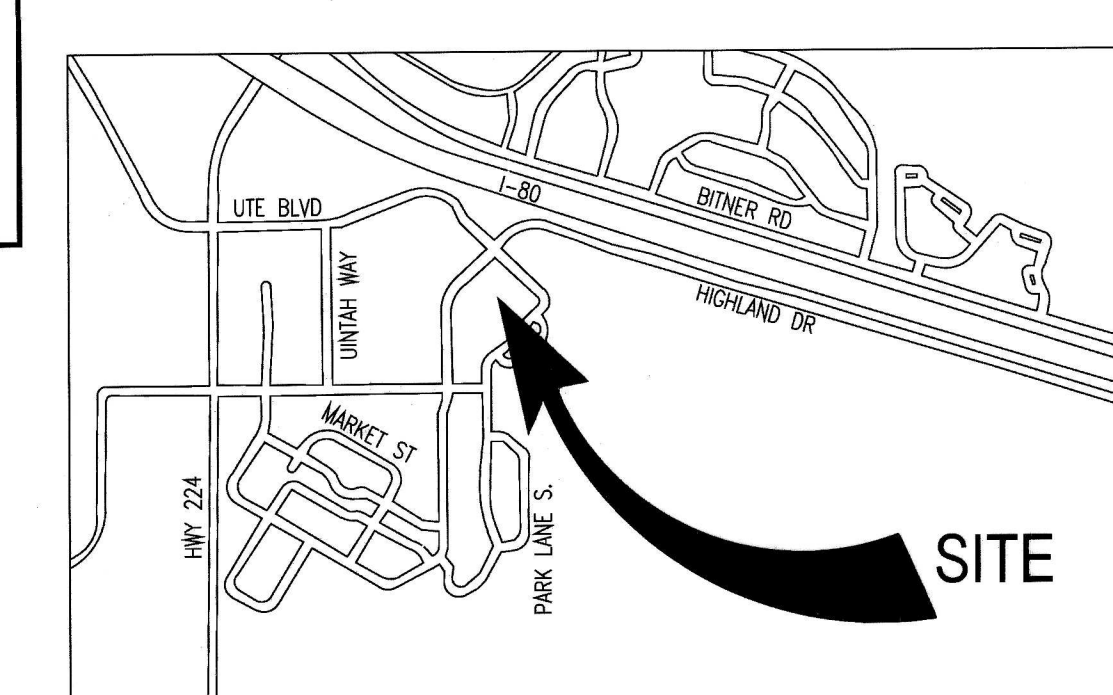
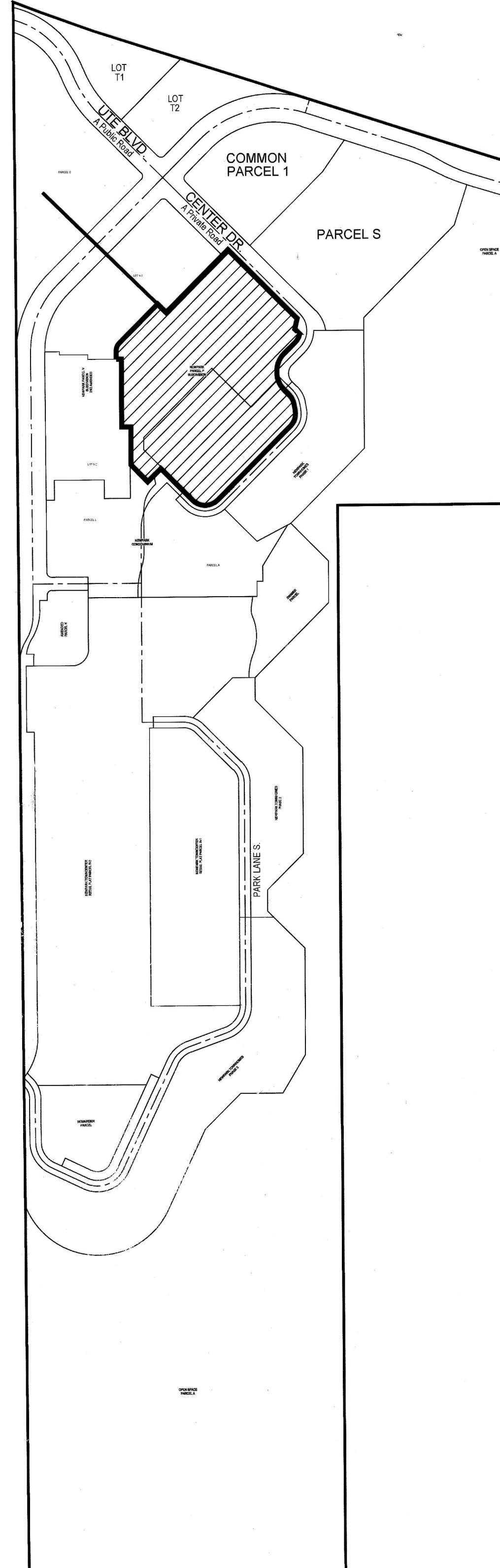


NEWPARK PARCEL P SUBDIVISION

LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH



VICINITY MAP
SCALE: N.T.S.

SUMMIT COUNTY PUBLIC WORKS
APPROVED THIS 31st DAY OF January, 2012.

Janice Callahan
BY SUMMIT COUNTY PUBLIC WORKS DEPARTMENT,
PUBLIC WORKS DIRECTOR

PARK CITY FIRE SERVICE DISTRICT
APPROVED THIS 31st DAY OF Jan, 2012.

S. W. Adams
BY PARK CITY FIRE SERVICE DISTRICT,
FIRE MARSHAL

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED THIS 31st DAY OF January, 2012.

Dave B. Cole
BY SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT,
AUTHORIZED AGENT

WATER DISTRICT
APPROVED THIS 31st DAY OF JAN, 2012.

D. W. Adams
BY MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT,
AUTHORIZED AGENT

UTILITY EASEMENT APPROVAL
THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND
ACCEPTED THIS 31st DAY OF Jan, 2012.

M. Smith
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP.,
AUTHORIZED AGENT

AMENDED PLAT NOTE:
IT IS THE PURPOSE OF THIS NEWPARK PARCEL P SUBDIVISION PLAT TO ONLY
RELOCATE PARCEL V-2 AREA AND REMAINING PARCEL AREA IN CONJUNCTION WITH
PARCEL P. NO OTHER REVISIONS, AMENDMENTS OR ANY OTHER CHANGES ARE MADE OR
IMPLIED HERewith AND ANY AND ALL OTHER EASEMENTS, RESTRICTIONS, CONDITIONS
AND/OR INSTRUMENTS OF RECORD SHALL REMAIN IN PLACE.

PLAT NOTES:

- THIS PLAT IS APPROVED SUBJECT TO THE CONDITIONS CONTAINED IN THE NEWPARK MASTER DEVELOPMENT PARCEL PLAT, DATED APRIL 14, 2004, AND RECORDED AS ENTRY NO. 864674.
- THIS PLAT IS SUBJECT TO THE FOURTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF NEWPARK OWNERS ASSOCIATION ("MASTER ASSOCIATION") RECORDED IN BOOK 1814, PAGE 1035-1083 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AS AMENDED FROM TIME TO TIME ("MASTER COVENANTS"), WHICH SHALL ENCOMBER ALL OF NEWPARK TOWN CENTER.
- ALL COMMON AREAS ARE SUBJECT TO A NON-EXCLUSIVE PUBLIC AND PRIVATE UTILITY AND DRAINAGE EASEMENT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, USE, MAINTENANCE AND EVENTUAL REPLACEMENT.
- THE COMMON AREA INCLUDES ALL REAL PROPERTY AND IMPROVEMENTS WITHIN THE PROJECT, OTHER THAN PARCELS OWNED BY THIRD PARTIES IN FEE OPEN SPACE, PUBLIC RIGHTS OF WAYS, LIMITED COMMON AREAS AND BUILDINGS. THE COMMON AREA INCLUDES, WITHOUT LIMITATION, ALL LANDSCAPED AREAS, PRIVATE ROADWAYS, WALKWAYS OR PEDESTRIAN CORRIDORS, PARKING AREAS, PARKS, PLAZAS, ETC. OWNED OR MAINTAINED THRU EASEMENT BY THE NEWPARK OWNERS ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF ALL OWNERS, UNLESS SPECIFICALLY LIMITED BY RECORDED DOCUMENTS.
- THE MASTER ASSOCIATION SHALL, PURSUANT TO THE MASTER DECLARATION, MAINTAIN, REPAIR AND REPLACE ALL COMMON AREAS AND COMMON IMPROVEMENTS OF THE MASTER ASSOCIATION WITHIN NEWPARK TOWN CENTER THAT ARE CREATED PURSUANT TO THE MASTER DECLARATION AND RELATED PLATS, INCLUDING BUT NOT LIMITED TO PEDESTRIAN CORRIDORS, PRIVATE ROADWAYS, LANDSCAPE, PARKING AREAS, UTILITY INFRASTRUCTURE AND OTHER COMMON FACILITIES. RESPONSIBILITY FOR THE COST OF MAINTAINING SUCH COMMON IMPROVEMENTS SHALL BE SHARED BY THE PARCEL OWNERS IN NEWPARK TOWN CENTER IN ACCORDANCE WITH THE MASTER COVENANTS.
- THE MASTER ASSOCIATION IS GRANTED THE RIGHT TO REMOVE SNOW OVER ALL MASTER ASSOCIATION COMMON AREAS OF NEWPARK TOWN CENTER.
- NEWPARK TOWN CENTER IS DESIGNED WITH ZERO LOT LINES. BUILDINGS AND OTHER IMPROVEMENTS MAY BE LOCATED ON THE PROPERTY LINE. ADJOINING BUILDINGS MAY HAVE A COMMON FOOTING, FOUNDATION, OR WALL, WHICH MAY BE CENTERED ALONG THE PROPERTY LINE.
- PUBLIC TRANSPORTATION AND PARKING STRUCTURES ARE CONTEMPLATED IN THE NEWPARK TOWN CENTER, TO FACILITATE TRANSIT ORIENTED DEVELOPMENT GRANTS OR OTHER FORMS OF FINANCIAL ASSISTANCE FOR PUBLIC TRANSPORTATION AND PARKING IMPROVEMENTS. THE MASTER ASSOCIATION MAY CONVEY EASEMENTS OR FEE TITLE TO COMMON AREAS WITHIN NEWPARK TOWN CENTER THAT ARE DESIGNATED FOR PARKING TO A PUBLIC AGENCY IN CONNECTION WITH SUCH GRANTS OR OTHERS. ANY SUCH CONVEYANCE SHALL BE SUBJECT TO AN APPROPRIATE RESERVATION TO ADDRESS THE REASONABLE PARKING DEMANDS OF OWNERS, TENANTS AND GUESTS WITHIN THE NEWPARK TOWN CENTER.
- EACH PARCEL OF LAND IN NEWPARK TOWN CENTER 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.
- A NON-EXCLUSIVE 20.00 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL PUBLIC RIGHT OF WAYS, AND IS SUBJECT TO FOUNDATIONS AND STRUCTURES TO BE LOCATED WITHIN SAID EASEMENT.
- UTILITY PROVIDERS HAVE THE RIGHT TO INSTALL, OPERATE AND MAINTAIN THEIR EQUIPMENT AND OTHER RELATED FACILITIES ABOVE AND BELOW GROUND LEVEL WITHIN THE PUBLIC UTILITY EASEMENTS, 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. EXCEPT AS DEPICTED ON THIS PLAT, NO PERMANENT STRUCTURES OR OBSTRUCTION MAY BE PLACED IN THE EASEMENTS THAT INTERFERE WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE AFFECTED UTILITY PROVIDER.
- ALL PARCELS ARE SUBJECT TO PARK CITY FIRE SERVICE 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 ROAD 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. ROOFING MATERIALS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE PCFS. NO WOOD SHAKE ROOFING MATERIAL WILL BE PERMITTED.
- SEWER SERVICE TO NEWPARK TOWN CENTER AND THIS PROJECT SHALL BE THROUGH THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SNWRD) AND MUST COMPLY WITH ITS RULES AND REGULATIONS. AT THE TIME OF ANY RESURFACING OF ASPHALT PAVEMENT WITHIN THE PUBLIC AND PRIVATE ROADS SHOWN HEREON, THE MASTER ASSOCIATION SHALL BE RESPONSIBLE TO RAISE SEWER MANHOLES TO GRADE ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION STANDARDS.
- WATER SERVICES TO NEWPARK TOWN CENTER AND THIS PROJECT SHALL BE THROUGH THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (MRWSSD), AND MUST COMPLY WITH ITS RULES AND REGULATIONS.
- IN ACCORDANCE WITH PLAT NOTE 17 OF THE MASTER DEVELOPMENT PARCEL PLAT, THE FOLLOWING DENSITY HAS BEEN PLATTED OR CONSTRUCTED TO DATE: THE BUILDING PLAN ON PARCEL P INCLUDES 62,091 SQ. FT. OF OFFICE SPACE. THE TABLE REFLECTS THESE CHANGES:

	BUILDING DENSITY	RETAIL / COMMERCIAL	RESIDENTIAL	OFFICE	INSTITUTIONAL	ALLOCATION FOR FUTURE DEVELOPMENT
PREVIOUS PLATS	164,557		228,750	93,075	121,880	
LOT P-1 (AMENDED PARCEL P)				62,091		
LOT P-2 (AMENDED PARCEL P)						29,250
TOTAL PLATTED TO DATE: 689,603						TOTAL REMAINING DENSITY: 119,757

- THE REAL PROPERTY LOCATED GENERALLY OUTSIDE OF THE AREA WITHIN THE FOOTPRINT OF THE BUILDING(S) ON PARCEL P SHALL BE SUBJECT TO A PARKING AND MAINTENANCE AGREEMENT IN FAVOR OF THE NEWPARK OWNERS ASSOCIATION ("NOWA") IN ACCORDANCE WITH, AND SUBJECT TO, THE TERMS AND PROVISIONS OF SAID AGREEMENT. THE AGREEMENT WILL PROVIDE FOR LANDSCAPED AREAS, WALKWAYS OR PEDESTRIAN CORRIDORS, CROSS PARKING AREAS WITH ASSOCIATED COSTS AND OBLIGATIONS TO BE ALL LOCATED IN THE SAME MANNER AS PRESCRIBED FOR COMMON AREAS UNDER THE MASTER COVENANTS FOR THE PROJECT. THE PARKING AREAS ON THIS PARCEL SHALL ALSO BE SUBJECT TO THE PARKING AND MAINTENANCE AGREEMENT FOR THE PURPOSE OF ESTABLISHING CROSS PARKING RIGHTS IN ACCORDANCE WITH, AND SUBJECT TO, THE TERMS AND PROVISIONS OF THE SAID AGREEMENT. IN ADDITION TO BENEFITTING THE BUILDING(S) LOCATED ON PARCEL P, THE PARKING ON PARCEL P WILL ALSO BENEFIT THE NEWPARK TOWN CENTER IN GENERAL DURING OFF-PEAK HOURS. REFERENCE IS MADE TO THE PARKING AND MAINTENANCE AGREEMENT, THE TERMS OF WHICH SHALL CONTROL.
- THE FIRE IMPACT FEE REQUIRED BY THE PARK CITY FIRE DISTRICTS FOR PARCEL P WAS NOT PAID AT TIME OF PLAT RECORDATION. HOWEVER THE FIRE IMPACT FEE MUST BE PAID TO THE PARK CITY FIRE DISTRICT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON PARCEL P.
- THE FINANCIAL ASSURANCES TO INSURE THE DEVELOPER'S PERFORMANCE REQUIRED BY SUMMIT COUNTY UNDER THE DEVELOPMENT IMPROVEMENT AGREEMENT FOR PARCEL P WAS NOT PROVIDED AT THE TIME OF PLAT RECORDATION. HOWEVER THE FINANCIAL ASSURANCES MUST BE PROVIDED TO SUMMIT COUNTY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON PARCEL P.
- SNOW STORAGE IN CONNECTION WITH THE PROJECT WILL BE LOCATED BOTH ON-SITE AND OFF-SITE, BASED UPON ACTUAL CONDITIONS AND CIRCUMSTANCES WHICH MAY EXIST FROM TIME TO TIME. TO THE EXTENT THAT ON-SITE SNOW STORAGE SIGNIFICANTLY INTERFERES WITH ON-SITE PARKING AND/OR VISIBILITY IN CONNECTION WITH ON-SITE VEHICULAR CIRCULATION, SNOW SHALL BE TRANSPORTED OFF-SITE FOR STORAGE IN APPROPRIATE LOCATIONS.
- THE OWNER OF LOT V-1 GRANTS AND CONVEYS FOR THE BENEFIT OF EITHER OR ALL OF LOT V-2, PARCEL A, PARCEL P-1 AND PARCEL P-2 A PERPETUAL, PERMANENT, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT RUNNING WITH LOT V-1 FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE "CROSS EASEMENT AREA" (DEFINED HEREIN AND SHOWN ON THIS PLAT) LOCATED WITHIN LOT V-1. THE OWNER OF LOT V-2 GRANTS AND CONVEYS FOR THE BENEFIT OF EITHER OR ALL OF LOT V-1, PARCEL A, PARCEL P-1 AND PARCEL P-2 A PERPETUAL, PERMANENT, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT RUNNING WITH LOT V-1 FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE "CROSS EASEMENT AREA" LOCATED WITHIN LOT V-2. THE OWNER OF PARCEL A GRANTS AND CONVEYS FOR THE BENEFIT OF EITHER OR ALL OF LOT V-1, LOT V-2, PARCEL A AND PARCEL P-2 A PERPETUAL, PERMANENT, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT RUNNING WITH PARCEL A FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE "CROSS EASEMENT AREA" LOCATED WITHIN PARCEL A. THE OWNER OF PARCEL P-1 GRANTS AND CONVEYS FOR THE BENEFIT OF EITHER OR ALL OF LOT V-1, LOT V-2, PARCEL A AND PARCEL P-2 A PERPETUAL, PERMANENT, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT RUNNING WITH PARCEL P-1 FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE "CROSS EASEMENT AREA" LOCATED WITHIN PARCEL P-1. THE OWNER OF PARCEL P-2 GRANTS AND CONVEYS FOR THE BENEFIT OF EITHER OR ALL OF LOT V-1, LOT V-2, PARCEL A AND PARCEL P-1 A PERPETUAL, PERMANENT, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT RUNNING WITH PARCEL P-2 FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE "CROSS EASEMENT AREA" LOCATED WITHIN PARCEL P-2. AS USED HEREIN, THE "CROSS EASEMENT AREA" SHALL MEAN: (i) THE PORTIONS OF LOT V-1, LOT V-2, PARCEL A, PARCEL P-1 AND PARCEL P-2 SHOWN ON THIS PLAT AS "CROSS EASEMENT AREA"; AND (ii) ALL PORTIONS OF LOT V-1, LOT V-2, PARCEL A, PARCEL P-1 AND PARCEL P-2 NOW OR IN THE FUTURE USED FOR PARKING AND/OR ACCESS TO OR FROM LOT V-1, LOT V-2, PARCEL A, PARCEL P-1 AND/OR PARCEL P-2, INCLUDING ANY AREAS ON THIS PLAT THAT REFER TO THIS NOTE.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT) SS
ON THIS 31st DAY OF January, 2012, PERSONALLY APPEARED BEFORE ME, Jeffrey L. Gochinour
OF COTTONWOOD NEWPARK TWO, L.C., A UTAH LIMITED LIABILITY COMPANY, AND EXECUTED THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD.

J. L. Gochinour
NOTARY PUBLIC
RESIDING AT: West Valley, UT MY COMMISSION EXPIRES: August 3, 2014

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT) SS
ON THIS 31st DAY OF January, 2012, PERSONALLY APPEARED BEFORE ME, James A. Doilney
OF NEWPARK OWNERS ASSOCIATION, INC., A UTAH CORPORATION, AND EXECUTED THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD.

Jessica K. Wharton
NOTARY PUBLIC
RESIDING AT: Wasatch, UT MY COMMISSION EXPIRES: 2/9/15

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT) SS
ON THIS 31st DAY OF January, 2012, PERSONALLY APPEARED BEFORE ME, TODD S. THOMPSON
OF WELLS FARGO, NA, A NATIONAL BANKING ASSOCIATION, AND EXECUTED THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD.

T. S. Thompson
NOTARY PUBLIC
RESIDING AT: Magna, UT MY COMMISSION EXPIRES: 10-9-14

BOUNDARY DESCRIPTION:

(AFFECTS PARCEL P AND A PORTION OF PARCEL V-2 AND A PORTION OF THE REMAINDER PARCEL; AFFECTS PARCEL V-1, AMENDED NEWPARK PARCEL V SUBDIVISION; PARCEL V-2 NEWPARK PARCEL V SUBDIVISION 2ND AMENDED; PARCEL P AND REMAINDER PARCEL OF NEWPARK MASTER DEVELOPMENT PARCEL PLAT AND CENTER DRIVE AMENDED NEWPARK MASTER DEVELOPMENT PARCEL PLAT.)
BEGINNING AT THE SOUTHEAST CORNER OF LOT V-1 NEWPARK PARCEL V SUBDIVISION, 2ND AMENDED, AS RECORDED WITH THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT BEING SOUTH 1430.63 FEET, MORE OR LESS, AND NORTH 89°59'42" EAST 2886.36 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH-EASTERLY ALONG THE EASTERN LINE AND LINE EXTENDED OF SAID LOT V-1 THE FOLLOWING (S) COURSES: (1) NORTH 0°00'00" WEST 18.56 FEET TO A POINT OF CURVATURE, (2) NORTH-EASTERLY ALONG THE ARC OF 21.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°00'18" A DISTANCE OF 16.89 FEET (CHORD BEARS SOUTH 22°05'00" EAST 16.45 FEET), (3) NORTH 45°00'00" EAST 116.26 FEET, (4) SOUTH 45°00'00" EAST 25.50 FEET, (5) NORTH 45°00'00" EAST 198.22 FEET, THENCE SOUTH 45°00'00" EAST 206.87 FEET, THENCE SOUTH 12°46'19" WEST 19.79 FEET TO THE SOUTHWESTERLY LINE OF THE AMENDED NEWPARK MASTER DEVELOPMENT PARCEL PLAT CENTER DRIVE, AS RECORDED WITH THE OFFICE OF THE SUMMIT COUNTY RECORDER, THENCE SOUTH 45°00'00" EAST ALONG SAID SOUTHWESTERLY LINE AND 13.59 FEET, THENCE SOUTH 45°00'00" WEST ALONG THE NORTH-WESTERLY LINE OF SAID DESCRIPTION 24 FEET, THENCE SOUTH 45°00'00" EAST 142 FEET TO A POINT ON THE ARC OF A 36.50 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 18°28'30" WEST), THENCE SOUTHWESTERLY ALONG THE ARC OF SAID 36.50 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 33°26'30" A DISTANCE OF 20.72 FEET (CHORD BEARS SOUTH 28°16'39" WEST 20.43 FEET), THENCE SOUTH 45°00'00" WEST 33.07 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID 36.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 85.61 FEET (CHORD BEARS SOUTH 77.07 FEET) TO A POINT ON THE WESTERLY LINE EXTENSION OF PARK LAKE NORTH (A PRIVATE ROAD), THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND LINE EXTENDED THE FOLLOWING (7) COURSES: (1) SOUTH 40°00'00" EAST 14.13 FEET TO A POINT OF CURVATURE, (2) SOUTHEASTERLY ALONG THE ARC OF A 38.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°49'47" A DISTANCE OF 23.10 FEET (CHORD BEARS SOUTH 27°35'06" EAST 22.75 FEET), (3) SOUTH 10°10'08" WEST 13.25 FEET TO A POINT OF CURVATURE, (4) SOUTHWESTERLY ALONG THE ARC OF A 38.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°10'11" A DISTANCE OF 36.59 FEET (CHORD BEARS SOUTH 17°20'00" WEST 35.19 FEET), (5) SOUTH 45°00'00" WEST 218.83 FEET TO A POINT OF CURVATURE, (6) NORTHWESTERLY ALONG THE ARC OF A 38.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 69.89 FEET (CHORD BEARS WEST 53.74 FEET), (7) NORTH 45°00'00" WEST 16.00 FEET, THENCE SOUTH 45°00'00" WEST 38.83 FEET, THENCE NORTH 45°00'00" WEST 50.13 FEET, THENCE NORTH 80.48 FEET, THENCE SOUTH 89°59'42" WEST 19.50 FEET, THENCE NORTH 00°00'18" WEST 1435.1 FEET TO A POINT ON THE SOUTH LINE EXTENSION OF SAID LOT V-1; THENCE NORTH 89°59'42" WEST 10.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 137,801 SQ. FT. OR 3.159 ACRES

SURVEYOR'S CERTIFICATE:

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861959, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS HEREINAFTER TO BE KNOWN AS NEWPARK PARCEL P SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DAVID B. DRAPER
UTAH PLS NO. 6861959

OWNER'S DEDICATION AND CONSENT TO RECORD:

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON, HEREBY CERTIFIES THAT IT HAS CAUSED THIS SURVEY TO BE MADE AND THIS AMENDED SUBDIVISION PLAT TO BE PREPARED, AND DOES CONSENT TO THE RECORDATION OF THIS PLAT.

EXECUTED THIS 31st DAY OF January, 2012,
NEWPARK CORPORATION, A UTAH CORPORATION

BY: *J. Doilney*
ITS: CO-PRESIDENT

EXECUTED THIS 31st DAY OF JANUARY, 2012,
RETAIL AT NEWPARK, L.C., A UTAH LIMITED LIABILITY COMPANY

BY: *J. Doilney*
ITS: CO-PRESIDENT

EXECUTED THIS 1st DAY OF February, 2012,
ESNET PROPERTIES, L.C., A UTAH LIMITED LIABILITY COMPANY

BY: *R. Duff Thompson*
ITS: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT) SS

ON THIS 31st DAY OF January, 2012, PERSONALLY APPEARED BEFORE ME, James A. Doilney
OF NEWPARK CORPORATION, A UTAH CORPORATION, AND EXECUTED THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD.

Jessica K. Wharton
NOTARY PUBLIC
RESIDING AT: Wasatch, UT MY COMMISSION EXPIRES: 2/9/15

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT) SS

ON THIS 31st DAY OF January, 2012, PERSONALLY APPEARED BEFORE ME, James A. Doilney
OF RETAIL AT NEWPARK, L.C., A UTAH LIMITED LIABILITY COMPANY, AND EXECUTED THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD.

Jessica K. Wharton
NOTARY PUBLIC
RESIDING AT: Wasatch, UT MY COMMISSION EXPIRES: 2/9/15

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT) SS

ON THIS 1st DAY OF February, 2012, PERSONALLY APPEARED BEFORE ME, R. Duff Thompson
OF ESNET PROPERTIES, L.C., A UTAH LIMITED LIABILITY COMPANY, AND EXECUTED THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD.

Cheryl Iwe
NOTARY PUBLIC
RESIDING AT: Provo, UT MY COMMISSION EXPIRES: January 1, 2016

CONSENT TO RECORD

THE UNDERSIGNED, HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT. THE UNDERSIGNED, HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT. EXECUTED THIS 31st DAY OF JANUARY, 2012.

NEWPARK OWNERS ASSOCIATION, INC., A UTAH CORPORATION

BY: *J. Doilney*
ITS: PRESIDENT

COTTONWOOD NEWPARK TWO, L.C., A UTAH LIMITED LIABILITY COMPANY

BY: *T. S. Thompson*
ITS: VICE PRESIDENT

WELLS FARGO, NA, A NATIONAL BANKING ASSOCIATION

BY: *T. S. Thompson*
ITS: Vice President

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-9071
E-MAIL: info@mcneileng.com WEB SITE: AT www.mcneil-group.com

QUESTAR GAS COMPANY
APPROVED THIS 1st DAY OF February, 2012
BY: *Pete Construction Rep Specialist*
TITLE: Pete Construction Rep Specialist

COUNTY ASSESSOR
REVIEWED AND ACCEPTED BY:
THE OFFICE OF THE SUMMIT COUNTY ASSESSOR.
THIS 1st DAY OF February, 2012
Steve Martin
SUMMIT COUNTY ASSESSOR

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY:
THE SNYDERVILLE BASIN PLANNING COMMISSION.
THIS 10th DAY OF February, 2012
B. T. ...
PLANNING COMMISSION CHAIRMAN

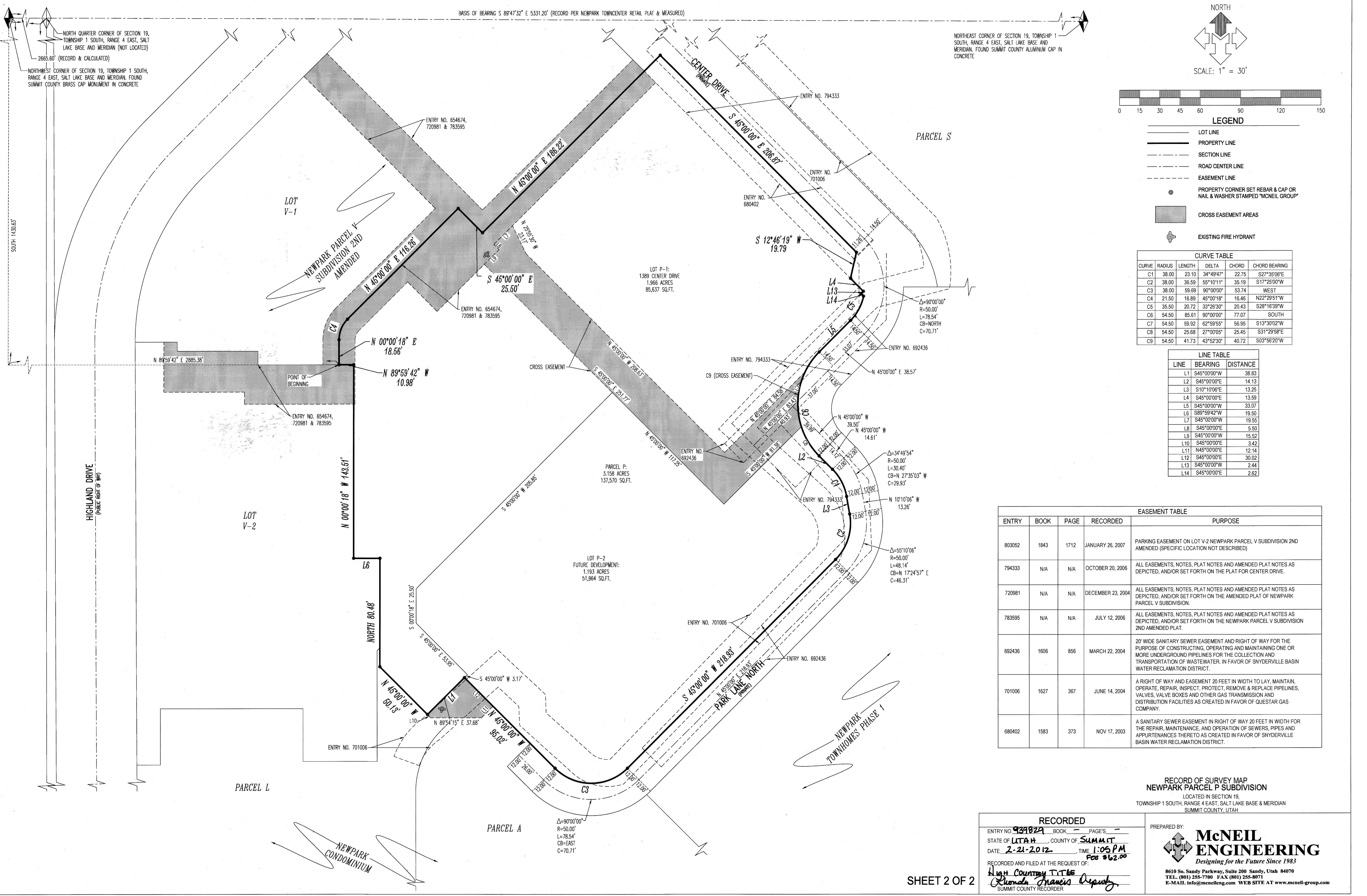
WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO:
THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS.
THIS 31st DAY OF January, 2012
R. D. ...
SNWR.D.

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.
DATE 2/7/12
[Signature]
SUMMIT COUNTY ENGINEER

COUNTY MANAGER
APPROVED AND ACCEPTED BY:
SUMMIT COUNTY MANAGER.
THIS 2nd DAY OF Feb, 2012
[Signature]
SUMMIT COUNTY MANAGER

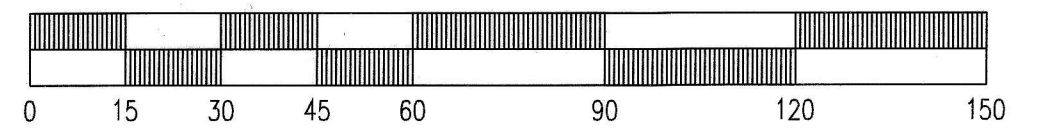
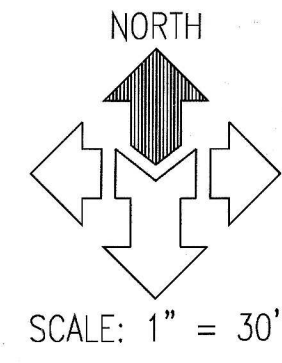
APPROVAL AS TO FORM
APPROVED AS TO FORM ON:
THIS 17th DAY OF February, 2012
[Signature]
SUMMIT COUNTY ATTORNEY

RECORDED
ENTRY NO. 939829 BOOK 1 PAGES 1
STATE OF UTAH, COUNTY OF SUMMIT
DATE 2-21-2012 TIME 1:05 PM
RECORDED AND FILED AT THE REQUEST OF:
HIGH COUNTRY TITLE
Rhonda Francis Deputy
SUMMIT COUNTY RECORDER



BASIS OF BEARING S 89°47'32" E 5331.20' (RECORD PER NEWPARK TOWNCENTER RETAIL PLAT & MEASURED)

NORTHEAST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, FOUND SUMMIT COUNTY ALUMINUM CAP IN CONCRETE



LEGEND

- LOT LINE
- PROPERTY LINE
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE
- PROPERTY CORNER SET REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL GROUP"
- CROSS EASEMENT AREAS
- EXISTING FIRE HYDRANT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	38.00	23.10	34°49'47"	22.75	S27°35'08"E
C2	38.00	36.59	55°10'11"	35.19	S17°25'00"W
C3	38.00	59.69	90°00'00"	53.74	WEST
C4	21.50	16.89	45°00'18"	16.46	N22°29'51"W
C5	35.50	20.72	33°26'30"	20.43	S28°16'39"W
C6	54.50	85.61	90°00'00"	77.07	SOUTH
C7	54.50	59.92	62°59'55"	56.95	S13°30'02"W
C8	54.50	25.68	27°00'05"	25.45	S31°29'58"E
C9	54.50	41.73	43°52'30"	40.72	S03°56'20"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°00'00"W	38.83
L2	S45°00'00"E	14.13
L3	S10°10'06"E	13.25
L4	S45°00'00"E	13.59
L5	S45°00'00"W	33.07
L6	S89°59'42"W	19.50
L7	S45°00'00"W	19.55
L8	S45°00'00"E	5.50
L9	S45°00'00"W	15.52
L10	S45°00'00"E	3.42
L11	N45°00'00"E	12.14
L12	S45°00'00"E	30.02
L13	S45°00'00"W	2.44
L14	S45°00'00"E	2.62

EASEMENT TABLE

ENTRY	BOOK	PAGE	RECORDED	PURPOSE
803052	1843	1712	JANUARY 26, 2007	PARKING EASEMENT ON LOT V-2 NEWPARK PARCEL V SUBDIVISION 2ND AMENDED (SPECIFIC LOCATION NOT DESCRIBED)
794333	N/A	N/A	OCTOBER 20, 2006	ALL EASEMENTS, NOTES, PLAT NOTES AND AMENDED PLAT NOTES AS DEPICTED, AND/OR SET FORTH ON THE PLAT FOR CENTER DRIVE.
720981	N/A	N/A	DECEMBER 23, 2004	ALL EASEMENTS, NOTES, PLAT NOTES AND AMENDED PLAT NOTES AS DEPICTED, AND/OR SET FORTH ON THE AMENDED PLAT OF NEWPARK PARCEL V SUBDIVISION.
783595	N/A	N/A	JULY 12, 2006	ALL EASEMENTS, NOTES, PLAT NOTES AND AMENDED PLAT NOTES AS DEPICTED, AND/OR SET FORTH ON THE NEWPARK PARCEL V SUBDIVISION 2ND AMENDED PLAT.
692436	1606	856	MARCH 22, 2004	20' WIDE SANITARY SEWER EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ONE OR MORE UNDERGROUND PIPELINES FOR THE COLLECTION AND TRANSPORTATION OF WASTEWATER. IN FAVOR OF SNYDERVILLE BASIN WATER RECLAMATION DISTRICT.
701006	1627	367	JUNE 14, 2004	A RIGHT OF WAY AND EASEMENT 20 FEET IN WIDTH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE & REPLACE PIPELINES, VALVES, VALVE BOXES AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AS CREATED IN FAVOR OF QUESTAR GAS COMPANY.
680402	1583	373	NOV 17, 2003	A SANITARY SEWER EASEMENT IN RIGHT OF WAY 20 FEET IN WIDTH FOR THE REPAIR, MAINTENANCE, AND OPERATION OF SEWERS, PIPES AND APPURTENANCES THERETO AS CREATED IN FAVOR OF SNYDERVILLE BASIN WATER RECLAMATION DISTRICT.

RECORD OF SURVEY MAP
NEWPARK PARCEL P SUBDIVISION
LOCATED IN SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

RECORDED
ENTRY NO. 939029 BOOK - PAGE'S -
STATE OF UTAH, COUNTY OF SUMMIT
DATE 2-21-2012 TIME 1:05 PM
RECORDED AND FILED AT THE REQUEST OF:
Rhonda Francis Deputy
SUMMIT COUNTY RECORDER

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