

SILVER SUMMIT SUBDIVISION PHASE 1

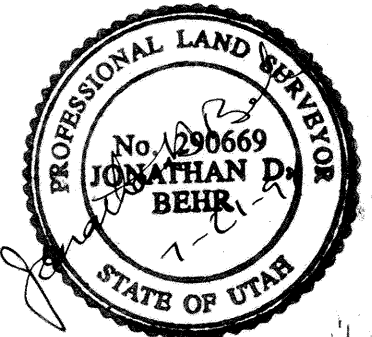
A UTAH SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE WEST HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, JON BEHR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 176631, 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 1" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

July 21, 1998
DATE

Jonathan D. Behr
JON BEHR R.L.S. 290669



PHASE ONE 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 ALONG THE SOUTH LINE OF SAID SECTION 21, N 0°00'00" E, 1276.22' FEET; THENCE LEAVING SAID SECTION 21, N 0°00'00" E, 1276.22' FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KINGSFORD AVENUE AS SHOWN BY SILVER SUMMIT SUBDIVISION PHASE 1, RECORDED ON DECEMBER 21, 1993, AS ENTRY NO. 24381 OF THE SUMMIT COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF LOT 34 OF SILVER SUMMIT COMMUNITY PHASE A, N 58°02'45" W, 128.00' FEET; THENCE N 4°45'00" E, 80.00' FEET; THENCE N 49°30'00" E, 15.00' FEET TO THE POINT OF BEGINNING; THENCE N 49°30'00" E, 165.00' FEET; THENCE N 21°45'00" E, 420.00' FEET; THENCE N 28°45'00" E, 125.00' FEET; THENCE N 40°30'00" E, 138.64' FEET TO THE SOUTH LINE OF LOT 240, OF HIGHLANDS ESTATES PLAT "B" AND RECORDED AS ENTRY # 99787 OF THE SUMMIT COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF SAID LOT 240, S 60°00'00" E, 78.36' FEET; THENCE ALONG THE SOUTHEASTLY LINE OF SAID HIGHLANDS ESTATES PLAT "B", N 30°00'00" E, 833.25' FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLANDS DRIVE; THENCE WITH SAID RIGHT-OF-WAY LINE, S 30°26'20" E, 29.63' FEET; THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE SAME, HAVING A RADIUS OF 615.57' FEET, THROUGH A CENTRAL ANGLE OF 53°48'12", A DISTANCE OF 576.17' FEET, SAID CURVE HAVING A CHORD OF S 32°05' E, 555.23' FEET TO A POINT OF TANGENCY; THENCE WITH SAID RIGHT-OF-WAY LINE, S 23°29' E, 223.49' FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S 42°13'20" W, 160.29' FEET TO THE NORTHEAST CORNER OF LOT 104 OF SILVER SUMMIT COMMUNITY PHASE 1; THENCE WITH THE NORTHERLY LINE OF SAID LOT 104, S 55°26'47" W, 140.29' FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF KINGSFORD AVENUE; THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 28.60' FEET, THROUGH A CENTRAL ANGLE OF 47°56'09", A DISTANCE OF 55.50' FEET; SAID CURVE HAVING A CHORD OF N 5°30'57" W, 228.79' FEET TO A POINT OF TANGENCY; THENCE WITH SAID RIGHT-OF-WAY LINE, N 17°27'08" E, 135.00' FEET; THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 610.00' FEET, THROUGH A CENTRAL ANGLE OF 39°15'55", A DISTANCE OF 458.77' FEET; SAID CURVE HAVING A CHORD OF N 37°04'05" E, 449.86' FEET TO THE POINT OF BEGINNING; THENCE N 46°55'24" W, 143.97' FEET TO THE POINT OF BEGINNING AND CONTAINING 24.546 ACRES.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS 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, HEREAFTER TO BE KNOWN AS "SILVER SUMMIT SUBDIVISION PHASE 1". ALSO THE OWNER HEREBY DEDICATES TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, PARK CITY FIRE SERVICE DISTRICT, ATKINSON WATER DISTRICT, UTAH 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 ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS THEREOF, WE HAVE HERETO SET OUR HANDS

THIS 20th DAY OF JULY, 1998

[Signature]
MANAGER, SILVER SUMMIT AFFORDABLE HOUSING COALITION, L.L.C.

DEDICATION OF COMMON AREAS

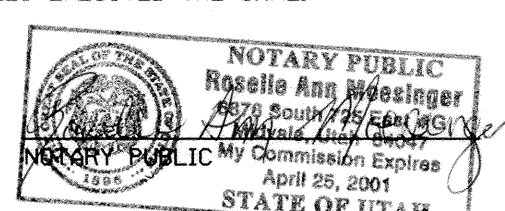
THE OWNERS, IN RECORDING THIS PLAT OF SILVER SUMMIT SUBDIVISION PHASE ONE, HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR USE BY THE OWNERS IN SILVER SUMMIT SUBDIVISION PHASE ONE FOR RECREATION AND UTILITY MAINTENANCE. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED OVER ALL COMMON AREAS. THE COMMON AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN SILVER SUMMIT SUBDIVISION PHASE ONE. THE DEDICATION OF COMMON AREAS IS 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 ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS THEREOF, WE HAVE HERETO SET OUR HANDS

ACKNOWLEDGEMENT

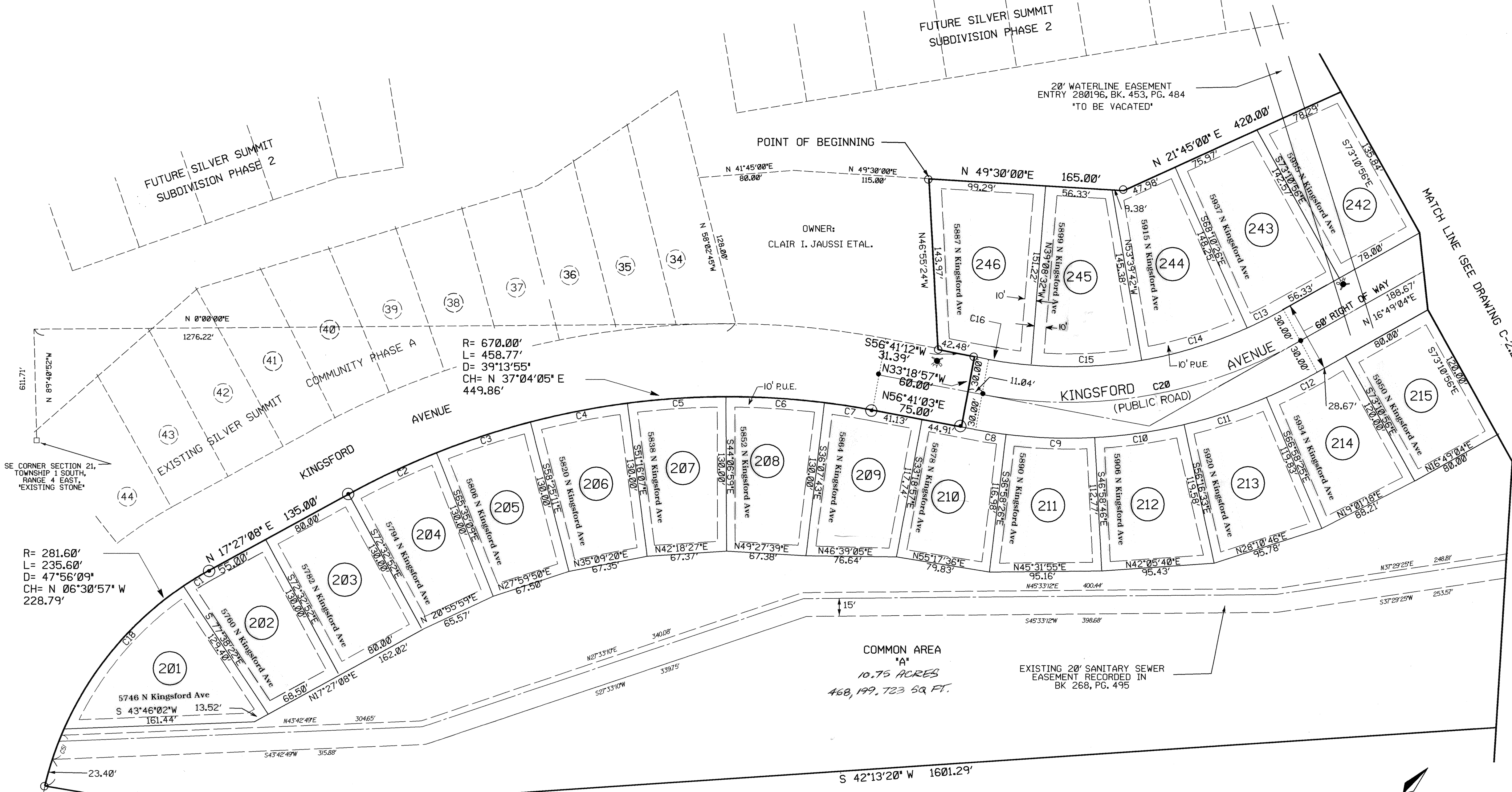
STATE OF UTAH
COUNTY OF SUMMIT

ON THE 20th DAY OF JULY, 1998, PERSONALLY APPEARED BEFORE ME MICHAEL STEWART, WHO BEING DULY SWORN DID SAY THAT HE IS A MANAGER OF SILVER SUMMIT AFFORDABLE HOUSING COALITION, L.L.C. AND SILVER SUMMIT, L.L.C. 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:



FILE NAME : C2-1.DGN
DATE PLOTTED : JULY 20, 1998

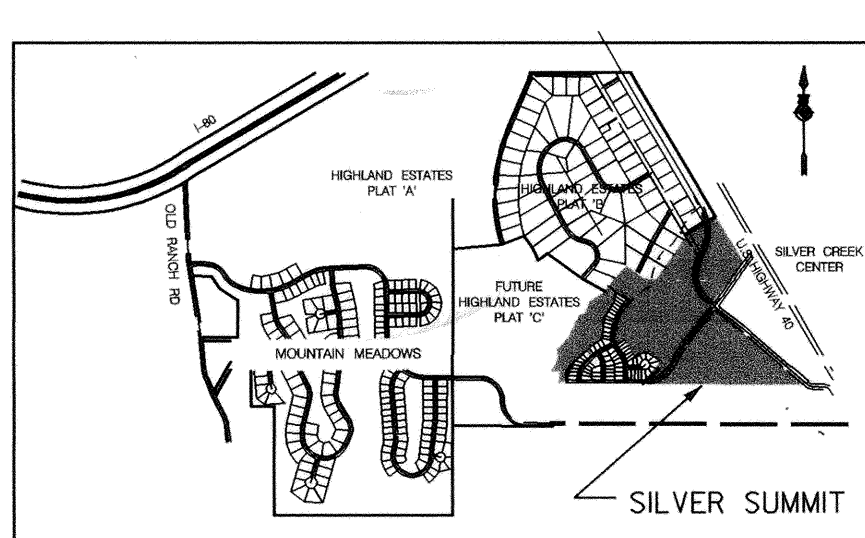


R= 281.60'
L= 235.60'
D= 47°56'09"
CH= N 06°30'57" W
228.79'

R= 670.00'
L= 458.77'
D= 39°13'55"
CH= N 37°04'05" E
449.86'

COMMON AREA
"A"
10.75 ACRES
468,199, 723 SQ. FT.

EXISTING 20" SANITARY SEWER
EASEMENT RECORDED IN
BK 268, PG. 495



VICINITY MAP

FUTURE SILVER SUMMIT SUBDIVISION PHASE 3

| LOT | ACRES | SQ. FT. |
|-----|-------|----------|
| 201 | 0.26 | 1466.681 |
| 202 | 0.22 | 1249.570 |
| 203 | 0.24 | 1349.993 |
| 204 | 0.22 | 1260.208 |
| 205 | 0.28 | 1584.488 |
| 206 | 0.23 | 1283.228 |
| 207 | 0.23 | 1285.470 |
| 208 | 0.23 | 1267.974 |
| 209 | 0.23 | 1297.604 |
| 210 | 0.20 | 1108.243 |
| 211 | 0.20 | 1143.487 |
| 212 | 0.23 | 1289.316 |
| 213 | 0.23 | 1200.246 |
| 214 | 0.22 | 1277.081 |
| 215 | 0.24 | 1328.176 |
| 216 | 0.25 | 1386.783 |
| 217 | 0.28 | 1546.708 |
| 218 | 0.26 | 1439.878 |
| 219 | 0.26 | 1435.466 |
| 220 | 0.30 | 1636.057 |

| NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG | CHORD |
|-----|-----------|---------|---------|-------------|-------------|---------|
| C1 | 5°05'30" | 281.60' | 25.83' | 14°44'23" W | 25.82' | 25.82' |
| C2 | 6°57'43" | 670.00' | 81.41' | 48°76' N | 20°55'58" E | 81.36' |
| C3 | 7°09'58" | 670.00' | 83.88' | 41°95' N | 27°59'57" E | 83.74' |
| C4 | 7°09'03" | 670.00' | 83.62' | 41.87' N | 35°09'20" E | 83.57' |
| C5 | 7°09'09" | 670.00' | 83.64' | 41.87' N | 42°18'27" E | 83.59' |
| C6 | 7°09'15" | 670.00' | 83.66' | 41.89' N | 49°27'39" E | 83.61' |
| C7 | 3°38'46" | 670.00' | 42.64' | 21.33' N | 64°51'42" E | 42.63' |
| C8 | 3°39'29" | 430.00' | 27.48' | 13.73' S | 64°51'10" W | 27.45' |
| C9 | 10°00'20" | 430.00' | 76.50' | 37.64' N | 48°01'24" E | 75.00' |
| C10 | 10°11'37" | 430.00' | 76.50' | 38.38' N | 37°55'25" E | 76.40' |
| C11 | 9°48'00" | 430.00' | 73.55' | 36.85' N | 27°55'36" E | 73.46' |
| C12 | 6°12'32" | 430.00' | 46.60' | 23.32' N | 19°55'19" E | 46.57' |
| C13 | 5°00'30" | 370.00' | 32.34' | 16.82' S | 1°19'19" W | 32.33' |
| C14 | 14°38'44" | 370.00' | 93.72' | 47.11' S | 2°04'56" W | 93.47' |
| C15 | 14°31'09" | 370.00' | 93.76' | 47.13' S | 4°35'53" W | 93.51' |
| C16 | 5°29'07" | 370.00' | 37.63' | 18.83' S | 53°46'15" W | 37.61' |
| C17 | 82°49'20" | 281.60' | 161.31' | 82.94' N | 4°03'01" W | 159.12' |
| C18 | 32°29'16" | 281.60' | 159.67' | 82.05' S | 3°53'00" E | 157.54' |
| C19 | | | | | | |
| C20 | 39°51'59" | 400.00' | 278.32' | 145.86' N | 36°45'03" E | 272.79' |
| C21 | 2°46'58" | 730.00' | 35.43' | 17.72' S | 55°17'38" E | 35.42' |

LEGEND:

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

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

| | | | | |
|--|--|---|--|---|
| PARK CITY FIRE SERVICE DISTRICT APPROVAL APPROVED AND ACCEPTED THIS 22nd DAY OF July A.D. 1998 <i>Scott Williams</i> FIRE MARSHAL | SEWER DISTRICT APPROVAL REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 22nd DAY OF July A.D. 1998 <i>Ray E. Smith</i> S.B.S.T.D. | UTAH POWER & LIGHT COMPANY APPROVAL APPROVED AND ACCEPTED THIS 22nd DAY OF July A.D. 1998 <i>R. Duane Rayner</i> | SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT APPROVED AND ACCEPTED THIS 22nd DAY OF July A.D. 1998 <i>Donna K. Park</i> DISTRICT ADMINISTRATOR | SUMMIT COUNTY ASSESSOR ALL TAXES, INTEREST AND PENALTIES OWING TO THIS LAND HAVE BEEN PAID AS OF THIS 22nd DAY OF July A.D. 1998 <i>Barbara J. Kresser</i> SUMMIT COUNTY ASSESSOR |
| PUBLIC WORKS APPROVAL APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PUBLIC WORKS SUPERVISOR ON THIS 22nd DAY OF July A.D. 1998 <i>Debra L. Lichins</i> | COUNTY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 23rd DAY OF July A.D. 1998 <i>Paul C. Allen</i> CHAIRMAN | COUNTY COMMISSION APPROVAL PRESENTED TO BOARD OF THE SUMMIT COUNTY COMMISSION THIS 22nd DAY OF July A.D. 1998 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED <i>Paul C. Allen</i> COUNTY COMMISSION CHAIRMAN <i>Donna K. Park</i> COUNTY CLERK | COUNTY ENGINEER I, <i>Donna K. Park</i> , SUMMIT COUNTY ENGINEER HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. 7/23/98 DATE <i>Donna K. Park</i> COUNTY ENGINEER | APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS 22nd DAY OF October A.D. 1998 <i>David J. Thomas</i> ATTORNEY |
| RECORDED # NO. 519116 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF <i>Silver Summit Affordable Housing</i> DATE 10-2-98 TIME 11:27 AM BOOK 1 PAGE 1 \$106.00 FEE \$ <i>Alan Spang</i> COUNTY RECORDER | | | | |
| THE SEAR-BROWN GROUP FULL SERVICE DESIGN PROFESSIONALS 151 SOUTH REGENT STREET SALT LAKE CITY, UT 84111-9003 (801) 323-0887 FAX: (801) 323-0770 | | | | |