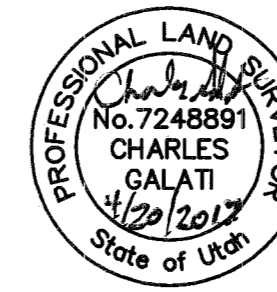


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**SURVEYOR'S CERTIFICATE**

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah, and that by authority of the owner, this Subdivision Plat map of THE YARD SUBDIVISION—FIRST AMENDED has been prepared under my direction and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

**LEGAL DESCRIPTION**

Lot 1, The Yard Subdivision, a parcel combination plat, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS, that 1251 Kearns, L.L.C., a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as THE YARD SUBDIVISION—FIRST AMENDED, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this subdivision plat and public road right of way dedication as shown on this plat.

In witness whereof the undersigned has executed this certificate and dedication this 20<sup>th</sup> day of April, 2017.

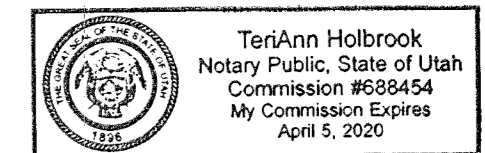
By: Mark J. Fischer  
Mark J. Fischer, Manager  
1251 Kearns, L.L.C., a Utah limited liability company

**ACKNOWLEDGMENT**

State of Utah )  
                  ) ss.  
County of Summit )

On the 20<sup>th</sup> day of April, 2017, Mark J. Fischer personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of 1251 Kearns, L.L.C., a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company, by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed THE YARD SUBDIVISION—FIRST AMENDED.

Teri Ann Holbrook  
Teri Ann Holbrook  
Printed Name



Residing in: Salt Lake City  
My Commission Expires: April 5, 2020

**NOTES**

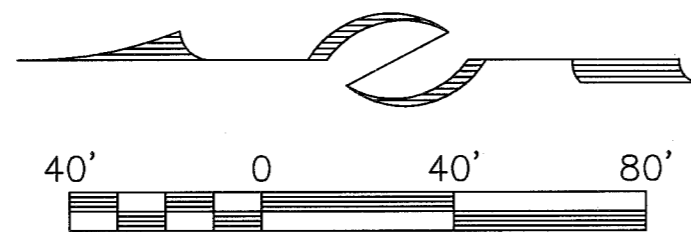
- This plat is subject to the Conditions of Approval in Ordinance 2017-14.
- A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 15, 1972 as Entry No. 118288 exists on Lot A. The location of the easement is not disclosed.
- A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 10, 1973 as Entry No. 121750 exists on Lot A. The location of the easement is not disclosed.
- The Boundary Survey recorded December 3, 2010, as Entry No. S-7246 in the office of the Summit County Recorder is pertinent to this plat.
- The Yard Subdivision plat recorded January 7, 2011, as Entry No. 914591 in the office of the Summit County Recorder is pertinent to this plat.
- Access to Homestake Road and Munchkin Road shall be granted to Lot A. A driveway curb cut shall be provided to Lot A with any future road construction. Access to Woodbine Way for Lot A shall be maintained.
- Wastewater service to The Yard Subdivision—First Amended, Lots A and B, shall be provided by the Snyderville Basin Water Reclamation District. At the time of recording this plat, a public wastewater line is not adjacent to Lot B. It shall be the responsibility of the owner of Lot B to extend the public wastewater system to the Lot according to the requirements of a Line Extension Agreement with the District.
- This development is over 1.0 acre and shall be required to meet the MS4 storm water permit requirements for common developments.
- Modified 130 sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal.

LINE	BEARING	DISTANCE
L1	SOUTH	5.86
L2	N 43°09'27" E	24.40
L3	S 70°45'00" W	25.60

CURVE	RADIUS	LENGTH	DELTA
C1	590.33	89.79	08°24'54"
C2	50.56	32.47	36°48'00"
C3	4481.93	111.73	01°25'42"
C4	1677.02	95.24	03°15'13"
C5	30.56	19.63	36°48'00"
C6	537.41	71.85	07°39'36"

**THE YARD SUBDIVISION—FIRST AMENDED**

LOCATED IN THE WEST HALF OF SECTION 9  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH



- LEGEND**
- Property corner to be set
  - Found rebar & cap, unless otherwise noted

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2684 Park City, Utah 84090-2684 (435) 649-9467	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21 <sup>st</sup> DAY OF April, 2017 BY: <u>[Signature]</u> S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 8TH DAY OF MARCH, 2017 BY: <u>[Signature]</u> CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 24 <sup>th</sup> DAY OF April, 2017 BY: <u>[Signature]</u> PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 26 <sup>th</sup> DAY OF April, 2017 BY: <u>[Signature]</u> PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017 BY: <u>[Signature]</u> PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017 BY: <u>[Signature]</u> MAYOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF <u>Coalition Title Agency</u> # 32.00 FEE RECORDED BY: <u>[Signature]</u> TIME 10:23:58 DATE 4-28-17 ENTRY NO. 01068309 YARD SUBDIVISION FIRST AMEND
	4/19/17 JOB NO.: 4-10-16 FILE: X:\Prospector\dwg\sr\plot2016\041016-yard.dwg						