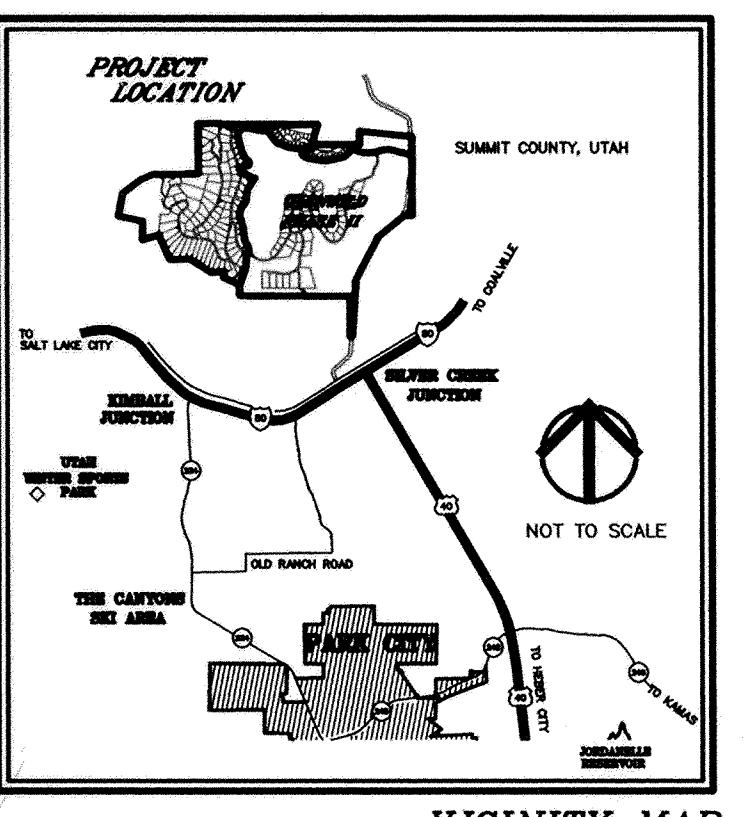
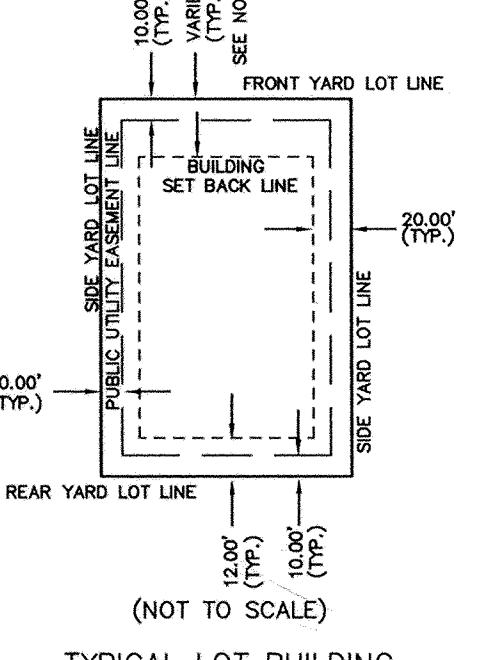


LOCATION MAP



VICINITY MAP



TYPICAL LOT SET BACK LINES

GENERAL NOTES

1. Except for Golf Course Parcels 1 and 2, all of the property on this Plat is subject to the Declaration of Covenants, Conditions and Restrictions for Glenwild and any amendments thereto ("Declaration") recorded in the Office of the Summit County Recorder in Coalville, Utah. Golf Course Parcels 1 and 2 are not subject to the Declaration. Owners of Glenwild lots shall have no ownership interest in Golf Course Parcels 1 and 2, no right of expectation or guarantees with respect to the physical condition, layout or use of Golf Course Parcels 1 and 2, or any rights to use, occupy or exercise any degree of control over any portion of Golf Course Parcels 1 and 2, or any improvements thereto, by virtue of their ownership of a Glenwild Lot or their membership in the Glenwild Community Association, Inc. (the "Association").

2. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line, it will be necessary to have a lot line adjustment or an amendment to the plat approved by the Summit County Community Development Department. Request for such approval shall not be submitted to Summit County without the prior written approval of the Architectural Review Committee.

3. The minimum building setback for side yards is 20.00 feet and 12.00 feet on rear yards. Front yard setbacks are 30.00 feet on all lots with the exception of lots 111, 112, and 152 which may have a 15.00 foot front yard setback and lot 149 which may have a 20.00 foot front yard setback. Development on each lot will be further limited to specific building envelopes, designated as "Approximate Building Locations", in the Glenwild Community Design Guidelines, and any amendments thereto ("Design Guidelines").

4. The maximum living area foot print is 10,000 square feet. The living area foot print for an Accessory Dwelling (guest house) may not exceed 1,000 square feet, which will be counted towards the maximum living area foot print. Maximum building sizes, including Accessory Dwellings, may not exceed 10,000 square feet of livable space, with the exception of lots 105-110, which shall have a maximum of 8,000 square feet of enclosed space (including garage). The maximum building size for lots straddling two lots, as defined in the Design Guidelines, may not exceed 15,000 square feet. In addition, these limitations on lot size, the Design Guidelines have specific limitations regarding the amount and nature of landscape and irrigation that may be permitted or required on each lot. All landscape plans must also be approved by the Architectural Review Committee.

5. Modified 13D-type Fire Sprinkler Protection is required on all homes in Glenwild.

6. On issuance of any initial building permit, the owner of the lot must make a contribution of \$2,000 for the benefit of the Park City School District.

7. Common Area Parcels F, G, H, and I shall not be developed as home sites but shall be maintained as common areas for the use and enjoyment of the lot owners in Glenwild, to be managed and maintained by the Association for the benefit of the owners in accordance with the terms and conditions of the Declaration. A Recreation Park will be constructed on Common Area Parcel I. This park shall be open to the public, but shall be maintained by the Association.

8. All Lots are subject to a 10.00 foot Public and Private utility and drainage easement along all lot lines. All road rights of way shown on this plat are also provided as easements for public and private utilities.

9. Easement "Z", "AA" and "BB" are non-exclusive utility easements in favor of the Snyderville Basin Sewer Improvement District for the purpose of providing sanitary sewer system installation, maintenance, use and eventual replacement.

10. Easement "AA", "BB", "CC" and "DD" are non-exclusive storm drain easements for purposes of storm drain maintenance, use and eventual replacement in favor of the Association.

11. Easements "I" and "Y" are non-exclusive public trail easements.

12. Glenwild is served by the SCSC, Inc. Water Company.

13. Due to the existence of expansive soils in Glenwild, a soils engineer should be consulted for building footing and foundation designs.

14. Any wood burning fireplaces and stoves shall be restricted in Glenwild to EPA approved units, or as otherwise approved by Summit County.

15. In accordance with Summit County Ordinances, it is unlawful to occupy a building located within Glenwild Phase II without first having obtained a Certificate of Occupancy issued by the Building Inspector.

16. The maximum height of any structure is 32.00 feet, unless further limited by the Design Guidelines or Lot Features. Max building heights are as measured vertically from existing natural grade.

17. Driveways constructed over drainage swales shall be required to install a 12" inch diameter RCP culvert.

18. No improvements or landscaping may be made to any lot without the review and approval of the Architectural Review Committee of Glenwild in accordance with the Declaration and the Design Guidelines promulgated thereunder.

19. An all-weather fire department access road must 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 the required roads are placed back in service.

20. 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 all-weather access road is not maintained, the Fire District reserves the right to stop work until the required water source 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. (UFC 901.2 and 901.4.3)

21. All roads within Glenwild Phase II are private and will be maintained by the Association. Guardhouses, gates, landscaping, signage and other similar facilities may be constructed within the road rights of way or adjoining Common Area Parcels.

22. Lots 105-110, 112, 120, 123, 124, 126 and 155-159 may require private sewer ejector pumps at the home. Lots 105-110 will require a separate pressurized system which shall connect to the sewer facilities for other lots. While the cost of purchasing the pump and related facilities necessary for sewer service to each home on Lots 105-110 shall be paid by the Owner thereof, the Association shall maintain such pumps and the cost thereof shall be included in the Common Expenses.

23. Knob Hill Road is to be used as an emergency ingress/egress access only.

24. All homes are required to have individual water pressure reducing valves.

25. At the time of any resurfacing of roads within Glenwild, the Association shall be responsible to raise manholes to grade, according to SBSID specifications.

26. A storm drainage easement for the benefit of the Association is dedicated over Golf Course Parcel 1, to permit drainage from the Glenwild lots on Golf Course Parcel 1, in accordance with drainage plans for lot improvements approved by the Architectural Review Committee, as well as drainage from the roads, common areas and other improvements constructed by the developer. The owner(s) of Golf Course Parcel 1 shall be responsible for the care, maintenance and replacement of all storm drain facilities installed therein, but shall have no liability to any lot owner for any defects or flaws in such storm drain facilities. Neither the Association, nor any lot owner, shall have the right to enter upon Golf Course Parcel 1, except any improvements, or in any other way modify Golf Course Parcel 1 by virtue of this storm drainage easement.

27. Lots 105-110 are located in the Knob Hill area of the project. Low Impact Permits from Summit County are required prior to the construction of each home on these lots. Such permits shall be issued upon the receipt by Summit County of a written statement from the Architectural Review Committee confirming that the plans and specifications for the proposed construction of the home (1) the area of the home, including the garage, shall not exceed 8,000 square feet; (2) the home may not have massing on the downhill side which exceeds one story; (3) the landscaping plan for the lot is acceptable and provides for the planting of at least seven (7) spruce trees, 12-16 feet in height, with at least a majority of such trees planted on the south side of the home; and (4) all windows shall be recessed to minimize reflectivity.

28. Lots 112, 127-129, 131-133, 147-155 and 160-162 have building height restrictions. Lots 149-150 and 152-154 are allowed to have a single story structure up to 22.00 feet above natural existing grade at the street side of the lot. The rear of the structure is allowed to have a height of 32.00 feet above natural existing grade. Lot 132 is allowed to have a height of 32.00 feet above natural existing grade at the street side of the lot with the rear of the structure allowed to have a height of 22.00 feet above existing natural grade.

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these presents, that the undersigned is the owner of the herein described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Amended Glenwild Phase II", does hereby dedicate to the Glenwild Community Association Inc., for perpetual use of the lot owners all parcels of land shown on this plat as intended for private roads.

Also, the owner hereby dedicates to Summit County, Snyderville Basin Sewer Improvement District, Snyderville Basin Special Recreation District, Park City Fire Protection District and SCSC, Inc., a non-exclusive easement over the roads, private driveways, common area parcels, emergency ingress/egress easements, and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement, and also dedicate to the public the trails as shown on this plat intended for the use of the public.

Executed this 2nd day of August, 2006

GRAYHAWK/DMB PARK CITY, LLC, an Arizona limited liability company, formerly known as DMB Park City Holdings, LLC

By: Grayhawk Park City Development, LLC, Managing Member

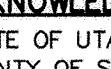
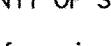
By: Grayhawk Development, Inc., an Arizona Corporation, Manager

By: David E. Lord, Vice-President

BOUNDARY DESCRIPTION:

Beginning at a point which is North 00'03"01" West along the Section Line 1333.35 feet, from the Southwest Corner of Section 8, Township 1 South, Range 4 East, Salt Lake Base and Meridian, (Beds of Bearing being 00'03"01" West 533.26 feet between said Southwest Corner and the Northwest Corner of said Section 17), and running thence along the East Line of said Subdivision the following thirty three (33) courses: 1) thence North 19'00"40' East 590.73 feet; 2) thence North 04'11"26' East 471.38 feet; 3) thence North 64'50"18' East 49.06 feet; 4) thence North 09'46"11' West 184.56 feet; 5) thence North 29'39"49' West 217.00 feet; 6) thence South 52'30"18' West 236.33 feet to a non-tangent point of curvature of a 475.00 foot radius curve to the right, the center of which bears North 115.46 feet through a central angle of 1355.39'; 8) thence North 61'55"44' East 238.99 feet; 9) thence North 05'56"48' West 340.00 feet; 10) thence North 12'59"11' West 206.56 feet; 11) thence North 17'48"30' West 240.56 feet; 12) thence North 08'28"20' East 244.95 feet; 13) thence North 42'30"30' East 240.10 feet; 14) thence North 15'11"25' West 240.59 feet; 15) thence North 44'9"36' West 1321.02' feet; 16) thence North 314.01 feet; 17) thence North 422'22"4' East 415.53 feet to a non-tangent point of curvature of a 531.07 foot radius curve to the right, the center of which bears North 05'42"54' East; 18) thence Northwesternly along the arc of 255'7"32"; 19) thence North 57'9"27' West 240.10 feet to a point of curvature of a 45.00 foot radius curve to the right, the center of which bears North 49'4"34' East; 20) thence Westerly along the arc of 255'7"32"; 21) thence South 72'57"31' West 10.56 feet to a non-tangent point of curvature of a 625.00 foot radius curve to the left, the center of which bears South 73'2"53' West; 22) thence Northwesternly along the arc of said curve 5.52 feet through a central angle of 360.00'; 23) thence North 05'00"00' West 125.05 feet; 24) thence North 07'53"20' West 126.00 feet; 25) thence North 05'33"27' West 123.26 feet; 26) thence North 07'33"20' West 125.05 feet; 27) thence North 04'21"31' West 159.95 feet; 28) thence North 48'17"50' East 135.01 feet; 33) thence North 05'29"45' East 79.98 feet; thence South 79'27"47' East 686.17 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears North 10'32"13' East; thence Northwesterly along the arc of said curve 141.50 feet through a central angle of 360'15"; 34) thence North 64'30"18' East 48.31 feet; thence South 25'29"42' East 151.72 feet; thence South 36'58"26' East 376.71 feet; thence South 73'34"42' East 313.78 feet; thence South 46'53"50' East 69.21 feet; thence South 82'57"33' East 414.33 feet; thence North 80'02"50' East 340.38 feet to a point of curvature of a 532.00 foot radius curve to the right, the center of which bears North 47'10"44' East; 35) thence South 05'06"00' to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears South 38'04"34' West; thence Southeastly along the arc of said curve 11.75 feet through a central angle of 445.25'; 36) thence South 07'50"14' West 132.26 feet; thence South 66'39"10' East 80.00 feet; thence South 48'51"09' East 95.00 feet; thence South 81'57"19' West 605.50 feet; thence North 80'35"43' East 460.00 feet; thence North 73'22"03' East 215.00 feet; thence North 43'21"19' East 199.78 feet; thence North 53'27"19' East 167.99 feet; thence North 67'47"30' East 194.61 feet to a point of curvature of a 725.00 foot radius curve to the left, the center of which bears North 22'12"30' East; thence Esterly along the arc of said curve 127.45 feet through a central angle of 350.00'; 37) thence North 77'29"35' East 264.43 feet to a point of curvature of a 625.00 foot radius curve to the right, the center of which bears South 12'30"25' East; thence Esterly along the arc of said curve 424.52 feet through a central angle of 29'28"58'; thence South 73'01"28' East 231.31 feet to a point on the East Line of Section 8, Township 1 South, Range 4 East, Salt Lake Base and meridian, said point being North 00'19"54' West along the Section Line 773.14 feet from the Southeast Corner of said Section 8; thence South 73'01"28' East 49.43 feet to a point of curvature of a 475.00 foot radius curve to the left, the center of which bears North 16'58"32' East; thence Southeastly along the arc of said curve 127.45 feet through a central angle of 15'22"25'; 38) thence South 88'23"53' East 157.73 feet; thence North 01'22"22' East 734.94 feet; thence North 89'48"00' West 10.74 feet; thence South 00'01"46' East 82'24"84' feet; thence North 89'48"00' West 254.00 feet; thence South 84'51"00' to a point on the East Line of Section 17, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North along the Section Line 3914.44 feet from the Southeast Corner of said Section 17; thence South 03'40"47' West 1877.10 feet to a point on the South Line of said Section 17, sold point being North 89'49"26' West along the Section Line 78.29 feet; thence North 00'03"05' West 1327.22 feet; thence North 89'43"39' West 3600.55 feet to the point of beginning.

ACKNOWLEDGMENT

STATE OF UTAH  ss  
COUNTY OF SUMMIT 

The foregoing instrument was acknowledged before me this 2nd day of August, 2006 by  Patricia M. Hamm, Notary Public, residing at 4520 N Old Hwy 40, My commission expires: 2/1/09

Approved and accepted this 20 day of 2006

Chair

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

Approved and accepted this day of 2006

Chair

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

Reviewed for Conformance to Snyderville Basin Sewer Improvement District Standards on this day of 2000 by

S.B.S.I.D.

SUMMIT COUNTY PUBLIC WORKS APPROVAL

Approved and accepted this day of 2006

by Summit County Public Works Department, Public Works Director

WATER DISTRICT

Approved and accepted this day of 2006

by Authorized Agent of SCSC, Inc.

UTAH POWER & LIGHT CO.

The above shown utility easements have been approved and accepted this day of 2006

by Utah Power & Light Co., a division of Pacific Corp., Authorized Agent

PARK CITY FIRE PROTECTION DISTRICT APPROVAL

Approved and accepted this day of 2006

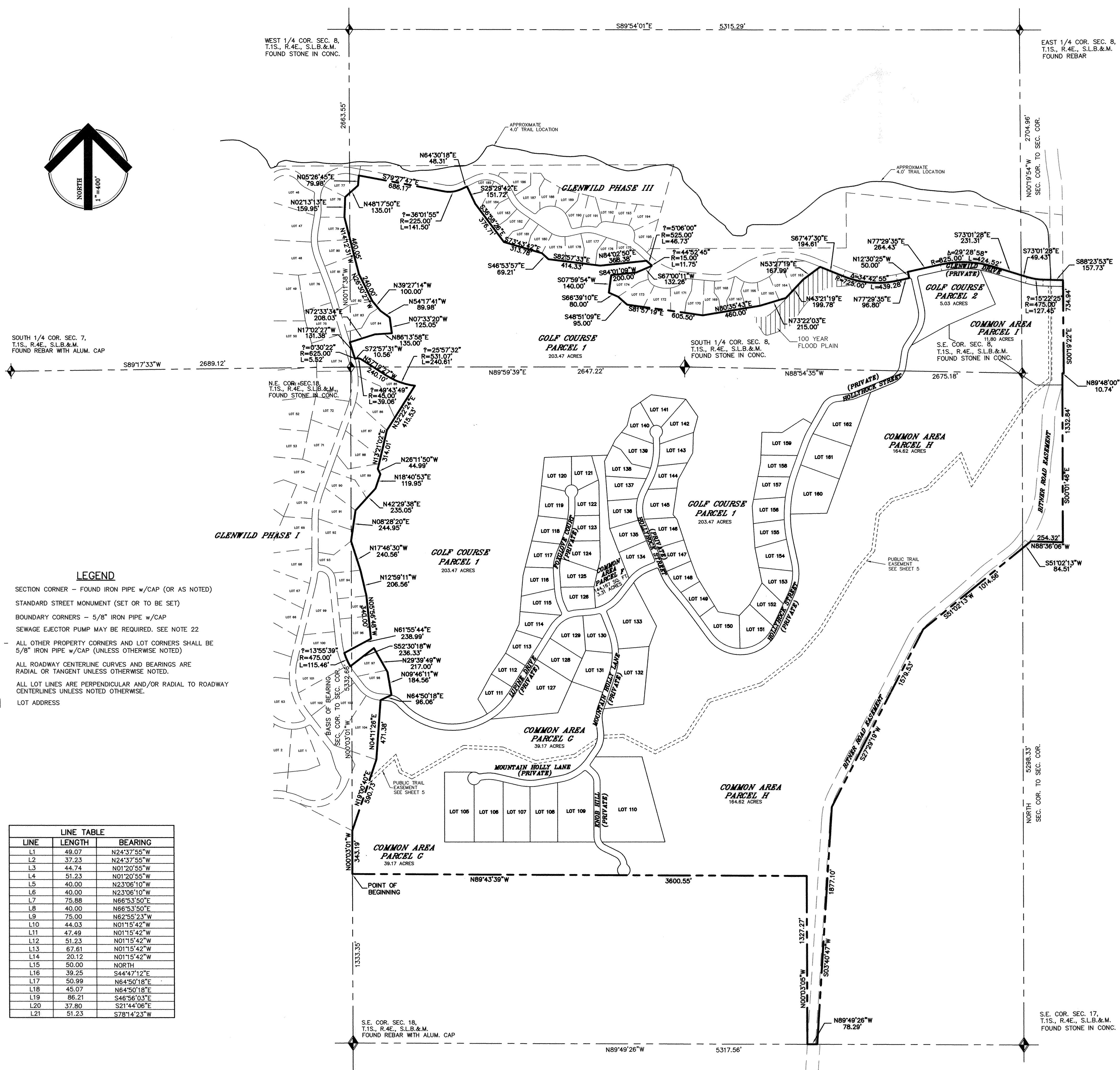
by Park City Fire Protection District, Fire Marshal

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 that a survey has been made of the land shown on this plat and described herein. I further certify 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

Date



*AMENDED GLENWILD PHASE II*

*LOCATED IN*  
*SECTIONS 8, 9, 16 AND 17,*  
*TOWNSHIP 1 SOUTH, RANGE 4 EAST,*  
*SALT LAKE BASE AND MERIDIAN*  
*CUMMINS COUNTY, UTAH*

RECORDED

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ENTRY NO.   

**ENTRY NO. 00826403**

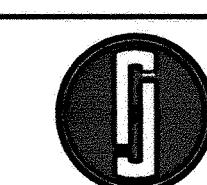
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Plat PAGE 1/1

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 210.00 BY GLENWILD COMMUNITY ASSOCIATION



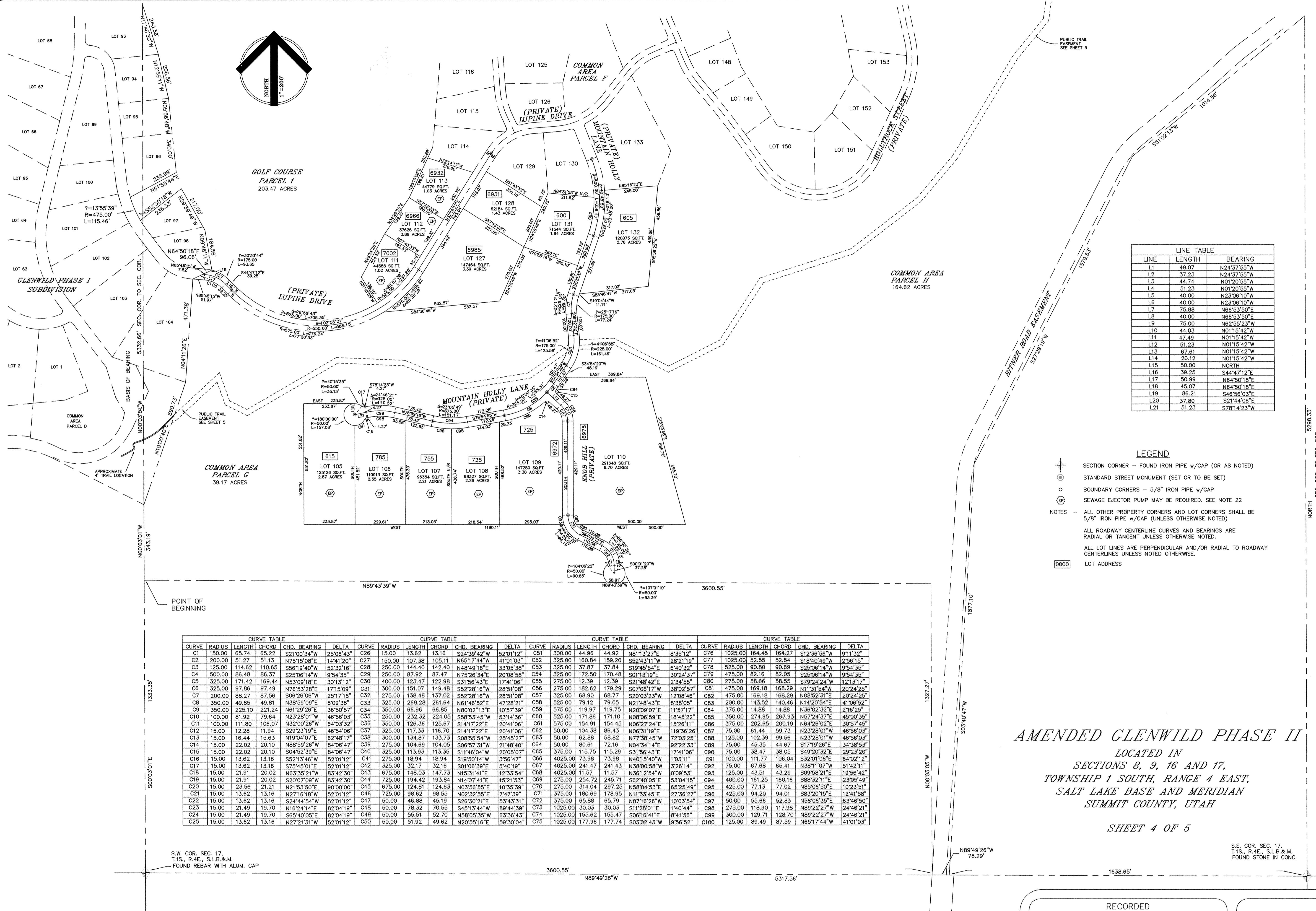


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JACK JOHNSON COMPANY  
Designing World Destinations

Designing World Destinations  
son - 1777 Sun Peak Drive - Park City - Utah 84098  
phone - 435.645.9000 -- Facsimile - 435.649.1620  
[www.jackjohnson.com](http://www.jackjohnson.com)





*AMENDED GLENWILD PHASE II*  
*LOCATED IN*  
*SECTIONS 8, 9, 16 AND 17,*  
*TOWNSHIP 1 SOUTH, RANGE 4 EAST,*  
*SALT LAKE BASE AND MERIDIAN*  
*SUMMIT COUNTY UTAH*

SHEET 4 OF 5

E. COR. SEC. 17,  
S., R.4E., S.L.B.&M.  
OUND STONE IN CONC.

RECORDED

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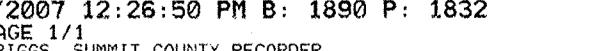
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Plat PAGE 1/1

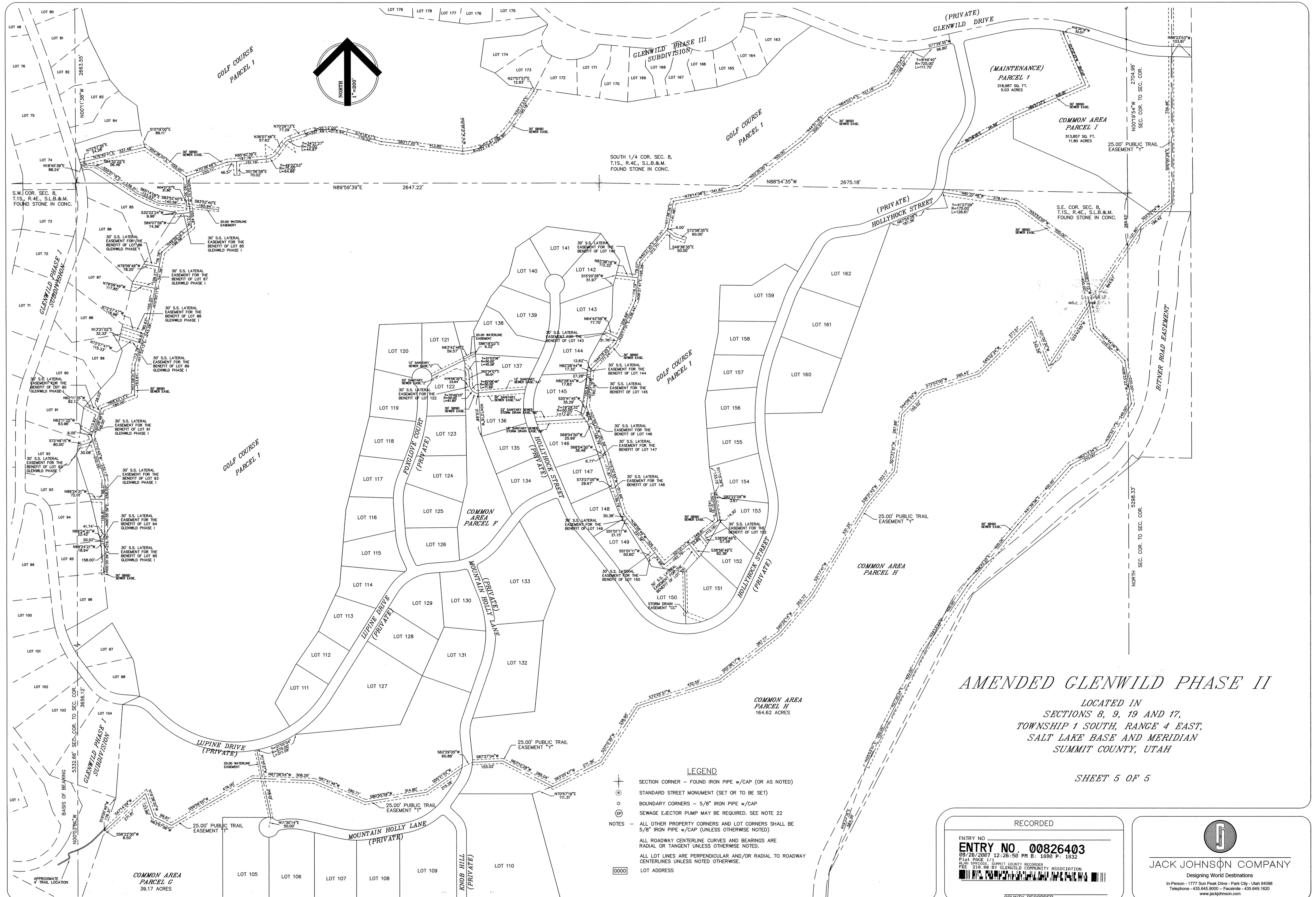
ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 210.00 BY GLENWILD COMMUNITY ASSOCIATION



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COUNTY RECORDER



# AMENDED GLENWILD PHASE II

*LOCATED IN  
SECTIONS 8, 9, 19 AND 17,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
SUMMIT COUNTY, UTAH*

HEET 5 OF 5

## LEGE

 SECTION CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)  
 STANDARD STREET MONUMENT (SET OR TO BE SET)  
 BOUNDARY CORNERS - 5/8" IRON PIPE w/CAP  
 SEWAGE EJECTOR PUMP MAY BE REQUIRED. SEE NOTE 22

NOTES - ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)

ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED.

ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROAD CENTERLINES UNLESS NOTED OTHERWISE.

0000 LOT ADDRESS

RECORDED	
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<b>ENTRY NO. 00826403</b>	
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Plat	PAGE 1/1
ALAN SPRIGGS, SUMMIT COUNTY RECORDER	
FEE 210.00 BY GLENWILD COMMUNITY ASSOCIATION	



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CK JOHNSON COMPANY

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