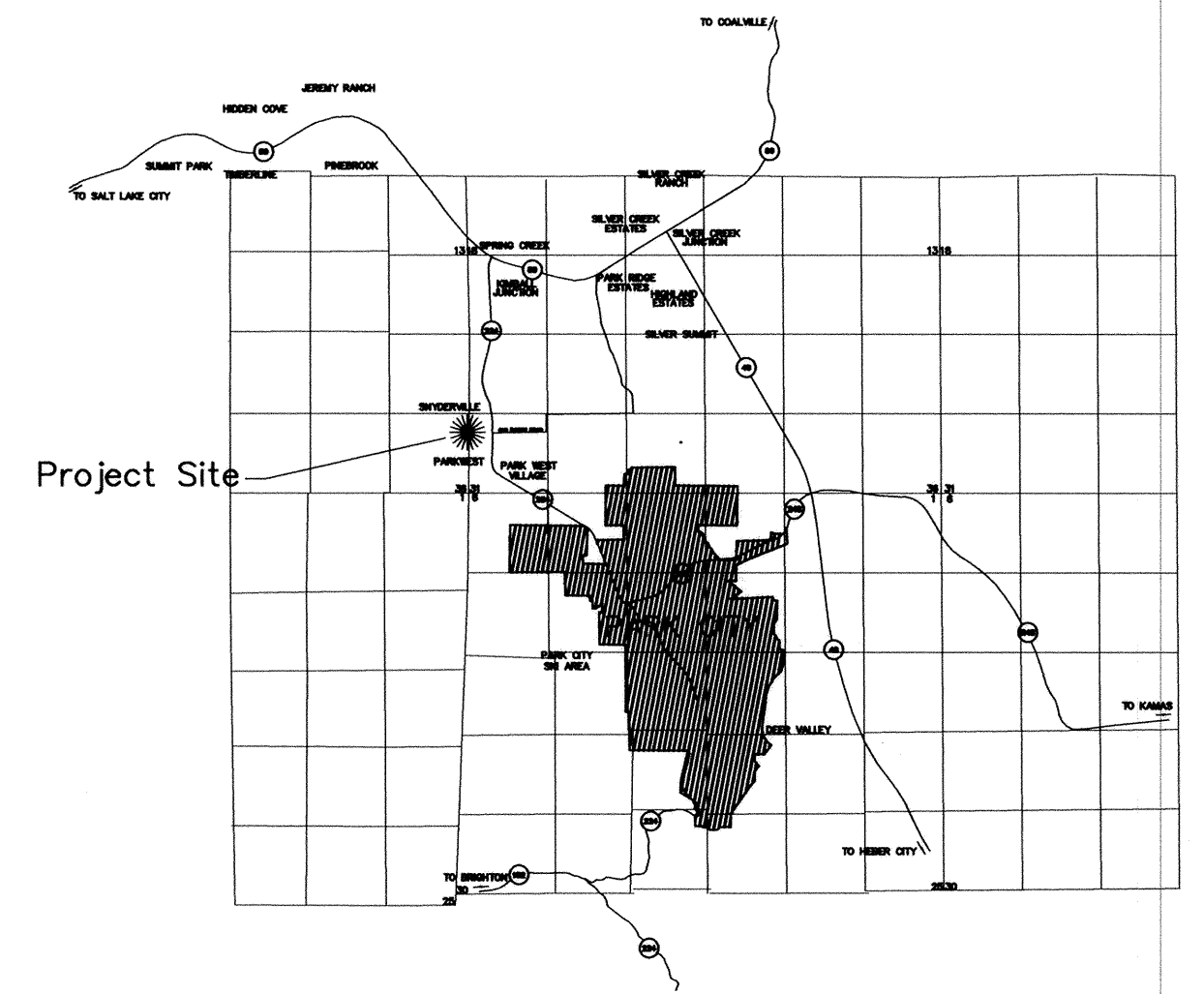


SUN PEAK DRIVE DEDICATION AND PARCEL SUBDIVISION PLAT

LYING WITHIN THE NORTH HALF OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 4 EAST & THE NORTHEAST QUARTER OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

SCALE: 1" = 100'

VICINITY MAP
1" = 3 MILES



LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
BOUNDARY	C1	45.00'	63.15'	58.09'	S 68°54'08" W	80°24'21"
BOUNDARY	C2	115.00'	75.07'	73.74'	S 08°59'55" W	37°24'05"
BOUNDARY	C3	185.00'	120.76'	118.63'	S 08°59'55" W	37°24'05"
BOUNDARY	C4	45.00'	63.15'	58.09'	N 11°30'14" W	80°24'21"
BOUNDARY	C5	435.00'	145.68'	145.00'	S 61°18'03" E	19°11'17"

LINE	DIRECTION	DISTANCE
L1	S 28°41'57" W	10.54'
L2	N 28°41'57" E	10.54'

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	26.15
TOTAL ACREAGE IN ROADS	3.25
TOTAL ACREAGE	29.40

- NOTES:
- 1.) 5/8" X 24" REBAR TO BE SET AT ALL CORNERS.
 - 2.) 5/8" X 36" REBAR WITH 1 3/8" METAL CAP STAMPED: NAME OR COMPANY NAME AND L.S. # (SECTION 10.2.1.1(1)-(3)) TO BE SET AT ALL SUBDIVISION CORNERS.
 - 3.) STREET MONUMENTS TO BE SET ACCORDING TO SUMMIT COUNTY SPECIFICATIONS, CHAPTER 10, SECTION 10.2.1.1(4).

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT RESERVATION OF CAPACITY FEES HAVE NOT BEEN PAID FOR ANY PARCEL. SYSTEM CAPACITY FOR BOTH THE WASTEWATER TREATMENT PLANT AND THE WASTEWATER COLLECTION SYSTEM IS NOT RESERVED. SYSTEM CAPACITY SHALL ONLY BE RESERVED BY THE PAYMENT OF THE APPROPRIATE FEES TO THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT. A SANITARY SEWER LINE EXTENSION AGREEMENT AND APPROPRIATE FEES SHALL BE REQUIRED FOR EACH PARCEL AS THEY ARE PRESENTED FOR SITE PLAN OR PLAT APPROVAL.

LEGAL DESCRIPTION
A parcel of land within the North half of Section 31, Township 1 South, Range 4 East and the Northeast Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, County of Summit, State of Utah, more particularly described as follows:

Commence at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said corner being a brass cap set by the County Surveyor in 1958, thence along the West line of said Section 31, South 00°00'06" East a distance of 726.92 feet; thence leaving said section line East 4.18 feet to the point intersection with a non-tangent curve, concave Northerly having a radius of 435.00 feet and a central angle of 75°58'14", said point being on the Southern right-of-way of Bear Hollow Drive and being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way and said curve to the left, from which the radial line bears North 38°17'36" East, a distance of 573.62 feet to the curves end; thence leaving said right-of-way South 15°44'53" East a distance of 369.12 feet; thence South 02°12'04" West a distance of 146.53 feet; thence North 89°59'59" East a distance of 170.18 feet; thence South 01°59'52" West a distance of 87.64 feet; thence East a distance of 351.96 feet; thence South a distance of 153.41 feet; thence East a distance of 226.03 feet to the Westerly right-of-way line of State Highway U-224; thence continuing along said right-of-way line South 00°13'32" East a distance of 808.62 feet; thence leaving said right-of-way West a distance of 483.77 feet; thence South a distance of 538.50 feet; thence North 89°59'58" West a distance of 312.13 feet; thence North a distance of 1448.73 feet; thence North 89°30'00" West a distance of 584.07 feet; thence North 00°00'34" East a distance of 73.85 feet to the Southeast corner of the Cedar Draw Subdivision; thence continuing along said subdivision boundary North 47°18'45" West a distance of 152.63 feet; thence North 52°36'08" East a distance of 130.06 feet; thence North 00°00'15" West a distance of 149.94 feet; thence North 08°42'08" West a distance of 65.44 feet to the beginning of a curve, concave Easterly having a radius of 185.00 feet and a central angle of 37°24'05"; thence along said curve to the right, a distance of 120.76 feet to the curves end; thence North 28°41'57" East a distance of 10.54 feet to the beginning of a curve, concave Westerly, and having a radius of 45.00 feet and a central angle of 80°24'21"; thence along said curve to the left, a distance of 63.15 feet to the southerly right-of-way line of Bear Hollow Drive; the curves end and POINT OF BEGINNING.

Contains: 29.07 acres more or less.

THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN COALVILLE, UTAH. PLEASE SEE THE FOLLOWING:

BOOK _____ & PAGE _____
BOOK _____ & PAGE _____

GRANT OF EASEMENT

SUMMIT RANCH JOINT VENTURE GRANTOR, A CALIFORNIA PARTNERSHIP, HEREBY CONVEY AND WARRANT TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, GRANTEE, ITS SUCCESSORS, AND ASSIGNS, OF SUMMIT COUNTY, UTAH THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE, REPLACE, REPAIR AND MAINTAIN SEWERS AND PIPES INCLUDING ALL NECESSARY FIXTURES UNDER, ACROSS AND UPON THE ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON ON THIS PLAT.

SUMMIT RANCH JOINT VENTURE GRANTOR, ALSO CONVEYS AND WARRANTS THE SAME RIGHTS AND PRIVILEGES STATED ABOVE TO THE PRIVATE SEWER EASEMENTS AS SHOWN HEREON TO THOSE WHO ARE BENEFITED BY THEM.

SURVEYOR'S CERTIFICATE

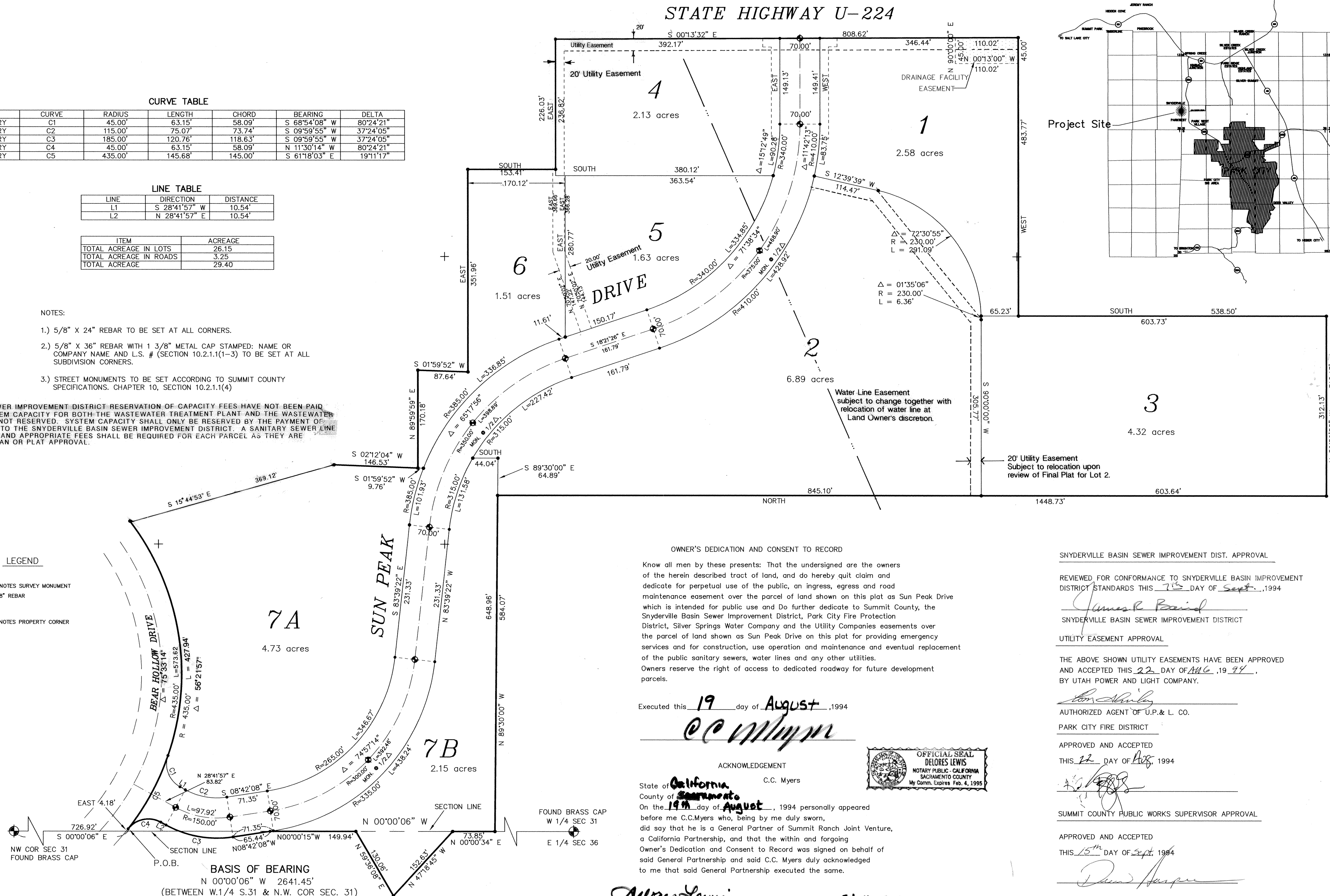
I, JACK JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 147581 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

JACK JOHNSON
Professional Engineer & Land Surveyor
Summit County, Utah

AUGUST 22, 1994
DATE:

LEGEND

- DENOTES SURVEY MONUMENT
- DENOTES PROPERTY CORNER



OWNER'S DEDICATION AND CONSENT TO RECORD
Know all men by these presents: That the undersigned are the owners of the herein described tract of land, and do hereby quit claim and dedicate for perpetual use of the public, an ingress, egress and road maintenance easement over the parcel of land shown on this plat as Sun Peak Drive which is intended for public use and do further dedicate to Summit County, the Snyderville Basin Sewer Improvement District, Park City Fire Protection District, Silver Springs Water Company and the Utility Companies easements over the parcel of land shown as Sun Peak Drive on this plat for providing emergency services and for construction, use operation and maintenance and eventual replacement of the public sanitary sewers, water lines and any other utilities. Owners reserve the right of access to dedicated roadway for future development parcels.

Executed this 19 day of August, 1994

C.C. Myers
C.C. Myers

ACKNOWLEDGMENT
State of California, County of Sacramento, On the 19th day of August, 1994 personally appeared before me C.C. Myers who, being by me duly sworn, did say that he is a General Partner of Summit Ranch Joint Venture, a California Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said General Partnership and said C.C. Myers duly acknowledged to me that said General Partnership executed the same.

Delores Lewis
Notary Public
My commission expires: Feb. 4, 1996

SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN IMPROVEMENT DISTRICT STANDARDS THIS 7th DAY OF Sept., 1994

James R. Baird
SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 22nd DAY OF AUG., 1994, BY UTAH POWER AND LIGHT COMPANY.

Don Stroh
AUTHORIZED AGENT OF U.P. & L. CO.

PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED THIS 17th DAY OF Aug, 1994

David Harper
SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

APPROVED AND ACCEPTED THIS 15th DAY OF Sept, 1994

David Harper

COUNTY COMMISSION APPROVAL
PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 19th DAY OF August, 1994 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
Summit County Commissioners
COUNTY CLERK

COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
9/8/94
DATE
County Engineer
COUNTY ENGINEER

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE Summit COUNTY PLANNING COMMISSION ON THIS 14th DAY OF Sept., A.D. 1994
Summit County Planning Commission
vice CHAIRMAN

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 11th DAY OF October, A.D. 1994
County Attorney
COUNTY ATTORNEY

RECORDED
No. 419725
STATE OF UTAH
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
SUMMIT RANCH JOINT VENTURE
DATE: 11-22-94
TIME: 12:10
Fee: \$38.50
Alan Sprigg
COUNTY RECORDER

THE JACK JOHNSON COMPANY
1910 Prospector Avenue • Park City, Utah 84060
(801) 645-9000 • fax (801) 649-1620

PLOT DATE: 8/18/94
DWG. FILE: FWPLAT.DWG