

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 20, 21 & 22 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 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)(ii)).
- 7) SECTION BREAKDOWN AND SECTION CORNER INFORMATION WAS OBTAINED FROM THE CERTIFIED SURVEY BY RICHARD W. CUMMINGS, L.S. #4593, SURVEY WAS COMPLETED MAY 15, 1986 AND REVISED 2 APRIL 6, 1989.
- 8) PRESSURE REDUCING VALVES TO BE INSTALLED AT EACH WATER SERVICE CONNECTION.

⊙ DENOTES SURVEY MONUMENT

MAHAGONY HILLS SUBDIVISION LYING WITHIN SECTIONS 25 & 36, T. 1 S., R. 3 E. AND SECTIONS 30 & 31, T. 1 S., R. 4 E., S. L. B. & M. SUMMIT COUNTY, UTAH

POWER LINE TO BE RELOCATED UPON COMPLETION OF RELOCATION OF THIS POWER LINE AND REMOVAL OF THE POLES AND POWER LINES WITHIN THIS EASEMENT, THE EASEMENT SHALL BE VACATED ACROSS THIS PLAT.

NOTE: EXISTING POLE LINES AND POLES ARE APPROX. LOCATED ALONG THE SECTION LINE.

POLE EASEMENT: BOOK M-B PAGE 567 SUMMIT COUNTY RECORDERS OFFICE

SCALE: 1" = 100'

STATE HIGHWAY U-224

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	C1	155.00'	67.17'	66.65'	S 01°50'00" W	244°49'43"
1	C2	25.00'	40.60'	36.28'	N 35°21'24" E	93°02'17"
1	C3	170.00'	95.44'	94.20'	S 82°02'26" E	32°10'04"
5	C4	1030.00'	19.85'	19.85'	N 68°23'25" W	04°52'03"
6	C5	1030.00'	19.85'	19.85'	N 17°22'00" E	01°06'09"
7	C6	25.00'	39.27'	35.36'	S 26°55'35" E	60°00'00"
8	C7	130.00'	103.29'	100.60'	S 40°50'11" W	45°31'31"
9	C8	130.00'	42.45'	42.26'	S 72°57'09" W	18°42'26"
10	C9	160.00'	95.81'	95.81'	N 80°16'20" W	34°55'36"
11	C10	220.00'	47.50'	47.41'	S 69°02'10" E	12°22'11"
12	C11	220.00'	139.65'	136.75'	N 86°40'17" E	36°12'50"
13	C12	85.00'	267.04'	170.00'	N 34°45'52" W	180°00'00"
14	C13	200.00'	51.06'	51.06'	N 61°54'00" E	13°19'44"
15	C14	155.00'	25.83'	25.80'	S 50°27'40" W	09°32'51"
16	C15	155.00'	86.62'	85.50'	S 29°40'37" W	32°01'08"
17	C16	200.00'	58.64'	58.64'	S 86°44'01" W	16°51'31"
17	C17	25.00'	39.77'	35.71'	S 68°37'01" E	91°08'28"
17	C18	95.00'	109.08'	103.19'	S 22°02'58" W	65°47'25"
19	C19	145.00'	93.10'	91.50'	N 36°50'33" E	36°47'10"
20	C20	145.00'	81.88'	80.79'	N 02°16'24" E	32°21'09"
21	C21	145.00'	88.74'	87.36'	N 02°16'24" E	32°21'09"
22	C22	145.00'	55.58'	55.22'	N 59°58'44" W	21°57'11"
23	C23	145.00'	136.26'	131.30'	S 82°09'24" W	53°50'32"
24	C24	160.00'	133.99'	130.11'	N 79°13'38" E	47°59'00"
25	C25	160.00'	38.99'	38.81'	S 69°48'57" E	13°55'50"
27	C26	220.00'	98.75'	97.92'	N 75°42'53" W	25°43'04"
28	C27	220.00'	35.04'	35.00'	S 86°52'08" W	09°07'32"
29	C28	190.00'	63.73'	63.43'	S 72°41'49" W	19°13'07"
30	C29	190.00'	101.52'	101.52'	S 47°35'30" W	30°59'31"
31	C30	190.00'	46.38'	46.38'	S 25°05'57" W	14°01'19"
31	C31	25.00'	39.27'	35.36'	N 63°04'25" E	90°00'00"
32	C32	970.00'	10.58'	10.58'	N 71°36'50" W	00°37'31"
OPEN SPACE	C33	30.48'	90.45'	90.45'	N 68°37'44" W	05°20'41"
OPEN SPACE	C34	141.15'	141.15'	141.15'	S 84°49'14" E	35°44'22"
BOUNDARY	C35	390.00'	60.06'	60.06'	N 85°07'48" E	08°49'24"

LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 65°57'23" W	30.75'
2	N 65°57'23" W	11.66'
3	N 18°04'25" E	66.68'
4	N 18°04'25" E	41.85'
5	N 82°18'22" E	24.30'
6	N 12°06'51" E	28.95'
7	S 05°02'47" W	22.08'
8	S 18°04'25" W	0.69'
9	N 11°41'45" W	53.51'
10	S 60°02'06" E	105.51'

PRIVATE SEWER EASEMENTS

- 1) PRIVATE 30" WIDE SEWER EASEMENT ACROSS LOT 17 FOR THE BENEFIT OF LOT 18 & 19
- 2) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 18 FOR THE BENEFIT OF LOT 19
- 3) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 16 FOR THE BENEFIT OF LOT 12
- 4) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 3 & 4 FOR THE BENEFIT OF LOT 11
- 5) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 9 FOR THE BENEFIT OF LOT 10
- 6) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 5 & 6 FOR THE BENEFIT OF LOT 9 & 10
- 7) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 7 & 8 FOR THE BENEFIT OF LOT 8
- 8) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 29 & 30 FOR THE BENEFIT OF FUTURE LOT 38 IN MAHAGONY HILLS II SUBDIVISION
- 9) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 28 & 29 FOR THE BENEFIT OF FUTURE LOT 39 IN MAHAGONY HILLS II SUBDIVISION
- 10) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 24 FOR THE BENEFIT OF FUTURE LOTS 43 & 44 IN MAHAGONY HILLS II SUBDIVISION
- 11) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 23 & 24 FOR THE BENEFIT OF FUTURE LOT 45 IN MAHAGONY HILLS II SUBDIVISION
- 12) PRIVATE 10" WIDE SEWER EASEMENT ACROSS LOT 23 FOR THE BENEFIT OF FUTURE LOT 46 IN MAHAGONY HILLS II SUBDIVISION

LEGAL DESCRIPTION

A parcel of land lying within the Northwest quarter of Section 31 and the Southwest quarter of Section 30, Township 1 South, Range 4 East, and 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 said Section 31, said section corner being a brass cap set by the County Surveyor in 1905 (Basis of Bearing being North 00°00'00" West to the West 1/4 Corner of said Section 31 and the Northwest corner of said Section 31); thence West, a distance of 316.40 feet; thence South, a distance of 165.10 feet, to the POINT OF BEGINNING; thence North 48°11'19" West, a distance of 122.05 feet; thence North 63°54'03" West, a distance of 86.11 feet; thence North 17°40'17" East, a distance of 270.36 feet; thence North 21°28'15" East, a distance of 142.26 feet; thence North 02°23'50" West, a distance of 56.39 feet; thence North 70°19'11" East, a distance of 285.12 feet; thence North 77°00'09" East, a distance of 129.81 feet; thence South 67°25'49" East, a distance of 379.30 feet; thence North 63°26'36" East, a distance of 370.27 feet; thence South 69°02'27" East, a distance of 101.45 feet; thence South 35°02'55" East, a distance of 271.47 feet; thence South 74°31'31" East, a distance of 141.85 feet; thence South 13°40'03" West, a distance of 646.81 feet; thence South 52°39'41" West, a distance of 265.70 feet; thence South 05°02'47" West, a distance of 22.08 feet, to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 200.00 feet and a central angle of 79°58'02"; thence South along the arc of said curve to the right, from which the radial line bears South 05°02'47" West, a distance of 279.14 feet, said arc subtended by a chord which bears South 44°51'13" East, a distance of 261.03 feet to the curve's end; thence South 04°52'12" East, a distance of 49.50 feet to the Northern right-of-way line of Bear Hollow Drive and point of intersection with a non-tangent curve, concave Southerly, having a radius of 390.00 feet and a central angle of 98°49'33"; thence South 27°14'15" East, a distance of 142.30 feet; thence South 03°37'19" East, a distance of 142.67 feet; thence North 68°33'13" West, a distance of 377.49 feet; thence North 77°39'02" West, a distance of 271.00 feet; thence South 82°24'11" West, a distance of 319.21 feet, to the POINT OF BEGINNING. Containing 21.509 acres of land, more or less.

SURVEYOR'S CERTIFICATE

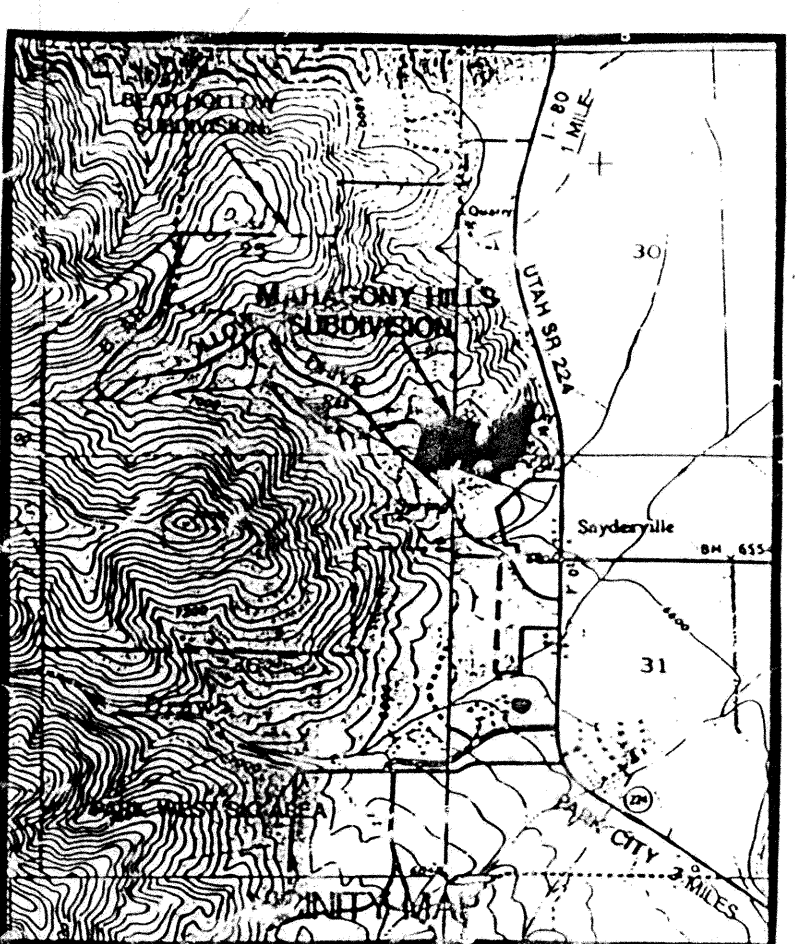
I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4498 AS ISSUED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, 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.

4/10/92

JACK J. JOHNSON



PLOT DATE: 04/10/92
DRAWING: MPLAT-KDWG



GRANT OF EASEMENT

SUMMIT RANCH JOINT VENTURE GRANTS, A CALIFORNIA PARTNERSHIP, HEREBY CONVEYS AND WARRANTS 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 FITTINGS UNDER, ACROSS AND UPON THE ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT.

SUMMIT RANCH JOINT VENTURE GRANTS, 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.

ACKNOWLEDGEMENT

State of Utah)
County of Summit)
On the 13th day of April, 1992 personally appeared before me C.C. Myers who, being 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.

C.C. Myers

Notary Public

My commission expires: 6-17-92

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 plat hereon, hereafter to be known as Mahogany Hills Subdivision.

Also the owners hereby dedicate to Summit County, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Silver Springs Water Co. a non-exclusive easement over the access and utility easements and roadways shown hereon for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

Executed this 13th day of April, 1992

C.C. Myers

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 19th DAY OF MAY, A.D. 1992 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED

JAMES R. BOWEN
COUNTY CHAIRMAN

DAVID M. KELLEY
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.

08 MAY 92
DATE

DAVID M. KELLEY
COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION ON THIS 17th DAY OF MAY, A.D. 1992

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 22nd DAY OF MAY, A.D. 1992

FRANKLIN P. ANDERSON
COUNTY ATTORNEY

RECORDED

No. 357676
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Jack Johnson Company
TIME: 3:40 P.M.
DATE: 05-28-92
Fee: \$7.11

ALAN SPRIGGS
COUNTY RECORDER

JACK JOHNSON COMPANY

Land Planning Architecture Civil Engineering

1910 Prospect Ave., Suite 200 Park City, Utah 84060

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