

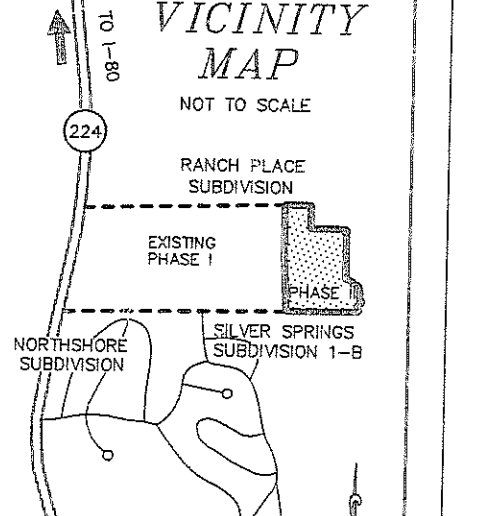
A parcel of land located in the North Half of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°42'32" East 3331.96 feet and South 100 feet from the Northwest Corner of said Section 30 (basis of bearing being South 89°42'32" East from said Northwest Corner of said Section 30 to the Northeast Corner of said Section 30); then South 89°42'32" East 625.87 feet; then South 561.82 feet; then South 89°52'37" East 192.43 feet; then South 00°02'59" West 1176.57 feet; then North 31.75 feet; then North 23°07'07" East 60.00 feet to the beginning of a 295.00 foot non-tangent curve to the right (center bears North 67°53'51" West); then along the arc of said curve 46.70 feet thru a central angle of 251.11 feet; then South 75°32'22" East 150.87 feet; then South 14°00'44" East 136.68 feet; then South 23°50'07" East 60.00 feet to the beginning of a 550.00 foot radius curve to the right (center bears North 23°50'07" West); then along the arc of said curve 90.71 feet thru a central angle of 09°42'22" to a point of tangency; then South 75°38'15" West 23.06 feet; then South 14°01'45" East 190.13 feet; then South 89°51'20" West 87.19 feet; then South 89°40'40" West 777.20 feet; then North 89°53'00" West 99.11 feet; then North 03°05'00" West 1289.24 feet; then North 1267.86 feet to the POINT OF BEGINNING.

Contains 80.318 acres of land, more or less.

- NOTES:
- ALL LOTS TO HAVE 8' FRONT, SIDE AND REAR YARD NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENTS, EXCEPT WHERE NOTED OTHERWISE.
 - 5/8" x 24" REBAR TO BE SET AT ALL CORNERS.
 - 5/8" x 36" REBAR WITH 1 3/8" METAL CAP STAMPED: NAME OR COMPANY NAME AND L.S. # TO BE SET AT ALL SUBDIVISION CORNERS.
 - STREET MONUMENTS TO BE SET ACCORDING TO SUMMIT COUNTY SPECIFICATIONS.
 - OCCUPANCY RESTRICTION NOTIFICATION: SUMMIT COUNTY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
 - THE PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANCH PLACE RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN COVALLUE, UTAH. BOOK 813 & PAGE 110
 - LANDSCAPING WILL BE ALLOWED WITHIN THE BACK FIVE FEET OF THE SNOW STORAGE EASEMENT AREA PROVIDED IT IS NON-OBSTRUCTIVE LANDSCAPING WITH TREES NOT LESS THAN TWO-INCH GAUGES AND THAT ALL SUCH LANDSCAPING BE PLACED AT THE OWNER'S RISK.
 - ALL MAINTENANCE OF THE OPEN SPACE SHALL BE PERFORMED BY THE HOMEOWNERS ASSOCIATION.
 - USE OF 20' WIDE TRAIL EASEMENT FOR THE BENEFIT AND RESERVED BY THE HOMEOWNERS ASSOCIATION.
 - LOTS # 119, 117 AND 115 MAY BE WITHIN A 100 YEAR FLOOD PLAIN. IT IS STRONGLY ADVISED THAT HOMES ON THESE LOTS BE CONSTRUCTED WITH A 5-6 IN GRADE.
 - THE SANITARY SEWER DESIGN FOR THIS DEVELOPMENT MAY NOT ALLOW GRABBY SEWER SERVICE TO BASEMENTS ON ALL LOTS. EJECTOR PUMP SYSTEMS FOR SANITARY SEWER SERVICE MAY BE REQUIRED AT BELOW NATURAL GRADE FLOORS AND PROPOSED.
 - BECAUSE OF GROUND WATER CONTAINING IRON AND FOUNDATION DESIGN, ENGINEER SHOULD BE CONSULTED FOR HOME FOOTING AND FOUNDATION DESIGN. THE CONSERVATION EASEMENT IS ALSO GRANTED TO PREVENT ANY USE WHICH WILL SIGNIFICANTLY IMPACT OR INTERFERE WITH THE CONSERVATION VALUE OF THE SCENIC RESERVE & CONSERVATION COMMON AREA SHOWN ON THE PLAT. Permitted and restricted uses within the Conservation Common Area and Scenic Reserve are delineated in the respective conservation easement instruments to be filed with the Summit County Recorder before the plat is recorded. Strict compliance with restrictions and permitted uses in the common areas shall be monitored and enforced by Summit County, the Summit Homeowners Association, or other qualified conservation entity with the assistance of the Homeowners Association. In addition, the Homeowners Association will have maintenance and enforcement responsibility with respect to the Conservation Common Area as more fully described in the CC&R's for Ranch Place Subdivision.
 - Permit to Lot 61: There exists a sanitary sewer easement across the backlot corner of Lot 61, Ranch Place II. The purpose of this easement is to allow the Snyderville Basin Sewer Improvement District to install a sanitary sewer main through the easement area if sewer service expansion is necessary. The easement does not give the landowner the right to construct any structures which may be removed if the sewer main were to be constructed.

ITEM	ACREAGE
TOTAL ACREAGE IN LOTS	19.85
TOTAL ACREAGE IN ROAD / R.O.W.	7.66
TOTAL ACREAGE IN CONSERVATION COMMON AREA & SCENIC RESERVE	52.81
TOTAL ACREAGE	80.32



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 causes the same to be divided into lots and streets, together with easements as set forth on the plat hereon, hereafter to be known as Ranch Place Subdivision Phase II.

Also the owners hereby dedicate to Summit County, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit Water Distribution Company a non-exclusive easement over the access and utility easements and roadways shown hereon for the purpose of providing access and utility installations, maintenance, use, and eventual replacement, and also dedicate to the public those areas intended for the use of the public.

Executed this 19 day of May, 1994.

Michael J. Milner
by Ranch Place II, Limited Partnership
Michael J. Milner, General Partner

Leon H. Saunders
by Ranch Place Associates
Leon H. Saunders, General Partner

ACKNOWLEDGEMENT

State of Utah
County of Summit
On the 19th day of May, 1994 personally appeared before me Leon H. Saunders, President of Saunders Land Investments Corporation, who, being by me duly sworn, did say that he is a General Partner of Ranch Place Associates, a Utah General Partnership, and that the above described NOTARY PUBLIC owner's Dedication and Consent to Record is the true and correct copy of the owner's Dedication and Consent to Record and said NOTARY PUBLIC is duly qualified to perform said act and said NOTARY PUBLIC is duly sworn to perform said act.

Witness my hand and the seal of my office, this 19th day of May, 1994.

Norman H. Bangter
Notary Public

ACKNOWLEDGEMENT

State of Utah
County of Summit
On the 19th day of May, 1994 personally appeared before me Michael J. Milner, who, being by me duly sworn, did say that he is a General Partner of Ranch Place II, a Utah Limited Partnership, and that the above described NOTARY PUBLIC owner's Dedication and Consent to Record is the true and correct copy of the owner's Dedication and Consent to Record and said NOTARY PUBLIC is duly qualified to perform said act and said NOTARY PUBLIC is duly sworn to perform said act.

Witness my hand and the seal of my office, this 19th day of May, 1994.

Norman H. Bangter
Notary Public

ACKNOWLEDGEMENT

State of Utah
County of Summit
On the 19th day of May, 1994 personally appeared before me Norman H. Bangter, who, being by me duly sworn, did say that he is the President of Ranch Place II, a Utah Corporation, and that the within and foregoing owner's Dedication and Consent to Record was signed on behalf of said Corporation and said NOTARY PUBLIC duly acknowledged and signed said owner's Dedication and Consent to Record in my presence.

Witness my hand and the seal of my office, this 19th day of May, 1994.

Norman H. Bangter
Notary Public

APPROVED AND ACCEPTED THIS 19th DAY OF May 1994

James R. Baird
S.B.S.I.D. AUTHORIZED AGENT

UTILITY EASEMENT APPROVAL

THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 19th DAY OF MAY, 1994.

BY UTAH POWER, A DIVISION OF PUBLIC CORP.
R Duane Kayton
AUTHORIZED AGENT OF UTAH POWER

DELTA = 09°04'12"
R = 295.00'
L = 46.70'

APPROVED AND ACCEPTED THIS 15th DAY OF June 1994

David Harper
CHAIRMAN

APPROVED AND ACCEPTED THIS 15th DAY OF June 1994

Dawn Harper
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, JACK JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 22-153787-2201 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 HEREIN AND THAT THE SAME IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN MADE IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Jack Johnson
JACK JOHNSON

No. 4496
JACK J. JOHNSON

5/17/94

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 15 DAY OF June A.D. 1994 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

Summit County
COUNTY CHAIRMAN
Summit County
COUNTY CLERK

DATE 5/19/94

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Summit County Engineer
COUNTY ENGINEER

DATE 5/19/94

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE Summit COUNTY PLANNING COMMISSION ON THIS 15th DAY OF June A.D. 1994

Summit County Planning Commission
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 15th DAY OF June A.D. 1994

Summit County Attorney
Deputy COUNTY ATTORNEY

RECORDED

No. 406735
STATE OF UTAH
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Park City Title

DATE: 06-15-94
FEES: \$97.00
TIME: 15:00

Norville L. Peterson
COUNTY RECORDER
Deputy

THE JACK JOHNSON COMPANY

1910 Prospector Avenue • Park City, Utah 84060
(801) 645-9000 • fax (801) 649-1620

REGISTERED
4/19/84