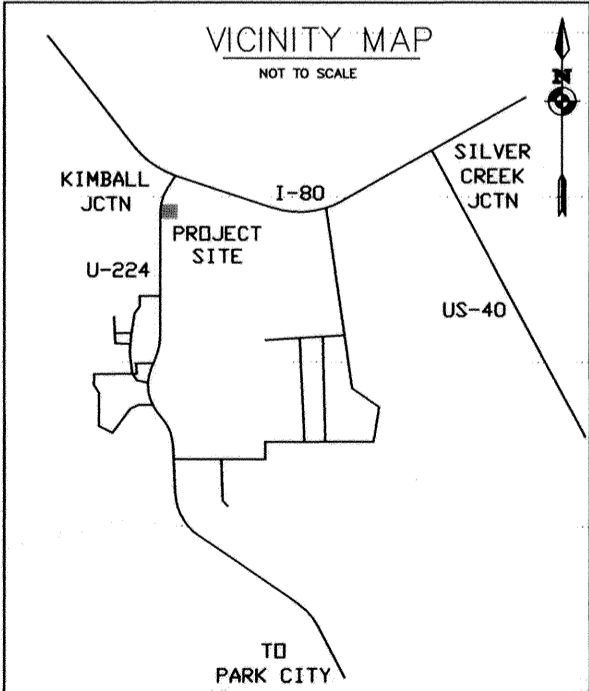
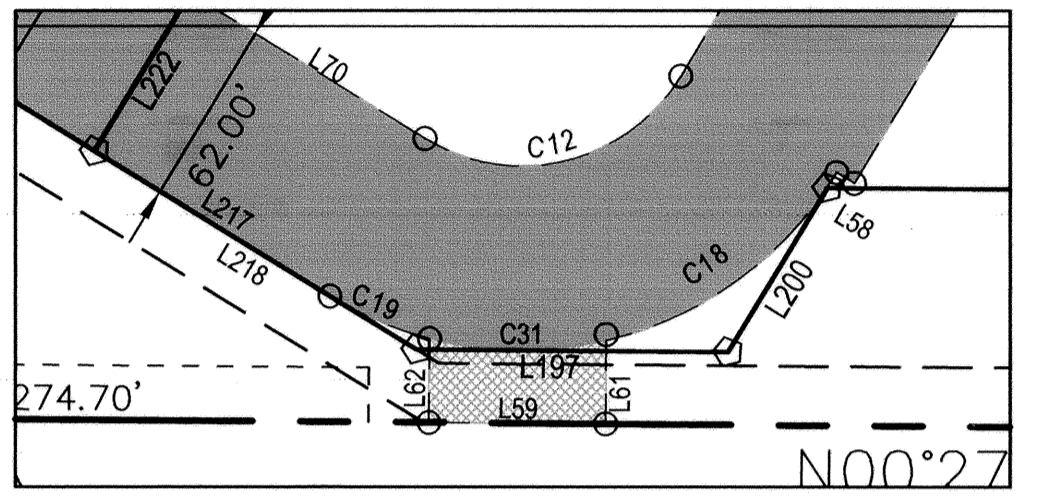
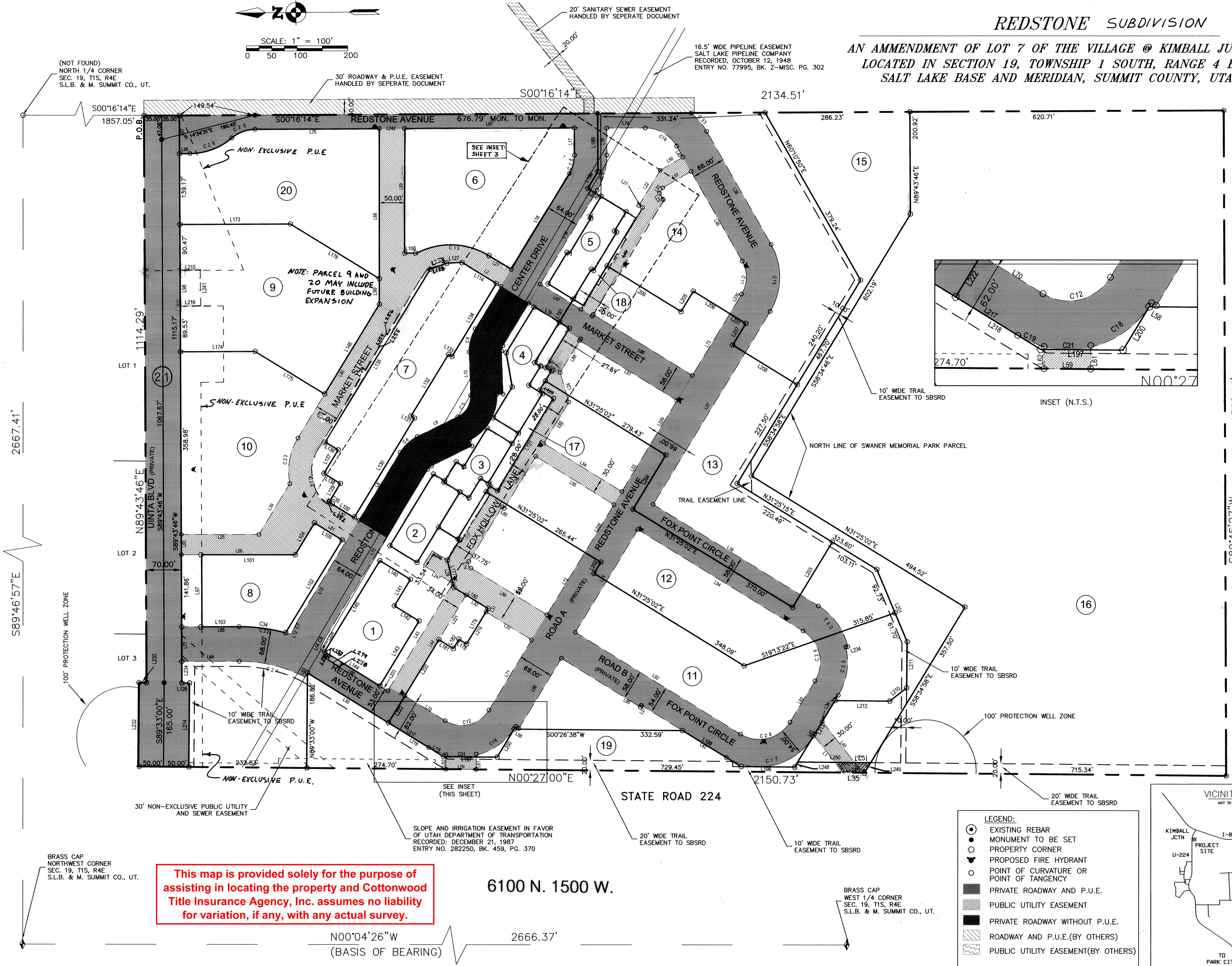


**REDSTONE SUBDIVISION**  
**AN AMMENDMENT OF LOT 7 OF THE VILLAGE @ KIMBALL JUNCTION**  
**LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST,**  
**SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH**

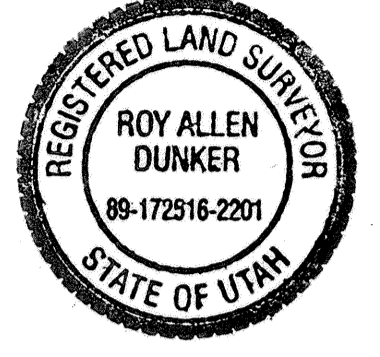


- LEGEND:**
- EXISTING REBAR
  - MONUMENT TO BE SET
  - PROPERTY CORNER
  - PROPOSED FIRE HYDRANT
  - POINT OF CURVATURE OR POINT OF TANGENCY
  - ▬ PRIVATE ROADWAY AND P.U.E.
  - ▬ PUBLIC UTILITY EASEMENT
  - ▬ PRIVATE ROADWAY WITHOUT P.U.E.
  - ▬ ROADWAY AND P.U.E.(BY OTHERS)
  - ▬ PUBLIC UTILITY EASEMENT(BY OTHERS)

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.

**BOUNDARY DESCRIPTION**  
 A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, BEING PART OF LOT 7 OF THE VILLAGE @ KIMBALL JUNCTION, AS RECORDED AS ENTRY NO. 355411 AND ALSO PART OF THE PARCEL NO. 99-79-E-1, RECORDS OF SUMMIT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH; THENCE ALONG THE NORTH LINE OF SAID SECTION, S89°46'57"E, 2667.41 FEET TO THE NORTH 1/4 CORNER; THENCE ALONG THE QUARTER SECTION LINE, S00°16'14"E, 1857.05 FEET TO POINT OF BEGINNING; THENCE S00°16'14"E, 2134.51 FEET; THENCE S89°46'27"W, 1306.14 FEET; THENCE N00°27'00"E, 2150.73 FEET; THENCE S89°33'00"E, 165.00 FEET; THENCE S00°27'00"W, 15.00 FEET; THENCE N89°43'46"E, 1114.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.39 ACRES MORE OR LESS (2,761,310 SQ. FT.).

**SURVEYOR'S CERTIFICATE**  
 I, ROY A. DUNKER, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 172516, AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HERewith, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS REDSTONE. SIGNED ON THIS 22 DAY OF Dec, 2000.  
 ROY A. DUNKER, P.L.S. #172516



**OWNER'S DEDICATION AND CONSENT TO RECORD**  
 KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH ON THE ATTACHED PLAN, AND COVENANTS REFERENCED HERETO, HEREAFTER TO BE KNOWN AS "REDSTONE". ALSO THE OWNER HEREBY DEDICATES TO PARK CITY FIRE SERVICE DISTRICT, SUMMIT WATER DISTRICT, UTAH POWER & LIGHT, OQUESTAS GAS AND OTHER SUPPLIERS OF PUBLIC UTILITIES, A NON-EXCLUSIVE EASEMENT, OVER THE COMMON AREAS AND UTILITY EASEMENTS SHOWN ON THIS PLAN FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT. ALSO, THE OWNER HEREBY DEDICATES TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, A NON-EXCLUSIVE EASEMENT OVER THE ROADS, PRIVATE DRIVEWAYS, COMMON AREA PARCELS, EMERGENCY INGRESS/EGRESS EASEMENTS, AND ALL OTHER EASEMENTS SHOWN ON THIS PLAN FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, USE, AND EVENTUAL REPLACEMENT. THE OWNERS DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, INCLUDING BUT NOT LIMITED TO, THE DEDICATION ROAD RIGHT OF WAY TO SUMMIT COUNTY FOR ROAD MAINTENANCE. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS  
 THIS 22 DAY OF December, 2000

Boyer Spring Creek, LLC  
 SCD-Equimark, LLC  
 Fox Point Affordable Housing, LLC  
 Swanner Memorial Park Foundation, Inc.  
 John W. Jarman, deceased  
 Jarman, deceased

**ACKNOWLEDGEMENT**  
 STATE OF UTAH COUNTY OF SUMMIT } CC.  
 ON THE 4 DAY OF JANUARY, 2000, PERSONALLY APPEARED BEFORE ME Craig P. Balli, Notary Public, who being duly sworn did say that he is a manager of FOX POINT AFFORDABLE HOUSING, LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES BY AUTHORITY OF THE ARTICLES OF SAID COMPANY, AND THE SAID MARK B. BALLI, DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES ACKNOWLEDGED THE SAME.  
 Craig P. Balli, Notary Public

**ACKNOWLEDGEMENT**  
 STATE OF UTAH COUNTY OF SUMMIT } CC.  
 ON THE 22 DAY OF December, 2000, PERSONALLY APPEARED BEFORE ME STEVEN B. COOPER, who being duly sworn did say that he is a manager of BOYER SPRING CREEK, LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES BY AUTHORITY OF THE ARTICLES OF SAID COMPANY, AND THE SAID MARK B. BALLI, DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES ACKNOWLEDGED THE SAME.  
 Steven B. Cooper, Notary Public

**ACKNOWLEDGEMENT**  
 STATE OF UTAH COUNTY OF SUMMIT } CC.  
 ON THE 4 DAY OF JANUARY, 2000, PERSONALLY APPEARED BEFORE ME MARK B. MILLER, who being duly sworn did say that he is a manager of SCD-EQUIMARK, LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES BY AUTHORITY OF THE ARTICLES OF SAID COMPANY, AND THE SAID MARK B. BALLI, DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES ACKNOWLEDGED THE SAME.  
 Mark B. Miller, Notary Public

**ACKNOWLEDGEMENT**  
 STATE OF UTAH COUNTY OF SUMMIT } CC.  
 ON THE 3 DAY OF JANUARY, 2000, PERSONALLY APPEARED BEFORE ME PAULA SWANNER, who being duly sworn did say that she is a manager of SWANNER MEMORIAL PARK FOUNDATION, INC., AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES BY AUTHORITY OF THE ARTICLES OF SAID COMPANY, AND THE SAID MARK B. BALLI, DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES ACKNOWLEDGED THE SAME.  
 Paula Swanner, Notary Public

**ACKNOWLEDGEMENT**  
 STATE OF UTAH COUNTY OF SUMMIT } CC.  
 ON THE 22 DAY OF December, 2000, PERSONALLY APPEARED BEFORE ME John W. Jarman, who being duly sworn did say that he is a manager of FOX POINT AFFORDABLE HOUSING, LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES BY AUTHORITY OF THE ARTICLES OF SAID COMPANY, AND THE SAID MARK B. BALLI, DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES ACKNOWLEDGED THE SAME.  
 John W. Jarman, Notary Public

**PARK CITY FIRE SERVICE DISTRICT APPROVAL**  
 APPROVED AND ACCEPTED THIS 27<sup>th</sup> DAY OF JANUARY, A.D. 2001  
 Scott W. Adams, FIRE MARSHAL

**SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT APPROVAL**  
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 2 DAY OF February, A.D. 20 01  
 S.B.S.I.D.

**UTAH POWER & LIGHT COMPANY APPROVAL**  
 APPROVED AND ACCEPTED THIS 10<sup>th</sup> DAY OF JANUARY, A.D. 2001  
 R. Duane Layton

**SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT**  
 APPROVED AND ACCEPTED THIS 8<sup>th</sup> DAY OF March, A.D. 20 01  
 Bonnie B. Cook, DISTRICT ADMINISTRATOR

**SUMMIT COUNTY ASSESSOR**  
 ALL TAXES, INTEREST AND PENALTIES OWING TO THIS LAND HAVE BEEN PAID AS OF THIS 6<sup>th</sup> DAY OF February, A.D. 20 01  
 Carle D. Richins, Chief Deputy Assessor

**SUMMIT WATER DISTRIBUTION COMPANY**  
 APPROVED FOR CONSIDERATION IN ACCORDANCE WITH SUMMIT WATER DISTRIBUTION COMPANY RULES AND REGULATIONS ON THIS 2<sup>nd</sup> DAY OF Feb., A.D. 20 01  
 Van F. Weller

**PUBLIC WORKS APPROVAL**  
 APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PUBLIC WORKS SUPERVISOR ON THIS 24<sup>th</sup> DAY OF May, A.D. 20 01  
 Muel Offert

**COUNTY PLANNING COMMISSION**  
 APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 27<sup>th</sup> DAY OF March, A.D. 20 01  
 Chairperson

**COUNTY COMMISSION APPROVAL**  
 PRESENTED TO BOARD OF THE SUMMIT COUNTY COMMISSION ON THIS 27<sup>th</sup> DAY OF April, A.D. 20 01  
 County Commission Chairman, County Clerk

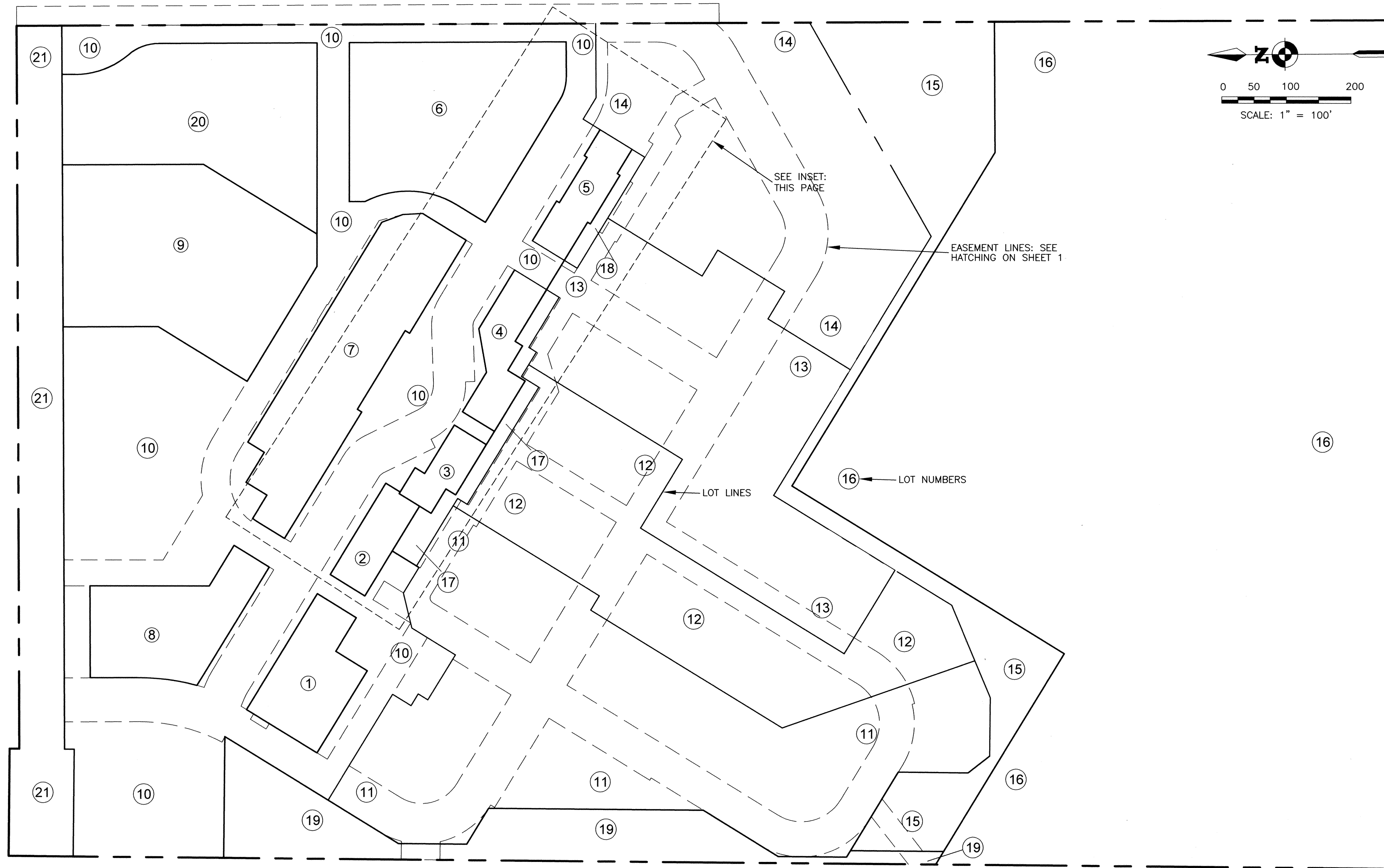
**COUNTY ENGINEER**  
 I, Derek Rose, SUMMIT COUNTY ENGINEER HEREBY CERTIFY THAT THIS PLAN HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 5/22/01 DATE, County Engineer

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM ON THIS 13<sup>th</sup> DAY OF June, A.D. 20 01  
 David Thomas, Deputy Attorney

**RECORDED #**  
 NO. 591201  
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Equimark Development, LLC  
 DATE 6-14-2001 TIME 11:59 A.M. BOOK PAGE  
 \$111.00 FEE \$  
 Heather L. Bowen, Deputy County Recorder

**SEAR-BROWN**  
 SHEET 1 OF 3  
 PROJECT NO. 14937  
 DRAWING NO. PL-1  
 151 South Regent Street  
 Salt Lake City, UT 84111-1903  
 (801) 323-0887  
 www.searbrown.com





- GENERAL NOTES**
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE UTAH STATE PLANE COORDINATE SYSTEM OF 1927 (NORTH ZONE).
  - VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - AT THE TIME OF THIS SURVEY, NO BUILDING STRUCTURES WERE LOCATED WITH THE PROPERTY.
  - FLOOD INSURANCE RATE MAP SHOWS SUBJECT PROPERTY WITHIN DESIGNATION "C", AREA OF MINIMAL FLOODING.
  - CONTOUR INTERVAL IS 1'.

- NOTES**
- FIRE DEPARTMENT ACCESS ROADS:** AN ALL WEATHER FIRE DEPARTMENT 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 DEPARTMENT ACCESS ROAD IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. IN THE EVENT THAT THE ALL-WEATHER ACCESS IS NOT MAINTAINED, THE FIRE DISTRICT RESERVES THE RIGHT TO STOP WORK UNTIL REQUIRED ROADS ARE PLACED BACK IN SERVICE. [UNIFORM FIRE CODE 901.3]
  - 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. [UNIFORM FIRE CODE 901.3 AND 901.4.3]
  - REDSTONE SHALL BE RESPONSIBLE FOR ALL "COMMON" SANITARY SEWER LATERALS.
  - THE EASEMENT DEDICATED BY THE OWNER FOR A PUBLIC TRAIL TO SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT (SSRD) IS GRANTED PURSUANT TO THE SSRD TRAILS MASTER PLAN. THE BOYER AND EQUIMARK COMPANIES WILL CONSTRUCT THE TRAILS THROUGH THE REDSTONE PARCELS FOR THE PURPOSE OF PROVIDING PUBLIC TRAIL SEGMENTS IN COMPLIANCE WITH THE COMMUNITY-WIDE TRAIL SYSTEM DEVELOPMENT STANDARDS OF THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT. THE PUBLIC TRAILS DEDICATED TO THE SSRD ARE INTENDED FOR THE USE OF THE PUBLIC IN PERPETUITY. TRAIL SURFACES WILL BE MAINTAINED BY THE SSRD. ALL HOLDERS OF PUBLIC OR PRIVATE UTILITY EASEMENTS, IF ANY, AND ALL PARCEL OWNERS WHOSE PARCELS ARE SUBJECT TO THE PUBLIC TRAILS EASEMENT SHALL REPAIR ANY DAMAGE TO THE PUBLIC TRAILS CAUSED BY THEIR CONSTRUCTION, DEVELOPMENT AND MAINTENANCE ACTIVITIES AND SHALL RESTORE THE PUBLIC TRAIL IMPROVEMENTS TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED IMMEDIATELY PRIOR TO ANY CONSTRUCTION, DEVELOPMENT AND MAINTENANCE ACTIVITIES THEREON.

- REFERENCES**
- A MAP ENTITLED "SURVEY PLAT" PREPARED BY COON, KING AND KNOWLTON, DATED FEBRUARY 10, 1981 AND HAVING JOB NO 1183.400 AND 1184.400.
  - A MAP ENTITLED "THE VILLAGE AT KIMBALL JUNCTION" PREPARED BY THE SEAR-BROWN GROUP, INC., DATE DECEMBER 2, 1991 ENTRY #355411.
  - AN ABSTRACT OF TITLE PREPARED BY PARK CITY TITLE COMPANY, DATED JUNE 5, 1997, HAVING COMMITMENT NO. A11918.
  - UTILITY COMPANY RECORD MAPPING (ASSORTED).
  - FLOOD INSURANCE RATE MAP, SUMMIT COUNTY, UTAH, PANEL 525 OF 625, COMMUNITY PANEL NO. 490134 0525 B, EFFECTIVE JULY 17, 1986.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH ON THE ATTACHED PLAT, AND COVENANTS REFERENCED HERETO, HEREAFTER TO BE KNOWN AS "REDSTONE". ALSO THE OWNER HEREBY DEDICATES TO PARK CITY FIRE SERVICE DISTRICT, SUMMIT WATER DISTRICT, UTAH POWER & LIGHT, QUESTAR GAS AND OTHER SUPPLIERS OF PUBLIC UTILITIES, A NON-EXCLUSIVE EASEMENT, OVER THE COMMON AREAS AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT. ALSO, THE OWNER HEREBY DEDICATES TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, A NON-EXCLUSIVE EASEMENT OVER THE ROADS, PRIVATE DRIVEWAYS, COMMON AREA PARCELS, EMERGENCY INGRESS/EGRESS EASEMENTS, AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, USE, AND EVENTUAL REPLACEMENT. THE OWNERS DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING BUT NOT LIMITED TO, THE DEDICATION OF ROAD RIGHT OF WAY TO SUMMIT COUNTY FOR ROAD MAINTENANCE. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS 17<sup>TH</sup> DAY OF May, 2001

*Lisa Salisbury*  
LISA SALSIBURY  
VICE PRESIDENT FOR WELLS  
FARGO BANK NATIONAL ASSOCIATION

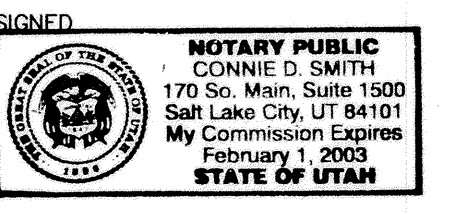
*Donald D. Bienthoff*  
DONALD D. BIENTHOFF, Vice President  
SGD INVESTMENTS INC.

**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF SUMMIT, CC.

ON THE 17<sup>TH</sup> DAY OF May, 2001, PERSONALLY APPEARED BEFORE ME LISA SALSIBURY, WHO BEING DULY SWORN DID SAY THAT SHE IS THE VICE PRESIDENT OF WELLS FARGO BANK NATIONAL ASSOCIATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES BY AUTHORITY OF THE ARTICLES OF SAID COMPANIES, AND THE SAID LISA SALSIBURY DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:  
*Connie D. Smith*  
NOTARY PUBLIC

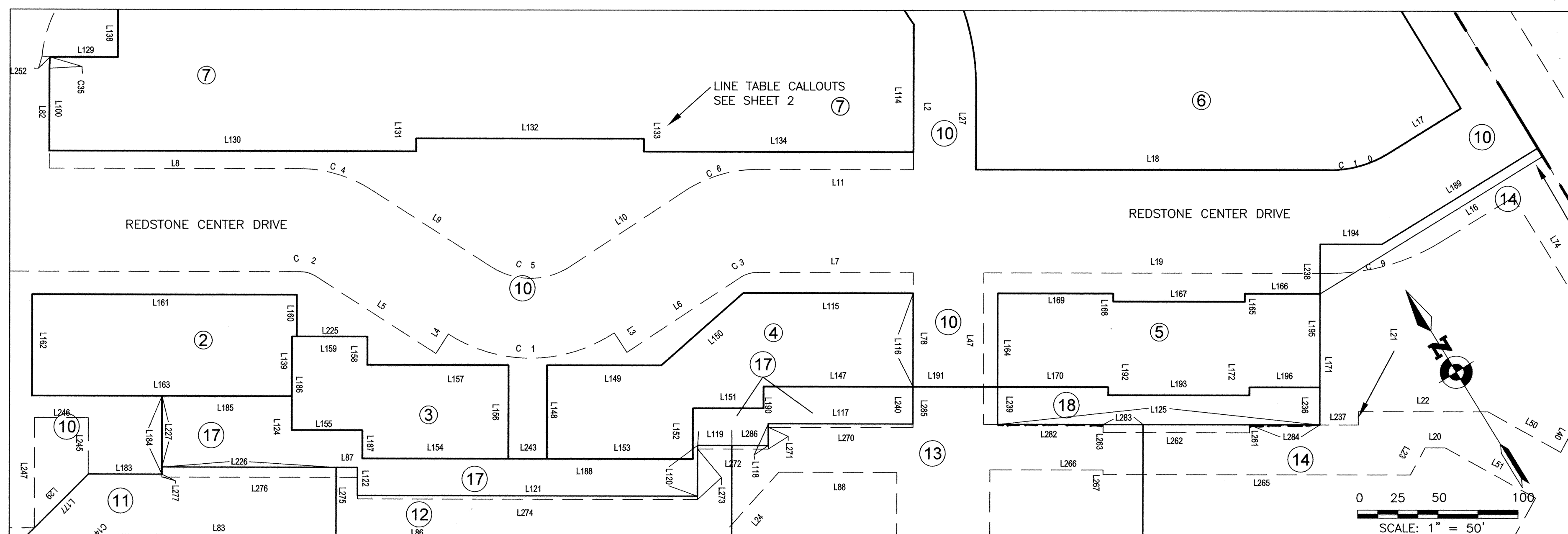
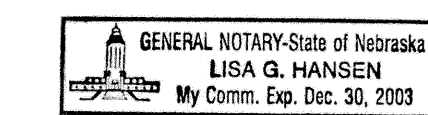


**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF SUMMIT, CC.

ON THE 17<sup>TH</sup> DAY OF May, 2001, PERSONALLY APPEARED BEFORE ME LISA G. HANSEN, WHO BEING DULY SWORN DID SAY THAT SHE IS A VICE PRESIDENT OF SGD INVESTMENTS AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES BY AUTHORITY OF THE ARTICLES OF SAID COMPANY, AND THE SAID LISA G. HANSEN DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:  
*Lisa G. Hansen*  
NOTARY PUBLIC



<p>RECORDED #</p> <p>NO. 591201</p> <p>STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Equimark Development</p> <p>DATE 6-14-2001 TIME 11:57 A.M. BOOK PAGE</p> <p>4111.0 FEE \$</p> <p><i>Frederick S. Bowen</i> COUNTY RECORDER</p>	<p><b>SEAR-BROWN</b></p> <p>151 South Regent Street Salt Lake City, UT 84111-1903 (801) 323-0887 www.searbrown.com</p>	<p>SHEET 3 OF 3</p> <p>PROJECT NO. 14937</p> <p>DRAWING NO. PL-3</p>
---	--	--