GENERAL NOTES: THE PRESERVE PHASE 3 SUBDIVISION The easement dedicated by the Owner for a public trail to the Snyderville Basin Special Recreation 1. The easement dedicated by the Owner for a public trail to the Snyderville Basin Special Recreation District (SBSRD) is granted pursuant to the SBSRD Trails Master Plan, and the Trails Agreement between SBSRD and The Preserve, L.L.C. dated August 16, 2006, for the purpose of providing public trail segments in compliance with the Community—wide Trail System Master Plan and Development Standards. The Trails Agreement shall supersede provisions for trails set forth in the Redhawk Wildlife Preserve Consent Agreement with Summit County, dated May 1st, 1997, and amended from time to time. The public trails dedicated to the SBSRD are intended for the use of the public in perpetuity. The use restrictions imposed by the provisions of any deed restriction shall not apply to prohibit the construction and maintenance of the public trail. Construction of the trail will be guaranteed in conformance with the terms and provisions set forth in the Trails Agreement. Trail surfaces will be maintained by the SBSRD. All holders of public or provate utility easements, if any, and all Parcel owners whose Parcels are subject to the public trails easement shall repair any damage to the public trails caused by their construction, development and maintenance activities and shall restore the public trail improvements to substantially the same condition as existed immediately prior to any construction, development and maintenance SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST AND SECTION 6, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH the same condition as existed immediately prior to any construction, development and maintenance activities thereon. SBSRD shall insure against liability arising from the public use of the easement and indemnify The Preserve and The Preserve, LLC against all claims of the public using the trail. Such indemnification is expressly conditioned upon prompt notice to the SBSRD of every claim which the Preserve and The Preserve, LLC may seek indemnification. 2. Combustible Roofing Material: Roofing materials must be non-combustible and approved by the Park City Fire Service District ("PCFSD") no wood shake roofing material will be permitted. MILTON O. BITNER CO. S8919'00"E 3716.20" 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 NORTHMEST CORNER SECTION 31, TOWNSHIP I NORTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN NORTH QUARTER CORNER SECTION 31, TOWNSHIP I NORTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN (FOUND SANDSTONE) NORTHBAST CORNER SECTION 31, TOWNSHIP I NORTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN OPEN SPACE 2 7.21 ACRES in Summit County Water Supplies for Fire Protection: Each Structure must have a fire hydrant within 150 feet of any structure in accordance with the PCFSD. Water supplies required for fire protection are to be installed 67.79 ACRES IN Morgan County 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 into service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by OPEN SPACE 2 75.00 ACRES S77'53'39"V parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. 5. Automatic Fire Sprinkler Systems: All dwellings, guest houses and out buildings over 750 square feet must be constructed with a Fire Sprinkler System installed as required and approved by the PCFSD. In some instances, building exteriors will be Fire Sprinkled depending on the fire hazard rating, types of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used. 6. Each Lot has a Building Activity Envelope location designated by the Developer of The Preserve Phase 3 Subdivision ("Declarant"). Excluding Driveways, all improvements must remain in this envelope. The Development Activity Envelope is limited to 30,000 square feet. Refer to the CC&R's and Design Guidelines for Building Activity Envelope locations, restrictions, and allowances. Other than authorized HOA or Declarant personnel, no motorized vehicles may be operated outside of the Building Activity Envelope or driveway corridor. \$78'39'51"W STAGECOACH ESTATES PLAT "D 118 (N85'37'07"W 258.18' 51 9356 N RED HAWK TRAIL 7. All lots are subject to the requirements and guidelines set forth in The Preserve Phase 3 CC&R's, Design Guidelines and the Lot Matrix as shown on this plat. Using the method prescribed by Summit County, building height is measured from any ridge or high point of the roof to the existing grade immediately below that point or the finished grade, whichever is lower. Existing grade means the ground surface elevation prior to the start of construction. In no event shall the building heights above finished or existing grade, whichever is lower, exceed the maximum of 32 feet allowed by current Summit County standards. **APPROXIMATE** LOCATION 54 1509 PRESERVE DRIVE 20.0' PUBLIC TRAIL EASEMENT 55 9693 N RED HAWK TRAIL 56 9414 RAVEN WAY 57 9455 N RED HAWK TRAIL 8. All lots within the Preserve shall have a 10 foot non-exclusive Public Utilities Easement, (PUE), along all lot lines. 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 58 9196 QUAIL RIDGE LANE 59 9262 RAVEN WAY 60 9377 RAVEN WAY MEST QUARTER CORNER SECTION 31, TOWNSHIP 1 NORTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN (FOUND SANDSTONE MON.) 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 that interferes with the use of the PUE without the prior written approval of the Utilities with facilities in the PUE. 62 1975 BLUE GROUSE LANE 75 9447 EAGLE CREST LANE 63 2063 BLUE GROUSE LANE 9. The Preserve is served by or included within the boundaries of Mountain Regional Water Special Service District (MRWSSD), Park City Fire Service District, Snyderville Basin Special Recreation District, and Snyderville Basin Water Reclamation District (SBWRD). All lots are subject to assessments and fees of OPEN SPACE 10. The Preserve is governed by the terms of the Consent Agreement, dated May 1st, 1997, and as amended from time to time, between Summit County and The Preserve developer. In addition to the CC&R's and Design Guidelines, The Consent Agreement governs uses and imposes regulations applicable within The Preserve. O' WILD LAND 408.07 ACRES in Summit County 1.81 ACRES IN Morgan County 12. Certain trail segments within The Preserve are for the private use and enjoyment of The Preserve owners only and shall be constructed by the Developer and maintained by the HOA. Any damage of these trails by the lot owner caused by their construction, development, and maintenance shall be repaired to substantially the same condition as existed immediately prior to any construction, development, and maintenance activities thereon. The Declarant retains the right to install additional public or private trails with a the boundaries of The Preserve. Other than authorized Recreation District, HOA or Declarant personner, no motorized vehicles are allowed on the private or public trails. 13. Each lot in The Preserve will be served by individual septic systems. Lot owners must abide by all jurisdictional requirements for the approval and installation of these systems. Each lot owner shall install at his/her/its cost the individual septic system for its lot, including without limitation, the septic drain field and other related appurtenances within the Development Activity Envelope. If topographic or geotechnical reasons do not allow the septic system to be installed within the approved Development Activity Envelope, lot owner may request a specific exception for the septic system to be located outside the Development Activity Envelope. Such request shall be submitted to the HOA and the Design Review 4. Purchasers of this property are hereby notified that at the request of the developer of the property, Summit County allowed emplacement of individual sanitary sewer disposal systems (septic tanks) on the property. The developer did not request that this property be connected to a Snyderville Basin Water property. The developer did not request that this property be connected to a Snyderville Basin Water Reclamation District, (SBWRD), sewer line. The purchaser of the property is hereby put on notice that septic systems can fail. All costs associated with the correction of a falled septic system, including sewer connection from the property to existing SBWRD sewer lines shall be at the sole expense of the property owner. SBWRD and Summit County shall in no way be responsible for these or any related costs associated with septic system failure. In the event public sewer become reasonably available according to the Snyderville Basin Development Code or Uniform Plumbing Code, connection to the facilities shall be required. SBWRD shall not be responsible for this or any related cost associated with connection. SBWRD reserves a 20-foot easement for potential future sewer system installation. At the time of sewer 73 STAGECOACH ESTATES PLAT/"C' installation, SBWRD and Developer or The Preserve HOA will determine the system's exact location within the Right—of—Way. 15. The Declarant retains permanent easements for drainage, natural drainage ways, trails, utilities and other matters which may affect portions of lots outside of the portion of the lot covered by residential improvements and outside of the Right of Way. These easements are in addition to easements graphically described on the plat. Natural drainage ways and storm drainage culverts, inlets, and discharges exist throughout the property. Except in the matter of installing driveways and utilities to the building envelope, lot owners may no impede or otherwise alter any of these drainage systems. Driveway and utility installation must be approved by the Site and Design Review Committee prior to any work commencing. Declarant also reserves permanent easements across the portions of lots along roadways and outside of the Right—of—Way corridor for the maintenance and protection of cut and fill slopes, drainages, culverts, rip rap and any other permanent roadway or drainage appurtenance. Access to lots on the plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. NO1'01'04"W NORTHWEST CORNER SECTION 6, NSHIP (SOUTH, RANGE 4 EAST, SALT) AKE BASE & MERIDIAN " (FOUND 1" ALUM, CAP CC) 69 _\$0003'08"E 225.25²³ 16. Open Space shall be for the use of the Preserve Phase 3 Homeowners pursuant to the Preserve Phase 3 CC&Rs less and excepting public trail easements as shown herein. The Open Space shall be maintained by the Homeowners Association or other designee at the sole discretion of the Declarant. 84 17. The Declarant retains the right to construct and install telecommunication or other transmitting equipment and infrastructure within the Tank Easement and the tank access and utility easement, graphically depicted in this plat. 8. The Declarant, HOA, or MRWSSD, with permission from the Declarant or HOA retain the right to instal THE PRESERVE PHASE 9. This plat, when recorded, shall supersede any prior plat covering the same property and any development of the property covered by this plat shall be developed as reflected herein. MOUNTAIN BLUEBIRD LANE LOCATION 52 EASEMEN Developer/Declarant for uses the Declarant or its assigns determine necessary or appropriate, including without limitation for construction, installation, removal, replacement, maintenance and repair of utilities and communications lines and cables in, under, over, along and across the road rights—of—way. 87 21. The Preserve Phase 3 Subdivision HOA shall be responsible for the costs of maintenance of portions of certain roads outside of the Proserve Phase 3 Subdivision pursuant to agreements, as amended time to time, governing the use and maintenance of roads providing access to the Preserve and adjacent VICINITY MAP PROJECT LOCATION S01'04'44"V SILVER CREEK JUNCTION N89°59'55*W 676.67' JUNCTION THE RIDGE AT RED HAWK 505'53'04"W L=114.95 Mountain Regional Water BEAR HOLLOW D' Special Service District OLD RANCH ROAD APPROVED AND ACCEPTED THIS DAY OF MARCH 16 A.D., 2007 THE CANYONS SKI AREA CITY NOT TO SCALE PARK CITY FIRE SERVICE DISTRICT APPROVAL RECREATION DISTRICT Project Number Stantec Consulting Inc. 186200668 APPROVED AND ACCEPTED THIS 674 3995 S 700 E Ste. 30 Filename APPROVED THIS A DAY OF MARCH A.D., 2007 OWNER/SUBDIVIDER: SHEET Salt Lake City, UT A.D., 20.07 00668v-101fb 84107-2540 The Preserve, LLC Designed By Drawn By Tel. 801.261.0090 114 West 78th Street of 3Fax. 801.266.1671 New York, New York 10024 www.stantec.com Date Checked By Revisions 03/02/07 SNYDERVILLE BASIN WATER APPROVAL AS TO FORM ROCKY MOUNTAIN POWER HEALTH DEPARTMENT DIRECTOR OF COMMUNITY DEVELOPMEN SUMMIT COUNTY ASSESSOR COUNTY ENGINEER RECLAMATION DISTRICT DERMICH RAMESUMMIT COUNTY ENGINEER APPROVED AND ACCEPTED THIS 7 # DAY OF March A.D., 2007 REVIEWED FOR CONFORMANCE TO SNYDERVILLE HEREBY CERTIFY THAT THIS PLAT HAS BEEN COUNTY PLANNING COMMISSION THIS ᢃ TO THIS LAND HAVE BEEN PAID AS OF THIS DAY OF APPLIAD., 20 BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 7th DAY OF March A.D., 2007 EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ____ A.D., 20 <u>0 7</u>__ DAY OF UPCIL ACCORDANCE WITH INFORMATION ON FILE IN THIS

SURVEYOR'S CERTIFICATE

LEGEND

FOUND RIVET

GRAPHIC SCALE

(IN FEET)

1 inch = 600 ft.

9528 N RED HAWK TRAIL

EXISTING SECTION MONUMENT

EXISTING STREET MONUMENT

FOUND REBAR AND CAP

X EXISTING FIRE HYDRANT

2233 PRESERVE DRIVE

2357 PRESERVE DRIVE

2138 PRESERVE DRIVE

2690 PRESERVE DRIVE

1664 PRESERVE DRIVE

1586 PRESERVE DRIVE

68 2409 PRESERVE DRIVE

69 2426 PRESERVE DRIVE

74 1520 PRESERVE DRIVE

The Preserve Phase III Lot Matrix

Maximum Height | capability

54.12' N56'19'03"E

60.00' N78'24'57"E

41.55' S04'54'01"W

64.97' S06'02'57"E

L46 41.55' S04*54'01"W

L47 64.97' \$06°02'57"E L48 117.73' \$42°06'38"W

L49 33.03' N27'55'59"E

L50 60.08' N08'26'37"W

55.78' N22'24'03"W

96.24' N21*22'32"W

39.26' S08'52'47"W

154.07' N37'31'41"E 73.43' N90'00'00"E

144.32' N00'00'00"E

64.26' S81'11'35"W

136.94' S28'24'31"W

43.84' \$73'30'59"W

13.92' \$46.43'17"W 207.11' \$83'07'03"W 160.80' \$78'50'14"W

34.18' S46'48'44"W

44.03' S74'04'37"W

L72 103.15' S01'48'29"E L73 41.55' S04'54'01"W

ACKNOWLEDGMENT

MY COMMISSION EXPIRES 7-1-08 Betty). Welloughly

COUNTY COMMISSION APPROVAL

PRESENTED TO BOARD OF THE SUMMIT COUNTY COMMISSIONERS
THIS _______ A.D., 20 7,
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND
ACCEPTED.

NOTARY PUBLIC RESIDING IN SUMMET COUNTY

On the 8th day of August A.D., 2007 personally appeared before me, the undersigned Notary Public, in and for said County of in the State of Lites. Kirkpatrick MacDonald pursuant to Power of Attorney for Leigh

Meier, James Lavender and Julie Lavender, who after being duly sworn, acknowledged

to me that he signed it freely and voluntarily for the purposes therein-mentioned.

23.67' S12'39'34"[

42.49' N41'20'38"E

Primary

(sa.ft.)

10,000 10,000

10,000 10,000

510'22'34"W

S78'02'08"E

N18'51'45"W

26.60' S83'21'09"E 29.97' N31"20'42"E

95.22' N63'01'15"E

61.47' S39'26'17"E

101.74' N36'53'10"E

85.87' N30'29'36"E

L10 125.71' N73'24'45"E L11 77.21' N18'51'45"W

L12 81.91' S88'57'38"W

L18 36.88' S18'32'20"E

L21 69.24' N35'38'23"E L22 27.13' N53'52'44"F

48.96' S06'41'05"E

47.64' N23'20'35"E

95.73' NO4'46'47"E

78.22' N41'29'32"E

99.84' N23'15'30"E

44.50' S14'03'14"E

27.13' N53'52'44"E

46.49' S21"28'00"W

69.15' S19'24'31"E 86.99' S24*59'24"W

112.16' S48'13'03"W

60.00' S05'27'21"W

77.99' N76'06'27"E

24.18' \$42'54'28"E

23.08' S18'20'52"E 52.40' S82'42'01"W

113.60' N86'00'48"W

L34 77.99' N76'06'27"E

L35 24.18' S42'54'28"E

L36 23.08' \$18'20'52"E L37 52.40' \$82'42'01"W

STATE OF Utah

3/20/07

COUNTY OF Summit IS.S.

44.53' N69'23'44"E

17.79' S2015'58"W

12.70' N22'28'31"L

(ac) House Size

SECTION CORNER (NOT FOUND)

SET REBAR AND CAP MARKED "STANTEC"

77 9601 EAGLE CREST LANE

1076 PRESERVE DRIVE

9774 N RED HAWK TRAIL

87 9270 MOUNTAIN BLUEBIRD LANE

79 1214 PRESERVE DRIVE

84 1193 PRESERVE DRIVE

86 913 PRESERVE DRIVE

85 9329 MOUNTAIN BLUEBIRD

80 1128 PRESERVE DRIVE

Tyler E. Jenkins, do hereby certify that I am a Professional Land Surveyor, and that hold Certificate No. 4938730 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

THE PRESERVE PHASE 3 SUBDIVISION

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

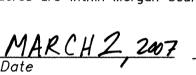
Located in Section 31 and the Southwest Quarter of Section 32, Township 1 North, Range 4 East and Section 6, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and more particularly described as follows:

Beginning at the Southwest Corner of Section 31, Township 1 North, Range 4 East.

Salt Lake Base and Meridian; and running thence N00°16'38"E 2654.37 feet along the

Section Line to the West Quarter Corner of said Section 31; thence N00°18'05"E 2671.07 feet along the Section Line to the Northwest Corner of said Section 31. thence S89°19'00"E 3716.20 feet along the Section Line to the North Quarter Corner o said Section 31; thence S89°59'22"E 247.50 feet along the Section Line; thence 500°01°04"E 355.14 feet to the Westerly Boundary Line of Stagecoach Estates Plat "D" recorded March 21, 1988 as Entry No. 287463 in the Office of the Summit County Recorder; thence the following ten courses along said Westerly Boundary Line: (1) thence S77'53'39"W 426.96 feet; (2) thence S01'40'57"W 1580.00 feet; (3) thence S80'49'03"E 1000.00 feet; (4) thence N11'10'57"E 200.00 feet; (5) thence N84'40'57"E 700.00 feet; (6) thence S01°19'03"E 1077.11 feet; (7) thence S20°19'03"E 688.25 feet; (8) thence S3319'03"E 1105.88 feet; (9) thence S4019'03"E 453.37 feet; (10) thence N45°10'50"E 134.98 feet to the Westerly Boundary Line of Stagecoach Estates Plat "C recorded March 21, 1988 as Entry No. 287462 in the Office of the Summit County Recorder; thence S40'19'03"E 673.84 feet along said Westerly Boundary Line to the Section Line: thence N89*54'54"W 328.96 feet along the Section Line: thence N00°04'00"E 225.31 feet: thence N89°56'00"W 200.44 feet: thence S00°03'08"E 225.25 feet to the Southeast Corner of said Section 31: thence N89*44'31"W 191.52 feet along the Section Line to the Northeast Corner of Section 6, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence S00°15'10"W 2073.06 feet along the Section Line; thence S80°39'26"W 869.01 feet; thence S55°03'10"E 16.62 feet; thence S11°08'05"E 111.45 feet; thence S30°27'58"E 84.24 feet; thence S01°04'44"W 145.48 feet; thence S07°22'06"E 230.43 feet; thence S05°53'04"W 105.99 feet; thence S19°01'08"W 113.72 feet to the Northerly Boundary Line of The Ridge at Red Hawk recorded May 28, 1997 as Entry No. 479638 in the Office of the Summit County Recorder; thence the following four courses along said Northerly Boundary Line: (1) thence N89°59'55"W 676.67 feet; (2) thence Southeasterly 114.95 feet along the arc of a 585.00 foot radius curve to the right, chord bears \$01°36'48"E 114.76 feet; (3) thence N71'14'55"W 1667.24 feet; (4) thence S89'01'26"W 2372.03 feet to the Section Line; thence N00°54'10"W 453.49 feet along the Section Line to the West Quarter Corner of said Section 6; thence NO1°00'44"W 2165.28 feet along the Section Line to the Northwest Corner of said Section 6; thence NO1'01'04"W 40.76 feet along the Section Line to the Northeast Corner of Section 1, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N89°45′46″W 745,49 feet along the Section Line to the point of beginning. Less and Excepting 69.71 acres within Morgan County. Contains 934.017 acres Subdivision Overall Contains 934.017 acres:

864.307 acres are within Summit County 69.71 acres are within Morgan County





OWNER'S DEDICATION

Know all men by these presents that_____, the____ undersigned owner() of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

THE PRESERVE PHASE 3 SUBDIVISION

do hereby dedicate for perpetual use of the public all public trails as so described within this plat as intended for Public use.

Also, the owner hereby dedicates to Summit County, Snyderville Basin Special Recreation District, Park City Fire Service District, and Mountain Regional Water a nonexclusive easement over the roads, private driveways, emergency ingress/egress easements, and all other easements shown on this plat for the purpose of providing emeraency services, utility installations, maintenance, use, and the eventual replacement thereof, and also dedicate to the public the trails shown on this pla intended for public use.

n witness whereof_____have hereunto set___ 2nd day of MARCY A.D., 2007

"Pursuant to the provisions of Utah Code Ann., Section 17—27a—608 (1), et seq., < other statutes and ordinances, and the duly noticed public hearing held on the Re Hawk Plat F vacation and the Preserve Phase 3 Plat approval, all property owners the vacated plat F and the Preserve Phase 3 Plat are not required to sign this Preserve Phase 3 Plat, and the Plat has been approved without the signature of such property owners due to the public hearing held thereon on or about June 21, 2006."

Notary Public MANDIEL ALLRED



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Wasatch &s.s.

On the Znb day of WARCH A.D., 2007 personally appeared before me, the undersigned Notary Public, in and for said County of SIMMIT in the State of ______, Kirkpatrick MacDonald, managing member who after being duly sworn, acknowledged to me that The Preserve III, LLC, a Utah Limited Liablity Company; The Preserve IV, LLC, a Utah Limited Liablity Company; MacDonald Utah Holdings, LLC, a Utah Limited Liablity Company; Redhawk Development LLC, a Utah Limited Liablity Company; Park City Wildlife Conservancy Land Trust LLC, a Delaware Limited Liability Company, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES 3-14-2009

NOTARY PUBLIC RESIDING IN Wasatch COUNTY

THE PRESERVE PHASE 3 SUBDIVISION

SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP NORTH, RANGE 4 EAST AND SECTION 6, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH

RECORDED # 821676

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF : U.S. Title Bowen

DATE: 8-8-07 TIME: 3:57 PM BOOK: _____ PAGE: _____
FEE\$ COUNTY RECORDER

