

PLAT NOTES:

- The tracts of land that are described in, subdivided by, and platted pursuant to this SILVER CREEK VILLAGE CENTER SUBDIVISION ("Plat") are referred to herein as the "Platted Lands." The Platted Lands are situated within a portion of the area constituting and referred to as the Silver Creek Village generally depicted and described in the Development Agreement for Silver Creek Village Special Planned Area (the "Development Agreement"), dated August 4, 2015, and recorded on August 6, 2015, as Entry No. 0102927, in Book 2307, beginning at Page 1549, in the official records of the Summit County, Utah Recorder ("Official Records"). As used in these Plat notes, the term "Parcel" shall mean any tract of land shown as part of the Platted Lands.
- This Plat is subject to, among other things, the provisions of: (a) the Development Agreement; and (b) The Master Declaration of Covenants, Conditions, Restrictions.
- The Platted Lands are subject to the provisions of the Development Agreement and the requirements, restrictions, and limitations imposed thereby.
- See A.L.T.A. survey of record, S-_____ recorded _____ 2017 at the office of the Summit County Recorder.
- Roadways depicted on this plat shall be dedicated to Summit County.
- No specific development projects or improvements with respect to the Platted Lands are approved by the recordation of this Plat, other than the installation of road, utility and services improvements in areas depicted on the Plat. Subject to the Development Agreement, all development or use of the Platted Lands are subject to all valid and enforceable Summit County Ordinances, including the Snyderville Basin Development Code and, as applicable, to any further subdivision of the Platted Lands pursuant to the Summit County subdivision ordinances. All proposed site plans and subdivision plats for the Platted Lands, or any portion thereof, must comply with the Development Agreement and must be approved by Summit County prior to recordation thereof or commencement of construction of any improvement on such Parcel; provided, however that no further subdivision or subdivision approval is required for the following parcels:
 - LOT 3 (Parcel 11.2) Neighborhood Garden
 - LOT 4 (Parcel 11.1) Petrified Wood Park Park
 - LOT 10 (Parcel 8.4) Civic parcel
 - LOT 12 (Parcel 21.2) Neighborhood Park
 - LOT 11 (Parcel 21.1) Civic parcel
 - LOT 17 (Parcel 4.3) Park parcel
 - LOT 19 (Parcel 10.1) Open Space, which includes the formerly planned 10.2
- These Plat notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the owners with respect to each Parcel of the Platted Lands.
- Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE and approves this Plat solely for the purpose of confirming that this Plat contains the PUE and approximates the location of the PUE, but does not warrant its precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - a recorded easement or right-of-way,
 - the law applicable to prescriptive rights,
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - any other provision of law.
- The utilities for Parcel 11.3 shall be located within the public road to be constructed adjacent to said parcel, in accordance with the Memorandum of Understanding by and among Snyderville Basin Special Recreation District and some of the owners executing this plat. Liberty Capital Lending LLC hereby declares and reserves unto itself, and its assigns, an easement as depicted on Parcel 11.3 with the designation "Entry and Landscape Easement" for purposes of allowing signage and landscaping for the Silver Creek Village Center area described or depicted in the Development Agreement.
- The community trails depicted hereon are dedicated in accordance with the Public Trail Easement Agreement ("Trail Agreement") between the Owners executing this plat and Snyderville Basin Special Recreation District, which Trail Agreement allows for the relocation of the trail depicted hereon in accordance with its terms. The Trail Agreement will be recorded nearby contemporaneously with this plat and with the Summit County Recorder.
- Questar Gas Company ("Questar") approves this Plat solely for the purposes of approximating the location, boundaries, course, and dimensions of the PUE and its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of the PUE or such other items. The PUE and such other right-of-way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s) or by prescription. Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities, including prescriptive rights and other rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in this Plat, including those set forth in the Owners Dedication or these Plat Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights-of-way, please contact Questar's right-of-way department at 1-800-366-8532.
- Roofing Material**
Roofing materials must be non-combustible. No wood shake roofing material will be permitted.
- Fire Apparatus Access Roads**
An all-weather fire apparatus access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire apparatus access road is to be maintained at all times during construction. In the event that the all-weather fire apparatus access road is not maintained, the PCSD reserves the right to stop work until required roads are placed back in service. Fire apparatus access roads must be in accordance with this Appendix D and all other applicable requirements of the International Fire Code. Each parcel/subdivision that is developed must be provided with the appropriate fire apparatus access roads, turn-arounds and in certain conditions, two means of ingress/egress into the area.
- Water Supplies for Fire Protection**
Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.
- Fireplaces**: all fireplaces shall be non wood burning.
- Fire-Flow Requirements for Buildings**
The minimum fire-flow and flow duration requirements must be as specified in Appendix B, Tables B105.1(1) and B105.1(2) of the International Fire Code, One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses: The required fire-flow shall be not less than 1,500 gallons per minute. Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses: The required fire-flow shall be not less than 2,000 gallons per minute.
- This plat is subject to the Memorandum of Understanding (M.O.U.) for the Silver Creek Village Special Planned Area Community Park Dedication and Development and Maintenance Responsibilities by and between Snyderville Basin Special Recreation District, Liberty Capital Lending, L.L.C. and Gayle Larsen dated January 31, 2017, Entry number _____.
- Wastewater service to Silver Creek Village Center Subdivision shall be provided by the Snyderville Basin Water Reclamation District. A Line Extension Agreement with the District may be required for each lot created by this Plat. It shall be the responsibility of the Owner of each lot to extend the public wastewater system to the parcel being developed according to the requirements of the Line Extension Agreement.
- Future wastewater service to Parcel 55-32-B-3-X will need to cross Lot 1 (Parcel 11.3) to connect to the public wastewater system. The location of the wastewater system infrastructure and easements required for that infrastructure will be determined at a future date. The owner of Lot 1 shall make all reasonable accommodations to allow for such infrastructure, including the granting of any necessary easements. Funding of the wastewater infrastructure shall remain the responsibility of the owner of Parcel 55-32-B-3-X.
- Lots 3, 4 and 17 will not be provided with wastewater services.
- All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specifications of the District, including payment of all necessary fees prior to the issuance of a building permit. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement of the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no times may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plats.
- Pursuant to Utah code ann. § 54-3-27, this plat conveys to the owner(s) or operators of utility facilities the 10' wide non-exclusive underground utility easement ("E.U.E."), along with all the rights and duties described therein.

SURVEYOR'S CERTIFICATE:

I, MARTINA NELSON do hereby certify that I am a Professional Land Surveyor licensed in the State of Utah, that I hold Certificate No. 8910903 as prescribed under the laws of the State of Utah, that I have made and/or supervised the survey of the land shown and described on this Master Plat, that this Master Plat is a true and correct representation of the land surveyed, and that this Master Plat has been prepared in compliance with the minimum standards and requirements of the law.



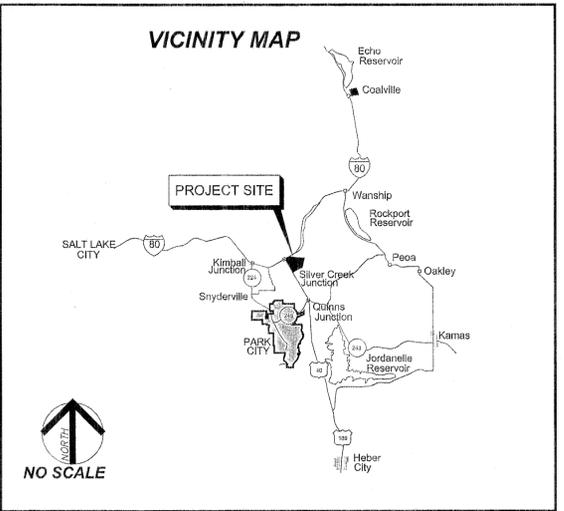
Park City Surveying
P.O. Box 682993
Park City, UT 84068
(435)649-2918
(435)649-4637 fax

DATE: 2/9/17
Snyderville Basin Special Recreation District Authorized Representative: *Carla De Richiusa*

SILVER CREEK VILLAGE CENTER SUBDIVISION

LOCATED IN SECTIONS 15, 16, 21 & 22,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



OWNER'S DEDICATION AND CONSENT TO RECORD
Know all by these presents that Village Development Group Inc., the undersigned owner of the described tracts of land, having caused the same to be subdivided into lots and streets to hereafter be known as
Silver Creek Village Center Subdivision
does hereby dedicate for perpetual use of the public, subject to all interests of record, all parcels of land shown on this Plat as intended for public use, and does further dedicate certain public, non exclusive easements as shown hereon for the use of Summit County, a political subdivision of the State of Utah, and other approved utility providers for the purpose of providing access for utility installation, maintenance, use and replacement.
In witness whereof, this 8 day of Feb 2017.
VILLAGE DEVELOPMENT GROUP INC.
By: *Mat Le*
Title: Matthew Lowe, President

OWNER'S DEDICATION AND CONSENT TO RECORD
Know all by these presents that Liberty Capital Lending, LLC, the undersigned owner of the described tracts of land, having caused the same to be subdivided into lots and streets to hereafter be known as
Silver Creek Village Center Subdivision
does hereby dedicate for perpetual use of the public, subject to all interests of record, all parcels of land shown on this Plat as intended for public use, and does further dedicate certain public, non exclusive easements as shown hereon for the use of Summit County, a political subdivision of the State of Utah, and other approved utility providers for the purpose of providing access for utility installation, maintenance, use and replacement.
In witness whereof, this 8 day of Feb 2017.
LIBERTY CAPITAL LENDING, LLC
By: *Mat L*
Title: Matthew Lowe, manager

OWNER'S DEDICATION AND CONSENT TO RECORD
Know all by these presents that Gayle Larsen, the undersigned owner of the described tracts of land, having caused the same to be subdivided into lots and streets to hereafter be known as
Silver Creek Village Center Subdivision
does hereby dedicate for perpetual use of the public, subject to all interests of record, all parcels of land shown on this Plat as intended for public use, and does further dedicate certain public, non exclusive easements as shown hereon for the use of Summit County, a political subdivision of the State of Utah, and other approved utility providers for the purpose of providing access for utility installation, maintenance, use and replacement.
In witness whereof, this 8 day of February 2017.
Gayle Larsen
By: *Joseph E. Tesch*
Title: Attorney-in-Fact

ACKNOWLEDGMENT
State of Utah
County of Summit
The foregoing Plat was acknowledged before me this 08 day of February, 2017 by Mat Lowe the manager of VILLAGE DEVELOPMENT INC., a Utah corporation, on behalf of the Corporation.
Notary Public: *Heather Stevens*
My Commission Expires: 1/7/19

ACKNOWLEDGMENT
State of Utah
County of Summit
The foregoing Plat was acknowledged before me this 08 day of February, 2017 by Mat Lowe the manager of LIBERTY CAPITAL LENDING, LLC, a Utah Limited Liability corporation, on behalf of the Company.
Notary Public: *Heather Stevens*
My Commission Expires: 1/7/19

ACKNOWLEDGMENT
State of Utah
County of Summit
The foregoing Plat was acknowledged before me this 08 day of February, 2017 by Joseph E. Tesch the attorney-in-fact
Notary Public: *Heather Stevens*
My Commission Expires: 1/7/19

LIEN HOLDER'S CONSENT TO RECORD
State of Utah
County of Weber
The undersigned lien holder hereby consents to the recordation of this plat.
Great Western Insurance Co. By: Reed W. Dixon
The foregoing consent to record was acknowledged before me this 15 day of Feb 2017.
By: *Kathy Hancock*
Notary Public
My Commission Expires: 5/18/2017

LIEN HOLDER'S CONSENT TO RECORD
State of Utah
County of _____
The undersigned lien holder hereby consents to the recordation of this plat.
By: _____
The foregoing consent to record was acknowledged before me this _____ day of _____ 2017.
By: _____
Notary Public
My Commission Expires: _____

LIEN HOLDER'S CONSENT TO RECORD
State of Utah
County of Salt Lake
The undersigned lien holder hereby consents to the recordation of this plat.
By: *Debra H. Wright*
The foregoing consent to record was acknowledged before me this 8th day of February, 2017.
By: *Susan J. Moen*
Notary Public
My Commission Expires: _____

| | | | | | | |
|---|--|--|---|--|--|--|
| S.B.S.R.D. THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. DATE: 2/9/17 SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE: <i>Carla De Richiusa</i> | SUMMIT COUNTY HEALTH DEPARTMENT ACCEPTED THIS <u>9</u> DAY OF <u>February</u> , 2017. SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR: <i>Robert</i> | QUESTAR GAS COMPANY ACCEPTED THIS <u>7</u> DAY OF <u>Feb</u> , 2017 BY THE QUESTAR GAS COMPANY WHICH HAS COMMITTED TO PROVIDING SERVICE TO THE LOTS INCLUDED ON THIS PLAT. AUTHORIZED AGENT OF QUESTAR GAS COMPANY: <i>WJG</i> | ROCKY MOUNTAIN POWER SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT. AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER: <i>R Duane Hartson 02-08-2017</i> | MOUNTAIN REGIONAL WATER DISTRICT ACCEPTED THIS <u>13th</u> DAY OF <u>Feb</u> , 2017 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT. AUTHORIZED AGENT: <i>MWR</i> | SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS <u>15th</u> DAY OF <u>February</u> , 2017. BY: <i>B. O'Keefe</i> | PUBLIC WORKS THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. DATE: 2/8/17 SUMMIT COUNTY PUBLIC WORKS DIRECTOR: <i>Bill</i> |
| | COUNTY ASSESSOR REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS <u>9th</u> DAY OF <u>March</u> , 2017. SUMMIT COUNTY ASSESSOR: <i>Carla De Richiusa</i> | PARK CITY FIRE SERVICE DISTRICT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. DATE: 2/8/17 PARK CITY FIRE MARSHAL: <i>S.W. Dilone</i> | COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE. DATE: 3-13-17 SUMMIT COUNTY ENGINEER: <i>Scott</i> | GOVERNING BODY APPROVAL AND ACCEPTANCE APPROVED THIS <u>11th</u> DAY OF <u>March</u> , 2017 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14. SUMMIT COUNTY MANAGER: <i>Thomas Fisher</i> | APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS <u>3rd</u> DAY OF <u>March</u> , 2017. SUMMIT COUNTY ATTORNEY: <i>John</i> | RECORDED ENTRY NO: <u>1066785</u> <u>6-269.00</u> STATE OF UTAH COUNTY OF SUMMIT DATE: <u>4-4-2017</u> TIME: <u>4:10 PM</u> RECORDED AND FILED AT THE REQUEST OF: <i>Carla De Richiusa</i> Village Development Group Inc. |

SILVER CREEK VILLAGE CENTER SUBDIVISION

LOCATED IN SECTIONS 15, 16, 21 & 22,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

OVERALL SUBDIVISION: TOTAL ACREAGE 242.38 AC.

ACREAGE BREAKDOWN:

ROADWAYS 11.08 AC

| | |
|---|------------|
| LOT 1 (PARCEL 11.3 COMMUNITY PARK) | 72.49 AC |
| LOT 2 | 83.78 AC |
| LOT 3 (PARCEL 11.2 COMMUNITY GARDEN) | 0.46 AC |
| LOT 4 (PARCEL 11.1 PETRIFIED WOOD PARK) | 0.11 AC |
| LOT 5 | 4.10 AC |
| LOT 6 | 1.88 AC |
| LOT 7 | 2.25 AC |
| LOT 8 | 6.22 AC |
| LOT 9 | 6.07 AC |
| LOT 10 (PARCEL 8.4 CIVIC) | 1.98 AC |
| LOT 11 (PARCEL 21.1 CIVIC) | 5.00 AC |
| LOT 12 (PARCEL 21.2 NEIGHBORHOOD PARK) | 14.28 AC |
| LOT 13 | 5.11 AC |
| LOT 14 | 3.12 AC |
| LOT 15 (PARCEL 2.1) | 1.24 AC |
| LOT 16 | 6.78 AC |
| LOT 17 (PARCEL 4.3 PARK) | 1.02 AC |
| LOT 18 (PARCEL 2.5 OPEN SPACE) | 10.55 AC |
| LOT 19 (PARCEL 10.1 OPEN SPACE) | 4.86 AC |
| TOTAL ACREAGE | 242.38 AC. |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 937.20' | 54.58' | 54.58' | N 50°03'13" W | 3°20'13" |
| C2 | 900.00' | 51.63' | 51.62' | N 88°26'39" W | 3°17'13" |
| C3 | 900.00' | 164.26' | 164.03' | S 84°41'02" W | 10°27'25" |
| C4 | 500.00' | 104.22' | 104.03' | S 48°08'05" W | 11°56'33" |
| C5 | 500.00' | 194.46' | 193.24' | S 42°57'51" W | 22°17'00" |
| C6 | 909.70' | 48.40' | 48.39' | N 50°25'50" W | 3°02'54" |
| C7 | 188.00' | 110.03' | 108.47' | N 40°40'19" W | 33°32'04" |
| C8 | 15.00' | 22.93' | 20.76' | N 67°41'48" W | 87°35'02" |
| C9 | 15.00' | 22.45' | 20.42' | N 25°41'41" E | 85°46'18" |
| C10 | 527.50' | 132.20' | 131.85' | N 10°00'41" W | 14°21'33" |
| C11 | 15.00' | 22.84' | 20.70' | N 46°27'32" W | 87°15'15" |
| C12 | 15.00' | 24.28' | 21.72' | N 43°32'28" E | 92°44'45" |
| C13 | 422.50' | 72.41' | 72.33' | N 07°44'31" W | 9°49'13" |
| C14 | 422.50' | 108.19' | 107.89' | N 19°59'15" W | 14°40'16" |
| C15 | 420.00' | 400.36' | 385.37' | N 54°37'52" W | 54°36'58" |
| C16 | 15.00' | 25.69' | 22.67' | S 48°59'15" W | 98°08'48" |
| C17 | 15.00' | 22.70' | 20.60' | N 43°26'36" W | 86°42'54" |
| C18 | 870.00' | 208.69' | 208.19' | S 86°19'38" W | 1°44'38" |
| C19 | 15.00' | 23.46' | 21.14' | S 34°39'32" W | 89°35'35" |
| C20 | 15.00' | 23.69' | 21.30' | N 55°18'12" W | 90°28'57" |
| C21 | 15.00' | 23.10' | 20.88' | S 86°17'00" W | 88°14'23" |
| C22 | 530.00' | 59.69' | 59.66' | S 45°23'24" W | 6°27'11" |
| C23 | 15.00' | 22.46' | 20.42' | S 05°43'15" W | 85°47'28" |
| C24 | 15.00' | 23.23' | 20.97' | N 81°32'04" W | 88°43'10" |
| C25 | 85.50' | 29.28' | 29.13' | S 44°17'47" W | 19°37'08" |
| C26 | 172.75' | 97.24' | 95.96' | S 50°36'45" W | 32°15'24" |
| C27 | 85.50' | 36.18' | 35.92' | S 54°36'50" W | 24°14'54" |
| C28 | 467.50' | 87.04' | 86.91' | S 37°09'22" W | 10°40'02" |
| C29 | 50.00' | 75.81' | 68.76' | S 11°36'53" E | 86°52'28" |
| C30 | 50.00' | 73.41' | 66.99' | N 70°50'21" E | 84°07'32" |
| C31 | 532.50' | 112.62' | 112.41' | N 37°52'52" E | 12°07'02" |
| C32 | 172.75' | 115.25' | 113.12' | N 30°37'47" E | 38°13'24" |
| C33 | 235.50' | 64.27' | 64.07' | N 61°55'25" E | 15°38'08" |
| C34 | 470.00' | 79.51' | 79.42' | N 49°15'33" E | 9°41'36" |
| C35 | 470.00' | 18.45' | 18.45' | N 43°17'17" E | 2°14'57" |
| C36 | 15.00' | 23.56' | 21.21' | N 02°50'12" W | 90°00'00" |
| C37 | 15.00' | 23.56' | 21.21' | N 87°09'48" E | 90°00'00" |
| C38 | 15.00' | 23.56' | 21.21' | N 02°50'12" W | 90°00'00" |
| C39 | 15.00' | 23.56' | 21.21' | N 87°09'48" E | 90°00'00" |
| C40 | 530.00' | 108.81' | 108.62' | S 48°02'42" W | 11°45'48" |
| C41 | 165.00' | 154.48' | 148.90' | S 27°06'20" W | 53°38'32" |
| C42 | 11.00' | 17.35' | 15.61' | N 44°54'03" W | 90°22'14" |
| C43 | 11.00' | 17.32' | 15.59' | S 44°48'30" W | 90°12'40" |
| C44 | 11.00' | 17.24' | 15.53' | N 45°10'30" W | 89°49'18" |
| C45 | 11.00' | 17.30' | 15.57' | S 44°50'54" W | 90°07'53" |
| C46 | 11.00' | 17.26' | 15.54' | N 45°08'42" W | 89°52'55" |
| C47 | 11.00' | 17.30' | 15.57' | S 44°52'00" W | 90°05'42" |
| C48 | 575.00' | 58.40' | 58.38' | N 02°59'44" W | 5°49'10" |
| C49 | 15.00' | 24.63' | 21.96' | N 52°57'12" W | 94°05'46" |
| C50 | 15.00' | 24.28' | 21.72' | N 33°37'07" E | 92°45'37" |
| C51 | 200.00' | 155.28' | 151.41' | N 09°28'52" E | 44°29'08" |
| C52 | 15.00' | 21.39' | 19.62' | S 09°07'16" E | 81°41'25" |
| C53 | 477.50' | 292.90' | 288.33' | S 32°23'37" E | 35°08'43" |
| C54 | 477.50' | 99.92' | 99.73' | S 08°49'35" E | 11°59'21" |
| C55 | 472.50' | 157.22' | 156.50' | S 12°21'51" E | 19°03'54" |
| C56 | 137.00' | 45.88' | 45.67' | S 31°29'26" E | 19°11'17" |
| C57 | 500.00' | 102.65' | 102.47' | S 48°02'42" W | 11°45'48" |
| C58 | 195.00' | 146.09' | 142.70' | S 32°27'51" W | 42°55'31" |
| C59 | 600.00' | 132.74' | 132.47' | N 06°25'26" W | 12°40'32" |
| C60 | 175.00' | 133.05' | 129.87' | N 09°01'08" E | 43°33'39" |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 54°06'21" E | 40.12' |
| L2 | N 35°53'39" W | 2.50' |
| L3 | N 42°09'48" E | 35.14' |
| L4 | N 42°09'48" E | 60.00' |
| L5 | S 34°29'13" W | 12.16' |
| L6 | S 54°06'21" W | 54.30' |
| L7 | N 37°52'43" W | 18.46' |
| L8 | S 54°52'27" W | 50.03' |
| L9 | S 37°10'29" E | 7.76' |
| L10 | S 79°27'19" W | 10.61' |
| L11 | N 54°06'21" E | 19.64' |
| L12 | N 60°00'00" W | 44.95' |
| L13 | N 44°54'51" E | 36.81' |
| L14 | N 89°54'51" E | 135.63' |
| L15 | N 00°14'15" W | 42.98' |
| L16 | S 89°54'51" W | 20.00' |
| L17 | S 00°14'15" E | 22.98' |
| L18 | S 89°54'51" W | 123.86' |
| L19 | S 44°54'51" W | 53.28' |
| L20 | S 00°24'00" W | 60.40' |
| L21 | S 89°49'09" W | 52.00' |
| L22 | N 89°58'02" W | 10.49' |
| L23 | N 89°37'36" E | 21.51' |
| L24 | N 57°26'21" W | 50.22' |
| L25 | S 34°11'05" E | 57.31' |
| L26 | S 58°25'15" W | 57.46' |
| L27 | S 58°25'15" W | 7.85' |
| L28 | S 58°25'15" W | 21.64' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C61 | 15.00' | 23.56' | 21.21' | N 45°05'09" W | 90°00'00" |
| C62 | 15.00' | 23.56' | 21.21' | N 44°54'51" E | 90°00'00" |
| C63 | 15.00' | 23.56' | 21.21' | N 45°05'09" W | 90°00'00" |
| C64 | 15.00' | 23.56' | 21.21' | N 44°54'51" E | 90°00'00" |
| C65 | 15.00' | 23.56' | 21.21' | N 45°05'09" W | 90°00'00" |
| C66 | 527.50' | 92.54' | 92.42' | N 05°06'43" W | 10°03'07" |
| C67 | 472.50' | 82.27' | 82.17' | S 05°04'27" E | 9°58'34" |
| C68 | 15.00' | 23.56' | 21.21' | S 31°24'22" E | 90°00'00" |
| C69 | 15.00' | 23.56' | 21.21' | N 58°35'38" E | 90°00'00" |
| C70 | 569.70' | 83.11' | 83.04' | S 72°13'36" E | 8°21'32" |
| C71 | 125.00' | 65.62' | 64.86' | S 52°12'45" E | 30°04'33" |
| C72 | 15.00' | 23.56' | 21.21' | S 44°54'51" W | 90°00'00" |
| C73 | 15.00' | 23.56' | 21.21' | S 45°05'09" E | 90°00'00" |
| C74 | 25.00' | 39.27' | 35.36' | S 44°54'51" W | 90°00'00" |
| C75 | 1045.00' | 249.50' | 248.91' | S 83°14'46" E | 13°40'48" |
| C76 | 63.00' | 75.42' | 70.99' | S 42°06'44" E | 68°35'15" |
| C77 | 275.00' | 141.12' | 139.58' | N 83°12'46" E | 29°24'10" |
| C78 | 225.00' | 31.42' | 31.39' | N 86°05'09" W | 8°00'01" |
| C79 | 15.00' | 23.56' | 21.21' | S 44°54'51" W | 90°00'00" |
| C80 | 15.00' | 23.56' | 21.21' | S 45°05'09" E | 90°00'00" |
| C81 | 725.00' | 53.13' | 53.12' | S 78°30'19" E | 41°11'55" |
| C82 | 15.00' | 21.94' | 20.04' | S 55°30'20" W | 83°49'24" |
| C83 | 15.00' | 21.94' | 20.04' | N 28°19'04" W | 83°49'24" |
| C84 | 15.00' | 24.16' | 21.63' | S 03°58'36" E | 92°16'48" |
| C85 | 470.00' | 96.49' | 96.33' | S 48°02'42" W | 11°45'48" |
| C86 | 225.00' | 138.13' | 135.97' | N 36°20'24" E | 35°10'24" |
| C87 | 15.00' | 18.63' | 17.46' | S 54°20'02" W | 71°09'38" |
| C88 | 15.00' | 23.56' | 21.21' | N 45°05'09" W | 90°00'00" |
| C89 | 15.00' | 22.93' | 20.76' | N 43°42'04" E | 87°34'27" |
| C90 | 930.00' | 130.39' | 130.28' | N 83°28'18" E | 8°01'58" |
| C91 | 320.00' | 281.64' | 272.64' | S 75°19'50" E | 50°25'41" |
| C92 | 15.00' | 22.93' | 20.76' | S 43°52'23" E | 87°34'27" |
| C93 | 15.00' | 23.56' | 21.21' | S 44°54'51" W | 90°00'00" |
| C94 | 15.00' | 23.56' | 21.21' | N 45°05'09" W | 90°00'00" |
| C95 | 15.00' | 24.42' | 21.81' | N 46°33'24" E | 93°17'06" |
| C96 | 930.00' | 139.95' | 139.95' | S 87°13'49" E | 0°51'33" |
| C97 | 15.00' | 21.89' | 20.00' | S 41°53'11" E | 83°36'03" |
| C98 | 15.00' | 23.56' | 21.21' | S 44°54'51" W | 90°00'00" |
| C99 | 15.00' | 23.56' | 21.21' | N 45°05'09" W | 90°00'00" |
| C100 | 625.00' | 138.27' | 137.99' | S 06°25'26" E | 12°40'32" |
| C101 | 150.00' | 110.81' | 108.30' | N 08°24'03" E | 42°19'30" |
| C102 | 15.00' | 23.86' | 21.42' | N 75°07'30" E | 91°07'23" |
| C103 | 477.50' | 203.12' | 201.60' | S 71°30'00" E | 24°22'24" |
| C104 | 55.00' | 99.67' | 86.58' | N 51°54'56" E | 10°34'09" |
| C105 | 1175.00' | 80.86' | 80.86' | S 78°08'26" E | 3°56'37" |
| C106 | 1175.00' | 407.87' | 405.83' | S 89°56'35" W | 19°53'20" |
| C107 | 964.70' | 64.96' | 64.95' | S 49°49'09" E | 3°51'29" |
| C108 | 513.00' | 61.78' | 61.74' | S 37°38'05" E | 6°54'00" |
| C109 | 380.00' | 136.84' | 136.10' | N 59°54'47" W | 20°37'57" |
| C110 | 380.00' | 119.13' | 118.64' | S 88°26'11" W | 17°57'43" |
| C111 | 630.00' | 17.44' | 17.44' | N 47°02'36" W | 1°35'11" |
| C112 | 140.00' | 128.85' | 124.35' | S 14°21'45" E | 52°44'03" |
| C113 | 239.00' | 272.99' | 258.39' | S 07°36'50" E | 65°26'43" |
| C114 | 1462.39' | 473.80' | 471.73' | N 40°35'59" W | 18°33'48" |
| C115 | 1462.39' | 131.98' | 131.93' | N 52°28'00" W | 5°10'15" |
| C116 | 1462.39' | 79.78' | 79.77' | N 56°36'53" W | 3°07'32" |
| C117 | 1462.39' | 46.52' | 46.51' | N 59°05'20" W | 1°49'21" |
| C118 | 85.50' | 18.54' | 18.50' | N 37°43'44" E | 12°25'18" |

BOUNDARY DESCRIPTIONS

SILVER CREEK VILLAGE CENTER

OVERALL PLAT PERIMETER

A tract of land located in the West Half (W2) and the Southwest Quarter of the Southeast Quarter (SW4SE4) of Section 15, the Southeast Quarter (SE4) of Section 16, the Northeast Quarter of the Northeast Quarter (NE4NE4) of Section 21 and the Northwest Quarter of the Northwest Quarter (NW4NW4) of Section 22, all in Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah described as follows:

BEGINNING at a stone marking the corner common to Sections 15, 16, 21 and 22 in Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 00°24'00" East 1195.99 feet (1193.81 feet by deed) to a point 1162.00 feet southerly measured perpendicularly to the southerly right of way line of Utah Department of Transportation Highway Project No.'s 76-D and 76(14), said point also being the southeast corner of that certain tract of land recorded in Book 113 at Page 461 as Entry No. 146301 of deeds in the Summit County Recorder records; thence North 83°50'00" West 943.52 feet along the south line of said tract to a point on the easterly right of way line of the North Pace Frontage Road described in Book 1311 at Page 196 as Entry No. 561234 of said records; thence northerly along a non-tangent 787.40 foot radius curve to the right 533.24 feet through a central angle of 38°48'07", said arc having a chord bearing North 09°26'52" East 523.11 feet to a point on the southerly right of way line of Interstate Highway I-80, Project No. I-80-4(31) recorded in Book 1M at Page 48 as Entry No. 100938; thence following said I-80 right of way line the following five (5) courses: (1) northeasterly along a non-tangent 991.74 foot radius curve to the right 465.59 feet through a central angle of 26°53'56", said arc having a chord bearing North 45°09'40" East 461.33 feet, (2) North 59°20'08" East 790.30 feet, (3) thence North 58°36'38" East 345.57 feet, (4) North 31°23'22" West 25.00 feet, and (5) North 58°42'38" East 1135.86 feet to the southerly boundary of Silver Gate Drive; thence along the southerly boundaries of said Silver Gate Drive the following three (3) courses: (1) South 30°55'32" East 32.42 feet (South 30°31'33" East by prior survey) to the westerly boundary of the Summit County records; (2) southeasterly along a 235.00 foot radius curve to the left 150.78 feet through a central angle of 36°45'46", said arc having a chord bearing South 49°18'25" East 148.21 feet; and (3) South 67°41'18" East 792.02 feet (South 68°16'19" East by prior survey) to the westerly boundary of the Park City Fire Service District property recorded in Book 2353 at Page 818 as Entry No. 1045653; thence along said westerly boundary and the westerly and southerly boundaries of the Snyderville Basin Water Reclamation District property recorded in Book 860 at Page 373 as Entry No. 422249 the following two courses: (1) South 00°24'00" West 2061.88 feet, and (2) South 89°43'02" East 724.58 feet (748.50 feet by deed) to the east boundary of that certain parcel described in Book 264 at Page 367 as Entry No. 207308 of said records; thence along said east boundary South 1345.66 feet to the northeast corner of Lot 9, Silver Creek Commerce Center, Plat C; thence along the northerly boundary of said Plat C and Silver Creek Commerce Center, Plat A, the following three (3) courses: South 58°25'15" West 600.50 feet, (2) South 77

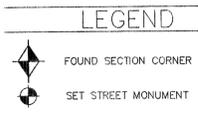
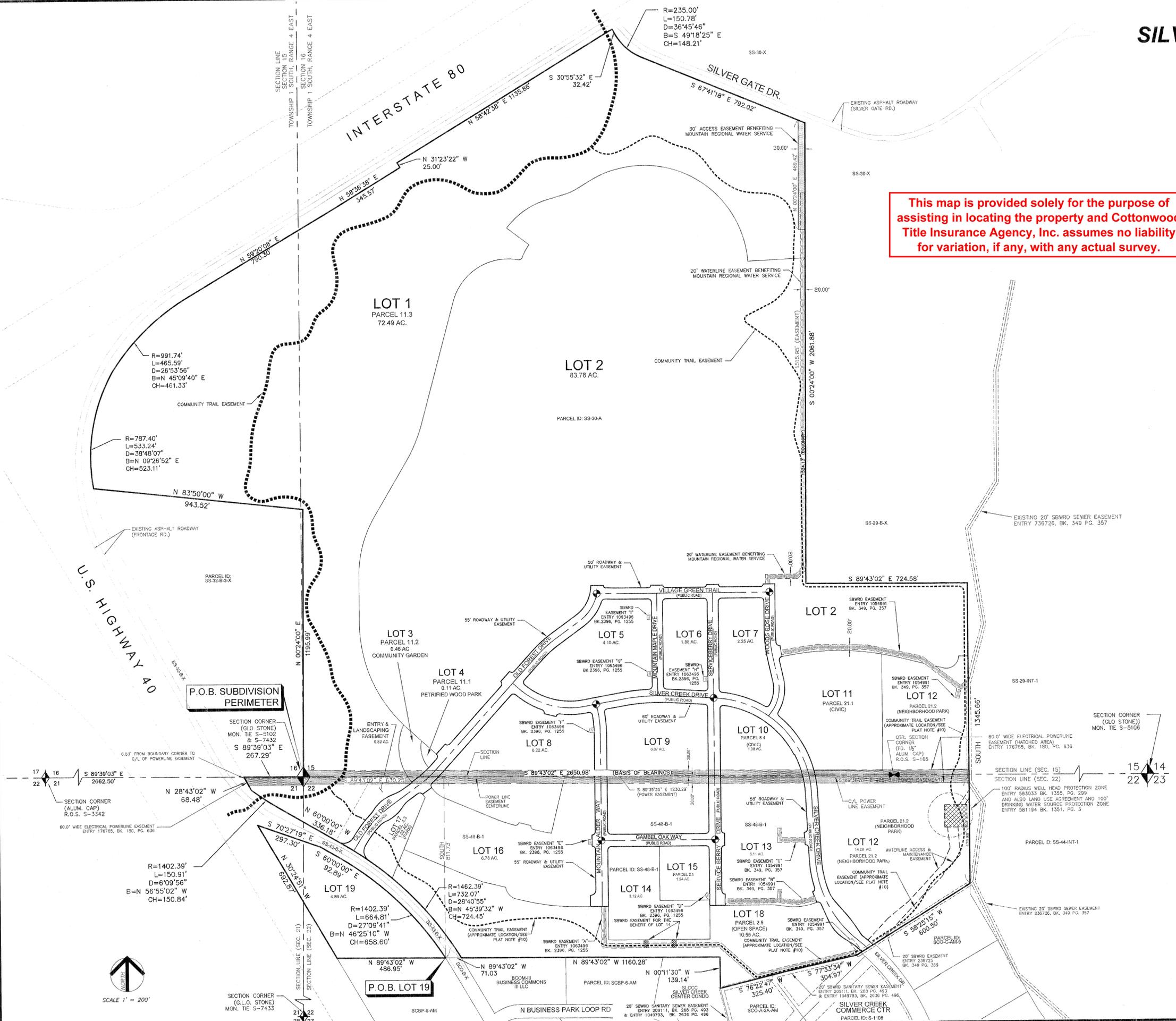
SILVER CREEK VILLAGE CENTER SUBDIVISION

LOCATED IN SECTIONS 15, 16, 21 & 22,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

ADDRESS TABLE

| | |
|--------|--|
| LOT 3 | 6547 OLD FOREST DRIVE |
| LOT 4 | 6567 OLD FOREST DRIVE |
| LOT 5 | 6618 OLD FOREST DRIVE OR 1263 VILLAGE GREEN TRAIL OR 6709 MOUNTAIN MAPLE DRIVE OR 6790 N SILVER CREEK DRIVE |
| LOT 6 | 6708 MOUNTAIN MAPLE DRIVE OR 1322 VILLAGE GREEN TRAIL OR 6707 SERVICEBERRY DRIVE OR 6700 N SILVER CREEK DRIVE |
| LOT 7 | 6706 SERVICEBERRY DRIVE OR 1372 VILLAGE GREEN TRAIL OR 6705 WOODS ROSE DRIVE OR 6650 N SILVER CREEK DRIVE |
| LOT 8 | 6604 OLD FOREST DRIVE OR 6815 N SILVER CREEK DRIVE OR 6623 MOUNTAIN ALDER WAY |
| LOT 9 | 6600 MOUNTAIN ALDER WAY OR 6725 N SILVER CREEK DRIVE OR 6599 SERVICEBERRY DRIVE OR 1301 GAMBEL OAK WAY |
| LOT 10 | 6596 SERVICEBERRY DRIVE OR 6587 N SILVER CREEK DRIVE |
| LOT 11 | 6604 N SILVER CREEK DRIVE OR 6678 WOODS ROSE DRIVE |
| LOT 12 | 6530 N SILVER CREEK DRIVE |
| LOT 13 | 6512 SERVICEBERRY DRIVE OR 6531 N SILVER CREEK DRIVE |
| LOT 14 | 6508 MOUNTAIN ALDER WAY OR 1278 GAMBEL OAK WAY OR 6487 SERVICEBERRY DRIVE |
| LOT 15 | 1326 GAMBEL OAK WAY OR 6511 SERVICEBERRY DRIVE |
| LOT 16 | 6539 MOUNTAIN ALDER WAY OR 6544 OLD FOREST DRIVE |
| LOT 17 | 6496 OLD FOREST DRIVE OR 6558 N PACE FRONTAGE ROAD |
| LOT 18 | 6502 N PACE FRONTAGE ROAD OR 6457 MOUNTAIN ALDER WAY OR 6488 SERVICEBERRY DRIVE OR 6493 N SILVER CREEK DRIVE |
| LOT 19 | 6557 N PACE FRONTAGE ROAD |



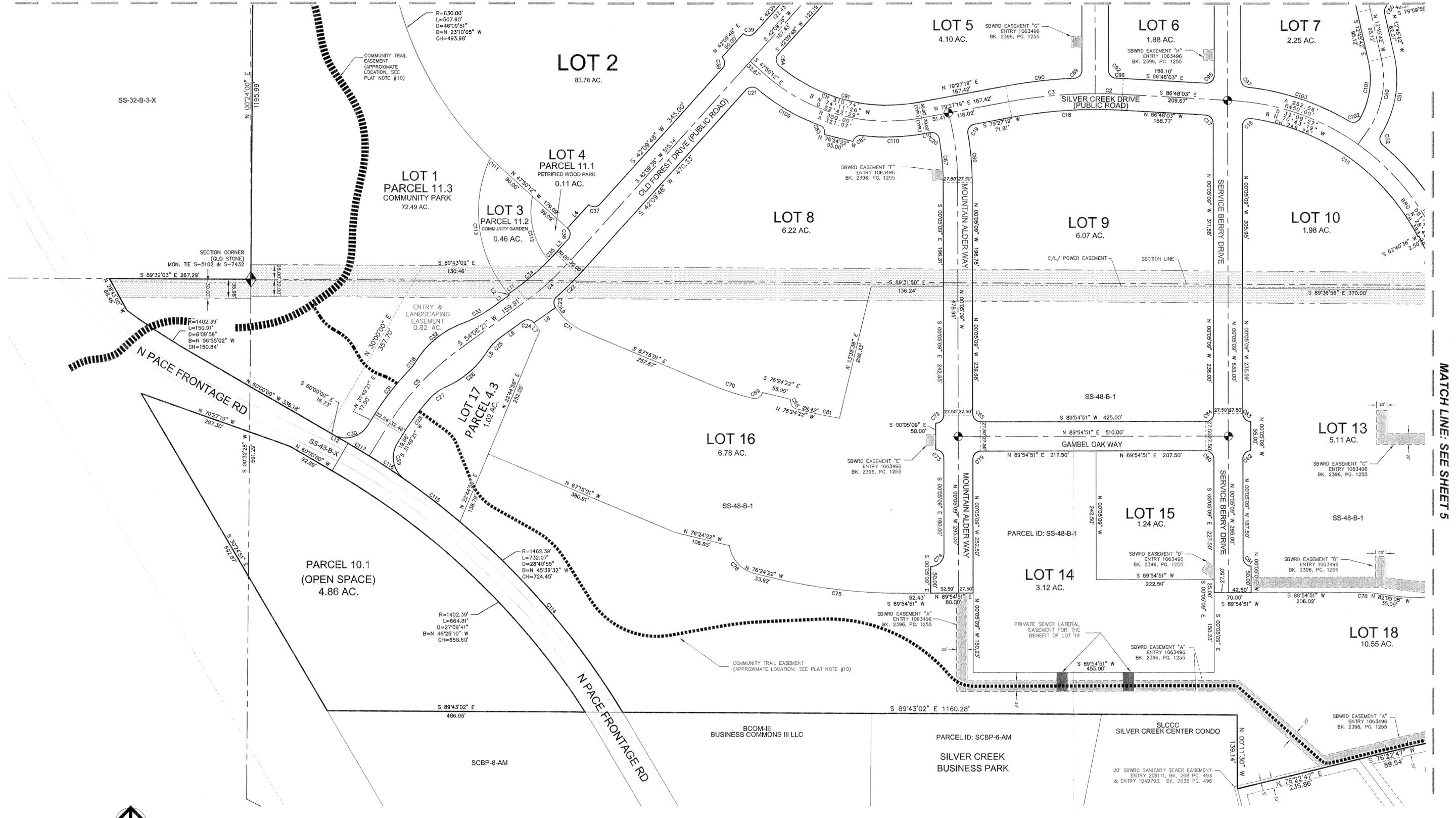
Park City Surveying
P.O. Box 682993
Park City, UT 84068
(435) 649-2918
(435) 649-4637 fax

RECORDED
ENTRY NO. 01066785
04/04/2017 04:10:47 PM B: 2403 P: 1797
PLAT PAGE 1/1
BY: RHM/TRESELL, SUMMIT COUNTY RECORDER
FILE: 259 000 03 VILLAGE DEVELOPMENT GROUP INC
(435) 649-2918

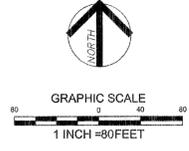
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SILVER CREEK VILLAGE CENTER SUBDIVISION

MATCH LINE: SEE SHEET 6



MATCH LINE: SEE SHEET 5



Park City
Surveying

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Park City, UT 84068
(435) 649-2918
(435) 649-4637 fax

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PLAN PAGE 1/1

NOTED: 50% TYPICAL, SURMIT COUNTY RECORDER

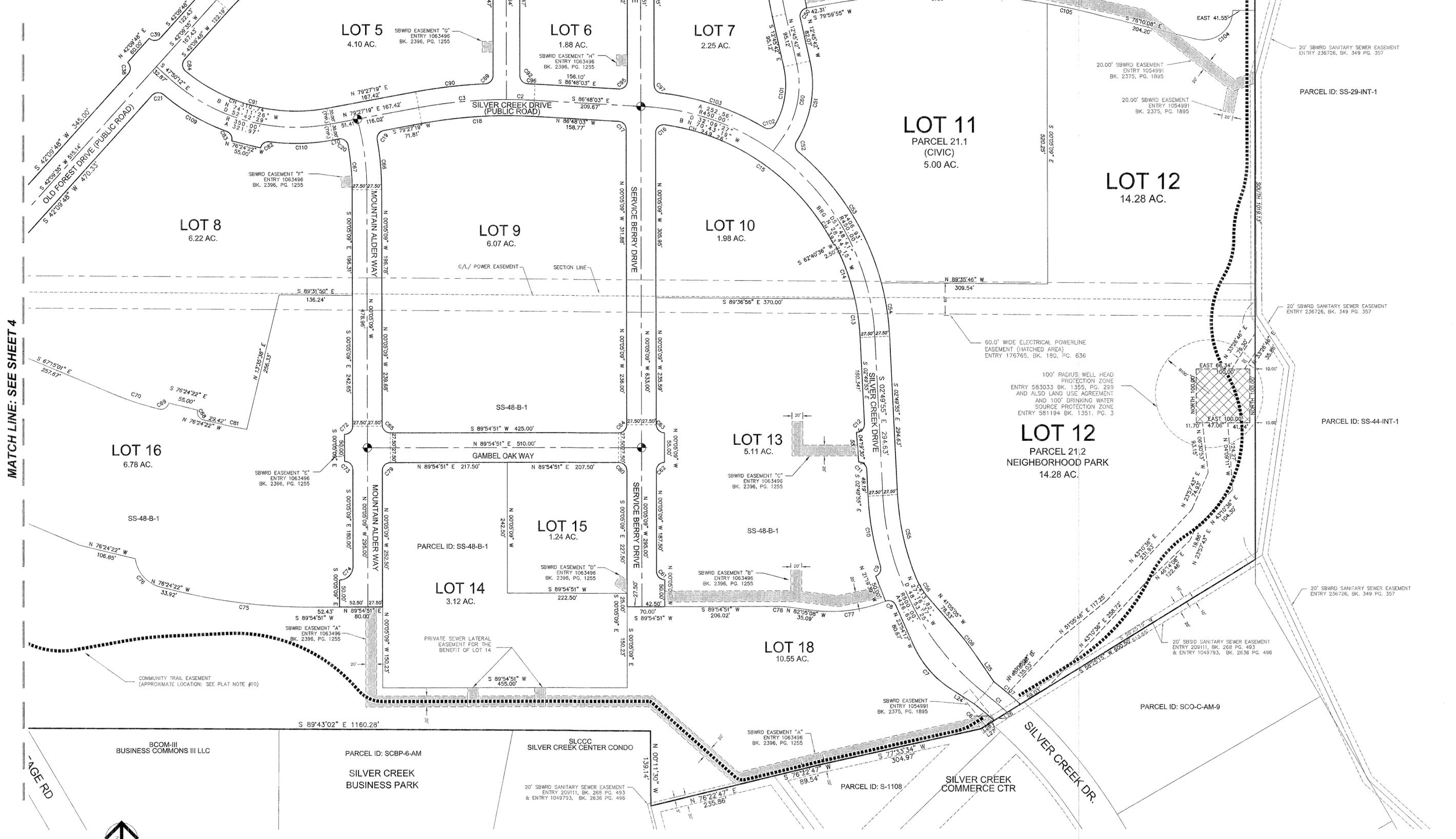
FEE: 250.00 BY VILLAGE DEVELOPMENT GROUP INC.

COUNTY RECORDER

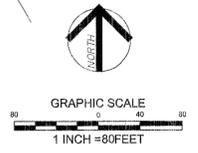
SILVER CREEK VILLAGE CENTER SUBDIVISION

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MATCH LINE: SEE SHEET 6



MATCH LINE: SEE SHEET 4



P.O. Box 682993
Park City, UT 84068
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(435) 649-4637 fax

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ENTRY NO. 01066785
04/24/2017 04:10:47 PM B: 2403 P: 1797
PLAT PAGE 1/1
TOWN OF PARK CITY, SUMMIT COUNTY RECORDS
FEE: \$59.00 BY VILLAGE DEVELOPMENT GROUP INC
COUNTY RECORDER

SILVER CREEK VILLAGE CENTER SUBDIVISION

MATCH LINE: SEE SHEET 7

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LOT 2
83.78 AC.

PARCEL ID: SS-30-A

MATCH LINE: SEE SHEET 8

COMMUNITY TRAIL EASEMENT

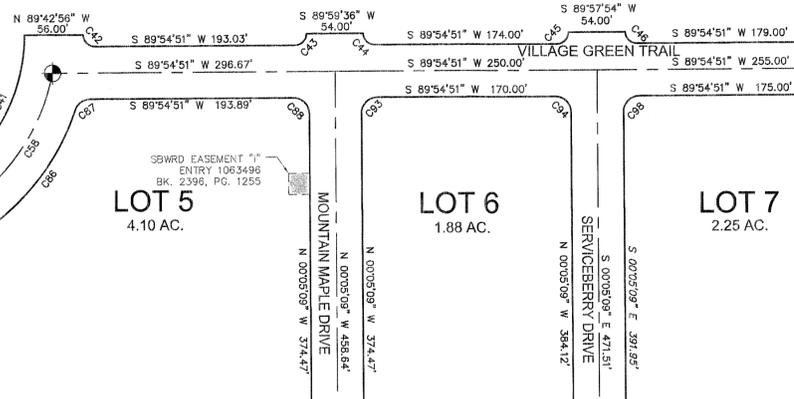
20.00' WATERLINE EASEMENT

SS-29-B-X

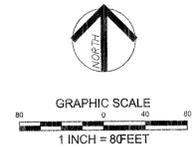
20' SBSID SANITARY SEWER EASEMENT
ENTRY 236726, BK. 349 PG. 357

20.00' WATERLINE EASEMENT

S 89°43'02" E 724.58'



MATCH LINE: SEE SHEET 5



SHEET 6 OF 8

02-20-2017

Park City
Surveying

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Park City, UT 84068
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ENTRY NO. 01066785

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PLAT PAGE 1/1

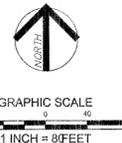
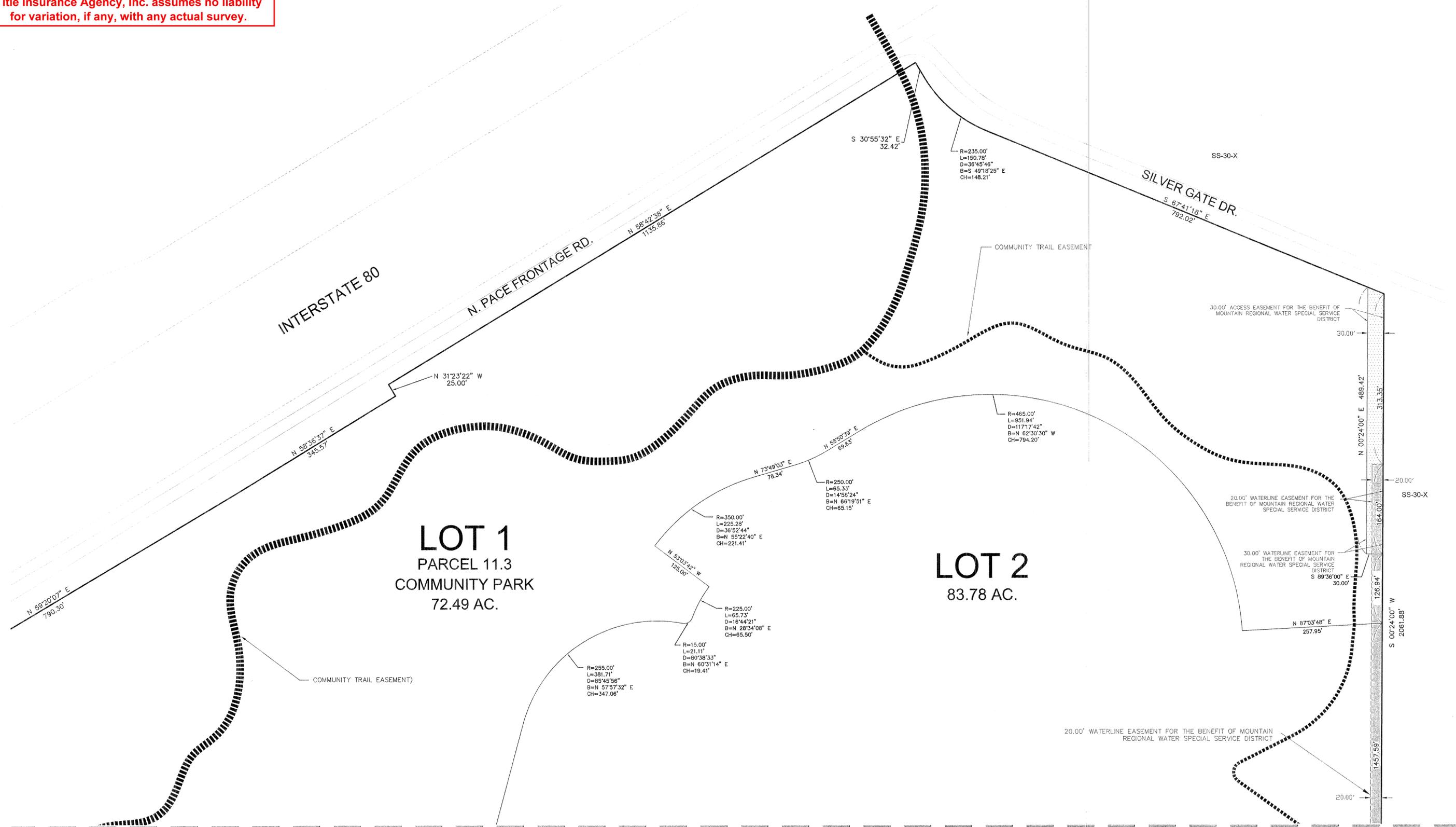
DEPT. AND. BRUNSELL, SUMMIT COUNTY RECORDER

FEE: 250.00 BY VILLAGE DEVELOPMENT GROUP INC

COUNTY RECORDER

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SILVER CREEK VILLAGE CENTER SUBDIVISION



MATCH LINE: SEE SHEET 6

SHEET 7 OF 8
02-20-2017

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 Park City, UT 84068
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 (435)649-4637 fax

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ENTRY NO. 01066785
 04/04/2017 04:10:47 PM B: 2403 P: 1797
 PLAT PAGE 1/1
 PREP BY: TRUSSELL SURVEYING GROUP, INC.
 FEE: 255.00 BY VILLAGE DEVELOPMENT GROUP, INC.

COUNTY RECORDER

SILVER CREEK VILLAGE CENTER SUBDIVISION

MATCH LINE: SEE SHEET 7

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LOT 1
PARCEL 11.3
COMMUNITY PARK
72.49 AC.

LOT 2
83.78 AC.

PARCEL ID: SS-30-A

SS-32-B-3-X

N. PACE FRONTAGE RD.
SS-32-B-X

COMMUNITY TRAIL EASEMENT
(APPROXIMATE LOCATION SEE PLAT NOTE #10)

R=991.74'
L=465.60'
D=2853.59"
B=N 45°09'40" E
CH=461.33'

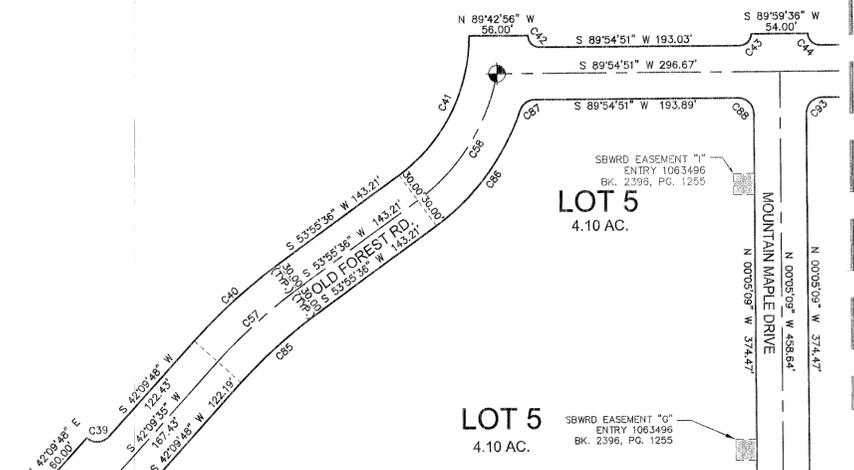
R=787.40'
L=533.24'
D=3848.07"
B=N 09°26'52" E
CH=523.11'

R=670.50'
L=181.14'
D=1528.45"
B=N 22°48'56" E
CH=180.59'

R=529.50'
L=283.17'
D=3038.28"
B=N 15°14'05" E
CH=279.81'

R=630.00'
L=507.60'
D=4909.51"
B=N 23°10'05" W
CH=493.98'

MATCH LINE: SEE SHEET 6



GRAPHIC SCALE
1 INCH = 80 FEET

SHEET 8 OF 8
02-20-2017

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Surveying
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Park City, UT 84068
(435)649-2918
(435)649-4637 fax

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PLAT PAGE 1/1

PREP BY: TRUSSELL SURVEY COUNTY RECORDER

REC. 2008.09 BY VILLAGE DEVELOPMENT GROUP, INC.

COUNTY RECORDER

MATCH LINE: SEE SHEET 6