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SNOW CREEK CROSSING SUBDIVISION

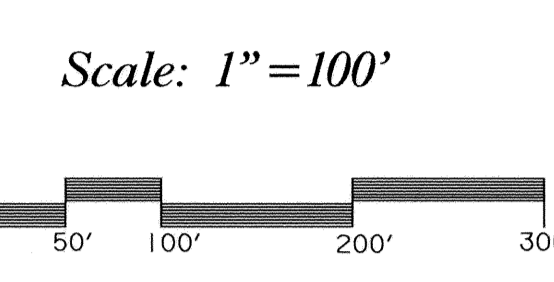
LOCATED IN THE NORTHWEST QUARTER SECTION 9 AND NORTHEAST QUARTER SECTION 8 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

TABLE OF LOT AREAS

LOT	AREA (ACRES)
1	1.363
2	4.863
3	1.485
4	1.511
5	2.143
6	1.517
PARCEL D	0.675
8	1.025
9	10.141
ENT LOT A	0.333
ENT LOT B	0.532
PARCEL A	2.105
PARCEL B	2.088
PARCEL C	19.944
SNOW CREEK DR.	2.203
TOTAL AREA	= 51.928 ACRES

LEGEND:

- PROPOSED HYDRANT
- MONUMENT TO BE SET
- FOUND MONUMENT AS NOTED
- EASEMENT LINE
- REBAR AND CAP SET AT PROPERTY CORNER
- S.B.S.I.D. SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
- STREET ADDRESS ON SNOW CREEK DRIVE (TYP)



- GENERAL NOTES:
- ENTRANCE LOTS 'A' & 'B' ARE NON-BUILDABLE LOTS, EXCEPT FOR LANDSCAPING, UTILITIES, AND SIGNAGE. BOTH LOTS ARE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR FUTURE SANITARY SEWER MANHOLE ADJUSTMENTS AND MANHOLE COLLAR REPAIRS FOR THE SEWER MANHOLES LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY, AND NOT COVERED BY A BACKLOG MAINTENANCE AGREEMENT.
 - PARCELS A, B & C ARE NON-DEVELOPABLE OPEN SPACE PARCELS TO BE DEDICATED, BY DEED CONVEYANCE, TO PARK CITY CORPORATION.
 - DEVELOPABLE LOTS 5, 6 & 9 WILL BE REQUIRED TO OBTAIN INDIVIDUAL SANITARY SEWER LINE EXTENSION AGREEMENTS FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - SNOW CREEK DRIVE IS TO BE DEDICATED TO PARK CITY CORPORATION AS A PUBLIC ROAD.
 - THE TITLE REPORT REFERRED TO ON THIS MAP WAS PREPARED BY ASSOCIATED TITLE COMPANY ON JULY 26, 1995, HAVING POLICY NUMBER P20218-A-3.
 - NO STRUCTURES ARE ALLOWED WITHIN 10 FEET OF THE NATURAL GAS STORAGE BUILDING IN LOT 8.
 - PARCEL D IS A NON-BUILDABLE LOT, EXCEPT FOR LANDSCAPING, UTILITIES AND SIGNAGE, UNLESS A REVISED MAP APPROVAL AND CONDITIONAL USE PERMIT (FOR PROTECTION ZONE) ARE OBTAINED.
 - A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LOTS 1 THROUGH 6 HAS BEEN RECORDED SIMULTANEOUSLY HEREWITH.

SURVEYOR'S CERTIFICATE

I, JEFFREY S. KEARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 176631, AS PRESCRIBED BY THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

SNOW CREEK CROSSING SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Boundary Description

Beginning at the West Quarter Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, the Basis of Bearing being North 0°16'20"E 2642.86 feet between the said West Quarter Corner and the Northwest Quarter Corner of said Section 9, and running:

thence North 89°57'02" West 126.970 feet along the quarter section line to the east Right-of-Way line of Highway U-224;

thence along said east Right-of-Way line, 150.310 feet along a 517.960 FOOT RADIUS CURVE TO THE RIGHT, said curve having a chord of North 31°43'33" West 189.241 feet;

thence, continuing along said east Right-of-Way line, North 21°12'00" West 1075.630 feet;

thence, leaving said east Right-of-Way line, North 68°44'00" East, 667.600 feet to the above foresaid section line;

thence, along said section line, South 0°16'20" West 92.320 feet;

thence, leaving said section line, South 89°56'46" East 1325.109 feet;

thence South 0°15'00" West 1207.410 feet, to the north Right-of-Way line of State Highway U-248;

thence, along said north Right-of-Way line, South 75°23'00" West, 433.550 feet to the quarter section line;

thence, along said quarter section line, North 89°43'38" West, 563.880 feet;

thence, leaving said quarter section line, South 33°00'00" East, 85.960 feet;

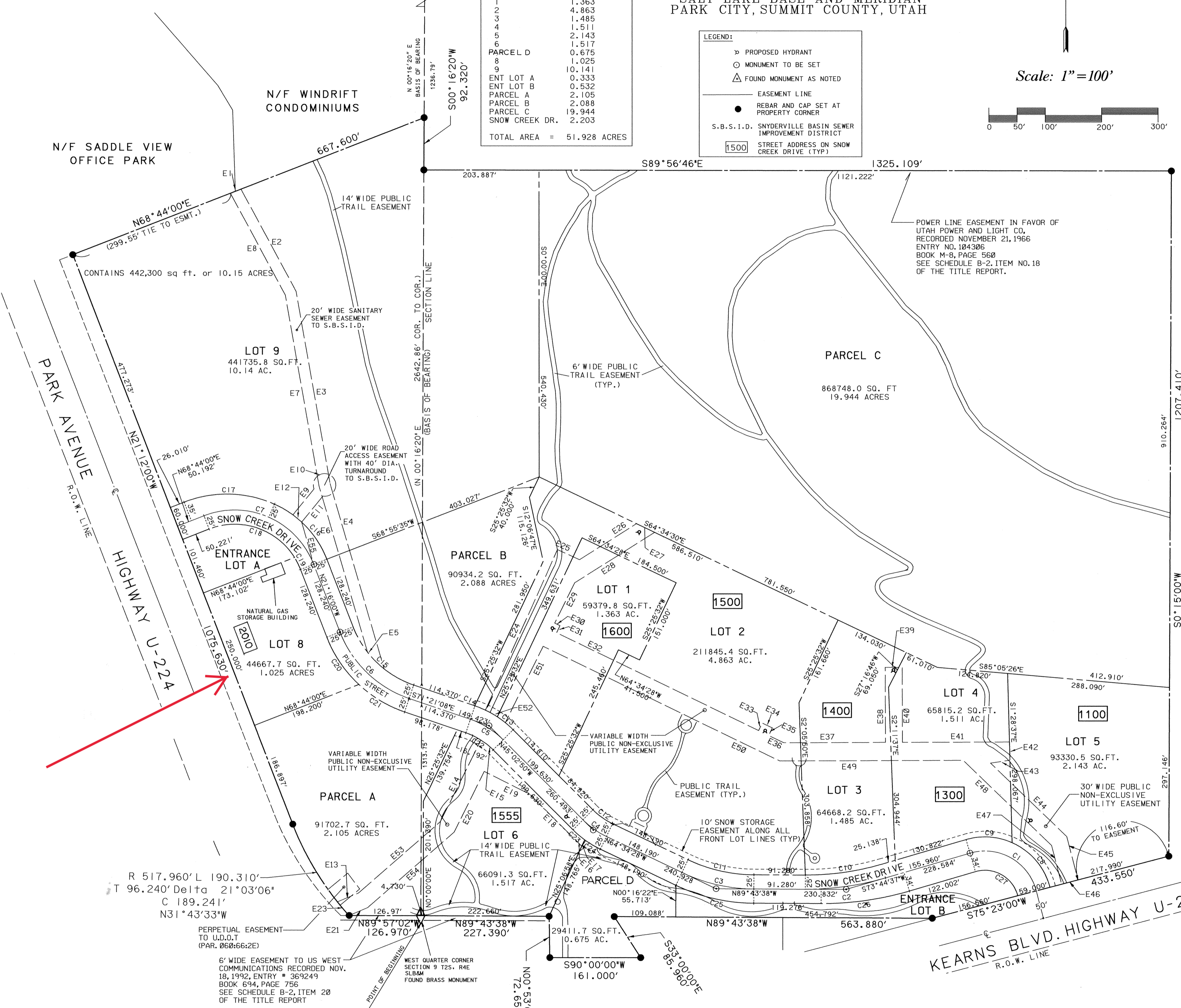
thence, West, 161.00 feet;

thence, North 0°53'00" West, 72.650 feet to the said quarter section line;

thence, along said quarter section line, North 89°43'38" West, 227.390 feet to the point of beginning, contains 2261986.8 square feet, or 51.928 acres.

Date: 8-18-1995

Jeffrey S. Kearl, Surveyor



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. TAN.
C1	91°38'21"	94.115	150.528	96.847
C2	16°31'45"	499.985	144.240	72.624
C3	25°09'09"	300.004	131.700	66.928
C4	19°31'39"	149.992	51.120	25.810
C5	26°18'18"	150.008	68.870	35.053
C6	50°05'08"	199.998	174.830	93.443
C7	90°00'00"	150.000	235.619	150.000
C8	51°31'23"	119.115	107.114	-----
C9	40°06'59"	119.115	83.400	-----
C10	16°31'45"	474.985	137.028	-----
C11	25°09'09"	275.004	120.725	-----
C12	19°31'39"	124.992	42.600	-----
C13	11°44'35"	175.008	35.868	-----
C14	14°33'43"	175.008	44.479	-----
C15	50°05'08"	174.998	152.976	-----
C16	45°00'00"	175.000	137.445	-----
C17	45°00'00"	209.142	164.259	-----
C18	79°08'43"	125.000	172.668	-----
C19	10°51'17"	125.000	23.682	-----
C20	25°52'59"	224.998	101.642	-----
C21	24°12'09"	224.998	95.042	-----
C22	26°18'18"	125.008	57.392	-----
C23	8°58'28"	174.992	27.410	-----
C24	10°33'07"	174.992	32.228	-----
C25	25°09'09"	325.004	142.675	-----
C26	16°31'46"	550.000	158.671	-----
C27	91°38'20"	60.115	96.148	-----

EASEMENT TABLE:

COURSE	DATA
E1	N 68°44'00"E 20.16'
E2	S 28°27'06"E 204.45'
E3	S 10°02'59"E 344.33'
E4	S 16°18'32"E 339.95'
E5	<-13°42'07" R=175.00' L=41.85'
E6	N 16°18'32"W 304.39'
E7	N 10°12'59"W 342.18'
E8	N 28°27'06"W 203.73'
E9	N 39°22'58"E 58.88'
E10	<-300°00'00" R=20.00' L=104.72'
E11	S 39°22'58"W 58.88'
E12	<-6°33'06" R=175.00' L=20.01'
E13	N 67°20'17"E 41.56'
E14	N 26°30'29"E 161.30'
E15	<-12°40'47" R=125.00' L=27.65'
E16	<-9°42'34" R=175.00' L=29.66'
E17	S 35°14'36"W 12.31'
E18	N 45°02'50"W 130.00'
E19	N 63°28'06"W 89.96'
E20	S 26°30'43"W 120.35'
E21	S 67°20'17"W 36.75'
E22	<-3°29'12" R=517.96' L=31.52'
E23	N 24°16'17"E 310.42'
E24	S 65°43'43"E 42.73'
E25	N 57°50'46"E 119.41'
E26	S 64°34'28"E 35.54'
E27	S 57°50'46"W 167.18'
E28	S 26°30'48"W 79.78'
E29	S 64°19'16"E 10.54'
E30	S 25°40'44"W 13.84'
E31	S 64°19'16"E 397.05'
E32	N 25°40'44"E 14.75'
E33	S 64°19'16"E 20.00'
E34	S 25°40'43"W 14.75'
E35	S 64°19'16"E 25.58'
E36	N 89°48'10"E 180.28'
E37	N 89°48'10"E 189.71'
E38	N 0°11'46"W 131.93'
E39	N 89°48'14"E 30.00'
E40	S 0°11'46"E 131.93'
E41	N 89°48'10"E 189.71'
E42	S 1°28'37"E 32.01'
E43	S 81°32'02"W 34.77'
E44	S 46°11'48"E 177.20'
E45	S 13°17'33"E 87.76'
E46	S 75°23'00"W 30.00'
E47	N 13°17'33"E 79.60'
E48	N 46°11'48"E 206.61'
E49	S 89°48'10"W 325.24'
E50	N 64°19'16"E 465.18'
E51	S 26°30'43"W 150.13'
E52	<-13°36'05" R=175.00' L=41.54'
E53	N 48°59'50"E 190.88'
E54	S 48°59'50"W 201.69'
E55	N 15°54'04"W 77.36'

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER AND MORTGAGE HOLDER OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS THE SNOW CREEK CROSSING SUBDIVISION, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF PARK CITY, UTAH, THE CITY TRAIL EASEMENTS SHOWN ON THIS PLAT, TO THE CITY OF PARK CITY, UTAH, AND THE EASEMENTS SHOWN ON THIS PLAT, FOR THE USE BY ALL SUPPLIERS OF UTILITIES (INCLUDING PARK CITY) AND THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 18th DAY OF AUGUST, 1995.

Signature: Fred W. Fairclough, Jr. (Manager of Snow Creek Crossing, L.L.C.)

Signature: Steven E. Farley (Vice President of Zion's First National Bank)

ACKNOWLEDGEMENT

State of Utah)
County of Summit) Salt Lake

On the 18th day of August, 1995 personally appeared before me FRED W. FAIRCLOUGH, JR. who, being by me duly sworn, did say that he (is/are) the MANAGER of SNOW CREEK CROSSING, L.L.C., a Utah Limited Liability Company and that the within and foregoing Owner's Dedication and Consent to Record was signed in behalf of said SNOW CREEK CROSSING, L.L.C. by authority of ITS MANAGERS and the said FRED W. FAIRCLOUGH, JR. duly acknowledged to me that said executed the same.

Notary Public: Murray, UT

ACKNOWLEDGEMENT

State of Utah)
County of Summit) Salt Lake

On the 18th day of August, 1995 personally appeared before me STEVEN E. FARLEY who, being by me duly sworn, did say that he (is/are) the Vice President of Zion's First National Bank and that the within and foregoing Owner's Dedication and Consent to Record was signed in behalf of said Zion's First National Bank by authority of its Board of Directors and the said STEVEN E. FARLEY duly acknowledged to me that said executed the same.

Notary Public: SLU, Utah

SNOW CREEK CROSSING SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER SECTION 9 AND NORTHEAST QUARTER SECTION 8 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # 439865

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ASSOCIATED TITLE

DATE 10-11-95 TIME 10:20 AM BOOK PAGE

448 Alan Springs

FEE \$ SUMMIT COUNTY RECORDER

<p>THE SEAR-BROWN GROUP</p> <p>2749 E. PARLEY'S WAY, SUITE 300 SALT LAKE CITY, UT 84199-8518 (801)486-8787 FAX (801)486-8870</p>	<p>SEWER DISTRICT APPROVAL</p> <p>REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS 25th DAY OF August, 1995.</p> <p>S.B.S.I.D. James E. Baird</p>	<p>CITY COUNCIL APPROVAL</p> <p>PRESENTED TO THE PARK CITY COUNCIL ON THIS 27th DAY OF SEPTEMBER A.D. 1995 AT WHICH TIME THIS RECORD OF SURVEY MAP WAS APPROVED</p> <p>MAJOR: [Signature]</p> <p>ATTEST CITY RECORDER: [Signature]</p>	<p>CITY ENGINEER</p> <p>APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS 27th DAY OF SEPTEMBER A.D. 1995</p> <p>CITY ENGINEER: [Signature]</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 27th DAY OF SEPTEMBER A.D. 1995</p> <p>CHAIRMAN: [Signature]</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM ON THIS 28th DAY OF SEPTEMBER A.D. 1995</p> <p>CITY ATTORNEY: [Signature]</p>
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