

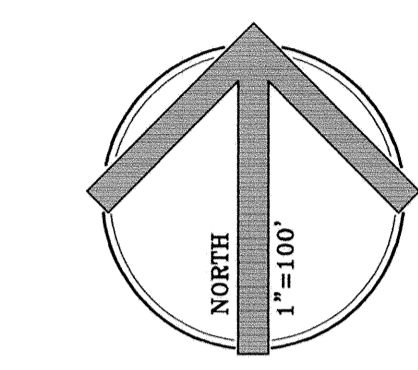
CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
PARCEL 'A'	CB 1	35.00	89.73	86.10	N49°50'46"W	33°28'23"
PARCEL 'A'	CB 2	200.00	117.74	116.04	S66°53'10"W	53°43'23"
PARCEL 'A'	CB 3	15.00	22.20	20.23	N88°25'11"W	84°47'03"
PARCEL 'A'	CB 4	425.00	110.98	110.26	N65°21'35"E	14°26'52"
PARCEL 'A'	CB 5	425.00	107.13	106.84	N67°59'28"W	14°26'52"
PARCEL 'A'	CB 6	150.00	56.31	53.71	N87°12'10"E	58°57'01"
PARCEL 'A'	CB 7	200.00	188.08	181.22	S47°56'17"E	33°59'49"
PARCEL 'B'	CB 8	375.00	94.52	84.27	S67°29'21"E	14°26'52"
PARCEL 'B'	CB 9	55.00	52.22	58.95	N43°52'10"W	54°51'11"
43	CB 2	35.00	27.47	27.19	N88°16'21"W	28°19'11"
44	CB 2	100.00	79.18	78.64	N67°53'10"W	10°42'08"
45	CB 4	425.00	30.82	30.81	S66°21'35"E	04°29'18"
46	CB 6	150.00	57.62	56.83	N67°53'10"W	33°59'49"
47	CB 6	150.00	56.31	53.71	N87°12'10"E	30°12'11"
54	CB 7	425.00	52.14	52.07	N00°19'17"E	08°57'28"
55	CB 9	300.00	72.13	72.13	N11°15'14"E	13°48'44"
56	CB 9	55.00	31.73	31.72	S25°38'58"E	33°59'49"
57	CB 10	350.00	56.31	56.10	N67°53'10"W	11°59'56"
58	CB 11	55.00	85.20	78.93	N23°00'37"W	88°45'28"
59	CB 12	35.00	78.26	71.82	N60°07'33"E	81°30'33"
59	CB 13	15.00	21.49	19.70	N00°09'43"E	82°35'50"
59	CB 14	250.00	102.36	101.85	N07°04'25"E	23°27'24"
48	CB 16	150.00	7.42	7.42	N18°28'37"W	02°49'58"
47	CB 17	375.00	86.63	86.44	N11°15'14"E	13°14'10"
ROAD	CB 18	200.00	16.92	16.91	N72°27'15"W	04°50'42"
56	CB 19	75.00	43.22	42.62	N01°23'10"W	33°59'49"
47	CB 20	350.00	56.31	56.10	N67°53'10"W	11°59'56"
47	CB 22	200.00	171.16	165.99	S45°30'50"E	49°02'04"

LINE TABLE

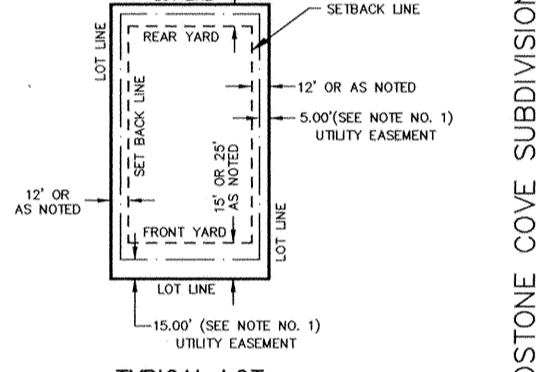
LINE	DIRECTION	DISTANCE
LB 1	S89°48'22"E	33.88
LB 2	S49°41'18"W	27.69
LB 3	N74°52'37"W	72.24
LB 4	S35°02'30"W	83.52
LB 5	S29°33'55"W	88.52
LB 6	N60°07'33"E	33.59
LB 7	S74°52'37"E	72.24

EAGLE POINT SUBDIVISION PHASE II
PARCEL "A"
ENTRY NO. 472463

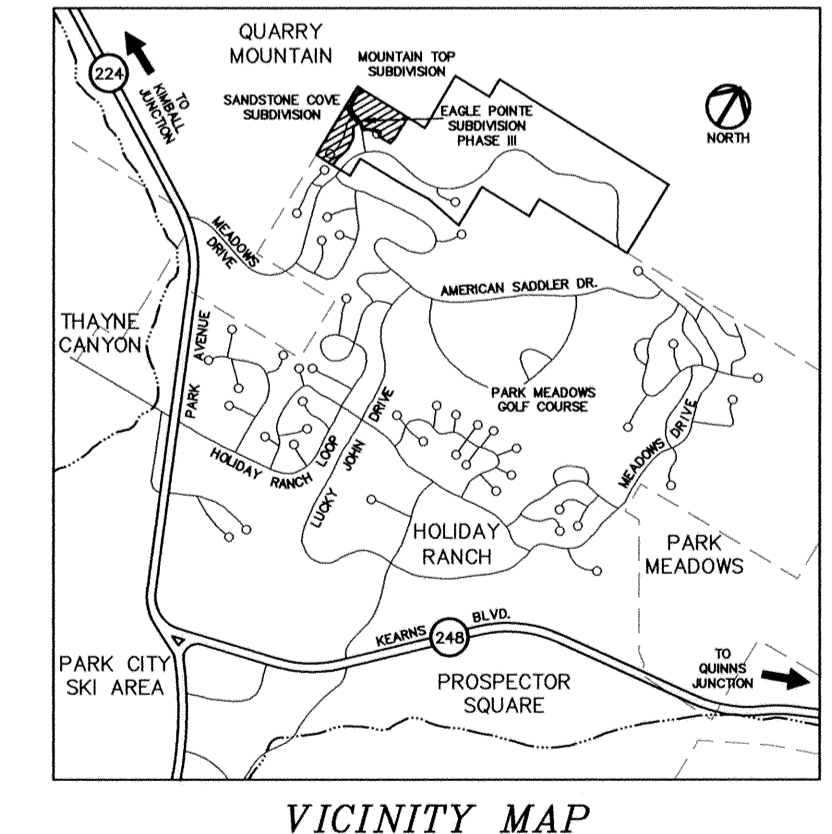


LEGEND

- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET (3 REQ.)
- 5/8" IRON ROD W/CAP, L.S. 147581 (SET OR TO BE SET)
- ▭ STREET ADDRESS (TYPICAL)



SANITARY SEWER ACCESS EASEMENTS TO BE ABANDONED UPON PLAT RECORDATION
ENTRY NO. 484765
BOOK 1068, PG. 206



MAXIMUM HOUSE SQUARE FOOTAGE TABLE
SEE NOTE #5

LOT NO.	LOT SIZE (SQ. FT.)	MAX. HOUSE SQUARE FOOTAGE
42	97,447	7,000
43	117,005	7,000
44	94,171	7,000
45	73,263	7,000
46	57,285	7,000
47	28,650	6,000
48	26,601	6,000
49	35,157	6,000
50	30,083	6,000
51	30,180	6,000
52	27,541	6,000
53	21,790	6,000
54	21,837	6,000
55	21,796	6,000
56	21,782	6,000
57	27,841	6,000

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 10 foot public utility and snow storage easement along Eagle Landing Court is 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. Interim snow removal costs will occur to lot owners prior to 50% buildout.
- 4) External fire sprinklers and a Modified 13-D type interior fire sprinkling system are required for all residences constructed in Eagle Pointe Subdivision. Wood roofs are prohibited.
- 5) The maximum house square footage 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, 6,000 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 unpaved 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 net adjusted maximum house square footage. (See chart on this sheet for lot lot maximums.)
- 6) 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.
- 7) 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 sod will 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 herein 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 III, subject to the declaration of covenants, conditions, restrictions and reservation of easements for the Eagle Pointe Subdivision - Phase III, which will be recorded in the offices 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 the streets, land for local government uses, easements and required utilities and easements shown on the sub-division plat and construction plans in accordance with an irrevocable offer of dedication. The Owner hereby dedicates to Park City Municipal Corporation Lot 'A', the trail easements, and the city streets as shown hereon. The City streets and trail easements are dedicated for the use of the general public. The Owner hereby 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 III.

EXECUTED this 20 day of Jan., 2000.
EAGLE MOUNTAIN PARTNERS, L.L.C., a Utah Corporation
Nancy A. Rossman
Nancy A. Rossman, Manager

ACKNOWLEDGMENT

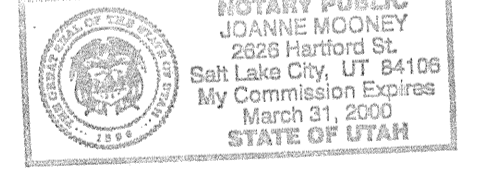
State of _____
County of _____
On the 20 day of JAN., 2000 personally appeared before me Nancy A. Rossman who, being by me duly sworn, did say that she is Manager of Eagle Mountain Partners, L.L.C., a Utah Limited Liability Company and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Eagle Mountain Partners, L.L.C., and said Nancy A. Rossman duly acknowledged that said Company executed the same.
Notary Public: *[Signature]* My commission expires: *[Date]*

CONSENT TO RECORD

The undersigned consents to the Recordation of Eagle Pointe Subdivision Phase III.
[Signature]
Kearns-Tribune Corporation
By: Tony McGinn
Treasurer

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
On this 22 day of March, 2000, Personally appeared before me Tony McGinn, who being duly sworn, did say he is the Treasurer of the Kearns-Tribune Corporation and the within and foregoing Consent to Record was signed on behalf of said corporation and said Tony McGinn duly acknowledged that said Corporation executed the same.
Notary Public: *[Signature]* My Commission expires: *[Date]*



BOUNDARY DESCRIPTION-PARCEL "A".

A parcel of land located in the Northeast Quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at the Northeast Corner of Lot 11, Eagle Pointe Subdivision, Phase I, a Subdivision recorded on December 14, 1995 as Entry No. 444358 in the office of the Summit County, Utah Recorder's Office, said point also being North 00°09'43" East 1662.82 feet and North 484.43 feet and West 362.57 feet from the East Quarter Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of bearing being South 00°17'50" West 2677.85 feet between said East Quarter Corner and the Southeast Corner of said Section 5), and running thence the following seven (7) courses along the Northern Boundary of said Eagle Pointe Subdivision, Phase I) thence South 86°53'26" West 222.61 feet to a point on a 55.00 foot radius non-tangent curve to the left, the center of which bears South 86°53'26" West; 2) thence Northwesterly along the arc of said curve 89.73 feet through a central angle of 84°47'03"; 3) thence South 83°28'23" West 93.68 feet to a point of curvature of a 200.00 foot radius curve to the left the center of which bears South 44°28'15" West; 4) thence Northwesterly along the arc of said curve 110.58 feet through a central angle of 14°54'26"; 5) thence Northwesterly along the arc of said curve 110.58 feet through a central angle of 14°54'26"; 6) thence Northwesterly along the arc of said curve 107.13 feet through a central angle of 14°26'52"; 7) thence Northwesterly along the arc of said curve 117.74 feet through a central angle of 33°43'23"; 8) thence South 49°41'18" West 27.69 feet to the point of curvature of a 15.00 foot radius curve to the right, the center of which bears North 40°18'42" West; 9) thence Westwesterly along the arc of said curve 22.20 feet through a central angle of 84°47'03" to a point of curvature of a 425.00 foot radius reverse curve to the left the center of which bears South 44°28'15" West; 10) thence Northwesterly along the arc of said curve 110.58 feet through a central angle of 14°54'26"; 11) thence Northwesterly along the arc of said curve 110.58 feet through a central angle of 14°54'26"; 12) thence Northwesterly along the arc of said curve 107.13 feet through a central angle of 14°26'52"; 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