

**CEDAR DRAW ESTATES II**  
A PART OF THE SOUTH HALF OF SECTION 25,  
T. 1 S., R. 3 E. SALT LAKE BASE & MERIDIAN  
SUMMIT COUNTY, UTAH  
(SHEET 1 OF 2)

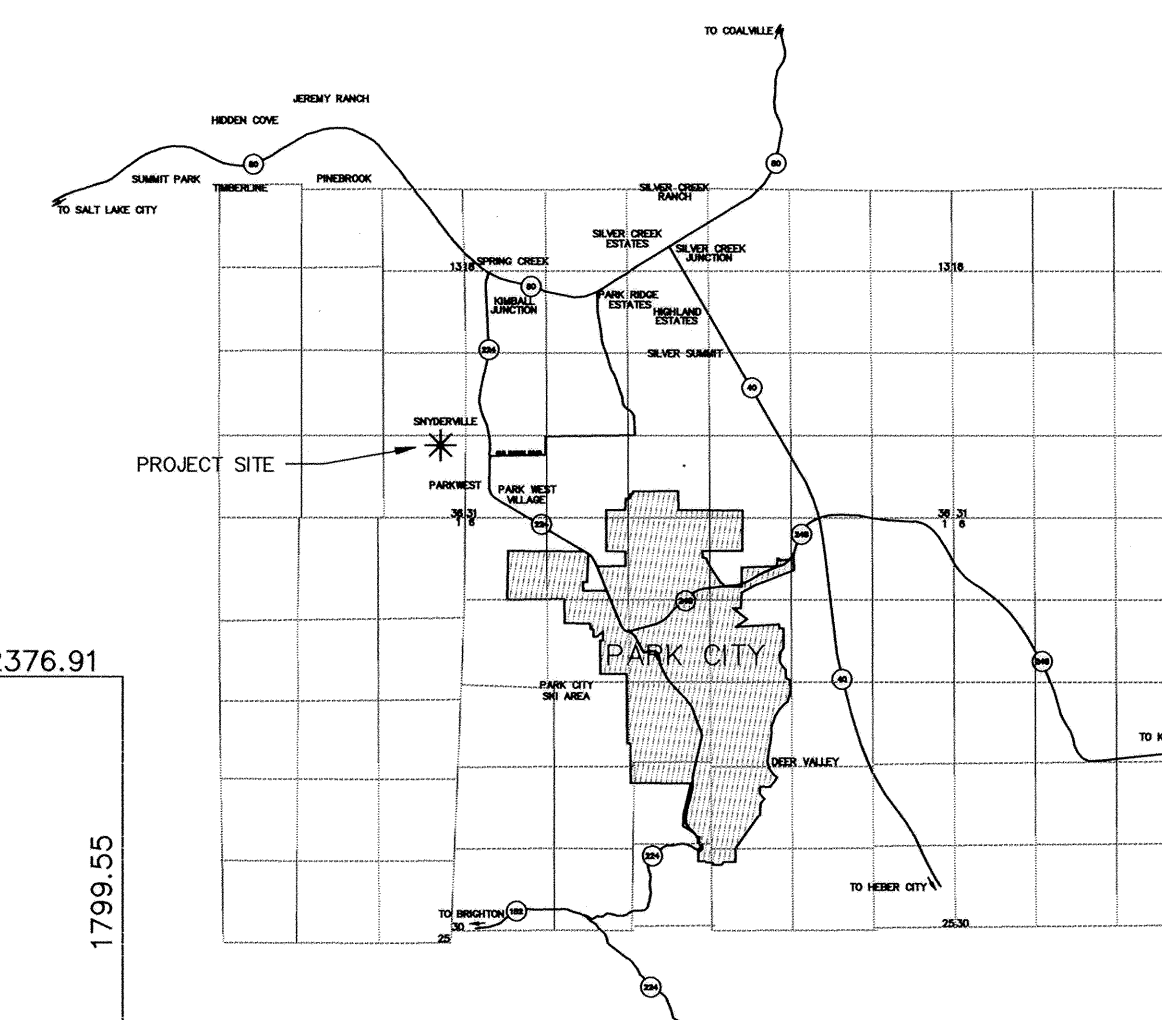
## LEGEND

- DENOTES SURVEY MONUMENT  
• DENOTES PROPERTY CORNER  
[4910] DENOTES STREET ADDRESS

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	21.36
TOTAL ACREAGE IN ROADS	3.21
TOTAL ACREAGE IN OPEN SPACE	28.77
TOTAL ACREAGE	53.34

SCALE 1" = 100'

## FUTURE DEVELOPMENT

VICINITY MAP  
1" = 3 MILES

**FIRE PROTECTION:** In order to minimize the potential for destruction due to fire and to mitigate winter access problems, the following prevention and fire protection measures are required:

- Install NFPA 13-D residential fire sprinkler systems in all new single family structures.
- Install exterior fire sprinklers in all structures where eaves, siding and projections are constructed of combustible materials. This requirement shall be waived should non-combustible building materials be used.
- Construct roofs with non-reflective, non-combustible roofing materials.

## FUTURE DEVELOPMENT

NW COR SEC 31  
FOUND BRASS CAP

W 1/4 COR SEC 31  
FOUND BRASS CAP

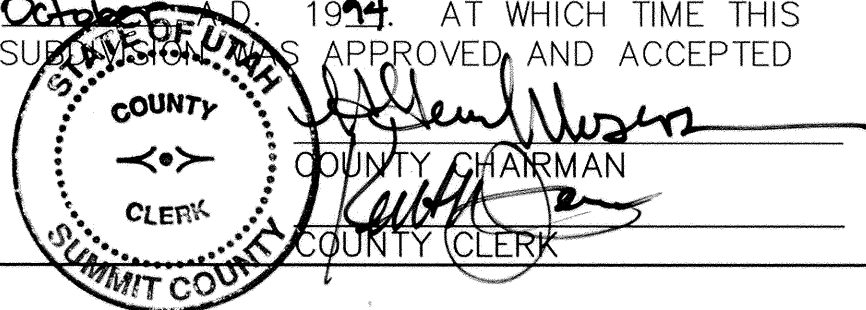
(BASIS OF BEARING)  
N 00°00'00" W

**BLOCK 2**  
CEDAR DRAW ESTATES

PLOT: CDE2.DWG  
PLOT DATE: 09/12/94

## COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT  
COUNTY COMMISSIONERS THIS 17th DAY OF  
1994. AT WHICH TIME THIS  
SUBMITTAL WAS APPROVED AND ACCEPTED



## COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD  
THIS PLAT EXAMINED BY THIS OFFICE AND IT  
IS CORRECT IN ACCORDANCE WITH INFORMATION  
ON FILE IN THIS OFFICE.

9/13/94  
DATE

*[Signature]*  
COUNTY ENGINEER

## COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE Summit  
COUNTY PLANNING COMMISSION ON THIS 13th  
DAY OF Sept A.D. 1994

*[Signature]*  
CHAIRMAN

## APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 21  
DAY OF November A.D. 1994

*[Signature]*  
COUNTY ATTORNEY

## RECORDED

No. 419724  
STATE OF UTAH  
COUNTY OF SUMMIT  
RECORDED AND FILED AT THE REQUEST OF:  
SUMMIT RANCH JOINT VENTURE  
DATE: 11-22-94  
TIME: 12:05  
FEE: \$73.00  
*[Signature]*  
COUNTY RECORDER

**THE JACK JOHNSON COMPANY**  
1910 Prospector Avenue • Park City, Utah 84060  
(801) 645-9000 • fax (801) 649-1620



**CEDAR DRAW ESTATES II**  
**A PART OF THE SOUTH HALF OF SECTION 25. T 1 S, R. 3 E.**  
**SALT LAKE BASE AND MERIDIAN**  
**SUMMIT COUNTY, UTAH**  
**(SHEET 2 OF 2)**

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 37°20'54" E	39.46'
L2	N 66°50'34" E	49.03'
L3	N 40°01'27" E	30.44'
L4	N 18°13'57" E	46.29'

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
BOUNDARY	C1	40.00'	68.29'	60.29'	N 39°50'27" E	97°49'12"
BOUNDARY	C2	330.00'	129.63'	128.79'	S 02°11'02" W	22°30'22"
BOUNDARY	C3	270.00'	99.54'	98.97'	S 02°52'32" W	21°07'21"
BOUNDARY	C4	40.00'	72.43'	62.93'	S 59°33'31" E	103°44'46"
BOUNDARY	C5	270.00'	112.68'	111.86'	S 25°23'33" W	23°54'41"
1	C6	330.00'	129.17'	128.34'	S 24°39'00" W	22°25'35"
2	C7	330.00'	8.55'	8.55'	S 36°36'21" W	01°29'06"
2	C8	430.00'	188.97'	187.45'	S 49°56'17" W	25°10'47"
3	C9	430.00'	32.38'	32.37'	S 64°41'07" W	04°18'53"
3	C10	160.00'	74.89'	74.21'	N 53°26'00" E	26°49'07"
3	C11	70.00'	26.62'	26.46'	N 29°07'46" E	21°47'23"
3	C12	230.00'	73.62'	73.30'	S 27°24'07" W	18°20'19"
OPEN SPACE	C13	230.00'	23.64'	23.63'	S 39°30'58" W	05°53'24"
OPEN SPACE	C14	230.00'	82.29'	81.85'	S 52°42'37" W	20°29'54"
OPEN SPACE	C15	160.00'	104.16'	102.33'	S 81°56'33" W	37°17'57"
4	C16	170.00'	74.53'	73.94'	N 87°41'56" E	25°07'11"
4	C17	230.00'	44.04'	43.97'	S 80°37'28" W	10°58'16"
5	C18	230.00'	40.37'	40.32'	N 88°51'43" W	10°03'22"
5	C19	25.00'	22.28'	21.55'	N 70°38'18" E	51°03'19"
5	C20	62.50'	44.04'	43.14'	S 65°17'51" W	40°22'25"
6	C21	62.50'	103.78'	92.28'	N 46°56'48" W	95°08'15"
7	C22	62.50'	94.20'	85.54'	N 43°48'08" E	86°21'38"
8	C23	62.50'	65.71'	62.73'	S 62°53'53" E	60°14'19"
8	C24	22.00'	22.28'	21.55'	S 58°18'23" W	51°03'19"
8	C25	170.00'	29.84'	29.80'	N 88°51'43" W	10°03'22"
9	C26	170.00'	32.55'	32.50'	S 80°37'28" W	10°58'16"
9	C27	230.00'	100.84'	100.03'	N 87°41'56" E	25°07'11"
9	C28	100.00'	65.10'	63.96'	S 81°56'33" W	37°17'57"
10	C29	170.00'	60.80'	60.50'	S 52°42'37" W	20°29'54"
10	C30	170.00'	53.14'	52.92'	S 33°30'22" W	17°54'35"
11	C31	170.00'	18.75'	18.74'	S 21°23'31" W	06°19'07"
11	C32	130.00'	49.44'	49.14'	N 29°07'46" E	21°47'23"
11	C33	220.00'	22.59'	22.59'	N 42°57'59" E	05°53'05"
12	C34	220.00'	80.38'	79.93'	N 56°22'33" E	20°56'02"
12	C35	370.00'	25.98'	25.98'	S 64°49'51" W	04°01'25"
13	C36	370.00'	164.48'	163.13'	S 50°05'01" W	25°28'15"
ROAD C/L	C37	100.00'	38.03'	37.80'	N 29°07'46" E	21°47'23"
ROAD C/L	C38	200.00'	38.30'	38.24'	S 80°37'28" W	10°58'16"
ROAD C/L	C39	200.00'	35.10'	35.06'	N 88°51'43" W	10°03'22"

NOTES:

- 1) ALL LOTS TO HAVE 8' FRONT, SIDE AND REAR YARD NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHERE NOTED OTHERWISE.
- 2) 5/8" X 24" REBAR TO BE SET AT ALL CORNERS.
- 3) 5/8" X 36" REBAR WITH 1 3/8" METAL CAP STAMPED: NAME OR COMPANY NAME AND L.S. # (SECTION 10.2.1.1(1-3)) TO BE SET AT ALL SUBDIVISION CORNERS.
- 4) STREET MONUMENTS TO BE SET ACCORDING TO SUMMIT COUNTY SPECIFICATIONS, CHAPTER 10, SECTION 10.2.1.1(4).
- 5) OCCUPANCY RESTRICTION NOTIFICATION, SUMMIT COUNTY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR. (SUMMIT COUNTY DEVELOPMENT CODE CHAPTER 13, SECTION 6 (a)(XII)).
- 6) ALL DWELLINGS SHALL BE FIRE SPRINKLED PER NFPA 130, THE UNIFORM FIRE CODE AND PARK CITY FIRE DISTRICT. SPRINKLER PLANS SHALL BE APPROVED PRIOR TO CONSTRUCTION.
- 7) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN COALVILLE, UTAH. PLEASE SEE THE FOLLOWING:

BOOK \_\_\_\_\_ & PAGE \_\_\_\_\_  
BOOK \_\_\_\_\_ & PAGE \_\_\_\_\_

OPEN SPACE

OPEN SPACE SHALL BE PRESERVED IN PERPETUITY THROUGH AN OPEN SPACE EASEMENT. THE LAND DESIGNATED AS OPEN SPACE SHALL ONLY BE USED FOR THE PURPOSE OF PRESERVATION AND PROTECTION AND ENHANCEMENT IN ITS PRESENT, NATURAL AND OPEN SPACE CONDITION AND TO PREVENT ANY USE WHICH WILL SIGNIFICANTLY IMPAIR OR INTERFERE WITH THE CONSERVATION VALUES OF THE PROPERTY.

ACCEPTABLE USES WITHIN THE OPEN SPACE ENHANCEMENT SHALL INCLUDE TRAIL, ACCESS AND UTILITY EASEMENTS, HISTORICAL MONUMENTS AND FENCING AT THE DISCRETION OF THE HOMEOWNERS ASSOCIATION.

ALL MAINTENANCE OF THE OPEN SPACE SHALL BE PERFORMED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

A parcel of land lying within the South Half of Section 25, Township 1 South, Range 3 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 & Meridian, said Section Corner being a brass cap set by the County Surveyor in 1958; (Basis of bearing being North 00°00'06" West between the West Quarter Corner and the Northwest Corner of said Section 31); thence North, a distance of 1799.55 feet; thence West, a distance of 2376.91 feet to a point on the Northern Boundary line of Block 3 of the Cedar Draw Estates Plat, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said boundary South 78°15'01" West, a distance of 380.45 feet; thence South 46°38'14" West a distance of 389.56 feet; thence South 62°51'26" West 398.38 feet; thence North 27°08'34" West a distance of 104.20 feet to the Southerly right-of-way line of Bear View Drive and point of intersection with a non-tangent curve, concave Southeasterly, having a radius of 270.00 feet and a central angle of 23°54'41"; thence continuing along said right-of-way Southwesterly along the arc of said curve to the left, from which the radial line bears South 52°39'06" East, a distance of 112.68 feet to the curve's ends; thence South 13°26'13" West a distance of 92.05 feet to the beginning of a compound curve, concave Easterly, having a radius of 270.00 feet and a central angle of 21°07'21"; thence Southwesterly along the arc of said curve to the left, a distance of 99.54 feet; to the beginning of a compound curve, concave Northeasterly, having a radius of 40.00 feet and a central angle of 103°44'46"; thence Southeasterly along the arc of said curve to the left, a distance of 72.43 feet to the Northerly right-of-way line of Bear Hollow Drive and the beginning of a non-tangent curve, concave Northerly, having a radius of 440.00 feet and a central angle of 20°10'57"; thence leaving said Bear View Drive right-of-way and boundary line of said Block 3 of the Cedar Draw Estates Plat and continuing along said Bear Hollow Drive right-of-way Southwesterly along the arc of said curve to the right, from which the radial line bears North 21°25'54" West, a distance of 154.99 feet to the Westerly right-of-way line of Bear View Drive and the Easterly boundary line of Block 6 of the Cedar Draw Estates Plat and the beginning of a non-tangent curve, concave Westerly, having a radius of 40.00 feet and a central angle of 97°49'12"; thence leaving said Northerly right-of-way line of Bear Hollow Drive and continuing along said Bear View Drive and Cedar Draw Estates boundary line, Northerly along the arc of said curve to the left, from which the radial line bears North 01°14'56" West, a distance of 68.29 feet to the beginning of a reverse curve, concave Easterly, having a radius of 330.00 feet and a central angle of 22°30'22"; thence Northerly along the arc of said curve to the right a distance of 129.63 feet to the curves ends; thence North 13°26'13" East a distance of 6.48 feet; thence leaving said Bear View Drive right-of-way and continuing along the said Cedar Draw Estates boundary North 76°33'47" West, a distance of 180.06 feet; thence North 00°14'27" West, a distance of 429.69 feet; thence North 50°13'02" East a distance of 1094.15 feet; thence North 00°09'43" East a distance of 367.20 feet more or less to the Southerly boundary line of the Olympic Venues Parcel; thence continuing along said boundary line South 89°50'17" East 1239.07 feet; thence leaving said boundary line South 20°08'22" East a distance of 312.78 feet; thence South 02°58'33" East a distance of 1278.70 feet to the Northerly boundary of Block 2 of the Cedar Draw Estates Plat; thence continuing along said boundary North 85°31'14" West a distance of 235.85 feet; thence South 12°47'15" West a distance of 351.94 feet to the Northerly right-of-way line of Bear Hollow Drive; thence continuing along said right-of-way North 78°47'35" West a distance of 69.69 feet to the beginning of a curve, concave Northerly, having a radius of 515.00 feet and a central angle of 03°22'31" thence Westerly along the arc of said curve to the left, a distance of 30.34 feet to the point of intersection with a non-tangent line and the Easterly boundary line of Block 3 of the Cedar Draw Estates Plat; thence leaving said Northerly right-of-way line of Bear Hollow Drive and continuing along said Block 3 boundary North 12°47'15" East 339.56 feet; thence North 85°31'14" West a distance 77.33 feet; thence North 47°03'10" West a distance of 455.98 feet; thence North 26°25'33" West a distance of 331.16 feet to the Point of Beginning.

Contains: 53.34 acres of land more or less.

GRANT OF EASEMENT

SUMMIT RANCH JOINT VENTURE GRANTOR, A CALIFORNIA PARTNERSHIP, 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 AS SHOWN HEREON THIS PLAT.

SUMMIT RANCH JOINT VENTURE GRANTOR, ALSO CONVEYS AND WARRANTS THE SAME RIGHTS AND PRIVILEGES STATED ABOVE TO THE PRIVATE SEWER EASEMENTS AS SHOWN HEREON TO THOSE WHO ARE BENEFITED BY THEM.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned are the owners of the herein described tract of land, and hereby causes the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as Cedar Draw Estates II Plat. Do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

Executed this 16 day of August, 1994

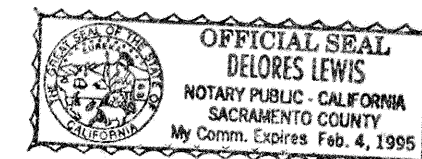
CCM/H/m

ACKNOWLEDGEMENT

C.C. Myers

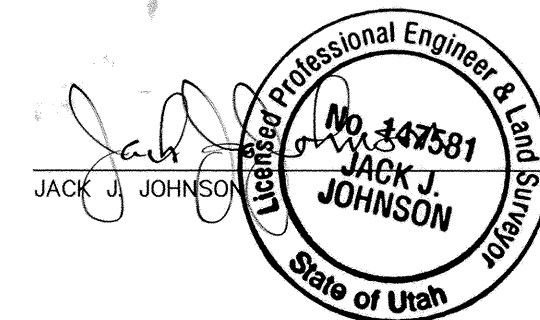
State of California  
County of Summit Sacramento  
On the 16th day of August, 1994 personally appeared before me C.C. Myers who, being by me duly sworn, did say that he is a General Partner of Summit Ranch Joint Venture, a California Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said General Partnership and said C.C. Myers duly acknowledged to me that said General Partnership executed the same.

Notary Public



SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 147581 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 HEREON. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, 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.



August 22, 1994  
DATE:

SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR COMPLIANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS  
THIS 22 DAY OF Sept, 1994

James R. Baird  
S.B.S.I.D. AUTHORIZED AGENT

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 22 DAY OF Aug, 1994, BY UTAH POWER AND LIGHT COMPANY.

Don Wiley  
AUTHORIZED AGENT OF U.P. & L. CO.

PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED  
THIS 22 DAY OF Aug, 1994

Don Wiley

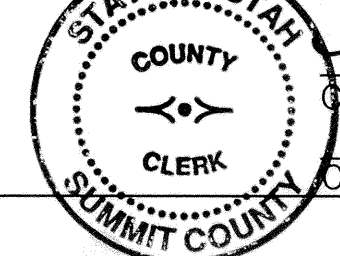
SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

APPROVED AND ACCEPTED  
THIS 15th DAY OF Sept, 1994

Don Wiley

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 17th DAY OF October A.D. 1994 AT WHICH TIME THIS SUBMITTAL WAS APPROVED AND ACCEPTED



James R. Baird  
COUNTY CLERK

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

9/13/94  
DATE

Don Wiley  
COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS Sept 15th DAY OF Sept A.D. 1994

Don Wiley  
CHAIRMAN

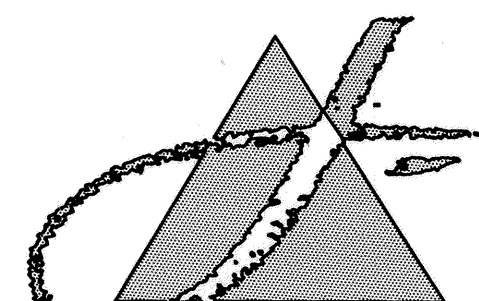
APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 24th DAY OF October A.D. 1994

Don Wiley  
COUNTY ATTORNEY

RECORDED

No. 419724  
STATE OF UTAH  
COUNTY OF SUMMIT  
RECORDED AND FILED AT THE REQUEST OF:  
SUMMIT RANCH JOINT VENTURE  
DATE: 11-22-94  
TIME: 12:05  
FEE: \$73.00  
Alan Driggs  
COUNTY RECORDER

**THE JACK JOHNSON COMPANY**  
1910 Prospector Avenue • Park City, Utah 84060  
(801) 645-9000 • fax (801) 649-1620

PLOT DATE: 8/15/94  
DRAWING: CDE2B.DWG