

# WILLOW DRAW COTTAGES AT SUNPEAK, PLAT A

LYING WITHIN SECTION 31 T 1 S, R 4 E  
AND SECTION 36, T 1 S, R 3 E, S.L.B.& M.  
SUMMIT COUNTY, UTAH

## 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 herein, hereafter to be known as Willow Draw Cottages at SunPeak, Plat D.

Also the owners hereby dedicate to Summit County, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, Silver Springs Water Co., Gas, Electric, Telephone and Cable Television Companies a non-exclusive use of the access and utility easements and roadways shown hereon for the purpose of providing access for ingress/egress and utility installation, maintenance, use and eventual replacement.

Also the owners hereby reserve a transferable non-exclusive use of the access and utility easements and roadways shown hereon for the purpose of providing access for ingress/egress and utility installation, maintenance, use and eventual replacement.

Executed this 3rd day of May, 1995

## SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN IMPROVEMENT DISTRICT STANDARDS THIS 1 DAY OF June, 1995

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

## SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

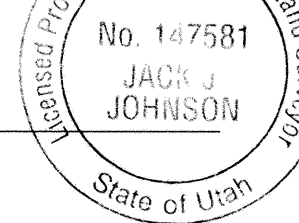
APPROVED AND ACCEPTED

THIS 14th DAY OF June, 1995

## 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.

JACK J. JOHNSON



## ACKNOWLEDGEMENT

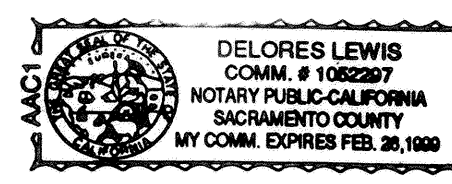
State of Utah  
County of Salt Lake

C.C. Myers

On the 3rd day of May, 1995 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.

My commission expires Feb. 26, 1999

Notary Public



## UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 8 DAY OF May, 1995 BY UTAH POWER AND LIGHT COMPANY.

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

## PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED

THIS 15th DAY OF June, 1995

## NOTES:

- 1) ALL LOTS TO HAVE 8' FRONT, 8' REAR AND 5' SIDE YARD NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS, EXCEPT WHERE NOTED OTHERWISE.
- 2) 5/8" X 36" REBAR WITH CAP 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. # TO BE SET AT ALL SUBDIVISION CORNERS.
- 4) STREET MONUMENTS TO BE SET ACCORDING TO SUMMIT COUNTY SPECIFICATIONS.
- 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 (d)(X)).
- 6) 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.
- 7) NO LOT SHALL HAVE DIRECT ACCESS OFF OF BEAR HOLLOW DRIVE.
- 8) 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 \_\_\_\_\_
- 9) NO MORE THAN THREE TWO-STORY STRUCTURES ON CONTIGUOUS LOTS; WHERE 3 OR MORE SIMILAR UNITS OR TWO-STORY UNITS ARE CONSTRUCTED ON CONTIGUOUS LOTS, EVERY TWO SHALL BE SETBACK TO THE REAR SETBACK CREATING A MINIMUM OF 4 FEET ADDITIONAL FRONT SETBACK.
- 10) SETBACK LINES SHOWN ON THE PLAT ARE THE SETBACKS REQUIRED FOR BUILDING EXTERIOR WALLS, EAVES OVER TWO FEET AND DECKS WHICH ARE ABOVE GRADE.
- 11) ALL LOTS AND THE IMPROVEMENTS ON THEM SHALL BE MAINTAINED IN A CLEAN, SANITARY, ATTRACTIVE, GROOMED AND MARKETABLE CONDITION. AT ALL TIMES, THIS SHALL INCLUDE LANDSCAPING ON THE LOTS, BETWEEN THE LOT LINE AND STREET PAVEMENT AND EASEMENT AREA WITHIN THE LOT.
- 12) TRAILS & OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- 13) ALL HOMES SHALL BE CONSTRUCTED WITH EXTERIOR FIRE RESISTIVE MATERIALS AS APPROVED BY THE PARK CITY FIRE DISTRICT.
- 14) INFRASTRUCTURE INCLUDING YEAR ROUND EMERGENCY ACCESSIBLE ROADS AND WATER SYSTEM SHALL BE IN PLACE FOR EMERGENCY RESPONSE AND FIRE PROTECTION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- 15) NO HOMES SHALL BE CONSTRUCTED WITHIN THE 100-YEAR FLOOD PLAIN SHOWN ON LOTS 7 & 8.

## Legal Description

A parcel of land lying within Section 31, Township 1 South, Range 4 East, and Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian, County of Summit, State of Utah, more particularly described as follows:

Beginning at the Northwest Corner of said Section 31; thence South 00°00'06" East along the section line of said Section 31 (Basis of Bearing being South 00°00'06" East 2641.45 feet between the Northwest Corner of said Section 31 and the West Quarter Corner of said Section 31) 122.90 feet to the south property line of the Mahogany Hills Subdivision, said point also being the TRUE POINT OF BEGINNING; thence along said property line the following two (2) calls: (1) South 77°38'02" East 271.00 feet; thence (2) South 68°53'13" East 100.28 feet; thence South 08°01'20" West 171.22 feet; thence South 04°47'59" East 137.12 feet; thence South 44°40'05" East 131.75 feet; thence South 35°26'16" East 80.95 feet to the beginning of a 365.00 foot radius curve to the right (radius bears South 35°26'16" West), said point being on the northerly right-of-way line of Bear Hollow Drive; thence along said right-of-way line the following three (3) calls: (1) along the 500.36 feet thru a central angle of 78°32'38"; thence (2) North 46°53'38" West 505.97 feet to the beginning of a 834.90 foot radius curve to the left (radius bears South 43°06'22" West); thence (3) along the arc of said curve 65.72 feet thru a central angle of 04°30'35"; thence North 38°35'47" East 125.60 feet to the southerly property line of the Mahogany Hills Subdivision; thence North 82°24'11" East along said property line 319.21 feet to the TRUE POINT OF BEGINNING.

Contains 7.401 acres of land, more or less.

## LEGEND

- 4649 DENOTES STREET ADDRESS
- DENOTES SURVEY MONUMENT

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	5.24
TOTAL ACREAGE IN ROADS	1.59
TOTAL ACREAGE IN OPEN SPACE	0.57
TOTAL ACREAGE	7.40

## COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 19th DAY OF June, A.D. 1995. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

Clerk  
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.

6/19/95  
DATE  
COUNTY ENGINEER

## COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS 19th DAY OF June A.D. 1995

CHAIRMAN

## APPROVAL AS TO FORM

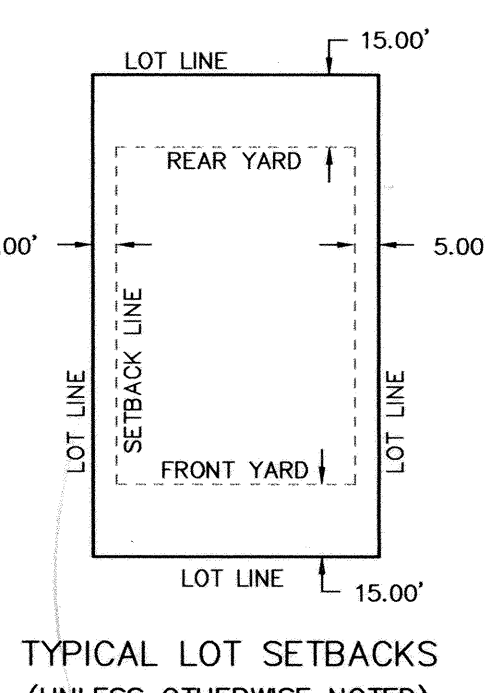
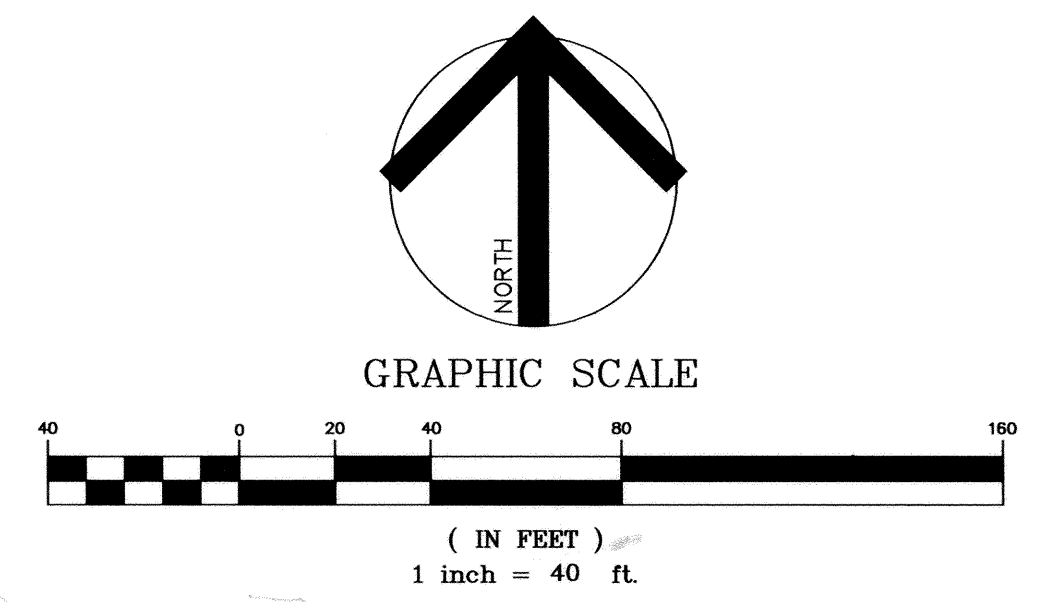
APPROVED AS TO FORM ON THIS 21st DAY OF June A.D. 1995

Deputy  
COUNTY ATTORNEY

## RECORDED

No. 437658  
STATE OF UTAH  
COUNTY OF SUMMIT  
RECORDED AND FILED AT THE REQUEST OF:  
DANIEL C. SPENCER  
DATE: 8-3-95  
TIME: 10:30 PM  
Fee: \$60.00  
County Recorder

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



FILE NAME: PBLAT-RWDG  
PLOTED: MAY 2, 1995