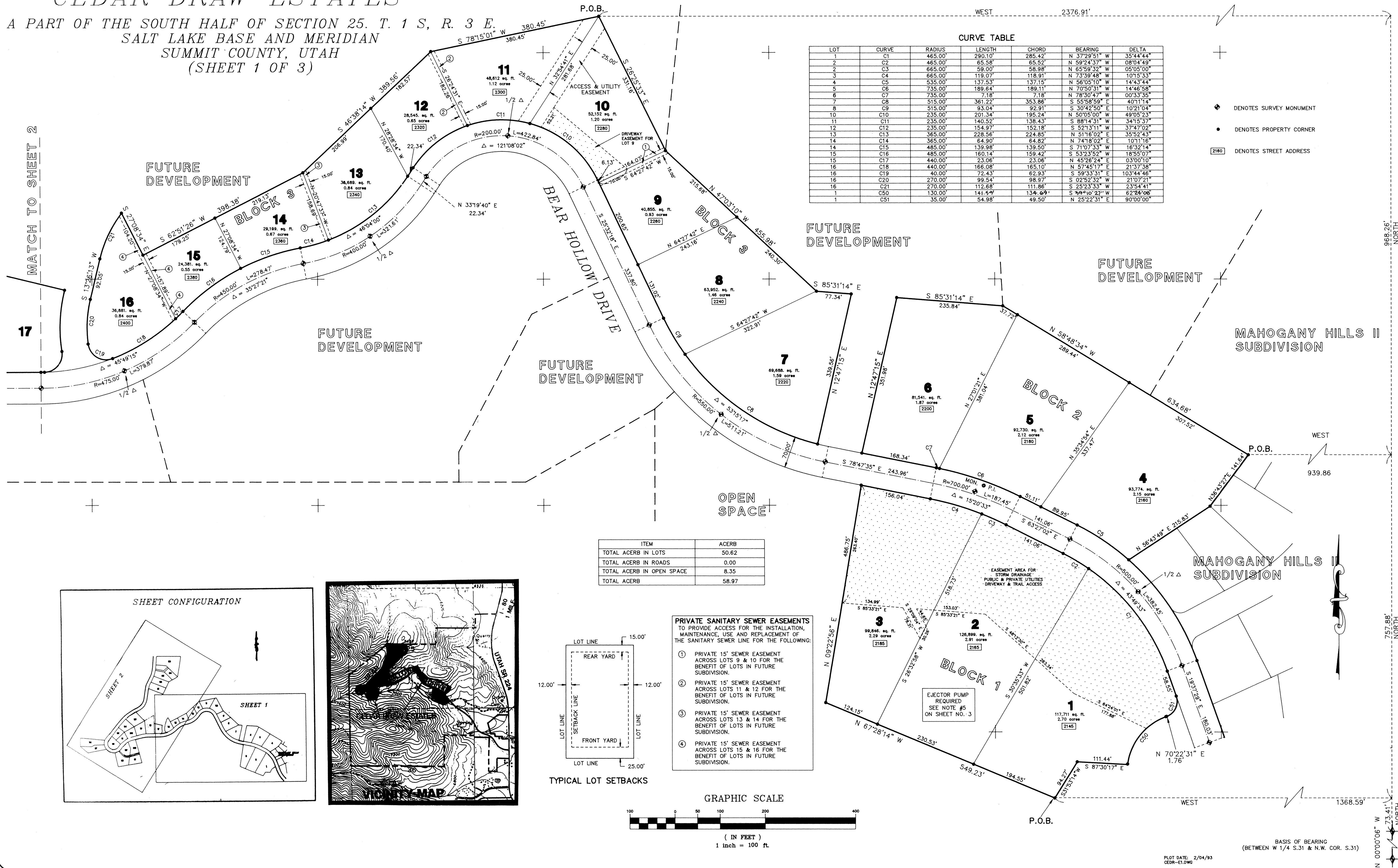


CEDAR DRAW ESTATES

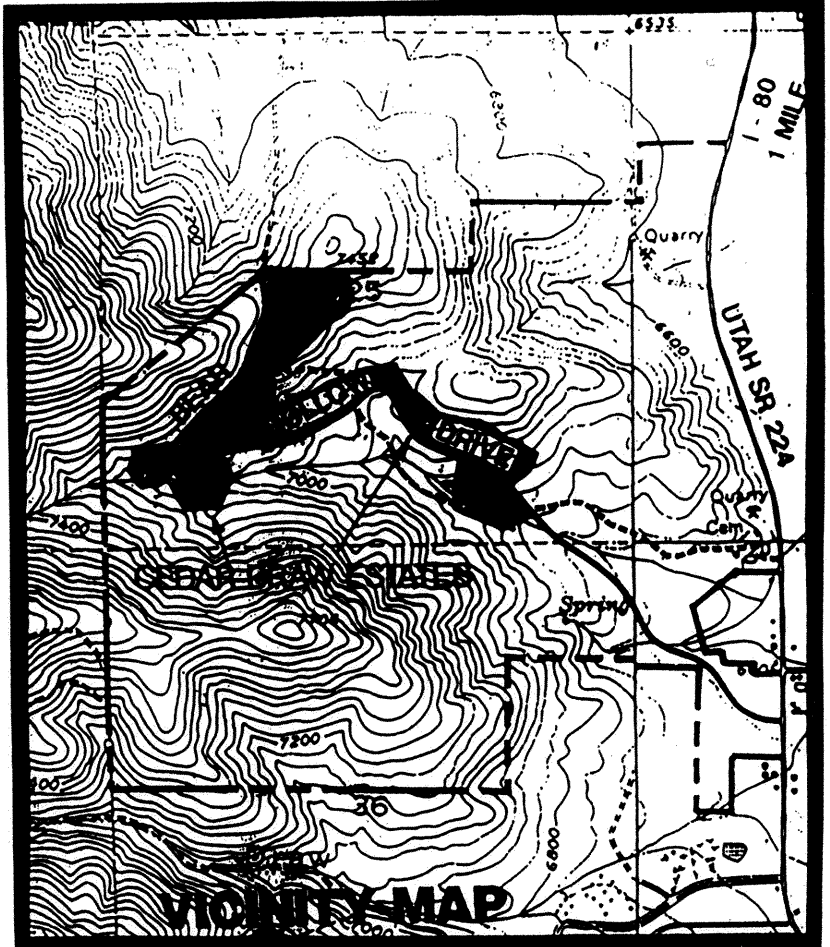
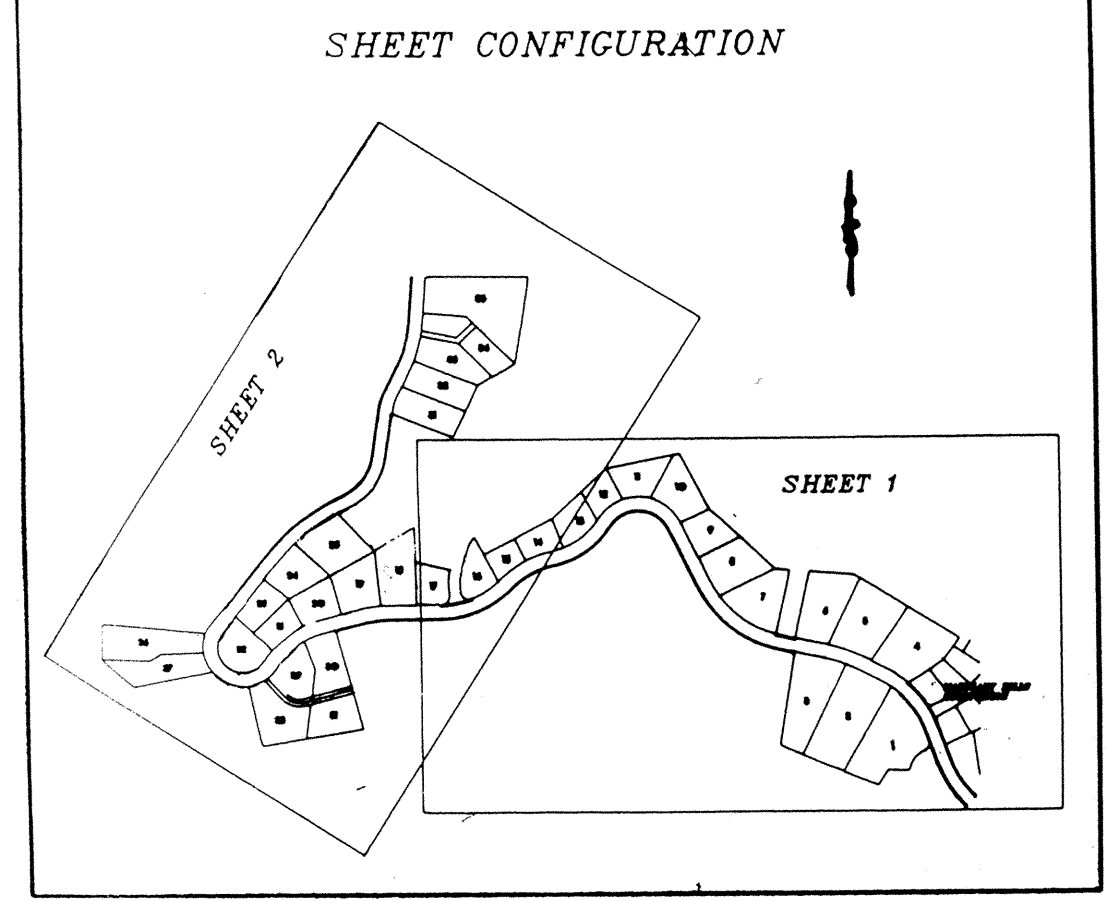
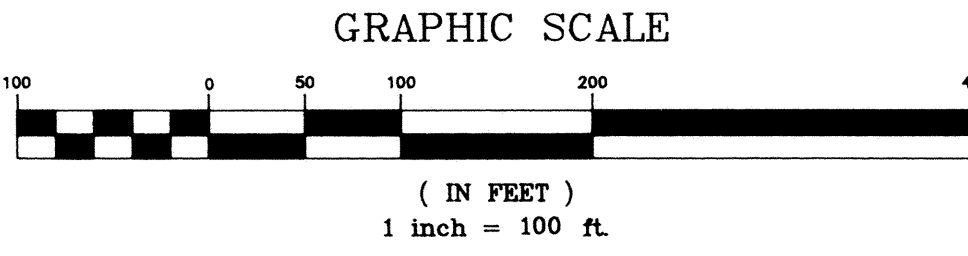
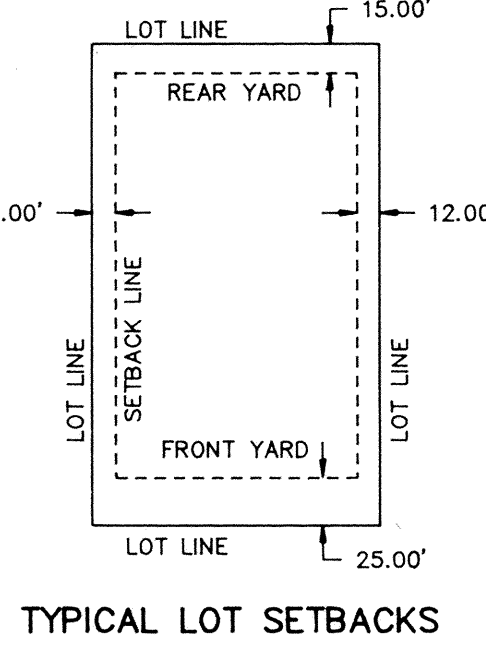
A PART OF THE SOUTH HALF OF SECTION 25. T. 1 S., R. 3 E.
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH
(SHEET 1 OF 3)



| CURVE TABLE | | | | | |
|-------------|-------|---------|---------|---------|---------------|
| LOT | CURVE | RADIUS | LENGTH | CHORD | BEARING |
| 1 | C1 | 465.00' | 290.10' | 285.42' | N 37°29'51" W |
| 2 | C2 | 465.00' | 65.58' | 65.52' | N 59°24'37" W |
| 3 | C3 | 665.00' | 59.00' | 58.98' | N 65°59'32" W |
| 4 | C4 | 665.00' | 119.07' | 118.91' | N 73°39'48" W |
| 5 | C5 | 535.00' | 137.53' | 137.15' | N 56°05'10" W |
| 6 | C6 | 735.00' | 189.64' | 189.11' | N 70°50'31" W |
| 7 | C7 | 735.00' | 7.18' | 7.18' | N 78°30'47" W |
| 8 | C8 | 515.00' | 361.22' | 353.86' | S 55°58'59" E |
| 9 | C9 | 515.00' | 93.04' | 92.91' | S 30°42'50" E |
| 10 | C10 | 235.00' | 201.34' | 195.24' | N 50°05'00" W |
| 11 | C11 | 235.00' | 140.52' | 138.43' | S 88°14'31" W |
| 12 | C12 | 235.00' | 154.97' | 152.18' | S 52°13'11" W |
| 13 | C13 | 365.00' | 228.56' | 224.85' | N 51°18'02" E |
| 14 | C14 | 365.00' | 64.90' | 64.82' | N 74°18'02" E |
| 15 | C15 | 485.00' | 139.98' | 139.50' | S 71°07'33" W |
| 16 | C16 | 485.00' | 160.14' | 159.42' | S 53°23'52" W |
| 17 | C17 | 440.00' | 23.06' | 23.06' | N 45°28'24" E |
| 18 | C18 | 440.00' | 166.08' | 165.10' | N 57°45'17" E |
| 19 | C19 | 40.00' | 72.43' | 62.93' | S 59°33'31" E |
| 20 | C20 | 270.00' | 99.54' | 98.97' | S 02°52'32" W |
| 21 | C21 | 270.00' | 112.68' | 111.86' | S 25°23'33" W |
| 1 | C50 | 130.00' | 141.59' | 134.69' | S 39°10'23" W |
| 1 | C51 | 35.00' | 54.98' | 49.50' | N 25°22'31" E |

| ITEM | ACERB |
|---------------------------|-------|
| TOTAL ACERB IN LOTS | 50.62 |
| TOTAL ACERB IN ROADS | 0.00 |
| TOTAL ACERB IN OPEN SPACE | 8.35 |
| TOTAL ACERB | 58.97 |

- PRIVATE SANITARY SEWER EASEMENTS TO PROVIDE ACCESS FOR THE INSTALLATION, MAINTENANCE, USE AND REPLACEMENT OF THE SANITARY SEWER LINE FOR THE FOLLOWING:
- PRIVATE 15' SEWER EASEMENT ACROSS LOTS 9 & 10 FOR THE BENEFIT OF LOTS IN FUTURE SUBDIVISION.
 - PRIVATE 15' SEWER EASEMENT ACROSS LOTS 11 & 12 FOR THE BENEFIT OF LOTS IN FUTURE SUBDIVISION.
 - PRIVATE 15' SEWER EASEMENT ACROSS LOTS 13 & 14 FOR THE BENEFIT OF LOTS IN FUTURE SUBDIVISION.
 - PRIVATE 15' SEWER EASEMENT ACROSS LOTS 15 & 16 FOR THE BENEFIT OF LOTS IN FUTURE SUBDIVISION.



COUNTY COMMISSION APPROVAL
PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 14th DAY OF FEB. 1993. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
COUNTY CHAIRMAN
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.
DATE
COUNTY ENGINEER

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS 23rd DAY OF FEB. A.D. 1993
CHAIRMAN

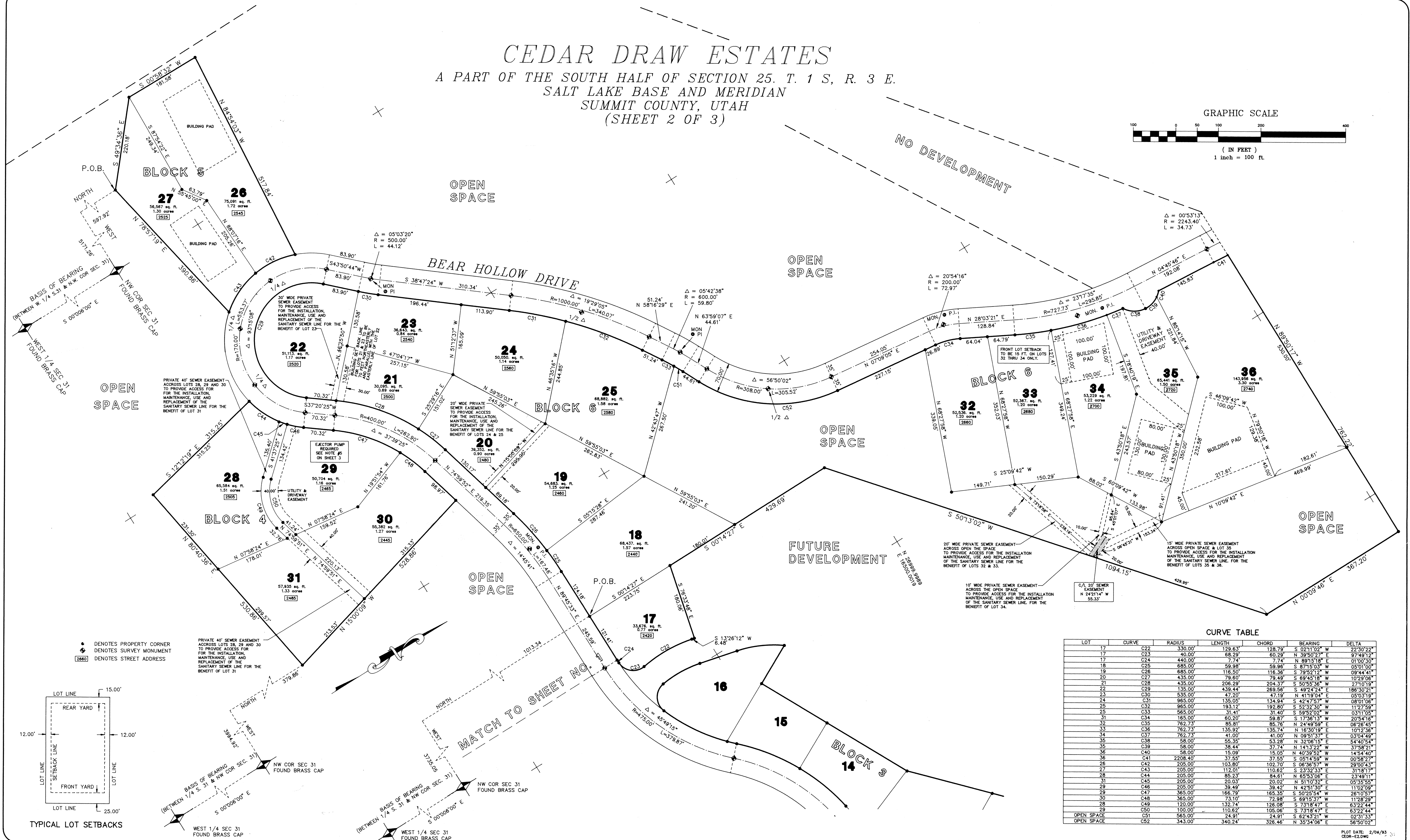
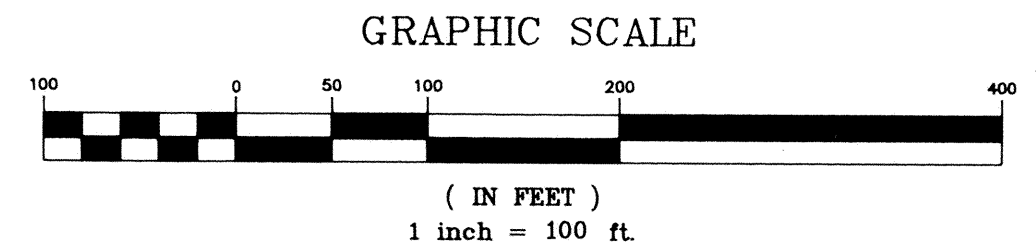
APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 28th DAY OF Feb. A.D. 1993
COUNTY ATTORNEY

RECORDED
No. 390440
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
DOYLE E. PERGANDER
COUNTY RECORDER

THE JACK JOHNSON COMPANY
1910 Prospector Avenue • Park City, Utah 84060
(801) 645-9000 • fax (801) 649-1622

CEDAR DRAW ESTATES

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 3)



CURVE TABLE

| LOT | CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|------------|-------|----------|---------|---------|---------------|------------|
| 17 | C22 | 330.00' | 129.63' | 128.79' | S 02°11'02" W | 22°30'22" |
| 17 | C23 | 40.00' | 68.29' | 60.28' | N 39°50'27" E | 97°40'12" |
| 17 | C24 | 440.00' | 7.74' | 7.74' | N 89°15'18" E | 01°00'30" |
| 18 | C25 | 685.00' | 59.98' | 59.96' | S 87°15'03" W | 05°01'00" |
| 19 | C26 | 685.00' | 116.50' | 116.36' | S 79°52'12" W | 09°44'41" |
| 20 | C27 | 435.00' | 79.48' | 79.48' | S 69°45'18" W | 10°29'06" |
| 21 | C28 | 435.00' | 206.29' | 204.37' | S 50°55'36" W | 27°10'19" |
| 22 | C29 | 135.00' | 439.44' | 269.56' | S 49°24'24" E | 186°30'21" |
| 23 | C30 | 335.00' | 47.20' | 47.19' | N 41°19'04" E | 05°03'19" |
| 24 | C31 | 965.00' | 135.05' | 134.84' | S 42°47'57" W | 08°01'06" |
| 25 | C32 | 965.00' | 193.12' | 192.80' | S 52°32'30" W | 11°27'59" |
| 25 | C33 | 565.00' | 31.41' | 31.40' | S 59°52'02" W | 03°11'05" |
| 31 | C34 | 165.00' | 60.20' | 59.87' | S 17°36'13" W | 20°54'16" |
| 32 | C35 | 762.73' | 85.81' | 85.76' | N 24°49'59" E | 06°28'45" |
| 33 | C36 | 762.73' | 135.92' | 135.74' | N 16°30'19" E | 10°12'36" |
| 34 | C37 | 762.73' | 41.00' | 41.00' | N 09°51'37" E | 03°04'49" |
| 35 | C38 | 58.00' | 55.35' | 53.28' | N 32°06'15" E | 54°40'54" |
| 35 | C39 | 58.00' | 38.44' | 37.74' | N 14°13'22" W | 37°58'21" |
| 36 | C40 | 58.00' | 15.09' | 15.05' | N 40°39'52" W | 14°54'40" |
| 36 | C41 | 2208.40' | 37.55' | 37.55' | S 05°14'59" W | 00°58'27" |
| 26 | C42 | 205.00' | 103.80' | 102.70' | S 06°36'57" W | 29°00'43" |
| 27 | C43 | 205.00' | 112.01' | 110.62' | S 23°32'33" E | 31°18'17" |
| 28 | C44 | 205.00' | 85.23' | 84.61' | N 65°53'06" E | 23°49'11" |
| 29 | C45 | 205.00' | 20.03' | 20.02' | N 51°10'32" E | 05°35'55" |
| 29 | C46 | 205.00' | 39.49' | 39.42' | N 42°51'30" E | 11°02'09" |
| 29 | C47 | 365.00' | 166.79' | 165.35' | S 50°25'54" W | 28°10'57" |
| 30 | C48 | 365.00' | 72.98' | 72.98' | S 69°15'37" W | 11°28'29" |
| 28 | C49 | 120.00' | 132.74' | 126.08' | S 73°18'47" E | 63°22'44" |
| 29 | C50 | 100.00' | 110.62' | 105.06' | S 73°18'47" E | 63°22'44" |
| OPEN SPACE | C51 | 565.00' | 24.91' | 24.91' | S 62°43'21" W | 02°31'33" |
| OPEN SPACE | C52 | 343.00' | 340.24' | 526.46' | N 35°34'06" E | 56°50'02" |

PLAT DATE: 2/04/93
CDR-12.00

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 14th DAY OF June A.D. 1993 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

Alan Morris
COUNTY CHAIRMAN
John Morris
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.

Feb 10, 1993
DATE
[Signature]
COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION ON THIS 23rd DAY OF FEB A.D. 1993

[Signature]
CHAIRMAN

APPROVAL AS TO FORM

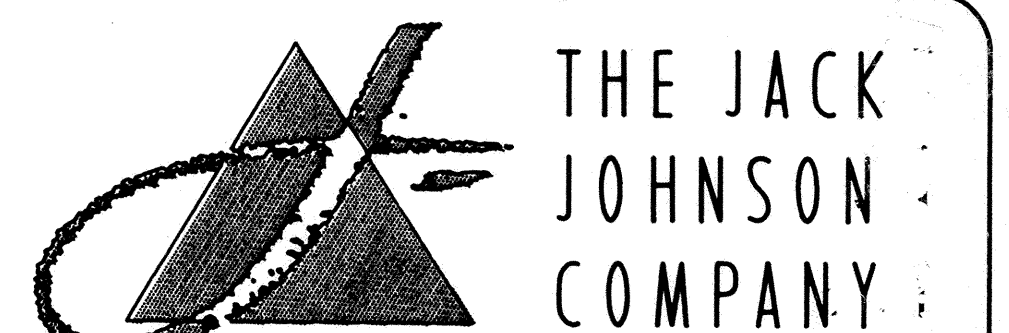
APPROVED AS TO FORM ON THIS 28th DAY OF Oct A.D. 1993

[Signature]
Deputy COUNTY ATTORNEY

RECORDED

No. 390440 DATE: 10-29-93
STATE OF UTAH TIME: 4:45
COUNTY OF SUMMIT FEES: 126.00

RECORDED AND FILED AT THE REQUEST OF:
DOYLE E. PERGANDE
Alan Sprigg
COUNTY RECORDER



1910 Prospector Avenue • Park City, Utah 84060
(801) 645-9000 • fax (801) 649-1620

CEDAR DRAW ESTATES

A PART OF THE SOUTH HALF OF SECTION 25. T 1 S, R. 3 E.

SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

(SHEET 3 OF 3)

DESCRIPTION BLOCK 1

A parcel of land lying within the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base & 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 of said Section 31 and the Northwest Corner of said Section 31); thence North a distance of 73.41 feet; thence West, a distance of 1368.59 feet, to a point on the Southeast corner of said parcel of land said point being the POINT OF BEGINNING; thence North 67°28'14" West, a distance of 549.23 feet; thence North 09°22'56" East, a distance of 486.75 feet to the Southerly Right-of-way line of Bear Hollow Drive; thence continuing along said right-of-way South 78°47'35" East, a distance of 156.04 feet, to the beginning of a curve, concave Southerly, having a radius of 665.00 feet and a central angle of 15°20'33", thence Easterly along the arc of said curve to the right, a distance of 178.07 feet, to the curve's end; thence South 63°27'02" East, a distance of 141.06 feet, to the beginning of a curve, concave Southwesterly, having a radius of 465.00 feet and a central angle of 43°49'33", thence Southeasterly along the arc of said curve to the right, a distance of 355.68 feet, to the curve's end; thence South 19°37'29" East, a distance of 58.55 feet; to the beginning of a curve, concave Southerly, having a radius of 35.00 feet and a central angle of 90°00'00", thence leaving said right-of-way Southwesterly along the arc of said curve to the right, a distance of 54.98 feet to the curve's end; thence South 70°22'31" West a distance of 1.76 feet, to the beginning of a curve, concave Southeasterly, having a radius of 130.00 feet, and a central angle of 62°24'49", thence Southwesterly along the arc of said curve to the left, a distance of 141.52 feet to the point of intersection with a non-tangent line; thence North 87°30'17" West a distance of 111.44 feet; thence South 31°53'14" West a distance of 94.27 feet to the POINT OF BEGINNING; containing 7.91 acres of land more or less.

DESCRIPTION BLOCK 2

A parcel of land lying within the Southeast Quarter of Section 25, Township 1 South, Range 3 East, Salt Lake Base & 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 of said Section 31 and the Northwest Corner of said Section 31); thence North, a distance of 831.29 feet; thence West, a distance of 939.38 feet, to the POINT OF BEGINNING; thence South 36°43'22" West, a distance of 141.64 feet; thence South 56°43'49" West, a distance of 215.83 feet; to the Northerly Right-of-way line of Bear Hollow Drive and point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 535.00 feet and a central angle of 14°43'44", thence continuing along said right-of-way Northwesterly along the arc of said curve to the left, from which the radial line bears South 41°16'42" West, a distance of 137.53 feet to the curve's end; thence North 63°27'02" West, a distance of 141.06 feet; to the beginning of a curve, concave Southerly, having a radius of 735.00 feet and a central angle of 15°20'33", thence Northwesterly along the arc of said curve to the left, a distance of 196.82 feet to the curve's end; thence North 78°47'35" West, a distance of 168.34 feet; thence leaving said right-of-way North 124°71'5" East, a distance of 351.98 feet; thence South 85°31'14" East, a distance of 235.84 feet; thence South 58°48'34" East, a distance of 634.68 feet, to the POINT OF BEGINNING; Containing 6.154 acres of land, more or less.

DESCRIPTION BLOCK 3

A parcel of land lying within the South half of Section 25, Township 1 South, Range 3 East, Salt Lake Base & 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 of said Section 31 and the Northwest corner of said Section 31); thence North, a distance of 1799.55 feet; thence West, a distance of 2276.91 feet, to the POINT OF BEGINNING; thence South 26°25'33" East, a distance of 331.16 feet; thence South 47°03'10" East, a distance of 455.98 feet; thence South 85°31'14" East, a distance of 77.34 feet; thence South 12°47'15" West, a distance of 339.58 feet; to the Northerly Right-of-way line of Bear Hollow Drive and point of intersection with a non-tangent curve, concave Northeasterly, having a radius of 515.00 feet and a central angle of 50°32'18", thence Westerly along said right-of-way and the arc of said curve to the right, from which the radial line bears North 13°55'24" East, a distance of 454.26 feet, said arc subtended by a chord which bears North 50°48'27" West, a distance of 439.68 feet to the curve's end; thence North 25°32'18" West, a distance of 337.80 feet; to the beginning of a curve, concave Southerly, having a radius of 235.00 feet and a central angle of 121°08'02", thence Northwesterly along the arc of said curve to the left, a distance of 496.83 feet to the curve's end; thence South 33°19'40" West, a distance of 22.34 feet; to the beginning of a curve, concave Northwesterly, having a radius of 365.00 feet and a central angle of 46°04'00", thence Southwesterly along the arc of said curve to the right, a distance of 293.46 feet; to a point of reverse curvature with a curve, concave Southeasterly, having a radius of 485.00 feet and a central angle of 35°27'21", thence Westerly along the arc of said curve to the left, a distance of 300.12 feet; to a point of reverse curvature with a curve, concave Northwesterly, having a radius of 440.00 feet and a central angle of 24°37'48", thence Southwesterly along the arc of said curve to the right, a distance of 189.14 feet; to a point of compound curvature with a curve, concave Northeasterly, having a radius of 40.00 feet and a central angle of 103°44'46", thence leaving said right-of-way and running Westerly along the arc of said curve to the right, a distance of 72.43 feet; to a point of compound curvature with a curve, concave Easterly, having a radius of 270.00 feet and a central angle of 21°07'21", thence Northerly along the arc of said curve to the right, a distance of 99.54 feet to the curve's end; thence North 13°26'13" East, a distance of 92.05 feet; to the beginning of a curve, concave Southeasterly, having a radius of 270.00 feet and a central angle of 23°54'41", thence Northerly along the arc of said curve to the right, a distance of 112.68 feet to the point of intersection with a non-tangent line; thence South 27°08'34" East, a distance of 104.20 feet; thence North 62°51'26" East, a distance of 398.38 feet; thence North 46°38'14" East, a distance of 389.56 feet; thence North 78°15'01" East, a distance of 380.45 feet, to the POINT OF BEGINNING; Containing 9.893 acres of land, more or less.

DESCRIPTION BLOCK 4

A parcel of land lying within the Southwest Quarter of Section 25, Township 1 South, Range 3 East, Salt Lake Base & Meridian, County of Summit, State of Utah, more particularly described as follows:

Commence at the Northwest Corner of Section 31 Township 1 South, Range 3 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 of said Section 31 and the Northwest Corner of said Section 31); thence West, a distance of 3994.92 feet; thence North, a distance of 379.86 feet, to the POINT OF BEGINNING; thence South 80°40'36" West, a distance of 530.86 feet; thence North 12°12'19" West, a distance of 315.25 feet to the Southerly Right-of-way line of Bear Hollow Drive and point of intersection with a non-tangent curve, concave Northerly, having a radius of 205.00 feet and a central angle of 40°27'16", thence Southeasterly along the said right-of-way and arc of said curve to the left, from which the radial line bears North 12°12'19" West, a distance of 144.74 feet, said arc subtended by a chord which bears North 57°34'03" East, a distance of 141.75 feet to the curve's end; thence North 37°20'25" East, a distance of 70.32 feet; to the beginning of a curve, concave Southeasterly, having a radius of 365.00 feet and a central angle of 37°39'26", thence Northeasterly along the arc of said curve to the right, a distance of 239.89 feet to the curve's end; thence North 74°59'52" East, a distance of 98.97 feet; thence leaving said right-of-way South 15°00'09" East, a distance of 528.86 feet to the POINT OF BEGINNING; Containing 5.271 acres of land more or less.

DESCRIPTION BLOCK 5

A parcel of land lying within the South half of Section 25, Township 1 South, Range 3 East, Salt Lake Base & 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 of said Section 31 and the Northwest Corner of said Section 31); thence West, a distance of 5171.26 feet; thence North, a distance of 597.92 feet, to the POINT OF BEGINNING; thence North 78°57'19" East a distance of 390.86 feet to the Northwesterly Right-of-way of Bear Hollow Drive and point of intersection with a non-tangent curve, concave Easterly, having a radius of 205.00 feet and a central angle of 60°19'00", thence Northeasterly along said right-of-way and arc of said curve to the right, from which the radial line bears North 50°48'18" East, a distance of 215.81 feet, said arc subtended by a chord which bears North 09°02'12" West, a distance of 205.98 feet to the curve's end; thence leaving said right-of-way North 84°54'03" West a distance of 517.84 feet; thence South 00°58'32" West 181.58 feet; thence South 49°34'38" East a distance of 220.18 feet to the POINT OF BEGINNING; containing 3.02 acres of land more or less.

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.) THE FOLLOWING LOTS REQUIRE PUMP FACILITIES TO LIFT SEWAGE INTO THE SEWER LATERAL: LOTS 2 & 29, DUE TO THE TERRAIN AND ARCHITECTURAL STYLES OF CONSTRUCTION, THE ELEVATION FOR ALL SEWER LATERALS SHOULD BE VERIFIED AND INCORPORATED INTO THE HOME DESIGN. PUMP FACILITIES MAY BE REQUIRED ON LOTS OTHER THAN THOSE INDICATED HEREIN. PUMP FACILITIES SHALL BE PRIVATE INDIVIDUAL EJECTOR PUMPS.
- 6.) OCCUPANCY RESTRICTION NOTIFICATION. SUMMIT COUNTY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITH 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)(X)).
- 7.) ALL DWELLINGS SHALL BE FIRE SPRINKLED PER NFPA 13D, THE UNIFORM FIRE CODE AND PARK CITY FIRE DISTRICT. SPRINKLER PLANS SHALL BE APPROVED PRIOR TO CONSTRUCTION.
- 8.) RESIDENCES ON LOTS WHICH FRONT THE COLLECTOR STREET HAVE DRIVEWAY RESTRICTIONS SUCH THAT ACCESS TO THE COLLECTOR STREET WILL BE HEAD-ON AS OPPOSED TO BACKING ONTO THE STREET.
- 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.

DESCRIPTION BLOCK 6

A parcel of land lying within the Southwest Quarter of Section 25, Township 1 South, Range 3 East, Salt Lake Base & 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 of said Section 31 and the Northwest Corner of said Section 31); thence West, a distance of 3735.05 feet; thence North, a distance of 1013.34 feet, to the POINT OF BEGINNING said point being on the Northerly Right-of-way line of Bear Hollow Drive; thence continuing along said right-of-way South 89°45'33" West, a distance of 124.18 feet; to the beginning of a curve, concave Southerly, having a radius of 685.00 feet and a central angle of 14°45'41", thence Westerly along the arc of said curve to the left, a distance of 176.48 feet to the curve's end; thence South 74°59'52" West, a distance of 219.35 feet; to the beginning of a curve, concave Southeasterly, having a radius of 435.00 feet and a central angle of 37°39'25", thence Westerly along the arc of said curve to the left, a distance of 285.90 feet to the curve's end; thence South 37°20'25" West, a distance of 70.32 feet; to the beginning of a curve, concave Northeasterly, having a radius of 135.00 feet and a central angle of 186°30'21", thence Southwesterly along the arc of said curve to the right, a distance of 438.44 feet to the curve's end; thence North 43°50'44" East, a distance of 83.90 feet; to the beginning of a curve, concave Northwesterly, having a radius of 555.00 feet and a central angle of 05°03'19", thence Northeasterly along the arc of said curve to the left, a distance of 47.20 feet to the curve's end; thence North 38°47'24" East, a distance of 310.34 feet; to the beginning of a curve, concave Southeasterly, having a radius of 985.00 feet and a central angle of 182°09'05", thence Northeasterly along the arc of said curve to the right, a distance of 328.17 feet to the curve's end; thence North 58°16'29" East, a distance of 51.24 feet; to the beginning of a curve, concave Southeasterly, having a radius of 565.00 feet and a central angle of 05°42'38", thence Northeasterly along the arc of said curve to the right, a distance of 56.31 feet to the curve's end; thence North 63°59'07" East, a distance of 44.61 feet; to the beginning of a curve, concave Northwesterly, having a radius of 343.00 feet and a central angle of 56°50'02", thence Northeasterly along the arc of said curve to the left, a distance of 340.24 feet to the curve's end; thence North 07°09'05" East, a distance of 254.05 feet; to the beginning of a curve, concave Easterly, having a radius of 165.00 feet and a central angle of 20°54'16", thence Northerly along the arc of said curve to the right, a distance of 80.20 feet to the curve's end; thence North 28°03'21" East, a distance of 128.84 feet; to the beginning of a curve, concave Westerly, having a radius of 762.73 feet and a central angle of 19°44'10", thence Northeasterly along the arc of said curve to the left, a distance of 262.73 feet to the beginning of a non-tangent curve, concave Westerly, having a radius of 58.00 feet and a central angle of 107°33'55", thence Northeasterly along the arc of said curve to the left from which the radial line bears North 30°33'18" West a distance of 108.68 feet; said arc subtended by a chord which bears North 05°39'45" East a distance of 93.59 feet to the point of intersection with a non-tangent line; thence North 04°45'46" East a distance of 145.83 feet; to the beginning of a curve, concave Easterly, having a radius of 2208.40 feet and a central angle of 00°58'27", thence Northerly along the arc of said curve to the right, a distance of 37.55 feet to the point of intersection with a non-tangent line; thence leaving said right-of-way South 50°50'17" East, a distance of 762.22 feet; thence South 00°00'48" West, a distance of 387.20 feet; thence South 50°13'02" West, a distance of 1094.15 feet; thence South 00°14'27" East, a distance of 429.69 feet; thence South 76°33'48" East, a distance of 180.06 feet; thence South 13°26'12" West, a distance of 6.48 feet; to the beginning of a curve, concave Easterly, having a radius of 330.00 feet and a central angle of 22°30'23", thence Southerly along the arc of said curve to the left, a distance of 129.63 feet; to a point of a reverse curvature, concave Northwesterly, having a radius of 40.00 feet and a central angle of 97°49'12", thence Southerly along the arc of said curve to the right, a distance of 68.29 feet, to a point of compound curvature, concave Northerly, having a radius of 440.00 feet and a central angle of 1°00'30", thence Westerly along the arc of said curve to the right, a distance of 7.74 feet to the curve's end; thence South 89°45'33" West, a distance of 121.41 feet, to the POINT OF BEGINNING; Containing 26.72 acres of land, more or less.

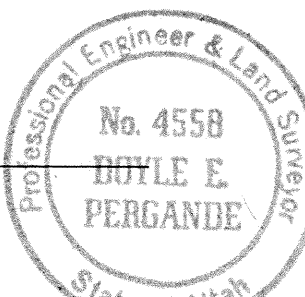
GRANT OF EASEMENT

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.

I, DOYLE PERGANDE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4558 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 I HAVE THEREBY DESIGNED A PLAT. 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.

Doyle Pergande
DOYLE PERGANDE



Feb 9, 1993
DATE:

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 cause 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 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 8th day of February, 1993

C.C. Myers, Trustee
General Partner

ACKNOWLEDGEMENT

California
County of Sacramento

On this 8th day of February, 1993 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.

Doyle Pergande
Notary Public

My commission expires:

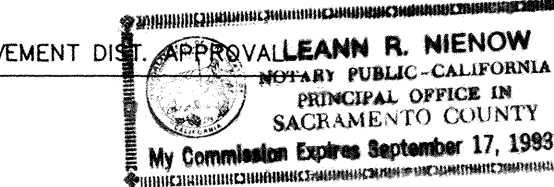
SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

APPROVED AND ACCEPTED THIS

9th DAY OF February, 1993

By: E. J. Smith

S.B.S.I.D. AUTHORIZED AGENT



For James R. Baird
S.B.S.I.D. Engineer

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED

AND ACCEPTED THIS 09 DAY OF Feb, 1993.

BY UTAH POWER AND LIGHT COMPANY.

Authorized Agent of U.P. & L. CO.

PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED

THIS 9th DAY OF Feb, 1993

By: [Signature]

SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

APPROVED AND ACCEPTED

THIS 10th DAY OF Feb, 1993

By: [Signature]

PLOT DATE: 2/04/93
DRAWING: CEDR-E3.DWG

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 14th DAY OF June A.D. 1993 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

County Chairman
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.

Feb 10, 1993
DATE

County Engineer

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION ON THIS 23rd DAY OF Feb A.D. 1993

Chairman

APPROVAL AS TO FORM

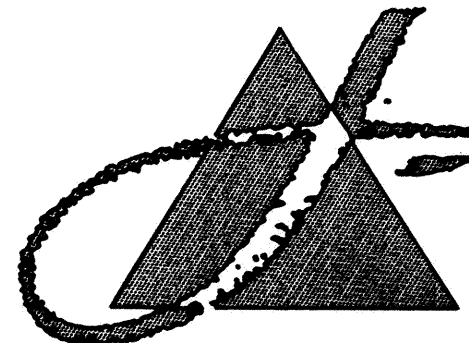
APPROVED AS TO FORM ON THIS 28th DAY OF Feb A.D. 1993

County Attorney

RECORDED

No. 390440
DATE: 10-29-93
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
Doyle E. Pergande

County Recorder



THE JACK JOHNSON COMPANY

1910 Prospector Avenue * Park City, Utah 84060
(801) 645-9000 * fax (801) 649-1620