

VICINITY MAP

LINE	LENGTH	BEARING
L1	66.33	S14°10'00"E
L2	52.00	S58°13'00"E
L3	41.00	S58°13'00"E
L4	8.92	N57°38'56"W
L5	30.00	N31°47'00"E
L6	21.63	N31°47'00"E
L7	77.17	N62°50'00"W
L8	6.13	S34°54'35"W
L9	5.47	N34°23'21"E
L10	3.94	N26°31'21"E
L11	4.84	N26°28'20"E
L12	15.36	N07°28'32"E
L13	3.64	N07°28'32"E
L14	12.96	N59°27'41"W

THE JEREMY RANCH GOLF AND COUNTRY CLUB INC.

SIMPACK, LLC

JEREMY RANCH CLUBHOUSE CONDOMINIUMS PHASE 1

CURVE	DELTA	RADIUS	LENGTH
C1	4°24'01"	1000.00	76.80
C2	5°11'04"	930.00	84.15
C3	4°20'37"	915.42	69.40
C4	0°18'33"	890.40	4.37
C5	14°03'15"	225.00	55.19
C6	1°50'30"	970.00	31.18
C7	0°31'14"	970.00	8.81
C8	3°41'03"	480.00	30.86
C9	4°16'31"	420.00	31.34
C10	1°28'10"	420.00	10.53
C11	0°51'49"	420.00	6.33
C12	0°39'10"	1030.00	11.74
C13	0°22'23"	1030.00	6.70
C14	1°43'46"	1030.00	31.09
C15	0°50'43"	1030.00	15.19
C16	1°32'03"	1030.00	27.58
C17	1°27'23"	1030.00	26.18
C18	4°24'01"	970.00	74.49

UTILITY EASEMENT APPROVAL

THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 14th DAY OF SEPTEMBER 2006.

PARK CITY FIRE SERVICE DISTRICT

APPROVED THIS 20th DAY OF SEPTEMBER 2006.

WATER DISTRICT

APPROVED THIS 28th DAY OF AUGUST 2006.

SUMMIT COUNTY PUBLIC WORKS

APPROVED THIS 1st DAY OF OCTOBER 2006.

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED THIS 28th DAY OF AUGUST 2006.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET (3 REQUIRED)
- 5/8" IRON PIPE w/CAP MARKED L.S. 147581
- FOUND REBAR w/CAP MARKED AS NOTED
- COMMON AREA
- PRIVATE OWNERSHIP
- RESTRICTED COMMON AREA
- CART PATH EASEMENT

LOT	SQ. FT.	ADDRESS	LOT	SQ. FT.	ADDRESS
57	2451	3108 W. LOWER SADDLEBACK ROAD	74	2126	3251 W. LOWER SADDLEBACK ROAD
58	1833	3118 W. LOWER SADDLEBACK ROAD	75	1920	3242 W. LOWER SADDLEBACK ROAD
59	1833	3126 W. LOWER SADDLEBACK ROAD	76	1920	3235 W. LOWER SADDLEBACK ROAD
60	2451	3136 W. LOWER SADDLEBACK ROAD	77	2105	3223 W. LOWER SADDLEBACK ROAD
61	2451	3148 W. LOWER SADDLEBACK ROAD	78	2126	3209 W. LOWER SADDLEBACK ROAD
62	1833	3160 W. LOWER SADDLEBACK ROAD	79	1920	3199 W. LOWER SADDLEBACK ROAD
63	1833	3168 W. LOWER SADDLEBACK ROAD	80	1920	3191 W. LOWER SADDLEBACK ROAD
64	2451	3180 W. LOWER SADDLEBACK ROAD	81	2126	3181 W. LOWER SADDLEBACK ROAD
65	2372	3198 W. LOWER SADDLEBACK ROAD	82	2067	3167 W. LOWER SADDLEBACK ROAD
66	2375	3212 W. LOWER SADDLEBACK ROAD	83	1918	3157 W. LOWER SADDLEBACK ROAD
67	2467	3228 W. LOWER SADDLEBACK ROAD	84	1920	3147 W. LOWER SADDLEBACK ROAD
68	1814	3238 W. LOWER SADDLEBACK ROAD	85	2126	3137 W. LOWER SADDLEBACK ROAD
69	2451	3248 W. LOWER SADDLEBACK ROAD	86	2124	3115 W. LOWER SADDLEBACK ROAD
70	2451	3286 W. LOWER SADDLEBACK ROAD	87	1920	3105 W. LOWER SADDLEBACK ROAD
71	1833	3290 W. LOWER SADDLEBACK ROAD	88	1915	3097 W. LOWER SADDLEBACK ROAD
72	1833	3294 W. LOWER SADDLEBACK ROAD	89	2030	3087 W. LOWER SADDLEBACK ROAD
73	2449	3298 W. LOWER SADDLEBACK ROAD			

CANYON LINKS AT JEREMY RANCH GOLF AND COUNTRY CLUB PHASE 2 13.95 ACRES

SOUTHWEST CORNER SECTION 2 T.1S., R.3E., S.1B.&M. FOUND REBAR w/CAP JEREMY RANCH PLAT 3 LOCATION

SOUTHEAST CORNER SECTION 2 T.1S., R.3E., S.1B.&M. FOUND REBAR w/CAP JEREMY RANCH PLAT 3 LOCATION

GENERAL NOTES

- A Declaration of Covenants and Restrictions has been recorded in Book 190 at Pages 1418 - 1464 in the offices of the Summit County Recorder.
- It is the responsibility of the Canyon Links Homeowners Association Inc. to access, maintain, repair and replace private sanitary sewer laterals in the Common and Restricted Common Areas.
- All Restricted Common and Common areas are subject to a non-exclusive Public Utility Easement for the purpose of providing access for utility installation, use, maintenance and eventual replacement.
- The Common Area includes all real property and improvements within the Property, other than the Lots and Dwellings, including without limitation, all Restricted Common Area, all landscaped areas, and private roadways and walkways, all of which shall be owned by Canyon Links Owners Association, Inc. (the "Association") for the common use and enjoyment of all Owners.
- Rights of an individual Owner to portions of the Common Area known as Restricted Common Area consist of (1) an exclusive easement to accommodate the projection of eaves and other structural components of a dwelling into the Common Area; (2) an exclusive easement for the use of any balcony, patio, deck or driveway appurtenant to a Dwelling; (3) an exclusive easement for the use and enjoyment of all private walkways, if any, between the residential and garage portions of such Owner's dwelling; and (4) any other Restricted Common Areas shown on the Plat Map. The common area is Master Planned open space and is not to be sold separately. No fencing is allowed to be installed other than patio fencing.
- The common area is Master Planned open space and is not to be sold separately.
- No fencing is allowed to be installed other than patio fencing.
- Alteration of any structure, improvements or landscaping from the Original Project Design, as defined in the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Canyon Links at Jeremy Ranch Golf and Country Club, Phase I, A Planned Unit Development, is prohibited.
- All buildings will have a Modified-13-R fire sprinkler system installed as required for the Park City Fire Service District.
- An all weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all-times during construction. In the event that the all-weather access is not maintained, the Fire District reserves the right to stop work until required roads are placed back in service.
- Water supplies required for fire protection and fire hydrants are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.
- Canyon Links at Jeremy Ranch Golf and Country Club is located in close proximity to the Snyderville Basin Water Reclamation District's waste water treatment plant, as such there is the potential of visual impacts, odors, noise and truck traffic associated with the existing uses.
- All fireplaces and wood burning devices shall comply with minimum EPA standards.
- Canyon Links Drive located in Phase 1 of Canyon Links at Jeremy Ranch Golf and Country Club may be changed to a one-way road in the future, if the need arises because of safety issues.
- A non-exclusive 10.00 foot wide Public Utility Easement is hereby dedicated along all right of ways.
- 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 serving the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including trees and vegetation that may be placed within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the Utilities with facilities in the PUE.
- Prior to issuance of a Building Permit, Summit County water conservancy requirements must be satisfied.
- Flood Zone is "X" on FEMA maps dated March 16, 2006.

A PRIVATE WASTEWATER EJECTOR PUMP MAY BE REQUIRED IN ORDER TO PROVIDE WASTEWATER SERVICE TO THIS LOT

LENDERS CONSENT

U.S. Bank National Association
By: Marc Peterson, Vice President

LENDERS CONSENT
LORAC INVESTMENTS, LLC

By: Greg Weissen, Managing Member

LEGAL DESCRIPTION

Beginning a point which is North 222.71 feet and East 398.27 feet and North 751°00' West 600.02 feet and North 85°54'37" West 150.00 feet from the Southeast Corner of Section 2, Township 1 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being South 89°47'18" West 5291.08 feet between said Southeast Corner and the Southwest Corner of said Section 2), said point being the Southwesterly Corner of the Canyon Links at Jeremy Ranch Golf and Country Club - Phase 1 Subdivision, recorded as Entry No. 578777 on file at the Summit County, Utah, Recorder's Office; and running thence North 85°54'37" West 649.01 feet; thence North 14°45'34" West 504.86 feet; thence North 59°27'41" West 55.03 feet; thence North 20°36'34" West 41.62 feet; thence North 28°51'41" East 109.33 feet to a point on the Westerly Line of The Jeremy Ranch Clubhouse Condominiums Phase 1, recorded as Entry No. 235259 on file at the Summit County, Utah, Recorder's Office; thence along the Boundary of said Condominiums the following eight (8) courses: 1) thence South 14°10'00" East 66.33 feet; 2) thence South 58°13'00" East 52.00 feet; 3) thence North 31°47'00" East 18.00 feet; 4) thence South 58°13'00" East 41.00 feet; 5) thence North 31°47'00" East 149.83 feet; 6) thence North 58°13'00" West 112.00 feet to a point of curvature of a 915.52-foot radius curve to the left, the center of which bears South 31°47'00" West; 7) thence Northwesterly along the arc of said curve 73.77 feet through a central angle of 04°37'00"; 8) thence North 62°50'00" West 96.98 feet; thence North 07°28'32" East 135.48 feet; thence North 17°25'00" West 270.00 feet to the Southerly Line of The Jeremy Ranch Plat No. 3 Subdivision, recorded as Entry No. 228081 on file at the Summit County, Utah, Recorder's Office; thence along said Southerly Line the following five (5) courses: 1) thence South 73°11'14" East 52.34 feet; 2) thence South 59°33'48" East 92.34 feet; 3) thence South 48°04'35" East 99.58 feet; 4) thence South 46°55'00" East 935.26 feet; 5) thence South 68°51'00" East 208.41 feet to the Westerly Line of said Canyon Links at Jeremy Ranch - Phase 1 Subdivision; thence along said Westerly Line the following seven (7) courses: 1) thence South 55°10'53" West 145.24 feet; 2) thence North 64°06'56" West 89.11 feet; 3) thence South 35°34'01" West 64.07 feet; 4) thence South 61°50'23" West 60.00 feet; 5) thence South 16°19'17" West 159.95 feet; 6) thence South 63°02'32" East 200.70 feet; 7) thence South 04°05'23" West 81.40 feet to the POINT OF BEGINNING.

Containing 607,738 square feet or 13.95 acres more or less.

SURVEYOR'S CERTIFICATE

I, Eric D. Robins, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5152671 as prescribed under the laws of the State of Utah. I further certify, on behalf of the Jack Johnson Company, that a survey has been made of the land shown on this plat and described hereon, and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Eric D. Robins
5/2/06
Date
PROFESSIONAL LAND SURVEYOR
ERIC D. ROBINS
No. 5152671
STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: that the Canyon Links at Jeremy Ranch, LLC a Utah Limited Liability Company, the owners of the hereon described tract of land, hereby causes the same to be divided into lots and public streets, as set forth in this plat, hereafter to be known as Canyon Links at Jeremy Ranch Golf and Country Club Phase 2, A Planned Unit Development, subject to the Declaration of Covenants, Conditions, Restrictions and reservation of easements for Canyon Links at Jeremy Ranch Golf and Country Club, A Planned Unit Development, recorded in the office of the Summit County, Utah, Recorder's Office, in Book _____, Page _____.

The Owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District and Park City Fire Protection District, a non-exclusive easement over streets, driveways, restricted common areas, common areas and utility easements shown on this Plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement and to provide emergency services to said Canyon Links at Jeremy Ranch Golf and Country Club Phase 2, A Planned Unit Development. The Owner, or his representative, hereby irrevocably offers for dedication to Summit County all the streets, and land for local government uses, easements, parks and required utilities and easements shown on this Plat and construction plans in accordance with an irrevocable offer of dedication.

Executed this 2nd day of May, 2006.

Canyon Links at Jeremy Ranch
By: Craig M. Embley
Canyon Links at Jeremy Ranch, LLC General Manager - Craig Embley

ACKNOWLEDGMENT

State of Utah }
County of Summit } ss

On this 2nd day of May, 2006, personally appeared before me Craig Embley, who, being by me duly sworn, did acknowledge to me that he is the General Manager of Canyon Links at Jeremy Ranch, LLC and the within and foregoing Owner's Declaration and Consent to Record was signed on behalf of said Canyon Links at Jeremy Ranch, LLC and Craig Embley duly acknowledged that said Corporation executed the same.

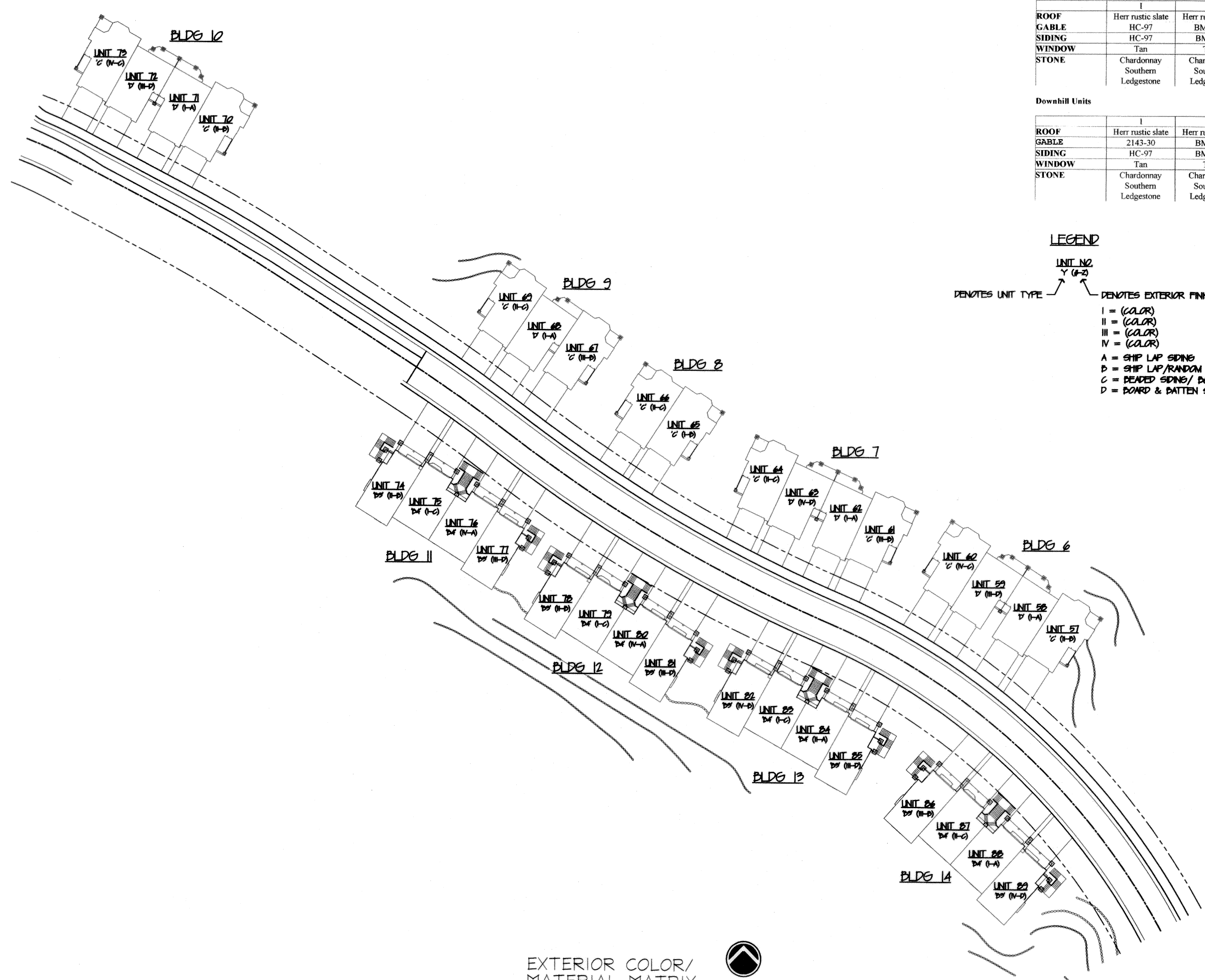
Notary Public
Residing at: SALT LAKE COUNTY My commission expires: APRIL 15, 2008

CANYON LINKS AT JEREMY RANCH GOLF AND COUNTRY CLUB - PHASE 2 A PLANNED UNIT DEVELOPMENT

LOCATED IN SECTION 2 TOWNSHIP 1 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH

SHEET 1 OF 1 JANUARY 2006

COUNTY ASSESSOR	COUNTY PLANNING COMMISSION	WATER RECLAMATION DISTRICT	COUNTY ENGINEER	COUNTY COMMISSION	APPROVAL AS TO FORM	RECORDED	
REVIEWED AND ACCEPTED BY: THE OFFICE OF THE SUMMIT COUNTY ASSESSOR. THIS 8th DAY OF November, 2006. Barbara J. Kruess SUMMIT COUNTY ASSESSOR	APPROVED AND ACCEPTED BY: THE SNYDERVILLE BASIN PLANNING COMMISSION. THIS 14th DAY OF October, 2006. Bruce Taylor PLANNING COMMISSION CHAIRMAN	REVIEWED FOR CONFORMANCE TO: THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS. THIS 20th DAY OF August, 2006. B. D. B. S.B.W.B.D.	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE. 10/16/06 DATE SUMMIT COUNTY ENGINEER	PRESENTED TO: THE BOARD OF SUMMIT COUNTY COMMISSIONERS. THIS 11th DAY OF October, 2006. AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED. SUMMIT COUNTY CHAIRMAN SUMMIT COUNTY CLERK	APPROVED AS TO FORM ON: THIS 8th DAY OF November, 2006. SUMMIT COUNTY ATTORNEY	ENTRY NO. 796275 BOOK _____ PAGE'S _____ STATE OF UTAH, COUNTY OF SUMMIT DATE 11-9-2006, TIME 11:58 AM RECORDED AND FILED AT THE REQUEST OF: Canyon Links at Jeremy Ranch Summit County Recorder	JACK JOHNSON COMPANY Designing World Destinations In-Person - 1777 Sun Peak Drive - Park City - Utah 84098 Telephone - 435.645.9000 - Facsimile - 435.649.1620 www.jackjohnson.com



CANYON LINKS COLOR MATRIX

Uphill Units

	I	II	III	IV
ROOF	Herr rustic slate	Herr rustic slate	Herr rustic slate	Herr rustic slate
GABLE	HC-97	BM-1095	BM-243	BM-1094
SIDING	HC-97	BM-235	HC-98	BM-1095
WINDOW	Tan	Tan	Tan	Tan
STONE	Chardonnay Southern Ledgestone	Chardonnay Southern Ledgestone	Chardonnay Southern Ledgestone	Chardonnay Southern Ledgestone

Downhill Units

	I	II	III	IV
ROOF	Herr rustic slate	Herr rustic slate	Herr rustic slate	Herr rustic slate
GABLE	2143-30	BM-235	BM-243	BM-1094
SIDING	HC-97	BM-235	HC-98	BM-1095
WINDOW	Tan	Tan	Tan	Tan
STONE	Chardonnay Southern Ledgestone	Chardonnay Southern Ledgestone	Chardonnay Southern Ledgestone	Chardonnay Southern Ledgestone

LEGEND

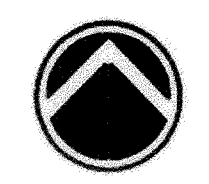
UNIT NO.
Y (I-A)
DENOTES UNIT TYPE

DENOTES EXTERIOR FINISH COLOR & MATERIAL:

I = (COLOR)
II = (COLOR)
III = (COLOR)
IV = (COLOR)

A = SHIP LAP SIDING
B = SHIP LAP/RANDOM SHINGLE COMBINATION
C = BEADED SIDING/ BOARD & BATTEN SHINGLE COMBO
D = BOARD & BATTEN SIDING

EXTERIOR COLOR/
MATERIAL MATRIX
SITE PLAN -PHASE II

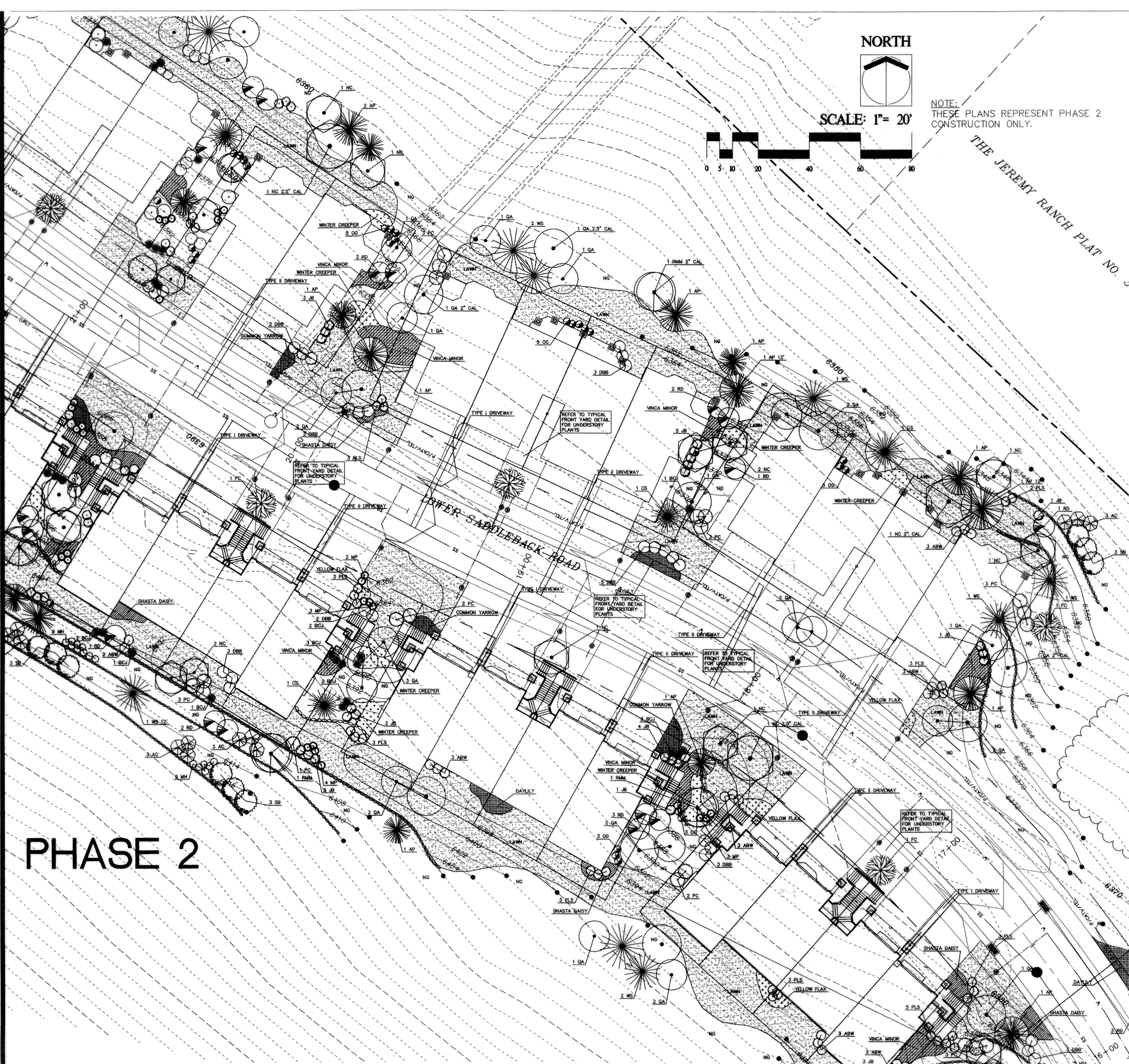


CANYON LINKS CONDOS
DRAWING 11

Craig Kitterman & Associates Architects
1070 F. Murray-Holladay Road, Holladay, Utah 84117 OFFICE: 801.966.7627 FAX: 801.966.7628

07/21/2006

00796275
ALAN SPRIGGS, SUMMIT CO. RECORDER
2006 NOV 09 11:58 AM FEE \$185.00 BY GGB
REQUEST: CANYON LINKS @ JEREMY RANCH



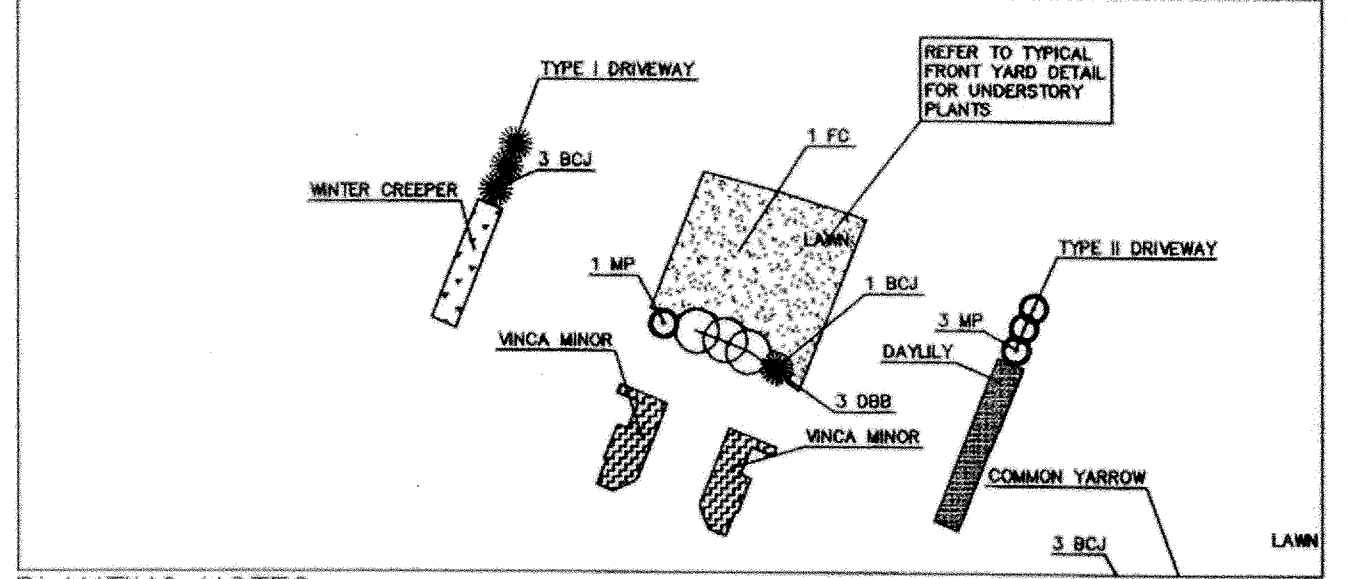
SCALE: 1" = 20'

NOTE: THESE PLANS REPRESENT PHASE 2 CONSTRUCTION ONLY.

TREES				
Letter Symbol	Quantity	Scientific Name	Common Name	Size
QA	23	Populus tremuloides	Quaking Aspen	1.5" cal
QA	2	Populus tremuloides	Quaking Aspen	2" cal
QA	1	Populus tremuloides	Quaking Aspen	2.5" cal
CS	3	Picea pungens	Colorado Spruce	8"
WS	7	Picea glauca	White Spruce	8"
WS	1	Picea glauca	White Spruce	12"
AP	10	Pinus nigra	Austrian Pine	8"
AP	2	Pinus nigra	Austrian Pine	12"
NC	10	Populus angustifolia	Narrowleaf Cottonwood	1.5" cal
NC	1	Populus angustifolia	Narrowleaf Cottonwood	2" cal
NC	2	Populus angustifolia	Narrowleaf Cottonwood	2.5" cal
FC	3	Malus ssp.	Flowering Crabapple	1.5" cal
RM	2	Acer glabrum	Rocky Mountain Maple	1" cal
RM	1	Acer glabrum	Rocky Mountain Maple	2" cal

SHRUBS				
Letter Symbol	Quantity	Scientific Name	Common Name	Size
ABW	14	Salix purpurea nana	Artic Blue Willow	5 gal.
BCJ	15	Juniperus horizontalis	Blue Chip Juniper	5 gal.
DBB	22	Eunomia dactylocephala	Dwarf Burning Bush	5 gal.
JB	23	Berberis thunbergii	Japanese Barberry	5 gal.
MP	12	Pinus mugo pumilio	Dwarf Mugo Pine	5 gal.
OG	19	Mahonia repens	Oregon Grape	3 gal.
PC	17	Colostea acutifolia	Peking Cotoneaster	3 gal.
PLS	16	Prunus cistena	Purple Leaf Sand Cherry	5 gal.
RD	10	Cornus stolonifera	Redosier Dogwood	5 gal.

TYPICAL LANDSCAPES



PLANTING NOTES

- The contractor shall locate and verify the existence of all utilities prior to starting work.
- The contractor shall supply all plant materials in quantities sufficient to complete the plantings shown on all drawings.
- All plant materials shall conform to the guidelines established by the current American Standard for Nursery Stock published by the American Association of Nurserymen or equivalent.
- No plant shall be put into the ground before rough grading has been completed and approved by the landscape architect or equal.
- All plants shall bear the same relationship to finished grade as the plant's original grade, be from the container, B&B, or if transplanted.
- All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
- With container grown stock, the container shall be removed and the container ball shall be cut through the surface in two vertical locations.
- The day prior to planting, the location of all trees and shrubs shall be staked for approval by the landscape architect or equal.
- All plants shall be sprayed with an antidesiccant within 24 hours after planting. All plants shall be sprayed with an anti-desiccant at the beginning of their first winter.
- All plants shall be installed as per planting details and notes.
- All plants and stakes shall be set plumb unless otherwise specified.
- The contractor shall provide loam fill as per the planting details and/or contract specifications.
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as needed and suggested by local conditions during the first growing season.
- The contractor shall refer to the contract specifications for any additional requirements.
- All sod shall be obtained from areas having growing conditions similar to areas to be covered. Areas to be sodded shall be raked of stones and debris. Debris and stones over 1" in diameter shall be removed from the site. All damaged sod will be rejected. All sod must be placed with staggered joints, tightly butted, with no inequalities in grade. Place all sod in rows at right angles to slopes (where applicable).
- Maintenance shall begin after each plant has been installed and shall continue until final acceptance by the landscape architect or owner representative. Maintenance includes watering, pruning, weeding, mulching, replacement of sick or dead plant material, and any other care necessary for the proper growth of the plant material.
- The contractor shall review Architectural/Engineering plans to become familiar with grading and surface utilities.
- The contractor shall insure that his work does not interrupt established or projected drainage patterns.
- The contractor shall coordinate with lighting and irrigation contractors regarding timing of installation of plant material.
- Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence on the part of the contractor in the execution of the work.
- All proposed plant materials shall be installed either entirely in or entirely out of planting beds.
- Planting bed lines are not to be obstructed.
- The contractor shall be wholly responsible for stability and plumb conditions of all trees and shrubs, and shall be legally liable for any damage caused by instability of any plant materials. Staking of trees or shrubs, if desired or requested by the landscape architect, shall be done utilizing a method agreed upon by the landscape architect, as indicated on the documents.
- Upon completion of all landscaping, an inspection for acceptance of the work shall be held. The contractor shall notify the landscape architect or owner for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
- All trees, shrubs, and groundcovers shall be guaranteed for 12 months from the date of acceptance. Replacement plants used shall be guaranteed for an additional 90 days.
- Earth berms shall be constructed in the location and configuration indicated on the plans. Fill material shall be natural, fertile, friable soil, possessing characteristics of representative soils at the site and shall be obtained from naturally well-drained areas. Soil shall be free of excessive extraneous materials (sticks, stones, etc.). Earth berms shall be compacted to such a degree that they supply a stable planting site capable of supporting trees, shrubs and lawn. All rough and finish grading of earth berms shall be the responsibility of the contractor. In the vicinity of each earth berm, the contractor shall regrade as necessary to blend each berm into existing grade. Final grade of earth berms shall be approved by the landscape architect or owner representative prior to sodding or planting operations. Finish grade before planting shall be +/- 3" below finish surface of adjacent paving or top of adjacent curbs.
- In the event of variation between quantities shown on the plant schedule and the plans, the plant shall control. Improper plant count made by the contractor shall be no cause for additional cost to the owner. Sod quantity take-offs are the responsibility of the contractor. All discrepancies shall be reported to the landscape architect for clarification prior to bidding.
- All construction cost shall include all irrigation hardware required to provide sufficient irrigated coverage for all landscaped areas.
- All disturbed areas shall be revegetated as indicated in these plans:
Lawn Seed Mix: (SYMBOL ON PLAN = "LAWN")
Gross Type % Pure
Wind Dance Perennial Ryegrass 20%
Duster Turf Type Tall Fescue 25%
Tinefoot 1" Turf Type Tall Fescue 30%
Virtue Turf Type Tall Fescue 25%
Sow Lawn Seed Mix at 350 lbs Pure Live Seed/Acre
Native Grass Seed Mix: (SYMBOL ON PLAN = "NG")
Gross Type % Pure
Hard Fescue 20%
Pubescent Wheatgrass 15%
Western Wheatgrass 15%
Orchardgrass 15%
Smooth Bromegrass 15%
Stream Bank Wheatgrass 20%
Sow Native Grass Seed Mix at 50 lbs Pure Live Seed/Acre
29. Quantities do not reflect plants required for typical front yards or driveways. The Contractor is responsible for calculating these quantities for bidding purposes.

PHASE 2

NOTE: 11X17 PRINTS ARE 2X THE PRINTED SCALE

NOTICE TO CONTRACTORS

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CONTACT "BLUE STAKES" UTILITY LOCATION CENTER AT 1-800-662-4111, AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

JACK JOHNSON COMPANY

Designing World Destinations

In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1920
www.jackjohnson.com

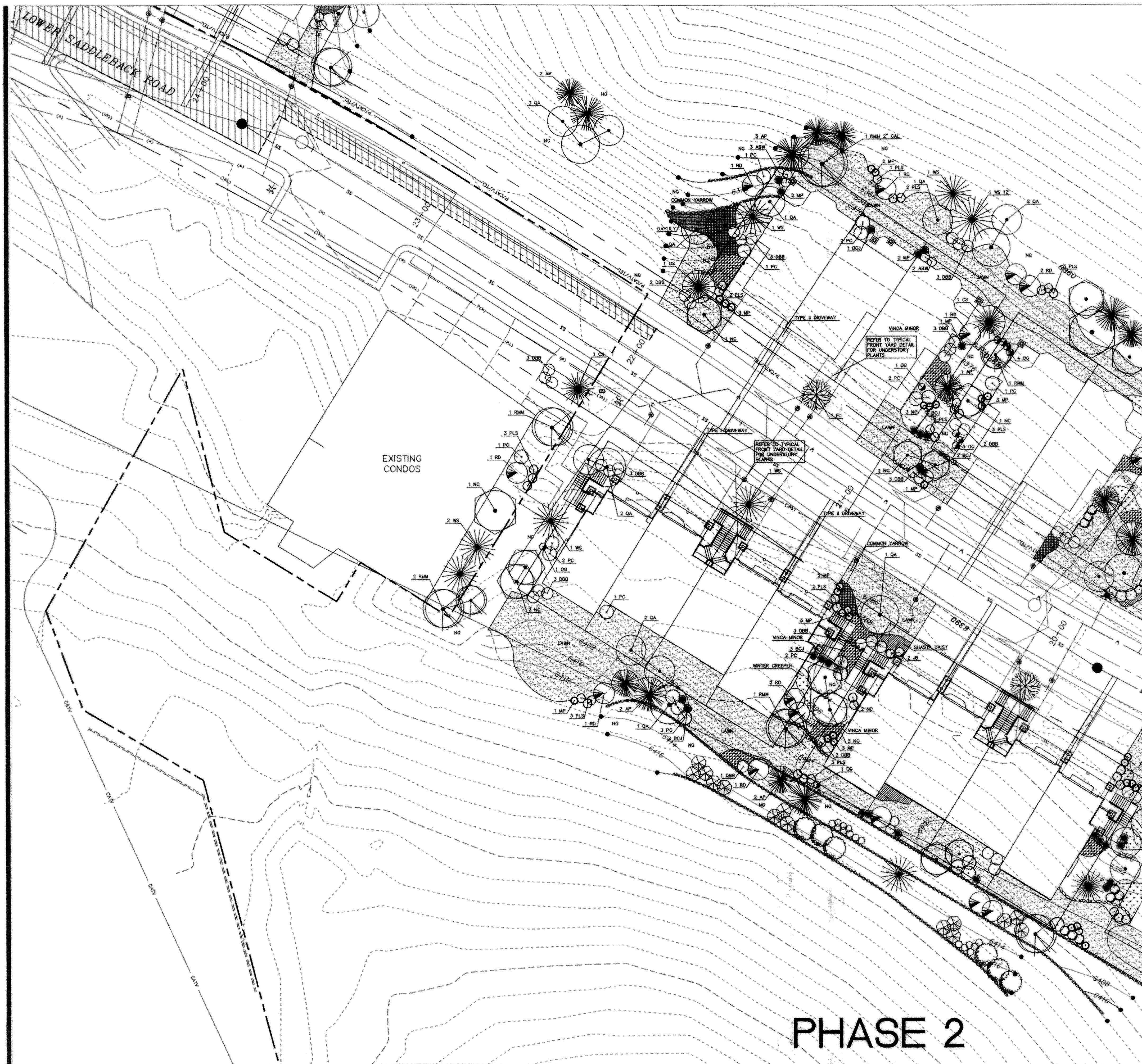
DATE:	MAY 31, 2006
DESIGNED BY:	KJM
DRAWN BY:	BRC
REVIEWED BY:	
PROJECT:	0701.0108.00
ISSUE:	FINAL CONSTRUCTION

REVISIONS

CANYON LINKS, LLC
CANYON LINKS
PHASE 2

LANDSCAPE PLAN

L1



TREES				
Letter Symbol	Quantity	Scientific Name	Common Name	Size
QA	15	Populus tremuloides	Quaking Aspen	1.5" cal
CS	3	Picea pungens	Colorado Spruce	8'
WS	6	Picea glauca	White Spruce	8'
WS	1	Picea glauca	White Spruce	12'
AP	10	Pinus nigra	Austrian Pine	6'
NC	11	Populus angustifolia	Narrowleaf Cottonwood	1.5" cal
TC	1	Morus sp.	Flowering Crabapple	1.5" cal
RMM	5	Acer glabrum	Rocky Mountain Maple	1" cal
RMM	1	Acer glabrum	Rocky Mountain Maple	2" cal

SHRUBS				
Letter Symbol	Quantity	Scientific Name	Common Name	Size
ABW	5	Salix purpurea nana	Arctic Blue Willow	5 gal.
BCJ	10	Juniperus horizontalis	Blue Chip Juniper	5 gal.
DBB	31	Euonymus alata 'compacta'	Dwarf Burning Bush	5 gal.
JB	2	Berberis thunbergii	Japanese Barberry	5 gal.
MP	26	Pinus mugo pumilio	Dwarf Mugo Pine	5 gal.
OG	10	Mahonia repens	Oregon Grape	3 gal.
PC	16	Cotoneaster obovatus	Peking Cotoneaster	3 gal.
PLS	24	Prunus cistena	Purple Leaf Sand Cherry	5 gal.
RD	10	Cornus stolonifera	Redosier Dogwood	5 gal.

NOTE: 11X17 PRINTS ARE
2X THE PRINTED SCALE

NOTICE TO CONTRACTORS

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CONTACT "BLUE STAKES" UTILITY LOCATION CENTER AT 1-800-662-4111, AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

JACK JOHNSON COMPANY

Designing World Destinations

In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1600
www.jackjohnson.com

DATE: MAY 31, 2006
DESIGNED BY: KJM
DRAWN BY: BRC
REVIEWED BY:
PROJECT: 0701.0103.00
ISSUE: FINAL CONSTRUCTION

REVISIONS

**CANYON LINKS, LLC
CANYON LINKS
PHASE 2**

LANDSCAPE PLAN

L2

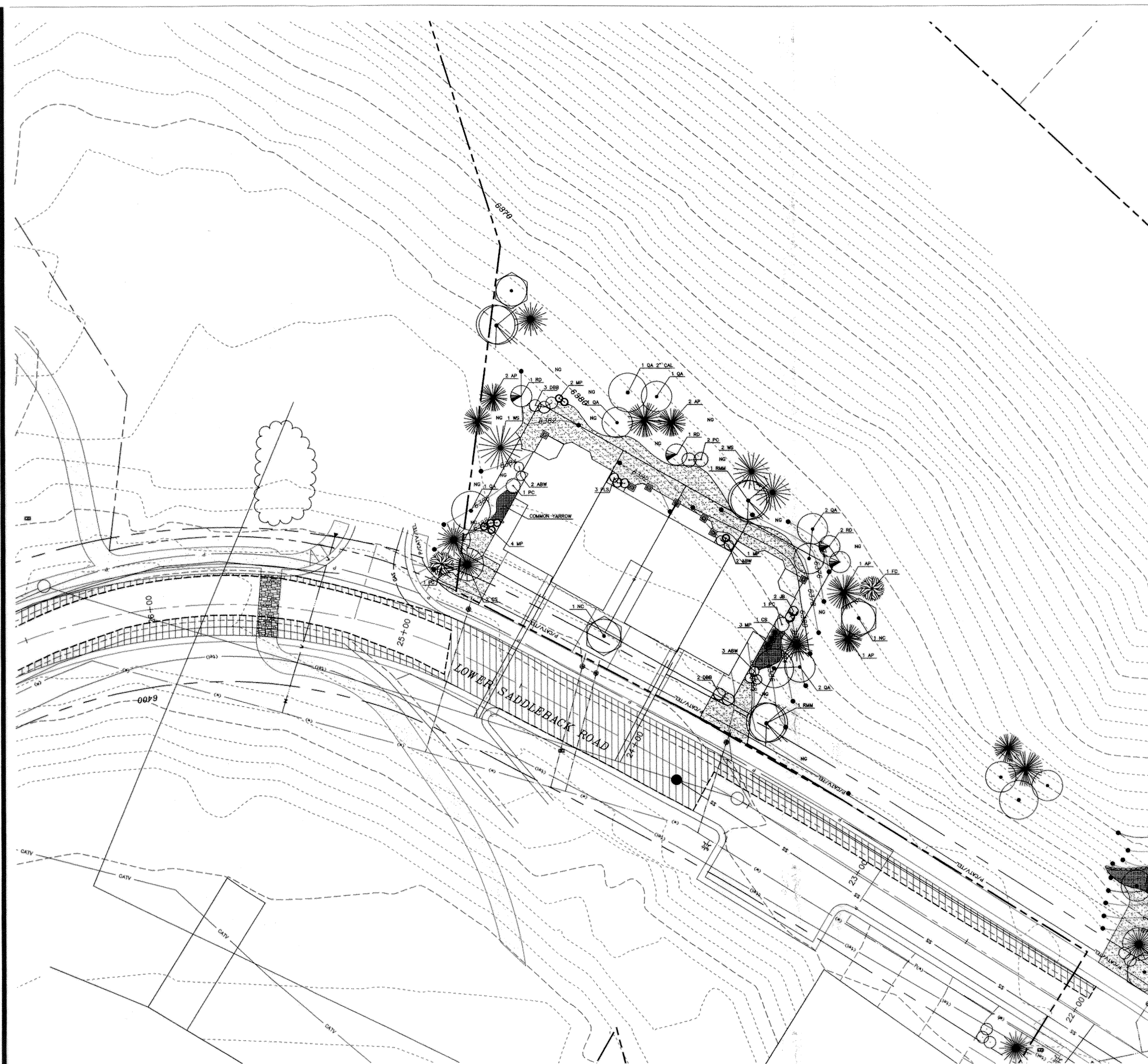
NOTE:
THESE PLANS REPRESENT PHASE 2
CONSTRUCTION ONLY.

NORTH

SCALE: 1" = 20'

0 5 10 20 40 60 80

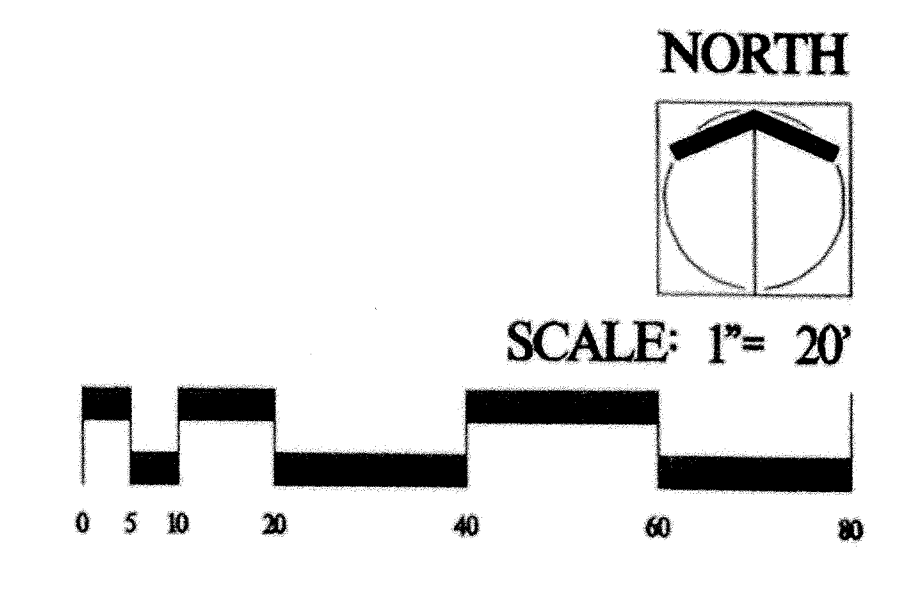
00796275
ALAN SPRIGGS, SUMMIT CO RECORDER
2006 NOV 09 11:58 AM FEE \$183.00 BY GGB
REQUEST: CANYON LINKS @ JEREMY RANCH



TREES				
Letter Symbol	Quantity	Scientific Name	Common Name	Size
QA	7	Populus tremuloides	Quaking Aspen	1.5" cal
QA	1	Populus tremuloides	Quaking Aspen	2" cal
CS	3	Picea pungens	Colorado Spruce	8"
WS	3	Picea glauca	White Spruce	8"
AP	6	Pinus nigra	Austrian Pine	8"
NC	2	Populus angustifolia	Narrowleaf Cottonwood	1.5" cal
FC	2	Malus spp.	Flowering Crabapple	1.5" cal
RMM	2	Acer glabrum	Rocky Mountain Maple	1" cal

SHRUBS				
Letter Symbol	Quantity	Scientific Name	Common Name	Size
ABW	7	Salix purpurea nana	Arctic Blue Willow	5 gal.
DBB	5	Euonymus alata 'compacta'	Dwarf Burning Bush	5 gal.
JB	2	Berberis thunbergii	Japanese Barberry	5 gal.
MP	10	Pinus mugo 'pumilio'	Dwarf Mugo Pine	5 gal.
PC	4	Cotoneaster acutifolia	Peking Cotoneaster	3 gal.
PLS	3	Prunus pissana	Purple Leaf Sand Cherry	5 gal.
RD	4	Cornus stolonifera	Redosier Dogwood	5 gal.

NOTE:
THESE PLANS REPRESENT PHASE 2
CONSTRUCTION ONLY.



00796275
ALAN SPRIGGS, SURMIT CO. RECORDER
2004 NOV 09 11:58 AM FEE: \$183.00 BY GGB
REQUEST: CANYON LINKS & JEREMY RANCH

NOTE: 11X17 PRINTS ARE
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JACK JOHNSON COMPANY
Designing World Destinations
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Telephone - 435.645.9000 - Facsimile - 435.648.1820
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DATE: MAY 31, 2006
DESIGNED BY: KJM
DRAWN BY: BRC
REVIEWED BY:
PROJECT: 0701.0103.00
ISSUE: FINAL CONSTRUCTION

REVISIONS

CANYON LINKS, LLC
CANYON LINKS
PHASE 2

LANDSCAPE PLAN | **L3**

path: R:\3781 Canyon Links Landscape\Phase 2\04_Landscape.dwg
2004 NOV 09 11:58 AM FEE: \$183.00 BY GGB
REQUEST: CANYON LINKS & JEREMY RANCH