

LOCATED IN THE
NORTHWEST QUARTER SECTION 9 AND
NORTHEAST QUARTER SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

| TABLE OF LOT AREAS | |
|--------------------|----------------|
| LOT | AREA (ACRES) |
| 1 | 1.363 |
| 2 | 4.863 |
| 3 | 1.485 |
| 4 | 1.511 |
| 5 | 2.143 |
| 6 | 1.517 |
| PARCEL D | 0.675 |
| 8 | 1.025 |
| 9 | 10.141 |
| ENT LOT A | 0.333 |
| ENT LOT B | 0.532 |
| PARCEL A | 2.105 |
| PARCEL B | 2.088 |
| PARCEL C | 19.944 |
| SNOW GROUND DR. | 2.203 |
| TOTAL AREA | = 51.928 ACRES |

LEGEND:

- » PROPOSED HYDRANT
- ⊙ MONUMENT TO BE SET
- △ FOUND MONUMENT AS NOTED

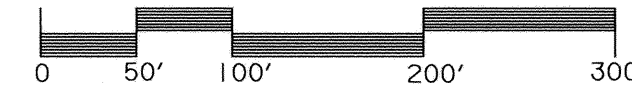
———— EASEMENT LINE

● REBAR AND CAP SET AT PROPERTY CORNER

S.B.S.I.D. SNYDERVILLE BASIN SEWAGE IMPROVEMENT DISTRICT

1500 STREET ADDRESS ON SNO

Scale: $1'' = 100'$



- 1) ENTRANCE LOTS 'A' & 'B' ARE NON-BUILDABLE LOTS, EXCEPT FOR LANDSCAPING, UTILITIES, AND SIGNAGE. BOTH LOTS ARE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS.
- 2) PROPERTY OWNERS ARE RESPONSIBLE FOR FUTURE SANITARY SEWER MANHOLE ADJUSTMENTS AND MANHOLE COLLAR REPAIRS FOR THE SEWER MANHOLE LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY, AND NOT COVERED BY A BACKLOT SEWER MAINTENANCE AGREEMENT.
- 3) PARCELS A, B & C ARE NON-DEVELOPABLE OPEN SPACE PARCELS TO BE DEDICATED, BY DEED CONVEYANCE, TO PARK CITY CORPORATION.
- 4) DEVELOPABLE LOTS 5, 6, & 9 WILL BE REQUIRED TO OBTAIN AN INDIVIDUAL SANITARY SEWER LINE EXTENSION AGREEMENTS FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 5) SNOW CREEK DRIVE IS TO BE DEDICATED TO PARK CITY CORPORATION AS A PUBLIC ROAD.
- 6) THE TITLE REPORT REFERRED TO ON THIS MAP WAS PREPARED BY ASSOCIATED TITLE COMPANY ON JULY 26, 1995, HAVING POLICY NUMBER P20218-A-3.
- 7) NO STRUCTURES ARE ALLOWED WITHIN 10 FEET OF THE NATURAL GAS STORAGE BUILDING IN LOT 8.
- 8) **PARCEL D IS A NON-BUILDABLE LOT, EXCEPT FOR LANDSCAPING, UTILITIES AND SIGNAGE, UNLESS A REVISED MPO APPROVAL AND CONDITIONAL USE PERMIT (FRONTAGE PROTECTION ZONE) ARE OBTAINED.**
- 9) A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LOT 1 THROUGH 6 HAS BEEN RECORDED SIMULTANEOUSLY HERewith.

I, JEFFREY S. KEARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 176631, AS PRESCRIBED BY THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

Boundary Description

Beginning at the West Quarter Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, the Basis of Bearing being North 16°20' East 2642.86 feet between the said West Quarter Corner and the North Quarter Corner of said Section 9, and running;

thence North 89°57'02" East 262.970 feet along the quarter section line to the east Right-of-Way line, Highway U-224;

thence along said east Right-of-Way line, 190,310 feet along a 517,960 foot radius curve to the right, said curve having a chord of North 31°43'33" West 192,241 feet;

thence, continuing along said east Right-of-Way line, North 21°12'00" West 1075.630 feet;

thence, continuing along said east Right-of-Way line, North 68°44'00" East, 667,600 feet to the above foresaid section line;

thence, along said section line, South 00°16'20" West 92,320 feet;

thence, leaving said section line, South 89°56'46" East 1325.109 feet;

thence South 0°15'00" West 1207.410 feet, to the north Right-of-Way line of State Highway U-248;

thence, along said north Right-of-Way line, South 75°23'00" West, 433,850 feet to the quarter section line;

thence, along said quarter section line, North 89°43'38" West, 563,880 feet;

thence, leaving said quarter section line, South 33°00'00" East, 85,960 feet;

thence, West, 161.00 feet;

thence, North 27°25'00" East, 72,650 feet to the said quarter section line;

thence, along said quarter section line, North 89°43'38" West, 227,390 feet to the quarter section line between Sections 2261968.8 square feet, or 51,928 acres.

of beginning. Contains
-es.

William S. Kearl
JAN 11 1975
JAN 11 1975
license no. 178631
W.S. KEARL
STATISTICAL

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER AND MORTGAGE HOLDER OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS THE SNOW CREEK CROSSING SUBDIVISION, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION (1) THE STREET IDENTIFIED ON THIS PLAN AS "SNOW CREEK DRIVE", (2) THE STREET IDENTIFIED ON THIS PLAN AS "SNOW CREEK DRIVE" OF PARK CITY, AND (3) THE EASEMENTS SHOWN ON THIS PLAN FOR THE USE BY ALL SUPPLIERS OF UTILITIES (INCLUDING PARK CITY) AND THE SNOWDRIFTE BASIN SEWER IMPROVEMENT DISTRICT, IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION, IN WITNESS THEREOF, WE HAVE HERETO SET OUR HANDS AND AFFIXED OUR SEAL, THIS 12TH DAY OF AUGUST, 1995.

SNOW CREEK CROSSING, LT.
ZIONS FIRST NATIONAL BANK, N.A.


State of Utah)
County of Summit) Salt Lake)
On the 18th day of AUGUST, 1995 personally appeared
before me FRED W. FAIRCLough, JR.
who, being by me duly sworn, did say that he is/are the MANAGER
of SNOW CREEK CROSSING, L.L.C. a Utah limited Liability Company
and that the within and foregoing Owner's Dedication and Consent to Record
was signed in behalf of said SNOW CREEK CROSSING, L.L.C. by authority of
the MANAGER and the said
FRED W. FAIRCLough, JR. duly acknowledged to me that said
FRED W. FAIRCLough, JR. expected the same.

RAYMA FLINT
History Public
SALT LAKE CITY, UT
My commission expires AUG 05, 1996
899 S SUSCUMHANNA DR MURRAY UT 84123

August 5, 1996
My commission expires

Murray, UT
Residing In

State of Utah)
County of Summit) Salt Lake
On the 18th day of August, 1995 personally appeared
before me STEVEN K. EARLEY
who, being by me duly sworn, did say that he is/are the Vice President
of Zions First National Bank
and that the within and foregoing Owner's Declaration and Consent to Record
was made in behalf of said Zions First National Bank by authority of
its Board of Directors and the said,
Steven K. Earley duly acknowledged to me that said
Zions First National Bank executed the same.

 Vicki Robinson
Notary Public
Salt Lake City, Utah 84101
My Commission Expires

July 8, 1998
My commission expires

SLC, Utah
Residing In

State of Utah,)
County of Summit)
On the _____ day of _____, 1995 personally appeared _____ before me _____ who, being by me duly sworn, did say that _____ (is/are) the _____ of _____ and that the within and foregoing Owner's Dedication and Consent to Record was signed in behalf of said _____ by authority of _____ and the said _____ duly acknowledged to me that said _____ executed the same.

Notary Public

My commission expires

Residing in

LOCATED IN THE
NORTHWEST QUARTER SECTION 9 AND
NORTHEAST QUARTER SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF ASSOCIATED TITLE
DATE 10-11-95 TIME 10:30 AM BOOK _____ PAGE _____
440
Alan Spriggs
FEE \$ _____ SUMMIT COUNTY RECORDER

44-39

SNOW CREEK CROSSING

 **THE
SEAR-BROWN
GROUP**

FULL SERVICE DESIGN PROFESSIONALS

2749 E. PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UT, 84109-1619
(801)486-8787 FAX (801)486-8870

SEWER DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO
SNYDERVILLE BASIN SEWER IMPROVEMENT
DISTRICT STANDARDS THIS 25th
DAY OF August 1995.

S.B.S.I.D. James R. Baird

CITY COUNCIL APPROVAL

PRESENTED TO THE PARK CITY COUNCIL
ON THIS 7TH DAY OF SEPTEMBER A.D. 1995
AT WHICH TIME THIS RECORD OF SURVEY MAP
WAS APPROVED

MAJOR: [Signature]

ATTEST CITY RECORDER: [Signature]

CITY ENGINEER


APPROVED AND ACCEPTED BY THE PARK
CITY ENGINEERING DEPARTMENT ON THIS
27TH DAY OF SEPTEMBER A.D. 1995

Eric W. Cushman PE

CITY ENGINEER

CITY PLANNING COMMISSION


APPROVED AND ACCEPTED BY THE PARK
CITY PLANNING COMMISSION ON THIS
27th DAY OF ~~SEPTEMBER~~ A.D. 1998



CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS
28th DAY OF SEPTEMBER A.D. 1915


CITY ATTORNEY

RECORDED * 439865

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF ASSOCIATED TITLE

DATE 10-11-95 TIME 10:20 AM BOOK _____ PAGE _____

44.00
FEE \$ _____ Alan Spriggs
SUMMIT COUNTY RECORDER