

LEGAL DESCRIPTION

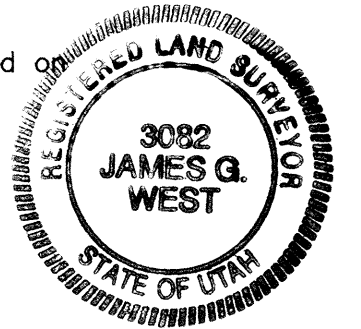
BEGINNING at a point which is NORTH 89°15'54" EAST, 3540.57 feet along the section line from the Southwest corner of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence NORTH 31°0'00" WEST, 1.27 feet to a point on a 188.45 foot radius curve to the left (radius point bears SOUTH 86°50'00" WEST); thence along said curve Northwesterly, 183.64 feet; thence NORTH 59°00'00" WEST, 55.80 feet to a point on a 165.00 foot radius curve to the right (radius point bears NORTH 31°00'00" EAST); thence along said curve Northwesterly, 169.91 feet; thence NORTH, 152.72 feet; thence EAST, 84.42 feet; thence NORTH 59°00'00" EAST, 42.18 feet; thence SOUTH 72°18'16" EAST, 43.05 feet; thence NORTH 65°00'00" EAST, 141.41 feet; thence SOUTH 31°00'00" EAST, 543.23 feet; thence SOUTH 89°15'54" WEST, 100.73 feet to the point of BEGINNING. Contains 2.67 Acres.

SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor; and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described, and have subdivided said tract of land into lots and streets, hereafter to be known as Ptarmigan Townhouses and the same has been correctly surveyed and staked on the ground as shown on this plat.

James G. West
James G. West

9/28/90
Date



OWNER'S DEDICATION

Midwest Builders Inc., a Utah Corporation, the owner of the land described hereon, having caused the same to be subdivided into lots and open space as shown hereon, and having caused this subdivision plat of Ptarmigan Townhouses to be prepared, does hereby dedicate the private roads shown hereon as public ingress/egress easements, and hereby dedicate the private roads, common areas and open spaces as blanket maintenance and ingress/egress easements for public and private utility companies. Executed this 28th day of September, 1990.

Midwest Builders Inc.

By: *Robert D. Wolff*
Robert D. Wolff
President

ATTEST: *Mary Ann Haase*
Mary Ann Haase
Secretary

STATE OF UTAH)

: ss.

COUNTY OF Summit)

On the 28th day of September, 1990, personally appeared before me, Robert D. Wolff, who being by me duly sworn did say, that he, the said, Robert D. Wolff is the president of Midwest Builders Inc., a Utah Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of the Partnership Agreement, a resolution of the Partners and said Robert D. Wolff duly acknowledged to that said Partnership executed the same.

Mary Ann Haase
Notary Public

My Commission Expires: 3-1-94

Residing at: 3233 Silver Spur Circle
Park City, Utah
84060

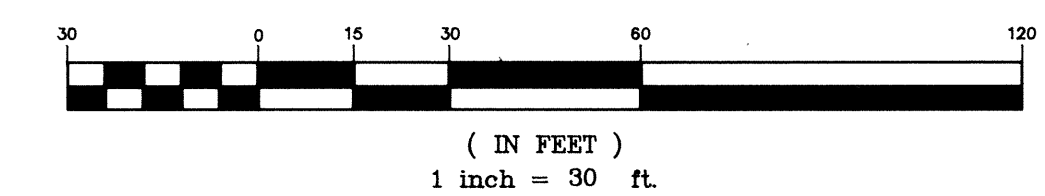
Mountain America Credit Union, 660 South 200 East, Salt Lake City, Utah, has a valid first mortgage on this property.

Lynn Handy 10-1-90
Lynn Handy Date

PTARMIGAN TOWNHOUSES
A PLANNED UNIT DEVELOPMENT

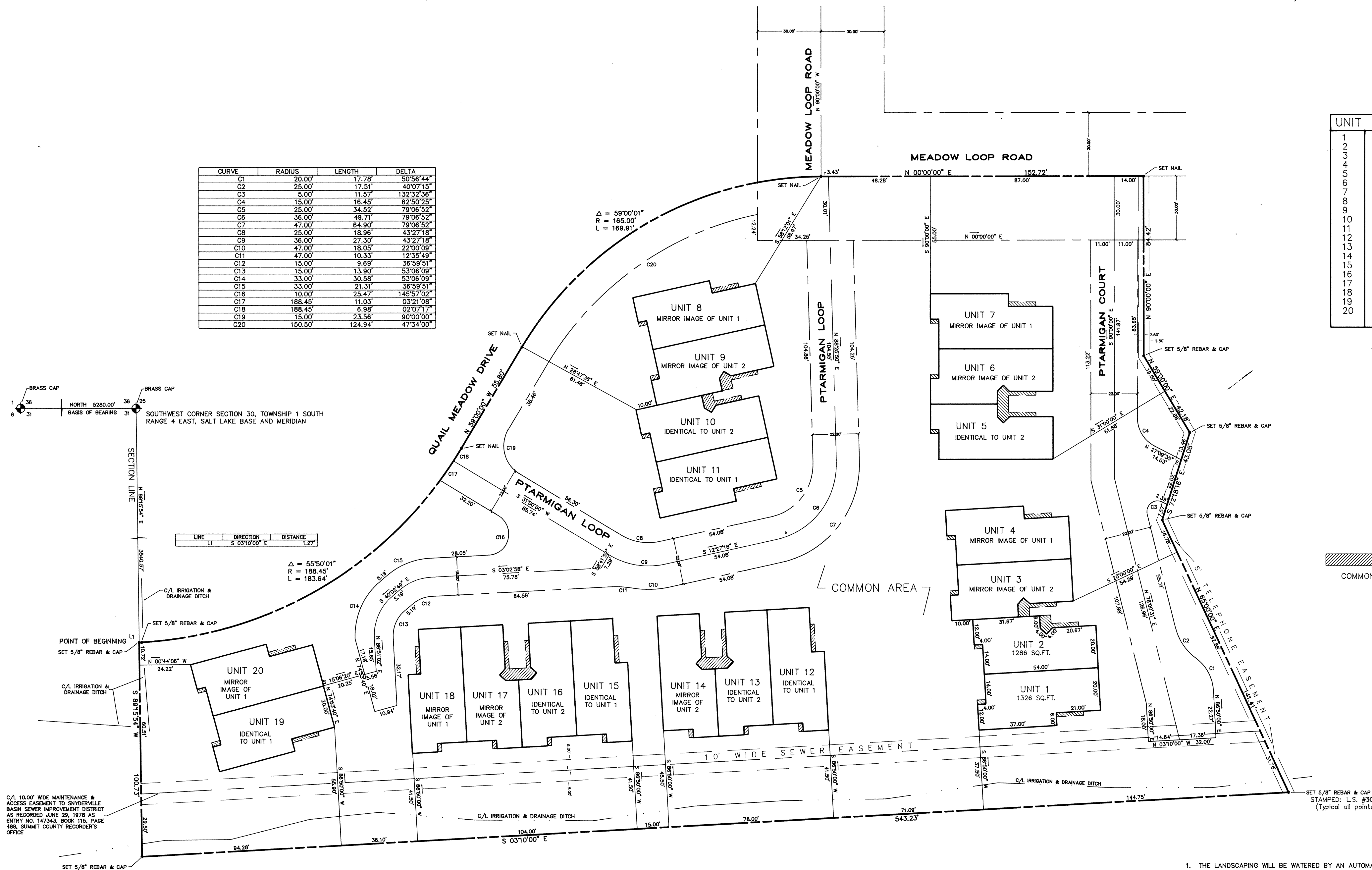
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY

GRAPHIC SCALE



1. THE LANDSCAPING WILL BE WATERED BY AN AUTOMATIC SPRINKLER SYSTEM.
2. WATER FOR THIS PROJECT WILL BE PROVIDED BY SILVER SPRINGS WATER COMPANY.
3. THE HOMEOWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE 6" COMMON LATERALS AND THE 4" INDIVIDUAL LATERALS.

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	17.78'	59°56'44"
C2	25.00'	17.51'	40°07'15"
C3	5.00'	11.91'	139°23'36"
C4	15.00'	16.45'	62°50'25"
C5	25.00'	34.52'	79°08'52"
C6	36.00'	48.71'	79°08'52"
C7	47.00'	64.90'	79°08'52"
C8	25.00'	18.98'	43°27'18"
C9	36.00'	27.30'	43°27'18"
C10	47.00'	38.05'	43°27'18"
C11	47.00'	10.33'	12°35'49"
C12	15.00'	9.89'	36°59'51"
C13	15.00'	13.90'	53°08'09"
C14	33.00'	33.58'	53°08'09"
C15	33.00'	21.31'	36°59'51"
C16	10.00'	25.47'	145°57'02"
C17	188.45'	11.03'	03°21'08"
C18	188.45'	6.98'	02°07'17"
C19	15.00'	23.58'	90°00'00"
C20	150.50'	124.94'	47°34'00"



SOUTHWEST CORNER SECTION 30, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

POINT OF BEGINNING

C/A IRRIGATION & DRAINAGE DITCH

SET 5/8" REBAR & CAP

10' WIDE MAINTENANCE & ACCESS EASEMENT TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

NO. 147242, BOOK 115, PAGE 880, SUMMIT COUNTY RECORDER'S OFFICE

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OCCUPANCY RESTRICTION

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.

SNYDERVILLE BASIN SEWER DISTRICT APPROVAL

Reviewed and approved on this 2nd day of October, A.D. 1990.
SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
BY: *Gen. M. Newberry*
General Manager

UTILITY EASEMENT APPROVAL

Approved and accepted by Utah Power and Light Company on this 02 day of October, A.D. 1990.
UTAH POWER AND LIGHT COMPANY
BY: *K. Dana LaFol*
Authorized Representative

FIRE DISTRICT APPROVAL

Approved and accepted by Park City Fire Services District on this 10th day of October, A.D. 1990.
PARK CITY FIRE SERVICES DISTRICT
BY: *Sam Omer*

COUNTY COMMISSION APPROVAL

PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS 24th DAY OF October, A.D. 1990 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

Frank D. Richards
CHAIRMAN OF COUNTY COMMISSION

COUNTY ENGINEER

APPROVED AND ACCEPTED BY THE COUNTY ENGINEERING DEPARTMENT ON THIS 1st DAY OF October, A.D. 1990.

John M. Hill
COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS 23rd DAY OF October, A.D. 1990.

Susan Haseman
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 29th DAY OF October, A.D. 1990.

Robert W. Collins
COUNTY ATTORNEY

RECORDED

No. 332058
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Midwest Builders Corporation

430.00 FEES
Time 11:35
Alan Springs
COUNTY RECORDER
Date: 10-29-90

THE SEAR-BROWN GROUP

FULL-SERVICE DESIGN PROFESSIONALS
1351 Deer Valley Rd South, Suite 202 Park City, Utah 84060
(801) 649-9811 FAX (801) 649-7065

PROJECT NO. 7568