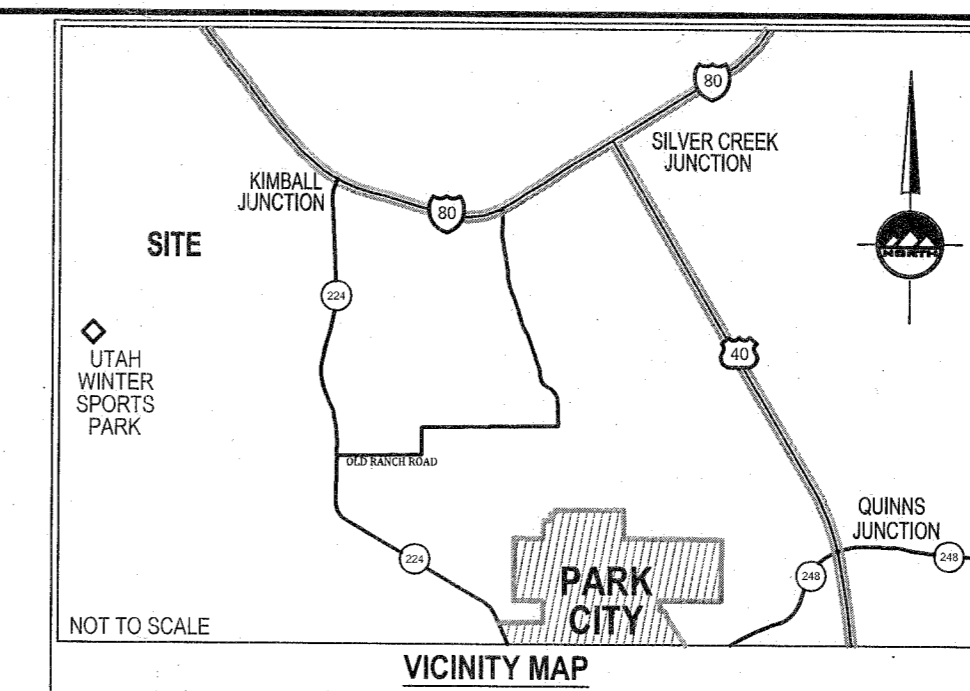


PARK CITY TECH CENTER LOT 4 SUBDIVISION

AMENDING LOT 4 OF PARK CITY TECH CENTER SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
AND THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



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 TECH CENTER LOT 4 SUBDIVISION, and that the same has been carefully 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
All of Lot 4 of Park City Tech Center Subdivision, according to the official plat thereof recorded October 28, 2010 as Entry No. 909756 in the office of the Summit County Recorder, Summit County, Utah, said parcel being more particularly described as follows:
Beginning at point being South 00°01'25" East 943.04 feet along said section line from the Northeast Corner of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian; and running
thence South 89°13'11" East 433.13 feet;
thence South 00°01'19" East 10.33 feet;
thence South 54°10'21" East 21.97 feet;
thence South 44°21'57" East 7.62 feet;
thence South 25°12'14" East 80.60 feet;
thence South 01°01'41" West 16.91 feet;
thence Southeastly 307.36 feet along the arc of a 863.51 foot radius curve to the left (center bears South 88°58'19" East and the chord bears South 09°09'09" East 305.74 feet with a central angle of 20°23'39");
thence South 19°21'59" East 19.53 feet;
thence Southeastly 262.36 feet along the arc of a 773.51 foot radius curve to the right (center bears South 70°30'01" West and the chord bears South 09°38'59" East 261.10 feet with a central angle of 19°26'00");
thence South 00°04'01" West 170.40 feet;
thence North 82°37'29" West 227.70 feet;
thence North 86°19'15" West 217.19 feet;
thence South 86°54'09" West 227.85 feet;
thence South 78°30'42" West 47.54 feet;
thence South 70°10'43" West 628.69 feet;
thence North 28°37'29" West 49.66 feet;
thence North 30°15'24" West 1.013.16 feet;
thence North 59°02'34" East 220.03 feet;
thence Southeastly 60.03 feet along the arc of a 235.00 foot radius curve to the left (center bears North 130°75'11" East and the chord bears South 54°11'12" East 58.86 feet with a central angle of 14°38'07");
thence Southeastly 188.09 feet along the arc of a 175.00 foot radius curve to the right (center bears South 01°30'15" East and the chord bears South 60°43'07" East 179.14 feet with a central angle of 61°34'15");
thence North 60°04'01" East 70.00 feet;
thence Northwestly 210.88 feet along the arc of a 245.00 foot radius curve to the left (center bears South 60°04'01" West and the chord bears North 54°36'12" West 204.52 feet with a central angle of 49°20'26");
thence North 45°58'39" East 427.80 feet;
thence North 00°02'23" East 176.34 feet;
thence South 89°27'42" East 526.75 feet;
thence South 00°01'25" East 440.00 feet;
thence North 89°58'35" East 420.00 feet;
thence South 89°29'26" East 144.31 feet to the point of beginning.

Contains 2,580,000 Square Feet or 59.229 Acres and 5 Lots

OWNER'S DEDICATION
Know all men by these presents that I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the
PARK CITY TECH CENTER LOT 4 SUBDIVISION
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. The undersigned owner(s) also hereby convey to and all public utility companies, including Snyderville Basin Water Reclamation District, providing service to the heron described tract a perpetual, non-exclusive easement over the public streets and public utility easements shown on this plat, the same to be used for drainage and the installation and maintenance and operation of public utility service lines and facilities.
In witness whereof, I have hereunto set our hand (s) this 1st day of NOVEMBER, A.D. 20 16.

By: Brian Goshnowr, **MANAGER OF THE BOYER COMPANY, ITS MANAGER OF BOYER SNYDERVILLE JUNCTION, L.C.**
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH, J.S.S.
County of Salt Lake
On the 1st day of November, A.D. 20 16, Brian Goshnowr, 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/She is the MANAGER of The Boyer Company, L.C., a member of Boyer Snyderville Junction, L.C. Limited Liability Company and that He/She 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 existed on the date of this acknowledgment.

MY COMMISSION EXPIRES: 12/2/18
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY.
LENDER'S CONSENT
KNOWN ALL MEN BY THESE PRESENTS:
That we, the undersigned lender on the above described tract of land hereby acknowledges that said land is to be used for residential purposes and that the streets to be hereafter known as PARK CITY TECH CENTER LOT 4 SUBDIVISION, as set forth on this plat and, the undersigned lender does hereby consent to and approve said dedication, as set forth in this plat, for the purposes and uses therein stated.
Dated this 1st day of November, A.D. 20 16.
By: Michael Asay
Name: Michael Asay
Its: Vice President
LENDERS ACKNOWLEDGMENT
STATE OF UTAH, J.S.S.
County of Salt Lake
On the 1st day of November, A.D. 20 16, Michael Asay, 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/She is the Vice President of Wells Fargo Bank N.A. and that the above instrument was duly acknowledged and said Plat was authorized for recordation and was signed in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation existed on the date of this acknowledgment.

MY COMMISSION EXPIRES: May 24, 2017
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY.
PARK CITY TECH CENTER LOT 4 SUBDIVISION
AMENDING LOT 4 OF PARK CITY TECH CENTER SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, AND THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # 1059105
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: BOYER SNYDERVILLE JUNCTION L.C.
DATE: 12/1/2016 TIME: 2:30 PM BOOK: 1059105 PAGE: 1
FEES: C. Willoughby - Deputy
SUMMIT COUNTY RECORDER

NORTH QUARTER CORNER SECTION 24
TOWNSHIP 1 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
FOUND REBAR & CAP
N 89°38'47" W 2696.61' (RECORD PER RECORD OF SURVEY
PREPARED BY CRS ON FILE WITH THE OFFICE OF THE
SUMMIT COUNTY RECORDER AS S-4659)

NORTHWEST CORNER SECTION 19
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND SUMMIT COUNTY BRASS CAP
S 89°43'31" E 533.12' (RECORD PER RECORD OF SURVEY
PREPARED BY CRS ON FILE WITH THE OFFICE OF THE
SUMMIT COUNTY RECORDER AS S-4659)

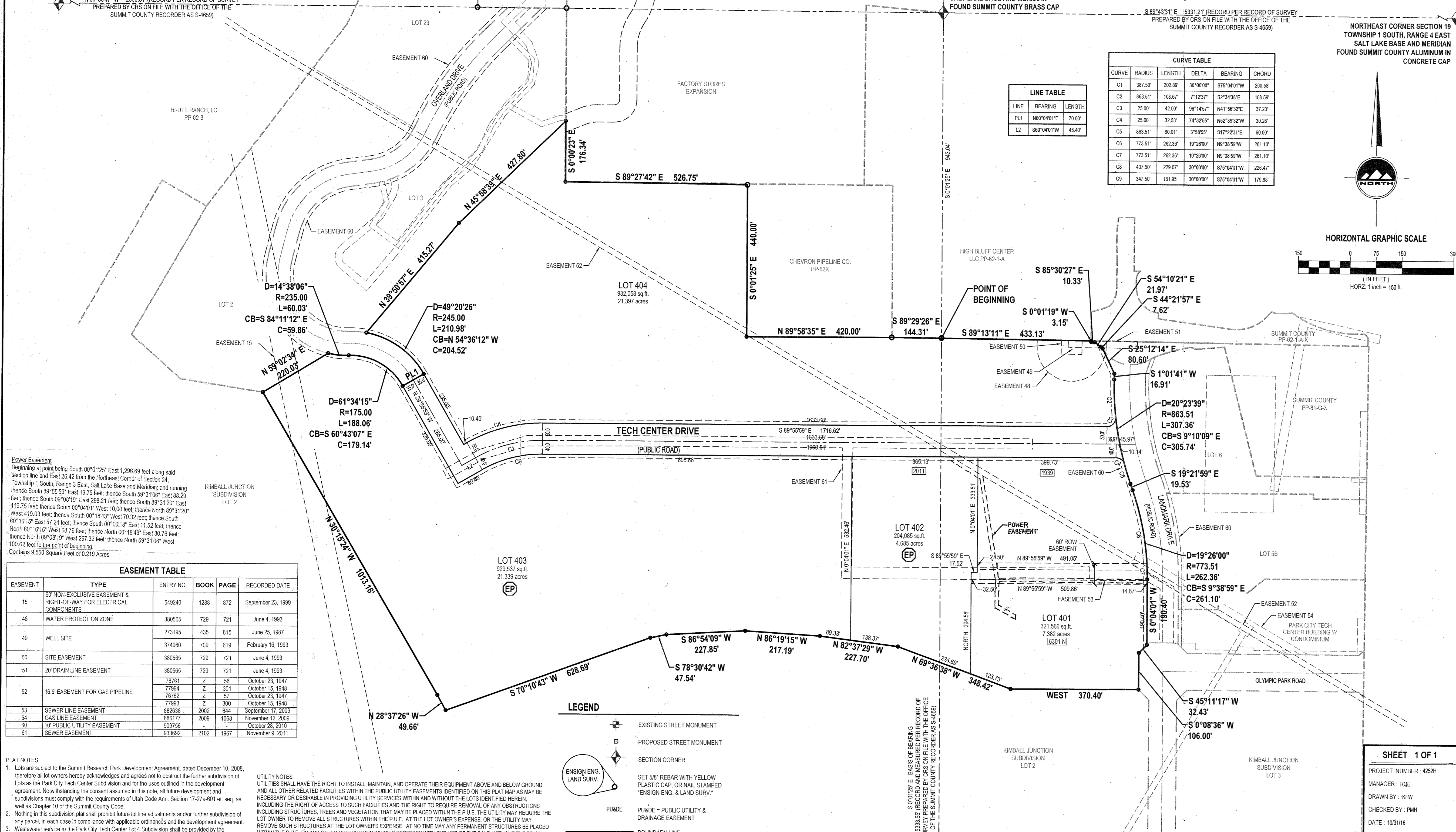
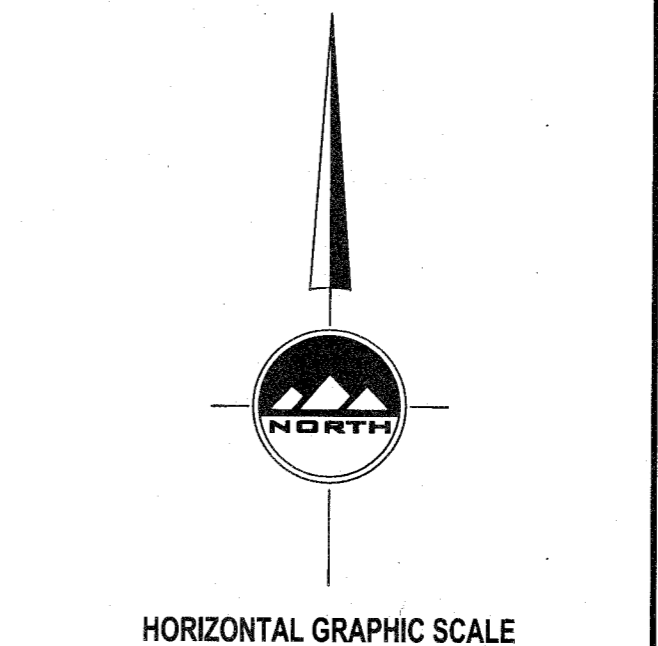
NORTHEAST CORNER SECTION 19
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND SUMMIT COUNTY ALUMINUM IN
CONCRETE CAP
S 89°43'31" E 533.12' (RECORD PER RECORD OF SURVEY
PREPARED BY CRS ON FILE WITH THE OFFICE OF THE
SUMMIT COUNTY RECORDER AS S-4659)

LINE TABLE

LINE	BEARING	LENGTH
PL1	N60°04'11" E	70.00'
L2	S80°04'01" W	45.40'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	387.50'	202.89'	30°09'00"	S75°04'01" W	200.58'
C2	863.51'	108.67'	7°12'37"	S2°34'38" E	168.59'
C3	25.00'	42.00'	96°14'57"	N1°58'32" E	37.23'
C4	25.00'	32.53'	14°32'55"	N62°39'32" W	30.28'
C5	863.51'	60.01'	3°58'55"	S17°22'31" E	60.00'
C6	773.51'	262.36'	19°28'00"	N9°38'59" W	261.10'
C7	773.51'	262.36'	19°28'00"	N9°38'59" W	261.10'
C8	437.50'	229.07'	30°09'00"	S75°04'01" W	226.47'
C9	347.50'	181.99'	30°09'00"	S75°04'01" W	179.88'



Power Easement
Beginning at point being South 00°01'25" East 1,296.89 feet along said section line and East 28.42 feet from the Northeast Corner of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 89°59'59" East 19.75 feet; thence South 59°31'09" East 88.29 feet; thence South 09°09'09" West 10.00 feet; thence North 89°31'20" East 419.75 feet; thence South 00°04'01" West 10.00 feet; thence North 89°31'20" West 419.03 feet; thence South 00°18'43" West 70.32 feet; thence North 60°16'15" East 57.24 feet; thence South 00°01'18" East 11.52 feet; thence North 89°16'15" West 58.79 feet; thence North 00°18'43" East 90.76 feet; thence North 09°09'09" West 297.32 feet; thence North 59°31'09" West 100.62 feet to the point of beginning.
Contains 9,550 Square Feet or 0.219 Acres

EASEMENT TABLE

EASEMENT	TYPE	ENTRY NO.	BOOK	PAGE	RECORDED DATE
15	60' NON-EXCLUSIVE EASEMENT & RIGHT-OF-WAY FOR ELECTRICAL COMPONENTS	549240	1288	872	September 23, 1999
48	WATER PROTECTION ZONE	380555	729	721	June 4, 1993
49	WELL SITE	273195	435	815	June 25, 1987
50	SITE EASEMENT	374060	709	619	February 16, 1993
51	20' DRAIN LINE EASEMENT	380555	729	721	June 4, 1993
52	16.5' EASEMENT FOR GAS PIPELINE	767671	Z	58	October 23, 1947
		77994	Z	301	October 15, 1948
		767672	Z	57	October 23, 1947
		77993	Z	300	October 15, 1948
53	SEWER LINE EASEMENT	882639	2092	844	September 17, 2009
54	GAS LINE EASEMENT	886177	2009	1068	November 12, 2009
60	10' PUBLIC UTILITY EASEMENT	509756	-	-	October 28, 2010
61	SEWER EASEMENT	933652	2102	1967	November 9, 2011

PLAT NOTES
1. Lots are subject to the Summit Research Park Development Agreement, dated December 10, 2008, therefore all lot owners hereby acknowledge and agree not to obstruct the further subdivision of Lots as the Park City Tech Center Subdivision and for the uses outlined in the development agreement. Notwithstanding the consent assumed in this note, all future development and subdivisions must comply with the requirements of the Utah Code Ann. Section 17-27a-501 et. seq. as well as Chapter 10 of the Summit County Code.
2. Nothing in this subdivision plat shall prohibit future lot line adjustments and/or further subdivision of any parcel, in each case in compliance with applicable ordinances and the development agreement.
3. Wastewater service to the Park City Tech Center Lot 4 Subdivision shall be provided by the Snyderville Basin Water Reclamation District. A Line Extension Agreement with the District may be required for each lot created by the Plat. It shall be the responsibility of the Owner of each lot to extend the public wastewater system as necessary within the parcel being developed according to the requirements of the Line Extension Agreement.
4. EP: Lots 402 and 403 may require a privately owned and operated wastewater ejector pump for wastewater service.
5. Because of the lot sizes of Lots 403 and 404 their addresses will be determined at the time a building permit is applied for.

UTILITY NOTES:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY 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, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandby, UT 84070
Phone: 801.255.6529
Fax: 801.255.4446
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.561.1100
TOOLE
Phone: 801.633.3359
CELANO CITY
Phone: 435.895.1453
RICHFIELD
Phone: 435.896.2281

REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS 20 DAY OF NOVEMBER, 20 16

WE ARE THE SUMMIT WATER DISTRIBUTION COMPANY. REVIEW FOR CONFORMANCE TO SUMMIT WATER DISTRIBUTION STANDARDS AND ACCEPTED THIS 4 DAY OF NOVEMBER, 20 16

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS 20 DAY OF NOVEMBER, 20 16

APPROVED AND ACCEPTED THIS 4 DAY OF NOVEMBER, 20 16

APPROVED AND ACCEPTED THIS 9th DAY OF NOVEMBER, 20 16

APPROVED AND ACCEPTED ON BEHALF OF THE SUMMIT COUNTY COUNCIL, THIS 11th DAY OF NOVEMBER, 20 16

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.
DATE: 11-3-16

APPROVED AS TO FORM THIS 16th DAY OF NOVEMBER, 20 16

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: BOYER SNYDERVILLE JUNCTION L.C.
DATE: 12/1/2016 TIME: 2:30 PM BOOK: 1059105 PAGE: 1
FEES: C. Willoughby - Deputy
SUMMIT COUNTY RECORDER

SUMMIT WATER DISTRIBUTION COMPANY APPROVAL
REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS 20 DAY OF NOVEMBER, 20 16

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS 20 DAY OF NOVEMBER, 20 16

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED AND ACCEPTED THIS 4 DAY OF NOVEMBER, 20 16

PARK CITY FIRE PROTECTION DISTRICT APPROVAL
APPROVED AND ACCEPTED THIS 9th DAY OF NOVEMBER, 20 16

GOVERNING BODY APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED ON BEHALF OF THE SUMMIT COUNTY COUNCIL, THIS 11th DAY OF NOVEMBER, 20 16

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.
DATE: 11-3-16

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 16th DAY OF NOVEMBER, 20 16

PARK CITY TECH CENTER LOT 4 SUBDIVISION
AMENDING LOT 4 OF PARK CITY TECH CENTER SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, AND THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # 1059105
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: BOYER SNYDERVILLE JUNCTION L.C.
DATE: 12/1/2016 TIME: 2:30 PM BOOK: 1059105 PAGE: 1
FEES: C. Willoughby - Deputy
SUMMIT COUNTY RECORDER

DEVELOPER
BOYER SNYDERVILLE JUNCTION L.C.
P.O. BOX 982586
PARK CITY, UTAH 84098

QUESTAR
DATE: 11/15/16

UTILITY EASEMENT APPROVALS:
ROCKY MOUNTAIN POWER
QUESTAR