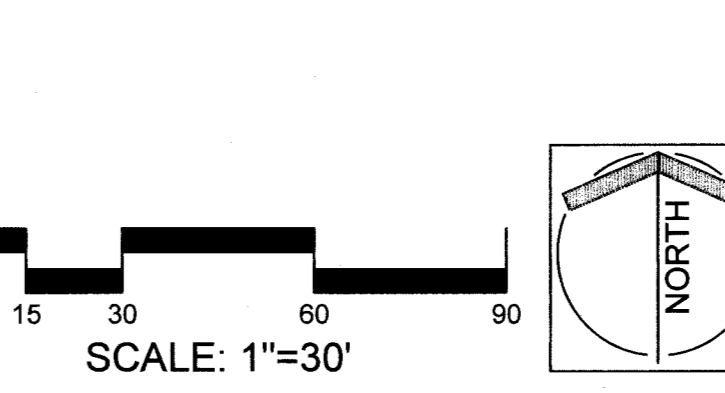
LINE TABLE and CURVE TABLE for Access Easement. Includes lines AL66-AL203 and curves AC57-AC125.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include CAL31, CAL206, CAL328, CAL329, CAL330.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include CAL331, CAL332, CAL333, CAL334, CAL335.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include CAL336, CAL337, CAL338, CAL339, CAL340.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, CHD BEARING, CHD LENGTH. Rows include CAC81, CAC116, CAC120.



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

ENTRY NO. 01154476. 02/02/2021 12:14:51 PM B: 2638 P: 0961. PLATE PAGE 1/1. SUBDIVISION: SILVER CREEK VILLAGE CENTER. DEVELOPER: SUMMIT COUNTY RECORDERS OFFICE. FEE: \$368.00 BY VILLAGE DEVELOPMENT GROUP INC. Cell: (435) 619-5528. mikesurveying@gmail.com

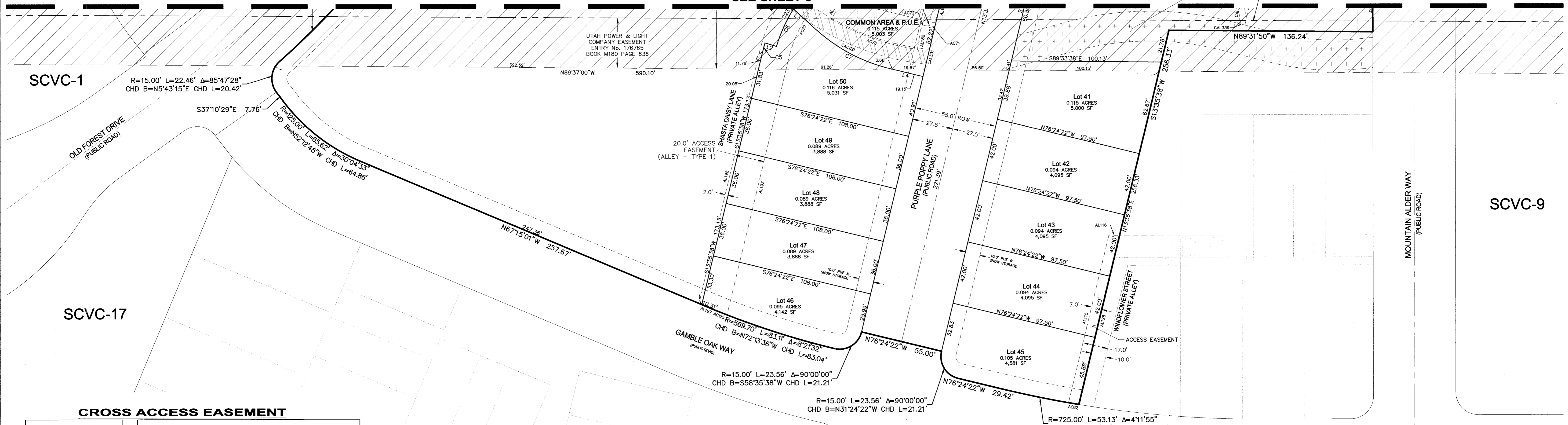
SILVER CREEK VILLAGE CENTER

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 TRAIL EASEMENT
ENTRY No. 1137693
BOOK 2586 PAGE 1307



CROSS ACCESS EASEMENT

LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
CAL331	10.09'	N13°35'38"E	CAC120	176.00'	110.81'	36°04'29"	S65°52'26"E	108.99'
CAL339	5.00'	S75°51'57"E						

ACCESS EASEMENT

LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
AL115	114.66'	N13°35'38"E	AC62	725.00'	7.02'	0°33'16"	N80°19'39"W	7.02'
AL116	7.20'	N89°54'51"E	AC71	15.00'	3.02'	11°32'13"	N70°38'15"W	3.02'
AL128	115.88'	S13°35'38"W	AC73	167.00'	61.22'	21°00'18"	N70°41'45"W	60.88'
AL182	12.59'	S8°58'24"W	AC77	90.00'	42.49'	27°02'52"	S27°07'04"W	42.09'
AL193	175.86'	S13°35'38"W	AC125	569.70'	7.89'	0°47'38"	N68°26'39"W	7.89'
AL197	12.34'	N67°15'01"W						
AL198	172.80'	N13°35'38"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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C5	108.00'	6.08'	31°3'24"	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'

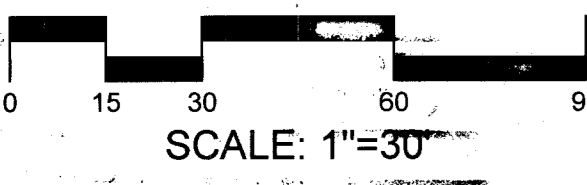
LEGEND

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

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
 - 18 feet to front façade.
 - *Maximum Front Setback 50%
 - 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** 2.5 feet to Front/Side Loaded Detached Garage
 - Maximum Height** 5 feet or less or 20 feet or more to rear loaded garage
 - Maximum Lot Coverage** 32 feet
 - Min. Distance between Buildings** 75%
 - Driveway Setback** 15 feet from detached garage to house
 - Alley access required** 2.5 feet from side lot line
 - Parking Required** No
 - 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
 - 18 feet to front façade.
 - Maximum Front Setback 50%
 - 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** 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



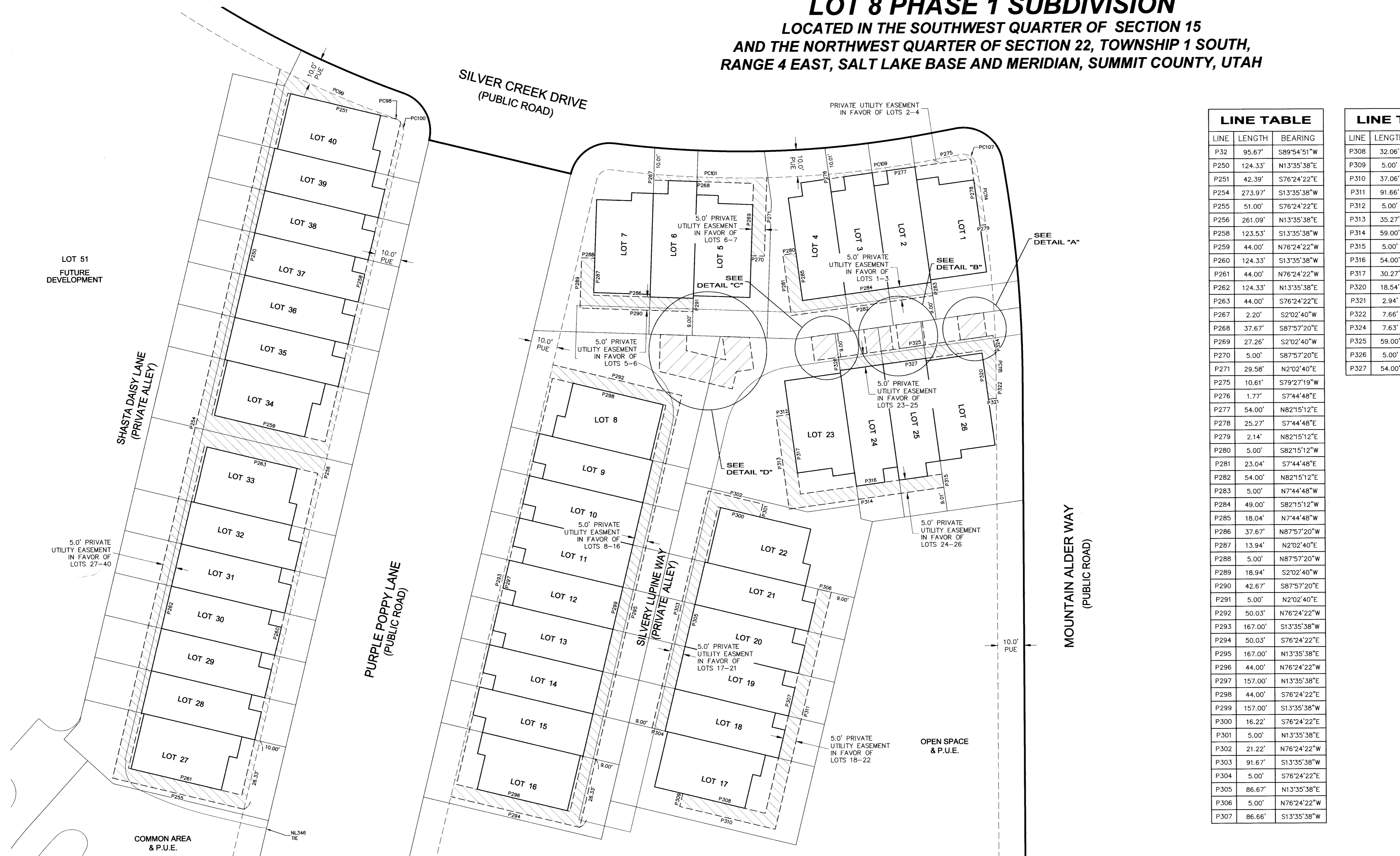
CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive, St. George, UT 84770
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RECORDED

ENTRY NO. 01154476
02/02/2021 12:14:51 PM B: 2638 P: 0961
PLAT PAGE 1/1
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE \$85.00 BY VILLAGE DEVELOPMENT GROUP INC

SILVER CREEK VILLAGE CENTER LOT 8 PHASE 1 SUBDIVISION

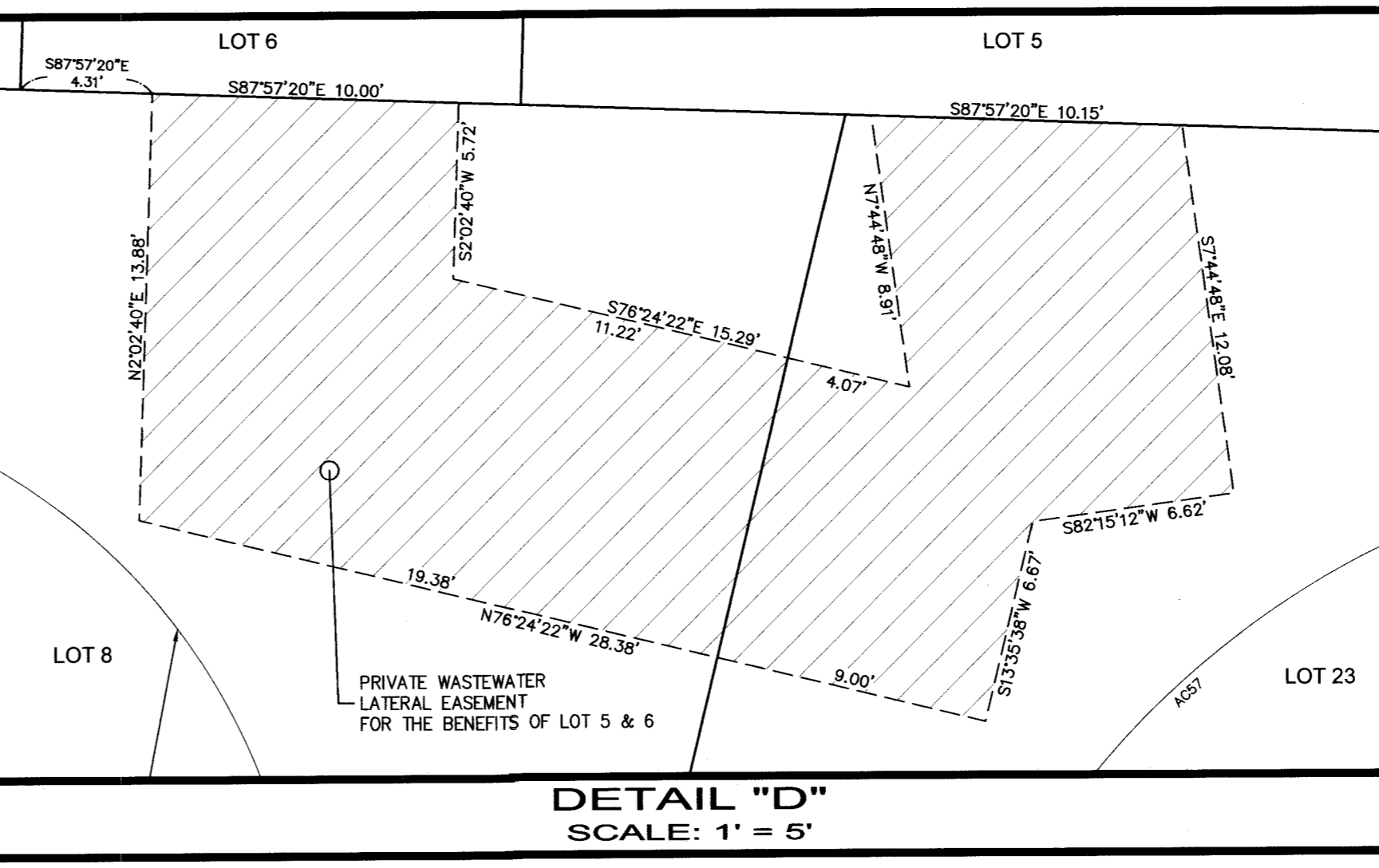
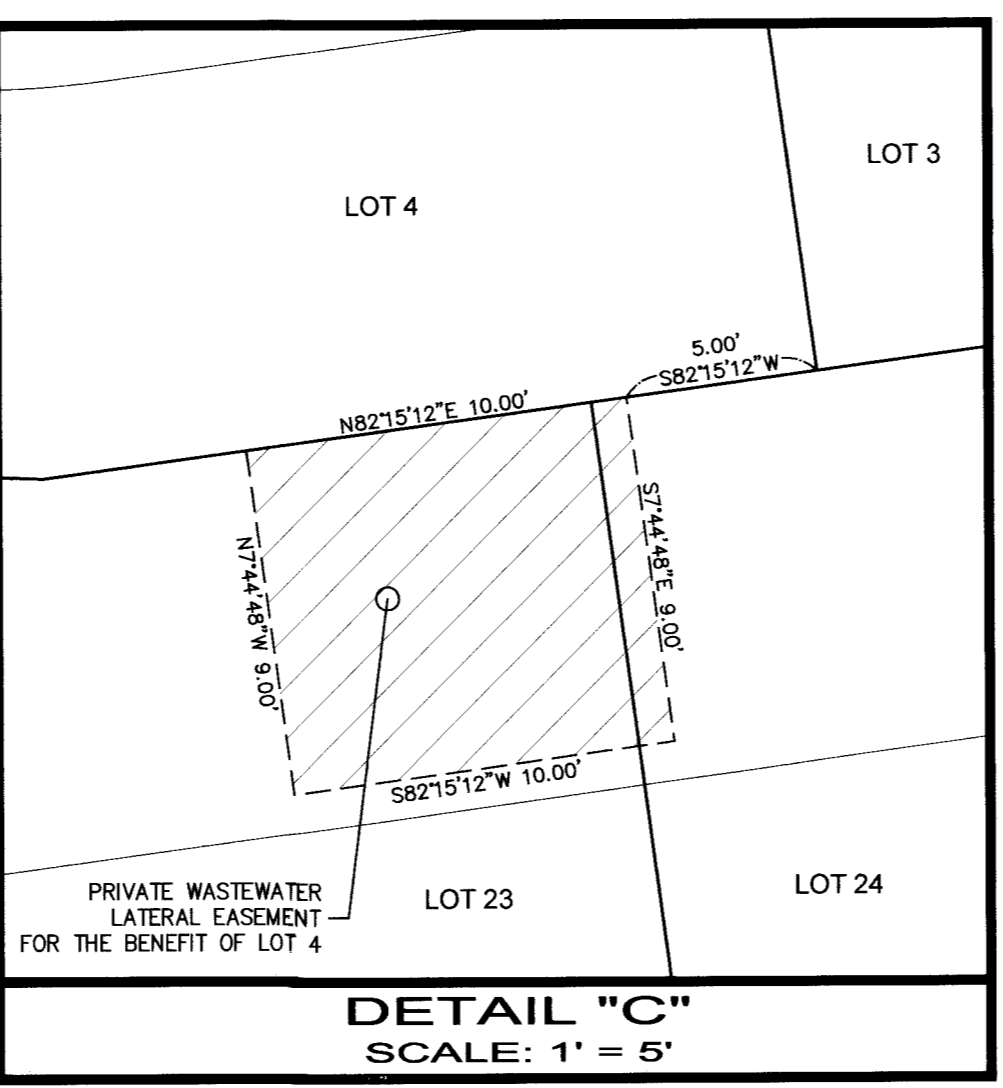
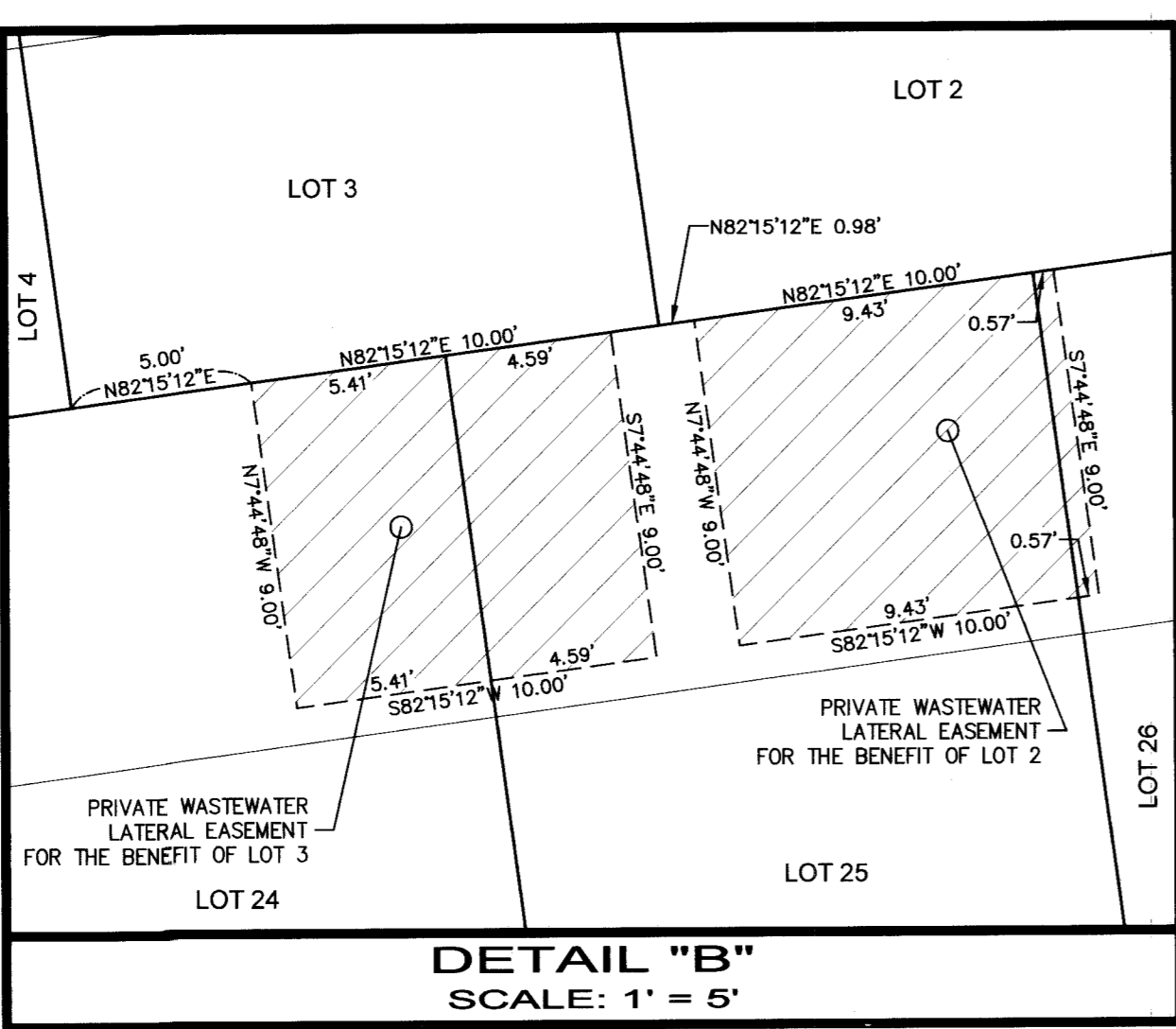
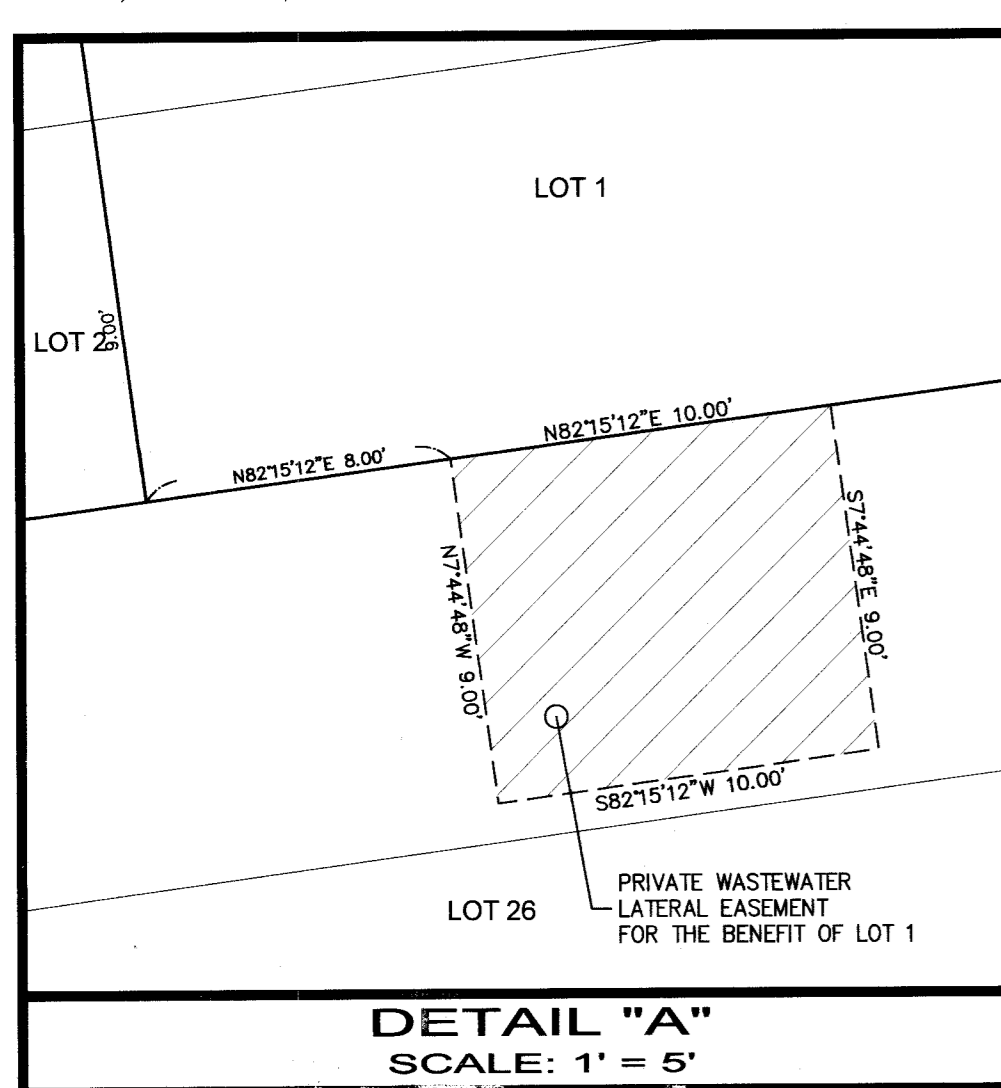
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



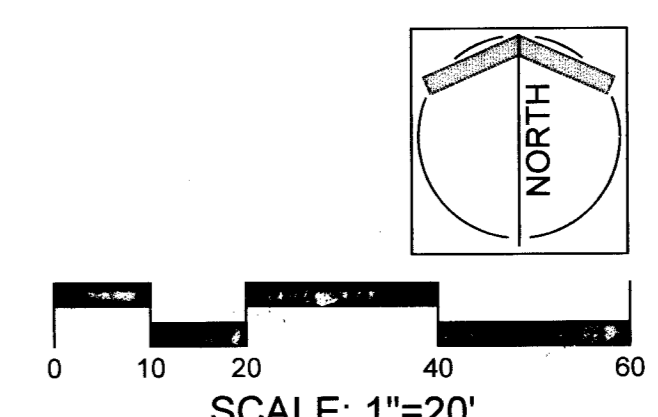
LINE	LENGTH	BEARING
P32	95.67'	S89°54'51"W
P250	124.33'	N13°35'38"E
P251	42.39'	S76°24'22"E
P254	273.97'	S13°35'38"W
P255	51.00'	S76°24'22"E
P256	261.09'	N13°35'38"E
P258	123.53'	S13°35'38"W
P259	44.00'	N76°24'22"W
P260	124.33'	S13°35'38"W
P261	44.00'	N76°24'22"W
P262	124.33'	N13°35'38"E
P263	44.00'	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	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	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'



LEGEND
 PRIVATE UTILITY EASEMENT
 PRIVATE WASTEWATER LATERAL EASEMENT



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**TOWNHOMES
PRIVATE UTILITY
EASEMENT AND
PRIVATE WASTEWATER
LATERAL EASEMENT**

8/31/2020 **SHEET 5 OF 5**
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ENTRY NO. 01154476
02/02/2021 12:14:51 PM B: 2638 P: 0961
FILE: P308 1/1
RUBEN PEREZ'S, SUMMIT COUNTY RECORDER
FEE: 386.00 BY VILLAGE DEVELOPMENT GROUP INC