WILLOW DRAW COTTAGES AT SUN PEAK, PLAT B

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 right of way and easements as set forth on the plat hereon, hereafter to be known as Willow Draw Cottages at Sun Peak, Plat B.
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.

Executed this 18th day of September, 1996

C.C. Myers, CEO, MYERS/DUNMORE HOMES, L.L.C.

ACKNOWLEDGEMENT

State of California
County of Sacramento
On the 18th day of September 1996 personally appeared before me C.C.Myers who, being by me duly sworn, did say that he is the CEO of Myers/Dunmore Homes, L.L.C., a Delaware limited liability company, and that the within and forgoing Owner's Dedication and Consent to Record was signed on behalf of said Company and said C.C. Myers duly acknowledged to me that said company executed the same.

Notary Public — My commission expires: 2/23/2000

SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN IMPROVEMENT DISTRICT STANDARDS THIS 19th DAY OF Sept, 1996

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 19 DAY OF SEPT, 1996 BY UTAH POWER AND LIGHT COMPANY.

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

PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED

THIS 9-19 DAY OF ____, 1996

SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

APPROVED AND ACCEPTED

THIS 20 DAY OF Sept 1996

CONSENT TO RECORD

The undersigned Lien holder hereby consents to the recordation of this plat.

EXECUTED this 21 day of November A.D. 1996

BANK ONE ARIZONA, N.A.

Mr. Steve Strehlow, Vice President

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa

On the 21 day of November A.D. 1996, personally appeared before me Steve Strehlow who, being by me duly sworn, did say that he is Vice President of BANK ONE ARIZONA, N.A. and that the within and foregoing Consent to Record was signed on behalf of said BANK ONE ARIZONA, N.A. and said Steve Strehlow duly acknowledged that said BANK ONE ARIZONA, N.A. executed the same.

Notary Public — My commission expires: 6/30/98

OFFICIAL SEAL BARBARA A. EDMONSON Notary Public State of Arizona MARICOPA COUNTY My Commission Expires June 10, 1998

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 24" 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 CO. DEV. CODE CHAP. 13, SEC. 6 (a)(X)).

6.) 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 00937 & PAGE 00396 - 00402

BOOK 00668 & PAGE 00485

7.) THERE SHALL BE 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, THIS INCLUDES SIDE AND REAR ADJOINING LOTS, EVERY TWO SHALL BE SETBACK TO THE REAR SETBACK CREATING A MINIMUM OF 4 FEET ADDITIONAL FRONT SETBACK THEN TYPICALLY REQUIRED.

8.) SETBACK LINES SHOWN ON THE PLAT ARE THE SETBACKS REQUIRED FOR BUILDING EXTERIOR WALLS, EAVES OVER TWO FEET AND DECKS WHICH ARE ABOVE GRADE.

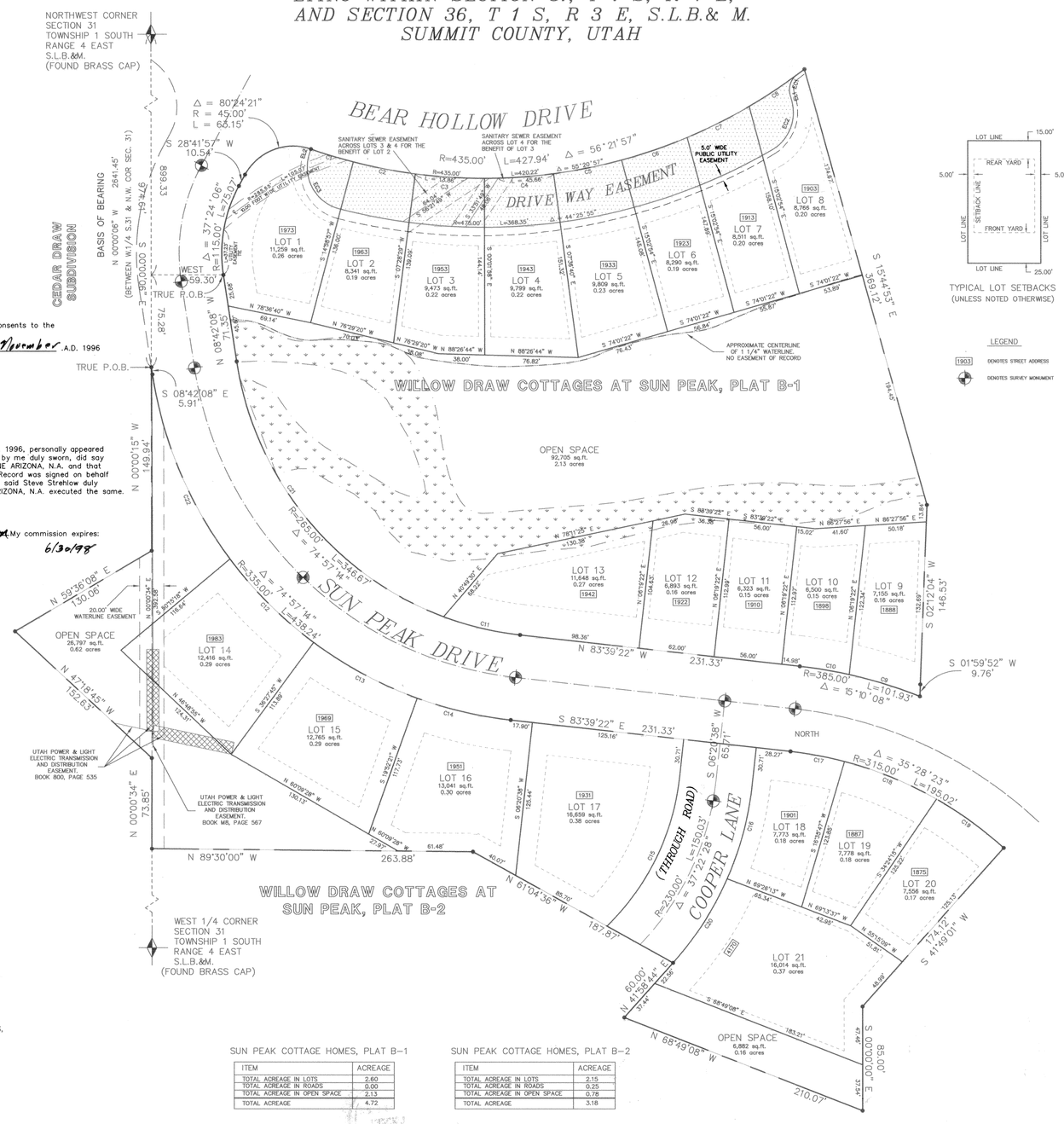
9.) ALL LOTS AND THE IMPROVEMENTS ON THEM SHALL BE MAINTAINED IN A CLEAN, SANITARY, ATTRACTIVE, GROOMED AND MARKETABLE CONDITION AT ALL TIMES. THIS SHALL INCLUDE LANDSCAPING ON THE LOTS, BETWEEN THE LOT LINE AND STREET PAVEMENT AND EASEMENT AREA WITHIN THE LOT.

10.) ALL TRAILS & OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

11.) ALL HOMES SHALL BE CONSTRUCTED WITH EXTERIOR FIRE RESISTIVE MATERIALS AS APPROVED BY THE PARK CITY FIRE DISTRICT.

12.) INFRASTRUCTURE INCLUDING ROADS AND WATER SYSTEM SHALL BE IN PLACE FOR EMERGENCY RESPONSE AND FIRE PROTECTION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

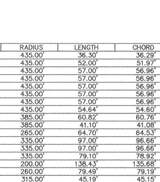
13.) OPEN SPACE PARCELS TO BE DEDICATED FOR THE USE OF THE RESIDENTS OF SUN PEAK WITH APPROPRIATE DEEDS CONVEYED TO THE SUN PEAK HOMEOWNERS ASSOCIATION.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



TYPICAL LOT SETBACKS (UNLESS NOTED OTHERWISE)

LEGEND

1903 DENOTES STREET ADDRESS

DENOTES SURVEY MONUMENT

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	C1	435.00'	36.30'	36.29'	S 73°17'08" E	04°46'50"
2	C2	435.00'	52.00'	51.97'	S 79°58'05" E	06°50'53"
3	C3	435.00'	57.00'	56.96'	S 86°18'45" E	07°30'28"
4	C4	435.00'	57.00'	56.96'	N 86°12'48" E	07°30'28"
5	C5	435.00'	57.00'	56.96'	N 78°42'20" E	07°30'28"
6	C6	435.00'	57.00'	56.96'	N 71°11'52" E	07°30'28"
7	C7	435.00'	57.00'	56.96'	N 63°41'24" E	07°30'28"
8	C8	435.00'	54.64'	54.60'	N 56°20'16" E	07°11'49"
9	C9	385.00'	60.82'	60.76'	S 73°00'47" E	09°03'07"
10	C10	385.00'	41.10'	41.08'	N 80°35'21" W	06°07'01"
11	C11	265.00'	64.70'	64.53'	S 76°39'44" E	13°59'18"
12	C12	335.00'	97.00'	96.66'	S 45°14'35" E	16°35'24"
13	C13	335.00'	97.00'	96.66'	N 61°49'59" W	16°35'24"
14	C14	335.00'	79.10'	78.92'	S 76°53'50" E	13°31'43"
15	C15	200.00'	138.43'	135.68'	N 26°10'21" E	39°39'26"
16	C16	260.00'	79.49'	79.19'	N 15°06'11" E	17°31'06"
17	C17	315.00'	45.19'	45.15'	N 79°32'46" W	08°13'12"
18	C18	315.00'	81.73'	81.50'	S 68°00'13" W	14°51'50"
19	C19	315.00'	68.11'	67.97'	S 54°22'17" W	12°23'17"
20	C20	260.00'	80.21'	81.87'	N 32°50'14" E	18°37'01"
OPEN SPACE	C21	265.00'	281.98'	268.86'	S 39°11'07" E	60°57'58"
OPEN SPACE	C22	335.00'	165.14'	163.48'	S 22°49'29" E	28°14'45"
DRIVEWAY EASEMENT	EC1	15.00'	18.01'	16.95'	S 19°21'14" W	68°48'15"
DRIVEWAY EASEMENT	EC2	35.00'	45.91'	42.69'	S 22°31'52" W	75°09'33"
DRIVEWAY EASEMENT	EC3	35.00'	57.76'	51.43'	N 28°10'34" W	94°33'45"

LINE	DIRECTION	DISTANCE
EL1	S 15°02'54" E	4.76
EL2	N 19°06'18" E	3.61'

SUN PEAK COTTAGE HOMES, PLAT B-1

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	2.60
TOTAL ACREAGE IN ROADS	0.00
TOTAL ACREAGE IN OPEN SPACE	2.13
TOTAL ACREAGE	4.72

SUN PEAK COTTAGE HOMES, PLAT B-2

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	2.15
TOTAL ACREAGE IN ROADS	0.25
TOTAL ACREAGE IN OPEN SPACE	0.78
TOTAL ACREAGE	3.18

WILLOW DRAW COTTAGES AT SUN PEAK, PLAT B-1
Legal Description

A parcel of land lying within Section 31, Township 1 South, Range 4 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) 899.33 feet; thence East 59.30 feet to the beginning of a 115.00 foot radius curve to the right (center bears North 81°17'52" East), said point being on the easterly right-of-way line of Sun Peak Drive, said point also being the TRUE POINT OF BEGINNING; thence along said right-of-way line the following three (3) calls: (1) along the arc of said curve 75.07 feet thru a central angle of 37°24'06"; thence (2) North 28°41'57" East 10.54 feet to the beginning of a 45.00 foot radius curve to the right (center bears South 61°18'03" East); thence (3) along the arc of said curve 63.15 feet thru a central angle of 80°24'21" to the beginning of a 435.00 foot radius reverse curve to the left (center bears North 19°06'18" East, said point being on the southerly right-of-way of Bear Hollow Drive; thence along said right-of-way line; along the arc of said curve 427.94 feet thru a central angle of 56°21'57"; thence departing Bear Hollow Drive right-of-way South 15°44'53" East 369.12 feet; thence South 02°12'04" West 146.53 feet; thence South 01°59'52" West 9.76 feet to the beginning of a 385.00 foot radius curve to the left (center bears South 21°30'46" West) said point being on the northerly right-of-way line of Sun Peak Drive; thence along said right-of-way the following four (4) calls: (1) along the arc of said curve 101.93 feet thru a central angle of 15°10'08"; thence (2) North 83°39'22" West 231.33 feet to the beginning of a 265.00 foot radius curve to the right (center bears North 06°20'38" East); thence (3) along the arc of said curve 346.67 feet thru a central angle of 74°57'14"; thence (4) North 08°42'08" West 71.35 feet to the TRUE POINT OF BEGINNING.

Contains 4.72 acres of land, more or less.

WILLOW DRAW COTTAGES AT SUN PEAK, PLAT B-2
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) 974.61 feet, said point being on the westerly right-of-way line of Sun Peak Drive, said point also being the TRUE POINT OF BEGINNING; thence along said right-of-way the following four (4) calls: (1) South 08°42'08" East 5.91 feet to the beginning of a 335.00 foot radius curve to the left (center bears North 81°17'52" East); thence (2) along the arc of said curve 438.24 feet thru a central angle of 74°57'14"; (3) thence South 83°39'22" East 231.33 feet to the beginning of a 315.00 foot radius curve to the right (center bears South 06°20'38" West); (4) thence along the arc of said curve 195.02 feet thru a central angle of 35°28'23"; thence departing the right-of-way of Sun Peak Drive South 41°49'01" West 174.12 feet; thence South 85.0 feet; thence North 68°49'08" West 210.07 feet; thence North 41°58'44" East 60.00 feet; thence North 61°04'36" West 187.87 feet; thence North 89°30'00" West 263.88 feet to the easterly property line of Cedar Draw Subdivision; thence along said property line the following four (4) calls: (1) North 00°00'34" East 73.85 feet; thence (2) North 47°18'45" West 152.63 feet; thence (3) North 59°36'08" East 130.06 feet; thence (4) North 00°00'15" West 149.94 feet to the TRUE POINT OF BEGINNING.

Contains 3.18 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. 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 — 9/18/96

Licensed Professional Engineer & Land Surveyor No. 147581 JACK J. JOHNSON State of Utah

FILE NAME: PLAT-B.DWG
PLOTTED: SEPTEMBER 17, 1996

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 4th DAY OF NOVEMBER A.D. 1996 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

COUNTY CHAIRMAN

KENT H. JONES by Laura Blonquist
COUNTY CLERK

STATE OF UTAH COUNTY CLERK SUMMIT COUNTY

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.

10/17/96 DATE

COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS 25th DAY OF October A.D. 1996

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 27th DAY OF November A.D. 1996

COUNTY ATTORNEY

RECORDED

N° 468652
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
JACK JOHNSON COMPANY

RECORDED: 12/04/96
TIME: 15:26 P.M.
FEE: $12.00

COUNTY RECORDER

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