

NOTES

- The property described on the plat is located within the Redstone Parkside Specially Planned Area (the "SPA"). The name Redstone Parkside has been changed to Newpark. The SPA was approved by Summit County Ordinance No. 427. Development of the parcels in Newpark is subject to the provisions of the SPA Development Agreement, dated October 18, 2001, as amended by the Administrative Amendment dated March 2003.
- A non-exclusive storm drainage, private and public utility easement is hereby offered for dedication within all public and private Right of Way and over all open space areas located within the area of the Parcels which are not ultimately improved with buildings and/or other physical structures or improvements. Prior to complete build-out of a Parcel, or the construction of utilities, the owner of the Parcel must identify the location of all storm drainage, private and public utility easements. Easements located within non-public open areas may be relocated, excluding the existing easement granted in favor of the Snyderville Basin Water Reclamation District for the main sewer trunk line recorded as Entry No. 635175, provided such parcel owner shall pay all costs associated with the relocation and the relocation shall not change the width or nature of the easement, disrupt the use or increase future expenses for the easement holder. The common area utilities easements described in this note do not apply to the land to be dedicated to the Swaner Nature Preserve.
- Each parcel of land is entitled to utilize any public utilities serving that parcel upon the approval of the utility provider and subject to the terms and conditions of said utility provider, in accordance with the Restrictive Covenants and Newpark Owners' Association Bylaws and Articles of Incorporation.
- The area depicted as storm water detention basin and wetlands boundary is covered by a non-exclusive easement granted to the Newpark Owners' Association for wetlands mitigation, storm water detention and snow storage. Wetlands mitigation is approved under Army Corps of Engineers Permit No. 200050542.
- The temporary roadway easements shown on the plat provide access across property referred to as the remainder parcel, which will be developed and platted at a future date. The temporary easements shall be replaced with permanent roadway easements upon development of the phase of the project where the temporary easement is located.
- Concurrent with the recording of this plat, Developer shall grant a perpetual non-exclusive easement for a public trail to the Snyderville Basin Special Recreation District at the location shown on the plat. The trail easement is subject to the terms and conditions of an agreement between the Recreation District and the Owner dated October 02, 2002 and recorded as Entry No. 633973, in Book 1477 at Page 917 on October 03, 2002. Trail easement dedication and the cost of construction is a public amenity that the developer agrees to provide as a condition of the first phase of the project. Financial assurance provided by the Developer to the Snyderville Basin Special Recreation District to ensure completion of the required improvements is contained within the Development Improvement Agreement between Developer and the District, dated March 2003. All holders of public and private easements and all parcel owners shall repair any damage to the public trails caused by their construction, development or use of the parcel and shall restore the public trail improvements to the same condition as existed prior to the damage.
- Concurrent with the recording of this plat, Developer shall dedicate the right of way for the future construction of Highland Drive as a public amenity provided as a condition of the first phase of the project. The right of way is shown on the plat and shall be effective upon recordation. Developer shall be responsible for the construction of that portion of Highland Drive beginning at Uinta Drive and ending at a point where Highland Drive crosses the easterly boundary of Parcel S, and Summit County shall be responsible for the construction of the remainder of Highland Drive.
- Concurrent with the recording of this plat, there shall be the open space parcel dedicated in favor of the Swaner Nature Preserve, which dedication is a public amenity developer agrees to provide as a condition of the first phase of the project.
- Master Developer shall construct and Newpark Owners Association, pursuant to the Declaration of Covenants shall, maintain, repair and replace the common improvements, including but not limited to pedestrian corridors, private roadways, landscape, parking areas, utility infrastructure and other common facilities. Responsibility for the cost of the common improvements shall be shared by the parcel owners in accordance with the Declaration of Covenants. Each parcel owner is entitled to utilize any and all of the public utilities serving the land shown, subject to the terms and conditions in the Restrictive Covenants and Newpark Owners' Association Bylaws and Articles of Incorporation.
- The 100 year flood plain as shown hereon was located from the Flood Insurance Rate Map (FIRM) Number 490134-0525-B, dated July 17, 1986, published by the Federal Emergency Management Agency. The Project Benchmark is the Brass Cop monument at the Northwest Corner of Section 19, Elevation = 6448.57.
- All parcels are subject to Park City Fire District review and requirements, including standards for access and water supply for fire protection and full payment of subsequent impact and permit fees. An all weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit authorizing combustible construction. The all weather fire department access road is to be maintained at all times during construction. If the all weather access is not maintained, the Fire District reserves the right to stop work until required roads are re-opened. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit authorizing construction of combustible improvements. If 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 obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.

SEE SHEET 3 OF 3 FOR CONTINUATION OF NOTES

TRUST DEED BENEFICIARY'S CONSENT TO RECORD
 TRUST DEED BENEFICIARY, the undersigned Trust Deed Beneficiary, hereby consents to the recordation of this plat.
 Executed this 3rd day of April, 2003.
 SPRING CREEK ANGUS RANCH PARTNERSHIP, a Utah limited partnership.
 By: Paula M. Swaner
 Paula M. Swaner, General Partner

ACKNOWLEDGMENT
 State of Utah }
 County of Summit }
 On this 3rd day of April, 2003, personally appeared before me, Paula M. Swaner, who, being by me duly sworn, did acknowledge to me that she is the General Partner of SPRING CREEK ANGUS RANCH PARTNERSHIP, a Utah limited partnership, and executed the foregoing Trust Deed Beneficiary's Consent to Record.
Jeana K. Wharton
 Notary Public
 Residing at: Summit County, Utah My commission expires: 2/2/07

TRUST DEED BENEFICIARY'S CONSENT TO RECORD
 TRUST DEED BENEFICIARY, the undersigned Trust Deed Beneficiary, hereby consents to the recordation of this plat.
 Executed this 4th day of April, 2003.
 ZIONS FIRST NATIONAL BANK
 By: [Signature]
 It's: VICE PRESIDENT

ACKNOWLEDGMENT
 State of Utah }
 County of Summit }
 On this 4th day of April, 2003, personally appeared before me, Deven Thompson, who, being by me duly sworn, did acknowledge to me that she is the Trust Deed Beneficiary, Zions Bank, and executed the foregoing Trust Deed Beneficiary's Consent to Record.
Jeana K. Wharton
 Notary Public
 Residing at: Summit County My commission expires: 2/2/07

LEGAL DESCRIPTION
 Beginning at the intersection of the extension of the East Line of The Village at Kimball Junction, a subdivision recorded March 11, 1992, as Entry No. 355411 on file at the Summit County Recorder's Office and the Southerly Right of Way Line of I-80, said point being South 89°47'32" East along the Section Line 2665.60 feet and South 00°05'40" East 662.65 feet and South 68°45'09" East 4.13 feet from the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°01'00" East 2662.16 feet between said Northwest Corner and the West Quarter Corner of said Section 19) and running thence along said Southerly Right of Way Line of I-80 the following (4) courses: 1) thence South 68°45'09" East 61.64 feet to a Right of Way Brass Cop; 2) thence South 70°15'49" East 121.75 feet to a Right of Way Brass Cop; 3) thence South 72°09'40" East 1244.63 feet to a Right of Way Brass Cop; thence South 72°06'12" East 1372.87 feet to the East Line of said Section 19; thence South 00°05'56" East along said East Section Line 3084.91 feet; thence North 89°41'21" West 1333.00 feet to the West Line of the Southeast Quarter of the Southeast Quarter of said Section 19; thence North 00°05'48" West along said West Line 582.50 feet; thence North 89°54'04" East 952.94 feet; thence North 00°05'56" West 2550.00 feet; thence South 89°54'04" West 475.00 feet; thence North 00°05'56" West 150.00 feet; thence South 89°54'04" West 780.00 feet; thence South 00°05'56" East 405.73 feet; thence South 89°54'04" West 365.00 feet; thence South 00°05'56" East 2273.56 feet to the North Line of the Southwest Quarter of said Southeast Quarter of said Section 19; thence North 89°41'24" West along said North Line 671.79 feet to the East Line of said The Village at Kimball Junction Subdivision; thence North 00°16'14" West along said East Line and its extension 3338.60 feet to the point of beginning.
 Containing 101.82 acres more or less.

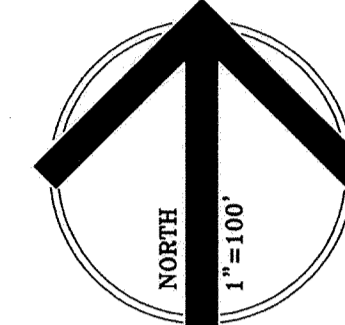
SURVEYOR'S CERTIFICATE:
 I, Randy J. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155696 as prescribed under the laws of the State of Utah. I further certify, on behalf of the Jack Johnson Company, that a survey has been made of the land shown on this plat and described hereon, and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.
 Randy J. Sorenson
 Date: April 04, 2003

OWNER'S DEDICATION AND CONSENT TO RECORD
 KNOWN all men by these presents: that the undersigned are the owners of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "Redstone Parkway Master Development Plat", does hereby dedicate for the perpetual use of the public, all parcels of land shown on this plat as intended for public roads.
 Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Water District, a non-exclusive easement over the roads, private driveways, common area parcels, emergency ingress/egress easements, and all other easements shown on this plat for the purpose of providing emergency services, utility installation, maintenance, use, and the eventual replacement thereof, and also dedicates to the public the trails as shown on this plat intended for the use of the public.
 Executed this 2nd day of April, 2003.
 M.J.M.S.L.C., a Utah limited liability company.
 By: James Dolney
 James Dolney, Managing Member
 SPRING CREEK ANGUS RANCH PARTNERSHIP, a Utah limited partnership.
 By: Paula M. Swaner
 Paula M. Swaner, General Partner

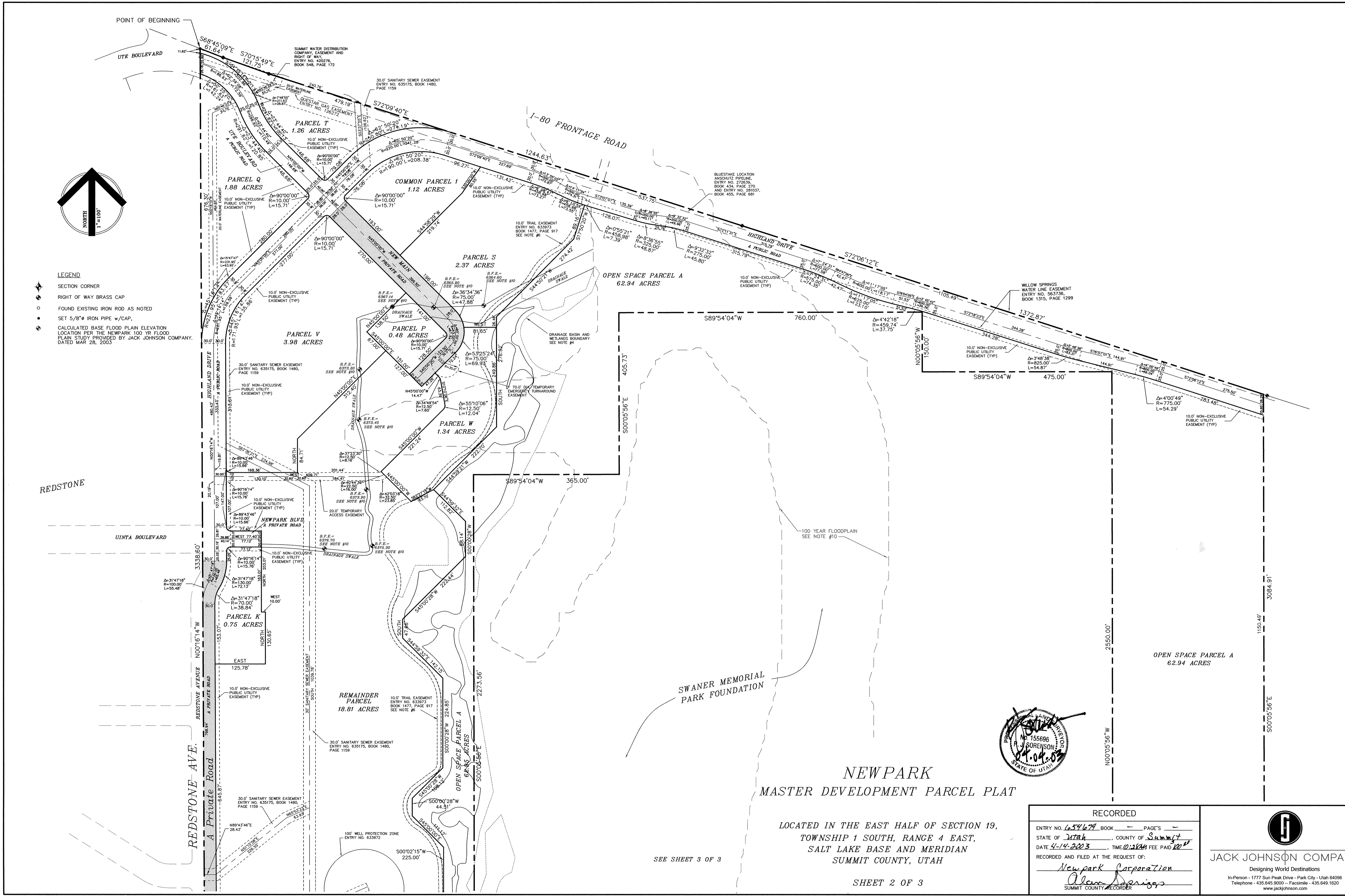
ACKNOWLEDGMENT
 State of Utah }
 County of Summit }
 On this 2nd day of April, 2003, personally appeared before me James Dolney, who, being by me duly sworn, did acknowledge to me that he is the Managing Member of M.J.M.S.L.C., a Utah limited liability company and executed the foregoing Owner's Dedication and Consent to Record.
Jeana K. Wharton
 Notary Public
 Residing at: Summit County, Utah My commission expires: February 2, 2007

ACKNOWLEDGMENT
 State of Utah }
 County of Summit }
 On this 3rd day of April, 2003, personally appeared before me Paula M. Swaner, who, being by me duly sworn, did acknowledge to me that she is the General Partner of Spring Creek Angus Ranch Partnership and executed the foregoing Owner's Dedication and Consent to Record.
Jeana K. Wharton
 Notary Public
 Residing at: Summit County, Utah My commission expires: 2/2/07

COUNTY ASSESSOR REVIEWED AND ACCEPTED BY: THE OFFICE OF THE SUMMIT COUNTY ASSESSOR. THIS <u>4th</u> DAY OF <u>April</u> , 2003. <u>Carla D. Richards, Chief Deputy</u> SUMMIT COUNTY ASSESSOR	COUNTY PLANNING COMMISSION APPROVED AND ACCEPTED BY: THE SNYDERVILLE BASIN PLANNING COMMISSION. THIS <u>4th</u> DAY OF <u>April</u> , 2003. <u>Mark Henshall</u> PLANNING COMMISSION CHAIRMAN	WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO: THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS. THIS <u>3rd</u> DAY OF <u>April</u> , 2003. <u>Tom Becky</u> S.B.W.R.D.	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. <u>4/7/03</u> DATE <u>[Signature]</u> SUMMIT COUNTY ENGINEER	COUNTY COMMISSION PRESENTED TO: THE BOARD OF SUMMIT COUNTY COMMISSIONERS. THIS <u>9th</u> DAY OF <u>April</u> , 2003, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED. <u>[Signature]</u> SUMMIT COUNTY CLERK	APPROVAL AS TO FORM APPROVED AS TO FORM ON: THIS <u>11th</u> DAY OF <u>April</u> , 2003. <u>[Signature]</u> SUMMIT COUNTY ATTORNEY	RECORDED ENTRY NO. <u>654674</u> BOOK <u>---</u> PAGE'S <u>---</u> STATE OF <u>UTAH</u> , COUNTY OF <u>SUMMIT</u> DATE <u>4-14-2003</u> , TIME <u>10:28 AM</u> RECORDED AND FILED AT THE REQUEST OF: <u>Newpark Corporation</u> <u>Alana Orzigo</u> SUMMIT COUNTY RECORDER	JACK JOHNSON COMPANY Designing World Destinations In-Person - 1777 Sun Peak Drive - Park City - Utah 84098 Telephone - 435-645-9000 - Facsimile - 435-649-1620 www.jackjohnson.com
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- LEGEND**
- ◆ SECTION CORNER
 - ◆ RIGHT OF WAY BRASS CAP
 - FOUND EXISTING IRON ROD AS NOTED
 - SET 5/8" IRON PIPE W/CAP
 - ◆ CALCULATED BASE FLOOD PLAIN ELEVATION LOCATION PER THE NEWPARK 100 YR FLOOD PLAIN STUDY PROVIDED BY JACK JOHNSON COMPANY, DATED MAR 28, 2003



REDSTONE

UINTA BOULEVARD

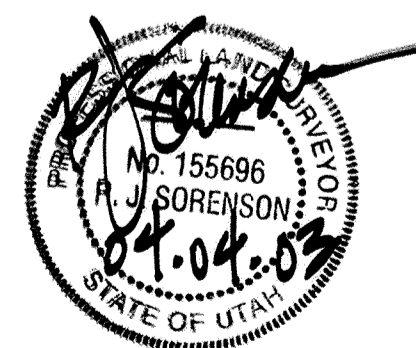
REDSTONE AVE.
A Private Road

**NEWPARK
MASTER DEVELOPMENT PARCEL PLAT**

LOCATED IN THE EAST HALF OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SHEET 2 OF 3

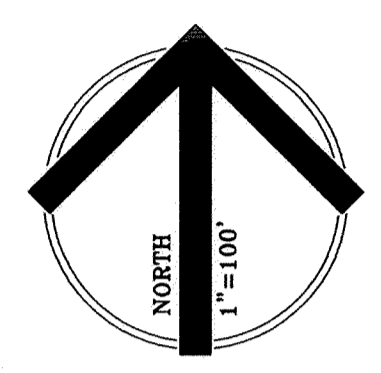
SEE SHEET 3 OF 3



RECORDED	
ENTRY NO. 165767	BOOK - PAGE'S -
STATE OF Utah	COUNTY OF Summit
DATE 4-14-2003	TIME 10:28AM FEE PAID 200
RECORDED AND FILED AT THE REQUEST OF:	
Newpark Corporation	
Alan Spang	
SUMMIT COUNTY RECORDER	

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.645.1620
www.jackjohnson.com

SEE SHEET 2 OF 3



- LEGEND**
- ◆ SECTION CORNER
 - ◆ RIGHT OF WAY BRASS CAP
 - FOUND EXISTING IRON ROD AS NOTED
 - ◆ SET 5/8" IRON PIPE w/CAP
 - ◆ CALCULATED BASE FLOOD PLAIN ELEVATION LOCATION PER THE NEWPARK 100 YR FLOOD PLAIN STUDY PROVIDED BY JACK JOHNSON COMPANY, DATED MAR 28, 2003

SALT LAKE PIPELINE CO. EASEMENT, ENTRY NO. 76759 TO BE VACATED AND RELOCATED AS SHOWN

10.0' NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (TYP)

18.81 ACRES

10.0' TRAIL EASEMENT ENTRY NO. 633973 BOOK 1477, PAGE 917

THIS PORTION SALT LAKE PIPELINE CO. EASEMENT, ENTRY NO. 76759 TO BE VACATED AND RELOCATED AS SHOWN

NEW LOCATION 16.50' WIDE SALT LAKE PIPELINE CO. EASEMENT.

SALT LAKE PIPELINE CO. EASEMENT ENTRY NO. 76759

100 YEAR FLOODPLAIN SEE NOTE #10

SWANER MEMORIAL PARK FOUNDATION

OPEN SPACE PARCEL A
62.94 acres

30.0' SANITARY SEWER EASEMENT ENTRY NO. 633175, BOOK 1480, PAGE 1159

NOTES CONTINUED FROM SHEET 1 of 3

12. Sewer service to Newpark shall be through the Snyderville Basin Water Reclamation District, and must comply with its rules and regulations, including but not limited to the terms and conditions of line extension agreements with the District.
13. Water services to Newpark shall be through the Mountain Regional Water Special Service District, and must comply with its rules and regulations.
14. Parcel developments are not approved by virtue of this plat. This plat does grant approval of the noted roads and infrastructure improvements. Prior to building developments on any parcel, the site plan and final plat will be reviewed by the Design Review Committee and approved by the County Planning Commission and Board of County Commissioners. Building architecture for every development parcel within Newpark has received positive recommendation from the Snyderville Basin Planning Commission. Building architecture has not been reviewed by the Board of County Commissioners as of the date of County Commission approval of this plat. Building architecture approval by the Board of County Commissioners will occur with approval of final site plans as stated in the Development Agreement. With respect to development parcels, Developer has the right to transfer title to any development parcel for development thereon concurrent with but not prior to County approval of the final plat or site plans for that parcel; however Developer may transfer title to Parcel S to the Snyderville Basin Special Recreation District upon approval of this plat.
15. Prior to any site plan or subdivision plat approval, landscape and lighting standards, along with project-wide installation schedule for common area improvements shall be established. The scope and location of common area improvements will not be controlled by parcel boundary lines. Such improvements shall: (1) meet County determined final site plan criteria; and (2) be constructed according to a schedule that assures the common area improvement will be installed concurrently with building footage. The intent is to avoid having the common area improvements lag behind the approved building footage.
16. Final plats shall define areas of fee simple parcel ownership, common area responsibility and limited common area responsibility. Financial assurances guaranteeing the successful completion of all common area and limited common area improvements located within each final plat shall be a condition of final plat and final site plan approval and included in a Development Improvement Agreement with the County.
17. Final plats for each parcel shall set forth the development density and identify the approved use, including retail, commercial, office, residential, recreation, public transit, resort residential, etc. Each final plat will set forth cumulative total density, including the density of that plot and previously approved densities and uses developed as of the date of plotting. Identifying density and uses on the plat will allow the County to easily document and verify that the density to be plotted is in compliance with the maximum density approved in the SPA.
18. The County shall require, as a condition of final plat approval for each parcel, an engineer's certification verifying that sufficient parking is available or will be constructed to accommodate the anticipated uses on that parcel. This provision may be waived at the discretion of the Development Director where the circumstances clearly demonstrate adequate parking exists so that there is no need for an engineer's certification.
19. Parcels are depicted with boundary lines; however adjustments between parcel boundary lines are allowed to accommodate changes to building footprints and common areas. Any adjustments in boundary lines will be brought forward at the time of final site plan and final plat approval for a particular parcel. Changes or adjustments in boundary lines may not increase the maximum gross building area and the principal use approved by the Planning Commission for each parcel, unless approved by Planning Commission and Board of County Commissioners upon Developer demonstrating sufficient parking exists to accommodate such increase in building area or change in use, according to the process established in note 18. It must also be demonstrated that the additional density assigned to a parcel has been subtracted from the total allowed density for the entire project according to the process established in note 17.
20. Utility providers have the right to install, operate and maintain their equipment and other related facilities above and below ground level as may be necessary or reasonable in serving the parcels, including the right of access to such facilities and the right to require removal of any obstructions, including trees and vegetation that may be placed within the easement at the owner's expense. No permanent structures or obstructions may be placed in the easements that interfere with the use of the easements without the prior written approval of the affected utility provider.

DEER HOLLOW VILLAGE LLC

**NEWPARK
MASTER DEVELOPMENT PARCEL PLAT**

LOCATED IN THE EAST HALF OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SHEET 3 OF 3

SWANER MEMORIAL PARK FOUNDATION

OPEN SPACE PARCEL A
62.94 acres



RECORDED

ENTRY NO. 654674 BOOK _____ PAGE'S _____

STATE OF UTAH, COUNTY OF Summit

DATE 4-14-2003, TIME 12:28 PM FEE PAID 100

RECORDED AND FILED AT THE REQUEST OF:

Newpark Corporation

Alan Jonsson

SUMMIT COUNTY RECORDER

JACK JOHNSON COMPANY

Designing World Destinations

In-Parkton - 1777 Sun Peak Drive - Park City, Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
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