

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 E.

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, utility installation, maintenance, use and eventual replacement.

Executed this 14th day of May, 1996

C.C. Myers
C.C. MYERS, GENERAL PARTNER, SUMMIT RANCH JOINT VENTURE

ACKNOWLEDGEMENT
State of California C.C. Myers
County of Sherman
On the 14th day of May, 1996, 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 forgoing 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.

Carol J. Wiley My commission expires: Sept. 4, 1999
Notary Public for Carol J. Wiley

SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN IMPROVEMENT DISTRICT STANDARDS THIS 16th DAY OF May, 1996

Rev. Anderson
SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 16 DAY OF MAY, 1996 BY UTAH POWER AND LIGHT COMPANY.

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

PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED

THIS 16th DAY OF May, 1996

SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

APPROVED AND ACCEPTED

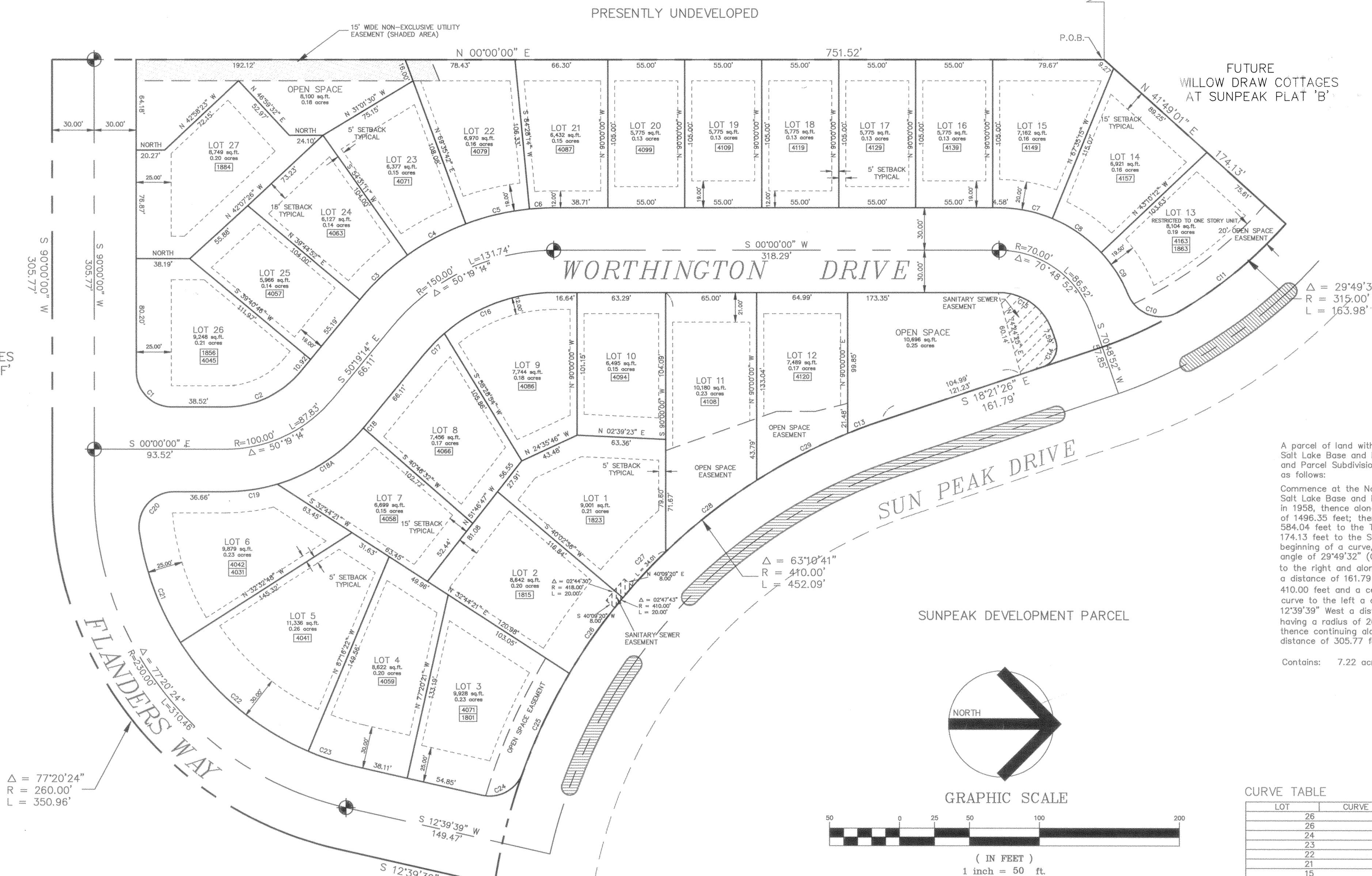
THIS 24th DAY OF May, 1996

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)(1)).
- 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 _____ & PAGE _____
BOOK _____ & PAGE _____
- 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, GROUNDED 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.) LOT 13 SHALL BE RESTRICTED TO A ONE STORY UNIT.

WILLOW DRAW COTTAGES AT SUN PEAK PLAT E

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

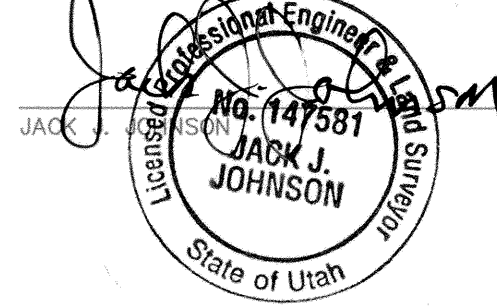


$\Delta = 77^{\circ}20'24''$
 $R = 260.00'$
 $L = 350.96'$

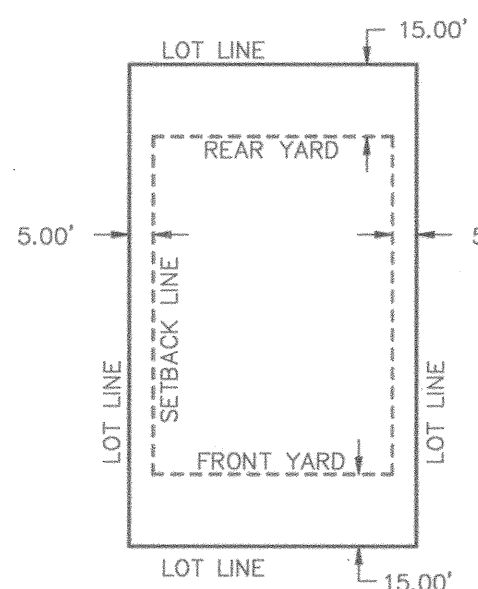
OFFICE BUILDING DEVELOPMENT

SURVEYOR'S CERTIFICATE

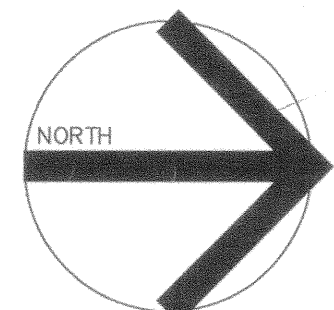
I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 147581 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT TO THE BEST OF 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.



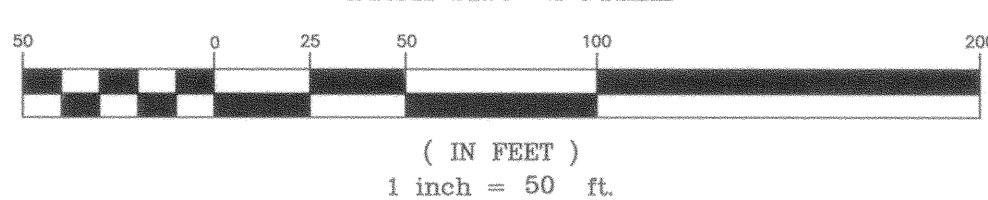
May 9, 1996
DATE:



TYPICAL LOT SETBACKS
(UNLESS OTHERWISE NOTED)



GRAPHIC SCALE



LEGEND

DENOTES SURVEY MONUMENT

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	4.69
TOTAL ACREAGE IN ROADS	2.10
TOTAL ACREAGE IN OPEN SPACE	0.43
TOTAL ACREAGE	7.22

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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 15 day of July, 1996

C.C. Myers
C.C. MYERS, CEO, DUNMORE HOMES OF NEVADA, INC.

ACKNOWLEDGEMENT

State of California C.C. Myers
County of Sacramento
On the 15 day of July, 1996, personally appeared before me C.C. Myers who, being by me duly sworn, did say that he is the CEO of Dunmore Homes of Nevada, Inc., a California Corporation, and that the within and forgoing Owner's Dedication and Consent to Record was signed on behalf of said Corporation and said C.C. Myers duly acknowledged to me that said Corporation executed the same.

John H. Quinn My commission expires: 2-23-2000
Notary Public

LEGAL DESCRIPTION

A parcel of land within the North half of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and within Parcels 1,2,3, and 7B of Sun Peak Drive Dedication and Parcel Subdivision Plat, County of Summit, State of Utah, more particularly described as follows:

Commence at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said corner being a brass cap set by the County Surveyor in 1958, thence along the West line of said Section 31, South 00°00'00" East a distance of 1496.35 feet; thence leaving said section line North 90°00'00" East a distance of 584.04 feet to the TRUE POINT OF BEGINNING; thence North 41°49'01" East a distance 174.13 feet to the Southerly right-of-way line of SunPeak Drive, said point also being the beginning of a curve, concave South-Westerly having a radius of 315.00 feet and a central angle of 29°49'32" (Center Bears South 41°49'01" West) thence continuing along said curve to the right and along said right-of-way, a distance of 163.98 feet; thence South 18°21'26" East a distance of 161.79 feet to the beginning of a curve, concave North-Easterly having a radius of 410.00 feet and a central angle of 63°10'41" (Center Bears North 71°38'34" East) thence along said curve to the left a distance of 452.09 feet; thence leaving said right-of-way South 12°39'39" West a distance of 115.57 feet to the beginning of a curve, concave North-Westerly having a radius of 260.00 feet and a central angle of 77°20'24" (Center Bears North 77°20'21" West) thence continuing along said curve to the right, a distance of 350.96 feet; thence West a distance of 305.77 feet; thence North 751.52 feet to the TRUE POINT OF BEGINNING.

Contains: 7.22 acres more or less.

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
26	C1	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
26	C2	70.00'	61.48'	59.52'	N 25°09'37" W	50°19'14"
24	C3	180.00'	46.62'	46.49'	N 42°34'02" W	14°50'25"
23	C4	180.00'	47.36'	47.22'	N 27°56'34" W	15°04'32"
22	C5	180.00'	46.73'	46.60'	N 12°58'02" W	14°52'32"
21	C6	180.00'	17.37'	17.36'	N 02°45'53" W	05°31'46"
15	C7	100.00'	39.12'	38.87'	S 11°12'23" W	22°24'45"
14	C8	100.00'	42.29'	42.62'	N 34°37'17" E	24°25'03"
13	C9	100.00'	35.96'	35.77'	N 57°07'55" E	20°36'13"
13	C10	25.00'	42.55'	37.59'	N 18°40'47" E	9°23'30"
13	C11	315.00'	99.56'	99.14'	N 38°07'44" W	18°05'50"
OS	C13	410.00'	25.69'	25.69'	N 20°09'09" W	03°35'25"
OS	C14	15.00'	23.99'	21.52'	N 64°10'49" W	91°38'46"
OS	C15	40.00'	48.67'	45.88'	N 34°59'54" E	69°59'47"
9	C16	120.00'	85.22'	83.44'	N 20°20'39" W	40°41'17"
8	C17	120.00'	20.17'	20.15'	S 45°30'18" E	08°37'57"
8	C18	130.00'	2.49'	2.49'	S 49°46'21" E	01°05'46"
7	C18A	130.00'	74.15'	73.15'	N 32°53'03" W	32°40'49"
6	C19	130.00'	37.54'	37.41'	N 08°16'19" W	16°32'39"
6	C20	25.00'	42.92'	37.84'	S 49°11'12" E	98°22'25"
6	C21	200.00'	84.38'	83.76'	N 69°32'24" E	24°10'23"
5	C22	200.00'	121.22'	119.37'	N 40°05'25" E	34°43'34"
4	C23	200.00'	35.14'	35.09'	N 17°41'38" E	10°03'59"
3	C24	25.00'	36.10'	33.04'	N 28°42'26" W	82°44'11"
3	C25	410.00'	77.99'	77.88'	N 64°37'33" W	1°03'58"
2	C26	410.00'	65.97'	65.90'	N 54°33'59" W	09°31'10"
1	C27	410.00'	44.81'	44.79'	N 46°49'32" W	06°15'44"
11	C28	410.00'	82.40'	82.40'	N 37°55'57" W	11°32'08"
12	C29	410.00'	73.07'	72.98'	N 27°03'13" W	10°12'42"

FILE NAME: PLAT-LOVE
FILED: APRIL 26, 1996

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 31st DAY OF June, A.D. 1996 AT WHICH TIME SUBDIVISION WAS APPROVED AND ACCEPTED

James N. Rott
COUNTY CHAIRMAN
Carla Ann
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.

5/28/96
DATE

RAK
COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE Snyderville Basin PLANNING COMMISSION ON THIS 28th DAY OF May, A.D. 1996

Pursuant to Consent Agreement dated 8-15-94

Mark Greenblatt
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 9th DAY OF July, A.D. 1996

David J. Thomas
COUNTY ATTORNEY

RECORDED

No. 458215
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
JACK JOHNSON COMPANY
DATE: 7-16-96
TIME: 16:18 PM
Fee: 67.00
Alan Spriggs
COUNTY RECORDER

The Jack Johnson Company

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

WILLOW DRAW COTTAGES AT SUN PEAK