

# PROSPECTOR SQUARE AMENDED PLAT AMENDED LOTS 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C SUBDIVISION PLAT

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

### LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF POISON CREEK LANE, SAID POINT BEING THE SOUTH EAST CORNER OF LOT 12C OF THE AMENDED PLAT PROSPECTOR SQUARE, SAID PLAT RECORDED AND ON FILE WITH THE SUMMIT COUNTY RECORDER; THENCE NORTH 135.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 23.56' ALONG THE ARC OF SAID CURVE; CHORD BEARS NORTH 49°07'13" WEST 21.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SIDEWINDER DRIVE; THENCE WEST 230.00 FEET TO THE NORTHWEST CORNER LOT 11 OF SAID AMENDED PLAT; THENCE SOUTH 115.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 94°00'00" WEST 150.00 FEET TO THE SOUTHWEST CORNER LOT 10A OF SAID AMENDED PLAT; THENCE SOUTH 56°00'00" EAST 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10A; THENCE NORTH 34°00'00" EAST 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10A; THENCE SOUTH 56°00'00" EAST 20.00 FEET TO THE SOUTHEAST CORNER LOT 10B OF SAID AMENDED PLAT; THENCE NORTH 34°00'00" EAST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10B; THENCE NORTH 56°00'00" WEST 10.00 FEET TO THE SOUTHEAST CORNER LOT 10C OF SAID AMENDED PLAT; THENCE NORTH 34°00'00" EAST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10C; THENCE NORTH 56°00'00" WEST 7.66 FEET TO THE SOUTHEAST CORNER LOT 10D OF SAID AMENDED PLAT; THENCE NORTH 34°00'00" EAST 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10D; THENCE EAST 43.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 5.00 FEET TO THE SOUTHWEST CORNER LOT 12A OF SAID AMENDED PLAT; THENCE EAST 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12A; THENCE NORTH 5.00 FEET TO THE SOUTHWEST CORNER LOT 12B OF SAID AMENDED PLAT; THENCE EAST 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12B; THENCE SOUTH 10.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12C; THENCE EAST 50.00 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATE

I, GARY G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152617 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY, ON BEHALF OF GC SURVEYING, LLC, THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. 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.



### PLAT NOTES

- MODIFIED 13-D SPRINKLERS WILL BE REQUIRED FOR NEW OR MODIFIED STRUCTURES.
- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 10A, 10B, 10C, 10D, 11, 12A, 12B AND 12C INTO ONE LOT. ADDITIONALLY, THE AREA OF ENCROACHMENT PER AN ENCROACHMENT AGREEMENT BETWEEN PROSPECTOR SQUARE PROPERTY OWNERS ASSOCIATION AND SUNSTONE SIDEWINDER, LLC, (BOOK 2002 PAGE 2911) IS SHOWN ON THIS PLAT.

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREBY DESCRIBED TRACT OF LAND TO BE KNOWN HEREAFTER AS THE PROSPECTOR SQUARE AMENDED PLAT AMENDELOTS 10A, 10B, 10C, 10D, 11, 12A, 12B, 12C SUBDIVISION, DO HEREBY CERTIFY THAT I HAVE CAUSED THIS SUBDIVISION PLAT TO BE PREPARED, AND I HEREBY CONSENT TO THE RECORDATION OF THIS SUBDIVISION PLAT. ALSO, THE OWNER OR THEIR REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY ALL EASEMENTS SHOWN ON THIS PLAT IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

IN WITNESS WHEREOF, THE UNDERSIGNED SET THEIR HAND  
THIS 17th DAY OF August, 2010.

SUNSTONE SIDEWINDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: *[Signature]*  
ITS: CEO

### ACKNOWLEDGMENT

State of California: }  
County of ORANGE }  
On 8/17/10 before me, HEIDI TORR, Notary Public  
Date Name and Title of the Officer  
personally appeared KENNETH E. CRUISE  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Signature: *[Signature]*  
Signature of Notary Public



SCALE: 1"=30'

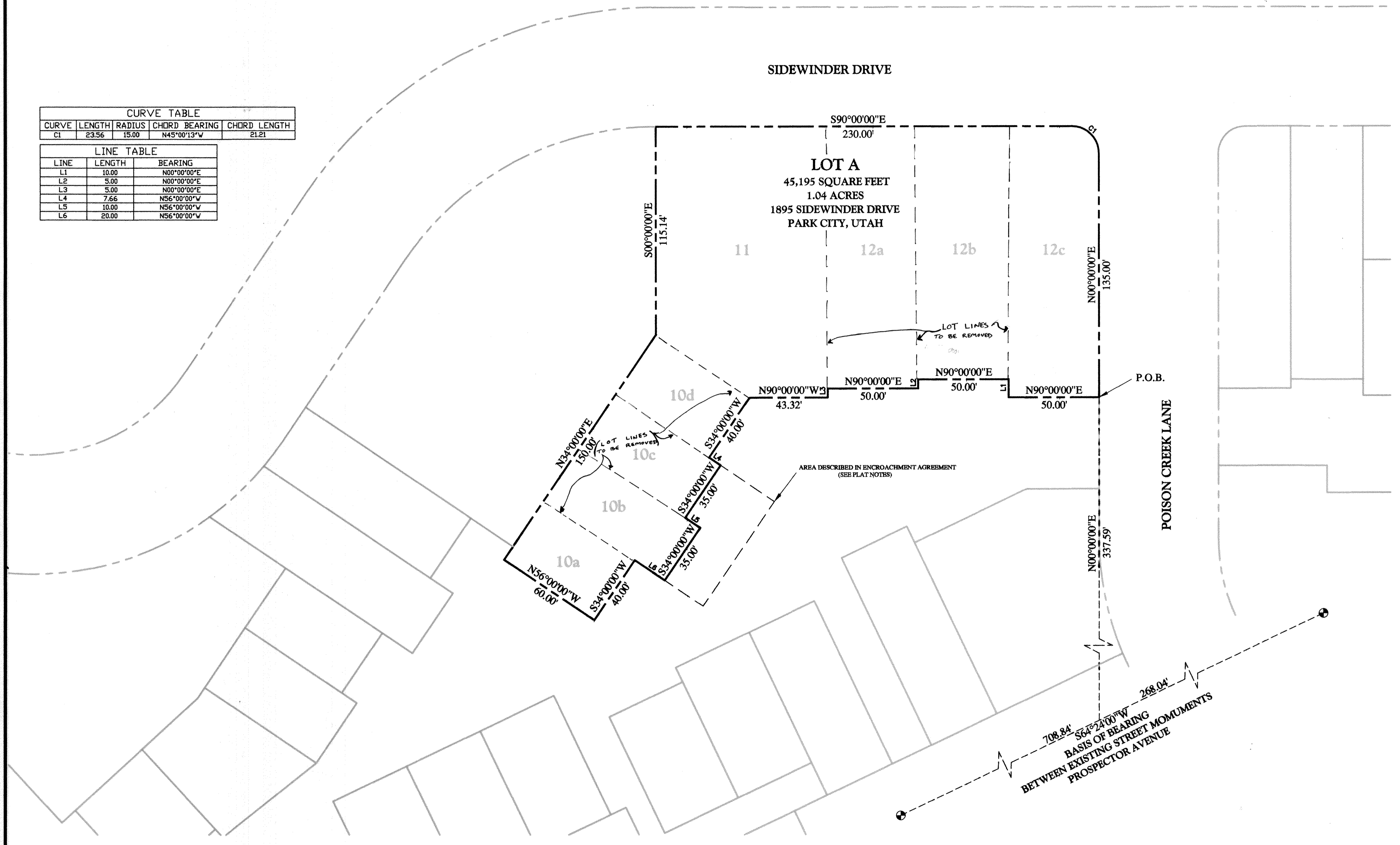
### GC SURVEYING

2132 West 1235 South Lehi, Utah 84043  
Ph. 801-520-8763 Ph. 435-640-4200

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.56	15.00	N45°00'13"W	21.21

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N00°00'00"E
L2	5.00	N00°00'00"E
L3	5.00	N00°00'00"E
L4	7.66	N56°00'00"W
L5	10.00	N56°00'00"W
L6	20.00	N56°00'00"W



**CERTIFICATE OF ATTEST**  
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 20th DAY OF MAY, 2010.  
*[Signature]*  
PARK CITY RECORDER

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**  
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS 27th DAY OF August, 2010.  
*[Signature]*  
S.B.W.R.D.

**COUNCIL APPROVAL AND ACCEPTANCE**  
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 20th DAY OF MAY, 2010 A.D.  
*[Signature]*  
MAYOR

**CITY ENGINEER**  
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 30th DAY OF September, 2010 A.D.  
*[Signature]*  
PARK CITY ENGINEER

**CITY PLANNING COMMISSION**  
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 28th DAY OF APRIL, 2010.  
*[Signature]*  
CHAIRMAN

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 13th DAY OF October, 2010 A.D.  
*[Signature]*  
PARK CITY ATTORNEY

**RECORDED**  
#909179  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF First American Title  
DATE 10-21-10 TIME 9:18 AM BOOK PAGE  
431.00 FEE  
*[Signature]*  
RECORDER