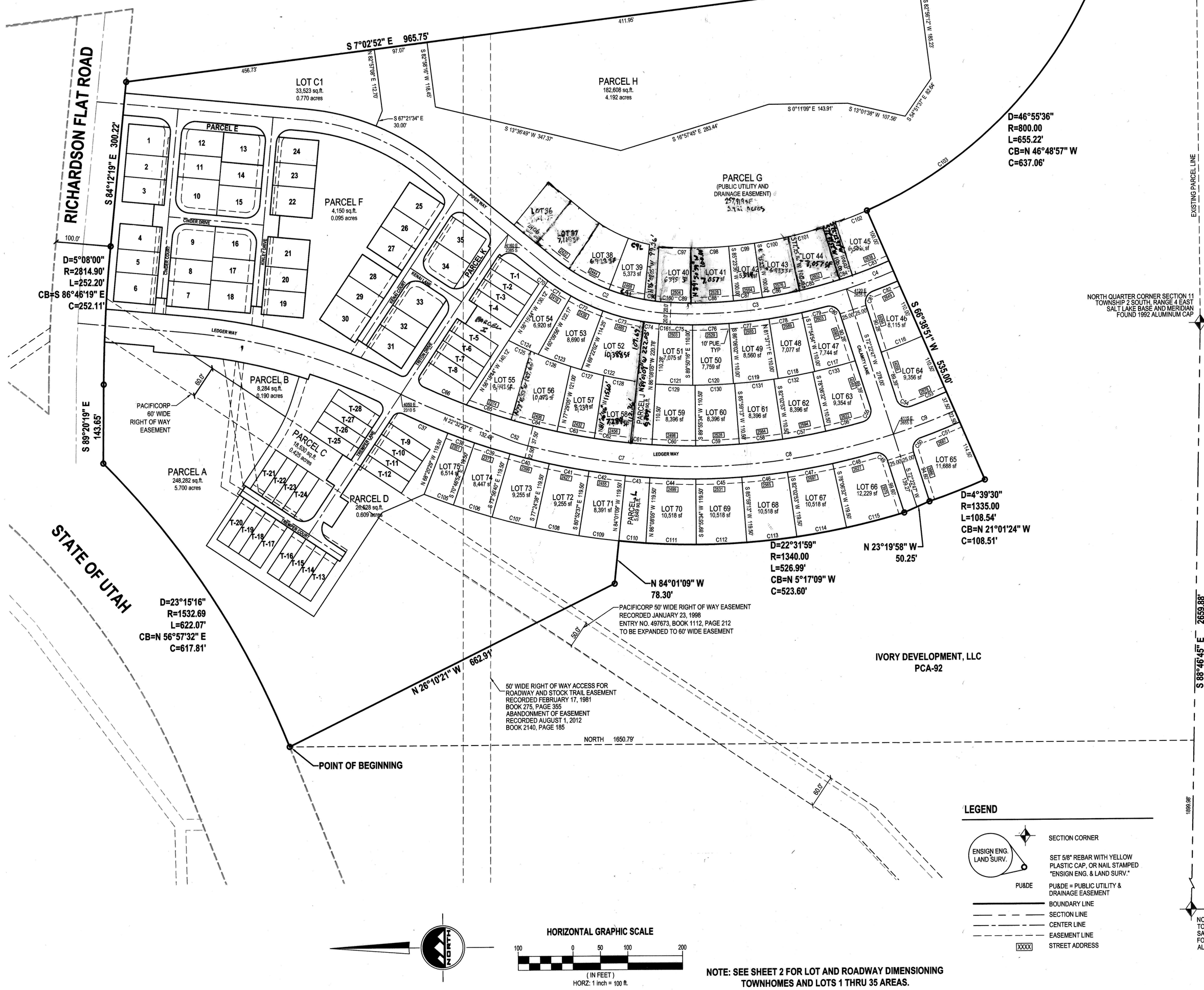
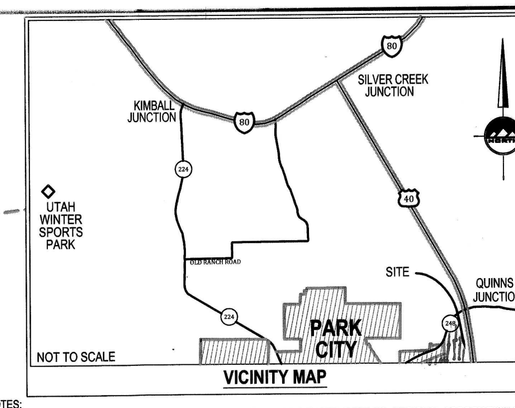
# PARK CITY HEIGHTS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH




VICINITY MAP

PLAT NOTES:

1. ALL UNITS (INCLUDING ALL DEED RESTRICTED UNITS) SHALL BE CONSTRUCTED TO, NATIONAL ASSOCIATION OF HOME BUILDERS NATIONAL GREEN BUILDING STANDARDS SILVER CERTIFICATION (OR OTHER EQUIVALENT GREEN BUILDING CERTIFICATION APPROVED BY THE PLANNING DIRECTOR) OR REACH LEED FOR HOMES SILVER RATING (MINIMUM 60 POINTS). GREEN BUILDING CERTIFICATION OR LEED RATING CRITERIA TO BE USED SHALL BE THOSE APPLICABLE AT THE TIME OF THE BUILDING PERMIT SUBMITTAL.
2. THE OPEN SPACE AND COMMON AREA TO BE MAINTAINED BY THE MASTER HOA.
3. ALL STREETS AND UTILITIES, EXCEPT FOR SEWER MAINS, SEWER LATERALS, NATURAL GAS LINES, COMMUNICATION AND TELEPHONE LINES, CONSTRUCTED WITHIN THE RIGHT-OF-WAY TO BE DEDICATED TO CITY FOR PUBLIC USE.
4. PARCEL A (CITY PARK PARCEL) SHALL BE IRREVOCABLY OFFERED TO BE DEDICATED TO THE CITY FOR A PUBLIC PARK AS PART OF THE PLAT BUT THE DEDICATION WILL NOT BE ACCEPTED UNTIL THE SIGN OFF OF THE VCP IN A FORM APPROVED BY THE CITY ATTORNEY.
5. PARCELS B, C, D, E, F, G, I, J, K, L ARE DEDICATED TO THE PARK CITY HEIGHTS HOME OWNERS ASSOCIATION AND ARE ALSO ENCUMBERED BY A BLANKET EASEMENT FOR UTILITY, DRAINAGE, ACCESS AND TRAIL EASEMENTS and parcel H.
6. PARCEL H, THE SOIL REPOSITORY, SHALL NOT BE DEDICATED TO THE CITY, AND SHALL BE USED AS A SOIL Repository, REPOSITORY, SUBJECT TO ALL CONDITIONS OF THE VOLUNTARY CLEAN-UP PLAN APPROVED BY THE STATE. THE SOIL REPOSITORY SHALL NOT BE UTILIZED FOR SNOW STORAGE. STORM WATER DETENTION AREAS TO THE WEST OF THE DESIGNED REPOSITORY SHALL BE ALLOWED TO BE UTILIZED FOR SNOW STORAGE AS WELL AS FOR STORM WATER. PARCEL H SHALL BE OWNED AND MAINTAINED BY THE HOA AND WILL BE SUBJECT TO ALL CONDITIONS OF THE VOLUNTARY CLEAN-UP PLAN. PARCEL H WILL NOT REQUIRE WASTEWATER SERVICE.
7. TRAIL EASEMENTS NOTED IN #5 ABOVE ARE FURTHER DESCRIBED IN CONSTRUCTION DRAWINGS. THE FINAL CONSTRUCTED TRAILS ARE AGREED, BY THE RECORDING OF THIS PLAT, TO BE WITHIN A 10' EASEMENT. ALL TRAILS SHALL BE CONSTRUCTED IN TYPE AND LOCATION THAT ARE CONSISTENT WITH THE PARK CITY HEIGHTS MPD SITE PLAN AND TRAIL PLAN.
8. MAINTENANCE OF SIDEWALKS (INCLUDING, WITHOUT LIMITATION, SNOW REMOVAL), TRAILS, LIGHTING, AND LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY AND COMMON AREAS, WITH THE EXCEPTION OF THE PUBLIC PARK AND PUBLIC TRAILS, SHALL BE PROVIDED BY THE HOA, UNLESS OTHERWISE AGREED UPON BY THE CITY COUNCIL.
9. ALL CONSTRUCTION, INCLUDING STREETS, UTILITIES, AND STRUCTURES SHALL COMPLY WITH PARK CITY STANDARDS AND RECOMMENDATIONS OF THE DECEMBER 20, 2011, GEOTECHNICAL STUDY FOR THE PARK CITY HEIGHTS DEVELOPMENT PROVIDED BY AGEC GEOTECHNICAL CONSULTANTS, INC. SPECIAL CONSTRUCTION METHODS, REMOVAL OF UNSUITABLE SOILS, AND OTHER MITIGATION MEASURES ARE RECOMMENDED IN THE STUDY. ADDITIONAL SOILS STUDIES AND GEOTECHNICAL REPORTS MAY BE REQUIRED BY THE ENGINEERING AND BUILDING DEPARTMENT PRIOR TO ISSUANCE OF PERMITS FOR STREETS, UTILITY INSTALLATION, AND STRUCTURES.
10. PRECEDENT TO BUILDING PERMIT ISSUANCE FOR ANY STRUCTURE CONTAINING MORE THAN 4 UNITS, AND FOR ANY NON-RESIDENTIAL STRUCTURE PROPOSED TO BE CONSTRUCTED ON PARCELS C1 OF THE SUBDIVISION PLAT. A CONDITIONAL USE PERMIT SHALL BE APPROVED BY THE PLANNING COMMISSION.
11. A LANDSCAPING PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL FOR EACH PARCEL AND SINGLE LOT PRIOR TO BUILDING PERMIT ISSUANCE. A LANDSCAPE PLAN SHALL BE REQUIRED AT THE TIME OF SUBMITTAL. LANDSCAPING PLAN MUST COMPLY WITH PARK CITY HEIGHTS DESIGN GUIDELINES, and amended MPD approval.
12. EXTERIOR LIGHTING SHALL CONFORM TO REQUIREMENT OF THE CITY'S LIGHTING ORDINANCE.
13. ALL BUILDING CONSTRUCTION IS SUBJECT TO REVIEW AND APPROVAL, BY PARK CITY BUILDING DEPARTMENT. A LIMITS OF DISTURBANCE PLAN AND VEGETATION PLAN, SHALL BE PART OF THE SPECIFIC BUILDING PERMIT APPLICATION.
14. MODIFIED 13-D RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED FOR ALL OCCUPIED STRUCTURES.
15. SNOW STORAGE EASEMENTS ARE GRANTED ALONG AND OUTSIDE THE PUBLIC RIGHT-OF-WAY WHERE NOTED ON THE PLAT.
16. ALL STREETS WITHIN THE SUBDIVISION PLAT SHALL BE DEDICATED AS PUBLIC STREETS. FINAL ACCEPTANCE OF THESE STREETS BY THE CITY SHALL OCCUR UPON COMPLETION AND ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THE CITY WILL COMMENCE MAINTENANCE AND SNOW REMOVAL FROM PUBLIC STREETS ONCE 50% OF THE UNITS WITHIN THIS PHASE ARE COMPLETE AND CERTIFICATE OF OCCUPANCY HAVE BEEN ISSUED. ALL SURVEYED MONUMENTATION, AS REQUIRED BY THE LMC IS REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS.
17. SEE LOT RESTRICTIONS PLAT NOTE AND DESIGN GUIDELINES FOR SETBACK REQUIREMENTS.
18. THE FINAL PLAT IS SUBJECT TO THE CONDITIONS OF THE PARK CITY HEIGHTS ANNEXATION AGREEMENT APPROVED BY THE CITY COUNCIL DATED MAY 27, 2010 AND SUBJECT TO THE AMENDED MPD APPROVAL BY THE PARK CITY PLANNING COMMISSION DATED NOVEMBER 6, 2013, AND THE PARK CITY HEIGHTS DEVELOPMENT AGREEMENT RATIFIED BY THE PLANNING COMMISSION ON September 24, 2014 AND THE DESIGN GUIDELINES THAT ARE AN EXHIBIT TO THE DEVELOPMENT AGREEMENT.
19. THIS PLAT IS NOT LOCATED WITHIN THE PARK CITY SOILS ORDINANCE BOUNDARY.
20. SEE PARK CITY HEIGHTS DESIGN GUIDELINES FOR MAXIMUM ALLOWABLE HOUSE SIZES.
21. ENTRY AND PERIMETER LANDSCAPING SHALL BE COMPLETED WITHIN SIX (6) MONTHS OF ISSUANCE FOR THE FIRST BUILDING PERMIT. OTHER PROJECT LANDSCAPING, SHALL BE COMPLETED WITH NINE (9) MONTHS OF ISSUANCE OF 50% OF BUILDING PERMITS OR WITHIN SIX (6) MONTHS OF ANY INDIVIDUAL CERTIFICATE OF OCCUPANCY. LANDSCAPE MATERIALS AND IRRIGATION SHALL COMPLY WITH THE REQUIREMENTS OF THE ANNEXATION AGREEMENT, INCLUDING THE WATER AGREEMENT, AND THE PARK CITY HEIGHTS DESIGN GUIDELINES. LANDSCAPING IRRIGATION PLANS PROPOSED IN AREAS CONTAINING EXPANSIVE SOILS SHALL BE SUBMITTED WITH A MITIGATION PLAN FOR APPROVAL.
22. THE FINAL PLAT IS SUBJECT TO THE PARK CITY MUNICIPAL CORPORATION WATER AGREEMENT, DATED JULY 2, 2010.
23. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 14-04
24. ALL APPLICABLE REQUIREMENTS OF THE LMC REGARDING TOP SOIL PRESERVATION, FINAL GRADING AND LANDSCAPING SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. A STORM WATER RUN-OFF AND DRAINAGE PLAN SHALL BE SUBMITTED WITH EACH PHASE OF THE PROJECT AND WITH THE BUILDING PLANS CONSISTENT WITH THE AMENDED MPD CONDITIONS OF NOVEMBER 6, 2013 APPROVAL AND SHALL BE APPROVED PRIOR TO BUILDING PERMIT ISSUANCE.
26. A CONSTRUCTION RECYCLING AREA AND EXCAVATION MATERIALS STORAGE AREA WITHIN THE DEVELOPMENT SHALL BE UTILIZED FOR THIS PHASE AS REQUIRED BY THE MPD CONDITIONS OF APPROVAL.
27. A FINANCIAL GUARANTEE, IN A FORM AND AMOUNT ACCEPTABLE TO THE CITY AND IN CONFORMANCE WITH THE CONDITIONS OF APPROVALS, AMOUNTING TO 100% OF THE VALUE OF ALL REQUIRED PUBLIC IMPROVEMENTS, INCLUDING THOSE PUBLIC IMPROVEMENTS IDENTIFIED IN THE AMENDED MPD (I.E. CONSTRUCTION OF THE PUBLIC PARK, TRAILS WITHIN THE FIRST PHASE, TRAIL CONNECTIONS TO THE RAIL TRAIL ON BOTH THE NORTH AND SOUTH SIDES OF RICHARDSON FLAT ROAD, AS DESCRIBED IN THE MPD FINDINGS OF FACT, AND OTHER NEIGHBORHOOD AMENITIES ASSOCIATED WITH THE FIRST PHASE), SHALL BE PROVIDED TO THE CITY PRIOR TO BUILDING PERMIT ISSUANCE FOR NEW CONSTRUCTION WITH EACH PHASE. ALL PUBLIC IMPROVEMENTS SHALL BE COMPETED ACCORDING TO THE CITY STANDARDS PRIOR TO RELEASE OF GUARANTEE. TEN PERCENT OF THE 100% BOND SHALL BE HELD BY THE CITY FOR THE WARRANTY PERIOD AND UNTIL SUCH IMPROVEMENTS ARE ACCEPTED BY THE CITY.
28. PARCEL H WILL NOT BE DEVELOPED AND DOES NOT REQUIRE WASTEWATER SERVICE.
29. TREES, STRUCTURES AND RETAINING WALLS SHALL NOT BE LOCATED WITHIN SBWRD EASEMENTS.A LANDSCAPE PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL FOR EACH LOT, PRIOR TO BUILDING PERMIT ISSUANCE FOR THAT LOT.
30. IN ADDITION TO MEETING GREEN BUILDING OR LEED FOR HOMES CHECKLISTS AND IN ORDER TO ACHIEVE WATER CONSERVATION GOALS, EACH HOUSE MUST EITHER: 1) ACHIEVE AT A MINIMUM, THE SILVER PERFORMANCE LEVEL POINTS WITHIN CHAPTER 8, WATER EFFICIENCY, OF THE NATIONAL ASSOCIATION OF HOME BUILDERS NATIONAL GREEN BUILDING STANDARDS; OR 2) ACHIEVE A MINIMUM COMBINED 10 POINTS WITHIN THE 1) SUSTAINABLE SITES (SS2) LANDSCAPING AND 2) WATER EFFICIENCY (WE) CATEGORIES OF THE LEED FOR HOMES CHECKLIST. POINTS ACHIEVED IN THESE RESOURCE CONSERVATION CATEGORIES WILL COUNT TOWARDS THE OVERALL SCORE.
31. THIRD PARTY INSPECTION WILL BE PROVIDED. AN INDUSTRY STANDARD THIRD PARTY INSPECTOR SHALL BE MUTUALLY AGREED UPON BY THE CHIEF BUILDING OFFICIAL AND THE APPLICANT PRIOR TO BUILDING PERMIT ISSUANCE.
32. ALL SURVEYED MONUMENTATION, AS REQUIRED BY THE LMC, IS REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS.
33. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY UNITS WITHIN THIS PLAT, ALL BUILDING PLANS SHALL BE REVIEWED FOR COMPLIANCE WITH THE PARK CITY HEIGHT DESIGN GUIDELINES. ALL EXTERIOR BUILDING MATERIALS, COLORS AND FINAL DESIGN DETAILS MUST COMPLY WITH THE APPROVED PARK CITY DESIGN GUIDELINES AND SHALL BE APPROVED BY STAFF PRIOR TO BUILDING PERMIT ISSUANCE.
34. A CONSTRUCTION MITIGATION PLAN (CMP) SHALL BE SUBMITTED AND APPROVED BY THE CITY FOR COMPLIANCE WITH THE MUNICIPAL CODE, LMC, AND THE MPD CONDITIONS OF APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
35. A supplemental, updated soils investigation by AGEC was conducted on Dec. 20, 2011 supplementing the work done by Gordon, Spilker, Huber Geotechnical Consultants, Inc. (June 9, 2006). See note #9.
36. Open space parcels B, C, D, E, F, G, I, J, K & L are deed restricted as open space, non-development parcels to be owned and maintained by the Homeowner's Association. See note #5. Parcel B will be developed with a community clubhouse and associated uses.
37. All lots contain a snow shed easement to allow the storing of snow shed from the roofs of the structure on to the adjacent lot.

N 0°19'41" E (BASIS OF BEARING)
2660.15' (MEASURED)

NORTHWEST CORNER SECTION 11
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND PARK CITY BOUNDARY
ALUMINUM CAP

WEST QUARTER CORNER SECTION 11
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND PARK CITY BOUNDARY
ALUMINUM CAP

LEGEND

- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- XXXX — STREET ADDRESS

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
( IN FEET )
HORZ: 1 inch = 100 ft.

NOTE: SEE SHEET 2 FOR LOT AND ROADWAY DIMENSIONING
TOWNHOMES AND LOTS 1 THRU 35 AREAS.

## SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191326 as prescribed under 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 below, and have subdivided said tract of land into lots and streets, hereafter to be known as PARK CITY HEIGHTS PHASE 1 SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land located in the South Half of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the abandoned Union Pacific Railroad Property, said point also being South 88°46'45" East 1,899.98 feet and North 1,650.79 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence Northeasterly 622.07 feet along the arc of a 1,532.69 foot radius curve to the left (center bears North 21°24'50" West and the chord bears North 56°57'32" East 617.81 feet with a central angle of 23°15'16") along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property to the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 89°20'19" East 143.65 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence Southeasterly 252.20 feet along the arc of a 2,814.90 foot radius curve to the right (center bears South 00°39'41" West and the chord bears South 86°46'19" East 252.11 feet with a central angle of 05°08'00") along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 84°12'19" East 300.22 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B) to the Westerly Right-of-Way Line of State Highway 40;
thence South 07°02'52" East 965.75 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 07°03'48" East 834.37 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence Northwesterly 655.22 feet along the arc of a 800.00 foot radius curve to the right (center bears North 19°43'14" East and the chord bears North 46°48'57" West 637.06 feet with a central angle of 46°55'36");
thence South 66°38'51" West 535.00 feet;
thence Northwesterly 108.54 feet along the arc of a 1,335.00 foot radius curve to the right (center bears North 66°38'51" East and the chord bears North 21°01'24" West 108.51 feet with a central angle of 04°39'30");
thence North 23°19'58" West 50.25 feet;
thence Northwesterly 526.99 feet along the arc of a 1,340.00 foot radius curve to the right (center bears North 73°26'52" East and the chord bears North 05°17'09" West 523.60 feet with a central angle of 22°31'59");
thence North 84°01'09" West 78.30 feet;
thence North 26°10'21" West 662.91 feet to the point of beginning.

Contains 1,612,927 Square Feet or 37.028 Acres

July 17, 2014
DATE

Karen F. White
KAREN F. WHITE
P.L.S. 191326

LICENSED PROFESSIONAL LAND SURVEYOR — No. 191326 — KAREN F. WHITE — State of Utah

## OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

**PARK CITY HEIGHTS PHASE 1 SUBDIVISION**

Ivory Development, LLC
do hereby consent to the recordation of this plat. Also, the owner, or its representative, hereby irrevocably offers for dedication to Park City and Snyderville Basin Water Reclamation District all the streets, land for local government uses, easements, parks, and required utilities and easements shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof I / we have hereunto set our hand (s) this 21 day of July A.D., 20 14.

By: Christopher P. Gamvroulas
Its: President of Ivory Development, LLC

DONNA PERKINS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 671909
COMM. EXP. 05-30-2018

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH )S.S.
County of Salt Lake

On the 21 day of July A.D., 20 14, Christopher P. Gamvroulas, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in the State of Utah, who after being duly sworn, acknowledged to me that he is the President of Ivory Development, LLC, a Limited Liability Company and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 5-30-2018
RESIDING IN Salt Lake COUNTY.
NOTARY PUBLIC

# PARK CITY HEIGHTS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # 1001402
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: IVORY DEVELOPMENT LLC
DATE: 11/4/14 TIME: 1:34 pm BOOK: — PAGE: —
$176.00 FEES
C Willoughby - deputy
SUMMIT COUNTY RECORDER

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

SHEET 1 OF 2
PROJECT NUMBER : 4976D
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 7/17/14

DEVELOPER
IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
810-520-9161

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS 21st DAY OF July, 20 14 A.D.
BY:

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 12 DAY OF February 20 14 A.D.
CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 29th DAY OF July, 20 14 A.D.
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 31st DAY OF October, 20 14
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 12th DAY OF November, 20 14 A.D.
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 29th DAY OF February 20 14 A.D.
PARK CITY MAYOR

# PARK CITY HEIGHTS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

LOT C1
33,523 sq.ft.
0.770 acres

PARCEL G
257,919 sq.ft.
5.921 acres

50' WIDE RIGHT OF WAY ACCESS FOR ROADWAY AND STOCK TRAIL EASEMENT RECORDED FEBRUARY 17, 1981 BOOK 275, PAGE 355
ABANDONMENT OF EASEMENT RECORDED AUGUST 1, 2012 BOOK 2140, PAGE 185

PARCEL E
2,046 sq.ft.

PARCEL F
4,150 sq.ft.
0.095 acres

PARCEL B
8,284 sq.ft.
0.190 acres

PARCEL C
18,530 sq.ft.
0.425 acres

PARCEL D
26,528 sq.ft.
0.609 acres

PARCEL A
248,282 sq.ft.
5.700 acres

PARCEL I
10,560 sq.ft.

PARCEL K
2,586 sq.ft.

PIPER WAY
KENAI LANE
KENAI COURT
TRITON DRIVE
TREMPER LANE
TREMPER COURT
CINDER DRIVE
CINDER COURT
KINLEY DRIVE
LEDGER WAY
RICHARDSON FLAT ROAD

LOT 1 4,150 sf
LOT 2 3,234 sf
LOT 3 3,542 sf
LOT 4 3,542 sf
LOT 5 3,234 sf
LOT 6 4,158 sf
LOT 7 3,542 sf
LOT 8 3,234 sf
LOT 9 4,788 sf
LOT 10 4,788 sf
LOT 11 3,234 sf
LOT 12 3,534 sf
LOT 13 4,150 sf
LOT 14 3,234 sf
LOT 15 4,172 sf
LOT 16 4,172 sf
LOT 17 3,234 sf
LOT 18 4,158 sf
LOT 19 3,542 sf
LOT 20 3,234 sf
LOT 21 4,158 sf
LOT 22 4,158 sf
LOT 23 3,234 sf
LOT 24 3,534 sf
LOT 25 4,155 sf
LOT 26 3,234 sf
LOT 27 3,542 sf
LOT 28 3,542 sf
LOT 29 3,234 sf
LOT 30 4,158 sf
LOT 31 3,542 sf
LOT 32 3,234 sf
LOT 33 4,781 sf
LOT 34 4,165 sf
LOT 35 4,158 sf
LOT 36 5,200 sf
LOT 37 7,118 sf
LOT 38 6,922 sf
LOT 39 5,373 sf
LOT 52 10,388 sf
LOT 53 8,690 sf
LOT 54 6,920 sf
LOT 55 8,942 sf
LOT 56 10,078 sf
LOT 57 8,239 sf
LOT 72 9,255 sf
LOT 73 9,255 sf
LOT 74 8,447 sf
LOT 75 6,514 sf

T-1 2,265 sq.ft.
T-2 2,010 sq.ft.
T-3 2,010 sq.ft.
T-4 2,265 sq.ft.
T-5 2,265 sq.ft.
T-6 2,010 sq.ft.
T-7 2,010 sq.ft.
T-8 2,265 sq.ft.
T-9 2,265 sq.ft.
T-10 2,010 sq.ft.
T-11 2,010 sq.ft.
T-12 2,265 sq.ft.
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T-21 2,265 sq.ft.
T-22 2,010 sq.ft.
T-23 2,010 sq.ft.
T-24 2,265 sq.ft.
T-25 2,265 sq.ft.
T-26 2,010 sq.ft.
T-27 2,010 sq.ft.
T-28 2,265 sq.ft.

4.5' SBWRD SEWER EASEMENT ENTRY NO. 995991 BK 2241, PG 1411
SBWRD SEWER EASEMENT ENTRY NO. 995991 BK 2241, PG 1411
10' PU & DE, AND SNOW STORAGE EASEMENT
PU & DE, AND SNOW STORAGE EASEMENT
26' WIDE SBWRD SEWER EASEMENT, ENTRY NO. 995991 BK 2241, PG 1411
15' WIDE WATER EASEMENT
PACIFICORP 60' WIDE RIGHT OF WAY EASEMENT
15' WIDE STORM DRAIN EASEMENT

D=5°08'00"
R=2814.90'
L=252.20'
CB=S 86°46'19" E
C=252.11'

S 84°12'19" E 300.22'
S 89°20'19" E 143.65'

4245 E 2155 S
4245 E 2220 S
4250 E 2100 S
4170 E 2145 S
4165 E 2215 S
4135 E 2320 S
4110 E 2355 S
4160 E 2385 S
4280 E 2350 S
4050 E 2310 S
4100 E 2080 S
3950 E 2245 S

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 420.00' | 250.15' | 34°07'30" | N22°29'01"E | 246.47' |
| C2 | 380.00' | 244.61' | 36°52'54" | S21°06'20"W | 240.41' |
| C3 | 920.00' | 325.74' | 20°17'11" | S7°28'43"E | 324.04' |
| C4 | 920.00' | 92.02' | 5°43'51" | S20°29'14"E | 91.98' |
| C5 | 1029.50' | 387.35' | 21°33'26" | N16°12'00"E | 385.06' |
| C6 | 1190.50' | 15.10' | 0°43'35" | S26°36'55"W | 15.10' |
| C7 | 1198.00' | 676.41' | 32°21'01" | S11°26'46"E | 667.46' |
| C8 | 1198.00' | 676.41' | 32°21'01" | S11°26'46"E | 667.46' |
| C9 | 1198.00' | 119.83' | 5°43'52" | S20°29'13"E | 119.78' |
| C10 | 1190.50' | 77.14' | 3°42'45" | S24°23'45"W | 77.12' |
| C11 | 250.00' | 25.34' | 5°48'31" | N53°21'29"W | 25.33' |
| C12 | 25.50' | 29.23' | 65°41'03" | N38°15'48"E | 27.66' |
| C13 | 25.50' | 10.82' | 24°18'57" | N83°15'48"E | 10.74' |
| C14 | 25.50' | 10.82' | 24°18'57" | N72°25'15"W | 10.74' |
| C15 | 25.50' | 29.23' | 65°41'03" | N27°25'15"W | 27.66' |
| C16 | 25.50' | 29.23' | 65°41'03" | N38°15'48"E | 27.66' |
| C17 | 25.50' | 10.82' | 24°18'57" | N83°15'48"E | 10.74' |
| C18 | 25.50' | 10.82' | 24°18'57" | N72°25'15"W | 10.74' |
| C19 | 25.50' | 29.23' | 65°41'03" | N27°25'15"W | 27.66' |
| C20 | 400.00' | 238.24' | 34°07'30" | N22°29'01"E | 234.73' |
| C21 | 440.00' | 129.83' | 16°54'21" | N31°06'36"E | 129.36' |
| C22 | 20.50' | 30.98' | 86°35'30" | N82°50'32"E | 28.12' |
| C23 | 25.50' | 40.06' | 90°00'00" | S50°25'16"W | 36.06' |
| C24 | 25.50' | 29.23' | 65°41'03" | S23°25'13"E | 27.66' |
| C25 | 25.50' | 10.82' | 24°18'57" | S21°34'47"W | 10.74' |
| C26 | 25.50' | 10.82' | 24°18'57" | N45°53'44"E | 10.74' |
| C27 | 25.50' | 29.23' | 65°41'03" | S89°06'16"E | 27.66' |
| C28 | 10.00' | 14.53' | 83°13'26" | S14°39'01"E | 13.28' |
| C29 | 1059.50' | 398.32' | 21°32'25" | N16°11'29"E | 395.98' |
| C30 | 989.50' | 8.05' | 0°28'03" | N5°39'18"E | 8.05' |
| C31 | 999.50' | 134.67' | 7°43'12" | N22°13'12"E | 134.57' |
| C32 | 15.00' | 25.57' | 97°39'28" | N74°54'32"E | 22.58' |
| C33 | 25.50' | 40.06' | 90°00'00" | N39°34'44"W | 36.06' |
| C34 | 25.50' | 40.06' | 90°00'00" | S11°15'44"E | 36.06' |
| C35 | 25.50' | 38.05' | 85°30'06" | S76°29'19"W | 34.62' |
| C36 | 15.00' | 21.50' | 82°06'21" | N15°12'34"W | 19.70' |
| C37 | 1220.50' | 89.15' | 4°11'06" | S23°45'04"W | 89.13' |
| C38 | 1220.50' | 51.97' | 2°26'23" | S20°26'19"W | 51.96' |
| C39 | 1220.50' | 67.38' | 3°09'48" | S17°38'14"W | 67.38' |
| C40 | 1220.50' | 73.84' | 3°27'58" | S14°19'21"W | 73.82' |
| C41 | 1220.50' | 73.84' | 3°27'58" | S10°51'23"W | 73.82' |
| C42 | 1220.50' | 66.94' | 3°08'32" | S7°33'07"W | 66.93' |
| C43 | 1220.50' | 45.07' | 2°06'56" | S4°55'23"W | 45.06' |
| C44 | 1220.50' | 83.91' | 3°56'21" | S1°53'45"W | 83.89' |
| C45 | 1220.50' | 83.91' | 3°56'21" | S2°02'36"E | 83.89' |
| C46 | 1220.50' | 83.91' | 3°56'21" | S5°58'57"E | 83.89' |
| C47 | 1220.50' | 83.91' | 3°56'21" | S9°55'18"E | 83.89' |
| C48 | 1220.50' | 77.31' | 3°37'45" | S13°42'20"E | 77.29' |
| C49 | 20.50' | 31.45' | 87°53'56" | N28°25'47"E | 28.46' |
| C50 | 20.50' | 31.45' | 87°53'49" | N63°40'17"W | 28.45' |
| C51 | 1220.50' | 77.33' | 3°37'48" | S21°32'15"E | 77.31' |
| C52 | 300.00' | 40.90' | 7°48'38" | S18°38'04"W | 40.86' |
| C53 | 1160.50' | 69.75' | 3°26'38" | S21°37'51"E | 69.74' |
| C54 | 20.50' | 33.02' | 92°17'22" | S26°14'08"W | 29.56' |
| C55 | 20.50' | 33.02' | 92°17'15" | S61°28'38"E | 29.56' |
| C56 | 1160.50' | 69.73' | 3°26'34" | S13°36'45"E | 69.72' |
| C57 | 1160.50' | 79.78' | 3°56'21" | S9°55'18"E | 79.77' |
| C58 | 1160.50' | 79.78' | 3°56'21" | S5°58'57"E | 79.77' |
| C59 | 1160.50' | 79.78' | 3°56'21" | S2°02'36"E | 79.77' |
| C60 | 1160.50' | 79.78' | 3°56'21" | S1°53'45"W | 79.77' |
| C61 | 1160.50' | 34.85' | 1°43'14" | S4°43'32"W | 34.85' |
| C62 | 1160.50' | 66.87' | 3°18'05" | S7°14'12"W | 66.86' |
| C63 | 1160.50' | 73.48' | 3°37'40" | S10°42'05"W | 73.47' |
| C64 | 1160.50' | 85.14' | 4°12'12" | S14°37'01"W | 85.12' |
| C65 | 1160.50' | 87.31' | 4°18'37" | S18°52'26"W | 87.28' |
| C66 | 1160.50' | 84.86' | 4°11'23" | S23°07'26"W | 84.84' |
| C67 | 15.00' | 25.79' | 98°31'08" | S74°28'42"W | 22.73' |
| C68 | 25.50' | 40.06' | 90°00'00" | N50°25'16"E | 36.06' |
| C69 | 25.50' | 4.75' | 10°40'51" | N49°39'07"W | 4.75' |
| C70 | 400.00' | 17.13' | 2°27'13" | S38°19'10"W | 17.13' |
| C71 | 400.00' | 50.67' | 7°15'30" | S33°27'49"W | 50.64' |
| C72 | 400.00' | 64.24' | 9°12'08" | S25°14'01"W | 64.17' |
| C73 | 400.00' | 79.04' | 11°19'18" | S14°58'19"W | 78.91' |
| C74 | 400.00' | 26.70' | 3°49'30" | S7°23'55"W | 26.70' |
| C75 | 940.00' | 41.05' | 2°30'08" | S1°24'49"W | 41.05' |
| C76 | 940.00' | 66.64' | 4°03'43" | S1°52'07"E | 66.63' |
| C77 | 940.00' | 73.51' | 4°28'51" | S6°08'24"E | 73.49' |
| C78 | 940.00' | 60.78' | 3°42'17" | S10°13'58"E | 60.77' |
| C79 | 940.00' | 46.29' | 2°49'17" | S13°29'45"E | 46.28' |
| C80 | 20.50' | 31.23' | 87°17'10" | N28°44'12"E | 28.30' |

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C81 | 20.50' | 31.23' | 87°17'01" | N63°58'43"W | 28.30' |
| C82 | 940.00' | 49.48' | 3°00'57" | S21°50'41"E | 49.47' |
| C83 | 900.00' | 70.06' | 4°27'37" | S21°07'21"E | 70.05' |
| C84 | 900.00' | 24.45' | 1°33'24" | S18°06'50"E | 24.45' |
| C85 | 900.00' | 74.72' | 4°45'25" | S14°57'26"E | 74.70' |
| C86 | 900.00' | 68.11' | 4°20'11" | S10°24'38"E | 68.10' |
| C87 | 900.00' | 57.11' | 3°38'09" | S6°25'29"E | 57.10' |
| C88 | 900.00' | 74.72' | 4°45'25" | S2°13'42"E | 74.70' |
| C89 | 900.00' | 39.50' | 2°30'52" | S1°24'27"W | 39.49' |
| C90 | 360.00' | 21.34' | 3°23'49" | S8°46'52"W | 21.34' |
| C91 | 360.00' | 66.97' | 10°39'30" | S15°48'31"W | 66.87' |
| C92 | 360.00' | 80.38' | 12°47'35" | S27°32'03"W | 80.21' |
| C93 | 360.00' | 35.28' | 5°36'50" | S36°44'18"W | 35.27' |
| C94 | 260.00' | 25.48' | 5°36'50" | S36°44'18"W | 25.47' |
| C95 | 260.00' | 58.05' | 12°47'35" | S27°32'03"W | 57.93' |
| C96 | 260.00' | 40.49' | 8°55'19" | S16°40'36"W | 40.45' |
| C97 | 800.00' | 60.76' | 4°21'06" | S2°19'34"W | 60.75' |
| C98 | 800.00' | 66.42' | 4°45'25" | S2°13'42"E | 66.40' |
| C99 | 800.00' | 50.77' | 3°38'09" | S6°25'29"E | 50.76' |
| C100 | 800.00' | 60.55' | 4°20'11" | S10°24'38"E | 60.53' |
| C101 | 800.00' | 66.42' | 4°45'25" | S14°57'26"E | 66.40' |
| C102 | 800.00' | 60.06' | 4°18'05" | S21°12'07"E | 60.04' |
| C103 | 800.00' | 715.28' | 51°13'41" | S44°39'55"E | 691.69' |
| C104 | 440.00' | 132.23' | 17°13'09" | N14°01'51"E | 131.74' |
| C105 | 1340.00' | 57.06' | 2°26'23" | S20°26'19"W | 57.05' |
| C106 | 1340.00' | 73.98' | 3°09'48" | S17°38'14"W | 73.97' |
| C107 | 1340.00' | 81.07' | 3°27'58" | S14°19'21"W | 81.05' |
| C108 | 1340.00' | 81.07' | 3°27'58" | S10°51'23"W | 81.05' |
| C109 | 1340.00' | 73.49' | 3°08'32" | S7°33'07"W | 73.48' |
| C110 | 1340.00' | 49.48' | 2°06'56" | S4°55'23"W | 49.48' |
| C111 | 1340.00' | 92.13' | 3°56'21" | S1°53'45"W | 92.11' |
| C112 | 1340.00' | 92.12' | 3°56'21" | S2°02'36"E | 92.11' |
| C113 | 1340.00' | 92.12' | 3°56'21" | S5°58'57"E | 92.11' |
| C114 | 1340.00' | 92.13' | 3°56'21" | S9°55'18"E | 92.11' |
| C115 | 1340.00' | 109.01' | 4°39'40" | S14°13'18"E | 108.98' |
| C116 | 1050.00' | 80.03' | 4°22'00" | S21°10'09"E | 80.01' |
| C117 | 1050.00' | 76.46' | 4°10'20" | S14°10'16"E | 76.44' |
| C118 | 1050.00' | 67.89' | 3°42'17" | S10°13'58"E | 67.88' |
| C119 | 1050.00' | 82.11' | 4°28'51" | S6°08'24"E | 82.09' |
| C120 | 1050.00' | 74.44' | 4°03'43" | S1°52'07"E | 74.42' |
| C121 | 1050.00' | 67.88' | 3°42'11" | S2°00'50"W | 67.88' |
| C122 | 712.33' | 107.56' | 8°39'05" | S12°07'12"W | 107.46' |
| C123 | 712.33' | 83.56' | 6°43'15" | S19°48'22"W | 83.51' |
| C124 | 712.33' | 59.58' | 4°47'32" | S25°33'46"W | 59.56' |
| C125 | 712.33' | 46.84' | 3°46'04" | S28°04'30"W | 46.83' |
| C126 | 712.33' | 76.46' | 6°08'59" | S21°06'58"W | 76.42' |
| C127 | 712.33' | 66.22' | 5°19'36" | S15°22'41"W | 66.20' |
| C128 | 712.33' | 61.17' | 4°55'13" | S10°15'16"W | 61.15' |
| C129 | 1050.00' | 72.19' | 3°56'21" | S1°53'45"W | 72.17' |
| C130 | 1050.00' | 72.19' | 3°56'21" | S2°02'36"E | 72.17' |
| C131 | 1050.00' | 72.19' | 3°56'21" | S5°58'57"E | 72.17' |
| C132 | 1050.00' | 72.19' | 3°56'21" | S9°55'18"E | 72.17' |
| C133 | 1050.00' | 80.01' | 4°21'58" | S14°04'27"E | 79.99' |
| C134 | 2814.90' | 77.47' | 1°34'37" | N88°33'01"W | 77.47' |
| C135 | 2814.90' | 114.67' | 2°20'02" | N85°22'20"W | 114.66' |
| C136 | 989.50' | 55.69' | 3°13'25" | N7°30'04"E | 55.69' |
| C137 | 989.50' | 23.32' | 1°21'02" | N9°47'20"E | 23.32' |
| C138 | 989.50' | 10.93' | 0°37'58" | N11°01'06"E | 10.93' |
| C139 | 989.50' | 104.18' | 6°01'57" | N14°21'03"E | 104.13' |
| C140 | 989.50' | 17.18' | 0°59'41" | N17°51'52"E | 17.18' |
| C141 | 989.50' | 4.10' | 0°14'16" | N10°34'59"E | 4.10' |
| C142 | 292.50' | 34.93' | 6°50'33" | S68°46'39"E | 34.91' |
| C143 | 292.50' | 46.42' | 9°05'38" | S60°48'33"E | 46.38' |
| C144 | 292.50' | 81.36' | 15°56'11" | N64°13'50"W | 81.09' |
| C145 | 307.50' | 85.53' | 15°56'11" | N64°13'50"W | 85.25' |
| C146 | 2864.90' | 256.68' | 5°08'00" | N86°46'19"W | 256.59' |
| C147 | 20.50' | 30.96' | 86°31'53" | N3°43'09"W | 28.10' |
| C148 | 2864.90' | 111.66' | 2°13'59" | N88°13'19"W | 111.66' |
| C149 | 2864.90' | 145.01' | 2°54'01" | N85°39'19"W | 145.00' |
| C150 | 2814.90' | 30.04' | 0°36'41" | N87°27'22"W | 30.04' |
| C151 | 2814.90' | 30.02' | 0°36'40" | N86°50'41"W | 30.02' |
| C153 | 25.50' | 40.06' | 90°00'00" | S39°34'44"E | 36.06' |
| C154 | 25.50' | 40.06' | 90°00'00" | N11°15'44"W | 36.06' |
| C155 | 25.50' | 40.06' | 90°00'00" | S78°44'16"W | 36.06' |
| C156 | 989.50' | 223.48' | 12°56'25" | N11°53'29"E | 223.01' |
| C157 | 20.50' | 7.09' | 19°48'47" | S66°10'38"E | 7.06' |
| C158 | 20.50' | 23.03' | 64°21'42" | N71°43'38"E | 21.84' |
| C159 | 20.50' | 3.32' | 9°16'39" | N51°37'25"W | 3.32' |
| C160 | 360.00' | 27.76' | 4°25'04" | S4°52'25"W | 27.75' |
| C161 | 400.00' | 19.70' | 2°49'17" | S4°04'31"W | 19.70' |

## LEGEND

- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (ENSIGN ENG. LAND SURV.)
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
( IN FEET )
HORZ: 1 inch = 40 ft.

**DEVELOPER**
IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
810-520-9161

SHEET 2 OF 2
PROJECT NUMBER : 4976D
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/8/14

ENSIGN


SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM



# PARK CITY HEIGHTS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH


RECORDED # 1006402

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF : IVORY DEVELOPMENT LLC

DATE: 11/4/14 TIME: 1:34 pm BOOK: — PAGE: —
$170.00 FEES
C. Tillmanly - deputy
SUMMIT COUNTY RECORDER