

**LINE TABLE**

BEARING	DISTANCE
L1 N54°01'08"E	24.25'
L2 N54°01'08"E	24.25'
L3 N54°01'08"E	19.70'
L4 N87°20'30"E	71.88'
L5 N17°58'44"E	3.56'
L6 N17°58'44"E	3.56'
L7 N17°58'44"E	3.56'
L8 S14°59'14"W	37.80'
L9 S14°59'14"W	30.16'
L10 S14°59'14"W	30.37'
L11 S14°59'14"W	58.50'
L12 S9°57'05"E	71.13'
L13 S9°57'05"E	52.34'
L14 S9°57'05"E	35.42'
L15 S9°57'05"E	48.81'
L16 N40°12'49"W	22.78'
L17 S90°00'00"E	30.80'
L18 S90°00'00"E	30.53'
L19 N51°30'18"W	32.33'

**CURVE DATA**

DELTA	RADIUS	LENGTH	TANGENT
C1 30°15'49"	80.00'	42.26'	21.63'
C2 42°48'49"	230.00'	171.87'	90.17'
C3 42°48'49"	200.00'	149.45'	78.41'
C4 128°10'46"	120.00'	268.46'	247.02'
C5 128°10'46"	150.00'	335.57'	308.77'
C6 20°04'38"	1230.00'	431.01'	217.74'
C7 20°04'38"	1200.00'	420.50'	212.43'
C8 42°48'49"	170.00'	127.03'	66.65'
C9 20°04'38"	1170.00'	409.38'	207.12'
C10 41°47'06"	110.00'	80.22'	41.93'
C11 3°24'00"	800.00'	47.47'	23.74'
C12 3°24'00"	830.00'	49.25'	24.63'
C13 3°24'00"	770.00'	46.69'	22.85'
C14 19°21'46"	800.00'	270.35'	136.48'
C15 19°21'46"	830.00'	280.49'	141.60'
C16 19°21'46"	770.00'	260.22'	131.36'
C17 79°58'55"	80.00'	111.68'	67.11'
C18 81°54'16"	110.00'	157.25'	95.46'
C19 17°43'18"	50.00'	66.08'	38.87'
C20 28°34'58"	180.00'	114.93'	59.50'
C21 28°08'57"	180.00'	91.57'	46.80'
C22 34°32'12"	180.00'	108.50'	55.95'
C23 50°25'25"	150.00'	132.01'	70.62'
C24 63°31'14"	150.00'	166.30'	92.86'
C25 14°14'04"	150.00'	37.27'	18.73'
C26 57°21'25"	30.00'	30.03'	16.41'
C27 48°29'35"	110.00'	93.10'	49.54'
C28 57°27'25"	80.00'	80.23'	43.85'
C29 113°32'32"	10.00'	19.82'	15.82'
C30 29°40'56"	50.00'	25.90'	13.25'
C31 42°30'12"	130.00'	96.44'	50.56'
C32 42°30'12"	100.00'	74.18'	38.89'
C33 42°30'12"	120.00'	81.93'	43.22'
C34 21°15'06"	130.00'	48.22'	24.39'
C35 21°15'06"	130.00'	48.22'	24.39'
C36 53°39'36"	70.00'	65.56'	35.41'
C37 53°39'36"	100.00'	83.65'	50.58'
C38 53°39'36"	130.00'	121.75'	65.75'
C39 18°16'49"	270.00'	86.14'	43.47'
C40 18°16'49"	300.00'	95.72'	48.27'
C41 18°16'49"	330.00'	105.29'	53.09'
C42 39°01'23"	120.00'	81.73'	42.52'
C43 36°02'42"	150.00'	94.37'	48.80'
C44 34°04'40"	180.00'	107.06'	55.17'

**BUILDING TIE TABLE**

BEARING	DISTANCE
T1 N83°29'18"E	157.05'
T2 N83°29'18"E	293.68'
T3 N84°13'25"E	215.04'
T4 N83°29'18"E	37.98'
T5 N83°32'57"E	386.12'
T6 N83°32'57"E	16.48'
T7 N86°00'19"E	469.62'
T8 N86°00'19"E	23.56'
T9 N86°36'04"E	554.25'
T10 N86°36'04"E	30.18'
T11 N88°53'39"E	521.08'
T12 N88°53'39"E	118.45'
T13 N89°38'22"E	459.25'
T14 N89°38'22"E	30.18'
T15 N85°15'28"E	405.58'
T16 N85°15'28"E	5.35'
T17 N85°15'28"E	351.89'
T18 N85°15'28"E	54.63'
T19 N85°15'28"E	595.26'
T20 N85°15'28"E	26.35'
T21 N85°15'28"E	91.57'
T22 N85°15'28"E	37.28'
T23 N85°15'28"E	533.61'
T24 N85°15'28"E	43.83'
T25 S85°55'58"E	379.01'
T26 S85°55'58"E	11.14'
T27 S85°14'49"E	220.76'
T28 S85°14'49"E	35.31'
T29 S84°07'53"E	181.47'
T30 S84°07'53"E	57.43'
T31 S82°47'55"E	149.04'
T32 S82°47'55"E	68.62'
T33 S82°07'33"E	357.60'
T34 S82°07'33"E	34.61'
T35 S81°36'32"E	133.39'
T36 S81°36'32"E	26.64'

**GENERAL NOTES:**

- THE COVE AT SUN PEAK HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR FUTURE SANITARY SEWER MANHOLE ADJUSTMENTS AND MANHOLE COLLAR REPAIRS FOR THE SEWER MANHOLES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, AND NOT COVERED BY A BACKLLOT SEWER MAINTENANCE AGREEMENT.
- A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS PROJECT HAS BEEN RECORDED HEREWITH.
- BUILDINGS ON ESTATE LOTS WILL HAVE A MAXIMUM HEIGHT RESTRICTION OF 30 FEET MEASURED FROM NATURAL GRADE.
- ALL STRUCTURES ON ESTATE LOTS SHALL BE LOCATED WITHIN THE DESIGNATED BUILDABLE AREA AS SHOWN ON EACH LOT. THE MINIMUM BUILDING SETBACKS INDICATED ARE: 25' FRONT YARD & 12' SIDE YARDS.
- DRIVEWAYS TO BUILDINGS ON ESTATE LOTS SHALL NOT EXCEED 12% GRADE.
- ROOF MATERIALS SHALL CONSIST OF NON-COMBUSTIBLE, NON-REFLECTIVE MATERIALS AS REQUIRED BY THE SUN PEAK DESIGN CODES.
- ALL SINGLE FAMILY UNITS SHALL BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA STANDARD # 130 AND PARK CITY FIRE DISTRICT REQUIREMENTS. EXTERIOR FIRE SPRINKLER PROTECTION SHALL BE PROVIDED WHERE EAVES, SIDING AND PROJECTIONS ARE CONSTRUCTED OF COMBUSTIBLE MATERIALS.
- ALL DUPLEX BUILDINGS SHALL BE PROTECTED WITH RESIDENTIAL FIRE SPRINKLERS IN ACCORDANCE WITH THE COUNTY SPRINKLER ORDINANCE.
- SUBJECT TO RESERVATIONS OUTLINED IN REFERENCED TITLE REPORT.
- THE OWNERS OF BEAR LODGE CONDOMINIUMS SHARE IN OWNERSHIP OF THE COMMON AREAS OF THE COVE AT SUN PEAK SUBDIVISION. CONSTRUCTION, MAINTENANCE, REPAIR AND EVENTUAL REPLACEMENT OF SEWER LATERALS FOR THE BEAR LODGE CONDOMINIUMS THROUGH THE COVE AT SUN PEAK'S COMMON AREAS IS PERMITTED.

**GRANT OF EASEMENT:**

The Cove at Sun Peak, L.L.C., grantor, a Utah limited liability company, hereby convey and warrant to Snyderville Basin Sewer Improvement District, grantee, its successors, and assigns, of Summit County, Utah, the right, privilege and authority to construct, operate, replace, repair and maintain sewers and pipes including all necessary fixtures, under, across and upon the access and utility easements and private roadway right-of-ways as shown hereon this plat.

**DEDICATION OF COMMON AREAS**

THE COVE AT SUN PEAK, L.L.C., IN RECORDING THIS PLAT OF THE COVE AT SUN PEAK, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREA INTENDED FOR USE BY THE OWNERS IN THE COVE AT SUN PEAK FOR RECREATION AND OTHER RELATED ACTIVITIES. THE COMMON AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE COVE AT SUN PEAK AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, CONDITIONS AND RESTRICTIONS OF THE COVE AT SUN PEAK, WHICH ARE HEREBY INCORPORATED BY REFERENCE.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

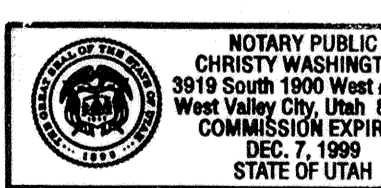
KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND HEREBY CAUSES THE SAME TO BE DIVIDED INTO LOTS, AND SETS THEREON THE EASEMENTS AS SET FORTH ON THE ATTACHED PLAT, AND COVENANTS REFERENCED HEREIN, HEREBY TO BE KNOWN AS "THE COVE AT SUN PEAK". ALSO THE OWNER HEREBY DEDICATES TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, PARK CITY FIRE SERVICE DISTRICT, SILVER SPRINGS WATER COMPANY, UTAH POWER & LIGHT, MOUNTAIN FUEL SUPPLY AND OTHER SUPPLIERS OF PUBLIC UTILITIES, A NON-EXCLUSIVE EASEMENT, OVER THE PRIVATE ROADWAYS AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR SIGNS AND SEALS THIS 23rd DAY OF MAY, 1996.

GERALD H. RICE, MANAGER, THE COVE AT SUN PEAK, L.L.C.

**ACKNOWLEDGEMENT**

STATE OF UTAH COUNTY OF SUMMIT ) cc: Sara Lake  
 I, Sara Lake, a Notary Public in and for said State, personally appeared GERALD H. RICE, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within owner's dedication and consent to record as the manager of the COVE AT SUN PEAK, LIMITED LIABILITY COMPANY, and acknowledged to me that said COMPANY EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES 12-7-1999 NOTARY PUBLIC Christy Washington  
 RESIDING IN Salt Lake County



**CONSENT TO RECORD**

STATE OF UTAH COUNTY OF SUMMIT ) cc:  
 THE UNDERSIGNED LIEN HOLDER Independent Lending Corporation HEREBY CONSENTS TO THE RECORDED OF THIS PLAT BY: [Signature] AUTHORIZED OFFICIAL  
 THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF May, 1996 BY: David L. Thomas  
 MY COMMISSION EXPIRES 17, March, 2000 NOTARY PUBLIC [Signature]  
 RESIDING IN Oregan County.

**REFERENCES:**

- A MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, THE COVE AT SUN PEAK" BY PARK CITY SURVEYING, DATED 1/24/96 AND HAVING JOB NO. 108-96.
- A TRACTING OF TITLE BY FIRST AMERICAN TITLE COMPANY OF UTAH, ABSTRACT NO. 11119.

**THE COVE AT SUN PEAK**

A UTAH SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND THE WEST HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND WITHIN THE EAST HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND THE WEST HALF OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, COUNTY OF SUMMIT, STATE OF UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; SAID CORNER BEING A BRASS CAP SET BY THE COUNTY SURVEYOR IN 1958; THENCE NORTH 00°03'43" WEST 53.76 FEET ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 00°03'43" WEST 134.43 FEET ALONG THE EAST LINE OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; TO THE NORTHERLY BOUNDARY OF THE MAHOGANY HILLS 11 SUBDIVISION; THENCE WEST 0.39 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING (BASIS OF BEARING 15 NORTH 00°00'00" WEST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN); 1) THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO CALLS: 1) SOUTH 71°29'18" WEST 599.49 FEET; 2) SOUTH 31°11'25" WEST 1130.08 FEET TO THE NORTHERLY BOUNDARY OF THE CEDAR DRAW ESTATES SUBDIVISION; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 58°49'34" WEST 381.55 FEET TO THE EASTERLY BOUNDARY OF THE CEDAR DRAW ESTATES 11 SUBDIVISION AND FOLLOWING SAID EASTERLY LINE THE FOLLOWING TWO CALLS: 1) NORTH 02°58'33" WEST 1278.71 FEET; 2) NORTH 20°08'22" WEST 312.76 FEET; THENCE NORTH 70.00 FEET TO THE EASTERLY BOUNDARY OF THE EAST LINE OF SAID SECTION 25, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'43" WEST ALONG SAID SECTION LINE 601.36 FEET; THENCE TO THE POINT OF BEGINNING (BASIS OF BEARING 15 NORTH 00°00'00" WEST ALONG SAID LINE OF STATE HIGHWAY U-224 AND FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX CALLS: 1) SOUTH 28°16'12" WEST 97.43 FEET TO A U.D.O.T. BRASS MONUMENT; 2) SOUTH 45°59'14" WEST 156.83 FEET TO A U.D.O.T. BRASS MONUMENT AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,959.79 FEET AND A CENTRAL ANGLE OF 12°50'32"; 3) THENCE CONTINUING ALONG SAID CURVE TO THE POINT OF BEGINNING OF THE RADIAL BEARS SOUTH 118°25' EAST 2949.79 FEET; A DISTANCE OF 661.17 FEET TO A U.D.O.T. BRASS MONUMENT; 4) THENCE SOUTH 04°44'32" WEST 206.19 FEET TO A U.D.O.T. BRASS MONUMENT AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,959.79 FEET AND A CENTRAL ANGLE OF 12°50'32"; 5) THENCE CONTINUING ALONG SAID CURVE TO THE LEFT FROM WHICH THE RADIAL LINE BEARS NORTH 85°49'17" EAST 2959.79 FEET; A DISTANCE OF 620.68 FEET TO A U.D.O.T. BRASS MONUMENT; 6) THENCE SOUTH 09°57'05" EAST 207.70 FEET TO A U.D.O.T. BRASS MONUMENT AND THE NORTHERLY BOUNDARY OF THE MAHOGANY HILLS 11 SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY WEST 749.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING PARCEL: COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER BEING A BRASS CAP SET BY THE COUNTY SURVEYOR IN 1958; THENCE NORTH 00°03'43" WEST 53.76 FEET ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 00°03'43" WEST 134.43 FEET ALONG THE EAST LINE OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; TO THE NORTHERLY BOUNDARY OF THE MAHOGANY HILLS 2 SUBDIVISION; THENCE EAST ALONG SAID BOUNDARY A DISTANCE OF 748.88 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY U-224 (LOOT BRASS MONUMENT); THENCE NORTH 09°57'05" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 207.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,959.79 FEET FROM WHICH POINT A RADIAL BEARS NORTH 77°48'12" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07°47'04" TO A DISTANCE OF 402.13 FEET; THENCE NORTH 00°03'43" WEST 156.83 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 33.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET FROM WHICH POINT A RADIAL BEARS SOUTH 59°16' WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 42°01'26" TO A DISTANCE OF 36.67 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 24.50 FEET FROM WHICH POINT A RADIAL BEARS SOUTH 78°42'24" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 12°50'32" TO A DISTANCE OF 7.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 36.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 24.00 FEET FROM WHICH POINT A RADIAL BEARS NORTH 44°08'39" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 57°51'13" TO A DISTANCE OF 57.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 57°51'13" TO A DISTANCE OF 56.04 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3.00 FEET FROM WHICH POINT A RADIAL BEARS NORTH 76°17'19" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 69°33'53" TO A DISTANCE OF 3.64 FEET; THENCE NORTH 55°51'12" WEST A DISTANCE OF 19.18 FEET; THENCE NORTH 34°08'48" EAST A DISTANCE OF 64.00 FEET; THENCE NORTH 33°59'28" EAST A DISTANCE OF 40.17 FEET; THENCE NORTH 26°51' EAST A DISTANCE OF 13.41 FEET; THENCE NORTH 40°43'17" EAST A DISTANCE OF 55.00 FEET; THENCE NORTH 48°16'43" EAST A DISTANCE OF 13.35 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 7.30 FEET; THENCE NORTH 59°49'09" EAST A DISTANCE OF 30.50 FEET TO THE POINT OF CONTINUOUS CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CONTINUOUS CURVE, THROUGH A CENTRAL ANGLE OF 115°54'26" TO A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET, FROM WHICH POINT A RADIAL BEARS NORTH 75°11'09" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CONTINUOUS CURVE, THROUGH A CENTRAL ANGLE OF 54°14'18" TO A DISTANCE OF 18.91 FEET; THENCE NORTH 42°22' EAST A DISTANCE OF 21.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET FROM WHICH POINT A RADIAL BEARS NORTH 30°48'16" EAST; THENCE EASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 81°13'43" TO A DISTANCE OF 28.35 FEET; THENCE NORTH 44°08'39" WEST A DISTANCE OF 13.38 FEET; THENCE SOUTH 59°49'09" EAST A DISTANCE OF 30.50 FEET; THENCE SOUTH 55°49'09" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 14°10'51" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 51°08'09" EAST A DISTANCE OF 46.00 FEET; THENCE SOUTH 34°10'51" WEST A DISTANCE OF 127.54 FEET; THENCE SOUTH 55°49'09" EAST A DISTANCE OF 15.30 FEET; THENCE SOUTH 34°10'51" WEST A DISTANCE OF 93.19 FEET; THENCE SOUTH 58°49'50" WEST A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING; TO BE KNOWN AS THE BEAR LODGE CONDOMINIUMS PROJECT.

CONTAINS 97.438 ACRES MORE OR LESS.

**SEWER DISTRICT APPROVAL**

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 28th DAY OF May, A.D. 1996.

**PARK CITY FIRE SERVICE DISTRICT APPROVAL**

APPROVED AND ACCEPTED THIS 23rd DAY OF May, A.D. 1996.

**UTAH POWER & LIGHT COMPANY APPROVAL**

APPROVED AND ACCEPTED THIS 29th DAY OF May, A.D. 1996.

**PUBLIC WORKS APPROVAL**

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PUBLIC WORKS SUPERVISOR ON THIS 29th DAY OF May, A.D. 1996.

**COUNTY PLANNING COMMISSION**

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 5th DAY OF JUNE, A.D. 1996 AS PER CONSENT AGREEMENT 9/14/94

**COUNTY COMMISSION APPROVAL**

PRESENTED TO BOARD OF THE SUMMIT COUNTY COMMISSIONERS THIS 5th DAY OF JUNE, A.D. 1996 AND WAS APPROVED AND ACCEPTED BY THE BOARD OF THE SUMMIT COUNTY COMMISSIONERS.

**COUNTY ENGINEER**

I, Debra K. Rooks, SUMMIT COUNTY ENGINEER HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION FILED IN THIS OFFICE.

**APPROVAL AS TO FORM**

APPROVED AS TO FORM ON THIS 11th DAY OF June, A.D. 1996

**RECORDED #**

NO. 456153  
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF MERRILL TITLE COMPANY  
 DATE 06-12-96 TIME 10:22 AM BOOK PAGE  
 161-11-96 Alan Saizgo  
 FEE \$ COUNTY RECORDER

**THE SEAR-BROWN GROUP**

FULL SERVICE DESIGN PROFESSIONALS  
 2749 E. PARLEY'S WAY, SUITE 300  
 Salt Lake City, Utah 84109-1199  
 (801) 486-8787 FAX (801) 486-8870

**SHEET 1 OF 3**

FILENAME: 12978SITE/PRELIM.DGN  
 PROJECT NO: 12978

CEDAR DRAW ESTATES II SUBDIVISION  
ENTRY NO. 419724  
RECORD DATE: 11/22/94

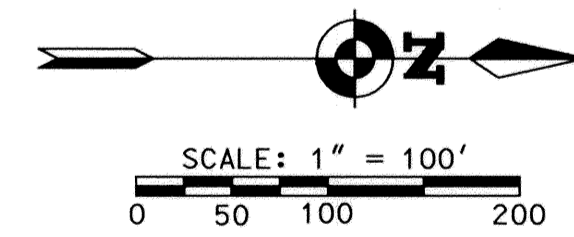
CEDAR DRAW ESTATES SUBDIVISION  
ENTRY NO. 390440  
RECORD DATE: 10/29/93

MAIDNEY HILLS II SUBDIVISION  
ENTRY NO. 359677  
RECORD DATE: 5/28/92

CURVE DATA			
DELTA	RADIUS	LENGTH	TANGENT
C45	60°58'20"	30.00'	31.93'
C46	105°00'17"	80.00'	146.61'
C47	115°47'05"	50.00'	101.04'
C48	129°30'47"	10.00'	22.60'
C49	65°22'16"	20.00'	22.82'
C50	163°23'17"	20.00'	57.03'
C51	163°23'17"	50.00'	142.58'
C52	163°23'17"	80.00'	228.13'
C53	72°44'55"	80.00'	101.58'
C54	90°38'23"	80.00'	126.56'
C55	157°13'20"	30.00'	82.32'
C56	157°13'20"	60.00'	164.64'
C57	34°03'00"	90.00'	53.49'
C58	89°05'19"	90.00'	139.94'
C59	34°05'02"	90.00'	53.54'
C60	66°40'07"	170.00'	197.81'
C61	66°40'07"	200.00'	232.72'
C62	66°40'07"	230.00'	267.63'
C63	15°16'03"	770.00'	205.18'
C64	1°53'55"	770.00'	25.52'
C65	17°09'58"	800.00'	239.68'
C66	15°35'58"	830.00'	225.98'
C67	1°34'00"	830.00'	22.70'
C68	19°02'55"	770.00'	255.99'
C69	19°02'55"	800.00'	265.97'
C70	19°02'55"	830.00'	275.94'
C71	163°47'43"	10.00'	28.59'
C72	84°46'40"	60.00'	88.78'
C73	57°25'12"	90.00'	90.20'
C74	70°55'50"	30.00'	37.14'
C75	2°41'39"	30.00'	1.41'

# THE COVE AT SUN PEAK

A UTAH SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 25,  
TOWNSHIP 1 SOUTH, RANGE 3 EAST AND THE WEST HALF OF SECTION 30, TOWNSHIP  
1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



60' ACCESS EASEMENT IN FAVOR OF THE UTAH SPORTS AUTHORITY JOINT VENTURE RECORDED SEPTEMBER 9, 1992 ENTRY NO. 365004 BOOK 681 PAGE 165

W 1/4 COR SECTION 31 E 1/4 SEC 36 FOUND: CAP  
N00°03'43"W 53.76'  
NW CORNER SEC. 31 FOUND BRASS CAP

RANGE 3 EAST  
RANGE 4 EAST  
BASIS OF BEARING N 00°00'06" W 2641.45' (BETWEEN W. 1/4 S. 31 & N.W. COR SEC. 31)  
SE CORNER SEC. 25 NOT FOUND  
POINT OF BEGINNING  
WEST 0.39' 2065.68'

139' RIGHT-OF-WAY IN FAVOR OF UTAH POWER ENTRY NO. 40271, BOOK 800, PAGE 535

60' ACCESS EASEMENT IN FAVOR OF THE UTAH SPORTS AUTHORITY JOINT VENTURE RECORDED SEPTEMBER 9, 1992 ENTRY NO. 365004 BOOK 681 PAGE 165  
NOTE: THIS ACCESS EASEMENT WILL FOLLOW PRIVATE AND PUBLIC ROAD RIGHT-OF-WAYS TO STATE HIGHWAY 224.

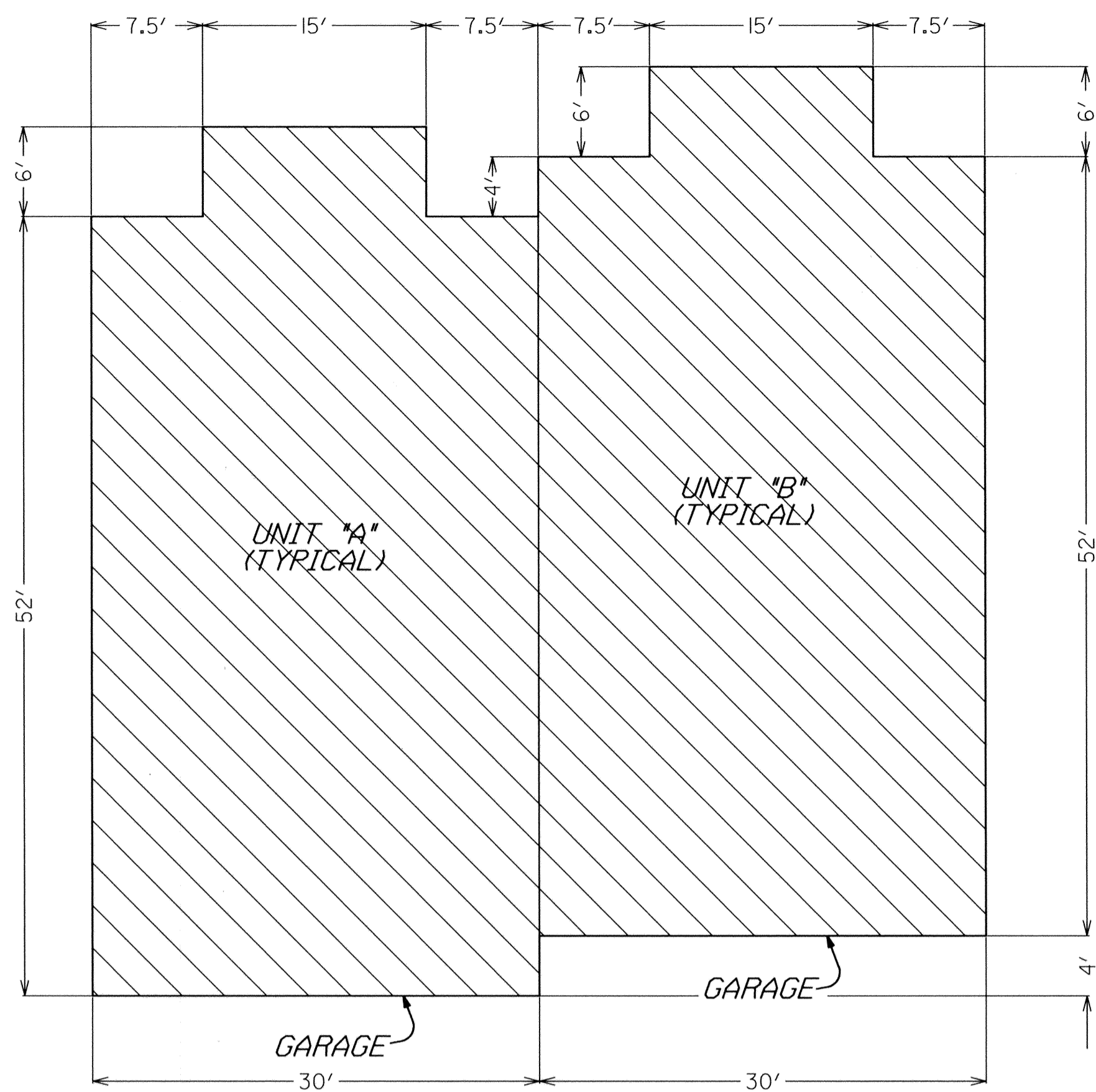
NOTE: ONLY ONE BUILDABLE AREA OF THE THREE SHOWN WILL BE ALLOWED TO BE BUILT ON LOT 5.

UTAH SPORTS AUTHORITY JOINT VENTURE BOOK 588 PAGE 181-189

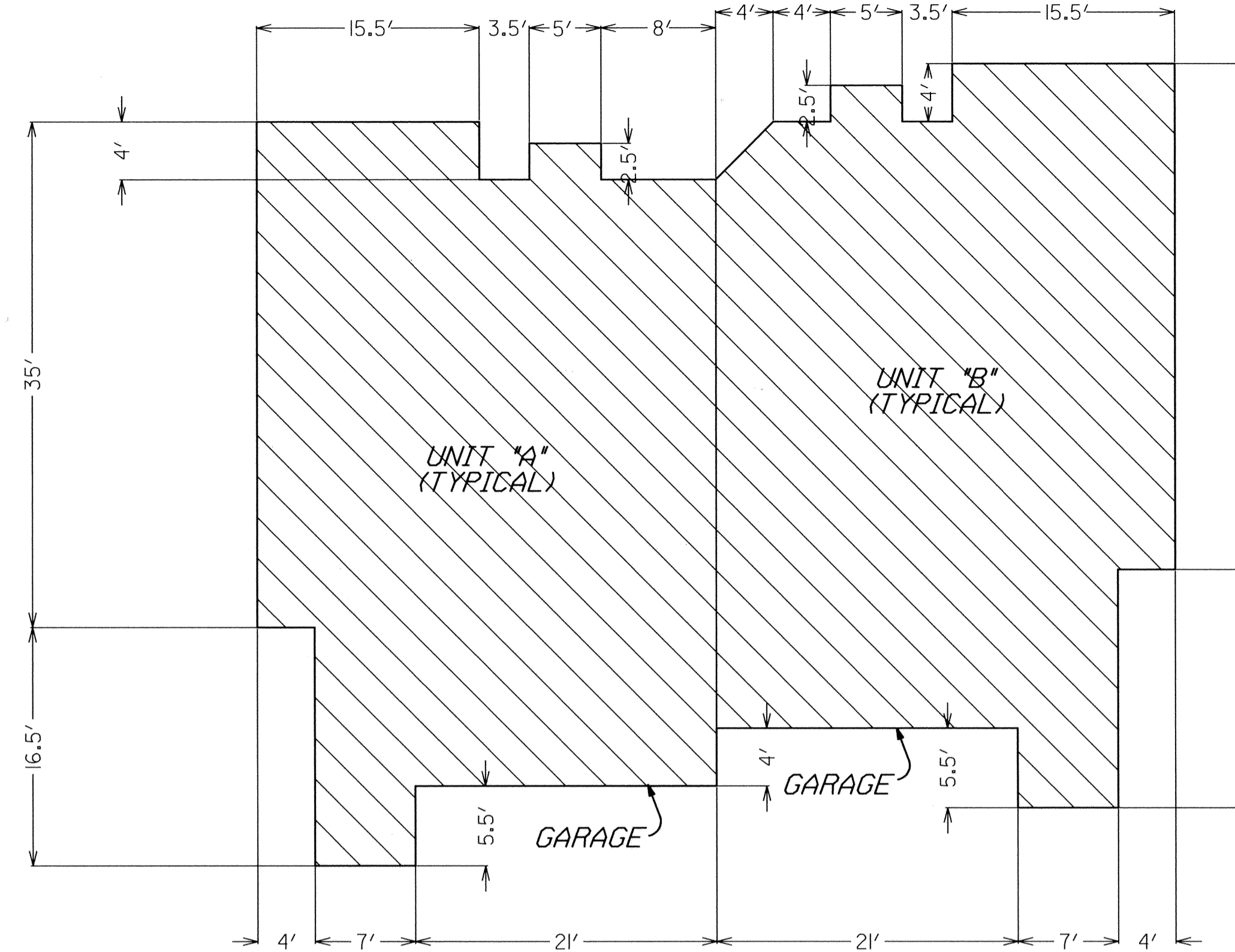
PARTNERSHIP INVESTMENTS OF COLORADO, INC. ENTRY NO. 117715 SECTION 25 BOOK 421 PAGE 607-609

25' WATER LINE EASEMENT & RIGHT-OF-WAY IN FAVOR OF COLORADO, INC. RECORDED DECEMBER 10, 1986 ENTRY NO. 2619681, BOOK 409 PAGE 373  
N.E. CORNER SECTION 25 FOUND: BRASS CAP  
N00°03'43"W 1344.93'

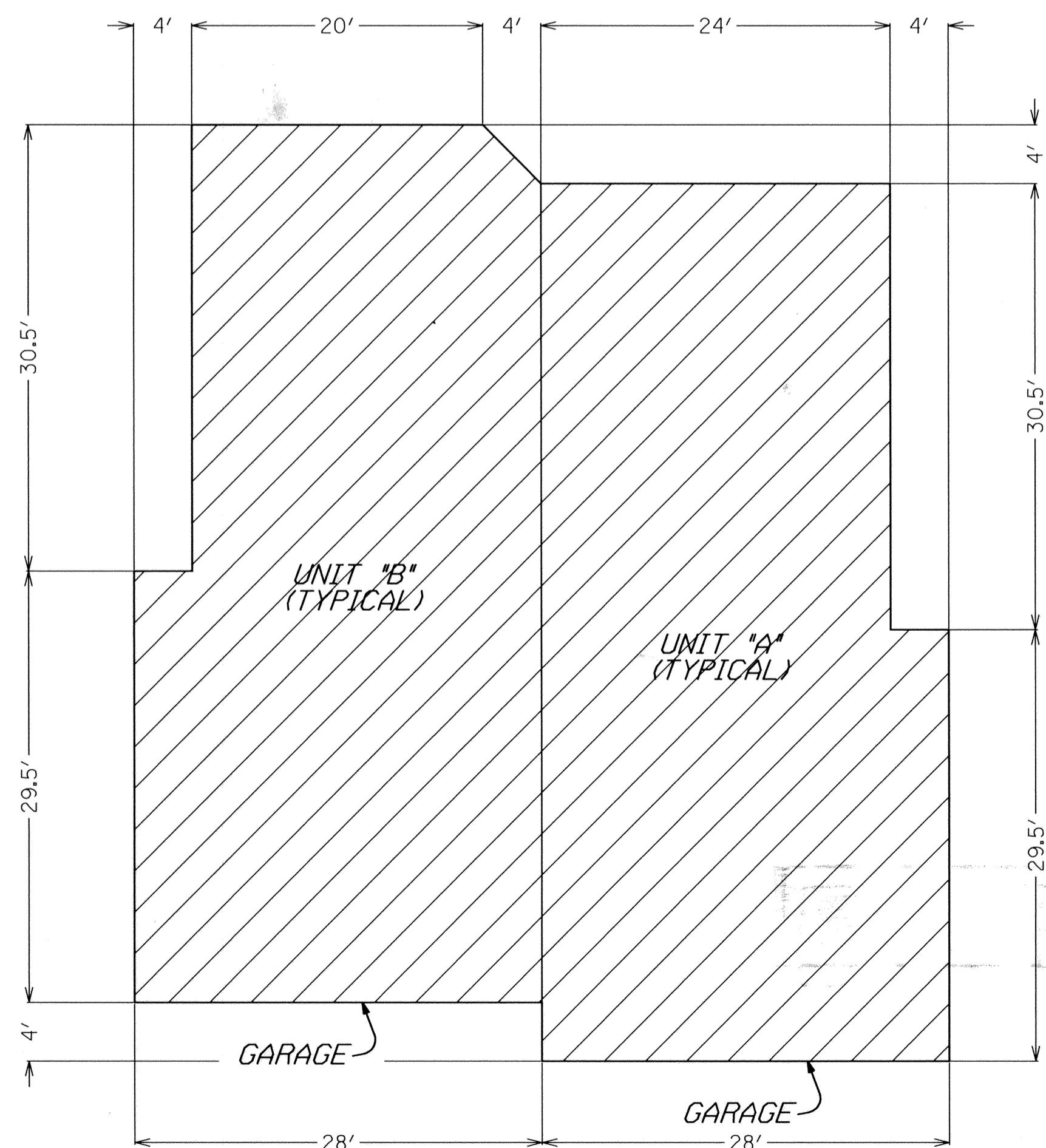
NO. 456153 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF <u>MERRILL TITLE COMPANY</u> DATE <u>06-12-96</u> TIME <u>10:29 AM</u> BOOK _____ PAGE _____ <u>Alan Spriggs</u> COUNTY RECORDER	RECORDED # FILENAME: 12978SITEPRELIM2.DGN PROJECT NO: 12978	<b>THE SEAR-BROWN GROUP</b> FULL SERVICE DESIGN PROFESSIONALS 2740 E. FARLEY'S WAY, SUITE 300 SALT LAKE CITY, UTAH 84109-1616 (801) 486-8787 FAX: (801) 486-8870	SHEET 2 OF 3 THE COVE AT SUN PEAK 20F3
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TYPICAL FOOT PRINT FOR BUILDING TYPE "B"  
 BUILDING NUMBERS: 1B THROUGH 9B SCALE: 1/8" = 1'-0"  
 BUILDING NAME: BIG HORN



TYPICAL FOOT PRINT FOR BUILDING TYPE "A"  
 BUILDING NUMBERS: 1A THROUGH 13A SCALE: 1/8" = 1'-0"  
 BUILDING NAME: WHITE WOLF



TYPICAL FOOT PRINT FOR BUILDING TYPE "C"  
 BUILDING NUMBERS: 1C THROUGH 9C SCALE: 1/8" = 1'-0"  
 BUILDING NAME: ELK POINT

UNIT	ADDRESS	UNIT	ADDRESS
1B	5121 Cove Canyon Drive Unit A	13A	5118 Cove Canyon Drive Unit A
1B	5121 Cove Canyon Drive Unit B	13A	5118 Cove Canyon Drive Unit B
2B	5131 Cove Canyon Drive Unit A	4A	5120 Cove Canyon Drive Unit A
2B	5131 Cove Canyon Drive Unit B	4A	5120 Cove Canyon Drive Unit B
3B	5141 Cove Canyon Drive Unit A	5A	5130 Cove Canyon Drive Unit A
3B	5141 Cove Canyon Drive Unit B	5A	5130 Cove Canyon Drive Unit B
4B	5151 Cove Canyon Drive Unit A	6A	5140 Cove Canyon Drive Unit A
4B	5151 Cove Canyon Drive Unit B	6A	5140 Cove Canyon Drive Unit B
5B	5161 Cove Canyon Drive Unit A	7A	5150 Cove Canyon Drive Unit A
5B	5161 Cove Canyon Drive Unit B	7A	5150 Cove Canyon Drive Unit B
6B	5171 Cove Canyon Drive Unit A	8B	5160 Bear Ridge Road Unit A
6B	5171 Cove Canyon Drive Unit B	8B	5160 Bear Ridge Road Unit B
7C	5181 Cove Canyon Drive Unit A	17B	5190 Bear Ridge Road Unit A
7C	5181 Cove Canyon Drive Unit B	17B	5190 Bear Ridge Road Unit B
8B	5191 Cove Canyon Drive Unit A	18B	5200 Bear Ridge Road Unit A
8B	5191 Cove Canyon Drive Unit B	18B	5200 Bear Ridge Road Unit B
9C	5201 Cove Canyon Drive Unit A	18B	5210 Bear Ridge Road Unit A
9C	5201 Cove Canyon Drive Unit B	18B	5210 Bear Ridge Road Unit B
9C	5211 Cove Canyon Drive Unit A	18A	5195 Bear Ridge Road Unit A
9C	5211 Cove Canyon Drive Unit B	18A	5195 Bear Ridge Road Unit B
9C	5221 Cove Canyon Drive Unit A	18A	5205 Bear Ridge Road Unit A
9C	5221 Cove Canyon Drive Unit B	18A	5205 Bear Ridge Road Unit B
7C	5231 Cove Canyon Drive Unit A	16A	5215 Bear Ridge Road Unit A
7C	5231 Cove Canyon Drive Unit B	16A	5215 Bear Ridge Road Unit B
9C	5241 Cove Canyon Drive Unit A	18A	5225 Bear Ridge Road Unit A
9C	5241 Cove Canyon Drive Unit B	18A	5225 Bear Ridge Road Unit B
9C	5251 Cove Canyon Drive Unit A	18A	5235 Bear Ridge Road Unit A
9C	5251 Cove Canyon Drive Unit B	18A	5235 Bear Ridge Road Unit B
9C	5261 Cove Canyon Drive Unit A	18A	5245 Bear Ridge Road Unit A
9C	5261 Cove Canyon Drive Unit B	18A	5245 Bear Ridge Road Unit B
9C	5271 Cove Canyon Drive Unit A	18A	5255 Bear Ridge Road Unit A
9C	5271 Cove Canyon Drive Unit B	18A	5255 Bear Ridge Road Unit B
9C	5281 Cove Canyon Drive Unit A	18A	5265 Bear Ridge Road Unit A
9C	5281 Cove Canyon Drive Unit B	18A	5265 Bear Ridge Road Unit B
9C	5291 Cove Canyon Drive Unit A	18A	5275 Bear Ridge Road Unit A
9C	5291 Cove Canyon Drive Unit B	18A	5275 Bear Ridge Road Unit B
9C	5301 Cove Canyon Drive Unit A	18A	5285 Bear Ridge Road Unit A
9C	5301 Cove Canyon Drive Unit B	18A	5285 Bear Ridge Road Unit B
9C	5310 Cove Canyon Drive Unit A	18A	5295 Bear Ridge Road Unit A
9C	5310 Cove Canyon Drive Unit B	18A	5295 Bear Ridge Road Unit B

UNITS SCHEDULE				
BUILDING	UNIT	FOOT PRINT SQUARE FEET	UNIT SQUARE FEET	UNIT ADDRESS
1A	A	1413	1535	
1A	B	1405	1535	
2A	A	1413	1535	
2A	B	1405	1535	
3A	A	1413	1535	
3A	B	1405	1535	
4A	A	1413	1535	
4A	B	1405	1535	
5A	A	1413	1535	
5A	B	1405	1535	
6A	A	1413	1535	
6A	B	1405	1535	
7A	A	1413	1535	
7A	B	1405	1535	
8A	A	1413	1535	
8A	B	1405	1535	
9A	A	1413	1535	
9A	B	1405	1535	
10A	A	1413	1535	
10A	B	1405	1535	
11A	A	1413	1535	
11A	B	1405	1535	
12A	A	1413	1535	
12A	B	1405	1535	
13A	A	1413	1535	
13A	B	1405	1535	
1B	A	1650	2048	
1B	B	1650	2048	
2B	A	1650	2048	
2B	B	1650	2048	
3B	A	1650	2048	
3B	B	1650	2048	
4B	A	1650	2048	
4B	B	1650	2048	
5B	A	1650	2048	
5B	B	1650	2048	
6B	A	1650	2048	
6B	B	1650	2048	
7B	A	1650	2048	
7B	B	1650	2048	
8B	A	1650	2048	
8B	B	1650	2048	
9B	A	1650	2048	
9B	B	1650	2048	
1C	A	1558	2012	
1C	B	1558	2012	
2C	A	1558	2012	
2C	B	1558	2012	
3C	A	1558	2012	
3C	B	1558	2012	
4C	A	1558	2012	
4C	B	1558	2012	
5C	A	1558	2012	
5C	B	1558	2012	
6C	A	1558	2012	
6C	B	1558	2012	
7C	A	1558	2012	
7C	B	1558	2012	
8C	A	1558	2012	
8C	B	1558	2012	
9C	A	1558	2012	
9C	B	1558	2012	

**THE COVE AT SUN PEAK**  
 A UTAH SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 25,  
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161  
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THE SEAR-BROWN GROUP  
 FULL SERVICE DESIGN PROFESSIONALS  
 2749 E. PARLEY'S WAY, SUITE 300  
 SALT LAKE CITY, UTAH 84109-1619  
 (801) 486-8787 FAX: (801) 486-8870

SHEET 3 OF 3  
 FILENAME: BLDGPLANDGN  
 PROJECT NO: 12978