

## 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 and street, together with easements as set forth on the plat hereon, hereafter to be known as Willow Draw Cottages at SunPeak, Plat F.

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 29th day of August, 1996

C.C. Myers

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

## ACKNOWLEDGEMENT

State of California C.C. Myers

County of Sacramento

On the 29th day of August, 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 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 Corporation executed the same.

Zella H. Gruen My commission expires: 2-23-2000

Notary Public

## SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN IMPROVEMENT

DISTRICT STANDARDS THIS 17th DAY OF Sept, 1996

Paul Zimmerman

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

## UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED

AND ACCEPTED THIS 13th DAY OF Sept, 1996

BY UTAH POWER AND LIGHT COMPANY.

M. M. M. M. M.

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

## PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED

THIS 17th DAY OF 9, 1996

Fred J. Hansen

## SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

APPROVED AND ACCEPTED

THIS 30th DAY OF August, 1996

John W. Johnson

## NOTES:

1.) STREET MONUMENTS TO BE SET ACCORDING TO SUMMIT COUNTY SPECIFICATIONS.

2.) 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 00316-00402

BOOK 00668 & PAGE 00485

3.) ALL LOTS TO HAVE 8' FRONT, 8' REAR AND 5' SIDE YARD NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS, EXCEPT WHERE NOTED OTHERWISE.

4.) 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.

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. 15, SEC. 6 (a)(X)).

6.) THERE SHALL BE NO MORE THAN THREE TWO-STORY STRUCTURES ON CONTIGUOUS LOTS, WHERE 3 OR MORE SIMILAR UNITS OR

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.

7.) 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.

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 TRAILS & OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

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

11.) INFRASTRUCTURE INCLUDING ROADS AND WATER SYSTEM SHALL BE IN PLACE FOR EMERGENCY RESPONSE AND FIRE PROTECTION

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

12.) A FUTURE POTENTIAL TRAIL CONNECTION IS ALLOWABLE THROUGH THE OPEN SPACE PARCEL SHOWN ON THIS PLAT.

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.

# WILLOW DRAW COTTAGES AT SUN PEAK PLAT F

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

## CONSENT TO RECORD

The undersigned Lien holder hereby consents to the

recording of this plat.

EXECUTED this 21 day of November, A.D. 1996

BANK ONE ARIZONA, N.A.

Steve Strehlow

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

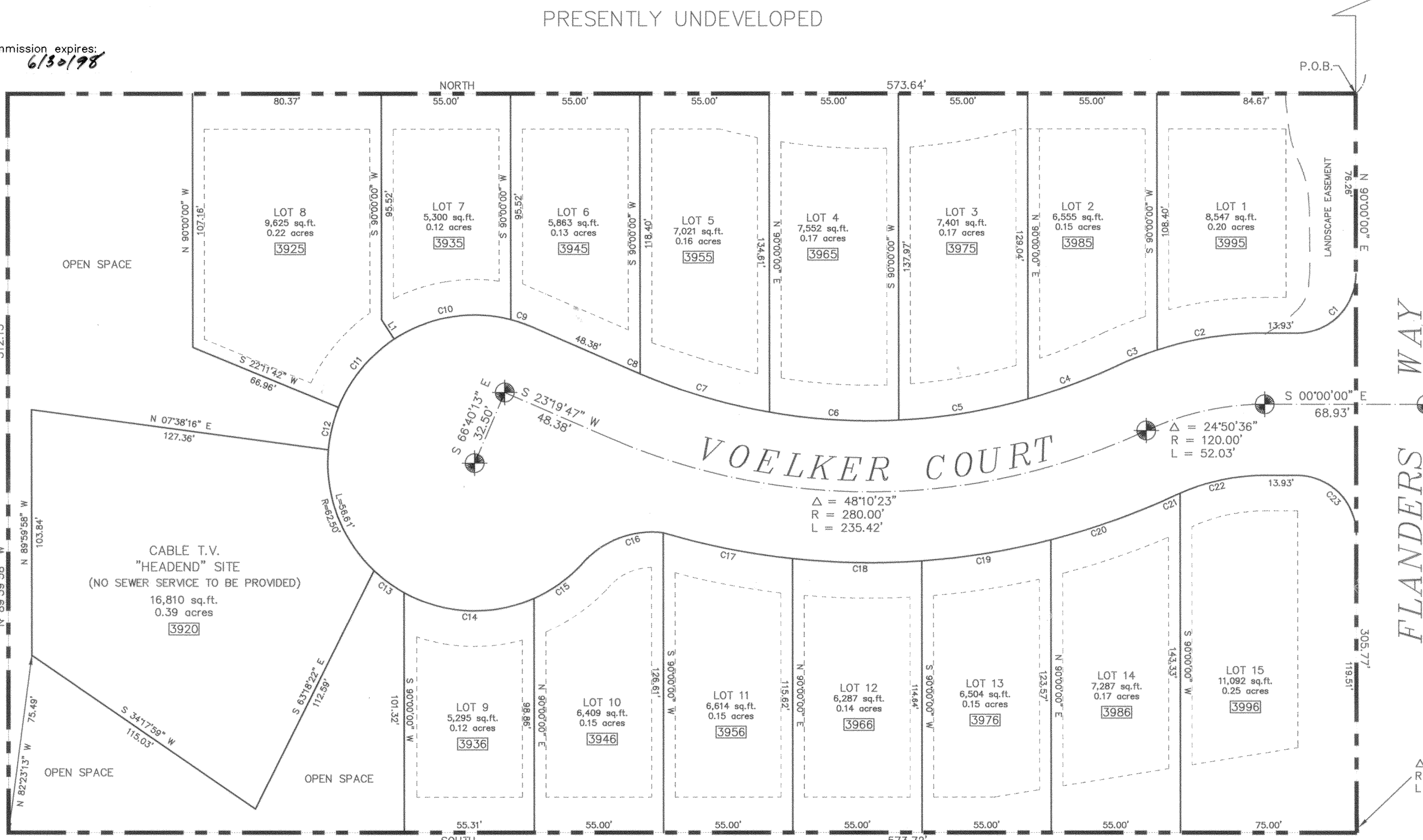
the within and foregoing Consent to Record was signed on behalf

of said BANK ONE ARIZONA, N.A. and said Steve Strehlow duly

acknowledged that said BANK ONE ARIZONA, N.A. executed the same.

Paul G. Johnson My commission expires: 6/30/98

Notary Public



ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	2.46
TOTAL ACREAGE IN ROADS	0.74
TOTAL ACREAGE CABLE T.V. SITE	0.39
TOTAL ACREAGE IN OPEN SPACE	0.52
TOTAL ACREAGE	4.11

## 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 PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Jack J. Johnson  
No. 147581  
JACK J. JOHNSON  
State of Utah

10/31/96  
DATE:

## LEGEND

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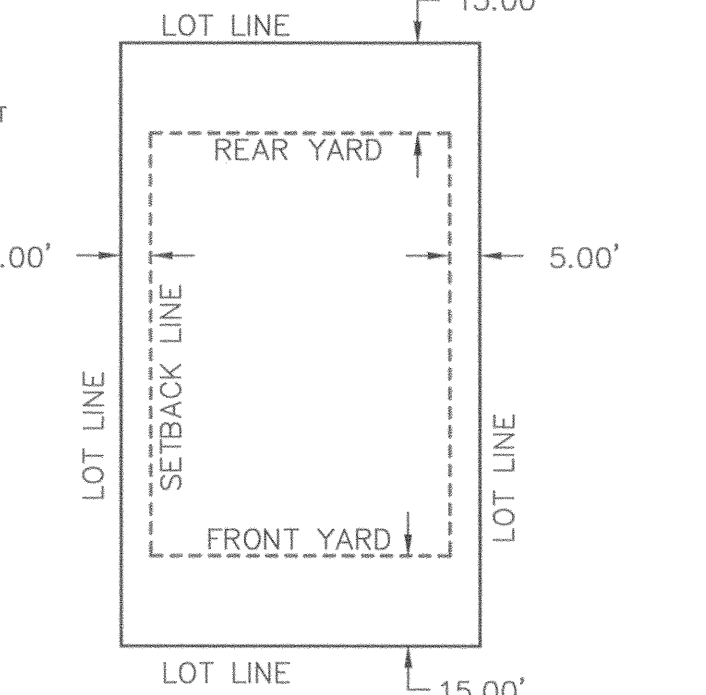
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TYPICAL LOT SETBACKS

W 1/4 SEC 31  
FOUND BRASS CAP  
T. 1 S. R. 4 E.  
S.L.B. & M.

N 00°00'06" E  
2641.45'

(BETWEEN W.1/4 S.31 & N.W. COR SEC. 31)

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2248.87'

N 00°00'06" E  
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P.O.B.

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