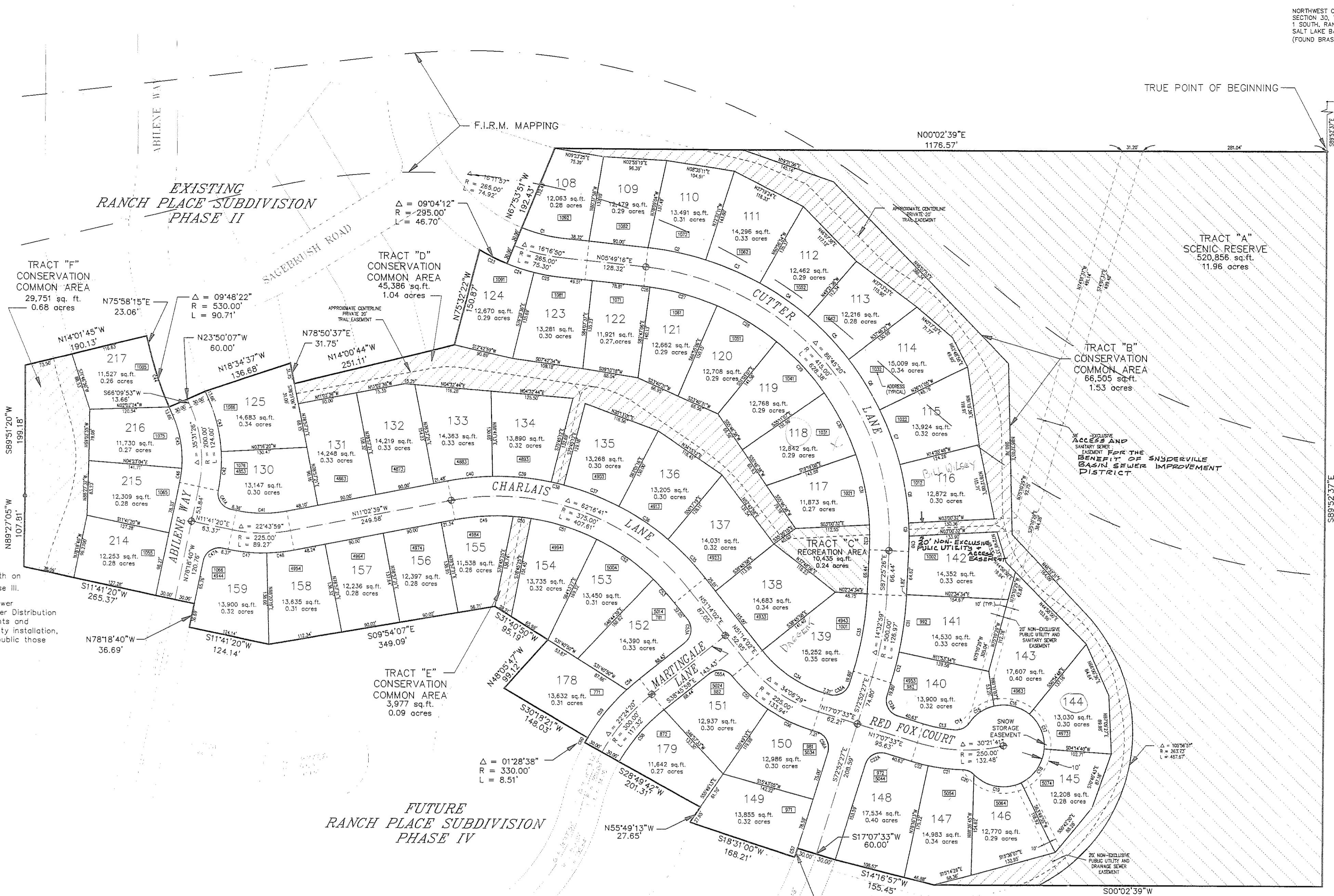


Table with columns: LOT, CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists lot numbers 108-144 and their corresponding curve data.



LEGAL DESCRIPTION
A parcel of land located in the North Half of Section 30 and the North Half of Section 29, Township 1 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at 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); thence South 89°42'32" East 3331.95 feet; thence South 102.00 feet to the Northwest corner of Ranch Place Subdivision, Phase II; thence South 89°42'32" East 625.87 feet; thence South 561.82 feet; thence South 89°52'37" East 857.95 feet along the North boundary of said Ranch Place Subdivision, Phase II to the TRUE POINT OF BEGINNING; thence South 89°52'37" East 1121.81 feet; thence South 00°02'39" West 591.08 feet; thence South 14°16'57" West 155.45 feet; thence South 17°07'33" West 60.00 feet to the beginning of a 470.00 foot radius non-tangent curve to the right (center bears S17°07'33"W); thence along the arc of said curve 14.41 feet thru a central angle of 01°45'24"; thence South 18°10'07" West 158.21 feet; thence North 55°49'13" West 27.65 feet; thence South 28°49'42" West 201.31 feet to the beginning of a 330.00 foot radius non-tangent curve to the right (center bears N28°49'42"E); thence along the arc of said curve 8.51 feet thru a central angle of 01°25'38"; thence South 30°18'21" West 148.03 feet; thence North 48°15'47" West 98.12 feet; thence South 31°40'50" West 95.19 feet; thence North 09°54'07" East 349.09 feet; thence South 11°41'20" West 124.14 feet; thence North 78°18'40" West 36.69 feet; thence South 11°41'20" West 265.37 feet to a fence line; thence along said fence line North 82°27'05" West 107.81 feet; thence continuing along said fence line South 89°51'20" West 199.18 feet to a point on the East boundary of Ranch Place Subdivision, Phase II; thence along said boundary 11 courses as follows: 1) North 14°10'45" West 19.83 feet; thence 2) North 75°58'15" East 23.06 feet to the beginning of a 530.00 foot radius curve to the left (center bears N14°10'45" West); thence 3) along the arc of said curve 90.71 feet thru a central angle of 09°48'22"; thence 4) North 23°50'07" West 60.00 feet; thence 5) North 18°34'37" West 136.65 feet; thence 6) North 78°50'37" East 31.75 feet; thence 7) North 14°00'44" West 251.11 feet; thence 8) North 75°22'22" West 150.87 feet to the beginning of a 295.00 foot radius non-tangent curve to the left (center bears N58°51'17"W); thence 9) along the arc of said curve 46.70 feet thru a central angle of 03°04'12"; thence 10) North 87°53'51" West 192.43 feet; thence 11) North 00°02'39" East 1178.57 feet to the TRUE POINT OF BEGINNING.
Contains 1,988,086 sq. ft. or 36.69 acres of land more or less.

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 III.

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 for utility installation, maintenance, use, and eventual replacement, and also dedicate to the public those areas intended for the use of the public.

Executed this 11 day of May, 1995

Michael J. Milner
by Ranch Place III, Limited Partnership
Michael J. Milner, General Partner
Leon H. Saunders
by Ranch Place Associates
Leon H. Saunders, General Partner

ACKNOWLEDGEMENT

State of Utah) Leon H. Saunders
County of Summit)
On the 12th day of May, 1995 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 within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said General Partnership and said Leon H. Saunders duly acknowledged to me that said General Partnership executed the same.
My commission expires: _____
Notary Public

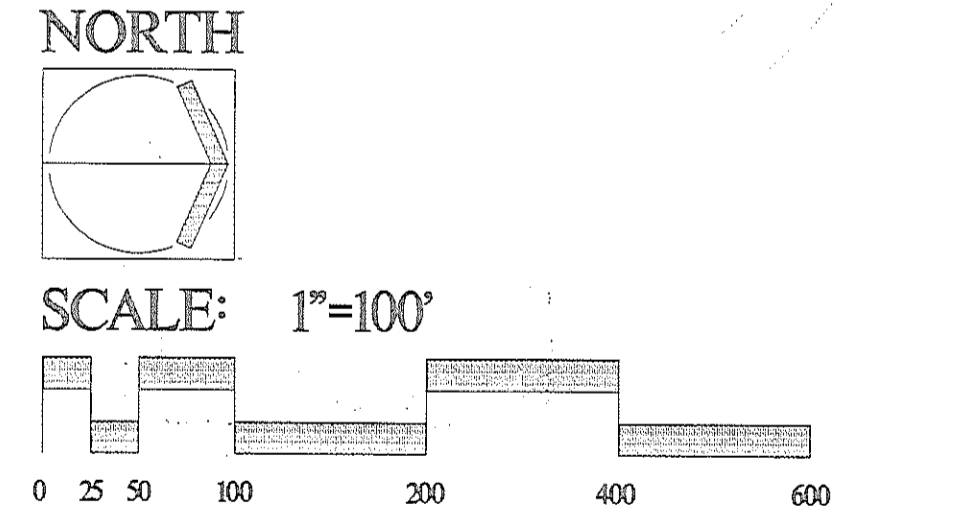
ACKNOWLEDGEMENT

State of Utah) Michael J. Milner
County of Summit)
On the 10th day of May, 1995 personally appeared before me Michael J. Milner who, being by me duly sworn, did say that he is a General Partner of Ranch Place III, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Limited Partnership and said Michael J. Milner duly acknowledged to me that said Limited Partnership executed the same.
My commission expires: _____
Notary Public

ACKNOWLEDGEMENT

State of Utah) Norman H. Bangarter
County of Summit)
On the 12th day of May, 1995 personally appeared before me Norman H. Bangarter who, being by me duly sworn, did say that he is the President of NHB Construction Inc. 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 Norman H. Bangarter duly acknowledged to me that said Corporation executed the same.
My commission expires: _____
Notary Public

UTILITY EASEMENT APPROVAL
THE ABOVE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS DAY OF MAY 1995 BY THE UTILITY OWNER, A DIVISION OF UTAH POWER AND LIGHT, AUTHORIZED AGENT OF UTAH POWER
R Duane Layton
APPROVED AND ACCEPTED
THE 12th DAY OF MAY 1995
STATE OF UTAH
APPROVED AND ACCEPTED
THE 12th DAY OF MAY 1995
STATE OF UTAH
PARK CITY FIRE DISTRICT
APPROVED AND ACCEPTED
THE 12th DAY OF MAY 1995
STATE OF UTAH



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 HEREON. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, 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.
JACK JOHNSON
REGISTERED LAND SURVEYOR
STATE OF UTAH
MAY 11, 1995
DATE

COUNTY COMMISSION APPROVAL
PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS 12th DAY OF May, A.D. 1995, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Melba L. Perkins
COUNTY CLERK
Summit County

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.
5/15/95
DATE
COUNTY ENGINEER

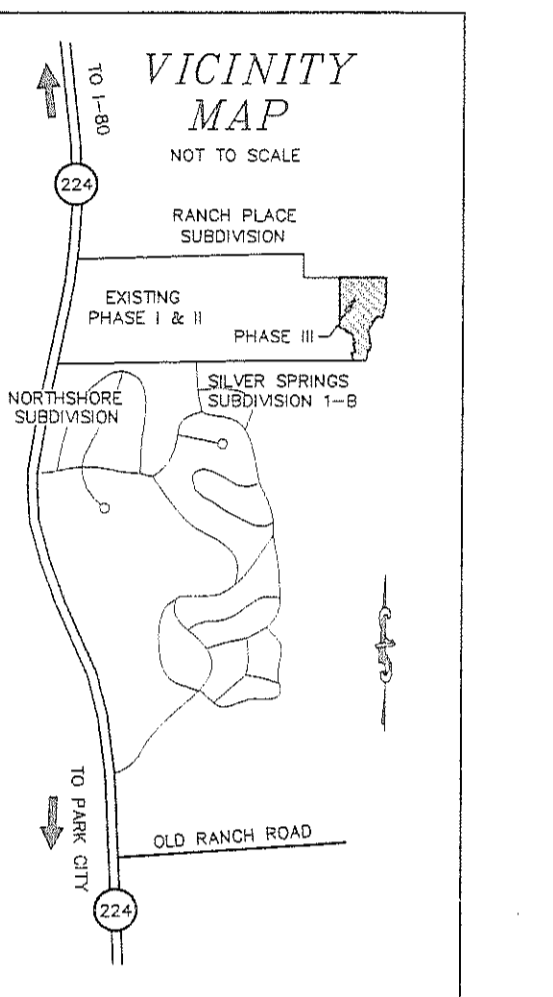
COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS DAY OF May, A.D. 1995.
CHAIRMAN

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 16th DAY OF May, A.D. 1995.
COUNTY ATTORNEY

RECORDED
No. 430505
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Park City Title Company
Time: 11:41 AM
Date: 05-26-95
COUNTY RECORDER

SEWER DISTRICT APPROVAL
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS 15th DAY OF May, A.D. 1995.
James R. Baird
S.E.S.I.D.

Table with columns: ITEM, ACREAGE. Summary of acreage by lot type.



LEGEND

- Denotes Survey Monument
 - Denotes Lot Address
- TYPICAL LOT BUILDING SET BACK LINES

RANCH PLACE SUBDIVISION
PHASE III
LOCATED IN THE NORTH HALF OF SECTION 30,
AND THE NORTH HALF OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

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