LEGEND

	Found Section Monument (As Noted)
	Quarter Section Monument (As Noted)
	Proposed Street Monument (To Be Set or As Noted)
	Section Line
	Property Line
	Center Line
	Easement Line
P.U.E.	Public Utilities Easement
D.E.	Drainage Facility Easement
S.B.S.I.D.	Snyderville Basin Sewer Improvement District

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA
C1	180.00°	61.67'	22°00'01"	C53	274.43°	13.95'	06°44'53"	C49	1550.00'	55.40'	02°11'13"
C2	180.00°	82.98'	26°24'07"	C54	274.43°	69.12'	16°27'39"	C50	1550.00'	49.54'	01°49'56"
C3	180.00°	92.06'	30°56'20"	C55	274.43°	63.86'	13°20'00"	C51	860.00'	33.71'	02°03'00"
C4	180.00°	9.94'	01°35'06"	C56	274.43°	8.00'	01°40'18"	C52	860.00'	97.08'	12°57'18"
C5	180.00°	154.13'	49°37'14"	C57	274.43°	80.34'	16°47'06"	C53	860.00'	8.91'	00°35'42"
C6	180.00°	1.53'	00°32'00"	C58	214.43°	56.61'	16°46'15"	C54	220.00'	105.00'	27°20'48"
C7	180.00°	91.87'	28°53'34"	C59	214.43°	130.13'	34°43'37"	C55	196.66'	54.39'	15°51'14"
C8	180.00°	96.07'	30°56'16"	C60	100.00'	54.81'	31°24'15"	C56	162.66'	85.77'	29°04'53"
C9	180.00°	8.00'	02°51'54"	C61	180.00'	61.80'	19°38'52"	C57	162.66'	76.29'	26°52'09"
C10	180.00°	58.49'	20°13'39"	C62	140.00'	86.54'	36°09'20"	C58	270.00'	75.99'	16°07'34"
C11	180.00°	181.00'	58°42'11"	C63	200.00'	65.60'	18°79'52"	C59	270.00'	106.47'	22°00'06"
C12	180.00°	4.78'	01°42'05"	C64	200.00'	52.60'	15°06'35"	C60	330.00'	73.55'	12°46'10"
C13	100.00°	63.10'	36°09'20"	C65	170.00'	74.34'	25°03'18"	C61	330.00'	68.68'	10°26'48"
C14	100.00°	57.46'	32°34'09"	C66	170.00'	60.42'	20°47'31"	C62	330.00'	59.81'	10°23'08"
C15	100.00°	43.46'	15°34'28"	C67	230.00'	50.39'	12°33'11"	C63	330.00'	67.07'	11°38'44"
C16	100.00°	18.46'	05°04'47"	C68	230.00'	97.42'	24°16'09"	C64	330.00'	96.76'	16°47'51"
C17	100.00°	80.14'	30°39'17"	C69	230.00'	13.99'	03°29'04"	C65	330.00'	65.45'	14°50'11"
C18	180.00°	49.89'	17°43'06"	C70	180.00'	75.50'	23°23'40"	C66	180.00'	10.09'	03°12'38"
C19	100.00°	81.81'	46°31'46"	C71	180.00'	34.86'	11°06'55"	C67	180.00'	85.79'	28°10'01"
C20	100.00°	13.43'	07°42'14"	C72	180.00'	79.24'	24°30'42"	C68	170.00'	106.68'	36°07'14"
C21	500.00°	116.45'	17°34'09"	C73	140.00'	36.63'	13°38'05"	C69	230.00'	71.46'	17°47'75"
C22	500.00°	60.33'	10°33'31"	C74	140.00'	47.77'	19°31'48"	C70	230.00'	76.91'	18°09'47"
C23	500.00°	80.88'	17°36'21"	C75	140.00'	50.10'	20°30'00"				
C24	500.00°	49.78'	09°29'43"	C46	1470.00°	75.99'	02°57'41"				

LINE DATA TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N 85°11'18" E	66.11'	L82	N 30°40'09" E	11.84'
L2	S 00°18'04" E	49.11'	L83	N 30°40'09" E	10.00'
L3	S 55°39'10" E	69.90'	L84	S 00°18'04" E	80.00'
L4	N 00°44'06" E	58.81'	L85	S 00°18'04" E	81.80'
L5	N 00°44'06" E	58.75'	L86	S 00°18'04" E	80.00'
L6	S 89°43'18" E	65.86'	L87	S 00°18'04" E	81.80'
L7	S 54°24'46" E	84.18'	L88	S 00°18'04" E	80.00'
L8	S 00°18'04" E	80.00'	L89	S 89°41'56" E	55.84'
L9	S 00°18'04" E	80.00'	L90	S 00°18'04" E	50.17'
L10	S 89°41'56" E	54.15'	L91	S 34°34'44" E	56.00'
L11	N 70°55'48" E	54.64'	L92	S 49°29'39" E	15.18'
L12	S 89°41'56" E	57.87'	L93	S 80°39'10" E	5.67'
L13	S 32°52'14" E	50.06'	L94	S 00°18'04" E	19.11'
L14	N 00°44'06" E	58.75'	L95	S 00°18'04" E	19.11'
L15	N 00°44'06" E	58.75'	L96	N 29°31'55" E	42.97'
L16	S 89°15'54" E	64.75'	L97	S 00°18'04" E	85.67'
L17	S 89°15'54" E	8.00'	L98	S 00°18'04" E	85.67'
L18	S 89°15'54" E	8.00'	L99	S 00°18'04" E	20.00'
L19	N 89°31'54" E	52.86'	L100	S 00°18'04" E	20.00'
L20	N 37°00'35" E	16.94'	L101	N 00°18'04" E	20.04'
L21	N 30°40'09" E	16.84'			

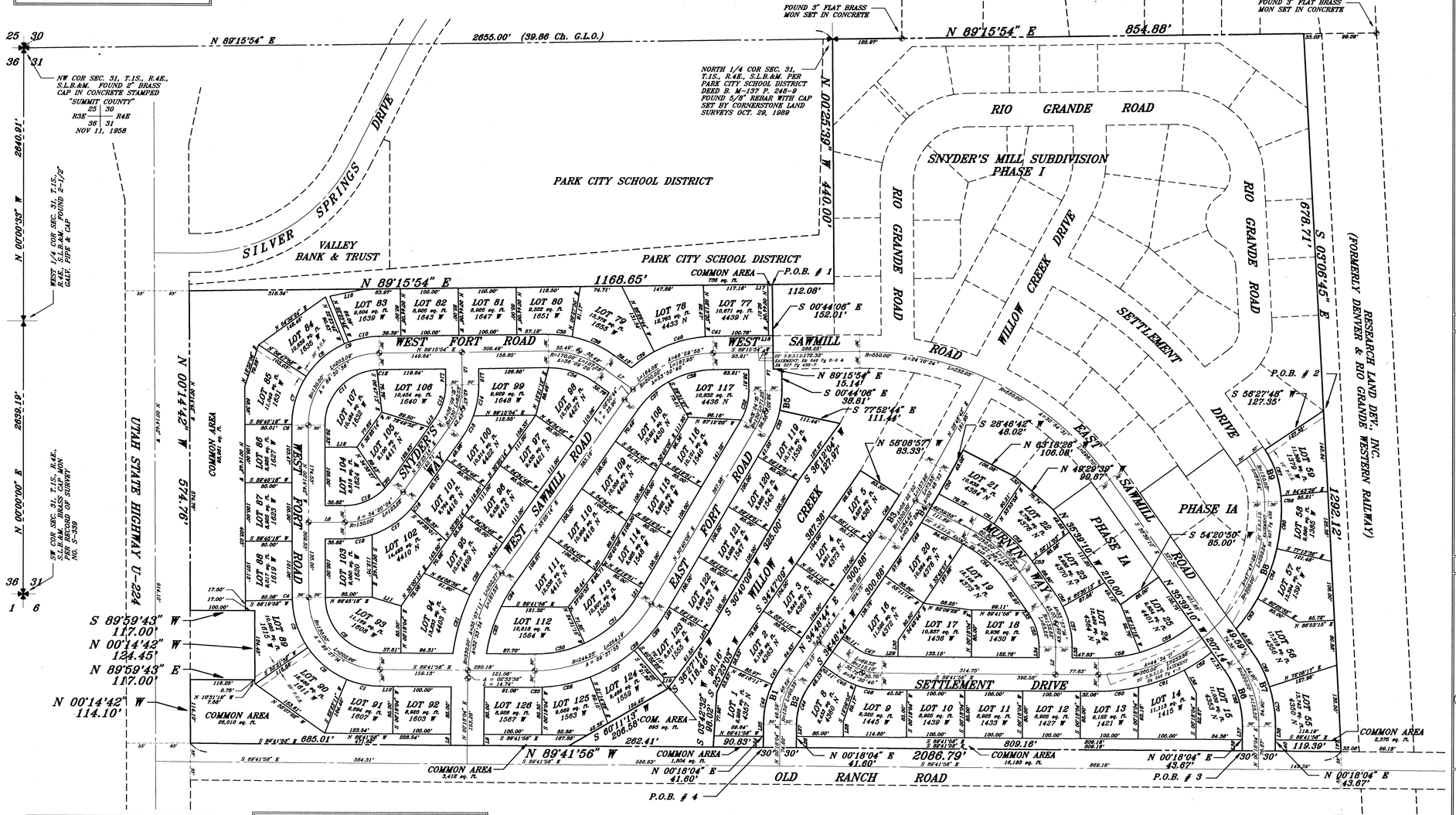
BOUNDARY CURVE DATA

	RADIUS	LENGTH	DELTA
B1	180.00°	106.45'	36°34'00"
B2	180.00°	72.59'	34°30'40"
B3	1470.00°	75.96'	06°37'41"
B4	1550.00°	161.15'	06°00'00"
B5	160.00°	36.90'	13°21'22"
B6	170.00°	106.68'	36°07'14"
B7	230.00°	144.55'	35°57'14"
B8	330.00°	242.33'	42°05'06"
B9	162.00°	96.88'	31°28'29"

AREA TABLE

LOT AREA	= 18.259 Ac.
COMMON AREA	= 2.704 Ac.
STREET AREA	= 6.305 Ac.
TOTAL PHASE II	= 27.328 Ac.

GRAPHIC SCALE — 1 inch = 100 feet



SURVEYOR'S CERTIFICATE

I, John B. Stahl, a Registered Land Surveyor holding License No. 7600 in accordance with the laws of the State of Utah, do hereby certify that I have performed a survey of the following described property and that I have subdivided said property into Lots, Streets and Common Areas as directed by the Owner of said property and in accordance with the requirements of Summit County and the Snyderville Basin District in said County to wit:

Four parcels of land situate in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah described as follows:

PARCEL NO. 1

COMMENCING at the North Quarter Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said corner being North 89°15'54" East 2655.00 feet from the Northwest Corner of said Section 31, said corner also being South 89°15'54" West 125.97 feet from the monument marking the southwest corner of Quail Meadows Townhouses, Phase 1; thence South 00°25'39" East 440.00 feet; and South 89°15'54" West 112.08' to the TRUE POINT OF BEGINNING of the herein described parcel; and running thence South 00°44'06" East 152.01 feet; thence South 77°52'44" East 15.14 feet; thence South 00°44'06" East 58.81 feet to a point of curvature to the right having a radius of 180.00 feet; thence southerly along the arc of said curve 35.90 feet through a central angle of 12°31'32"; thence South 77°52'44" East 111.44 feet; thence South 38°12'04" East 127.97 feet; thence South 32°40'09" East 325.00 feet; thence South 36°37'17" East 118.46 feet; thence South 60°11'13" West 206.58 feet to the north right-of-way line of Old Ranch Road; thence North 89°41'56" West 685.01 feet along said north line to the east right-of-way line of Utah State Highway U-224; thence North 00°14'42" East 114.10 feet to the south line of that certain parcel conveyed to William E. and Dorothy F. Murphy as recorded in Book 440 at Page 916 of deeds on file in the office of the recorder of Summit County; thence along the boundaries of said Murphy parcel, North 89°59'43" East 117.00 feet, North 00°14'42" East 124.45 feet and South 89°59'43" West 117.00 feet to the said east right-of-way line; thence North 00°14'42" West 574.75 feet along said east right-of-way line to the south line of that certain parcel described in Book A at Page 311 of said Summit County Recorder's records; thence North 89°15'54" East 1058.57 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2

COMMENCING at the North Quarter Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said corner being North 89°15'54" East 2655.00 feet from the Northwest Corner of said Section 31, said corner also being South 89°15'54" West 125.97 feet from the monument marking the southwest corner of Quail Meadows Townhouses, Phase 1; thence North 89°15'54" East 854.88 feet to a point 2 rods west of the former west right-of-way line of the Denver & Rio Grande Western Railroad Company; thence South 03°06'45" East 678.71 feet parallel with said right-of-way to the TRUE POINT OF BEGINNING of the herein described parcel; and running thence South 52°27'48" East 127.35 feet to a point on a non-tangent curve to the left from which the radius point bears South 58°27'48" West 180.00 feet; thence southerly along the arc of said curve 96.88 feet through a central angle of 31°28'29" to a point of compound curvature to the right having a radius of 230.00 feet; thence southerly along the arc of said curve 242.33 feet through a central angle of 42°16'52"; thence South 35°39'10" East 49.59 feet to a point of curvature to the right having a radius of 230.00 feet; thence southerly along the arc of said curve 144.55 feet through a central angle of 35°57'14"; thence South 00°18'04" East 43.67 feet to the north right-of-way line of Old Ranch Road; thence South 89°41'56" East 119.39 feet along said north line to a point 2 rods west of the former west right-of-way line of the Denver & Rio Grande Western Railroad Company; thence North 03°06'45" West 613.41 feet parallel with said right-of-way to the TRUE POINT OF BEGINNING.

PARCEL NO. 3

COMMENCING at the North Quarter Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said corner being North 89°15'54" East 2655.00 feet from the Northwest Corner of said Section 31, said corner also being South 89°15'54" West 125.97 feet from the monument marking the southwest corner of Quail Meadows Townhouses, Phase 1; thence North 89°15'54" East 854.88 feet to a point 2 rods west of the former west right-of-way line of the Denver & Rio Grande Western Railroad Company; thence South 03°06'45" East 1292.12 feet parallel with said right-of-way to the north line of Old Ranch Road; thence North 89°41'56" West 179.39 feet along said north line to the TRUE POINT OF BEGINNING of the herein described parcel; thence North 00°18'04" East 43.67 feet to a point of curvature to the left having a radius of 170.00 feet; thence northerly along the arc of said curve 106.68 feet through a central angle of 36°07'14"; thence North 35°39'10" West 49.59 feet to a point of tangency with a curve to the left having a radius of 320.00 feet; thence northerly along the arc of said curve 15.46 feet through a central angle of 01°42'12"; thence South 54°20'50" West 84.77 feet; thence North 48°29'39" West 90.87 feet; thence North 63°18'26" West 106.08 feet; thence North 28°46'43" East 48.02 feet to a point of tangency with a curve to the right having a radius of 1550.00 feet; thence southerly along the arc of said curve 181.16 feet through a central angle of 06°00'00"; thence South 34°46'44" East 205.82 feet to a point of tangency with a curve to the left having a radius of 50.00 feet; thence southerly along the arc of said curve 72.88 feet through a central angle of 34°30'40"; thence South 00°18'04" West 41.60 feet to the north right-of-way line of Old Ranch Road; thence North 89°41'56" East 808.16 feet to the TRUE POINT OF BEGINNING. ✳

PARCEL NO. 4

COMMENCING at the North Quarter Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said corner being North 89°15'54" East 2655.00 feet from the Northwest Corner of said Section 31, said corner also being South 89°15'54" West 125.97 feet from the monument marking the southwest corner of Quail Meadows Townhouses, Phase 1; thence North 89°15'54" East 854.88 feet to a point 2 rods west of the former west right-of-way line of the Denver & Rio Grande Western Railroad Company; thence South 03°06'45" East 1292.12 feet parallel with said right-of-way to the north line of Old Ranch Road; thence North 89°41'56" West 1048.55 feet along said north line to the TRUE POINT OF BEGINNING of the herein described parcel; thence North 00°18'04" East 41.60 feet to a point of tangency with a curve to the right having a radius of 180.00 feet; thence northerly along the arc of said curve 106.42 feet through a central angle of 34°30'40"; thence North 34°46'44" East 205.82 feet to a point of tangency with a curve to the left having a radius of 1470.00 feet; thence northerly along the arc of said curve to 75.98 feet through a central angle of 02°57'41"; thence North 58°08'57" West 83.33 feet; thence South 34°47'09" West 387.38 feet; thence South 20°23'03" West 90.16 feet; thence South 03°43'36" West 98.02 feet to the north right-of-way of Old Ranch Road; thence South 89°41'56" East 80.83 feet to the TRUE POINT OF BEGINNING.

✳ EXCEPTING THEREFROM ANY PORTION LYING IN SNYDER'S MILL SUBDIVISION PHASE IA

Dated this 22nd day of SEPTEMBER, 1993

John B. Stahl, L.S. 7600

REGISTERED LAND SURVEYOR — LICENSE #7600 JOHN B. STAHL — STATE OF UTAH

Surveyor's Seal

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the hereon described tract of land and hereby causes the same to be divided into Lots, Streets and Common Areas together with easements as set forth on the attached plat hereafter to be known as

SNYDER'S MILL SUBDIVISION, PHASE II

The undersigned owners also hereby dedicate to Summit County all lands located within the roadways as set forth on the attached plat. The undersigned owners also hereby grant to any and all public and private utility companies providing service to the hereon described tract a perpetual non-exclusive easement over the roadways, common areas, and public utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and replacement.

The undersigned owners also hereby dedicate all Common Areas set forth on the attached plat to the Snyder's Mill Home Owner's Association for their use and enjoyment. The undersigned owners also grant to said Association all Drainage Easements set forth on the attached plat for the installation, maintenance, use and replacement of drainage system facilities.

Executed this 22nd day of September 1993

Juniata Limited Partnership
Robert E. Cook, General Partner

ACKNOWLEDGEMENT

State of Utah
County of Summit)

On the 22 day of September, 1993, personally appeared before me, Robert E. Cook, who, being duly sworn, did say that he is a General Partner of Juniata Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Limited Partnership and said Limited Partnership executed the same.

Notary Public for the State of Utah

My commission expires: 4/2/94

NOTARY PUBLIC DIANE ZIMMER P.O. Box 2033 Park City, UT 84060 My Commission Expires April 2nd, 1994 STATE OF UTAH

Notary Seal

SNYDER'S MILL SUBDIVISION, PHASE II

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH

REVISIONS:

No.	Date	By	Notes
1.	Sept. 21, 1993	JBS	Add S.B.S.I.D. record easements

GENERAL NOTES

1. All lot corners marked with 5/8"x24" rebar with yellow plastic cap stamped "Cornerstone Land Surveys LS 7600".
2. All street monuments are to be set after construction of street improvements are in place.
3. All lots have 10 foot wide front, side and back lot line public and private utility easements for the purpose of installation, maintenance, use and replacement of utilities.

OCCUPANCY RESTRICTION NOTICE

Summit County has an ordinance which restricts the occupancy of buildings whithin this development. Accordingly, it is unlawful to occupy a building located within this development without first having obtained a certificate of occupancy issued by the Building Inspector.

CONDITIONS, COVENANTS & RESTRICTIONS

Certain Conditions, Covenants and Restrictions have been established for this development. All occupancy and use of this property must comply with the requirements set forth by documentation on file in the Recorder's Office recorded as Entry No: _____ in Book _____ at Page _____.

FIRE DEPARTMENT APPROVAL

Approved and accepted by the Park City Fire Protection District this 22nd day of SEPT., 1993.

Marshall, Park City Fire Protection District

SETBACKS

25' FRONT
20' REAR
10' SIDE

CORNERSTONE, INC.
PROFESSIONAL LAND SURVEYS
2028 East 7000 South, Suite 101
Salt Lake City, Utah 84121
(801)943-4090 FAX (801)943-4064
A.L.T.A. SURVEYS, COMPUTER MAPPING
BOUNDARY CONSULTATION & RESEARCH

UTILITY COMPANY APPROVALS

Approved and accepted by the Snyderville Basin Sewer Improvement District this 23rd day of SEPTEMBER, 1993.

Authorized agent of S.B.S.I.D.

Easement locations approved and accepted by the Utah Power and Light Company this 23 day of SEPTEMBER, 1993.

R. Duane Davison

Authorized agent of U.P.&L. Co.

COUNTY DEPARTMENT APPROVALS

Approved and accepted by the Summit County Public Works Department this 4th day of Oct, 1993.

Director, Summit County Public Works

Approved and accepted in accordance with information on file in this office this 4 day of October 1993.

Summit County Engineer

COUNTY PLANNING COMMISSION

I hereby certify that the foregoing instrument was reviewed, approved and accepted by the Summit County Planning Commission.

This 7th day of OCTOBER, 1993

Chairman, Summit County Planning Commission

COUNTY COMMISION APPROVAL

I hereby certify that the foregoing instrument was reviewed, approved and accepted by the Summit County Board of Commissioners.

This 12 day of OCTOBER, 1993

Chairman, Board of County Commissioners

County Clerk

APPROVAL AS TO FORM

I hereby certify that the foregoing instrument was reviewed, approved and accepted as to form.

This 4th day of Oct, 1993

Franklin P. Sandoval

County Attorney, Deputy

SUMMIT COUNTY RECORDER

State of Utah, County of Summit

Recorded at the request of: Coalition Title

Recorded as Entry No: 389448

Date: 10-18-93 Time: 14:05 PM Book: _____ Page: _____

$22.00
$Fee

Alan Spriggs
Summit County Recorder

Mod section 10-21-7F part in Sub. + sec. 31, T1S R4E

SNYDERS MILL PH. 2