

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 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

ACKNOWLEDGEMENT

State of California C.C. Myers

County of Sacramento

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.

Notary Public My commission expires Feb 26, 1999

SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN IMPROVEMENT

DISTRICT STANDARDS THIS 8th DAY OF May, 1995

James R. Brand
SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED

AND ACCEPTED THIS 8th DAY OF May, 1995
BY UTAH POWER AND LIGHT COMPANY.

m. A. D. H. G. L. C.

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

PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED

THIS 16th DAY OF May, 1995

SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

APPROVED AND ACCEPTED

THIS 22nd DAY OF May, 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 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 COUNTY DEVELOPMENT CODE CHAPTER 13, SECTION 6 (a)(xi)).
- 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, SNITARY, ATTRACTIVE, ROOMED 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) ALL 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.

BASIS OF BEARING
N 00°00'06" W 2641.45'
BETWEEN WEST 1/4 SEC. 31 & N.W. COR. SEC. 31
83.32'

RANGE 3 EAST
RANGE 4 EAST

WEST QUARTER CORNER
SECTION 31
TOWNSHIP 1 SOUTH
RANGE 4 EAST
S.L.B.&M.
(FOUND BRASS CAP)

EXISTING MONUMENT

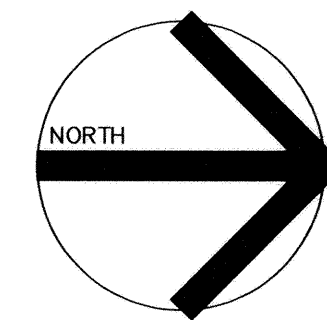
WEST
793.58'

NORTHWEST CORNER
SECTION 31
TOWNSHIP 1 SOUTH
RANGE 4 EAST
S.L.B.&M.
(FOUND BRASS CAP)

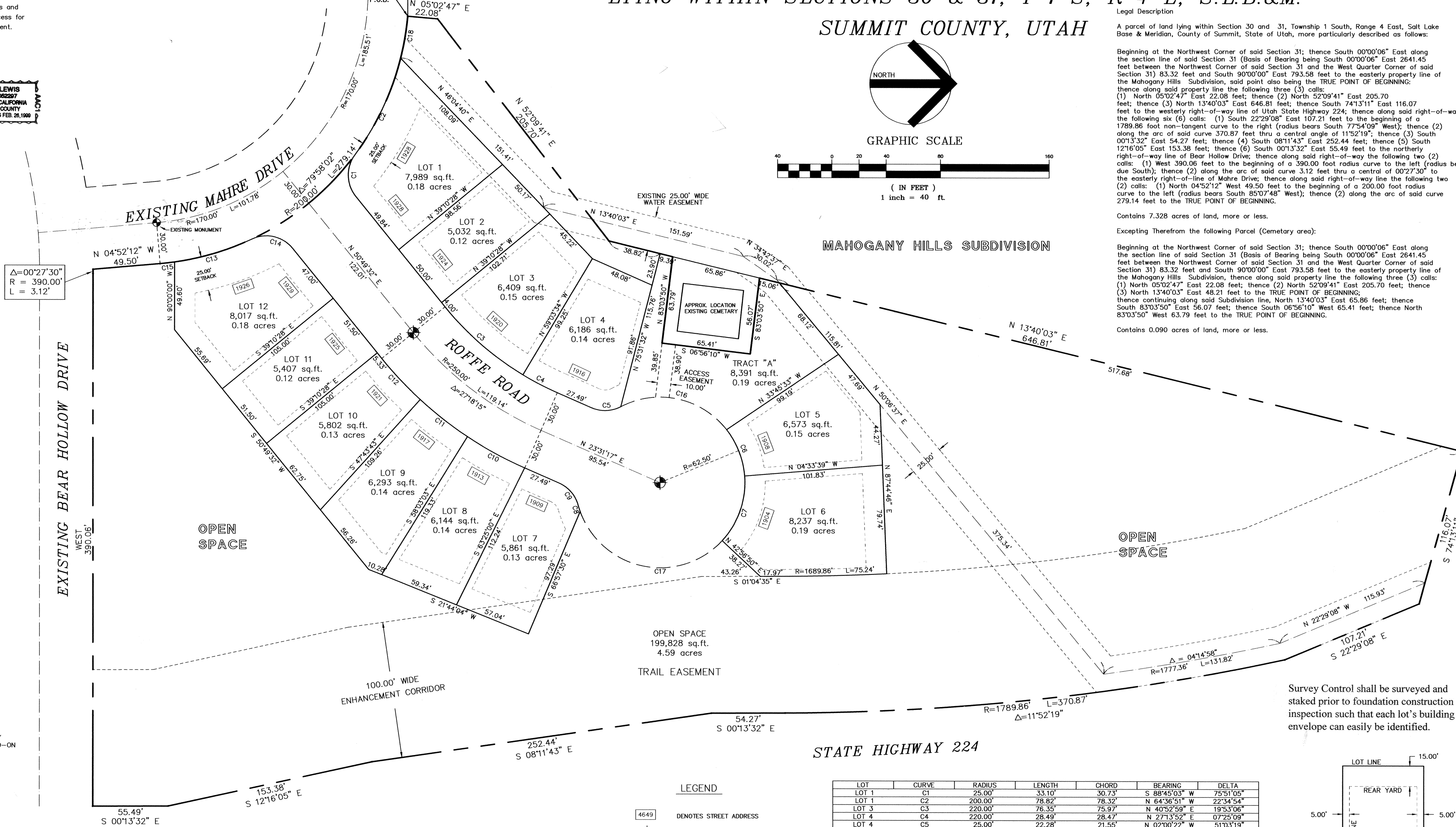
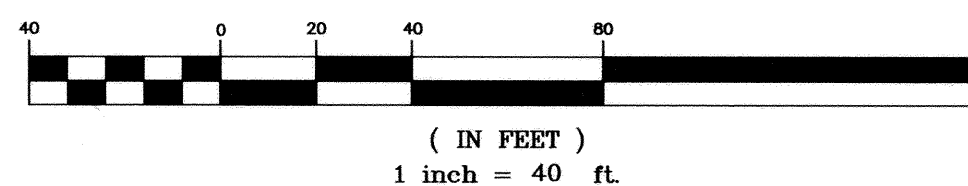
WILLOW DRAW COTTAGES AT SUNPEAK
PLAT D

LYING WITHIN SECTIONS 30 & 31, T 1 S, R 4 E, S.L.B.&M.

SUMMIT COUNTY, UTAH



GRAPHIC SCALE



LEGEND

- 4649 DENOTES STREET ADDRESS
- DENOTES SURVEY MONUMENT

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	1.98
TOTAL ACREAGE IN ROADS	0.67
TOTAL ACREAGE IN OPEN SPACE	4.59
TOTAL ACREAGE	7.24

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
LOT 1	C1	25.00'	33.10'	30.73'	S 88°45'03" W	75°51'05"
LOT 1	C2	200.00'	78.82'	78.32'	N 64°36'51" W	22°34'54"
LOT 3	C3	220.00'	76.35'	75.97'	N 40°52'59" E	19°53'06"
LOT 4	C4	220.00'	28.49'	28.47'	N 27°13'52" E	07°25'09"
LOT 4	C5	25.00'	22.28'	21.55'	N 02°00'22" W	51°03'19"
LOT 5	C6	62.50'	36.86'	36.32'	N 68°32'44" E	33°47'13"
LOT 6	C7	62.50'	51.82'	50.35'	S 70°48'25" E	47°30'29"
LOT 7	C8	62.50'	4.96'	4.96'	N 72°18'08" E	04°32'55"
LOT 7	C9	25.00'	22.28'	21.55'	N 49°02'56" E	51°03'19"
LOT 8	C10	280.00'	48.06'	48.06'	N 28°28'19" E	08°50'02"
LOT 9	C11	280.00'	44.06'	44.01'	N 37°51'47" E	09°30'56"
LOT 10	C12	280.00'	41.32'	41.28'	N 46°35'54" E	08°27'17"
LOT 12	C13	200.00'	59.59'	59.37'	N 16°29'22" W	17°04'18"
LOT 12	C14	25.00'	33.10'	30.73'	N 12°54'01" E	75°51'05"
OPEN SPACE	C15	200.00'	10.76'	10.76'	N 06°24'43" W	03°06'02"
OPEN SPACE	C16	62.50'	86.38'	79.67'	N 12°03'33" E	79°11'10"
OPEN SPACE	C17	62.50'	127.72'	106.63'	S 11°29'15" W	117°04'51"
OPEN SPACE	C18	200.00'	31.18'	31.15'	N 80°22'16" W	08°55'56"

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 ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Jack J. Johnson
JACK J. JOHNSON
State of Utah

DATE: 5/12/95

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS _____ DAY OF _____ A.D. 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 SUMMIT COUNTY PLANNING COMMISSION ON THIS 9th DAY OF May A.D. 1995

CHAIRMAN

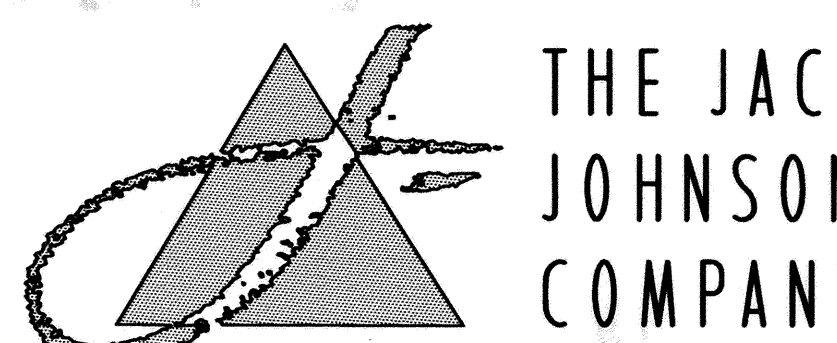
APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 24th DAY OF May A.D. 1995

Deputy County Attorney

RECORDED

No. 43189
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Jack Johnson Company
Date: 6-7-95
Time: 15:24 P.M.
Fee: \$420
County Recorder



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