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.

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

State of California

County of Sacramento On the 29th day of August, 1996 personally appeared before me 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 General Partnership and said C.C. Myers duly acknowledged to me that said Corporation executed the same.

My commission expires: 2-23-2000

SNYDERVILLE BASIN SEWER IMPROVEMENT DIST. APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN IMPROVEMENT DISTRICT STANDARDS THIS 17th DAY OF Sept, 1996

Paul zimmen SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 13 DAY OF \$257,1926

PRESENTLY UNDEVELOPED

The undersigned Lien holder hereby consents to the

EXECUTED this 2/ day of November .A.D. 1996

On the <u>H</u> day of <u>November</u> 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

recordation of this plat.

ACKNOWLEDGEMENT

State of Arizona) County of Marropa

Stockhalles

THIS 17 DAY OF 9, 1996

Feed f. Herm

PARK CITY FIRE DISTRICT

SUMMIT COUNTY PUBLIC WORKS SUPERVISOR APPROVAL

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:

& PAGEO0396-00402 __ & 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. 13, SEC. 6 (a)(XI)).

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 PLATE

LYING WITHIN SECTION 31, T 1 S, R 4 E, &

SECTION

CABLE T.V.

0.39 acres

3920

OPEN SPACE

"HEADEND" SITE

(NO SEWER SERVICE TO BE PROVIDED) 16,810 sq.ft.

T 1 S, R 4 E, S.L.B.&M

SUMMIT COUNTY, UTAH

of said BANK ONE ARIZONA, N.A. and said Steve Strehlow duly acknowledged that said BANK ONE ARIZONA, N.A. executed the same. PRESENTLY UNDEVELOPED P.0.B.¬ LOT 2 6,555 sq.ft. LOT 8 9,625 sq.ft. 0.22 acres LOT 6 5,863 sq.ft. 0.13 acres 8,547 sq.ft. 0.20 acres 5,300 sq.ft. LOT 5 7,021 sq.ft. 0.16 acres 7,401 sq.ft. 0.17 acres 7,552 sq.ft. 0.17 acres 3935 3985 3995 3965 OPEN SPACE

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

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.

NW COR SEC 31

T. 1 S. R. 4 E.

S.L.B. & M.

FOUND BRASS CAP

WILLOW DRAW COTTAGES AT SUN PEAK PLAT "E"

BASIS OF BEARING - SECTION LINE

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

N 00°00'06" W 2641.45'

LEGAL DESCRIPTION

A parcel of land within Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, County of Summit, State of Utah, more particularly described as

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°00'06" East a distance of 2248.87 feet; thence leaving said section line North 90°00'00" East a distance of 584.02 feet to the TRUE POINT OF BEGINNING; thence North 90°00'00" East a distance of 305.77 feet to the beginning of a 260.00 Foot radius curve to the left (Center Bears North 00'00'03' East); thence along the arc of said curve 6.37 Feet thru a Central angle of 01'24'10"; thence South 573.72 Feet thence North 89'59'58" West 312.13 Feet; thence North 573.64 Feet to the TRUE POINT OF BEGINNING.

Contains: 4.11 acres more or less.

PRESENTLY UNDEVELOPED

6,409 sq.ft

0.15 acres

0.12 acres

3936

6,614 sq.ft.

0.15 acres

3956

0.14 acres

3966

ITEM		ACREAG
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

OPEN SPACE

LOT LINE LEGEND DENOTES SURVEY MONUMENT REAR YARD 1 DENOTES LOT ADDRESSS 5.00'

6,504 sq.ft. 0.15 acres

3976

r 15.00° 5.00 FRONT YARD

 $\Delta = 01^{\circ}24'10''$

R = 260.00

11,092 sq.ft. 0.25 acres

3996

LOT LINE

TYPICAL LOT SETBACKS

7,287 sq.ft. 0.17 acres

3986

PLOTTED: AUGUST 26, 1996

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 476 DAY OF NOUTHINGER A.D. 1996 AT WHICH TIME THIS APPROVED AND ACCEPTED

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.

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE . COUNTY PLANNING COMMISSION ON THIS 26th DAY OF October A.D. 1996

SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD

A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON.

CERTIFICATE NO. 147581 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT

LAND SURVEYED NEAT AS BEEN REPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW

APPROVAL AS

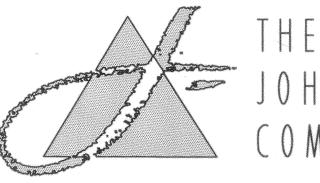
APPROVED AS TO FORM ON THIS 27^{46} DAY OF Nivember A.D. 1996.

RECORDED

Nº 468653 STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF:

JACK JOHNSON COMPANY RECORDED: 12/04/96 TIME: 15:27 P.M.

FEES: \$ 46.00



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