

126/  
12

**RECORDING REQUESTED BY:**

COMMERCE LAND TITLE INCORPORATED

**WHEN RECORDED, MAIL TO:**

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

~~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~~

**2nd RECORDING**  
ENT 47008:2005 PG 1 of 12  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 May 02 3:03 pm FEE 126.00 BY SB  
RECORDED FOR COMMERCE LAND TITLE

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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**

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

ENT 47008:2005 PG 2 of 12

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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.

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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*

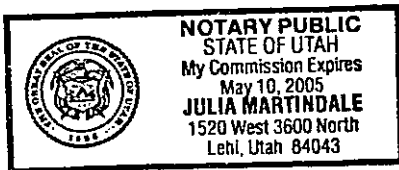
Print Name: JAMES M. CHRISTENSEN

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: 5720 W 3600 N.  
Lehi, 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 Zerk

Name: Jimmy Zerk

Its: Manager

"Neighborhood Builder"

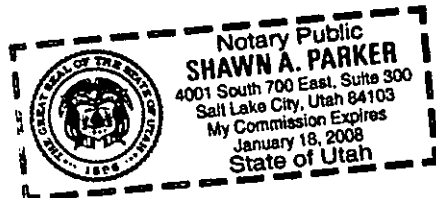
STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

The foregoing instrument was acknowledged before me this 28<sup>TH</sup> day of June, 2004,  
by Jimmy Zerk, an individual residing in the State of Utah, as the authorized  
representative of Tall Aspen Development, LLC, a Utah limited liability company. Said  
Jimmy Zerk 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"**

~~ENT 76490:2004 PG 7 of 12~~

ENT 47008:2005 PG 7 of 12

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"**

~~ENT 76490:2004 PG 8 of 12~~

ENT 47008:2005 PG 8 of 12

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



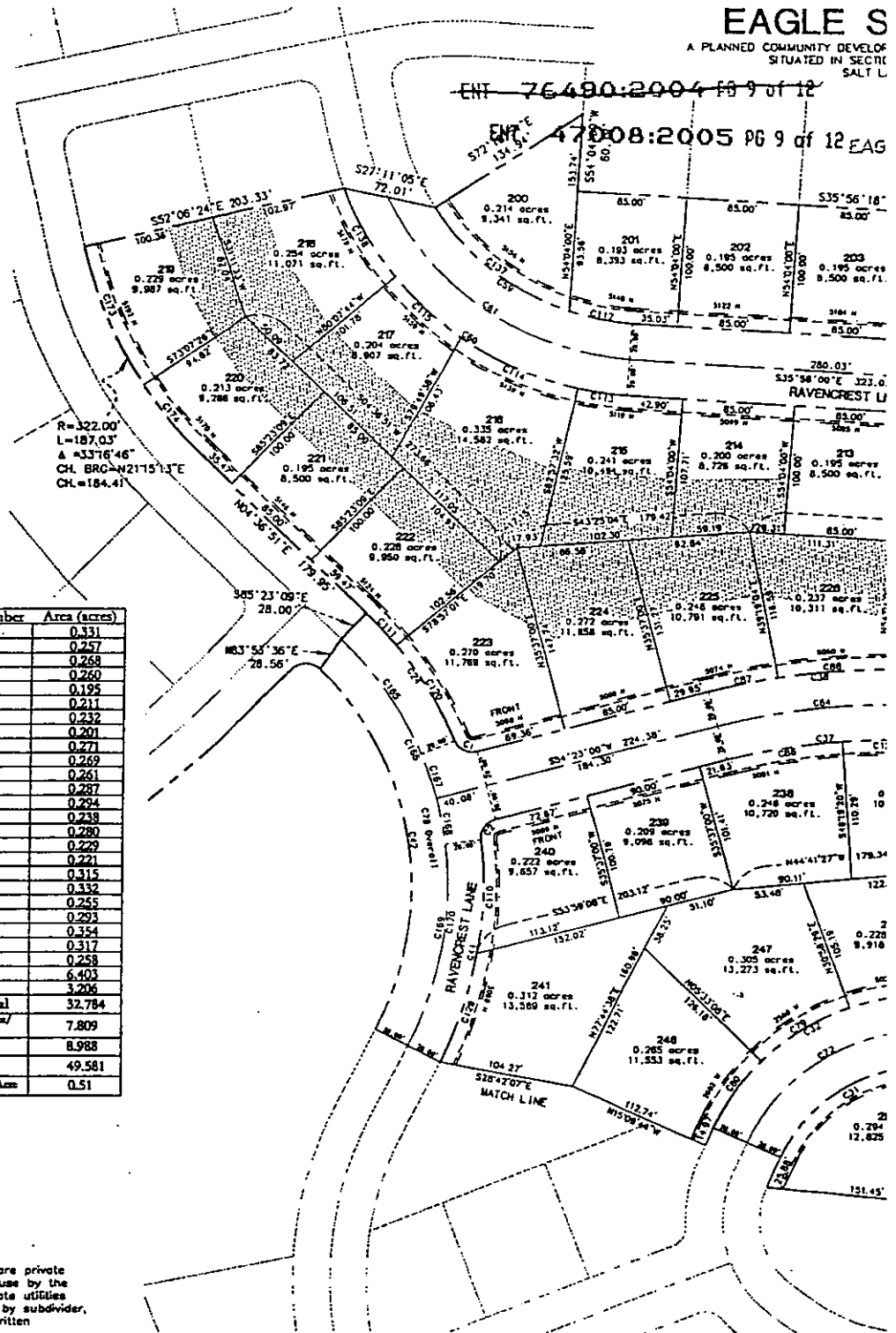
# EAGLE S

A PLANNED COMMUNITY DEVELOPMENT  
SITUATED IN SECTION 16  
SALT LAKE COUNTY

ENT 76490:2004 PG 9 of 12

ENT 47808:2005 PG 9 of 12 EAG

CURVE TABLE				CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA
C1	15.00	21.53	82°14'3"				
C2	15.00	21.53	82°14'3"				
C3	15.00	21.54	80°00'0"				
C4	15.00	21.54	80°00'0"				
C5	15.00	21.54	80°00'0"				
C6	15.00	21.54	80°00'0"				
C7	15.00	21.54	80°00'0"				
C8	15.00	21.54	80°00'0"				
C9	15.00	21.54	80°00'0"				
C10	15.00	21.54	80°00'0"				
C11	15.00	21.54	80°00'0"				
C12	15.00	21.54	80°00'0"				
C13	15.00	21.54	80°00'0"				
C14	15.00	21.54	80°00'0"				
C15	15.00	21.54	80°00'0"				
C16	15.00	21.54	80°00'0"				
C17	15.00	21.54	80°00'0"				
C18	15.00	21.54	80°00'0"				
C19	15.00	21.54	80°00'0"				
C20	15.00	21.54	80°00'0"				
C21	15.00	21.54	80°00'0"				
C22	15.00	21.54	80°00'0"				
C23	15.00	21.54	80°00'0"				
C24	15.00	21.54	80°00'0"				
C25	15.00	21.54	80°00'0"				
C26	15.00	21.54	80°00'0"				
C27	15.00	21.54	80°00'0"				
C28	15.00	21.54	80°00'0"				
C29	15.00	21.54	80°00'0"				
C30	15.00	21.54	80°00'0"				
C31	15.00	21.54	80°00'0"				
C32	15.00	21.54	80°00'0"				
C33	15.00	21.54	80°00'0"				
C34	15.00	21.54	80°00'0"				
C35	15.00	21.54	80°00'0"				
C36	15.00	21.54	80°00'0"				
C37	15.00	21.54	80°00'0"				
C38	15.00	21.54	80°00'0"				
C39	15.00	21.54	80°00'0"				
C40	15.00	21.54	80°00'0"				
C41	15.00	21.54	80°00'0"				
C42	15.00	21.54	80°00'0"				
C43	15.00	21.54	80°00'0"				
C44	15.00	21.54	80°00'0"				
C45	15.00	21.54	80°00'0"				
C46	15.00	21.54	80°00'0"				
C47	15.00	21.54	80°00'0"				
C48	15.00	21.54	80°00'0"				
C49	15.00	21.54	80°00'0"				
C50	15.00	21.54	80°00'0"				
C51	15.00	21.54	80°00'0"				
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C53	15.00	21.54	80°00'0"				
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C57	15.00	21.54	80°00'0"				
C58	15.00	21.54	80°00'0"				
C59	15.00	21.54	80°00'0"				
C60	15.00	21.54	80°00'0"				
C61	15.00	21.54	80°00'0"				
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C63	15.00	21.54	80°00'0"				
C64	15.00	21.54	80°00'0"				
C65	15.00	21.54	80°00'0"				
C66	15.00	21.54	80°00'0"				
C67	15.00	21.54	80°00'0"				
C68	15.00	21.54	80°00'0"				
C69	15.00	21.54	80°00'0"				
C70	15.00	21.54	80°00'0"				
C71	15.00	21.54	80°00'0"				
C72	15.00	21.54	80°00'0"				
C73	15.00	21.54	80°00'0"				
C74	15.00	21.54	80°00'0"				
C75	15.00	21.54	80°00'0"				
C76	15.00	21.54	80°00'0"				
C77	15.00	21.54	80°00'0"				
C78	15.00	21.54	80°00'0"				
C79	15.00	21.54	80°00'0"				
C80	15.00	21.54	80°00'0"				
C81	15.00	21.54	80°00'0"				
C82	15.00	21.54	80°00'0"				
C83	15.00	21.54	80°00'0"				
C84	15.00	21.54	80°00'0"				
C85	15.00	21.54	80°00'0"				
C86	15.00	21.54	80°00'0"				
C87	15.00	21.54	80°00'0"				
C88	15.00	21.54	80°00'0"				
C89	15.00	21.54	80°00'0"				
C90	15.00	21.54	80°00'0"				
C91	15.00	21.54	80°00'0"				
C92	15.00	21.54	80°00'0"				
C93	15.00	21.54	80°00'0"				
C94	15.00	21.54	80°00'0"				
C95	15.00	21.54	80°00'0"				
C96	15.00	21.54	80°00'0"				
C97	15.00	21.54	80°00'0"				
C98	15.00	21.54	80°00'0"				
C99	15.00	21.54	80°00'0"				
C100	15.00	21.54	80°00'0"				



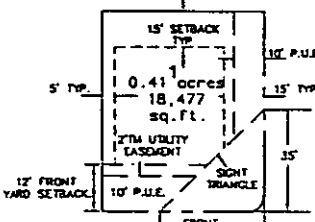
AREA SUMMARY TABLE

Lot Number	Area (acres)	Lot Number	Area (acres)	Lot Number	Area (acres)
200	0.214	236	0.195	272	0.251
201	0.193	237	0.224	273	0.257
202	0.195	238	0.246	274	0.258
203	0.192	239	0.209	275	0.260
204	0.206	240	0.222	276	0.195
205	0.258	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/	7.809
228	0.195	264	0.195	City Park	
229	0.258	265	0.195	Roads	8.988
230	0.264	266	0.200	Total	49.581
231	0.228	267	0.203	Units per Acre	0.51
232	0.205	268	0.248		
233	0.285	269	0.195		
234	0.247	270	0.229		
235	0.195	271	0.296		

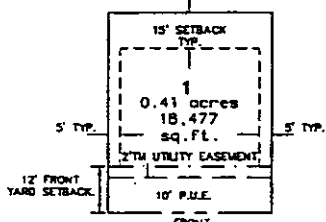
TYPICAL INTERNAL LOT EASEMENTS:

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.)



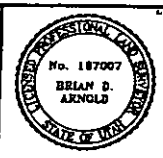
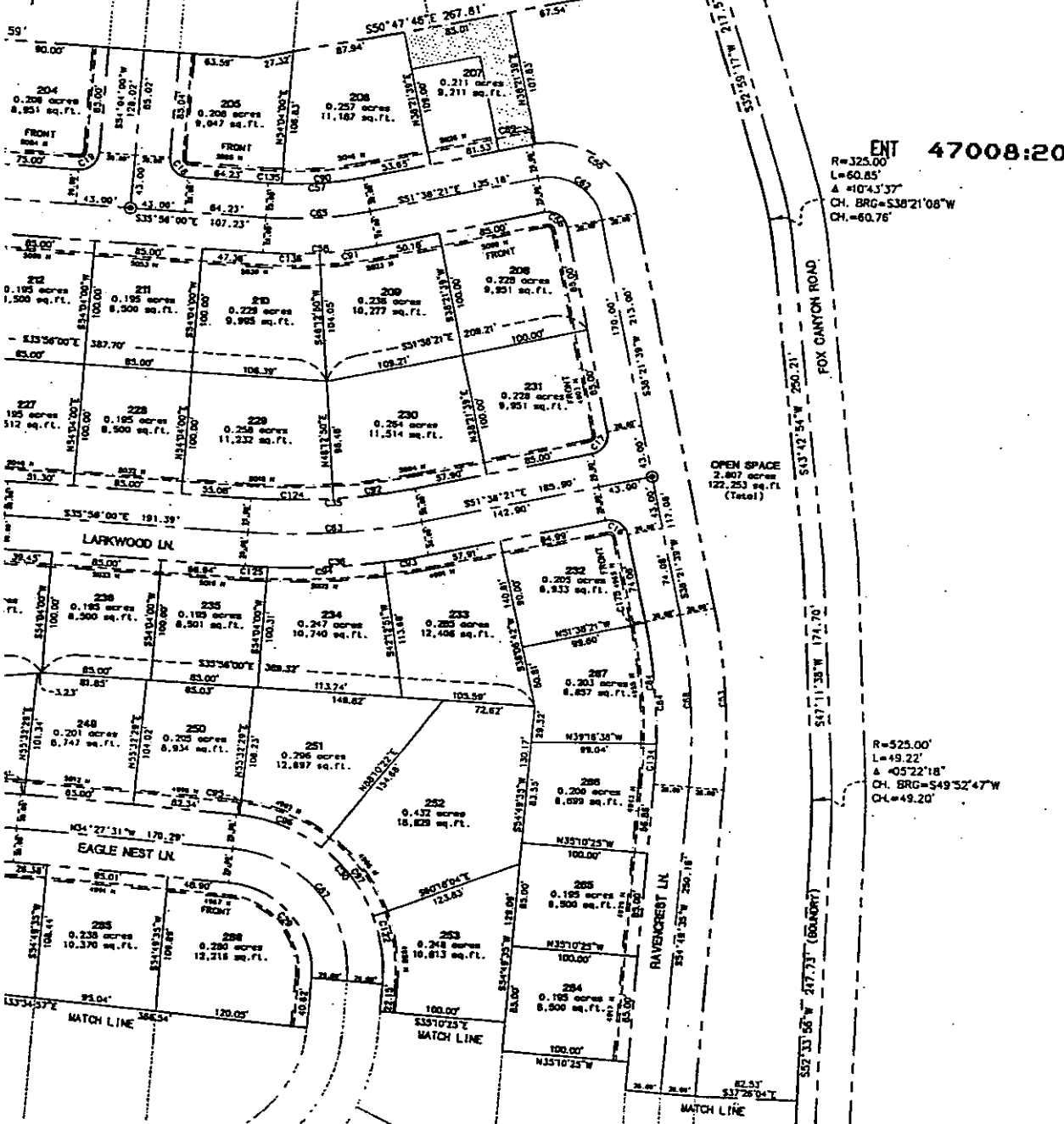
LEGEND

- - 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
- X - NEW 6' PRIVATE FENCE

ANY CONSTRUCTION IN THIS AREA MUST CONFORM TO CLASS 3 IGNITE 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.

**VIMIT PHASE 2**  
 LOCATED IN LEHI CITY, UTAH COUNTY, UTAH,  
 TOWNSHIP 4 SOUTH, RANGE 1 WEST,  
 ASE AND MERIDIAN.

**SUMMIT PHASE**  
 1



DATE	06-10-04
PLAT NAME	
SCALE	1" = 60'
PROJECT NUMBER	8LCF01200

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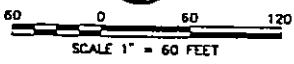
**EAGLE SUMMIT PHASE 2**  
**LEHI, UTAH**

**PSOMAS**

2875 East Cottonwood Parkway, Suite 120  
 Salt Lake City, Utah 84121  
 (801) 270-5777 (801) 270-5782 (FAX)

REVISIONS	DATE	BY	CHKD

- 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 DETAINED IN THE TRANSVERSE MOUNTAIN MAIN DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE TRANSVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 0.82 ACRE-FEET OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.23 ACRE-FEET. IT WILL BE EXPANDED BY 3.8 ACRE-FEET TO ACCOMMODATE ALL OF THE MOUNTAIN CREST DISTRICT DETENTION POND DESIGN. DESIGN IS A PART OF SHADOW ROCK 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 ROCK 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, ODOORS, 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, 288, 291, AND 285 THE FRONT OF HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.



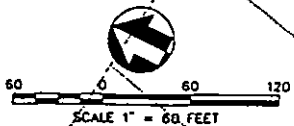
# EAGLE SU

A PLANNED COMMUNITY DEVELOPMENT  
SITUATED IN SECTION  
SALT LAKE

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ENT 76490:2004 PG 11 of 12

EAGLE SUMMIT  
PHASE 1



R=778.00'  
L=212.45'  
Δ = 153°47'  
CH. BRG=N77°33'46"E  
CH.=211.60'

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

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

R=572.00'  
L=47.37'  
Δ = 01°44'22"  
CH. BRG=N145°47'47"E  
CH.=17.37'

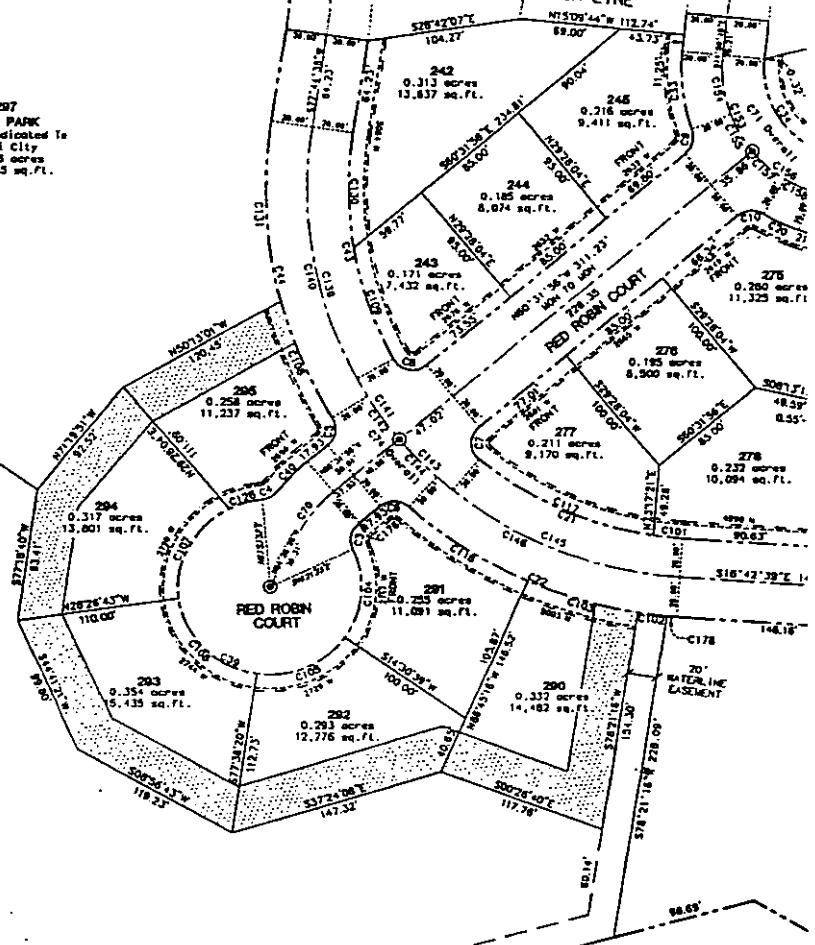
OPEN SPACE  
5.003 acres  
217,916 sq. ft.

R=500.00'  
L=222.18'  
Δ = 25°27'37"  
CH. BRG=N26°49'24"E  
CH.=220.36'

297  
CITY PARK  
To be Dedicated to  
Lehi City  
3.306 acres  
139,865 sq. ft.

MATCH LINE

MATCH LINE



WINTER HAVEN  
PHASE 1

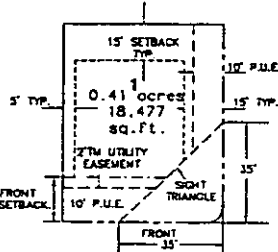
CURVE	RADIUS	LENGTH	DELTA
C2	15.00	18.60	174°52'00"
C4	15.00	12.41	174°33'06"
C5	15.00	21.53	182°15'47"
C6	15.00	28.34	100°40'52"
C7	15.00	28.34	100°40'52"
C8	15.00	28.34	100°40'52"
C9	15.00	18.82	71°06'13"
C10	15.00	18.82	71°06'13"
C11	15.00	19.81	74°29'26"
C12	15.00	18.53	74°40'52"
C13	15.00	130.60	498°43'17"
C14	15.00	28.34	100°40'52"
C15	15.00	28.34	100°40'52"
C16	118.00	76.84	110°12'38"
C17	247.00	153.03	152°29'21"
C18	303.00	203.11	187°47'26"
C19	247.00	212.93	167°27'00"
C20	178.00	97.15	31°18'18"
C21	122.00	46.59	31°18'18"
C22	153.00	54.43	112°24'40"
C23	97.00	154.83	112°24'40"
C24	118.00	54.59	28°30'25"
C25	62.00	83.62	77°16'35"
C26	62.00	314.08	129°15'18"
C27	62.00	78.84	112°24'40"
C28	247.00	212.93	167°27'00"
C29	247.00	212.93	167°27'00"
C30	303.00	203.11	187°47'26"
C31	247.00	212.93	167°27'00"
C32	303.00	203.11	187°47'26"
C33	303.00	203.11	187°47'26"
C34	303.00	203.11	187°47'26"
C35	303.00	203.11	187°47'26"
C36	303.00	203.11	187°47'26"
C37	303.00	203.11	187°47'26"
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C40	303.00	203.11	187°47'26"
C41	303.00	203.11	187°47'26"
C42	303.00	203.11	187°47'26"
C43	303.00	203.11	187°47'26"
C44	303.00	203.11	187°47'26"
C45	303.00	203.11	187°47'26"
C46	303.00	203.11	187°47'26"
C47	303.00	203.11	187°47'26"
C48	303.00	203.11	187°47'26"
C49	303.00	203.11	187°47'26"
C50	303.00	203.11	187°47'26"
C51	303.00	203.11	187°47'26"
C52	303.00	203.11	187°47'26"
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C59	303.00	203.11	187°47'26"
C60	303.00	203.11	187°47'26"
C61	303.00	203.11	187°47'26"
C62	303.00	203.11	187°47'26"
C63	303.00	203.11	187°47'26"
C64	303.00	203.11	187°47'26"
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C66	303.00	203.11	187°47'26"
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C80	303.00	203.11	187°47'26"
C81	303.00	203.11	187°47'26"
C82	303.00	203.11	187°47'26"
C83	303.00	203.11	187°47'26"
C84	303.00	203.11	187°47'26"
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C87	303.00	203.11	187°47'26"
C88	303.00	203.11	187°47'26"
C89	303.00	203.11	187°47'26"
C90	303.00	203.11	187°47'26"
C91	303.00	203.11	187°47'26"
C92	303.00	203.11	187°47'26"
C93	303.00	203.11	187°47'26"
C94	303.00	203.11	187°47'26"
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C96	303.00	203.11	187°47'26"
C97	303.00	203.11	187°47'26"
C98	303.00	203.11	187°47'26"
C99	303.00	203.11	187°47'26"
C100	303.00	203.11	187°47'26"
C101	303.00	203.11	187°47'26"
C102	303.00	203.11	187°47'26"
C103	303.00	203.11	187°47'26"
C104	303.00	203.11	187°47'26"
C105	303.00	203.11	187°47'26"
C106	303.00	203.11	187°47'26"
C107	303.00	203.11	187°47'26"
C108	303.00	203.11	187°47'26"
C109	303.00	203.11	187°47'26"
C110	303.00	203.11	187°47'26"
C111	303.00	203.11	187°47'26"
C112	303.00	203.11	187°47'26"
C113	303.00	203.11	187°47'26"
C114	303.00	203.11	187°47'26"
C115	303.00	203.11	187°47'26"
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C122	303.00	203.11	187°47'26"
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C130	303.00	203.11	187°47'26"
C131	303.00	203.11	187°47'26"
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C134	303.00	203.11	187°47'26"
C135	303.00	203.11	187°47'26"
C136	303.00	203.11	187°47'26"
C137	303.00	203.11	187°47'26"
C138	303.00	203.11	187°47'26"
C139	303.00	203.11	187°47'26"
C140	303.00	203.11	187°47'26"
C141	303.00	203.11	187°47'26"
C142	303.00	203.11	187°47'26"
C143	303.00	203.11	187°47'26"
C144	303.00	203.11	187°47'26"
C145	303.00	203.11	187°47'26"
C146	303.00	203.11	187°47'26"
C147	303.00	203.11	187°47'26"
C148	303.00	203.11	187°47'26"
C149	303.00	203.11	187°47'26"
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C152	303.00	203.11	187°47'26"
C153	303.00	203.11	187°47'26"
C154	303.00	203.11	187°47'26"
C155	303.00	203.11	187°47'26"
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C157	303.00	203.11	187°47'26"
C158	303.00	203.11	187°47'26"
C159	303.00	203.11	187°47'26"
C160	303.00	203.11	187°47'26"
C161	303.00	203.11	187°47'26"
C162	303.00	203.11	187°47'26"
C163	303.00	203.11	187°47'26"
C164	303.00	203.11	187°47'26"
C165	303.00	203.11	187°47'26"
C166	303.00	203.11	187°47'26"
C167	303.00	203.11	187°47'26"
C168	303.00	203.11	187°47'26"
C169	303.00	203.11	187°47'26"
C170	303.00	203.11	187°47'26"
C171	303.00	203.11	187°47'26"
C172	303.00	203.11	187°47'26"
C173	303.00	203.11	187°47'26"
C174	303.00	203.11	187°47'26"
C175	303.00	203.11	187°47'26"
C176	303.00	203.11	187°47'26"
C177	303.00	203.11	187°47'26"
C178	303.00	203.11	187°47'26"
C179	303.00	203.11	187°47'26"
C180	303.00	203.11	187°47'26"
C181	303.00	203.11	187°47'26"
C182	303.00	203.11	187°47'26"
C183	303.00	203.11	187°47'26"
C184	303.00	203.11	187°47'26"

FUTURE CHURCH PARCEL

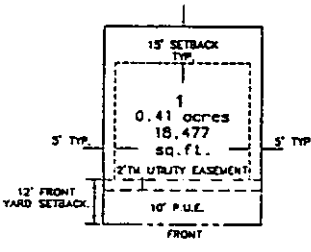
**TYPICAL INTERNAL LOT EASEMENTS:**

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.)**



# T PHASE 2

D IN LEHI CITY, UTAH COUNTY, UTAH.  
 RP 4 SOUTH, RANGE 1 WEST,  
 1 MERIDIAN.

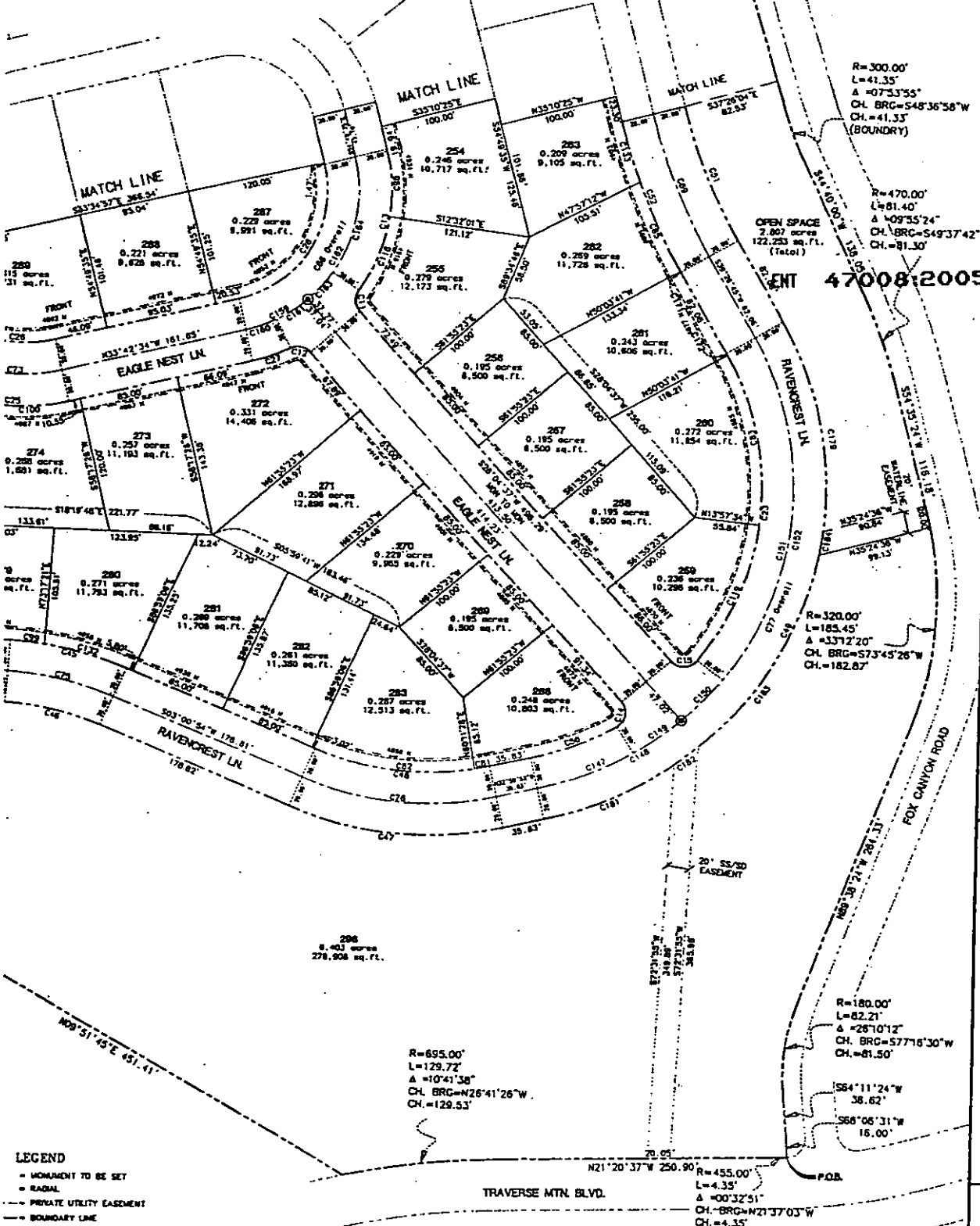
CH# 76490:2004 PG 12 OF 12



DATE	08-10-04
FILE NAME	
SCALE	1" = 80'
PROJECT	8LCF01200

CH# 47008:2005 PG 12 OF 12

## EAGLE SUMMIT PHASE 2 LEHI, UTAH



- 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 RESISTANCE 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:**

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 BY THE TRAVERSE MOUNTAIN MAIN DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 0.82 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 SOLARIS, GOODS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
7. ON LOTS 204, 205, 208, 223, 231, 232, 240, 243, 245, 255, 259, 268, 272, 275, 277, 284, 284, 287, 289, 291, AND 295 THE FRONT OF HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.

# P S O M A S

2025 East Cottonwood Parkway, Suite 1720  
 Salt Lake City, Utah 84121  
 (801) 270-5777 (801) 270-5782 (FAX)

DESIGNED	BDA
DRAWN	JAJ
CHECKED	BDA

SHEET	3
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