

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 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

AUTHORIZED AGENT OF UTAH DEPARTMENT OF TRANSPORTATION

ACKNOWLEDGEMENT

State of California County of Sacramento
On the 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.

W. C. Myers Notary Public
My commission expires: _____

SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

APPROVED AND ACCEPTED THIS

9th DAY OF FEB, 1993

James R. Baies

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

FOR JAMES R. BAIES

S&S Engineering

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 09 DAY OF FEB, 19 93, 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

Sam Loman

SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

APPROVED AND ACCEPTED

THIS 07th DAY OF Feb, 1993

Paul Harper

NOTES:

- ALL LOTS TO HAVE 8' FRONT, SIDE AND REAR YARD NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHERE NOTED OTHERWISE.
- 5/8" X 24" REBAR TO BE SET AT ALL CORNERS.
- 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.
- STREET MONUMENTS TO BE SET ACCORDING TO SUMMIT COUNTY SPECIFICATIONS, CHAPTER 10, SECTION 10.2.1.1(4).
- 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)(X)).
- 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 ON TO THE STREET.
- 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 _____

SURVEYOR'S CERTIFICATE

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 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.

Doyle Pergande
DOYLE PERGANDE

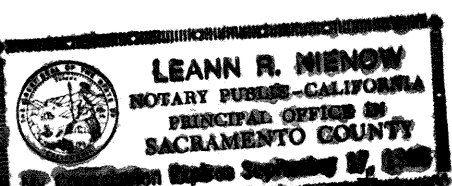
No. 4558
DOYLE E. PERGANDE
State of Utah
Professional Engineer & Land Surveyor

DATE: Feb 9, 1993

CEDAR DRAW

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 36
AND THE SOUTHEAST QUARTER OF SECTION 25, T. 1 S., R. 3 E.
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

CEDAR DRAW ESTATES



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.

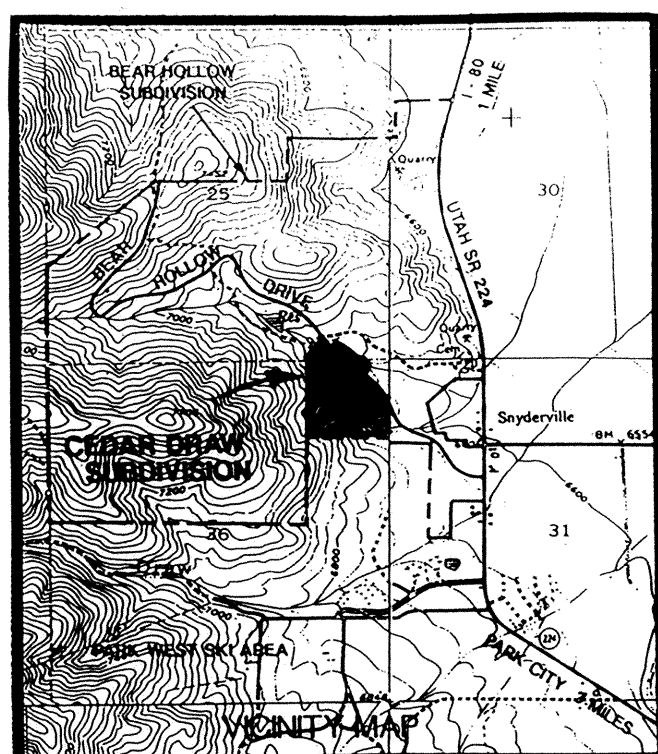
ACCEPTABLE USES WITHIN THE OPEN SPACE ENHANCEMENT SHALL INCLUDE TRAIL, ACCESS AND UTILITY EASEMENTS, HISTORICAL MONUMENTS AND FENCING AT THE DISCRETION OF THE HOMEOWNERS ASSOCIATION.

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

LEGEND

- 4649 DENOTES STREET ADDRESS
- 4649 DENOTES SURVEY MONUMENT
- DENOTES PROPERTY CORNER

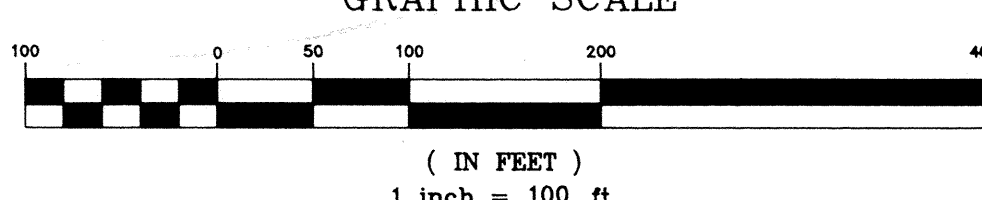
ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	12.78
TOTAL ACREAGE IN ROADS	2.57
TOTAL ACREAGE IN OPEN SPACE	18.57
TOTAL ACREAGE	33.92



NOTE:
THE DWELLINGS ON LOTS 15 THRU 20 SHALL BE FIRE SPRINKLED PER NFPA 13D, THE UNIFORM FIRE CODE AND PARK CITY FIRE DISTRICT. SPRINKLER PLANS SHALL BE APPROVED PRIOR TO CONSTRUCTION.

OPEN SPACE

GRAPHIC SCALE

PRIVATE SEWER EASEMENTS
TO PROVIDE ACCESS FOR THE INSTALLATION,
MAINTENANCE, USE AND REPLACEMENT OF
THE SANITARY SEWER LINE FOR THE FOLLOWING:

- PRIVATE 20" SEWER EASEMENT ACROSS LOTS 10 & 11 FOR THE BENEFIT OF LOTS 14 & 15
- PRIVATE 10" SEWER EASEMENT ACROSS LOT 9 FOR THE BENEFIT OF LOT 16
- PRIVATE 10" SEWER EASEMENT ACROSS LOT 8 FOR THE BENEFIT OF LOT 17
- PRIVATE 12" SEWER EASEMENT ACROSS LOT 9 FOR THE BENEFIT OF LOT 5
- PRIVATE 15" SEWER EASEMENT ACROSS LOTS 2 & 6 FOR THE BENEFIT OF LOTS 6 & 7

LEGAL DESCRIPTION

BLOCK 1

A parcel of land lying within the Northeast Quarter of Section 36 and 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 corner being a brass cap set by the County Surveyor in 1958; thence along the West line of said Section 31, South 00°00'00" East, a distance of 1293.83 feet, to the POINT OF BEGINNING; thence leaving said section line North 88°58'15" West, a distance of 1341.61 feet; thence North 01°11'46" West, a distance of 1343.44 feet to the Eastern boundary of Block 1 of the Cedar Draw Estates Subdivision; thence continuing along said boundary North 31°33'14" East, a distance of 94.27 feet; thence South 87°30'17" East, a distance of 111.44 feet; to a point of intersection with a non-tangent curve, concave Southeast, having a radius of 130.00 feet and a central angle of 62°24'08", thence Northeast along the arc of said curve to the right, from which the radial line bears South 82°01'37" East, a distance of 141.53 feet, said arc subtended by a chord which bears South 39°10'27" West, a distance of 134.49 feet to the curve's end; thence North 70°22'31" East, a distance of 1.76 feet, to the beginning of a curve, concave Northwest, having a radius of 35.00 feet and a central angle of 90°00'00", thence Easterly along the arc of said curve to the left, a distance of 54.98 feet to the curve's end and point of intersection with the southeasterly boundary line of Bear Hollow Drive, thence leaving said Easterly boundary line of Cedar Draw Estates and continuing along said boundary line of Bear Hollow Drive South 19°37'29" East, a distance of 121.48 feet; to the beginning of a curve, concave Northeast, having a radius of 555.10 feet and a central angle of 40°30'16", thence Southerly along the arc of said curve to the left, a distance of 234.13 feet; to a point of reverse curvature with a curve, concave Northwest, having a radius of 764.90 feet and a central angle of 19°08'21", thence Southeast along the arc of said curve to the right, a distance of 255.08 feet to the curve's end; thence South 46°53'38" East, a distance of 505.97 feet; to the beginning of a curve, concave Northeast, having a radius of 435.00 feet and a central angle of 04°48'46", thence Southeast along the arc of said curve to the left, a distance of 36.54 feet; to a point of reverse curvature with a curve, concave West, having a radius of 45.00 feet and a central angle of 80°24'21", thence leaving said Bear Hollow Drive Boundary Line, Southeasterly along the arc of said curve to the right, a distance of 63.15 feet to the curve's end; thence South 28°41'57" West, a distance of 10.54 feet; to the beginning of a curve, concave Easterly, having a radius of 185.00 feet and a central angle of 37°24'05", thence Southwesterly along the arc of said curve to the left, a distance of 65.44 feet to the West line of said Section 31; thence South 00°00'15" East, a distance of 149.94 feet; thence South 59°36'08" West, a distance of 130.07 feet; thence South 47°18'45" East, a distance of 152.62 feet to the West line of said Section line 31, said point also being the POINT OF BEGINNING; Containing 33.920 acres of land, more or less.

BLOCK 2

A parcel of land lying within the Northeast Quarter of Section 36 and 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; thence along the west line of said Section 31 South 00°00'06" East, a distance of 165.10 feet; thence leaving said section line West, a distance of 316.41 feet, to the POINT OF BEGINNING; thence South 38°35'47" West, a distance of 125.60 feet; to the northerly boundary of Bear Hollow Drive and point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 834.90 feet and a central angle of 14°35'45", thence Northwest along said boundary and the arc of said curve to the left, from which the radial line bears South 38°35'47" West, a distance of 212.63 feet, said arc subtended by a chord which bears North 58°42'06" West, a distance of 212.11 feet; to a point of reverse curvature with a curve, concave Northeast, having a radius of 2215.10 feet and a central angle of 06°52'13", thence Northwest along the arc of said curve to the right, a distance of 226.95 feet; to a point of compound curvature with a curve, concave Northeast, having a radius of 485.10 feet and a central angle of 22°25'16", thence Northwest along the arc of said curve to the right, a distance of 189.83 feet to the point of intersection with a non-tangent line; thence leaving said boundary North 52°17'30" East, a distance of 94.04 feet; thence South 63°54'03" East, a distance of 488.46 feet; thence South 48°11'19" East, a distance of 122.05 feet, to the POINT OF BEGINNING; Containing 80770 square feet of land, more or less.

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
none	C1	165.00	120.76	118.63	S 09°58'55" W	37°24'05"
none	C2	63.15	26.99	26.99	N 11°30'14" W	80°24'21"
3	C3	784.80	143.47	143.26	N 52°18'02" W	10°44'48"
4	C4	784.80	111.69	111.49	N 61°42'19" W	08°17'41"
4	C5	2285.10	67.12	67.11	S 85°00'30" E	01°40'58"
4	C6	230.00	81.80	81.40	S 85°00'30" E	01°40'58"
4	C7	230.00	81.80	81.40	S 85°00'30" E	01°40'58"
5	C8	230.00	15.88	15.88	N 04°24'57" W	03°57'34"
6	C9	230.00	22.28	22.28	N 04°24'57" W	03°57'34"
6	C10	62.50	62.50	62.50	N 19°37'40" W	73°40'07"
6	C11	62.50	62.50	62.50	N 19°37'40" W	73°40'07"
8	C12	62.50	45.07	44.10	S 80°18'00" E	41°18'00"
9	C13	62.50	113.40	98.47	S 07°30'20" E	103°37'31"
9	C14	62.50	22.28	21.65	N 18°14'11" E	31°03'10"
10	C15	170.00	43.61	43.49	N 14°05'22" W	14°41'54"
11	C16	170.00	28.61	28.58	N 16°15'37" W	08°17'41"
11	C17	130.00	70.64	69.77	S 15°30'54" E	31°07'59"
12	C18	130.00	70.64	69.77	S 15°30'54" E	31°07'59"
12	C19	35.00	40.04	39.84	S 04°00'00" E	08°17'41"
12	C20	2285.10	48.19	48.18	S 04°00'00" E	08°17'41"
12	C21	2285.10	48.19	48.18	S 04°00'00" E	08°17'41"
13	C22	555.10	248.18	246.13	S 42°20'48" E	25°37'00"
none	C23	62.50	62.50	62.50	S 04°00'00" E	08°17'41"
none	C24	35.00	35.00	35.00	N 15°02'18" E	89°10'23"
14	C25	114.19	114.19	114.19	S 04°00'00" E	08°17'41"
13	C26	470.00	58.84	58.80	S 26°38'54" E	07°08'44"
12	C27	530.00	96.09	95.96	N 25°02'43" W	10°21'15"
12	C28	530.00	36.78	36.75	N 17°51'53" W	13°54'24"
15	C29	285.00	32.55	32.53	N 12°38'22" W	08°32'38"
16	C30	285.00	116.05	109.73	N 07°42'45" E	22°17'45"
17	C31	285.00	23.84	23.83	N 21°31'15" E	04°47'54"
17	C32	62.50	62.50	62.50	S 04°00'00" E	08°17'41"
17	C33	62.50	50.13	48.80	N 04°27'31" W	45°37'31"
none	C34	62.50	119.48	102.09	N 73°18'41" E	109°30'52"
18	C35	62.50	72.99	68.91	N 18°02'08" E	68°44'46"
19	C36	62.50	65.15	62.24	S 44°48'38" W	58°43'25"
19	C37	62.50	22.28	21.65	N 18°14'11" E	31°03'10"
19	C38	225.00	102.09	101.22	N 10°37'08" E	25°38'53"
20	C39	225.00	22.28	22.27	N 10°37'08" E	05°31'07"
20	C40	225.00	117.80	117.80	N 03°03'31" E	10°17'40"
22	C41	530.00	56.12	56.09	S 27°12'41" E	08°03'50"
23	C42	530.00	10.01	10.00	S 07°42'45" E	01°40'58"
24	C43	130.00	141.59	69.62	S 07°33'32" E	31°03'48"
24	C44	130.00	141.59	69.62	S 07°33'32" E	31°03'48"
BOUNDARY	C45	35.00	34.98	34.98	N 25°22'53" E	66°00'00"
25	C46	485.10	142.89	142.57	S 48°08'46" E	16°37'36"
26	C47	485.10	48.84	48.82	S 27°25'10" W	13°54'24"
27	C48	2215.10	89.33	89.32	S 61°17'04" E	01°18'38"
28	C49	2215.10	137.62	137.62	S 61°17'04" E	01°18'38"
28	C50	834.80	108.08	107.99	N 02°17'30" W	07°24'51"
28	C51	104.63	104.63	104.63	S 04°00'00" E	08°17'41"
none	C52	435.00	36.54	36.53	S 49°18'01" E	04°48'46"
none	C53	225.00	30.02	30.00	N 08°17'19" E	07°08'44"
none	C54	225.00	30.02	30.00	N 08°17'19" E	07°08'44"
4	C55	70.00	11.81	11.79	S 28°14'58" E	09°39'56"

PLOT DATE: 2/04/93
OPLATW

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

James R. Baies
COUNTY CHAIRMAN
Paul Harper
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: Feb 10, 1993

Doyle Pergande
COUNTY ENGINEER

COUNTY PLANNING COMMISSION

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

Doyle Pergande
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 25th DAY OF Feb A.D. 1993

Doyle Pergande
Deputy COUNTY ATTORNEY

RECORDED

No. 390439 DATE: 10-29-93
STATE OF UTAH TIME: 4:45
COUNTY OF SUMMIT FEES: 59.10
RECORDED AND FILED AT THE REQUEST OF:
DOYLE E. PERGANDE

Alan Spaisgo
COUNTY RECORDER

THE JACK JOHNSON COMPANY
1910 Prospector Avenue • Park City, Utah 84060
(801) 645-9000 • fax (801) 649-1520