



LEGAL DESCRIPTION - PARCEL 'A'

A parcel of land located in the Northwest Quarter of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a point located North 00°09'43" East 1662.82 feet from the West Quarter corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the corner common to Lots 19 and 20 of Eagle Pointe Subdivision - Phase I and on the Northern boundary of Risner Ridge Subdivision; thence North 472.81 feet; thence West 999.64 feet to the TRUE POINT OF BEGINNING, said point being the most Northerly corner of Lot 8 of said Eagle Pointe Subdivision - Phase I and also being the beginning of a 375.00 foot radius non-tangent curve to the left (center bears North 29°33'55" West); thence along the arc of said curve 94.52 feet, thru a central angle of 14°26'32"; thence North 74°52'37" West 72.24 feet to a point on a 200.00 foot radius curve to the right (center bears North 15°07'23" East); thence along the arc of said curve 266.65 feet thru a central angle of 76°23'19"; thence North 01°30'42" East 274.60 feet to a point on the North line of said Section 5 and on the Southern boundary of Mountain Top Subdivision; thence South 89°42'27" East 50.01 feet along said North Section line; thence leaving said boundary South 01°30'42" West 275.75 feet to the beginning of 150.00 foot radius curve to the left (center bears South 88°29'18" East); thence along the arc of said curve 199.99 feet thru a central angle of 76°23'19"; thence South 74°52'37" East 72.24 feet to a point on a 200.00 foot radius curve to the right (center bears North 15°07'23" East); thence along the arc of said curve 107.13 feet thru a central angle of 14°26'32"; thence South 29°33'55" West 50.00 feet to the TRUE POINT OF BEGINNING.

Containing 34,076 sq. ft. or 0.78 ac. of land more or less.

LEGAL DESCRIPTION - PARCEL 'B'

A parcel of land located in the Northwest Quarter of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a point located North 00°09'43" East 1662.82 feet from the West Quarter corner of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the corner common to Lots 19 and 20 of Eagle Pointe Subdivision - Phase I and on the Northern boundary of Risner Ridge Subdivision; thence North 88°00'00" East 252.98 feet along the line common to said Eagle Pointe Subdivision - Phase I and the Northern boundary of Risner Ridge Subdivision; thence North 88°00'00" East 252.98 feet to the POINT OF BEGINNING, said point being the Southeast corner of Lot 18 of said Eagle Pointe Subdivision - Phase I; and running thence the following four courses along the Eastern line of said Eagle Pointe Subdivision - Phase I: 1) North 09°19'04" East 194.25 feet to a point on a 883.00 foot radius non-tangent curve to the left (center bears North 09°19'04" East); 2) along the arc of said curve 14.66 feet thru a central angle of 00°58'24"; 3) North 08°20'41" East 262.52 feet; 4) North 26°12'22" West 594.66 feet; thence South 78°51'31" East 1118.38 feet; thence South 69°40'47" East 66.00 feet to a point on a 883.00 foot radius non-tangent curve to the right (center bears North 69°40'47" West); thence along the arc of said curve 194.28 feet thru a central angle of 12°53'54"; thence South 56°46'53" East 216.91 feet to a point on the East line of the Northwest Quarter of said Section 4; thence South 00°10'12" West 543.15 feet along said East line to a point on the Northern line of said Risner Ridge Subdivision; thence the following two (2) courses along said Northern line: 1) North 80°00'00" West 666.89 feet; 2) South 88°00'00" West 414.88 feet to the POINT OF BEGINNING.

Containing 886,964 sq. ft. or 20.36 ac. of land more or less.

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
25	C1	797.00	132.31	132.15	S88°24'40"E	09°30'41"
26	C2	797.00	128.77	128.19	S84°13'59"E	09°30'50"
27	C3	797.00	128.28	128.15	S75°17'17"W	09°31'20"
28	C4	797.00	136.68	136.21	N64°42'49"E	09°49'20"
29	C5	797.00	133.32	133.17	N56°03'31"E	09°52'04"
30	C6	797.00	135.09	134.84	N46°29'09"E	09°54'20"
31	C7	797.00	295.47	293.78	N30°56'27"E	21°14'28"
32	C8	863.00	311.88	311.08	S40°10'35"W	26°33'09"
33	C9	863.00	101.19	101.13	S62°37'31"W	14°33'00"
34	C10	863.00	208.86	208.46	N62°05'18"E	13°52'29"
35	C11	15.00	27.72	23.94	N14°54'36"E	105°34'44"
36	C12	15.00	27.95	26.87	N09°10'11"E	44°18'10"
37	C13	15.00	28.18	26.87	N03°25'21"E	55°00'11"
38	C14	15.00	14.44	13.89	S48°29'56"W	55°00'00"
39	C15	25.00	24.69	24.48	N44°42'49"E	57°17'42"
40	C16	50.00	65.00	61.26	N01°29'29"E	67°49'48"
41	C17	50.00	45.97	42.74	N00°44'44"E	57°17'42"
42	C18	50.00	85.41	77.08	N01°30'29"E	88°58'29"
43	C19	50.00	45.97	42.74	N00°44'44"E	57°17'42"
44	C20	15.00	14.44	13.89	N75°24'04"W	55°00'00"
45	C21	325.00	97.85	97.77	S89°24'21"E	101°10'31"
46	C22	325.00	69.59	69.59	S89°24'21"E	31°48'01"
47	C23	125.00	20.81	20.81	S00°00'00"E	231°21'24"
48	C24	125.00	20.81	20.81	S00°00'00"E	299°21'11"
49	C25	125.00	146.02	146.02	N00°00'00"E	09°41'51"
50	C26	863.00	145.99	145.91	N02°22'04"E	09°41'51"
51	C27	863.00	92.14	92.14	N00°00'00"E	09°41'51"
41	C28	863.00	14.66	14.66	N01°10'08"W	00°58'24"

LINE TABLE

LINE	DIRECTION	DISTANCE
1	S88°24'40"E	167.71
2	S84°13'59"E	167.71
3	S75°17'17"W	167.71
4	N64°42'49"E	167.71

NOTES:

- 1) A non-exclusive 15 foot front yard and 5 foot side and rear yard public utility and drainage easement is hereby dedicated along all lot lines, unless otherwise noted.
- 2) A non-exclusive 15 foot public utility and snow storage easement along Meadows Drive and a 10 foot public utility and snow storage easement along Mountain Top Lane, Eagle Pointe Court and Eagle View Court are hereby dedicated.
- 3) Park City will only assume responsibility for snow plowing upon completion of, and legal occupation of structures on at least 50% of the lots. Substantial interim snow removal costs will occur to lot owners.
- 4) External fire sprinklers and a 1-3-D type interior fire sprinkling system are required for all residences constructed in Eagle Pointe Subdivision. Wood roofs are prohibited.
- 5) A non-exclusive SSSD sanitary sewer, storm drainage, water, trail, and public utility easement exists over Lot 'B' as shown.
- 6) The maximum house size allowed shall be 3,900 sq. ft. for lots less than 1/3 acre (14,520 sq. ft.) in size, 4,500 sq. ft. for lots 1/3 to 1/2 acre (21,780 sq. ft.) in size, 8,000 sq. ft. for lots 1/2 to 1 acre (43,560 sq. ft.) in size, and 7,000 sq. ft. for lots exceeding 1 acre in size. The maximum unpenalized garage size is 600 sq. ft.; garage square footage over 600 sq. ft. shall be deducted from the maximum house square footage to determine the maximum house size for that house. (See chart on this sheet for each lot maximum.)
- 7) Individual privately owned ejector pumps will be required for sanitary sewer service for residences on lots 40 and 41. Ejector pump system may be required for lot 31 depending on proposed building pad placement and architectural design.
- 8) Each lot shall be provided with a minimum of 40 psi at the meter for water pressure in accordance with municipal specifications for Park City. Developer recommends investigation of a system to augment water pressure by installation of a booster pump at homeowner's option. The maximum area on each lot which can be irrigated is 10,000 sq. ft. of which a maximum of 7,000 sq. ft. of said will be allowed.
- 9) Limits of disturbance (Zone of No Construction, Excavation or Vegetation removal) will be required on all site plans with areas of disturbance restricted to 15 feet on side yards, 20 feet on rear yards and 25 feet on front yards. Limits of disturbance may be directly on the property lines if building zone is within 15 feet of the property lines.

Some exceptions to this standard may be given by the Park City Community Development Department if necessary due to unique characteristics of the site and if the exception does not result in more disturbed area than would otherwise be allowed.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That Eagle Mountain Partners, L.L.C., a Utah Limited Liability Company, the owner of the hereon described tract of land, hereby causes the same to be divided into lots and public streets, as set forth in the above plat, hereafter to be known as the Eagle Pointe Subdivision - Phase II, subject to the declaration of covenants, conditions, restrictions and reservation of easements for the Eagle Pointe Subdivision - Phase II, which will be recorded in the office of the County Recorder of Summit County, Utah, concurrently with the recording of this plat. The Owner, or his representative, hereby irrevocably offers for dedication to the City of Park City all of the streets, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plan and construction plans in accordance with an irrevocable offer of dedication.

The Owner hereby dedicates Lot B to Park City Municipal Corporation as park land. The Owner hereby dedicates to Park City Municipal Corporation the trail easements as shown on the above plat together with the city streets and trail easements as shown hereon. The city streets and trail easements are dedicated for the use of the general public. The Owner also dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County, a non-exclusive easement over streets, driveways and utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement and to provide emergency services to said Eagle Pointe Subdivision - Phase II.

EXECUTED this 20 day of January, A.D. 1997

George W. Welch
George W. Welch, President

ACKNOWLEDGEMENT

State of Utah
County of Summit
On the 20 day of January, A.D. 1997 personally appeared before me George W. Welch, who, being by me duly sworn, did say that he is President of Eagle Mountain Partners, L.L.C., a Utah Limited Liability Company and that the within and foregoing Owner's Declaration and Consent to Record was signed on behalf of said Eagle Mountain Partners, L.L.C., and said George W. Welch duly acknowledged that said Company executed the same.

George W. Welch
George W. Welch, President

CONSENT TO RECORD

The undersigned Lien holder hereby consents to the recording of this plat.

EXECUTED this 23 day of January, A.D. 1997

Paul Ross
Paul Ross, Vice President

ACKNOWLEDGEMENT

State of Utah
County of Summit
On the 23 day of January, A.D. 1997 personally appeared before me George W. Welch who, being by me duly sworn, did say that he is Vice President of Bank ONE ARIZONA, N.A. and that the within and foregoing Consent to Record was signed on behalf of said BANK ONE ARIZONA, N.A., and said George W. Welch duly acknowledged that said BANK ONE ARIZONA, N.A. executed the same.

Paul Ross
Paul Ross, Vice President

PRIVATE SEWER EASEMENTS

TO PROVIDE ACCESS FOR THE INSTALLATION, MAINTENANCE, USE AND REPLACEMENT OF THE SANITARY SEWER LINE FOR THE FOLLOWING:

1) PRIVATE 20" SEWER EASEMENT OVER LOT 38 (AS SHOWN) FOR THE BENEFIT OF LOTS 37 AND 38.

MAXIMUM HOUSE SIZE TABLE

LOT NO.	LOT SIZE (SQ. FT.)	MAX. HOUSE SIZE (SQ. FT.)
25	21,793	6,000
26	25,098	6,000
27	23,246	6,000
28	25,028	6,000
29	25,405	6,000
30	25,079	6,000
31	34,014	6,000
32	25,481	6,000
33	26,348	6,000
34	33,520	6,000
35	35,552	6,000
36	43,986	7,000
37	27,947	6,000
38	21,918	6,000
39	27,225	6,000
40	23,272	6,000
41	23,655	6,000

* THE MAXIMUM UNPENALIZED GARAGE SIZE IS 600 SQ. FT.; GARAGE SQ. FOOTAGE OVER 600 SQ. FT. SHALL BE DEDUCTED FROM THE MAXIMUM HOUSE SQ. FOOTAGE TO DETERMINE THE MAXIMUM HOUSE SIZE FOR THAT LOT.

SURVEYOR'S CERTIFICATE

I, JACK JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 147581 AS PRESIDENT UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN, I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Jack Johnson
Jack Johnson, Surveyor

<p>CITY COUNCIL APPROVAL</p> <p>PRESENTED TO THE BOARD OF <u>Park City</u> CITY COUNCIL THIS <u>18</u> DAY OF <u>July</u>, A.D. <u>1996</u>. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.</p> <p><i>Shawn M. Smith</i> Shawn M. Smith, Mayor</p>	<p>CITY ENGINEER</p> <p>APPROVED AND ACCEPTED BY THE <u>Park City</u> CITY ENGINEERING DEPARTMENT ON THIS <u>24</u> TH DAY OF <u>JANUARY</u>, A.D. 1997</p> <p><i>Orin W. DeHaan</i> Orin W. DeHaan, City Engineer</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE <u>Park City</u> CITY PLANNING COMMISSION ON THIS <u>30</u> TH DAY OF <u>January</u>, A.D. 1997</p> <p><i>R. Blum</i> R. Blum, Chairman</p>	<p>SEWER DISTRICT APPROVAL</p> <p>REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS <u>23</u> TH DAY OF <u>January</u>, A.D. 1997</p> <p><i>Paul Zimmer</i> Paul Zimmer, S.B.S.I.D.</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM ON THIS <u>31</u> TH DAY OF <u>January</u>, A.D. 1997</p> <p><i>M.D. Hoge</i> M.D. Hoge, City Attorney</p>	<p>RECORDED</p> <p>No. <u>472463</u> STATE OF <u>UTAH</u> COUNTY OF <u>SUMMIT</u> RECORDED AND FILED AT THE REQUEST OF: <u>ASSOCIATED TITLE Co</u></p> <p>DATE: <u>1/31/97</u> TIME: <u>14:36</u> FEE: <u>48.00</u></p> <p><i>Mary Ann Russell</i> Mary Ann Russell, County Recorder</p>	<p>THE JACK JOHNSON COMPANY</p> <p>1910 Prospector Avenue • Park City, Utah 84060 (801) 645-9000 • fax (801) 649-1620</p>
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