

NOTES:

FIRE DEPARTMENT ACCESS ROADS:

AN ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION. IN THE EVENT THAT THE ALL-WEATHER ACCESS IS NOT MAINTAINED, THE FIRE DISTRICT RESERVES THE RIGHT TO STOP WORK UNTIL REQUIRED ROADS ARE PLACED BACK IN SERVICE. [UNIFORM FIRE CODE 901.3]

WATER SUPPLIES FOR FIRE PROTECTION

WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. IN THE EVENT THAT 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 OBSTRUCTION BY PARKING AND/OR OTHER OBSTRUCTIONS. EACH WATER SUPPLY FOR FIRE PROTECTION MUST BE MARKED WITH AN APPROVED FLAG TO IDENTIFY ITS LOCATION DURING WINTER CONDITIONS. [UNIFORM FIRE CODE 901.3 AND 901.4.3]

FUTURE HIGHLAND ESTATES PLAT "C"

Common Areas
Contain 21.1 Acres

COMMON AREA

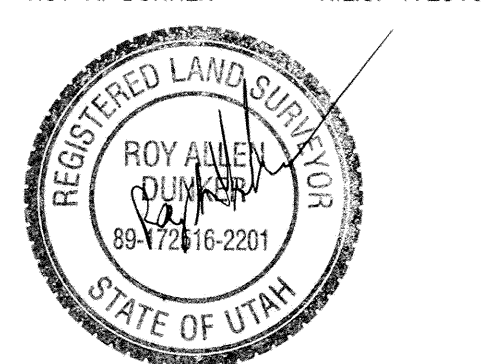
COMMON AREA

SURVEYOR'S CERTIFICATE

I, ROY A. DUNKER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172516, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND STREETS, HEREINAFTER TO BE KNOWN AS "SILVER SUMMIT SUBDIVISION PHASE 2" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

7-26-99
DATE

ROY A. DUNKER
R.L.S. 172516



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH ON THE ATTACHED PLAT, AND COVENANTS REFERENCED HERETO, HEREIN TO BE KNOWN AS "SILVER SUMMIT SUBDIVISION PHASE 2" ALSO THE OWNER HEREBY DEDICATES TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, PARK CITY FIRE SERVICE DISTRICT, ATKINSON WATER DISTRICT, UTILITY POWER & LIGHT, QUESTAR GAS AND OTHER SUPPLIERS OF PUBLIC UTILITIES, A NON-EXCLUSIVE EASEMENT, OVER THE COMMON AREAS AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT. THE OWNERS DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 26TH DAY OF JULY, 1999.

Michael Stewart
FIELDSTONE PARTNERS, L.L.C.
BY: FIELDSTONE HOMES, INC.
MANAGING MEMBER

DEDICATION OF COMMON AREAS

THE OWNERS, IN RECORDING THIS PLAT OF SILVER SUMMIT SUBDIVISION PHASE TWO, HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR USE BY THE OWNERS IN SILVER SUMMIT SUBDIVISION PHASE TWO FOR RECREATION AND UTILITY MAINTENANCE. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED OVER ALL COMMON AREAS. THE COMMON AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE ARTICLES OF SAID COMPANY, AND THE SAID MICHAEL STEWART DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES EXECUTED THE SAME.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THE 26TH DAY OF July, 1999, PERSONALLY APPEARED BEFORE ME MICHAEL STEWART, WHO BEING DULY SWORN DID SAY THAT HE IS MANAGER OF FIELDSTONE HOMES INC., MANAGING MEMBER OF FIELDSTONE PARTNERS, LLC AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES BY AUTHORITY OF THE ARTICLES OF SAID COMPANY, AND THE SAID MICHAEL STEWART DULY ACKNOWLEDGED TO ME THAT SAID COMPANIES EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

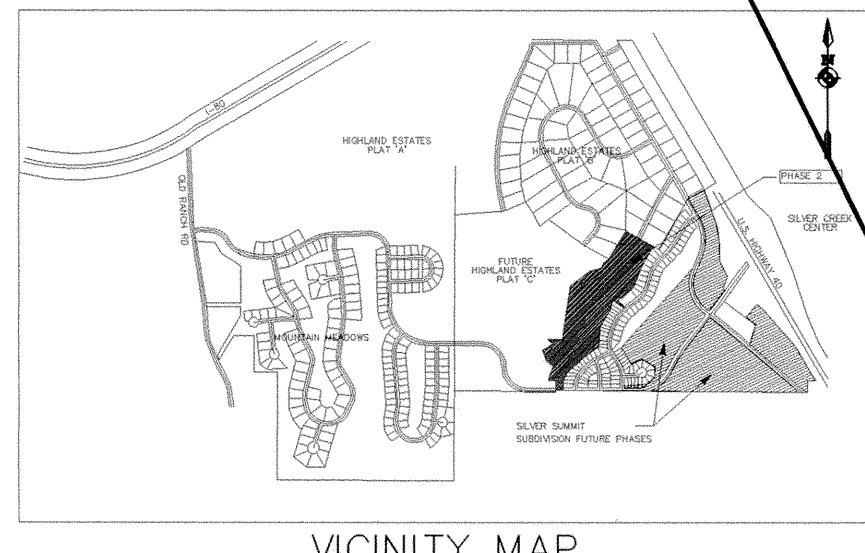
Notary Public
CHERYLL L. MCCONKAY
974 W. 400 S.
Salt Lake City, Utah 84104
My Commission Expires
June 11, 2002

Cheryl L. McConkay
NOTARY PUBLIC

PHASE 2 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE WEST HALF OF SECTION 22, BOTH WITHIN TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE, N 89°40'52" W, 1648.98 FEET TO THE POINT OF BEGINNING; THENCE, N 00°19'09" E, 150.00 FEET; THENCE, N 89°40'52" W, 106.00 FEET; THENCE, N 00°19'08" E, 30.00 FEET; THENCE, N 18°35'48" E, 207.67 FEET; THENCE, N 56°24'00" W, 120.00 FEET; THENCE, N 19°37'31" W, 185.00 FEET; THENCE, N 57°46'55" E, 189.01 FEET; THENCE, N 67°43'13" E, 161.39 FEET; THENCE, N 08°18'00" E, 820.00 FEET; THENCE, N 51°30'00" E, 365.68 FEET; THENCE, N 75°00'00" E, 195.00 FEET; THENCE, N 26°09'24" E, 168.74 FEET; THENCE, N 35°51'00" E, 506.99 FEET; THENCE, S 60°00'00" E, 484.18 FEET TO THE SOUTH LINE OF LOT 240, OF HIGHLANDS ESTATES PLAT "B" AND RECORDED AS ENTRY # 99787 OF THE SUMMIT COUNTY RECORDS; THENCE, S 40°30'00" W, 138.64 FEET TO THE WEST LINE OF LOT 237 OF SILVER SUMMIT SUBDIVISION PHASE 1; THENCE, S 28°45'00" W, 125.00 FEET ALONG THE NORTH WESTERLY LINE OF SAID SILVER SUMMIT SUBDIVISION PHASE 1; THENCE, S 21°45'00" W, 420.00 FEET ALONG THE NORTH WESTERLY LINE OF SAID SILVER SUMMIT SUBDIVISION PHASE 1; THENCE, S 49°30'00" W, 165.00 FEET ALONG THE NORTH WESTERLY LINE OF SAID SILVER SUMMIT SUBDIVISION PHASE 1 TO THE WEST CORNER OF LOT 246 OF SILVER SUMMIT SUBDIVISION PHASE 1; THENCE, S 49°30'00" W, 115.00 FEET; THENCE, S 41°45'00" W, 80.00 FEET TO THE NORTHERLY LINE OF LOT 34 OF SILVER SUMMIT COMMUNITY PHASE A; THENCE, N 58°02'45" W, 75.33 FEET TO THE NORTH CORNER OF SAID LOT; THENCE, S 12°00'00" W, 142.64 FEET ALONG THE NORTH WESTERLY LINE OF SAID SILVER SUMMIT COMMUNITY PHASE A; THENCE, S 29°20'00" W, 300.00 FEET ALONG THE NORTH WESTERLY LINE OF SAID SILVER SUMMIT COMMUNITY PHASE A; THENCE, S 04°49'07" W, 300.00 FEET ALONG THE WESTERLY LINE OF SAID SILVER SUMMIT COMMUNITY PHASE A; THENCE, S 55°33'27" W, 233.25 FEET ALONG THE WESTERLY LINE OF SAID SILVER SUMMIT COMMUNITY PHASE A; THENCE, S 47°25'31" W, 378.20 FEET ALONG THE SOUTH WESTERLY LINE OF SAID SILVER SUMMIT COMMUNITY PHASE A; THENCE, S 30°48'38" W, 135.00 FEET ALONG THE SOUTH WESTERLY LINE OF SAID SILVER SUMMIT COMMUNITY PHASE A; THENCE, S 00°19'08" W, 175.04 FEET ALONG THE SOUTH WESTERLY LINE OF SAID SILVER SUMMIT COMMUNITY PHASE A; THENCE, N 89°40'52" W, 121.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.623 ACRES.



CURVE TABLE						
No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
1	90°14'57"	112.00	176.42	112.49	S45°07'27"E	158.74
2	08°13'47"	387.21	55.62	27.86	S04°06'26"W	55.57
3	08°53'14"	387.21	60.06	30.09	S12°39'56"W	60.00
4	08°53'14"	387.21	60.06	30.09	S21°33'10"W	60.00
5	08°53'14"	387.21	60.06	30.09	S30°28'25"W	60.00
6	08°47'11"	387.21	59.38	29.75	S39°16'38"W	59.32
7	04°38'32"	387.21	31.35	15.69	S45°59'24"W	31.35
8	01°26'32"	472.62	11.90	5.95	N47°34'53"E	11.90
9	09°57'36"	472.62	82.16	41.18	N41°52'49"E	82.05
10	10°00'16"	472.62	82.52	41.37	N31°53'54"E	82.42
11	00°18'06"	472.62	2.21	1.11	N26°45'43"E	2.21
12	90°14'57"	62.00	97.66	62.27	S45°07'27"E	87.87
13	48°18'08"	337.21	284.37	151.26	S24°09'04"W	276.02
14	21°40'29"	522.62	197.71	100.05	N37°27'54"E	196.53
15	90°14'57"	87.00	137.04	87.38	S45°07'27"E	123.30
16	48°18'08"	362.21	305.45	162.47	S24°09'04"W	296.48
17	21°40'29"	497.62	188.25	95.26	N37°27'54"E	187.13

LOT DATA		
LOT	ACRES	SQ. FT.
301	0.15	6524.00
302	0.15	6376.91
303	0.15	6767.31
304	0.16	7173.79
305	0.17	7541.26
306	0.21	9188.70
307	0.21	9275.94
308	0.19	8362.41
309	0.20	8953.80
310	0.15	6726.03
311	0.16	6896.18

LEGEND:

- EXISTING REBAR
- MONUMENT TO BE SET
- REBAR AND CAP TO BE SET
- PROPOSED FIRE HYDRANT

NOTE:

ALL LOTS SHALL HAVE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS AS SHOWN ON PLAT AND AS DESCRIBED BELOW

FRONT & REAR: 10 FEET
SIDE: 7.5 FEET

DATE PLOTTED: JULY 22, 1999

FILE NAME:

PARK CITY FIRE SERVICE DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS 23RD DAY OF July, A.D. 19 99

Scott W. Adams
FIRE MARSHAL

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 21ST DAY OF July, A.D. 19 99

Scott E. S.B.S.I.D.

UTAH POWER & LIGHT COMPANY APPROVAL

APPROVED AND ACCEPTED THIS 27TH DAY OF July, A.D. 19 99

R. Ruane

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED AND ACCEPTED THIS 27TH DAY OF July, A.D. 19 99

Steve Blake
DISTRICT ADMINISTRATOR

SUMMIT COUNTY ASSESSOR

ALL TAXES, INTEREST AND PENALTIES OWING TO THIS LAND HAVE BEEN PAID AS OF THIS 16TH DAY OF August, A.D. 19 99

Barbara J. Kresser
SUMMIT COUNTY ASSESSOR

PUBLIC WORKS APPROVAL

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PUBLIC WORKS DEPARTMENT ON THIS 23RD DAY OF August, A.D. 19 99

John W. Richins

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 27TH DAY OF July, A.D. 19 99

Paul E. Alder
CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO BOARD OF THE SUMMIT COUNTY COMMISSIONERS THIS 23RD DAY OF August, A.D. 19 99

Paul E. Alder
COUNTY CLERK

COUNTY ENGINEER

I, *Donna A. Kase*, SUMMIT COUNTY ENGINEER HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

8/5/99
DATE
Donna A. Kase
COUNTY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 9TH DAY OF September, A.D. 19 99

David L. Thorne
ATTORNEY

RECORDED

NO. 548431
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF First American Title Co.

DATE: 9-14-99 TIME: 10:21 AM BOOK: PAGE: 98
FEE \$
Alan Jensen
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
151 SOUTH REGENT STREET
SALT LAKE CITY, UT 84111-1903
(801) 323-0887 FAX (801) 323-0770

SHEET 1 of 2

PROJECT NO. 12408

DRAWING NO.

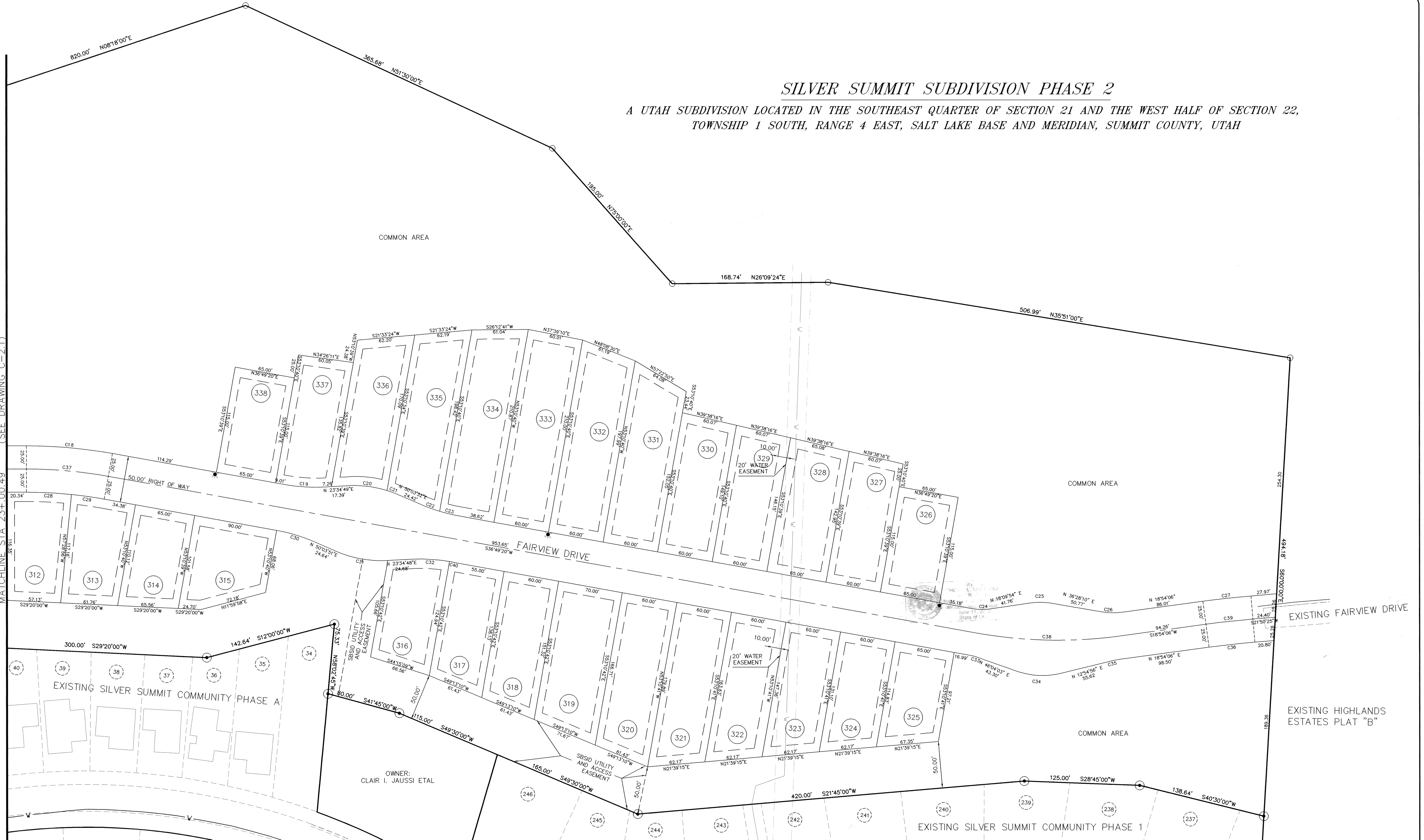
C-2.1

SILVER SUMMIT SUB.
PHASE II
SHEET 1

SILVER SUMMIT SUBDIVISION PHASE 2

A UTAH SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE WEST HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

MATCHLINE STA 23+00.49 (SEE DRAWING C-2.1)



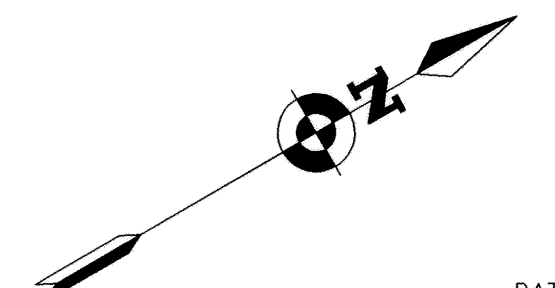
LOT 312	5896 North Fairview Drive
LOT 313	5906 North Fairview Drive
LOT 314	5916 North Fairview Drive
LOT 315	5926 North Fairview Drive
LOT 316	5936 North Fairview Drive
LOT 317	5946 North Fairview Drive
LOT 318	5956 North Fairview Drive
LOT 319	5966 North Fairview Drive
LOT 320	5976 North Fairview Drive
LOT 321	5986 North Fairview Drive
LOT 322	5996 North Fairview Drive
LOT 323	6006 North Fairview Drive
LOT 324	6016 North Fairview Drive
LOT 325	6026 North Fairview Drive
LOT 326	6036 North Fairview Drive
LOT 327	6046 North Fairview Drive
LOT 328	6056 North Fairview Drive
LOT 329	6066 North Fairview Drive
LOT 330	6076 North Fairview Drive
LOT 331	6086 North Fairview Drive
LOT 332	6096 North Fairview Drive
LOT 333	6106 North Fairview Drive
LOT 334	6116 North Fairview Drive
LOT 335	6126 North Fairview Drive
LOT 336	6136 North Fairview Drive
LOT 337	6146 North Fairview Drive
LOT 338	6156 North Fairview Drive

ADDRESS FOR
LOTS
312-338

LOT DATA					
LOT	ACRES	SQ. FT.	LOT	ACRES	SQ. FT.
312	0.17	7407.28	326	0.17	7475.02
313	0.17	7499.21	327	0.19	8488.53
314	0.16	6880.19	328	0.20	8820.70
315	0.18	7898.96	329	0.20	8857.32
316	0.18	7700.86	330	0.21	9034.43
317	0.18	7892.05	331	0.26	11204.31
318	0.20	8683.41	332	0.28	12239.70
319	0.25	11130.85	333	0.29	12629.09
320	0.24	10397.94	334	0.28	12306.37
321	0.24	10305.70	335	0.25	11070.88
322	0.21	9329.74	336	0.22	9788.67
323	0.19	8353.79	337	0.19	8361.61
324	0.17	7377.83	338	0.17	7474.97
325	0.16	6891.32			

CURVE TABLE					
No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
18	10°11'40"	525.02	93.41	46.83	531'43'29"W
19	13°22'12"	189.90	44.31	22.26	N30°18'04"E
20	20°13'45"	122.82	43.36	21.91	N33°30'02"E
21	06°38'36"	122.82	14.24	7.13	S46°56'13"W
22	06°48'40"	189.84	22.57	11.30	N46°41'41"E
23	06°28'01"	189.84	21.43	10.72	N40°03'21"E
24	18°54'38"	62.00	20.46	10.33	N27°37'13"E
25	18°18'16"	84.50	27.00	13.61	N27°19'02"E
26	17°34'04"	87.00	26.68	13.44	N27°41'08"E
27	02°56'19"	1025.00	52.57	26.29	S20°22'15"W
28	05°53'24"	475.02	48.83	24.44	S29°34'22"W
29	04°18'14"	475.02	35.68	17.85	S34°40'12"W
30	13°02'33"	189.90	43.23	21.71	S43°30'26"W
31	26°53'01"	122.82	57.63	29.35	N36°49'40"E
32	12°47'21"	189.84	42.37	21.28	S30°00'34"W
33	09°17'19"	62.00	10.05	5.04	N41°25'18"E
34	33°09'09"	84.50	48.89	25.15	N29°29'31"E
35	05°57'07"	87.00	9.09	4.52	N15°54'31"E
36	02°56'19"	975.00	50.01	25.01	S20°22'15"W
37	10°11'39"	500.02	88.96	44.60	S31°43'29"W
38	17°56'21"	500.01	156.41	78.85	N27°51'39"E
39	02°56'19"	1000.00	51.29	25.65	S20°22'15"W
40	00°25'05"	189.84	1.39	0.69	S36°36'48"W

NOTE:
ALL LOTS SHALL HAVE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS AS SHOWN ON PLAT AND AS DESCRIBED BELOW
FRONT & REAR: 10 FEET
SIDE: 7.5 FEET



DATE PLOTTED: JULY 22, 1999
FILE NAME: L:\JOBS\12408\SITE\PHASE2\C2.DWG

RECORDED #
NO. 548431
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF First American Title Co
DATE 9-14-99 TIME 10:28 AM 2000
\$98.00
FEE \$

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
151 SOUTH REGENT STREET
SALT LAKE CITY, UT 84111-1903
(801) 323-0887 FAX (801) 323-0770

SHEET 2 OF 2
PROJECT NO. 12408a
DRAWING NO. C-2.2

SILVER SUMMIT SUB.
PHASE II
SHEET 2