

GENERAL NOTES

- The Lots are covered by a Master Declaration of Covenants, Conditions and Restrictions for Deer Crest (the "Master Declaration"). Each Lot owner will be a member of the Deer Crest Master Association, a Utah non-profit 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 process 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 the applicable governmental entities.
- The following easements are dedicated by the recordation of this plat for use by the Developer, the Master Association, parties identified in the plat notes as benefited by a specific easement, Lot owners, owners of units within condominium or multifamily projects within the Deer Crest Project subject to the access limitations in note 13 and guests and permitted invitees, including easements covering all areas within the legal description of the Lots and outside of the building envelope shown in any Lot:
 - An easement for ingress and egress across all private roadways shown on the Plat.
 - An easement for the maintenance and construction of the roads and related slopes and retaining walls across portions of Lots outside of building envelopes and adjacent to the roads.
 - An easement for all public utilities and for drainage across portions of all Lots outside the building envelopes which also runs in favor of each utility providing services within the Deer Crest Project.
 - Other easements relating to the construction, landscaping, improvements and sales of the Deer Crest Project by the Owner and the operations of the Master Association as are described in the Master Declaration.
- The Deer Crest Project is also subject to existing easements and other interests of record.
- Each Lot on the Plat illustrates the maximum building envelope that will be allowed. Maximum dwelling coverage, maximum impervious area, 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 maximum dwelling coverage is the maximum size of allowable structures in plan view, including eaves, overhangs and sub-buildings which may be constructed on the Lot. The maximum impervious area is the maximum area of impervious surface allowed on a lot in addition to the dwelling coverage including driveways, concrete slabs, walkways, steps and other surfaces impervious to water.
- 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 to be constructed on any Lot. In addition, significant clusters of vegetation and large tree specimens shall be preserved where possible or where required by the Design Review Committee. Such clusters of vegetation and 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 though subject to certain public pedestrian and bike access easements in certain locations. 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. A soils report is available from the Developer for review. It is required that the lot owner consult a qualified geotechnical engineer and other design professionals to conduct a lot-specific investigation and submit a geotechnical and geology report to Wasatch County for review and approval prior to site development for all grading, driveway, and building construction. Existing mine workings have been identified and analyzed by AGRA Earth and Environmental Geotechnical Engineers. Their report has been recorded at the Wasatch County, Utah Recorder's Office as part of the Master Declaration.
- Local service providers or approved alternate(s):
 - Utah Power
 - Questar Gas Company
 - U.S. West Communications
- Residential structures shall be fire sprinkled pursuant to Park City requirements 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 eastern perimeter controlled access gate and the western perimeter controlled access gate is limited solely to residents and guests of properties within the gates and shall other wise be closed at all times.
- All construction traffic regardless of vehicle 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 and emergency access roads.
- Permanent maintenance of all perimeter gates, roadways, hard surfaced pedestrian/bicycle pathways, including snow removal, shall be the sole responsibility of the Master Association to the reasonable satisfaction of Park City.
- Park City Municipal Corporation is a third-party beneficiary and these plat notes 13 thru 17 may not be amended without Park City's written consent.
- The Easements identified on the plat as Easements Parcels 1, 2, 3, 4, 5, 6a, 6b, 7a and 7b generally describe the proposed location of roads to be constructed 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.
- The owner of the parcels shall not modify or disturb the established trails, structures, slopes, landscaping and other improvements built by the developer, without consent of the Master Association. Ski runs, trails and related slopes as constructed may encroach on building envelopes, and an easement is hereby granted for such encroachments.
- Maintenance of all storm water and water quality facilities, including individual lot run-off storage/infiltration systems, shall be the sole responsibility of the Master Association.
- The Master Declaration and the Design Guidelines contain restrictions on the modification of established drainage channels on Lots and requirements for on-lot drainage control structures. Some established drainage channels and on-lot drainage control structures may affect the building envelopes designated on the plat.

- The Subdivision is created together with easements across certain rights-of-way shown on the Plat and certain additional rights-of-way shown on the plat of Deer Crest Estates Subdivision--Phase I, Deer Crest Estates Subdivision--Phase 2, Snowtop Subdivision, Deer Hollow Village master plat, Roosevelt Gap master plat and the Jordanelle Village master plat, each of which is recorded prior to or contemporaneously with, or is intended to be recorded after, this plat.
- The property covered by this plat is subject to annexation to Park City. The development of the parcel is subject to the terms of a certain settlement agreement with Park City which is effective whether or not the property is annexed.
- The annexation of this property to Park City does not entitle the residents access to the Park City School District.

US WEST COMMUNICATIONS, INC. APPROVAL
 Approved and accepted this 15 day of Dec, 1998.
John J. Smith
 U.S. West Communications, Inc.
 Authorized Representative

QUESTAR GAS COMPANY APPROVAL
 Approved and accepted this 16 day of Dec, 1998.
Richard J. Savinudall
 Questar Gas Company
 Authorized Representative

WASATCH COUNTY HEALTH DEPARTMENT APPROVAL
 Approved and accepted this 15 day of Dec, 1998.
Phil D. Wright
 Wasatch County Health Department
 Authorized Representative

WASATCH COUNTY FIRE DISTRICT APPROVAL
 Approved and accepted this 16 day of Dec, 1998.
Stewart
 Wasatch County Fire District
 Authorized Representative

WASATCH COUNTY WATER BOARD APPROVAL
 Approved and accepted this 15 day of Dec, 1998.
Debra
 Wasatch County Water Board
 Authorized Representative

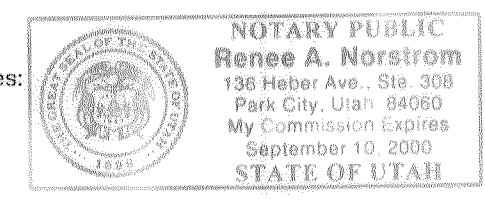
JORDANELLE SPECIAL SERVICE DISTRICT APPROVAL
 Approved and accepted this 15 day of Dec, 1998.
Debra
 Jordanelle Special Service District
 Authorized Representative

UTAH POWER AND LIGHT, A DIVISION OF PACIFIC CORP. APPROVAL
 Approved and accepted this 15th day of DECEMBER, 1998.
M. Smith
 Utah Power and Light, a Division of Pacific Corp.
 Authorized Representative

OWNER'S CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS: That Deer Crest Associates I, L.C., a Utah limited liability company, 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 hereon, hereafter to be known as the Deer Hollow Village Subdivision at Deer Crest, subject to the declaration of covenants, conditions, restrictions and reservation of easements for the Deer Hollow Village Subdivision at Deer Crest, 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 consents to the recordation of this plat in accordance with Utah law.

Executed this 15 day of Dec, 1998.
 Deer Crest Associates I, L.C.
 by its Managing Member:
 LCC Properties Group, L.C.
David M. Luber
 David M. Luber, Managing Member

ACKNOWLEDGEMENT
 On this 15th day of December, 1998 personally appeared before me David M. Luber, who, being duly sworn did say that he is the Managing Member of LCC Properties Group, L.C., a Utah limited liability company, the Managing Member of Deer Crest Associates I, L.C., and the signer of the foregoing Owner's Consent to Record, and said David M. Luber, duly acknowledged to me that he executed the same.



Renee A. Norstrom
 Notary Public, my commission expires:

LIEN HOLDER'S CONSENT TO RECORD
 The undersigned Lien holder hereby consents to the recordation of this plat.

Executed this ___ day of ___, 1998.
 Dynamic Finance Corporation,
 a California Corporation
Angela C. Sabela
 Angela C. Sabela, President

ACKNOWLEDGEMENT
 On this ___ day of ___, 1998 personally appeared before me Angela C. Sabela, who, being duly sworn did say that she is the President of Dynamic Finance Corporation, a California Corporation and the signer of the foregoing Owner's Consent to Record, and said Angela C. Sabela, duly acknowledged to me that she executed the same.

Notary Public, my commission expires:

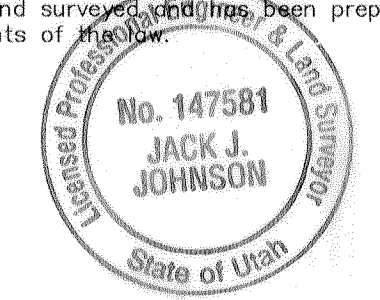
LEGAL DESCRIPTION
 A parcel of land located in the West Half of Section 14 and the East Half of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of the McKinley Mining Claim (MS 6645), said point is located North 00°13'07" West 1112.98 feet along the Section Line and North 85°42'00" West 162.50 feet from the Southwest Corner of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°19'56" West 5246.36 feet between said Southwest Corner and the Southeast Corner of said Section 14); and running thence along the East line of said McKinley Mining Claim North 04°18'00" East 600.00 feet; thence South 85°42'00" East 57.79 feet; thence North 72°55'47" East 359.21 feet; thence South 81°54'49" East 110.17 feet to the Northern Corner of the BLM Exception Parcel; thence along the Western line of said BLM Parcel South 18°45'09" West 127.86 feet; thence South 18°45'09" West 22.41 feet; thence South 68°20'38" East 41.23 feet; thence South 05°08'17" East 224.04 feet; thence North 84°51'43" East 15.85 feet; thence South 08°00'00" East 355.75 feet to the North line of the Roosevelt No. 1 Mining Claim (MS 6645); thence along said North line North 85°42'00" West 632.30 feet to the POINT OF BEGINNING.

Together with all ingress/egress and utility easements as depicted or described hereon.
 Containing 370,679 sq. ft. or 8.51 acres of land more or less.

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 depicted hereon. I further certify that this plat is a correct representation of the land surveyed and that it has been prepared in conformity with the minimum standards and requirements of the State of Utah.

Jack Johnson
 Jack Johnson
 12/15/98
 Date



DEER HOLLOW VILLAGE SUBDIVISION AT DEER CREST
 LOCATED IN THE WEST HALF OF SECTION 14, AND THE EAST HALF OF SECTION 15 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN WASATCH COUNTY, UTAH
 SHEET 1 OF 2

NOTE-- THIS PLAT IS A TWO (2) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

COUNTY COMMISSION
 PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS 15 DAY OF Dec A.D., 1998 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Paul Nolan
 COUNTY CHAIRMAN
Brent R. Pittman
 COUNTY CLERK

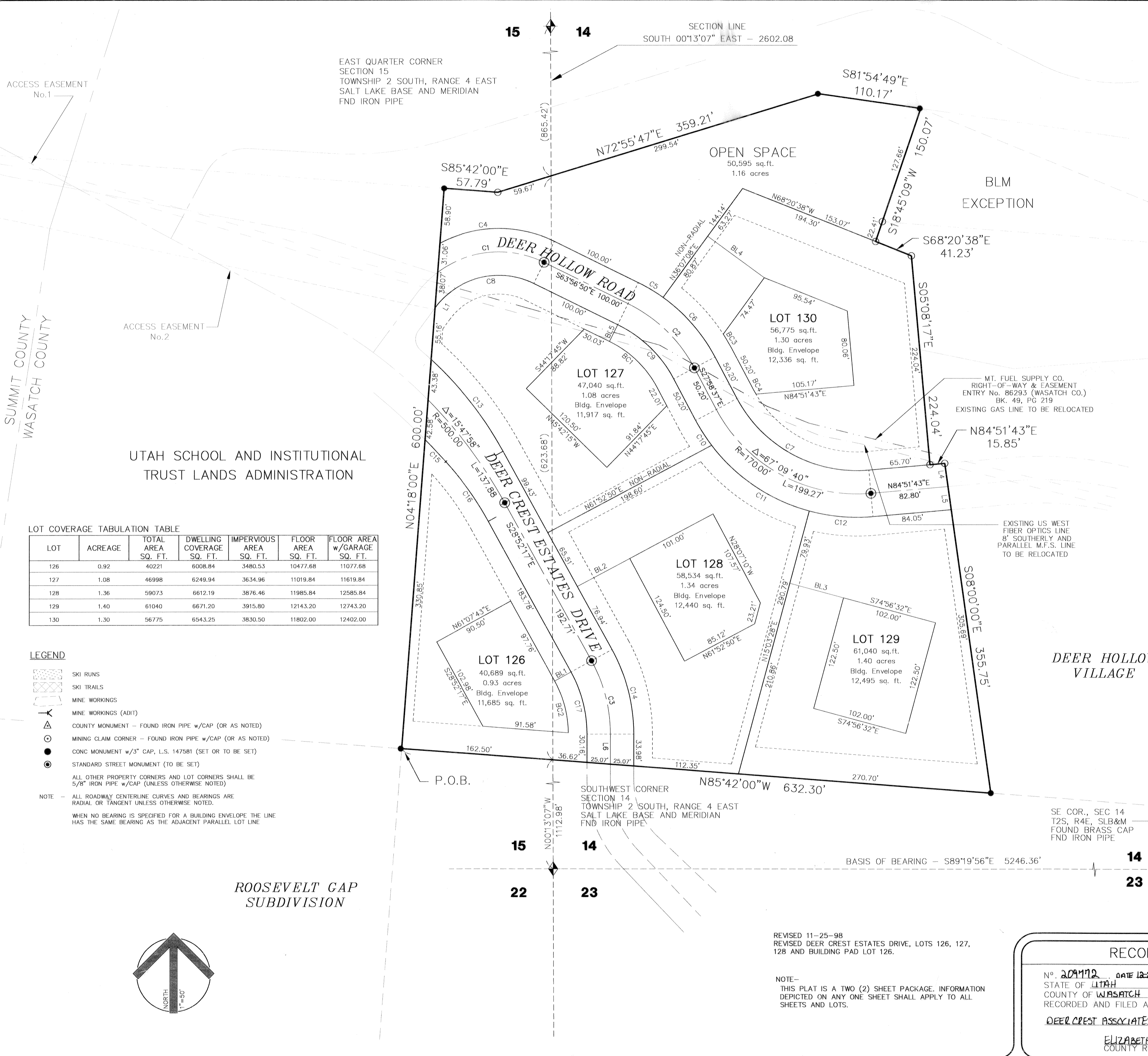
COUNTY ENGINEER
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Paul Nolan
 COUNTY ENGINEER
 12-16-98
 DATE

COUNTY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS 15 DAY OF Dec A.D., 1998.
Paul Nolan
 CHAIRMAN

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS 15 DAY OF Dec A.D., 1998
Debra
 COUNTY ATTORNEY

RECORDED
 No. 209772 DATE: 12-23-98 TIME: 14:32
 STATE OF UTAH PAGE
 COUNTY OF WASATCH FEE: \$54.00 256-275
 RECORDED AND FILED AT THE REQUEST OF:
 DEER CREST ASSOCIATES I LC
 ELIZABETH M. PARRELL
 COUNTY RECORDER

THE JACK JOHNSON COMPANY
 1777 Sun Peak Drive * Park City, Utah 84098
 (801) 645-9000 * fax (801) 649-1620
 DEER HOLLOW VILLAGE SUB AT DEER CREST SECTIONS 14-15 T.2S. R.4E. sheet 10F2



ROADWAY AND LOT CURVE TABLE

| LOT | CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|------------|-------|---------|---------|---------|-------------|-----------|
| RDWAY C/L | C1 | 110.00' | 120.41' | 114.49' | N84°41'34"E | 62°43'13" |
| RDWAY C/L | C2 | 160.00' | 100.45' | 98.81' | N45°57'44"W | 35°58'12" |
| RDWAY C/L | C3 | 162.50' | 81.68' | 80.82' | N14°28'18"W | 28°48'00" |
| OPEN SPACE | C4 | 135.00' | 127.34' | 122.67' | N89°01'52"E | 54°02'37" |
| OPEN SPACE | C5 | 185.00' | 30.96' | 30.92' | N59°09'13"W | 09°35'14" |
| LOT 130 | C6 | 185.00' | 85.19' | 84.44' | S41°10'07"E | 26°22'58" |
| LOT 130 | C7 | 145.00' | 169.97' | 160.40' | S61°33'27"E | 67°09'40" |
| LOT 127 | C8 | 85.00' | 118.13' | 108.85' | S76°14'19"W | 79°37'43" |
| LOT 127 | C9 | 135.00' | 84.75' | 83.37' | S45°57'44"E | 35°58'12" |
| LOT 127 | C10 | 195.00' | 31.59' | 31.55' | N32°37'04"W | 09°16'52" |
| LOT 128 | C11 | 195.00' | 128.25' | 125.95' | S56°06'01"E | 37°41'02" |
| LOT 129 | C12 | 195.00' | 68.73' | 68.38' | S85°02'25"E | 20°11'45" |
| LOT 127 | C13 | 387.00' | 125.45' | 124.90' | N38°09'29"W | 18°34'24" |
| LOT 128 | C14 | 187.50' | 94.25' | 93.26' | N14°28'18"W | 28°48'00" |
| LOT 126 | C15 | 740.50' | 32.38' | 32.38' | N43°22'51"W | 02°30'20" |
| LOT 126 | C16 | 340.50' | 78.78' | 78.61' | N36°35'22"W | 13°15'23" |
| LOT 126 | C17 | 137.50' | 69.11' | 68.39' | N14°28'18"W | 28°48'00" |

BUILDING ENVELOPE CURVE TABLE

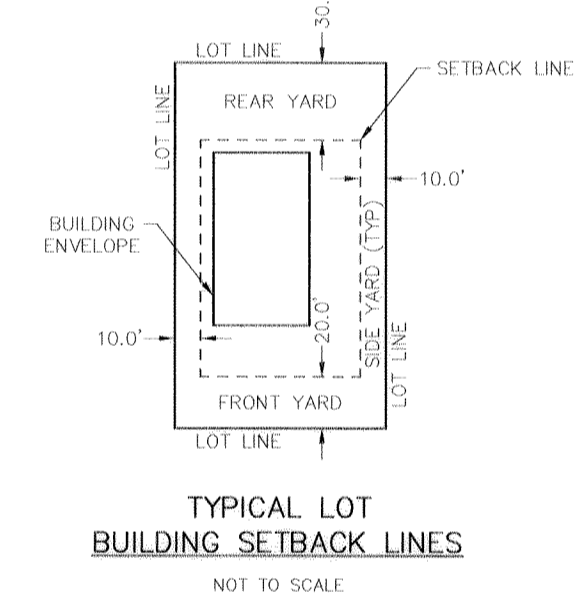
| LOT | CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|---------|-------|---------|--------|--------|-------------|-----------|
| LOT 127 | BC1 | 115.00' | 72.20' | 71.02' | S45°57'44"E | 35°58'12" |
| LOT 126 | BC2 | 117.50' | 57.61' | 57.03' | N14°49'35"W | 28°05'25" |
| LOT 130 | BC3 | 205.00' | 17.56' | 17.55' | S30°25'51"E | 04°54'27" |
| LOT 130 | BC4 | 125.00' | 5.48' | 5.48' | N29°13'57"W | 02°30'39" |

BUILDING ENVELOPE LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| BL1 | N61°07'43"E | 20.00' |
| BL2 | N61°52'50"E | 65.00' |
| BL3 | S74°56'32"E | 59.50' |
| BL4 | S53°52'52"E | 75.00' |
| BL5 | S26°03'10"W | 20.00' |

ROADWAY AND LOT LINE TABLE

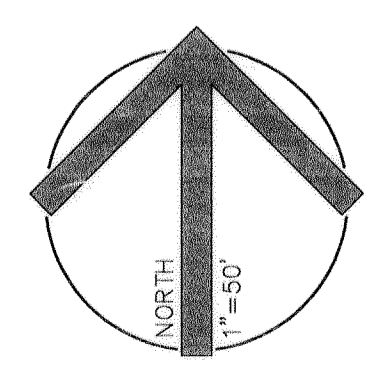
| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N36°25'27"E | 00.25' |
| L2 | | |
| L3 | | |
| L4 | S08°00'00"E | 25.03' |
| L5 | N08°00'00"W | 25.03' |
| L6 | N00°04'18"W | 32.07' |



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. |
|-----|---------|--------------------|---------------------------|-------------------------|--------------------|-----------------------------|
| 126 | 0.92 | 40221 | 6008.84 | 3480.53 | 10477.68 | 11077.68 |
| 127 | 1.08 | 46998 | 6249.94 | 3634.96 | 11019.84 | 11619.84 |
| 128 | 1.36 | 59073 | 6612.19 | 3876.46 | 11985.84 | 12585.84 |
| 129 | 1.40 | 61040 | 6671.20 | 3915.80 | 12143.20 | 12743.20 |
| 130 | 1.30 | 56775 | 6543.25 | 3830.50 | 11802.00 | 12402.00 |

- LEGEND
- SKI RUNS
 - SKI TRAILS
 - MINE WORKINGS
 - MINE WORKINGS (ADIT)
 - COUNTY MONUMENT - FOUND IRON PIPE w/CAP (OR AS NOTED)
 - MINING CLAIM CORNER - FOUND IRON PIPE w/CAP (OR AS NOTED)
 - CONC MONUMENT w/3" CAP, L.S. 147581 (SET OR TO BE SET)
 - STANDARD STREET MONUMENT (TO BE SET)
 - ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)
 - NOTE - 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



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ROOSEVELT GAP SUBDIVISION

24 DEER HOLLOW VILLAGE SUBDIVISION AT DEER CREST
 LOCATED IN THE SOUTH HALF OF SECTION 14,
 THE SOUTHEAST QUARTER OF SECTION 15
 AND THE NORTHWEST QUARTER OF SECTION 23
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 WASATCH COUNTY, UTAH
 SHEET 2 OF 2

REVISED 11-25-98
 REVISED DEER CREST ESTATES DRIVE, LOTS 126, 127,
 128 AND BUILDING PAD LOT 126.

NOTE - THIS PLAT IS A TWO (2) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

RECORDED Book 408
 No. 209172 DATE 12-23-98 TIME 14:32
 STATE OF UTAH PAGE
 COUNTY OF WASATCH FEE \$54.00 256-275
 RECORDED AND FILED AT THE REQUEST OF:
 DEER CREST ASSOCIATES I LC
 ELIZABETH M. PARCELL
 COUNTY RECORDER

THE JACK JOHNSON COMPANY

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

DEER HOLLOW VILLAGE SUB AT DEER CREST
 SECTIONS 14-15 T.2S. R.4E. sheet 2 of 2