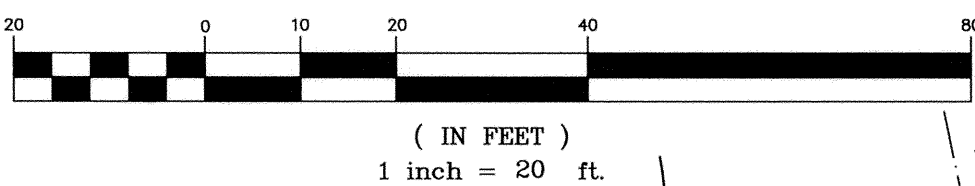


GRAPHIC SCALE



# WILLOW DRAW COTTAGES AT SUNPEAK, PLAT C

LYING WITHIN THE NORTHWEST QUARTER OF  
SECTION 31, T. 1 S., R. 4 E., S.L.B.&M.  
SUMMIT COUNTY, UTAH

MAHOGANY HILLS  
SUBDIVISION

EXISTING  
KIDD CIRCLE

SUMMIT RANCH JOINT VENTURE  
EXISTING MAHRE DRIVE

PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED THIS

THIS 10<sup>th</sup> DAY OF May, 1995

SUMMIT COUNTY PUBLIC WORKS  
SUPERVISOR APPROVAL

APPROVED AND ACCEPTED THIS

THIS 22<sup>nd</sup> DAY OF May, 1995

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN  
APPROVED AND ACCEPTED THIS 28<sup>th</sup> DAY OF APRIL,  
1995 BY UTAH POWER.

AUTHORIZED AGENT

SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN IMPROVEMENT  
DISTRICT STANDARDS THIS 8<sup>th</sup> DAY OF May, 1995

James P. Baird  
S.B.S.I.D. AUTHORIZED AGENT

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 Willow Draw Cottages at SunPeak, Plat C.  
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 22<sup>nd</sup> day of MAY, 1995

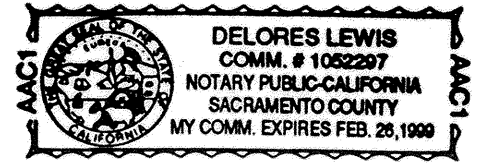
C.C. Myers

ACKNOWLEDGEMENT

State of UTAH California C.C. Myers

County of Summit Sacramento  
On the 22<sup>nd</sup> 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.

Notary Public My commission expires: February 26, 1999



## LEGAL DESCRIPTION

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

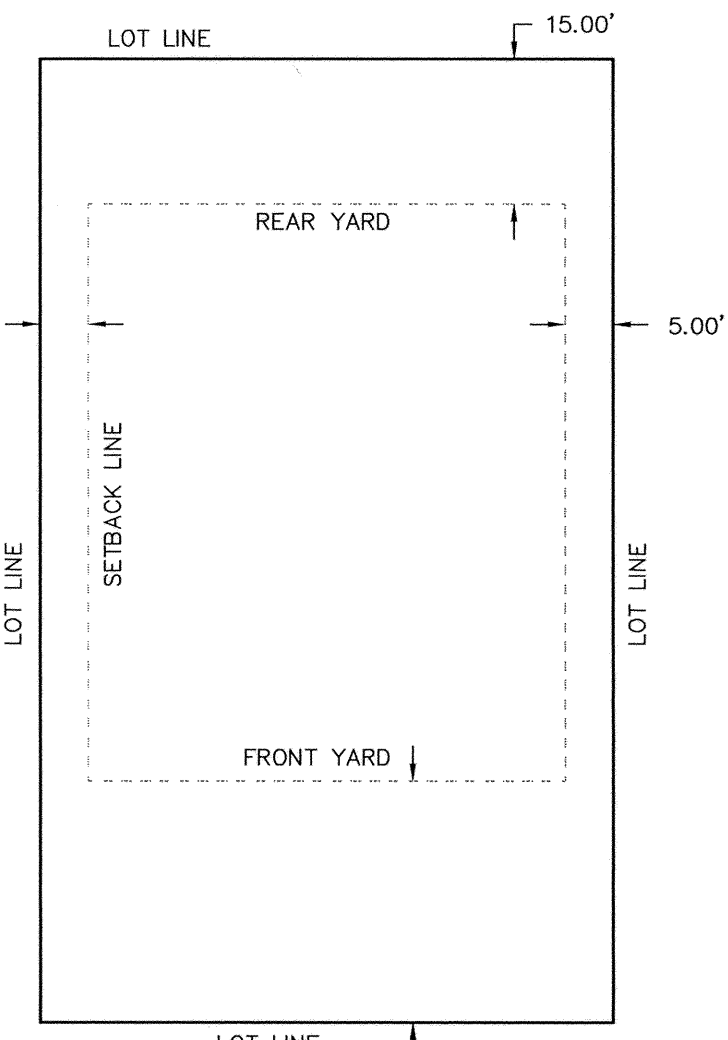
Commence at the Northwest corner of said Section 31, said section corner being a brass cap  
set by the County Surveyor in 1958 (Basis of Bearing being North 00°00'06" West between the  
West 1/4 Corner of said Section 31 and the Northwest Corner of said Section 31); thence South  
00°00'06" East along said section line 316.92 feet; thence East 616.86 feet to the Easterly  
boundary of the Mahogany Hills Subdivision, said point also being the POINT OF BEGINNING;  
thence continuing along said right-of-way North 03°37'19" West 142.67 feet to the Southerly  
right-of-way line of Mahre Drive; thence continuing along said boundary North 78°18'15" East  
142.30 feet to the beginning of a curve, concave Southwesterly, having a radius of 140.00 feet  
and a central angle of 96°49'33", thence Easterly along the arc of said curve 236.59 feet to  
the curves end; thence South 04°52'12" East 49.50 feet to a point on the Northerly right-of-way  
line of Bear Hollow Drive and to a point of intersection with a non-tangent curve, concave  
Southeasterly, having a radius of 390.00 feet and a central angle of 23°22'07"; thence Southwesterly  
along the arc of said curve and said right-of-way, from which the radial line bears South 09°16'54"  
East, a distance of 159.07 feet to the curve's end; thence leaving said right-of-way North  
68°53'13" West 166.05 feet to the POINT OF BEGINNING.

Contains 1.258 acres of land, more or less.

## LEGEND

4649 DENOTES STREET ADDRESS  
DENOTES EXISTING SURVEY MONUMENT

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	0.70
TOTAL ACREAGE IN ROADS	0.00
TOTAL ACREAGE IN OPEN SPACE	0.56
TOTAL ACREAGE	1.26



TYPICAL LOT SETBACKS  
(UNLESS NOTED OTHERWISE)

FILE NAME: P10PLAT.DWG  
PLOTTED: APRIL 5, 1995

Survey Control shall be surveyed and  
staked prior to foundation construction  
inspection such that each lot's building  
envelope can easily be identified.

SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON, do hereby certify that I am a registered land surveyor and that I hold  
certificate no. 123456 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  
DATE: May 3, 1995

## NOTES:

- ALL LOTS TO HAVE 8' FRONT, 8' REAR AND 5' SIDE YARD NON-EXCLUSIVE  
PUBLIC UTILITY AND DRAINAGE EASEMENTS, EXCEPT WHERE NOTED  
OTHERWISE.
- 5/8" X 24" REBAR WITH CAP 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. # TO BE SET AT ALL  
SUBDIVISION CORNERS.
- 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)).
- SECTION BREAKDOWN AND SECTION CORNER INFORMATION WAS OBTAINED  
FROM THE CERTIFIED SURVEY BY RICHARD W. CUMMOCK L.S. #4593. SURVEY  
WAS COMPLETED MAY 15, 1986 AND REVISED ON APRIL 6, 1989.
- PRESSURE REDUCING VALVES TO BE INSTALLED AT EACH WATER SERVICE CONNECTION.
- 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 \_\_\_\_\_
- 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.
- SETBACK LINES SHOWN ON THE PLAT ARE THE SETBACKS REQUIRED FOR BUILDING  
EXTERIOR WALLS, EAVES OVER TWO FEET AND DECKS WHICH ARE ABOVE GRADE.
- 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.
- TRAILS & OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- ALL HOMES SHALL BE CONSTRUCTED WITH FIRE RESISTIVE MATERIALS AS APPROVED  
BY THE PARK CITY FIRE DISTRICT.
- 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.

## COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT  
COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 19\_\_\_\_, 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.

5/12/95  
DATE  
COUNTY ENGINEER

## COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE  
COUNTY PLANNING COMMISSION ON THIS 9<sup>th</sup>  
DAY OF May, A.D. 1995

CHAIRMAN

## APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 24<sup>th</sup>  
DAY OF May, A.D. 1995

Deputy  
COUNTY ATTORNEY

## RECORDED

No. 43188  
STATE OF Utah  
COUNTY OF Summit  
RECORDED AND FILED AT THE REQUEST OF:  
Jack Johnson Company  
Date: 6-7-95  
Time: 15:20 P.M.  
Fee: \$39.00  
COUNTY RECORDER

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