

LOT	CURVE	CHORD	LENGTH	CHORD	BEARING	AREA
171	C1	480.00	120.00	480.00	N89°48'35"W	11,952.00
172	C2	480.00	120.00	480.00	S89°48'35"E	11,952.00
173	C3	480.00	120.00	480.00	N89°48'35"W	11,952.00
174	C4	480.00	120.00	480.00	S89°48'35"E	11,952.00
175	C5	480.00	120.00	480.00	N89°48'35"W	11,952.00
176	C6	480.00	120.00	480.00	S89°48'35"E	11,952.00
177	C7	480.00	120.00	480.00	N89°48'35"W	11,952.00
178	C8	480.00	120.00	480.00	S89°48'35"E	11,952.00
179	C9	480.00	120.00	480.00	N89°48'35"W	11,952.00
180	C10	480.00	120.00	480.00	S89°48'35"E	11,952.00
181	C11	480.00	120.00	480.00	N89°48'35"W	11,952.00
182	C12	480.00	120.00	480.00	S89°48'35"E	11,952.00
183	C13	480.00	120.00	480.00	N89°48'35"W	11,952.00
184	C14	480.00	120.00	480.00	S89°48'35"E	11,952.00
185	C15	480.00	120.00	480.00	N89°48'35"W	11,952.00
186	C16	480.00	120.00	480.00	S89°48'35"E	11,952.00
187	C17	480.00	120.00	480.00	N89°48'35"W	11,952.00
188	C18	480.00	120.00	480.00	S89°48'35"E	11,952.00
189	C19	480.00	120.00	480.00	N89°48'35"W	11,952.00
190	C20	480.00	120.00	480.00	S89°48'35"E	11,952.00
191	C21	480.00	120.00	480.00	N89°48'35"W	11,952.00
192	C22	480.00	120.00	480.00	S89°48'35"E	11,952.00
193	C23	480.00	120.00	480.00	N89°48'35"W	11,952.00
194	C24	480.00	120.00	480.00	S89°48'35"E	11,952.00
195	C25	480.00	120.00	480.00	N89°48'35"W	11,952.00
196	C26	480.00	120.00	480.00	S89°48'35"E	11,952.00
197	C27	480.00	120.00	480.00	N89°48'35"W	11,952.00
198	C28	480.00	120.00	480.00	S89°48'35"E	11,952.00
199	C29	480.00	120.00	480.00	N89°48'35"W	11,952.00
200	C30	480.00	120.00	480.00	S89°48'35"E	11,952.00

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are 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 this plat, hereafter to be known as Ranch Place Subdivision, Phase IV.

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 herein 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 8th day of May, 1997
Kern C. Gardner
 by Ranch Place Phase IV, L.C.
 Kern C. Gardner, Manager

ACKNOWLEDGEMENT

State of Utah
 County of Summit

On the 8 day of May, 1997 personally appeared before me *Kern C. Gardner*, Manager of Ranch Place Phase IV, L.C., who being by me duly sworn, did say that he is the Manager of Ranch Place Phase IV, L.C., a Utah Limited Liability Company, and that the undersigned is the owner of said land, and that he has duly signed on behalf of said Company, and that he has duly acknowledged to me that said Company is a legal entity under the laws of the State of Utah.

Kern C. Gardner
 Notary Public

CONSENT TO RECORD

The undersigned lien holder hereby consents to the recording of this plat.
 EXECUTED THIS 9 day of May, A.D. 1997.
Wells Fargo Bank, N.A.

ACKNOWLEDGEMENT

State of Utah
 County of Summit

On the 9 day of May, A.D. 1997 personally appeared before me *Deann Luckhart*, Notary Public, who being by me duly sworn, did say that he is the VP of Wells Fargo Bank, N.A., and that he has duly signed on behalf of said Wells Fargo Bank, N.A., and that he has duly acknowledged to me that said Wells Fargo Bank, N.A., executed the same.

Deann Luckhart
 Notary Public

My commission expires: 9-9-98

D.A. OSCUTHORPE

UTILITY EASEMENT APPROVAL

The above shown utility easements have been approved and accepted this 9 day of May, 1997.

R Duane Santos
 by Utah Power, a Division of PacifiCorp,
 Authorized Agent

PARK CITY FIRE PROTECTION DISTRICT APPROVAL

Approved and accepted this 12th day of MAY, 1997.

Scott W. Adams
 Fire Marshal

SUMMIT COUNTY PUBLIC WORKS APPROVAL

Approved and accepted this 9 day of May, 1997.

Charles R. Lewis
 by Summit County Public Works Department
 Public Works Supervisor

Scenic Reserve - Tract "A" - To be deeded in fee title to the Swoner Park Memorial Foundation.

Conservation Common Area - Tracts "B", "C", "D" and "E" to be non-exclusive public utility and SBSD easements and to be deeded in fee title to the Ranch Place Homeowners Association of Summit County.

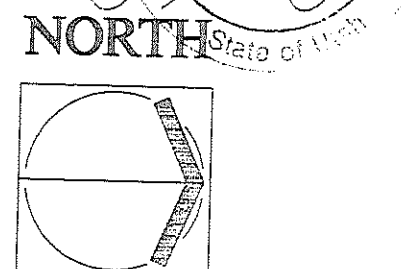
Conservation Common Areas and Scenic Reserve shall be preserved in perpetuity through conservation easements granted to the Utah Open Land Conservation Association and the Swoner Park Memorial Foundation, respectively as such shall be preserved, protected and enhanced in its present, natural, open space condition. The conservation easement is also granted to prevent any use which will significantly impair or interfere with the conservation values of the Scenic Reserve and Conservation Common Area shown on this plat.

Permitted and restricted uses within the Conservation Common Areas and Scenic Reserve are delineated in the respective conservation easement instruments to be filed with the Summit County Recorder before June 30, 1997. Strict compliance with restrictions and permitted uses in the common areas shall be monitored and Homeowners Association. In addition, the Homeowners Association will have the maintenance and enforcement responsibility with respect to the Conservation Common Areas as more fully described in the CC&R's for the Ranch Place Subdivision.

SURVEYOR'S CERTIFICATE

I, Jack Johnson, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 147581 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. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the land.

Jack Johnson
 No. 147581
 Jack Johnson
 Date: May 8, 1997



SCALE: 1"=100'



ITEM	TOTAL ACRES	ACREAGE
TOTAL ACRES IN LOTS	21.71	
TOTAL ACRES IN ROADS	4.58	
TOTAL ACRES IN CONSERVATION COMMON AREA & SCENIC RESERVE	15.16	
TOTAL ACRES	41.46	

LEGEND
 ⊕ - DENOTES SURVEY MONUMENT
 [] - DENOTES LOT ADDRESS

LEGAL DESCRIPTION

A parcel of land located in 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 Northeast Corner of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of bearing being South 89°40'43" East from the Northwest Corner of the Northeast Corner of said Section 30); thence North 60°45'57" East 682.03 feet to a point on the South line of the said point also being the TRUE POINT OF BEGINNING; thence running along said South line South 89°48'41" East 721.69 feet to a point on the West line of the East Half of the Northwest Quarter of said Section 29; thence along said West line South 00°11'03" West 1880.14 feet to a point on the South line of the Northwest Quarter of said Section 29; thence along said South line North 01°45'24" East 118.82 feet; thence North 11°41'20" East 265.37 feet; 2) South 78°18'40" East 36.69 feet; 3) North 11°41'20" East 124.14 feet; 4) North 09°54'07" West 349.09 feet; 5) North 31°40'50" East 95.19 feet; 6) South 48°05'47" East 99.12 feet; 7) North 30°18'21" East 148.03 feet to a point on a 330.00 foot non-tangent curve to the LEFT (center bears North 30°18'21" East); 8) along the arc of said curve 8.51 feet thru a central angle of 01°28'38"; 9) North 28°49'42" East 201.31 feet to a point on a 470.00 foot non-tangent curve to the left (center bears South 01°45'24" West); 10) along the arc of said curve 14.41 feet thru a central angle of 01°45'24"; 11) North 17°07'33" East 60.00 feet; 12) North 14°16'57" East 155.45 feet; 13) North 00°02'39" East 586.94 feet to the TRUE POINT OF BEGINNING.

Containing: 1,805,969 square feet or 41.46 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" Rebar with 1 3/8" metal cap stamped: Name or Company name and L.S. No. 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 this 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.
- This Plat is subject to the Covenants, Conditions and Restrictions for Ranch Place Subdivision recorded in the Office of the Summit County Recorder in Coalville, Utah. Book 998 and Page 685.
- Landscaping will be allowed within the back five (5) feet of the Snow Storage Easement Area, provided it is non-obstructive landscaping with trees no less than two-inch caliper and that all such landscaping be placed at the owner's risk.
- Use of 20' wide Trail Easement for the benefit and reserved by the Homeowners Association.
- The sanitary sewer design for this development may not allow gravity sewer service to be installed on all Lots. Ejector pump systems for sanitary sewer service may be required if below natural grade floors are proposed.
- Because of Ground Water conditions in the development, a Soils Engineer should be consulted for home footings and foundation designs.

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

COUNTY COMMISSION APPROVAL
 PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS 12 DAY OF MAY, A.D. 1997. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Shelley D. Pichler
 COUNTY CLERK

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.
5/19/97
 DATE
[Signature]
 COUNTY ENGINEER

COUNTY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY SUMMIT COUNTY PLANNING COMMISSION THIS 13th DAY OF MAY, A.D. 1997.
[Signature]
 CHAIRMAN

SEWER DISTRICT APPROVAL
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS 9th DAY OF MAY, A.D. 1997.
[Signature]
 S.B.S.I.D. REPRESENTATIVE

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 16 DAY OF MAY, A.D. 1997.
[Signature]
 COUNTY CLERK

RECORDED
 No. 479281
 STATE OF UTAH
 COUNTY OF Summit
 RECORDED AND FILED AT THE REQUEST OF:
Alan Spriggs
 COUNTY RECORDER

THE JACK JOHNSON COMPANY
 1777 Sun Peak Drive • Park City, Utah 84098
 (801) 645-9000 • fax (801) 649-1620

PLOT DATE: 5/8/97
 RP4PLAT.DWG