

**BOUNDARY DESCRIPTION-NORTH PARCEL**  
 Beginning at the Southwest Corner of Section 33, Township 1 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being South 89°41'58" East 2650.34 feet between said Southwest Corner and the South Quarter Corner of said Section 33, both being found Aluminum Cap Monuments), and running thence North 00°47'55" West 1010.80 feet along the West line of said Section 33; thence South 89°36'51" East 665.83 feet; thence North 00°36'53" West 336.58 feet to the Northwest Corner of the Southwest quarter of the Southwest quarter of said Section 33; thence South 89°35'10" East 2000.74 feet along the North line of said Southwest quarter of the Southwest quarter to and along the North line of the Southeast quarter of the Southwest quarter; thence South 89°40'30" East 571.57 feet along the North line of the Southwest quarter of the Southeast quarter of said Section 33 to the West line of The Cove of Eagle Mountain Phase II (Entry No. 529206); thence South 33°22'09" West 734.34 feet along said West line to the North line of Meadows Drive (as shown on the Meadows Drive Dedication Plat recorded as Entry No. 587521) and a point of curvature of a non-tangent 467.00 foot radius curve to the right, the center of which bears North 17°30'43" West, thence along the North and West line of said Meadows Drive the following ten (10) courses: 1) thence West along the arc of said curve 65.66 feet through a central angle of 8°03'20"; 2) thence South 80°32'37" West 153.27 feet to a point of curvature of a 433.00 foot radius curve to the left, the center of which bears South 09°27'23" East; 3) thence West along the arc of said curve 125.90 feet through a central angle of 16°39'32"; 4) thence South 63°53'05" West 175.76 feet to a point of curvature of a 317.00 foot radius curve to the right, the center of which bears North 26°06'55" West; 5) thence West along the arc of said curve 179.18 feet through a central angle of 32°23'11"; 6) thence North 83°43'44" West 393.95 feet to a point of curvature of a 473.00 foot radius curve to the left, the center of which bears South 06°16'16" West; 7) thence Southwesterly along the arc of said curve 800.69 feet through a central angle of 96°59'24"; 8) thence South 00°43'08" East 66.26 feet to a point of curvature of a 407.00 foot radius curve to the right, the center of which bears South 89°16'52" West; 9) thence South along the arc of said curve 149.45 feet through a central angle of 21°02'21"; 10) thence South 2019'13" West 117.15 feet to the north line of Eagle Pointe Subdivision Phase II (Entry No. 562213); thence North 78°51'31" West 1118.38 feet along said North line to the north line of Eagle Pointe Subdivision Phase I (Entry No. 444358), thence North 78°37'05" West 72.78 feet along said north line to the point of beginning.

Containing 67.59 Acres, more or less.

**BOUNDARY DESCRIPTION-LOT B OPEN SPACE**  
 Beginning at a point on the South line of Section 33, said point being North 89°41'58" West 245.00 feet from the South Quarter Corner of said Section 33, Township 1 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being North 89°41'58" West 2650.34 feet from said South Quarter Corner to the Southwest Corner of said Section 33, both being found Aluminum Cap Monuments), and running thence along the South line of said Section 33, North 89°41'58" West 151.00 feet; thence South 00°11'06" West 332.55 feet to the South line of the North half of the North half of the Northeast quarter of the Northwest quarter of Section 4, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 89°40'12" West 927.94 feet along said South line; thence South 00°10'12" West 206.28 feet to the Northeast Corner of Lot 31, Eagle Pointe Subdivision Phase II (Entry No. 562213); thence North 56°46'53" West 216.91 feet to the East line of Meadows Drive as shown on said Eagle Pointe Subdivision Phase II and the Meadows Drive Dedication Plat (Entry # 587521) and a non-tangent point of curvature of a 863.00 foot radius curve to the left, the center of which bears North 56°46'53" West; thence along the Easterly and Southerly line of said Meadows Drive the following ten (10) courses: 1) thence Northerly along the arc of said curve 194.28 feet through a central angle of 12°53'54"; 2) thence North 2019'13" East 117.15 feet to a point of curvature of a 473.00 foot radius curve to the left, the center of which bears North 69°40'47" West; 3) thence Northerly along the arc of said curve 173.69 feet through a central angle of 21°02'21"; 4) thence North 00°43'08" West 66.26 feet to a point of curvature of a 407.00 foot radius curve to the right, the center of which bears North 89°16'52" East; 5) thence Northeasterly along the arc of said curve 888.97 feet through a central angle of 96°59'24"; 6) thence South 83°43'44" East 393.95 feet to a point of curvature of a 383.00 foot radius curve to the left, the center of which bears North 06°16'16" East; 7) thence Easterly along the arc of said curve 216.49 feet through a central angle of 32°23'11"; 8) thence North 63°53'05" East 175.76 feet to a point of curvature of a 367.00 foot radius curve to the right, the center of which bears South 26°06'55" East; 9) thence Easterly along the arc of said curve 106.71 feet through a central angle of 16°39'32"; 10) thence North 80°32'37" East 153.27 feet to the West line of The Cove at Eagle Mountain Phase I (Entry No. 477782); thence along said West line the following two (2) courses: 1) thence South 33°22'09" West 651.23 feet; 2) thence South 100.14 feet to the point of beginning.

Containing 21.92 Acres, more or less.

SOUTHWEST CORNER SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN (FOUND 5" ALUM. CAP)

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**GIS-BASIS OF BEARING TRANSLATION:**  
 BASIS OF BEARING: N 89°41'58" W 2650.32 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, BOTH BEING FOUND MONUMENTS.  
 SITE BENCHMARK: EXISTING 3" ALUM. CAP IN CONCRETE AT SAID SOUTH QUARTER CORNER; ELEVATION = 6722.66' USGS NVD 23.  
 SOUTHWEST CORNER SECTION 33: PROJECT COORDINATE= N 9998.53 E 9997.97 STATE PLANE COORDINATE= N 7417515.467 E 1637404.373 UTM CENTRAL ZONE, NAD 83, US SURVEY FOOT  
 SOUTH 1/4 CORNER SECTION 33: PROJECT COORDINATE= N 9994.62 E 12648.26 STATE PLANE COORDINATE= N 7417496.838 E 1640053.794 UTM CENTRAL ZONE, NAD 83, US SURVEY FOOT  
 COMBINED SCALE FACTOR = 0.99967929 ROTATION ANGLE = -00°05'43"; TRANSLATION AT SOUTH QUARTER CORNER

- NOTES**
- 1) A non-exclusive 15 foot front yard and 5 foot side and rear yard public and private 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 Norman's Way and Marilyn 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 7,000 sq. ft. 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 new adjusted maximum house square footage.
  - 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) Building Envelopes have been identified and shown on each lot. The building Envelope provides the boundary in which all building structures are to be located within. Once structures have been located within the Building Envelope, Limits of Disturbance apply as defined in Note #8 hereon.
  - 8) The Limits of Disturbance, LOD, will be required for each lot and will be shown on all site/building permit plans. The Limits of Disturbance is defined as the area on a lot that construction activity, excavation, or vegetation removal is allowed. The location of the Limits of Disturbance is based upon a measurement from the house foundation, at-grade decks or patios once designed & located. Maximum LOD measurements will be restricted to 15 feet on side yards, 25 feet on rear yards and 30 feet on front yards. The Limits of Disturbance can extend to the lot property line when the house foundation is within the measurements to the lot line as listed above. Driveway disturbance and utility access is permitted outside the Limits of Disturbance. Some exceptions to this standard may be given by the Park City Planning 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. All non-hard-surface disturbed areas will be considered as irrigated. Landscaped irrigation is only permitted within the Limits of Disturbance of which a maximum of 20% of the total irrigated area may be sod.
  - 9) All lots require a private residential sanitary sewer ejection pump, and are noted on this plat. The lot owner should contact S.B.W.R.D. for pre-built sanitary sewer lateral invert elevations. Installation, operation, maintenance, repair and the eventual replacement thereof shall be the sole responsibility of the lot owner.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS: That KT Group, LLC, 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 IV, subject to the declaration of covenants, conditions, restrictions and reservation of easements for the Eagle Pointe Subdivision - Phase IV, 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 subdivision plat and construction plans in accordance with an irrevocable offer of dedication. The Owner hereby dedicates to Park City Municipal Corporation Lots 'A' and 'B', 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 Water Reclamation District, Park City Fire Service 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 IV. The owner also hereby dedicates the common area easement to the Eagle Pointe Homeowners Association on Lot 73, as shown hereon, for landscaping purposes.

EXECUTED this 19 day of Dec., 2003.  
 KT GROUP, LLC, a Utah limited liability company,  
*Nancy A. Rossman*  
 Nancy A. Rossman, Manager

**ACKNOWLEDGMENT**  
 State of Florida  
 County of Orange  
 On the 19 day of Dec., 2003 personally appeared before me Nancy A. Rossman who, being by me duly sworn, did say that she is Manager of KT GROUP, LLC, a Utah limited liability company and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said KT GROUP, LLC, and that Nancy A. Rossman duly acknowledged that said company executed the same.  
*John J. Sorenson* My commission expires:  
 Notary Public  
 Karen M. Eaton  
 My Commission D0087128  
 Expires March 01, 2009

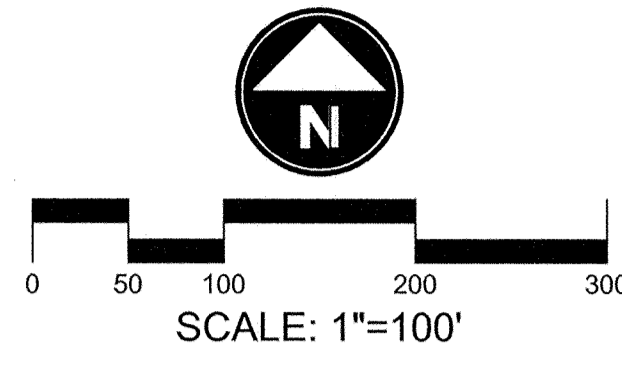
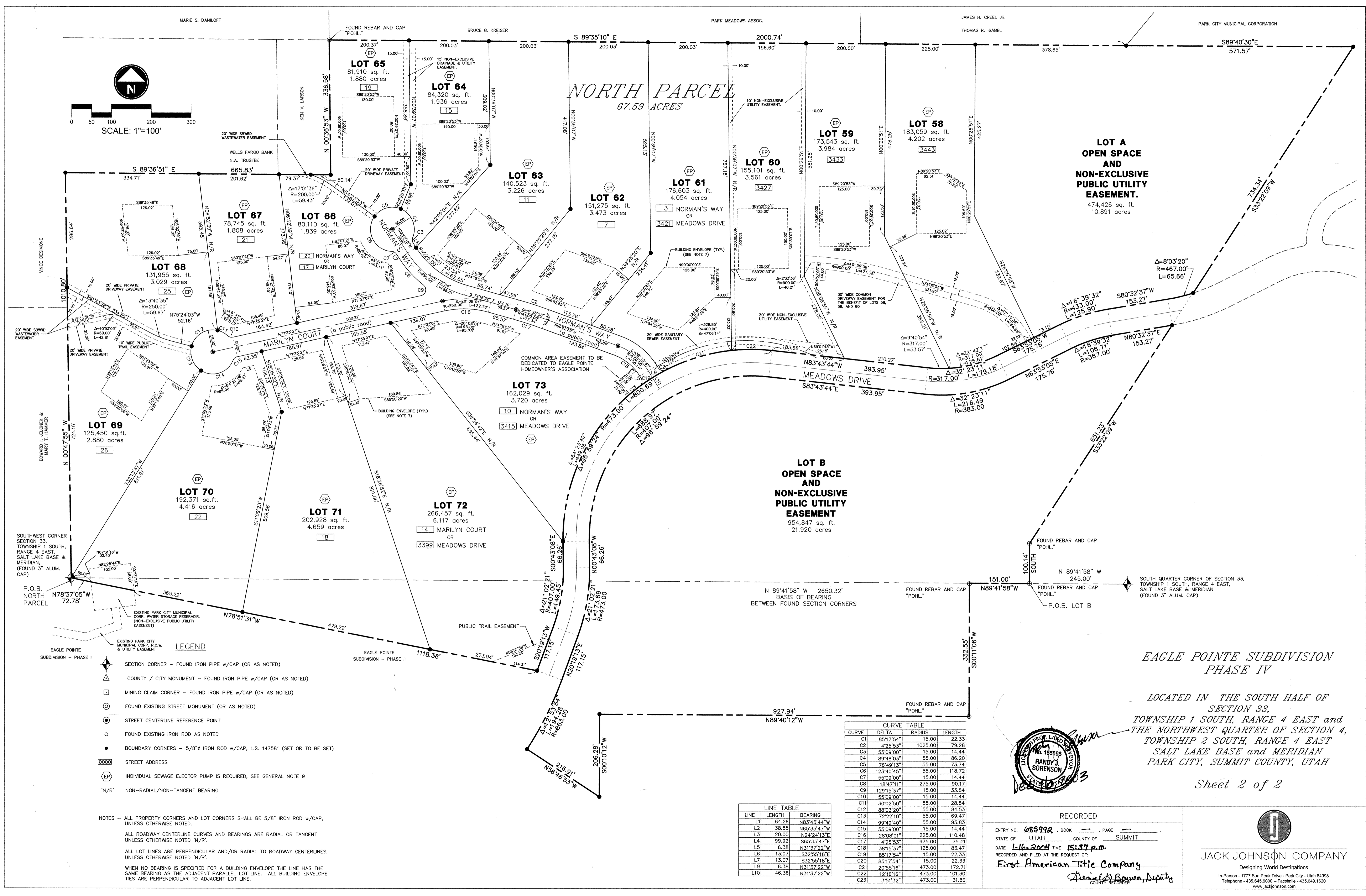
**SURVEYOR'S CERTIFICATE:**  
 I, Randy J. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155696 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon, and 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*  
 Randy J. Sorenson  
 Date Dec. 19, 2003

**EAGLE POINTE SUBDIVISION  
 PHASE IV**  
 LOCATED IN THE SOUTH HALF OF  
 SECTION 33,  
 TOWNSHIP 1 SOUTH, RANGE 4 EAST and  
 THE NORTHWEST QUARTER OF SECTION 4,  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST  
 SALT LAKE BASE and MERIDIAN  
 PARK CITY, SUMMIT COUNTY, UTAH

Sheet 1 of 2

CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION, THIS 19th DAY OF December, 2003.  PLANNING COMMISSION CHAIRMAN	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS 23rd DAY OF December, 2003.  S.B.W.R.D.	CITY 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. JAN 2 2004  PARK CITY ENGINEER	CITY COUNCIL PRESENTED TO THE PARK CITY COUNCIL THIS 19th DAY OF December, 2003, AT WHICH TIME THIS PLAT WAS APPROVED.  MAYOR CITY RECORDER	APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS 5th DAY OF JANUARY, 2004.  CITY ATTORNEY	RECORDED ENTRY NO. 685992, BOOK ---, PAGE --- STATE OF UTAH, COUNTY OF SUMMIT DATE 1-16-2004 TIME 15:37 PM RECORDED AND FILED AT THE REQUEST OF: First American Title Company  COUNTY RECORDER	 <b>JACK JOHNSONSON COMPANY</b> 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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SCALE: 1"=100'

WELLS FARGO BANK  
N.A. TRUSTEE

LOT 67  
78,745 sq. ft.  
1.808 acres

LOT 68  
131,955 sq. ft.  
3.029 acres

LOT 69  
125,450 sq. ft.  
2.880 acres

LOT 70  
192,371 sq. ft.  
4.416 acres

LOT 71  
202,928 sq. ft.  
4.659 acres

LOT 72  
266,457 sq. ft.  
6.117 acres

LOT 73  
162,029 sq. ft.  
3.720 acres

LOT 65  
81,910 sq. ft.  
1.880 acres

LOT 64  
84,320 sq. ft.  
1.936 acres

LOT 63  
140,523 sq. ft.  
3.226 acres

LOT 62  
151,275 sq. ft.  
3.473 acres

LOT 61  
176,603 sq. ft.  
4.054 acres

LOT 59  
173,543 sq. ft.  
3.984 acres

LOT 58  
183,059 sq. ft.  
4.202 acres

LOT A  
OPEN SPACE AND  
NON-EXCLUSIVE  
PUBLIC UTILITY  
EASEMENT.  
474,426 sq. ft.  
10.891 acres

NORTH PARCEL  
67.59 ACRES

LOT B  
OPEN SPACE AND  
NON-EXCLUSIVE  
PUBLIC UTILITY  
EASEMENT  
954,847 sq. ft.  
21.920 acres

LOT A  
OPEN SPACE AND  
NON-EXCLUSIVE  
PUBLIC UTILITY  
EASEMENT.  
474,426 sq. ft.  
10.891 acres

- LEGEND**
- SECTION CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)
  - COUNTY / CITY MONUMENT - FOUND IRON PIPE w/CAP (OR AS NOTED)
  - MINING CLAIM CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)
  - FOUND EXISTING STREET MONUMENT (OR AS NOTED)
  - STREET CENTERLINE REFERENCE POINT
  - FOUND EXISTING IRON ROD AS NOTED
  - BOUNDARY CORNERS - 5/8" IRON ROD w/CAP, L.S. 147581 (SET OR TO BE SET)
  - STREET ADDRESS
  - INDIVIDUAL SEWAGE EJECTOR PUMP IS REQUIRED, SEE GENERAL NOTE 9
  - 'N/R' NON-RADIAL/NON-TANGENT BEARING

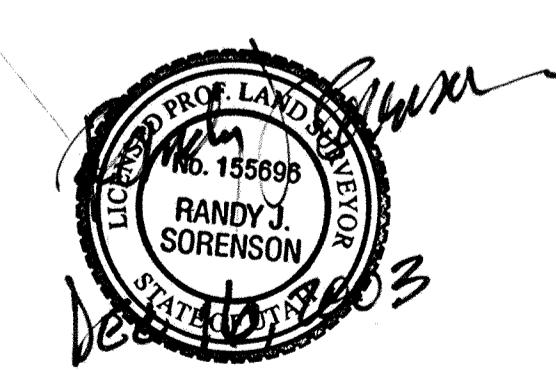
**NOTES** - ALL PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON ROD w/CAP, UNLESS OTHERWISE NOTED.  
ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED 'N/R'.  
ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROADWAY CENTERLINES, UNLESS OTHERWISE NOTED 'N/R'.  
WHEN NO BEARING IS SPECIFIED FOR A BUILDING ENVELOPE THE LINE HAS THE SAME BEARING AS THE ADJACENT PARALLEL LOT LINE. ALL BUILDING ENVELOPE TIES ARE PERPENDICULAR TO ADJACENT LOT LINE.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	64.26	N83°43'44"W
L2	38.85	N65°35'47"W
L3	20.00	N24°24'13"E
L4	99.92	S65°35'47"E
L5	6.38	N31°32'22"W
L6	13.07	S32°55'18"E
L7	13.07	S32°55'18"E
L8	6.38	N31°32'22"W
L10	46.36	N31°32'22"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	85°17'54"	15.00	22.33
C2	4°25'53"	1025.00	79.28
C3	55°09'00"	15.00	14.44
C4	89°48'03"	55.00	86.20
C5	76°49'13"	55.00	73.74
C6	123°40'45"	55.00	118.72
C7	55°09'00"	15.00	14.44
C8	18°47'11"	275.00	90.17
C9	129°15'37"	15.00	33.84
C10	55°09'00"	15.00	14.44
C11	30°02'50"	55.00	28.84
C12	88°03'20"	55.00	84.53
C13	22°21'10"	55.00	69.47
C14	99°49'40"	55.00	95.83
C15	55°09'00"	15.00	14.44
C16	28°08'01"	225.00	110.48
C17	4°25'53"	975.00	75.41
C18	38°15'37"	125.00	83.47
C19	85°17'54"	15.00	22.33
C20	85°17'54"	15.00	22.33
C21	20°55'16"	473.00	172.71
C22	12°16'16"	473.00	101.30
C23	3°51'32"	473.00	31.88



**EAGLE POINT SUBDIVISION  
PHASE IV**

LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST and THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE and MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

Sheet 2 of 2

RECORDED

ENTRY NO. 085992, BOOK, PAGE

STATE OF UTAH, COUNTY OF SUMMIT

DATE 1-16-2004 TIME 15:37 p.m.

RECORDED AND FILED AT THE REQUEST OF:  
First American Title Company  
Daniel A. Bowen, Deputy  
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