

16

EAST QUARTER COR SECTION 16 T 2 S, R 4 E SLB & M FOUND PIPE

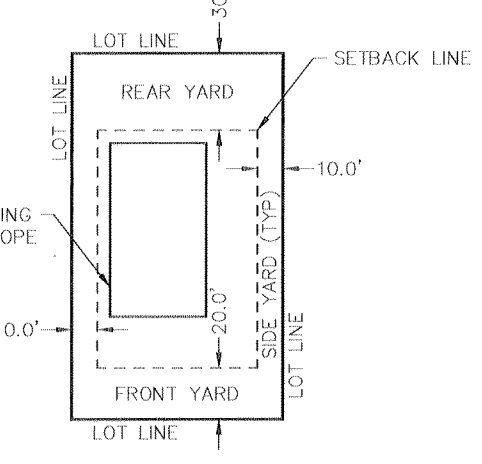
NOTE— THIS PLAT IS A TEN (10) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

DEER CREST ASSOC. I (NOT IN THIS PLAT)

DEER VALLEY RESORT CO.

POINT OF BEGINNING 3" BRASS CAP

15 SOUTHEAST COR SECTION 16 T 2 S, R 4 E SLB & M FOUND PIPE



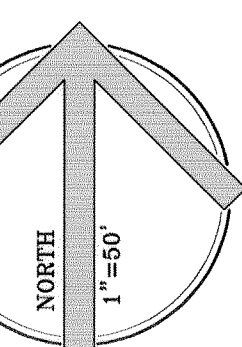
TYPICAL LOT BUILDING SETBACK LINES NOT TO SCALE

SECTION TIE - EAST 4742.22'

FOUND COUNTY MON. No. 1405

UNITED PARK CITY MINES % DEER VALLEY RESORT CO.

BALD EAGLE HOMEOWNERS



LEGEND

- Legend items: SKI RUNS, SKI TRAILS, MINE WORKINGS, MINE WORKINGS (ADIT), CURVE/LINE ASSOCIATED w/TEMPORARY CUL-DE-SAC, NON-RADIAL/TANGENT BEARING, COUNTY MONUMENT - FOUND IRON PIPE w/CAP (OR AS NOTED), MINING CLAIM CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED), CONC MONUMENT w/3" CAP, L.S. 147581 (SET OR TO BE SET), STANDARD STREET MONUMENT (TO BE SET), ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON ROD w/CAP MARKED L.S. 147581 (UNLESS OTHERWISE NOTED), NOTE - ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED. WHEN NO BEARING IS SPECIFIED FOR A BUILDING ENVELOPE THE LINE HAS THE SAME BEARING AS THE ADJACENT PARALLEL LOT LINE. TIES FROM PROPERTY LINE TO BUILDING ENVELOPE ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

FOUND IRON PIPE w/AL CAP MRK'D COR 1-208

FOUND COUNTY MON. No. 40A

OPEN SPACE 2

A TURNAROUND IS REQUIRED TO BE CONSTRUCTED TO UNIFORM FIRE CODE (UFC) REQUIREMENTS AT THE END OF THIS PRIVATE DRIVE AND MAY IMPACT THE BUILDING ENVELOPE

SKI TRAILS (TYP)

HOMERUN SKI TRAIL

CAROLWOOD DRIVE

SEE SHEET 3

SUMMIT DRIVE

EAST QUARTER COR. SECTION 22, T 2 S, R 4 E SLB & M FOUND STONE

SEE SHEET 9 FOR SECTION CORNER LOCATION MAP

OPEN SPACE 3 198,371 sq. ft. 4.55 acres

UNITED PARK CITY MINES % DEER VALLEY RESORT CO.

SHEET 2 OF 10 AMENDED PLAT DEER CREST ESTATES SUBDIVISION - PHASE I LOCATED IN THE EAST HALF OF SECTION 22, THE WEST HALF OF SECTION 23 AND THE SOUTH HALF OF SECTION 14 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN WASATCH COUNTY, UTAH

RECORDED ENJRY NO 380133 BOOK 446 PAGE 218-217 STATE OF UTAH COUNTY OF WASATCH DATE 12-13-99 TIME 16:41 RECORDED AND FILED AT THE REQUEST OF DEER CREST ASSOCIATED I LC MARILYN W. CUMMINGS COUNTY RECORDER

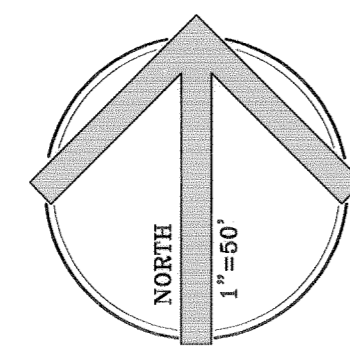
THE JACK JOHNSON COMPANY 1777 Sun Peak Drive * Park City, Utah 84098 (801) 645-9000 * fax (801) 649-1620 DEER CREST I AMENDED SHEET 2 of 10 SECTION 23 T.2S. R.4E.

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16

EAST QUARTER COR
SECTION 16
T 2 S, R 4 E
SLB & M
FOUND PIPE

NOTE--
THIS PLAT IS A TEN (10) SHEET PACKAGE. INFORMATION
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SHEETS AND LOTS.



BASIS OF BEARING -- S00°30'11"W 2630.02'
 S00°30'11"W 5165.10'
 FOR EXCEPTION PARCEL (SEE SHEET 4)

16
21

SOUTHEAST COR
SECTION 16
T 2 S, R 4 E
SLB & M
FOUND PIPE

S00°30'11"W 2850.87'
324.70'

DEER VALLEY RESORT CO.

POINT OF BEGINNING
3" BRASS CAP

SECTION TIE -- EAST 4742.22'

DEER CREST ASSOC. I
(NOT IN THIS PLAT)

SECTION TIE -- FOR EXCEPTION PARCEL (SEE SHEET 4)
EAST 6294.91'

DEER CREST ASSOC. I
(NOT IN THIS PLAT)

WASATCH COUNTY
SUMMIT COUNTY

FOUND COUNTY MON.
No. 40A

OPEN SPACE 2
134,507 sq. ft.
3.04 acres

A TURNAROUND IS REQUIRED TO
BE CONSTRUCTED TO
UNIFORM FIRE CODE (UFC)
REQUIREMENTS AT THE END
OF THIS PRIVATE DRIVE AND
MAY IMPACT THE BUILDING
ENVELOPE

CAROLWOOD LANE
PRIVATE DRIVE
20.0' WIDE ACCESS EASEMENT
FOR THE BENEFIT OF
LOT 18

RECREATIONAL EASEMENT
FOR THE BENEFIT OF LOT 20
(SEE NOTE 22 SHEET 10)

CAROLWOOD LANE
PRIVATE DRIVE
FOR THE BENEFIT OF
LOT 20

CAROLWOOD LANE
SHARED DRIVE
20.0' WIDE ACCESS EASEMENT
FOR THE BENEFIT OF
LOTS 18 & 20

SKI TRAIL
(TYP)

CAROLWOOD DRIVE

DRIVE

N78°02'09"E 303.50'

N69°36'33"E 546.57'

OPEN SPACE 1

LOT 15

LOT 16
33,673 sq. ft.
0.77 acres
Bldg. Envelope
11,150 sq. ft.

LOT 17
28,384 sq. ft.
0.65 acres
Bldg. Envelope
10,800 sq. ft.

LOT 18
44,462 sq. ft.
1.02 acres
Bldg. Envelope
11,717 sq. ft.

LOT 31
32,954 sq. ft.
0.76 acres
Bldg. Envelope
10,412 sq. ft.

LOT 32
34,397 sq. ft.
0.79 acres
Bldg. Envelope
11,244 sq. ft.

LOT 30
32,507 sq. ft.
0.75 acres
Bldg. Envelope
12,382 sq. ft.

LOT 33

LOT 19

SEE SHEET 2

LOT 28

SHEET 3 OF 10
AMENDED PLAT

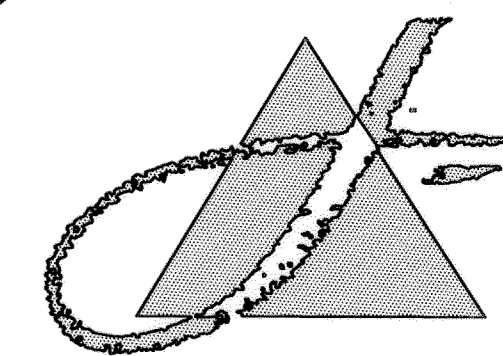
DEER CREST ESTATES
SUBDIVISION - PHASE I

LOCATED IN THE EAST HALF OF SECTION 22,
THE WEST HALF OF SECTION 23 AND
THE SOUTH HALF OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

RECORDED

ENTRY NO 220133 BOOK 443 PAGE 218-217
STATE OF UTAH COUNTY OF WASATCH
DATE 12-13-99 TIME 10:41
RECORDED AND FILED AT THE REQUEST OF:
DEER CREST ASSOCIATES I, LLC

MARILYN W. CUMMINGS
COUNTY RECORDER



THE JACK
JOHNSON
COMPANY

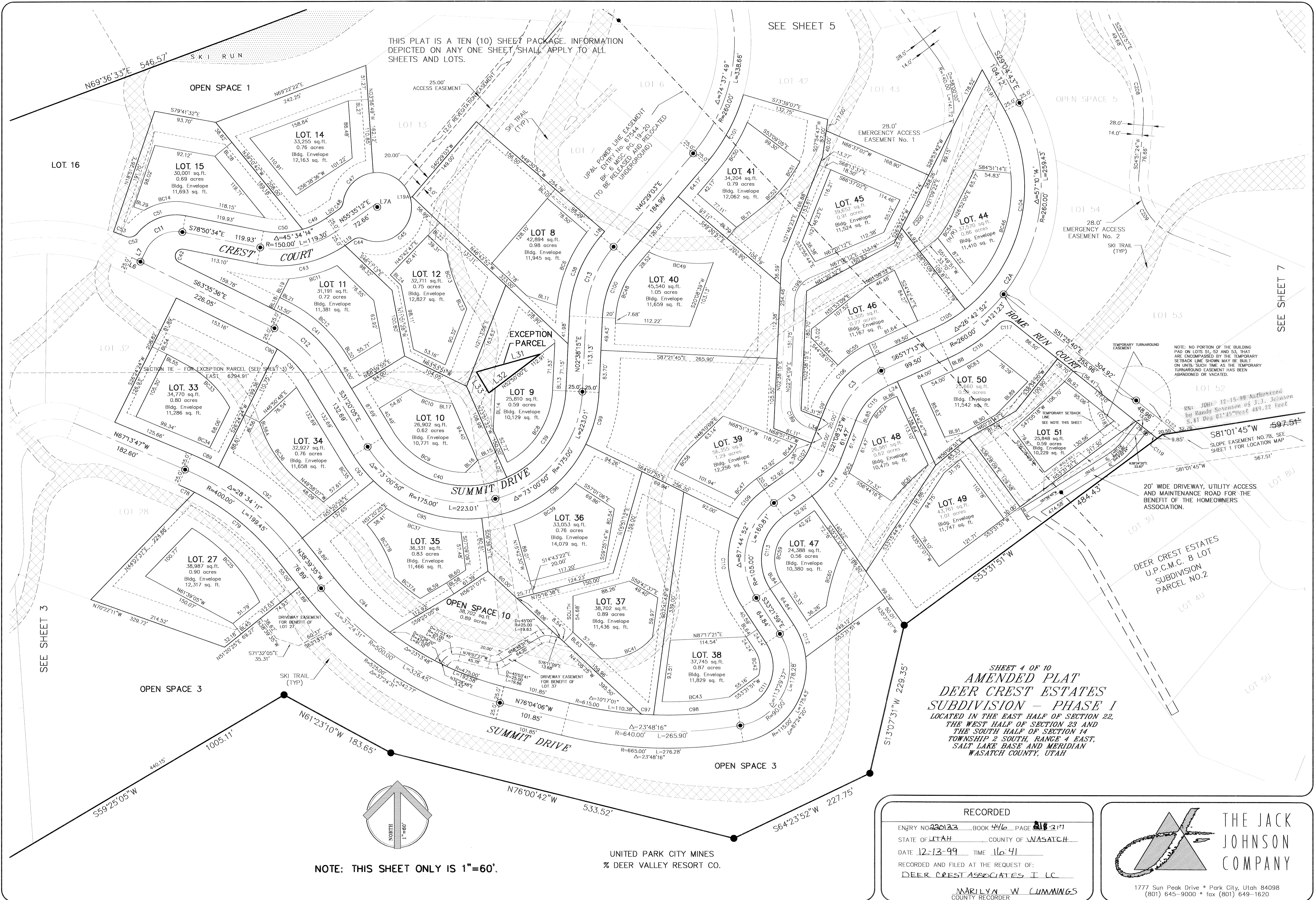
1777 Sun Peak Drive * Park City, Utah 84098
(801) 645-9000 * fax (801) 649-1620

DEER CREST I AMENDED SHEET 30 of 10
SECTION 23 T.2S. R.4E.

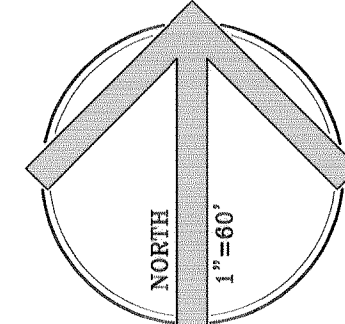
THIS PLAT IS A TEN (10) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

SEE SHEET 5

SEE SHEET 7



SHEET 4 OF 10
AMENDED PLAT
DEER CREST ESTATES
SUBDIVISION - PHASE I
 LOCATED IN THE EAST HALF OF SECTION 22,
 THE WEST HALF OF SECTION 23 AND
 THE SOUTH HALF OF SECTION 14
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 WASATCH COUNTY, UTAH



NOTE: THIS SHEET ONLY IS 1"=60'.

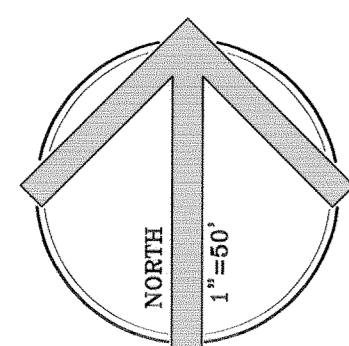
UNITED PARK CITY MINES
 % DEER VALLEY RESORT CO.

RECORDED
 ENJRY NO. 200133 BOOK 416 PAGE 217
 STATE OF UTAH COUNTY OF WASATCH
 DATE 12-13-99 TIME 10:41
 RECORDED AND FILED AT THE REQUEST OF:
DEER CREST ASSOCIATES, L.L.C.
 MARILYN W. CUMMINGS
 COUNTY RECORDER

THE JACK
 JOHNSON
 COMPANY
 1777 Sun Peak Drive * Park City, Utah 84098
 (801) 645-9000 * fax (801) 649-1620

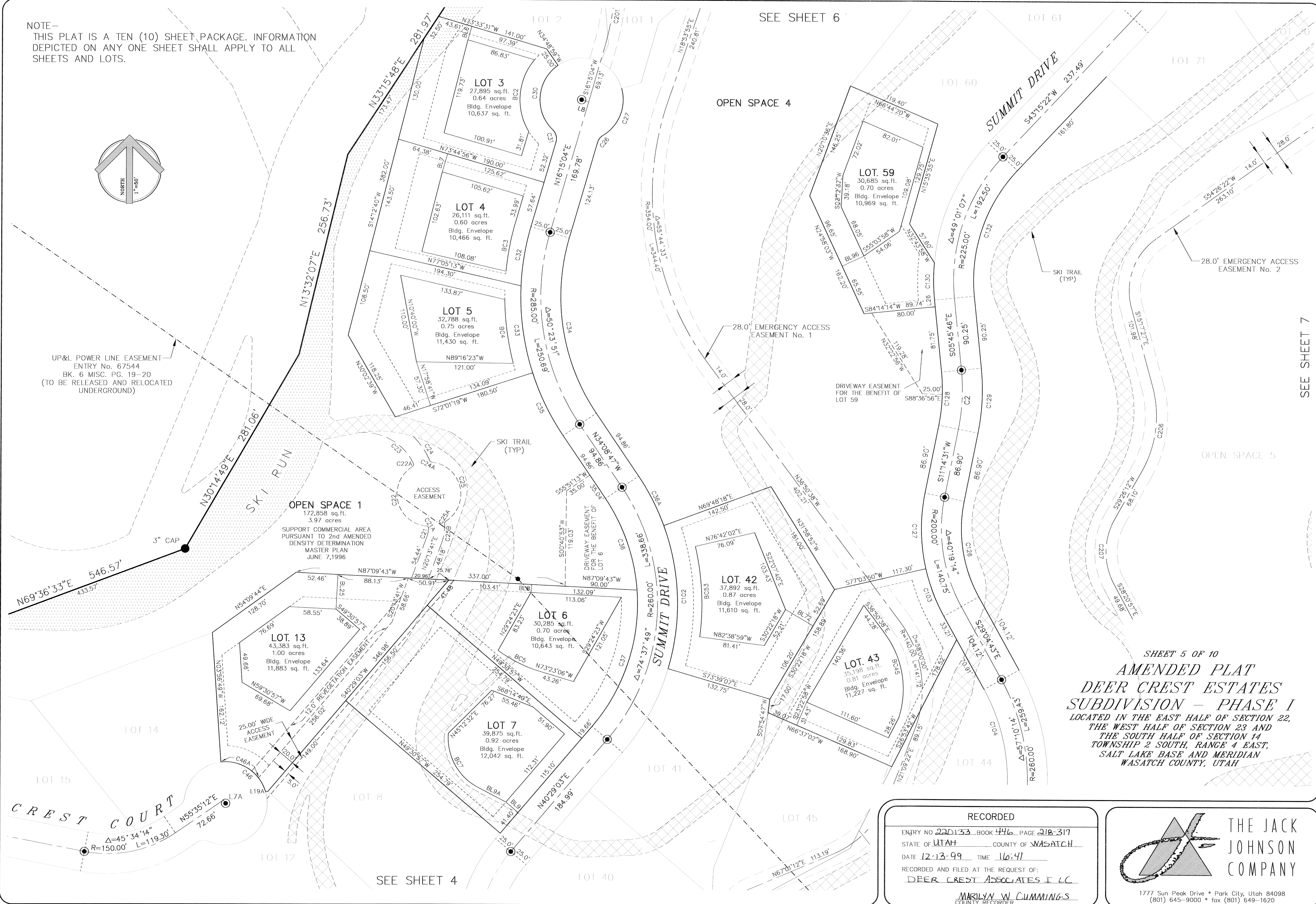
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NOTE—
THIS PLAT IS A TEN (10) SHEET PACKAGE. INFORMATION
DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL
SHEETS AND LOTS.



UP&L POWER LINE EASEMENT
ENTRY No. 67544
BK. 6 MISC. PG. 19-20
(TO BE RELEASED AND RELOCATED
UNDERGROUND)

SEE SHEET 6



SEE SHEET 7

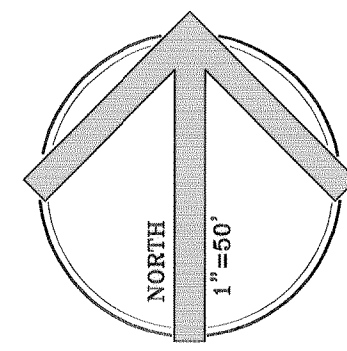
SHEET 5 OF 10
AMENDED PLAT
DEER CREST ESTATES
SUBDIVISION - PHASE I
LOCATED IN THE EAST HALF OF SECTION 22,
THE WEST HALF OF SECTION 23 AND
THE SOUTH HALF OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

RECORDED
ENTRY NO. 220133 BOOK 446 PAGE 218-317
STATE OF UTAH COUNTY OF WASATCH
DATE 12-13-99 TIME 10:41
RECORDED AND FILED AT THE REQUEST OF:
DEER CREST ASSOCIATES I LLC
MARILYN W. CUMMINGS
COUNTY RECORDER

**THE JACK
JOHNSON
COMPANY**
1777 Sun Peak Drive * Park City, Utah 84098
(801) 645-9000 * fax (801) 649-1620

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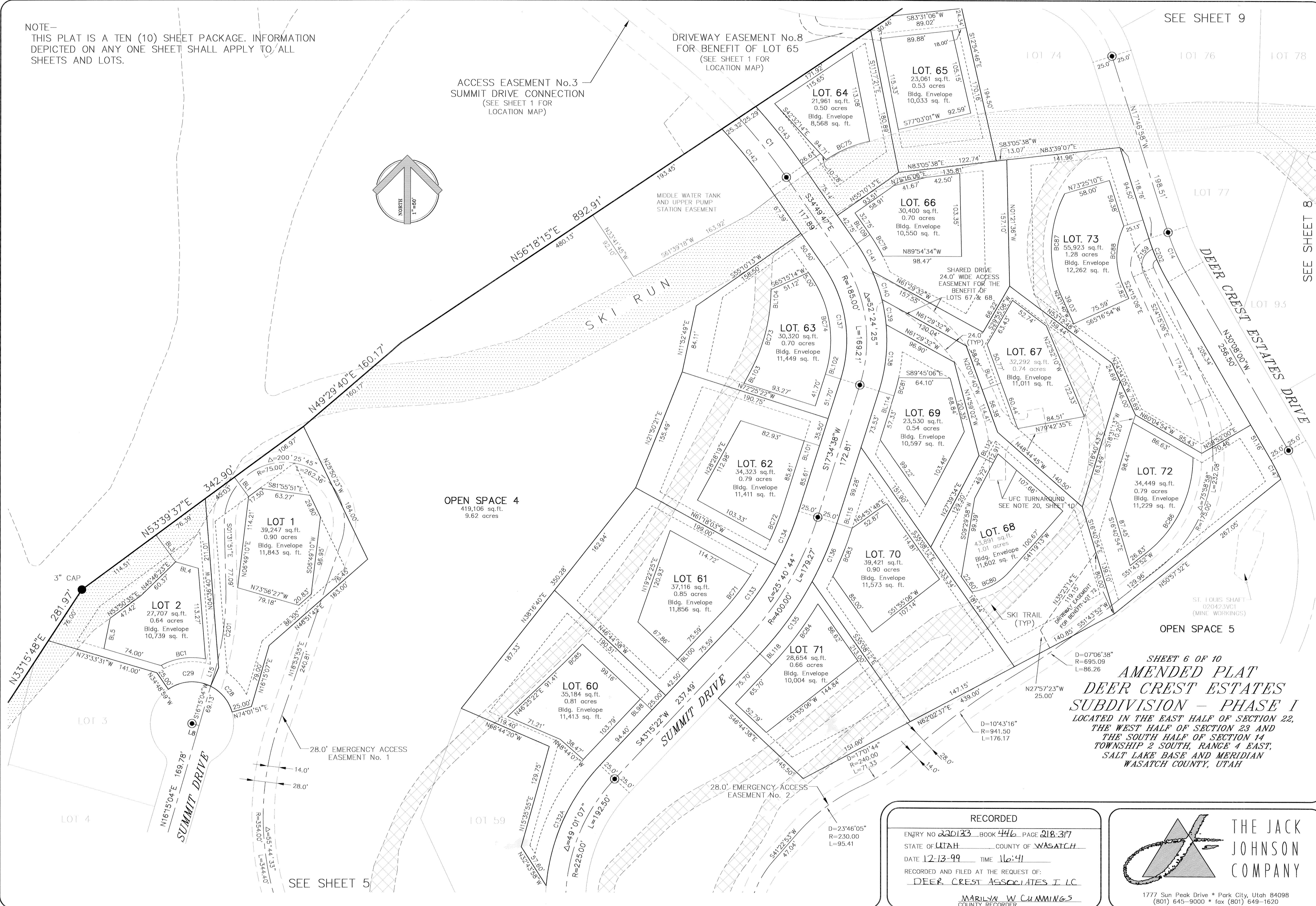
NOTE—
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ACCESS EASEMENT No.3
SUMMIT DRIVE CONNECTION
(SEE SHEET 1 FOR
LOCATION MAP)

DRIVEWAY EASEMENT No.8
FOR BENEFIT OF LOT 65
(SEE SHEET 1 FOR
LOCATION MAP)

SEE SHEET 9

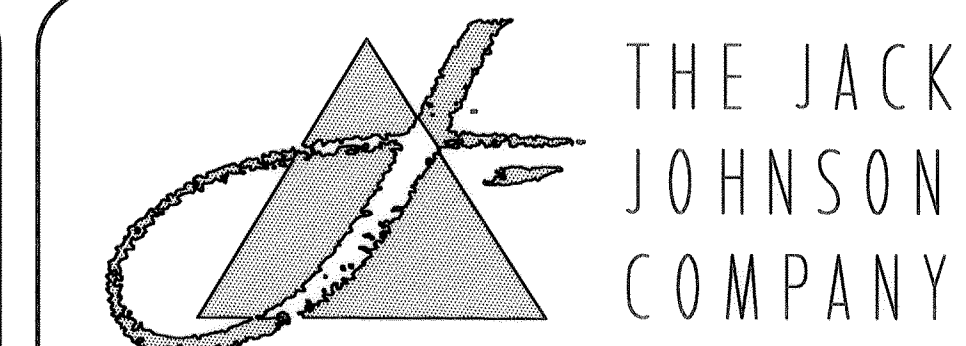


OPEN SPACE 4
419,106 sq.ft.
9.62 acres

OPEN SPACE 5

SHEET 6 OF 10
AMENDED PLAT
DEER CREST ESTATES
SUBDIVISION - PHASE I
LOCATED IN THE EAST HALF OF SECTION 22,
THE WEST HALF OF SECTION 23 AND
THE SOUTH HALF OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

RECORDED
ENJRY NO 220133 BOOK 446 PAGE 218-317
STATE OF UTAH COUNTY OF WASATCH
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DEER CREST ASSOCIATES I, LC
MARILYN W CUMMINGS
COUNTY RECORDER



THE JACK
JOHNSON
COMPANY

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DEER CREST I AMENDED SHEET 60610
SECTION 23 T.2S. R.4E.

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NOTE - THIS PLAT IS A TEN (10) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

SEE SHEET 8

CLOSED ADJ
020423/IC3
(MIN. WORKINGS)

$\Delta = 101^{\circ}59'31''$
 $R = 115.00'$
 $L = 204.71'$

$\Delta = 108^{\circ}13'40''$
 $L = 311.67'$
 $R = 165.00'$
 $L = 264.45'$

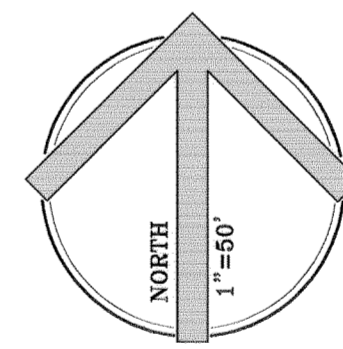
OPEN SPACE 6
212,288 sq.ft.
4.87 acres

OPEN SPACE 5
940,034 sq.ft.
21.58 acres

ACCESS EASEMENT No. 4
DEER CREST ESTATES DRIVE
EAST CONNECTION
(SEE SHEET 1 FOR
LOCATION MAP)

DEER CREST ASSOC. I
(FUTURE DEVELOPMENT)

SKI TRAIL
(TYP)

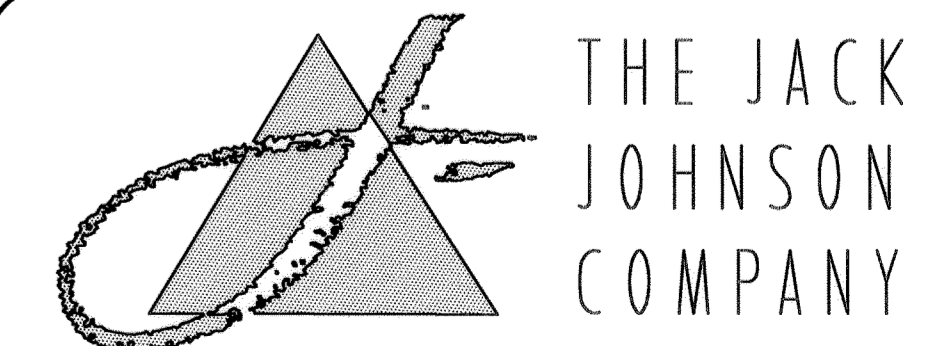


UNITED PARK CITY MINES
% DEER VALLEY RESORT CO.

NOTE: NO PORTION OF THE BUILDING PAD ON LOTS 51, 52 AND 53, THAT ARE ENCOMPASSED BY THE TEMPORARY SETBACK LINE SHOWN MAY BE BUILT ON UNTIL SUCH TIME AS THE TEMPORARY TURNAROUND EASEMENT HAS BEEN ABANDONED OR VACATED.

SHEET 7 OF 10
AMENDED PLAT
DEER CREST ESTATES
SUBDIVISION - PHASE I
LOCATED IN THE EAST HALF OF SECTION 22,
THE WEST HALF OF SECTION 23 AND
THE SOUTH HALF OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

RECORDED
ENTRY NO. 220123 BOOK 446 PAGE 218-317
STATE OF UTAH COUNTY OF WASATCH
DATE 12-13-99 TIME 16:41
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DEER CREST ASSOCIATES I, LLC
MARILYN W. CUMMINGS
COUNTY RECORDER



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DEER CREST I AMENDED SHEET 7 of 10
SECTION 23 T.2S. R.4E.

LOT 54
32,055 sq.ft.
0.74 acres
Bldg. Envelope
11,596 sq. ft.

LOT 53
45,654 sq.ft.
1.05 acres
Bldg. Envelope
12,608 sq. ft.

LOT 52
35,226 sq.ft.
0.81 acres
Bldg. Envelope
10,637 sq. ft.

DEER CREST ESTATES U.P.C.M.C.
8 LOT SUBDIVISION
PARCEL NO. 2

SLOPE EASEMENT No. 7B
(SEE SHEET 1 FOR
LOCATION MAP)

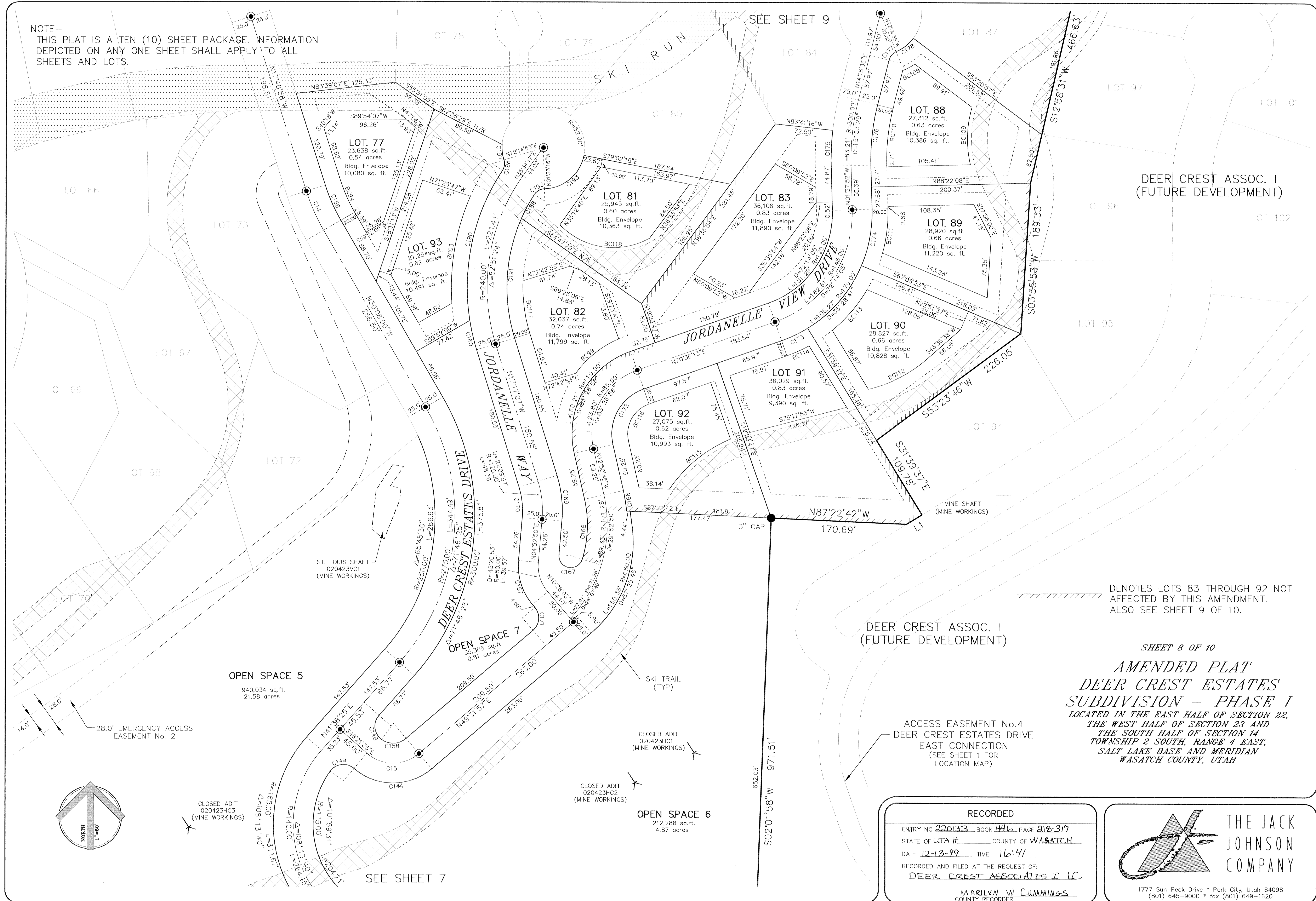
UP&L POWER LINE EASEMENT
ENTRY No. 67544

TEMPORARY TURNAROUND
EASEMENT

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NOTE—
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SHEETS AND LOTS.

SEE SHEET 9



DEER CREST ASSOC. I
(FUTURE DEVELOPMENT)

DENOTES LOTS 83 THROUGH 92 NOT
AFFECTED BY THIS AMENDMENT.
ALSO SEE SHEET 9 OF 10.

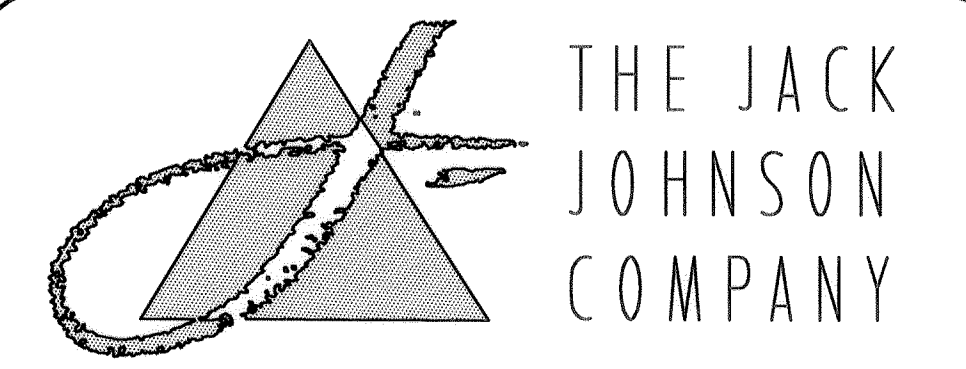
DEER CREST ASSOC. I
(FUTURE DEVELOPMENT)

SHEET 8 OF 10

AMENDED PLAT
DEER CREST ESTATES
SUBDIVISION — PHASE I
LOCATED IN THE EAST HALF OF SECTION 22,
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SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

ACCESS EASEMENT No. 4
DEER CREST ESTATES DRIVE
EAST CONNECTION
(SEE SHEET 1 FOR
LOCATION MAP)

RECORDED
ENJRY NO 220133 BOOK 446 PAGE 218-317
STATE OF UTAH COUNTY OF WASATCH
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DEER CREST ASSOCIATES I LC
MARILYN W CUMMINGS
COUNTY RECORDER

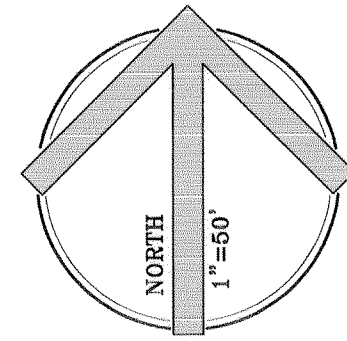
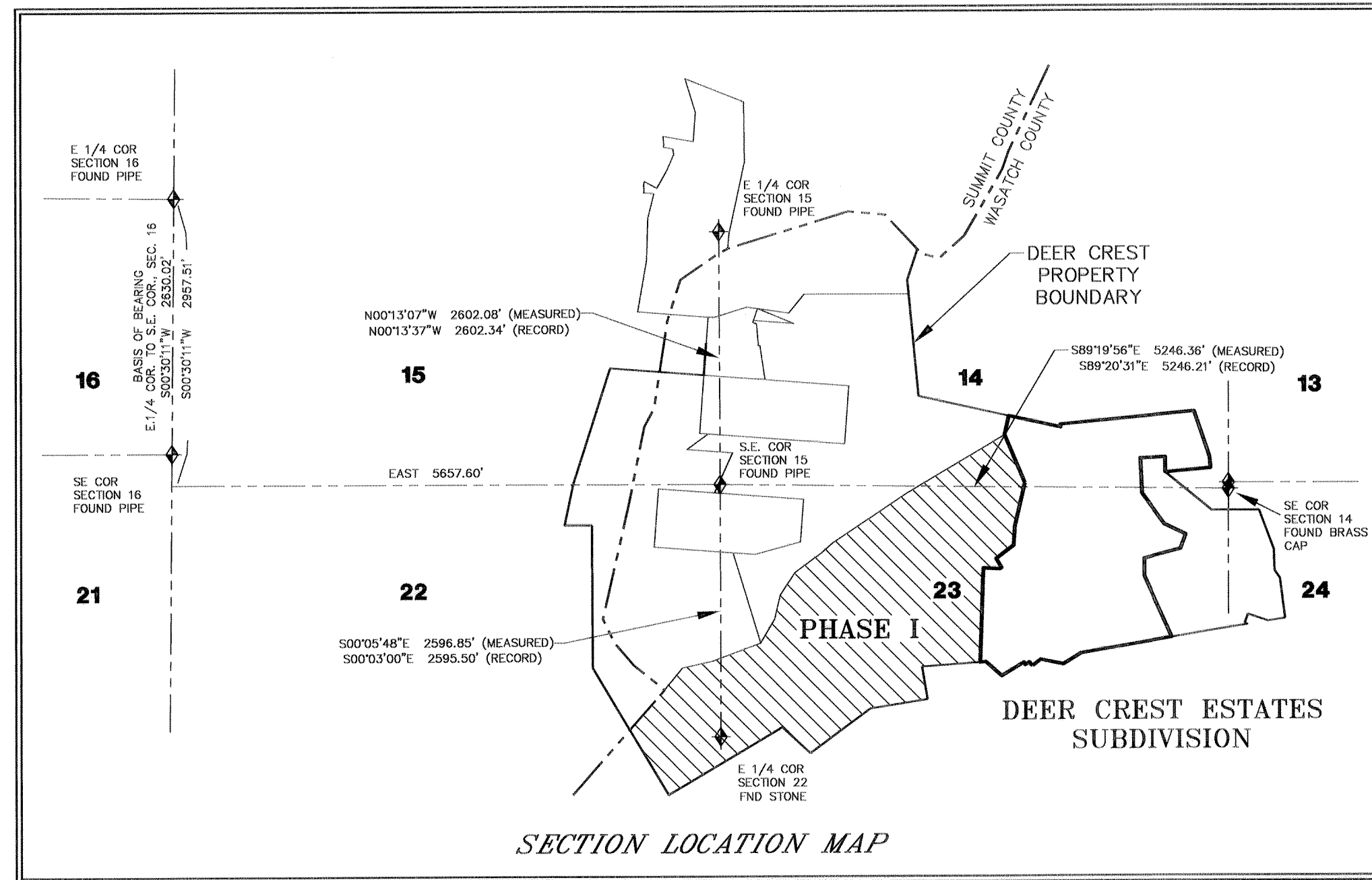


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DEER CREST I AMENDED SHEET 8 of 10
SECTION 23 T.2S. R.4E.

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NOTE—
THIS PLAT IS A TEN (10) SHEET PACKAGE. INFORMATION
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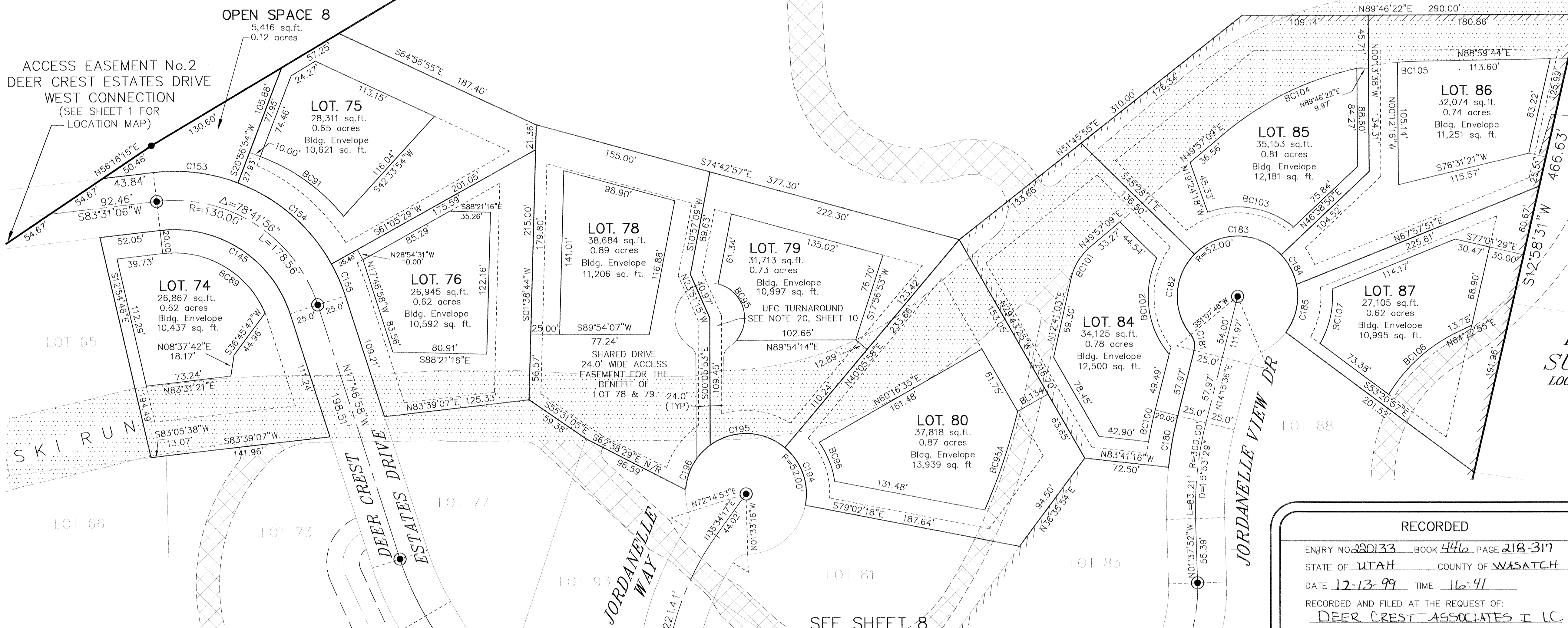


DEER CREST ASSOC. I
(NOT IN THIS PLAT)

OPEN SPACE 9
342,887 sq.ft.
7.87 acres

OPEN SPACE 8
5,416 sq.ft.
0.12 acres

ACCESS EASEMENT No.2
DEER CREST ESTATES DRIVE
WEST CONNECTION
(SEE SHEET 1 FOR
LOCATION MAP)



SHEET 9 OF 10
AMENDED PLAT
DEER CREST ESTATES
SUBDIVISION - PHASE I
LOCATED IN THE EAST HALF OF SECTION 22,
THE WEST HALF OF SECTION 23 AND
THE SOUTH HALF OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

RECORDED
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DATE 12-13-99 TIME 10:41
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DEER CREST ASSOCIATES I LC
MARILYN W CUMMINGS
COUNTY RECORDER

THE JACK
JOHNSON
COMPANY
1777 Sun Peak Drive * Park City, Utah 84098
(801) 645-9000 * fax (801) 649-1620

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ROADWAY and LOT CURVE TABLE

Table with columns: LOT, CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains roadway and lot curve data for various lots.

ROADWAY and LOT CURVE TABLE (CONTINUED)

Continuation of the Roadway and Lot Curve Table, containing lot and roadway curve data.

BUILDING ENVELOPE CURVE TABLE (CONTINUED)

Table with columns: LOT, CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains building envelope curve data for various lots.

ROADWAY and LOT LINE TABLE

Table with columns: LOT, LINE, DIRECTION, DIST. Contains roadway and lot line data.

GENERAL NOTES

- Each Lot on the Plat illustrates the maximum building envelope that will be allowed. Maximum building envelope impermissible for maximum building envelope floor area and maximum garage area are also set forth in this Plat. Any actual structure proposed to be constructed on the Lot may reflect a smaller size than the maximum shown on the Plat. Structures may not encroach on the set backs shown on the Plat.

BUILDING ENVELOPE LINE TABLE

Table with columns: LOT, LINE, DIRECTION, DIST. Contains building envelope line data for various lots.

* DENOTES CURVE/ LINE INFORMATION ASSOCIATED WITH TEMPORARY CUL-DE-SAC

LOT COVERAGE TABULATION TABLE

Table with columns: LOT, ACREAGE, TOTAL AREA, DWELLING COVERAGE, IMPERVIOUS AREA, FLOOR AREA, FLOOR AREA w/GARAGE. Contains lot coverage tabulation data.

BUILDING ENVELOPE CURVE TABLE

Table with columns: LOT, CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains building envelope curve data for various lots.

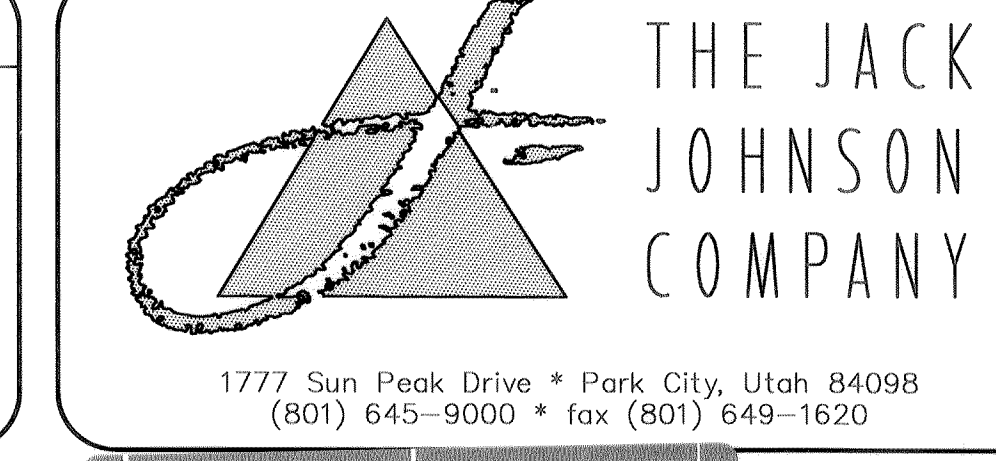
LOT ADDRESS TABLE

Table with columns: LOT, ADDRESS. Contains lot address data for various lots.

SHEET 10 OF 10

AMENDED PLAT DEER CREST ESTATES PHASE I LOCATED IN THE EAST HALF OF SECTION 22, THE WEST HALF OF SECTION 23 AND THE SOUTH HALF OF SECTION 14 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN WASATCH COUNTY, UTAH

RECORDED ENJR NO 220133 BOOK 446 PAGE 218-317 STATE OF UTAH COUNTY OF WASATCH DATE 12-13-99 TIME 16:41 DEER CREST ASSOCIATES I LLC



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