

PHASE THREE BOUNDARY DESCRIPTION

TWO PARCELS 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 LAKEBASE 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, N 43°53'01" W, 934.96 FEET TO THE POINT OF BEGINNING; THENCE, N 16°01'29" E, 1601.29 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, THROUGH A CENTRAL ANGLE OF 78°18'10", A DISTANCE OF 744.82 FEET, SAID CURVE HAVING A CHORD OF S 15°47'16" E, 688.20 FEET TO A POINT OF TANGENCY; THENCE S 54°56'20" E, 26.68 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 93°40'00", A DISTANCE OF 24.52 FEET, SAID CURVE HAVING A CHORD OF S 08°06'20" E, 21.88 FEET TO A POINT OF TANGENCY; THENCE S 38°43'40" W, 578.88 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1583.23 FEET, THROUGH A CENTRAL ANGLE OF 141°11'31", A DISTANCE OF 392.16 FEET, SAID CURVE HAVING A CHORD OF S 31°53'54" W, 391.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 536.09 FEET, THROUGH A CENTRAL ANGLE OF 90°08'08", A DISTANCE OF 85.17 FEET, SAID CURVE HAVING A CHORD OF S 29°05'13" W, 85.08 FEET; THENCE N 58°21'42" W, 100.00 FEET; THENCE S 38°21'03" W, 71.40 FEET; THENCE S 46°58'12" E, 100.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 536.09 FEET, THROUGH A CENTRAL ANGLE OF 34°26'32", A DISTANCE OF 322.26 FEET, SAID CURVE HAVING A CHORD OF S 60°15'03" W, 317.43 FEET; THENCE N 47°14'57" E, 218.50 FEET; THENCE N 00°04'27" E, 150.00 FEET; THENCE N 58°30'19" W, 220.00 FEET; THENCE S 69°35'56" W, 130.96 FEET; THENCE S 59°07'20" W, 52.89 FEET; THENCE N 30°52'40" W, 300.96 FEET TO THE POINT OF BEGINNING. CONTAINS 20.14 ACRES.

ALSO: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE, N 28°54'43" E, 1411.70 FEET TO THE POINT OF BEGINNING; THENCE, N 54°56'20" W, 33.09 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 78°18'11", A DISTANCE OF 649.16 FEET, SAID CURVE HAVING A CHORD OF N 15°47'14" W, 599.80 FEET TO A POINT OF TANGENCY; THENCE N 23°21'51" E, 229.49 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 683.57 FEET, THROUGH A CENTRAL ANGLE OF 53°48'11", A DISTANCE OF 641.90 FEET, SAID CURVE HAVING A CHORD OF N 03°32'15" W, 618.57 FEET TO A POINT OF TANGENCY; THENCE N 30°28'20" W, 310.47 FEET; THENCE N 50°33'40" E, 265.94 FEET; THENCE S 30°24'51" E, 21.07 FEET; THENCE S 19°31'10" E, 498.79 FEET; THENCE S 10°45'20" E, 275.92 FEET; THENCE S 02°03'44" E, 329.57 FEET; THENCE S 27°00'35" E, 250.60 FEET; THENCE S 21°01'56" W, 190.73 FEET; THENCE S 54°30'50" E, 39.89 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2980.84 FEET, THROUGH A CENTRAL ANGLE OF 05°17'59", A DISTANCE OF 275.72 FEET, SAID CURVE HAVING A CHORD OF S 36°04'40" W, 275.62 FEET TO A POINT OF TANGENCY; THENCE S 38°43'40" W, 112.60 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 86°20'00", A DISTANCE OF 22.60 FEET, SAID CURVE HAVING A CHORD OF S 81°53'40" W, 20.52 FEET TO THE POINT OF BEGINNING. CONTAINS 11.81 ACRES.

DEDICATION OF COMMON AREAS

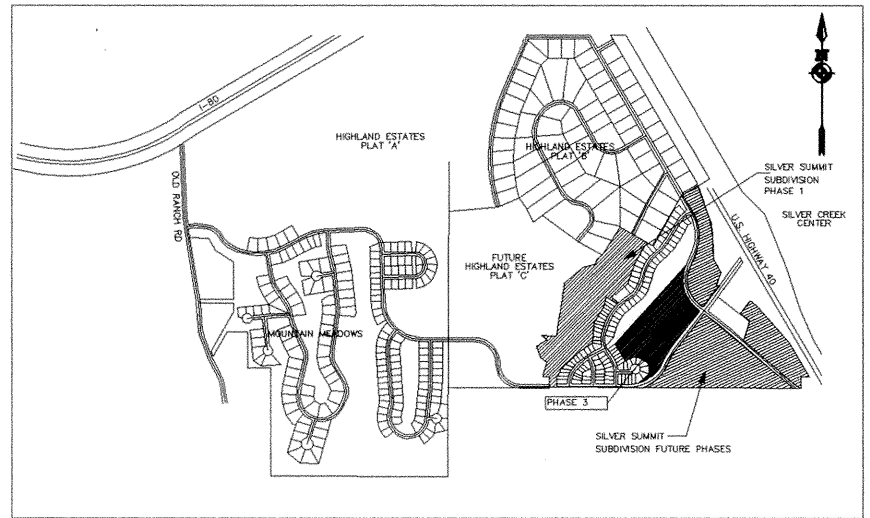
THE OWNERS, IN RECORDING THIS PLAT OF SILVER SUMMIT SUBDIVISION PHASE THREE, HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR USE BY THE OWNERS IN SILVER SUMMIT SUBDIVISION PHASE THREE FOR RECREATION AND UTILITY MAINTENANCE. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED OVER ALL COMMON 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 THREE, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, CONDITIONS AND RESTRICTIONS OF SILVER SUMMIT SUBDIVISION PHASE THREE, WHICH ARE HEREBY INCORPORATED BY REFERENCE, COMMON AREA WILL BE ASSESSED TO THE LOT OWNERS ON A PRO RATA BASIS.

DEDICATION OF TRAILS TO SBSRD

SBSRD SHALL BE GRANTED A 20' ACCESS EASEMENT FOR A TRAILS SYSTEM ACROSS THE COMMON AREAS OF THIS PLAT. TRAIL EASEMENTS SHALL BE DEDICATED BY FIELDSTONE HOMES INC. WITH GRANTS OF EASEMENTS WHEN FINAL ALIGNMENTS ARE DETERMINED.

- LEGEND:
- ⊙ EXISTING REBAR
 - MONUMENT TO BE SET
 - REBAR AND CAP TO BE SET
 - ✱ PROPOSED FIRE HYDRANT

NOTE:
ALL LOTS SHALL HAVE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS AS SHOWN ON PLAT AND AS DESCRIBED BELOW, UNLESS OTHERWISE NOTED.
FRONT & REAR: 10 FEET
SIDE: 5 FEET



ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT } CC.
ON THE 1ST DAY OF June 2002, PERSONALLY APPEARED BEFORE ME MICHAEL STEWART, WHO BEING DULY SWORN DID SAY THAT HE IS A MANAGER OF FIELDSTONE PARTNERS, 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:

Notary Public
CHERYL L. MCCONKAY
294 Durocher Lane
Boonville, Utah 84007
My Commission Expires
June 11, 2002

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT 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 3". 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, INCLUDING BUT NOT LIMITED TO, THE DEDICATION OF ROAD RIGHT OF WAY TO SUMMIT COUNTY FOR ROAD MAINTENANCE. IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS 1ST DAY OF June 2002

[Signature]
MANAGER, FIELDSTONE PARTNERS, L.L.C.

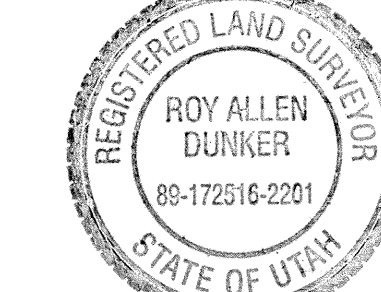
SILVER SUMMIT SUBDIVISION PHASE 3
A UTAH SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE WEST HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

LOT	SQ. FT.	ACRES
401	6,000	0.14
402	6,000	0.14
403	8,640	0.20
404	8,640	0.20
405	8,368	0.19
406	7,819	0.18
407	6,000	0.14
408	6,625	0.15
409	6,757	0.16
410	6,889	0.15
411	6,000	0.14
412	6,455	0.15
413	7,187	0.16
414	8,312	0.19
415	7,332	0.17
416	8,061	0.19
417	6,000	0.14
418	6,245	0.14
419	6,482	0.15
420	6,310	0.14
421	6,482	0.15
422	6,108	0.14
423	6,728	0.15
424	7,188	0.17
425	6,790	0.16
426	7,193	0.17
427	7,193	0.17
428	7,193	0.17

SURVEYOR'S CERTIFICATE

I, ROY A. DUNKER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172516, 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, HEREAFTER TO BE KNOWN AS "SILVER SUMMIT SUBDIVISION PHASE 3" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

DATE 6-1-00
ROY A. DUNKER R.L.S. 172516



DATE PLOTTED: MAY 31, 2000
FILE NAME: L:\JOBS\12408\SITE\PHASE3\C-2R.DWG

PARK CITY FIRE SERVICE DISTRICT APPROVAL
APPROVED AND ACCEPTED THIS 7TH DAY OF JUNE A.D. 20 00
[Signature]
FIRE MARSHAL

SEWER DISTRICT APPROVAL
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 1ST DAY OF JUNE A.D. 20 00
[Signature]
S.B.S.I.D.

UTAH POWER & LIGHT COMPANY APPROVAL
APPROVED AND ACCEPTED THIS 1ST DAY OF JUNE A.D. 20 00
[Signature]

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED AND ACCEPTED THIS 1ST DAY OF June A.D. 20 00
[Signature]
DISTRICT ADMINISTRATOR

SUMMIT COUNTY ASSESSOR
ALL TAXES, INTEREST AND PENALTIES OWING TO THIS LAND HAVE BEEN PAID AS OF THIS 26TH DAY OF September A.D. 20 00
[Signature]
SUMMIT COUNTY ASSESSOR

PUBLIC WORKS APPROVAL
APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PUBLIC WORKS SUPERVISOR ON THIS 12TH DAY OF JUNE A.D. 20 00
[Signature]

COUNTY PLANNING COMMISSION
REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 16TH DAY OF June A.D. 20 00
[Signature]
CHAIRMAN

COUNTY COMMISSION APPROVAL
PRESENTED TO BOARD OF THE SUMMIT COUNTY COMMISSION THIS 12TH DAY OF June A.D. 20 00 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
[Signature]
COUNTY COMMISSION CHAIRMAN

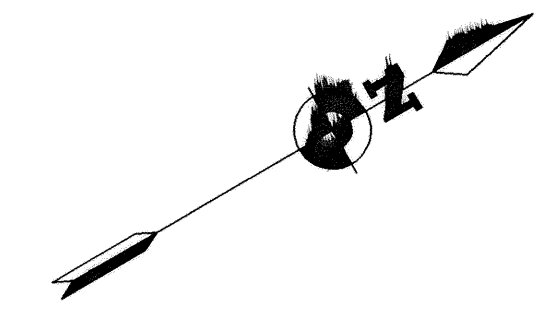
COUNTY ENGINEER
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 7/17/00
[Signature]
COUNTY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 26TH DAY OF Sept. A.D. 20 00
[Signature]
ATTORNEY

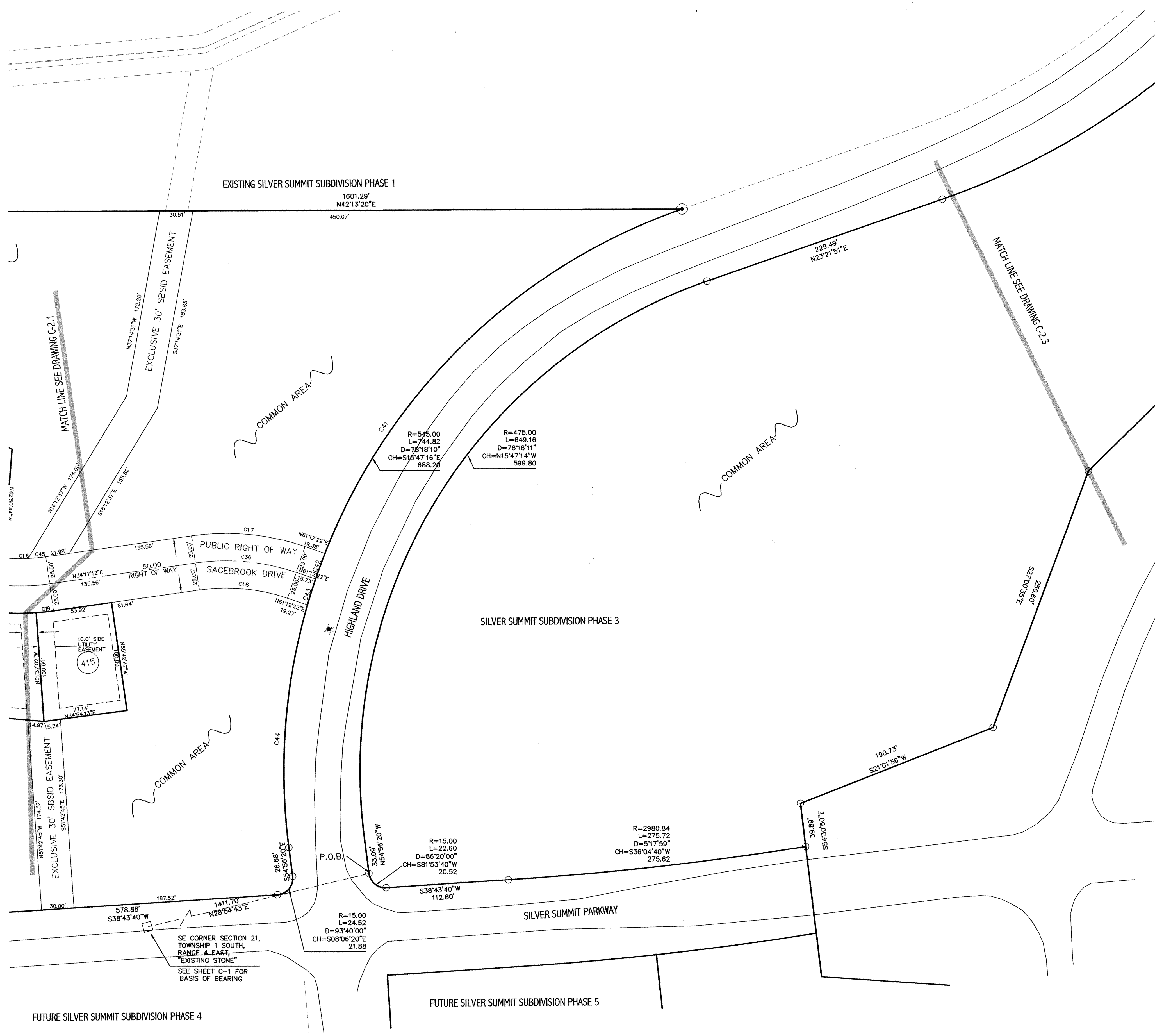
RECORDED # 573705
NO. 573705
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Coalition Title
DATE 05-27-2000 TIME 16:17:14 BOOK - PAGE -
1192
Alan Dennis
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
151 SOUTH RECENT STREET
SALT LAKE CITY, UT 84111-1903
(801) 323-0887 FAX (801) 323-0770

SHEET 1 OF 3
PROJECT NO. 12345
DRAWING NO. C-2.1



SCALE: 1" = 50'
0 25 50 100



PARK CITY FIRE DISTRICT NOTES:

FIRE DEPARTMENT ACCESS ROADS:

AN ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. THE ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. IN THE EVENT THAT THE ALL-WEATHER ACCESS IS NOT MAINTAINED, THE FIRE DISTRICT RESERVES THE RIGHT TO STOP WORK UNTIL REQUIRED ROADS ARE PLACED BACK IN SERVICE. [UNIFORM FIRE CODE 901.3]

WATER SUPPLIES FOR FIRE PROTECTION

WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. IN THE EVENT THAT THE FIRE PROTECTION WATER SUPPLY IS NOT MAINTAINED, THE FIRE DISTRICT RESERVES THE RIGHT TO STOP WORK UNTIL THE REQUIRED WATER SUPPLY FOR FIRE PROTECTION IS PLACED BACK IN SERVICE. WATER SUPPLIES FOR FIRE PROTECTION MUST BE CLEARLY IDENTIFIED IN A MANNER TO PREVENT OBSTRUCTION BY PARKING AND/OR OTHER OBSTRUCTIONS. EACH WATER SUPPLY FOR FIRE PROTECTION MUST BE MARKED WITH AN APPROVED FLAG TO IDENTIFY ITS LOCATION DURING WINTER CONDITIONS. [UNIFORM FIRE CODE 901.3 AND 901.4.3]

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEG.	CHORD
1	27°04'54"	175.00	82.72	42.15	N72°19'38"W	81.70	
2	60°33'21"	225.00	237.80	131.36	S55°32'55"E	228.89	
3	15°20'15"	225.00	60.23	30.29	S17°36'08"E	60.05	
4	15°20'16"	225.00	60.23	30.30	S02°15'54"E	60.05	
5	15°20'15"	225.00	60.23	30.30	S13°04'22"W	60.05	
6	02°44'34"	225.00	23.21	11.61	S23°41'40"W	23.20	
7	03°52'31"	225.00	15.23	7.62	S28°35'20"W	15.22	
8	15°19'29"	225.00	60.18	30.27	S38°11'23"W	60.00	
9	08°14'52"	225.00	35.32	18.20	S50°25'54"W	35.28	
10	05°58'53"	575.00	60.03	30.04	S59°22'48"W	60.00	
11	01°17'18"	575.00	12.94	6.47	S55°44'58"W	12.93	
12	02°40'15"	575.00	58.42	29.23	S65°16'50"W	58.39	
13	05°58'53"	575.00	60.03	30.04	S71°10'54"W	60.00	
14	03°01'08"	575.00	30.30	15.15	S75°40'54"W	30.29	
15	30°02'15"	175.00	91.74	48.95	N65°10'24"E	90.70	
16	7°31'52"	175.00	23.00	11.52	N43°23'21"E	22.99	
17	28°50'08"	225.00	105.71	53.89	S47°44'47"W	104.74	
18	2°55'08"	175.00	82.22	41.89	S47°44'47"W	81.47	
19	04°05'47"	225.00	16.09	8.05	N36°20'08"E	16.08	
20	17°52'12"	225.00	70.18	35.38	N47°19'05"E	69.89	
21	15°19'28"	225.00	60.18	30.27	N63°54'57"E	60.00	
22	05°36'48"	225.00	22.04	11.03	N74°23'08"E	22.04	
23	07°21'38"	525.00	67.44	33.77	S73°30'39"W	67.40	
24	08°02'47"	525.00	74.19	37.16	S55°46'56"W	74.13	
25	06°38'03"	525.00	60.79	30.43	S58°25'01"W	60.76	
26	28°27'00"	175.00	86.90	44.36	S40°52'31"W	86.01	
27	14°55'54"	175.00	105.66	54.49	S09°21'17"W	104.06	
28	38°56'33"	175.00	118.94	61.87	S27°24'45"E	116.67	
29	38°56'34"	175.00	118.94	61.87	S66°21'18"E	116.67	
30	27°04'54"	225.00	106.35	54.19	N72°19'38"W	105.05	
31	26°59'55"	200.00	94.24	48.01	N72°19'38"W	93.37	
32	11°28'38"	200.00	392.62	299.19	S29°35'16"E	332.54	
33	08°27'00"	200.00	89.33	50.70	S45°52'30"W	88.29	
34	22°05'29"	550.00	212.06	107.36	S66°38'44"W	210.75	
35	42°54'18"	200.00	149.77	78.59	N55°44'22"E	146.29	
36	36°55'08"	200.00	33.97	17.87	S47°44'47"W	33.10	
37	6°41'08"	1583.23	184.74	92.47	S35°23'08"W	184.63	
38	05°41'17"	1583.23	25.00	12.50	S31°35'24"W	25.00	
39	05°41'17"	1583.23	25.00	12.50	S30°41'07"W	25.00	
40	5°41'49"	1583.23	157.42	78.78	S27°23'04"W	157.36	
41	49°26'20"	545.00	470.26	250.90	S12°11'19"E	455.81	
42	2°37'45"	545.00	25.01	12.51	S27°23'21"E	25.01	
43	03°17'45"	545.00	25.01	12.51	S30°01'06"E	25.01	
44	23°36'24"	545.00	224.55	113.89	S43°08'11"E	222.96	
45	2°20'12"	175.00	16.30	8.15	N36°37'19"E	16.29	
46	7°24'26"	683.57	28.72	14.36	N18°18'40"W	28.72	
47	10°52'27"	683.57	130.33	65.36	N24°58'37"W	130.13	
48	40°28'18"	683.57	482.85	251.99	N30°14'24"E	472.87	

DATE PLOTTED: MAY 31, 2000
FILE NAME: L:\JOBS\12408\ASITE\PHASE3\C-2.DWG

SILVER SUMMIT SUBDIVISION PHASE 3

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

RECORDED # 573705

NO. 573705

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Coalition Little

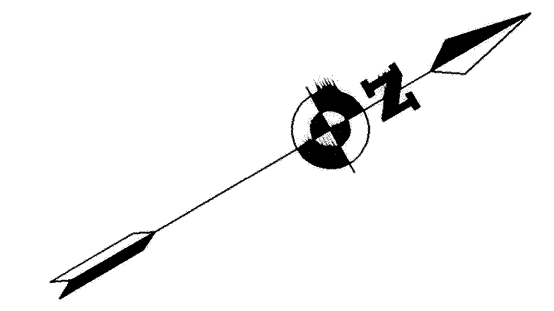
DATE 07-27-2000 TIME 16:12 PM BOOK 9 PAGE —

FEE \$ 418.00

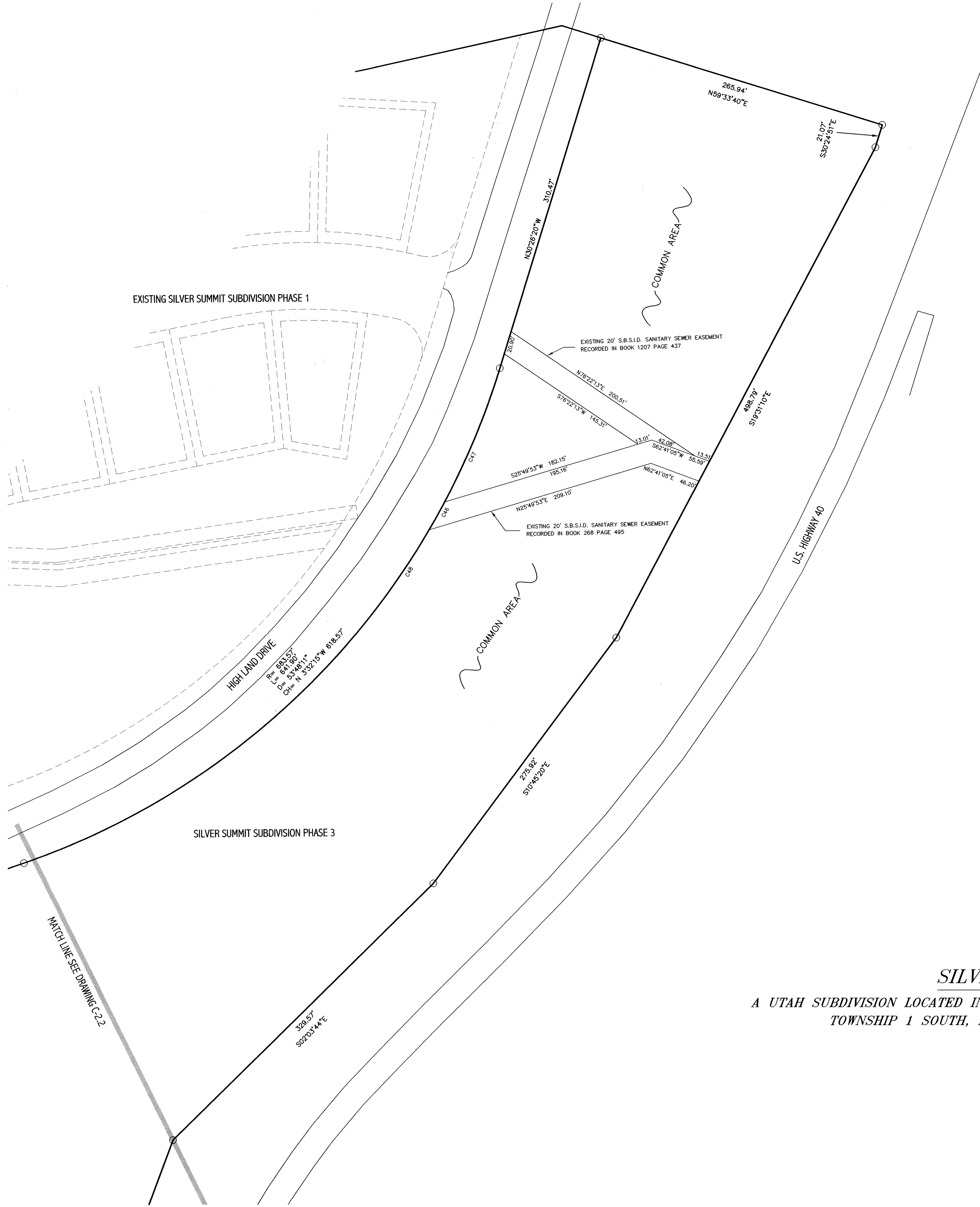
Walter J. Little
COUNTY RECORDER

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(801) 323-0887 FAX (801) 323-0770

SHEET 2 OF 3
PROJECT NO. 12408
DRAWING NO. C2.2



SCALE: 1" = 50'
0 25 50 100



SILVER SUMMIT SUBDIVISION PHASE 3

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

MATCH LINE SEE DRAWING C-2.2

DATE PLOTTED: MAY 31, 2000
FILE NAME: F:\JOBS\12408\ACAD\PHASE3\C-2.DWG

NO. <u>573705</u>	RECORDED # <u>573705</u>
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE	
REQUEST OF <u>Coalition Title</u>	
DATE <u>08-22-2000</u> TIME <u>16:17:04</u> BOOK <u>---</u> PAGE <u>---</u>	
FEE \$ <u>118.88</u>	COUNTY RECORDER <u>Alan Swartz</u>

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SHEET	3 OF 3
PROJECT NO.	12408G
DRAWING NO.	C2.3