

RANCH PLACE SUBDIVISION PHASE I

LYING WITHIN THE NORTH HALF OF SECTION 30
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

LEGEND

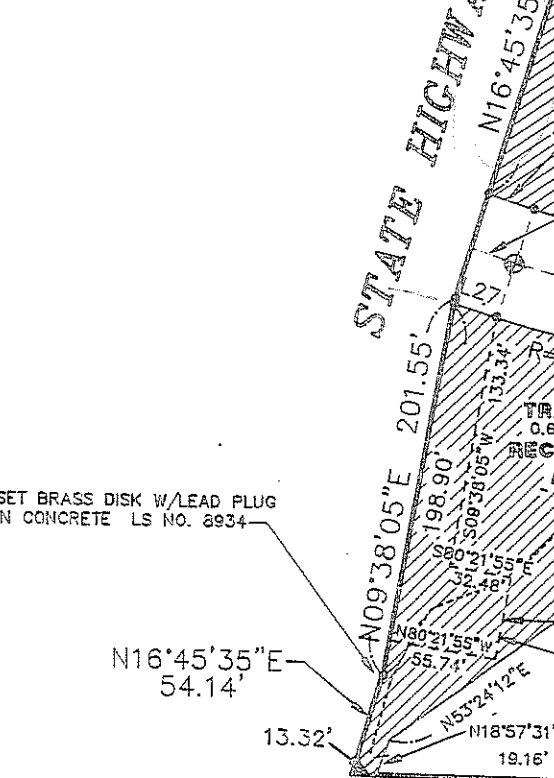
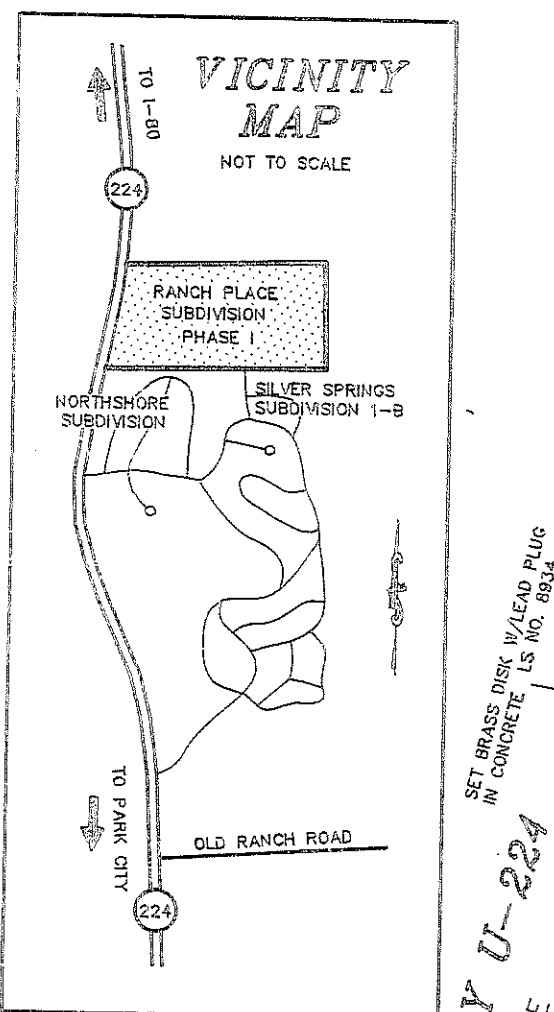
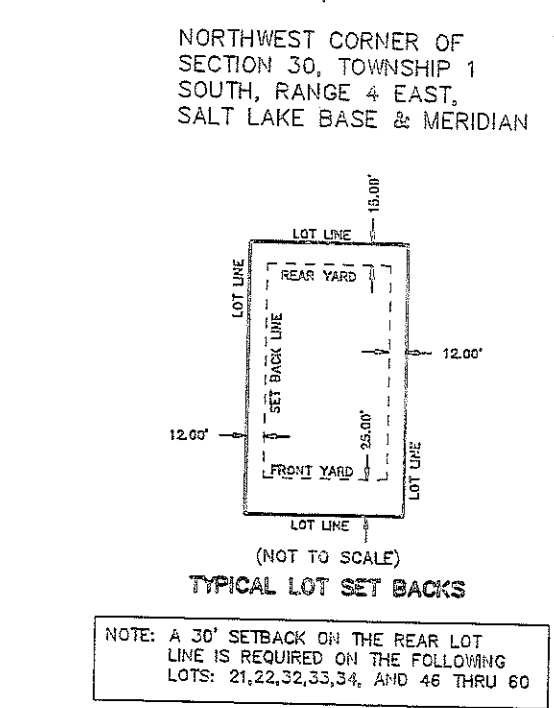
1234 DENOTES LOT ADDRESS

⊕ DENOTES SURVEY MONUMENT

⊙ DENOTES PROPERTY CORNER

| ITEM | ACREAGE |
|--|--------------|
| TOTAL ACRES IN LOTS | 18.37 |
| TOTAL ACRES IN ROADS | 6.40 |
| TOTAL ACRES IN CONSERVATION COMMON AREA & SCENIC RESERVE | 31.78 |
| TOTAL ACRES IN RECREATION AREA | 4.41 |
| TOTAL ACRES | 60.97 |

| LOT | CURVE | RADIUS | LENGTH | CHORD | BEARING | AREA |
|-----|-------|--------|--------|-------|-------------|-------|
| 1 | C1 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 2 | C2 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 3 | C3 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 4 | C4 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 5 | C5 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 6 | C6 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 7 | C7 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 8 | C8 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 9 | C9 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 10 | C10 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 11 | C11 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 12 | C12 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 13 | C13 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 14 | C14 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 15 | C15 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 16 | C16 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 17 | C17 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 18 | C18 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 19 | C19 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 20 | C20 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 21 | C21 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 22 | C22 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 23 | C23 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 24 | C24 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 25 | C25 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 26 | C26 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 27 | C27 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 28 | C28 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 29 | C29 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 30 | C30 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 31 | C31 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 32 | C32 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 33 | C33 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 34 | C34 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 35 | C35 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 36 | C36 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 37 | C37 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 38 | C38 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 39 | C39 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 40 | C40 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 41 | C41 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 42 | C42 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 43 | C43 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 44 | C44 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 45 | C45 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 46 | C46 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 47 | C47 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 48 | C48 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 49 | C49 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 50 | C50 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 51 | C51 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 52 | C52 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 53 | C53 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 54 | C54 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 55 | C55 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 56 | C56 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 57 | C57 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 58 | C58 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |
| 59 | C59 | 250.00 | 100.00 | 99.99 | N89°42'32"E | 18.37 |
| 60 | C60 | 250.00 | 100.00 | 99.99 | S89°42'32"E | 18.37 |



THE WETLAND CONSERVATION RESTRICTION SHOWN WITHIN LOTS 21, 22, 32, 33, 34, AND 46 THROUGH 60 ON THE RECORDED PLAT IS FOR THE BENEFIT OF THE SUMMIT LAND CONSERVATION ASSOCIATION, SUMMIT COUNTY OR AN ALTERNATE CONSERVATION ENTITY. THIS CONSERVATION RESTRICTION IS FOR THE PURPOSE OF PRESERVATION AND PROTECTION OF THE WETLANDS AND TO PREVENT ANY USE OF THE PROPERTY WHICH WOULD SIGNIFICANTLY IMPAIR OR INTERFERE WITH THE WETLAND VALUES OF THE WETLANDS AND CONSERVATION COMMON AREA SHOWN ON THIS PLAT. LOT OWNERS WILL BE ALLOWED TO PLANT INDIGENOUS WETLAND SEEDS AND HOW WITHIN THIS RESTRICTION DESCRIBED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED WITH SUMMIT COUNTY FOR THE RANCH PLACE SUBDIVISION.

10291
BASIS OF BEARING = S 89°42'32" E

LEGAL DESCRIPTION

A parcel of land lying within the North half of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point located South 89°42'32" East 1349.96 feet and South 100.00 feet from the Northwest Corner of said Section 30, said point also being on the Eastern right-of-way of Utah State Highway U-224, (basis of bearing being South 89°42'32" East from said Northwest Corner of Section 30 to the Northeast Corner of said Section 30), thence South 89°42'32" East 1982.00 feet, thence South 126°87'00" to the northerly boundary of the Silver Springs Phase II Subdivision; thence North 89°08'24" West along said Northerly Boundary 880.45 feet to the Northeast Corner of the Northshore Silver Springs No. 1-G Plat B Subdivision; thence North 89°08'24" West along the Northerly Boundary of said Northshore Subdivision 1382.82 feet to a point on the Eastern right-of-way of State Highway U-224, thence along said right-of-way the following five calls: 1) North 16°45'35" East 54.14 feet; 2) North 09°38'05" East 201.55 feet; 3) North 16°45'35" East 400.00 feet; 4) North 09°38'05" East 53.87 feet to the beginning of a non-tangent curve, concave West, having a radius of 2948.79 feet and a central angle of 110°23'33"; thence Northerly along the arc of said curve to the left from which the radial line bears North 73°14'22" West, a distance of 568.51 feet to the POINT OF BEGINNING.

Contains: 2,855,880.21 square feet or 60.97 acres.

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | S48°43'17"W | 35.90 |
| L2 | S24°41'16"W | 5.01 |
| L3 | N04°23'52"E | 28.97 |
| L4 | S89°08'24"W | 63.49 |
| L5 | S43°58'09"W | 10.81 |
| L6 | S43°58'09"W | 26.73 |
| L7 | N89°42'32"E | 11.74 |
| L8 | N89°42'32"E | 25.71 |
| L9 | N89°42'32"E | 35.00 |
| L10 | N89°42'32"E | 35.00 |
| L11 | S89°42'32"E | 25.71 |
| L12 | S43°58'09"W | 26.73 |
| L13 | S43°58'09"W | 10.81 |
| L14 | S24°41'16"W | 5.01 |
| L15 | S48°43'17"W | 35.90 |
| L16 | S24°41'16"W | 5.01 |
| L17 | N04°23'52"E | 28.97 |
| L18 | S89°08'24"W | 63.49 |
| L19 | S43°58'09"W | 10.81 |
| L20 | S43°58'09"W | 26.73 |
| L21 | N89°42'32"E | 11.74 |
| L22 | N89°42'32"E | 25.71 |
| L23 | N89°42'32"E | 35.00 |
| L24 | N89°42'32"E | 35.00 |
| L25 | S89°42'32"E | 25.71 |
| L26 | S43°58'09"W | 26.73 |
| L27 | S43°58'09"W | 10.81 |
| L28 | S24°41'16"W | 5.01 |
| L29 | S48°43'17"W | 35.90 |
| L30 | S24°41'16"W | 5.01 |
| L31 | N04°23'52"E | 28.97 |
| L32 | S89°08'24"W | 63.49 |
| L33 | S43°58'09"W | 10.81 |
| L34 | S43°58'09"W | 26.73 |
| L35 | N89°42'32"E | 11.74 |
| L36 | N89°42'32"E | 25.71 |
| L37 | N89°42'32"E | 35.00 |
| L38 | N89°42'32"E | 35.00 |
| L39 | S89°42'32"E | 25.71 |
| L40 | S43°58'09"W | 26.73 |
| L41 | S43°58'09"W | 10.81 |
| L42 | S24°41'16"W | 5.01 |
| L43 | S48°43'17"W | 35.90 |
| L44 | S24°41'16"W | 5.01 |
| L45 | N04°23'52"E | 28.97 |
| L46 | S89°08'24"W | 63.49 |
| L47 | S43°58'09"W | 10.81 |
| L48 | S43°58'09"W | 26.73 |
| L49 | N89°42'32"E | 11.74 |
| L50 | N89°42'32"E | 25.71 |
| L51 | N89°42'32"E | 35.00 |
| L52 | N89°42'32"E | 35.00 |
| L53 | S89°42'32"E | 25.71 |
| L54 | S43°58'09"W | 26.73 |
| L55 | S43°58'09"W | 10.81 |
| L56 | S24°41'16"W | 5.01 |
| L57 | S48°43'17"W | 35.90 |
| L58 | S24°41'16"W | 5.01 |
| L59 | N04°23'52"E | 28.97 |
| L60 | S89°08'24"W | 63.49 |
| L61 | S43°58'09"W | 10.81 |
| L62 | S43°58'09"W | 26.73 |
| L63 | N89°42'32"E | 11.74 |
| L64 | N89°42'32"E | 25.71 |
| L65 | N89°42'32"E | 35.00 |
| L66 | N89°42'32"E | 35.00 |
| L67 | S89°42'32"E | 25.71 |
| L68 | S43°58'09"W | 26.73 |
| L69 | S43°58'09"W | 10.81 |
| L70 | S24°41'16"W | 5.01 |
| L71 | S48°43'17"W | 35.90 |
| L72 | S24°41'16"W | 5.01 |
| L73 | N04°23'52"E | 28.97 |
| L74 | S89°08'24"W | 63.49 |
| L75 | S43°58'09"W | 10.81 |
| L76 | S43°58'09"W | 26.73 |
| L77 | N89°42'32"E | 11.74 |
| L78 | N89°42'32"E | 25.71 |
| L79 | N89°42'32"E | 35.00 |
| L80 | N89°42'32"E | 35.00 |
| L81 | S89°42'32"E | 25.71 |
| L82 | S43°58'09"W | 26.73 |
| L83 | S43°58'09"W | 10.81 |
| L84 | S24°41'16"W | 5.01 |
| L85 | S48°43'17"W | 35.90 |
| L86 | S24°41'16"W | 5.01 |
| L87 | N04°23'52"E | 28.97 |
| L88 | S89°08'24"W | 63.49 |
| L89 | S43°58'09"W | 10.81 |
| L90 | S43°58'09"W | 26.73 |
| L91 | N89°42'32"E | 11.74 |
| L92 | N89°42'32"E | 25.71 |
| L93 | N89°42'32"E | 35.00 |
| L94 | N89°42'32"E | 35.00 |
| L95 | S89°42'32"E | 25.71 |
| L96 | S43°58'09"W | 26.73 |
| L97 | S43°58'09"W | 10.81 |
| L98 | S24°41'16"W | 5.01 |
| L99 | S48°43'17"W | 35.90 |
| L100 | S24°41'16"W | 5.01 |
| L101 | N04°23'52"E | 28.97 |
| L102 | S89°08'24"W | 63.49 |
| L103 | S43°58'09"W | 10.81 |
| L104 | S43°58'09"W | 26.73 |
| L105 | N89°42'32"E | 11.74 |
| L106 | N89°42'32"E | 25.71 |
| L107 | N89°42'32"E | 35.00 |
| L108 | N89°42'32"E | 35.00 |
| L109 | S89°42'32"E | 25.71 |
| L110 | S43°58'09"W | 26.73 |
| L111 | S43°58'09"W | 10.81 |
| L112 | S24°41'16"W | 5.01 |
| L113 | S48°43'17"W | 35.90 |
| L114 | S24°41'16"W | 5.01 |
| L115 | N04°23'52"E | 28.97 |
| L116 | S89°08'24"W | 63.49 |
| L117 | S43°58'09"W | 10.81 |
| L118 | S43°58'09"W | 26.73 |
| L119 | N89°42'32"E | 11.74 |
| L120 | N89°42'32"E | 25.71 |
| L121 | N89°42'32"E | 35.00 |
| L122 | N89°42'32"E | 35.00 |
| L123 | S89°42'32"E | 25.71 |
| L124 | S43°58'09"W | 26.73 |
| L125 | S43°58'09"W | 10.81 |
| L126 | S24°41'16"W | 5.01 |
| L127 | S48°43'17"W | 35.90 |
| L128 | S24°41'16"W | 5.01 |
| L129 | N04°23'52"E | 28.97 |
| L130 | S89°08'24"W | 63.49 |
| L131 | S43°58'09"W | 10.81 |
| L132 | S43°58'09"W | 26.73 |
| L133 | N89°42'32"E | 11.74 |
| L134 | N89°42'32"E | 25.71 |
| L135 | N89°42'32"E | 35.00 |
| L136 | N89°42'32"E | 35.00 |
| L137 | S89°42'32"E | 25.71 |
| L138 | S43°58'09"W | 26.73 |
| L139 | S43°58'09"W | 10.81 |
| L140 | S24°41'16"W | 5.01 |
| L141 | S48°43'17"W | 35.90 |
| L142 | S24°41'16"W | 5.01 |
| L143 | N04°23'52"E | 28.97 |
| L144 | S89°08'24"W | 63.49 |
| L145 | S43°58'09"W | 10.81 |
| L146 | S43°58'09"W | 26.73 |
| L147 | N89°42'32"E | 11.74 |
| L148 | N89°42'32"E | 25.71 |
| L149 | N89°42'32"E | 35.00 |
| L150 | N89°42'32"E | 35.00 |
| L151 | S89°42'32"E | 25.71 |
| L152 | S43°58'09"W | 26.73 |
| L153 | S43°58'09"W | 10.81 |
| L154 | S24°41'16"W | 5.01 |
| L155 | S48°43'17"W | 35.90 |
| L156 | S24°41'16"W | 5.01 |
| L157 | N04°23'52"E | 28.97 |
| L158 | S89°08'24"W | 63.49 |
| L159 | S43°58'09"W | 10.81 |
| L160 | S43°58'09"W | 26.73 |
| L161 | N89°42'32"E | 11.74 |
| L162 | N89°42'32"E | 25.71 |
| L163 | N89°42'32"E | 35.00 |
| L164 | N89°42'32"E | 35.00 |
| L165 | S89°42'32"E | 25.71 |
| L166 | S43°58'09"W | 26.73 |
| L167 | S43°58'09"W | 10.81 |
| L168 | S24°41'16"W | 5.01 |
| L169 | S48°43'17"W | 35 |