

**GENERAL NOTES**

- As provided in the Supplemental Master Declaration of Covenants, Conditions and Restrictions for Deer Crest, the Lots are covered by the Master Declaration of Covenants, Conditions and Restrictions for Deer Crest (the "Master Declaration"), dated October 31, 1997 and recorded November 3, 1997, as Entry No. 198235, Book 363, Pages 542-613, in Wasatch County, Utah. Each Lot owner will be a member of the Deer Crest Master Association, a Utah nonprofit corporation (the "Master Association"), and subject to the terms of its Articles of Incorporation, its Bylaws and the rules and regulations that may be established by the Master Association from time to time. Construction of structures on each Lot shall be subject to the terms and processes of the Deer Crest Design Guidelines ("Design Guidelines") as established and amended from time to time by the Master Association. The siting and design of each structure shall be approved by the Deer Crest Review Committee (the "Design Review Committee") prior to commencement of construction following the procedure established by the Design Guidelines. Following approval by the Design Review Committee, construction on a Lot must secure the approval of and a building permit from Wasatch County.
- The following easements are dedicated for use by Blue Ledge Corporation, United Park City Mines Company, Deer Crest Associates I, L.C., owners of lots within the Deer Crest Estates U.P.C.M.C. 4 Lot Subdivision, the Master Association, parties identified as benefited by a specific easement, Lot owners, owners of units within condominium or multifamily projects within the Deer Crest Project and guests and permitted invitees by the recordation of this Plat, including easements covering all areas within the legal description of the Lots and outside of the building envelope shown in any Lot (unless an impact on the building envelope is otherwise expressly specified):
  - An easement for ingress and egress across all private roadways shown on the Plat.
  - An easement for the maintenance and construction of the roads, related slopes and retaining walls across portions of Lots outside of building envelopes and adjacent to the roads, an easement for snow storage both within and outside of the building envelope, and an easement to fill, cut, and grade the Lot, including within the building envelope, during the construction of the roads.
  - An easement for all public utilities and for drainage across portions of all Lots outside the building envelopes which easement also runs in favor of each utility providing services within the Deer Crest Project.
  - An easement for drainage across all existing drainage channels within the Lot and within the building envelope, and an easement to locate or relocate drainage channels and drainage facilities outside of the building envelope on a Lot.
  - Other easements relating to the construction, landscaping, improvements and sales of the Deer Crest U.P.C.M.C. 4 Lot Subdivision Project by the Owner and the operations of the Master Association as are described in the Master Declaration.
- The Deer Crest Estates U.P.C.M.C. 4 Lot Subdivision is also subject to existing easements and rights of way, of record or in view, and other interests of record or visible on the property. The easements described in Note 2 may also be recorded against specific portions of the Subdivision, including portions of Lots outside of the building envelopes without the further consent of any Lot Owner.
- Each Lot on the Plat illustrates the maximum building envelope that will be allowed. Maximum building envelope, maximum floor area and maximum garage area are also set forth in this Plat. Any actual structure proposed to be constructed on the Lot may reflect a smaller size than the maximum shown on the Plat. Structures may not encroach on the set backs shown on the Plat.
- The limits of disturbance on each Lot shall be minimized; however, in no event shall the disturbance exceed an area that is 15 feet from the outside face of any structure and any driveways to be constructed on any Lot. In addition, significant clusters of vegetation and large tree specimens, whether or not outside of the building envelope, shall be preserved where possible or where required by the Design Review Committee. Such clusters of vegetation and large trees shall be identified on a preliminary landscape plan which shall be submitted to the Design Review Committee with the first submittal of proposed improvement plans.
- Irrigated landscape shall be limited to 1,600 square feet and the additional area to be served by drip irrigation systems shall be limited to 4,500 square feet. The proposed location of irrigation systems shall be reflected on the final landscape plan.
- The roads and trails within the Subdivision are classified as private. All road maintenance, including snow removal, shall be arranged and paid for by the Master Association. Driveways shall be constructed in accordance with the requirements of the Uniform Fire Code and any exceptions granted pursuant thereto.
- Wasatch County prohibits the building of structures on active fault lines, collapsible soils, unstable soils, landslide areas and other geologic hazards.
- Local service providers: Utah Power, Questar Gas, U.S. West Communications, Jordanelle Special Service District
- Residential structures shall be fire sprinkled and shall be constructed in accordance with the provisions of the Uniform Fire Code (UFC). See the Design Guidelines.
- The ownership, operation and maintenance of common elements, including Open Space, and conditions for the construction of Lots, are set forth in the Master Declaration.
- Wasatch County prohibits building on wetlands or areas where ground water periodically rises to within 7 feet of the surface, on areas within 100 feet of a live or intermittent water way, on areas within 100 feet radius from a well used for culinary water, on areas within a 100-year 24 hour storm incident drainage path, and on any other water related area where development will have an unreasonable effect on the water course or aquifer.
- Vehicular access through the Deer Crest Project's eastern perimeter controlled gate and the western perimeter controlled access gate is limited solely to residents and guests and shall otherwise be closed at all times.
- All construction traffic regardless of vehicular weight is limited to U.S. Highway 40 and the eastern perimeter controlled access gate.
- Public safety access and utility easements are hereby dedicated for all roadways, emergency access roads, and open space parcels.
- Permanent maintenance of all perimeter gates, roadways, hard surfaced pedestrian/bicycle pathways, including snow removal, shall be the sole responsibility of the Master Association.
- Park City Municipal Corporation is a third-party beneficiary in regards to plot notes 13 through 17, and these plot notes 13 through 17 may not be amended without Park City's written consent.
- The Easements identified on the attached Access Easement Location Map and the Access Easement Location Map of the Deer Crest Estates Subdivision Phase I plot recorded November 3, 1997, as Entry No. 198233 in Wasatch County, as Easement Parcels 1, 2, 3, 4, 5, 6a, 6b, 7a and 7b generally describe the proposed location of roads to be constructed by Deer Crest Associates I, L.C., in the future and are intended to provide a legal right of access to and from the platted lots and publicly dedicated streets. The legal descriptions of these Easement Parcels may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this plat and shall not require the application of a plat amendment process or the consent of existing lot owners or mortgage holders.
- Ski runs, trails and related slopes and soil retention structures as constructed may encroach on building envelopes, and an easement is hereby granted for such construction and encroachments. The easement shall specifically include the right to fill, cut and grade the Lot, including within the building envelope, during construction of the ski runs or ski trails.
- Maintenance of oil storm water and water quality facilities, including individual lot run-off storage/filtration systems shall be the sole responsibility of the Master Association.
- The Master Declaration and the Design Guidelines contain restrictions on the modification of natural drainage channels on Lots and requirements for on-lot drainage control structures. Some natural drainage channels and on-lot drainage control structures may affect the building envelopes designated on the plat.

- Prior to the issuance of building permits a lot specific geotechnical and geology report shall be submitted to Wasatch County for lot and/or parcel for review and approval by Wasatch County. Said report shall address soils engineering and geologic feasibility, and shall specify design parameters for all grading, driveway, drainage, and building construction.
- A soils geology report for the four residential lots has been prepared by APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (PROJ. No. 983678), dated Nov. 24, 1999.
- Unless specifically approved in writing by the Design Review Committee and Wasatch County based on approved engineering plans and specifications, no driveway construction or the construction of associated earth retention structures shall penetrate, modify or surcharge any finished slope or earth retention structure completed in connection with the construction of a road, ski run or ski trail.
- Deer Crest roads have been designed for 20 miles per hour and 15 miles per hour on cut-de-sade.

**SURVEYOR'S CERTIFICATE**

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931 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 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.

John Demkowicz  
L.S. No. 163931  
5/11/00  
Date



**LEGAL DESCRIPTION**

A parcel of land located in the East half of Section 23 Township 2 South, Range 4 East, Salt Lake Base and Meridian also known as Park City Mines Company Parcel No. 3, more particularly described as follows:

Beginning at a point which is North 00°05'48" West, along section line 620.43 feet and East 2897.96 feet from the West Quarter Corner of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian said point also being on the southerly boundary line of Deer Crest Estates Subdivision - Phase I according to the official plat of record and on file in the office of the Wasatch County Recorder, Entry No. 209775, Recorded 12-23-98; and running thence along said southerly boundary line thru the following 7 courses (1) North 58°25'58" East 265.71 feet; thence (2) South 31°34'02" East 30.26 feet; thence (3) North 58°25'58" East 50.00 feet; thence (4) South 31°34'02" East 14.63 feet to a point on a 75.00 foot radius curve to the left, of which the radius point bears North 58°25'58" East; thence (5) southeasterly along the arc of said curve 34.77 feet thru a central angle of 26°33'49"; thence (6) North 52°54'54" East 108.00 feet; thence (7) South 77°57'08" East 239.77 feet; thence South 06°53'27" West 383.30 feet; thence West 296.02 feet; thence North 48°20'21" West to the POINT OF BEGINNING.

Description Contains: 4.40 acres more or less.

**OWNER'S CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS: That, the Blue Ledge Corporation, the owner of the hereon described tract of land hereby causes the same to be divided into lots and private streets together with all ingress/egress and utility easements, as depicted or described on the three (3) sheets of this plat, hereafter to be known as the Deer Crest Estates U.P.C.M.C. 8 Lot Subdivision, subject to the declaration of covenants, conditions, restrictions and reservation of easements for the Deer Crest Estates U.P.C.M.C. 8 Lot Subdivision, which will be recorded in the offices of the County Recorder of Wasatch County, Utah, concurrently with the recording of this plat. The undersigned further agrees to the recordation of this plat in accordance with Utah law.

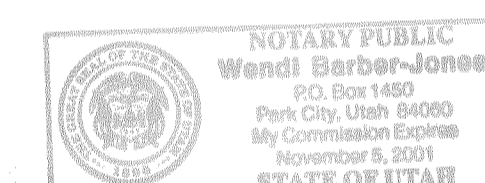
Executed this 11th day of May, 2000

Blue Ledge Corporation  
Hank Rothwell, President

**ACKNOWLEDGMENT**

On this 11th day of May, 2000 personally appeared before me Hank Rothwell, who, being duly sworn did say that he is the President of the Blue Ledge Corporation, and the signer of the foregoing Owner's Consent to Record, and said Hank Rothwell, duly acknowledged to me that he executed the same.

Notary Public Wendi Barber-Jones, my commission expires: November 5, 2001



**WASATCH COUNTY PUBLIC WORKS**

Approved this 5th day of June, 2000. Subject to the following conditions:

Scott F. Berg  
Director, Public Works

**WASATCH COUNTY PLANNING COMMISSION**

Approved this 17th day of May, 2000, by the Wasatch County Planning Director.

Michael D. ...  
Chairman, Planning Commission

**WASATCH COUNTY PLANNING OFFICE**

Approved this 29th day of June, 2000, by the Wasatch County Planning Director.

...  
Planning Director

**ADMINISTRATIVE BODY**

The County of Wasatch approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public, this day of May, 2000, subject to the following conditions:

...  
County Clerk

**WASATCH COUNTY HEALTH DEPARTMENT**

Approved this 15th day of May, 2000. Subject to the following conditions:

...  
County Health Department

**WASATCH COUNTY FIRE MARSHAL**

Approved this 15th day of May, 2000. Subject to the following conditions:

...  
Fire Marshal

**WASATCH COUNTY WEED BOARD**

Approved this 5th day of June, 2000. Subject to the following conditions:

...  
Director

**WASATCH COUNTY RECREATION DISTRICT**

Approved this 6th day of June, 2000.

...  
Director

**WASATCH COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office. Dated this day of May, 2000.

Wasatch County Surveyor

**WASATCH COUNTY ENGINEERING DEPARTMENT**

Approved this 15th day of May, 2000. Subject to the following conditions:

...  
Director, Engineering Department

**WASATCH COUNTY SHERIFF DEPARTMENT**

Approved this 15th day of May, 2000.

...  
Sheriff

**JORDANELLE ARCHITECTURAL ADVISORY BOARD**

Approved this 8th day of June, 2000.

...  
Director

**JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT**

Approved this 7th day of June, 2000.

...  
Director

**APPROVAL AS TO FORM**

Approved this 25th day of May, 2000.

...  
Wasatch County Attorney

**RECORDED**

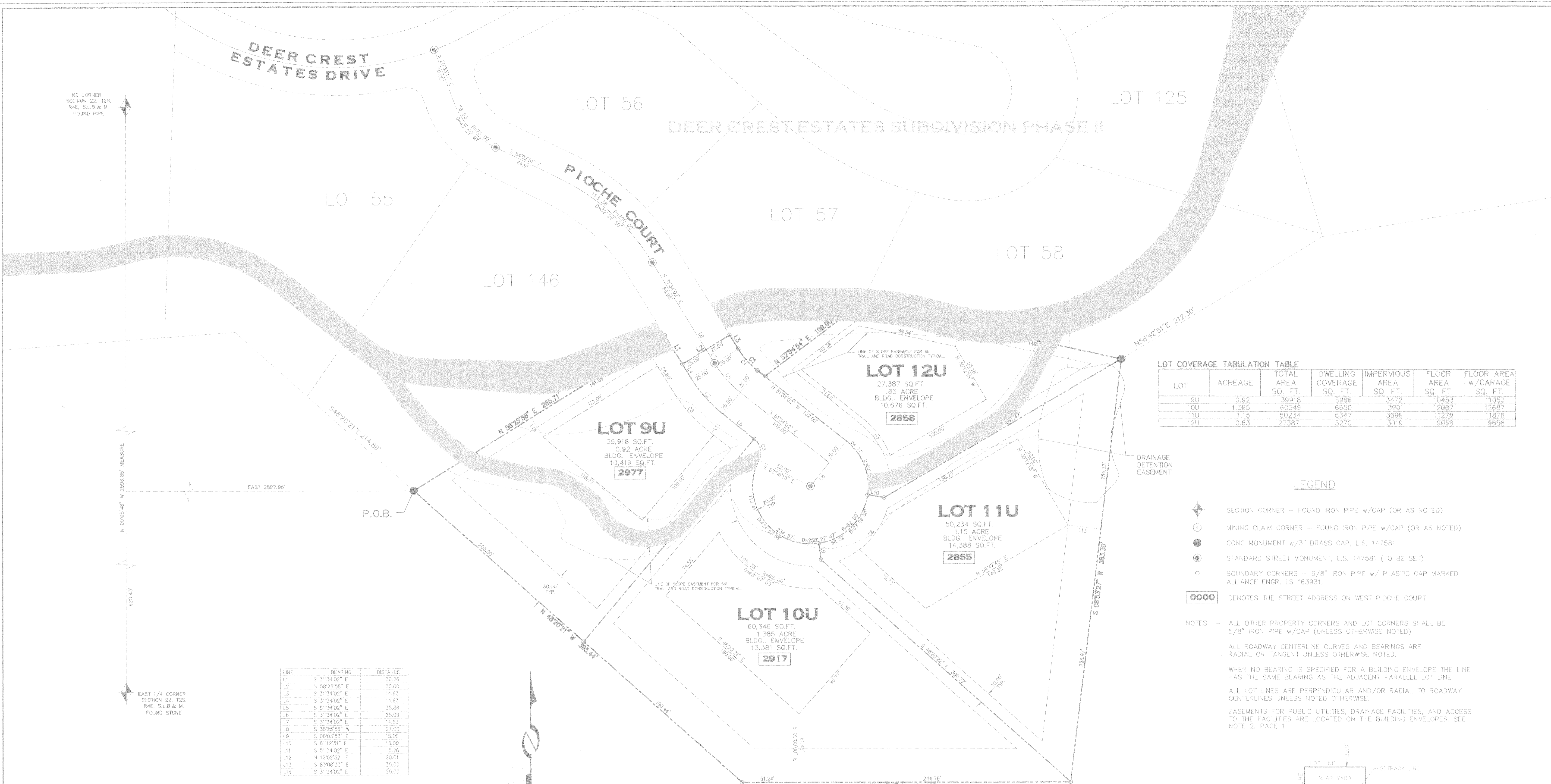
No. 2253713 BK 4167 Page 334-353 Fee 123.00  
State of UTAH County of WASATCH  
Recorded and Filed at the Request of RORY C. MURPHY  
DATE 7-5-00  
TIME 14:55  
Marilyn W. Cummings  
County Recorder

ALLIANCE ENGINEERING INC.  
P.O. BOX 2664  
323 MAIN STREET  
PARK CITY, UTAH 84060  
(435) 649-9467

Alliance Engineering Inc.  
JOB# 8-8-99 FILE Y:\DEERCST\DWG\9U-12U\FINPLAT.DWG

**DEER CREST ESTATES / U.P.C.M.C. 4 LOT SUBDIVISION**

LOCATED IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
WASATCH COUNTY, UTAH



**LOT COVERAGE TABULATION TABLE**

LOT	ACREAGE	TOTAL AREA SQ. FT.	DWELLING COVERAGE SQ. FT.	IMPERVIOUS AREA SQ. FT.	FLOOR AREA SQ. FT.	FLOOR AREA w/GARAGE SQ. FT.
9U	0.92	39918	5996	3472	10453	11053
10U	1.385	60349	6650	3901	12087	12687
11U	1.15	50234	6347	3699	11278	11878
12U	0.63	27387	5270	3019	9058	9658

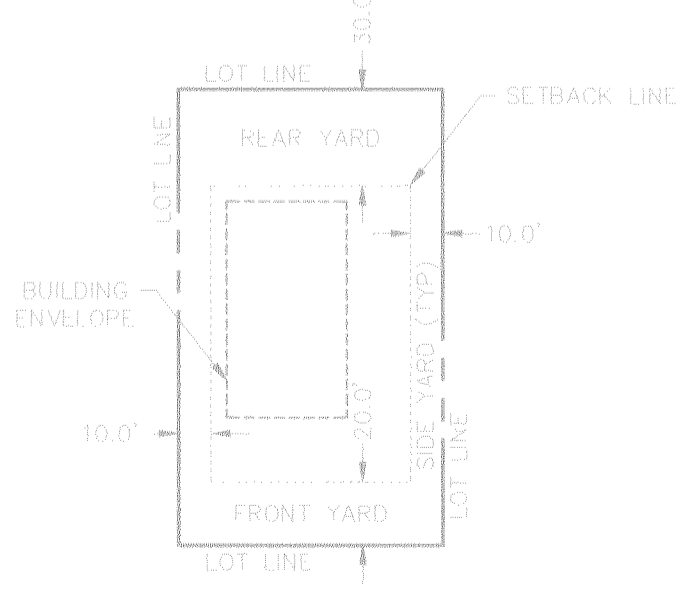
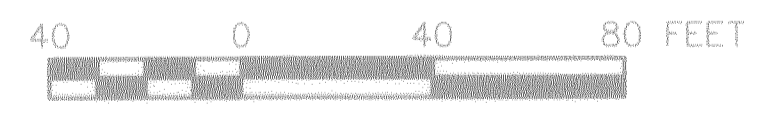
- LEGEND**
- ◆ SECTION CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)
  - ⊙ MINING CLAIM CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)
  - CONC MONUMENT w/3" BRASS CAP, L.S. 147581
  - ⊙ STANDARD STREET MONUMENT, L.S. 147581 (TO BE SET)
  - BOUNDARY CORNERS - 5/8" IRON PIPE w/ PLASTIC CAP MARKED ALLIANCE ENGR. LS 163931.
  - 0000 DENOTES THE STREET ADDRESS ON WEST PIOCHE COURT.

**NOTES**

- ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)
- ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED.
- WHEN NO BEARING IS SPECIFIED FOR A BUILDING ENVELOPE THE LINE HAS THE SAME BEARING AS THE ADJACENT PARALLEL LOT LINE
- ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROADWAY CENTERLINES UNLESS NOTED OTHERWISE.
- EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE FACILITIES, AND ACCESS TO THE FACILITIES ARE LOCATED ON THE BUILDING ENVELOPES. SEE NOTE 2, PAGE 1.

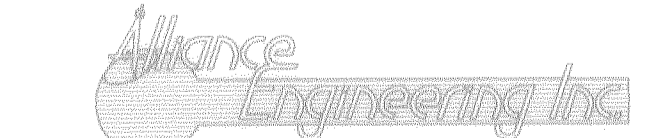
LINE	BEARING	DISTANCE
L1	S 31°34'02" E	30.26
L2	N 58°25'58" E	50.00
L3	S 31°34'02" E	14.63
L4	S 31°34'02" E	14.63
L5	S 31°34'02" E	35.86
L6	S 31°34'02" E	25.09
L7	S 31°34'02" E	14.63
L8	S 38°25'58" W	27.00
L9	S 08°03'53" E	15.00
L10	S 81°12'51" E	15.00
L11	S 31°34'02" E	5.26
L12	N 12°02'52" E	20.01
L13	S 83°06'33" E	30.00
L14	S 31°34'02" E	20.00

CURVE	ARC	DELTA	RADIUS
C1	34.77	26°33'49"	75.00
C2	43.63	20°00'00"	125.00
C3	21.23	78°27'47"	15.50
C4	26.18	20°00'00"	75.00
C5	34.91	20°00'00"	100.00
C6	37.67	29°58'31"	72.00
C7	40.92	30°28'55"	77.00
C8	50.61	20°00'00"	145.00



**DEER CREST ESTATES / U.P.C.M.C. 4 LOT SUBDIVISION**

LOCATED IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN WASATCH COUNTY, UTAH



JOB NO. 8-8-99 FILE Y:\DEERCST\DWG\9-12U\FIN\PLAT2A

ALLIANCE ENGINEERING INC.

P.O. BOX 2664  
323 MAIN STREET  
PARK CITY, UTAH 84060  
(435) 649-9467

TYPICAL LOT BUILDING SETBACK LINES  
NOT TO SCALE

RECORDED  
NO. 225373 ON 4/6/97 PAGE 334-353 Fee 63.00  
STATE OF UTAH, COUNTY OF WASATCH  
RECORDED AND FILED AT THE REQUEST OF RORY C. MURPHY  
DATE 7-5-00 TIME 14:55  
MARILYN W. CUMMINGS  
COUNTY RECORDER