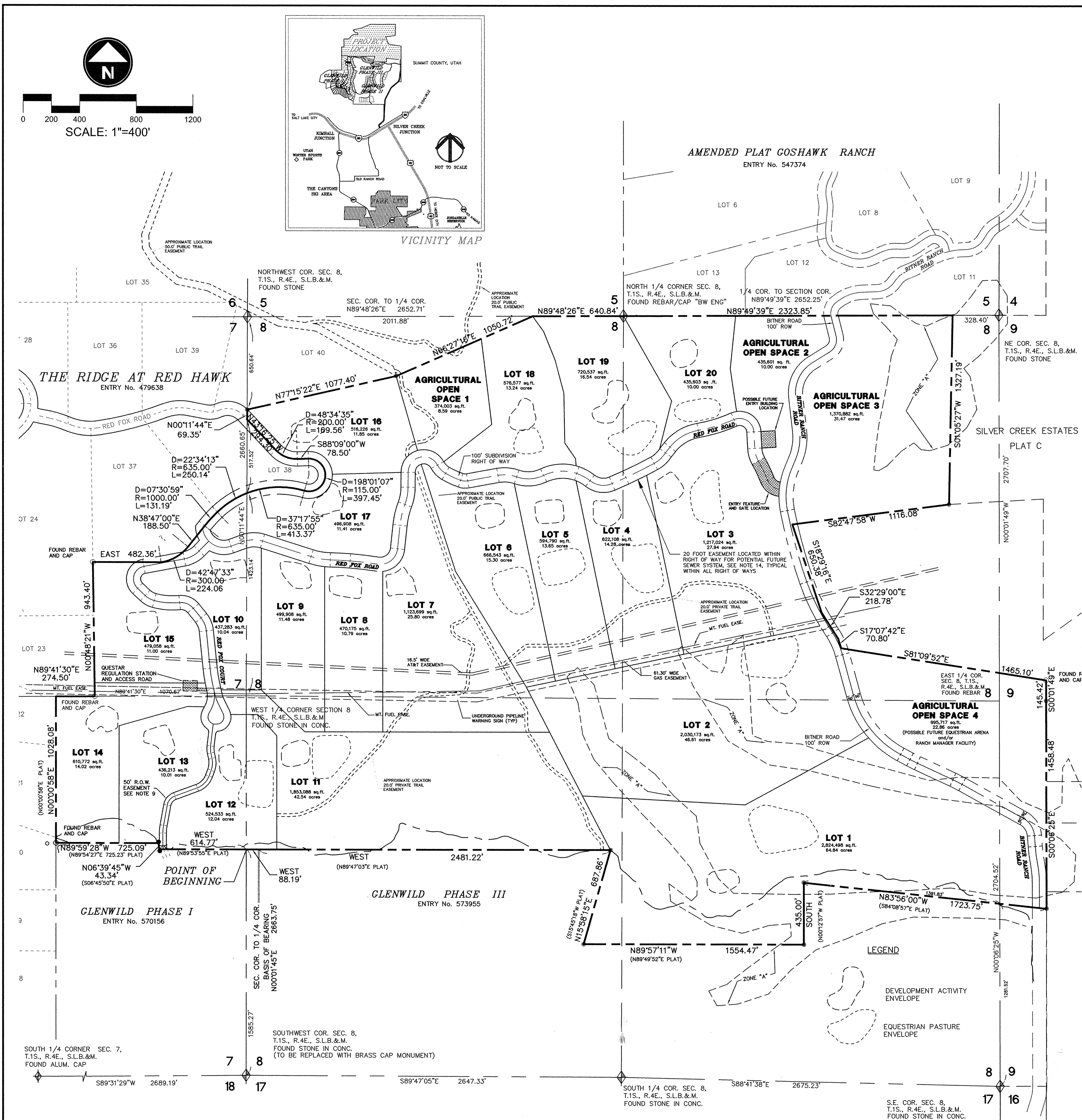




GENERAL NOTES:

- The easement dedicated by the Owner for a public trail to the Snyderville Basin Special Recreation District (SBSRD) is granted pursuant to the SBSRD Trails Master Plan, and the Trails Agreement between SBSRD and MacDonald Utah Holdings, LLC, dated May 14th, 2003 for the purpose of providing public trail segments in compliance with the Community-wide Trail System Master Plan and Development Standards. The Trails Agreement shall supersede provisions for trails set forth in the Redhawk Wildlife Preserve Consent Agreement with Summit County, dated May 1st, 1997. The public trails dedicated to the SBSRD are intended for the use of the public in perpetuity. The use restrictions imposed by the provisions of any deed restriction shall not apply to prohibit the construction and maintenance of the public trail. Construction of the trail will be guaranteed in conformance with the terms and provisions set forth in the Trails Agreement. Trail surfaces will be maintained by the SBSRD. All holders of public or private utility easements, if any, and all Parcel owners whose Parcels are subject to the public trails easement shall repair any damage to the public trails caused by their construction, development and maintenance activities and shall restore the public trail improvements to substantially the same condition as existed immediately prior to any construction, development and maintenance activities thereon. SBSRD shall insure against liability arising from the public use of the easement and indemnify The Preserve and MacDonald Utah Holdings, LLC against all claims of the public using the trail. Such indemnification is expressly conditioned upon prompt notice to the SBSRD of every claim which the Preserve and MacDonald Utah Holdings, LLC may seek indemnification.
- An all weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit authorizing combustible construction. The all weather fire department access road is to be maintained at all times during construction. If the all weather access is not maintained, the Fire District reserves the right to stop work until required roads are re-opened. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit authorizing construction of combustible improvements. If 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 obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.
- Development on each lot will be limited to specific building disturbance areas, or "Development Activity Envelopes" designated pursuant to the Design Guidelines and Amended Consent Agreement Supplemental Guidelines. The maximum height of any structure is established by the Design Guidelines and Amended Consent Agreement Supplemental Guidelines, except as described herein.
- Lots 2, and 3 through 10, shall not exceed a building height of 28 feet. All lots shall conform to the Hillsdale Design Guidelines as incorporated in the Design Guidelines. Using the method prescribed by Summit County, building height is measured from any ridge or high point of the roof to the existing grade immediately below that point or finished grade, whichever is lower. Existing grade means the ground surface elevation prior to the start of construction.
- All lots within The Preserve shall have a 10 foot non-exclusive Public Utilities Easement (PUE), along all lot lines. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in serving the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including trees and vegetation that may be placed within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction that interferes with the use of the PUE without the prior written approval of the Utilities with facilities in the PUE.
- The Preserve is served by or included within the boundaries of Mountain Regional Water Special Service District, Park City Fire Service District, and the Snyderville Basin Special Recreation District. All lots are subject to assessments and fees of the foregoing districts.
- The Developer will permit one point of secondary access over and across The Preserve for lot owners in the Ridges at Red Hawk/Red Hawk Wildlife Preserve. Such access will be limited to residential and emergency vehicle traffic and shall exclude construction traffic and construction vehicles, except those that the Developer, in its sole discretion may permit. Initially, this one point of secondary access across The Preserve to the Blinn Ranch Road shall be across Red Fox Road. The Developer shall have the right at its election to relocate such secondary access route to Deer Hill located in The Preserve, Phase 2, upon the completion and acceptance by the Summit County Engineer's Office and the Park City Fire Service District, of the construction of Deer Hill. This obligation to provide such secondary access is subject to the Developer and lot owners in The Preserve being allowed secondary access over and across the Ridges at Red Hawk/Red Hawk Wildlife Preserve along the roads reflected in the original Consent Agreement.
- The Preserve is governed by the terms of the Consent Agreement, dated May 1st, 1997, and as amended from time to time between Summit County and The Preserve Developer. The Consent Agreement governs uses and imposes regulations applicable within The Preserve.
- The Red Fox Road easement is a 50 foot wide Right of Way ("ROW") for the benefit of The Preserve. The ROW shall be owned and maintained by the Preserve Homeowner's Association (the "HOA") and contain public utility, water, and sanitary sewer easements. The ROW shall remain gated for emergency ingress/egress; the Developer retains, in its sole discretion, the right to convert this ROW to a non-gated general access.
- All roads within The Preserve are private and will be maintained by the HOA. The HOA or Developer may construct and maintain guardhouses, gates, landscaping, mailboxes, signage and other similar facilities within the road rights of way or open spaces.
- Fire sprinkler protection is required on all homes and barns within The Preserve in accordance with the requirements of the Park City Fire Service District. Each home and barn must have a fire hydrant within 200 feet of said structures in accordance with the Park City Fire Service District.
- Certain trail segments within The Preserve are for the private use and enjoyment of The Preserve owners only and shall be constructed by the Developer and maintained by the HOA. Any damage of these trails by the lot owner caused by their construction, development, and maintenance shall be repaired to substantially the same condition as existed immediately prior to any construction, development, and maintenance activities thereon.

SEE SHEET 4 FOR ADDITIONAL GENERAL NOTES

SUMMIT COUNTY PUBLIC WORKS

APPROVED THIS 16TH DAY OF SEPT., 2003.

BY SUMMIT COUNTY PUBLIC WORKS DEPARTMENT,
PUBLIC WORKS DIRECTOR

PARK CITY FIRE SERVICE DISTRICT

APPROVED THIS 16TH DAY OF SEPT., 2003.

BY PARK CITY FIRE SERVICE DISTRICT,
FIRE MARSHAL

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED THIS 18TH DAY OF SEPTEMBER, 2003.

DISTRICT ADMINISTRATOR

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS 24TH DAY OF SEPTEMBER, 2003.

BY S.W.R.D.

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

APPROVED THIS 18TH DAY OF SEPTEMBER, 2003.

BY MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT,
AUTHORIZED AGENT

UTILITY EASEMENT APPROVAL

THE SHOWN UTILITY EASEMENTS HAVE BEEN APPROVED AND ACCEPTED THIS 16TH DAY OF SEPTEMBER, 2003.

BY UTILITY POWER, A DIVISION OF PACIFIC CORP.,
AUTHORIZED AGENT

BOUNDARY DESCRIPTION:

A portion of Sections 7 and 8, Township 1 South, Range 4 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the North Line of Glenwild Phase I, recorded August 1, 2000 as Entry No. 570156, on file at the Summit County, Utah Recorder's Office, said point being North 00°01'45" East along the Section Line 1585.27 feet from the Southwest Corner of Section 8, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°01'45" East 2663.75 feet between said Southwest Corner and the West Quarter Corner of said Section 8); and running thence along said North Line of Glenwild Phase I the following three (3) courses: 1) thence West 514.77 feet; 2) thence North 00°39'45" West 43.34 feet; 3) thence North 89°59'28" West 725.09 feet to the East Line of The Ridge At Red Hawk, recorded May 28, 1997 as Entry No. 479638; thence along said East Line of The Ridge At Red Hawk the following eight (8) courses: 1) thence North 00°00'58" East 1028.08 feet; 2) thence North 89°41'30" East 274.50 feet; 3) thence North 00°48'21" West 943.40 feet; 4) thence North 482.36 feet to a non-tangent point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 08°25'27" West; 5) thence Northeastly along the arc of said curve 224.06 feet through a central angle of 42°47'33"; 6) thence North 38°47'00" East 188.50 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 51°13'00" East; 7) thence Northeastly along the arc of said curve 131.19 feet through a central angle of 07°30'59" to a point of compound curvature of a 635.00 foot radius curve to the right, the center of which bears South 43°42'01" East; 8) thence Northeastly along the arc of said curve 250.14 feet through a central angle of 22°34'13" to the West Line of said Section 8, said point also being the point of curvature of a 635.00 foot radius curve to the right, the center of which bears South 21°07'48" East; thence Easterly along the arc of said curve 413.37 feet through a central angle of 37°17'55" to a point of reverse curvature of a 115.00 foot radius curve to the left, the center of which bears North 16°10'07" East; thence Northerly along the arc of said curve 397.45 feet through a central angle of 198°01'07"; thence South 88°09'00" West 78.50 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 01°51'00" West; thence Westerly along the arc of said curve 169.56 feet through a central angle of 48°34'35"; thence North 43°16'25" West 294.30 feet; thence North 00°11'44" East 69.35 feet; thence North 77°15'22" East 1077.40 feet; thence North 66°27'16" East 1050.72 feet to the North line of said Section 8; thence North 89°48'28" East along said North Line 640.84 feet to the North Quarter of said Section 8; thence North 89°49'39" East along said North Line 232.85 feet; thence South 01°05'27" West 1327.19 feet; thence South 82°47'58" West 1116.08 feet; thence South 18°29'16" East 650.38 feet; thence South 32°29'00" East 218.78 feet; thence South 32°29'00" East 121.48 feet; thence South 17°07'42" East 70.80 feet; thence South 81°09'52" East 1465.10 feet; thence South 00°01'49" East 145.42 feet; thence South 00°06'25" East 1458.48 feet to the Northeast corner of Glenwild Phase III, recorded October 2, 2000 as Entry No. 573955 on file at the Summit County, Utah Recorder's Office; thence along said Glenwild Phase III the following five (5) courses: 1) thence North 83°56'00" West 1723.75 feet; 2) thence South 43°50'00" West 1111.11 feet; 3) thence North 15°54'47" East 1554.47 feet; 4) thence North 15°58'15" East 687.86 feet; 5) thence West 2481.22 feet to the Northeast corner of said Glenwild Phase I; thence West 88.19 feet along the North Line of said Glenwild Phase I to the point of beginning.

Containing 497.58 acres more or less.

OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these presents: that the undersigned are the owners of the hereon described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as "THE PRESERVE - PHASE 1", and does hereby dedicate for the perpetual use of the public, all parcels of land shown on this plat as intended for public roads.

Also, the owner hereby dedicates to Summit County, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Water Special Service District, a non-exclusive easement over the roads, private driveways, common area parcels, emergency ingress/egress easements, and all other easements shown on this plat for the purpose of providing emergency services, utility installation, maintenance, use, and the eventual replacement thereof, and also dedicates to the public the trails as shown on this plat intended for the use of the public.

Executed this 16TH day of October, 2003.

MACDONALD UTAH HOLDINGS, LLC, a Utah limited liability company,

By: Kirkpatrick MacDonald, Managing Member

ACKNOWLEDGMENT

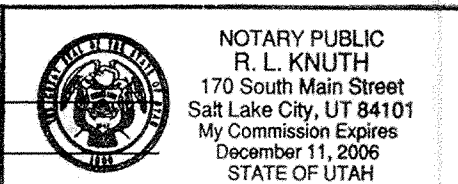
STATE OF UTAH
COUNTY OF SUMMIT

On this 16TH day of October, 2003, personally appeared before me Kirkpatrick MacDonald, who, being by me duly sworn, did acknowledge to me that he is the Managing Member of MACDONALD UTAH HOLDINGS, LLC, a Utah limited liability company, and on behalf of said company executed the foregoing Owner's Dedication and Consent to Record.

Notary Public

Residing at:

My commission expires:



SURVEYOR'S CERTIFICATE:

I, Randy J. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155896 as prescribed under the laws of the State of Utah. I further certify on behalf of the Jack Johnson Company, that a survey has been made of the land shown on this plat and described hereon, and 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.

Randy J. Sorenson

Date

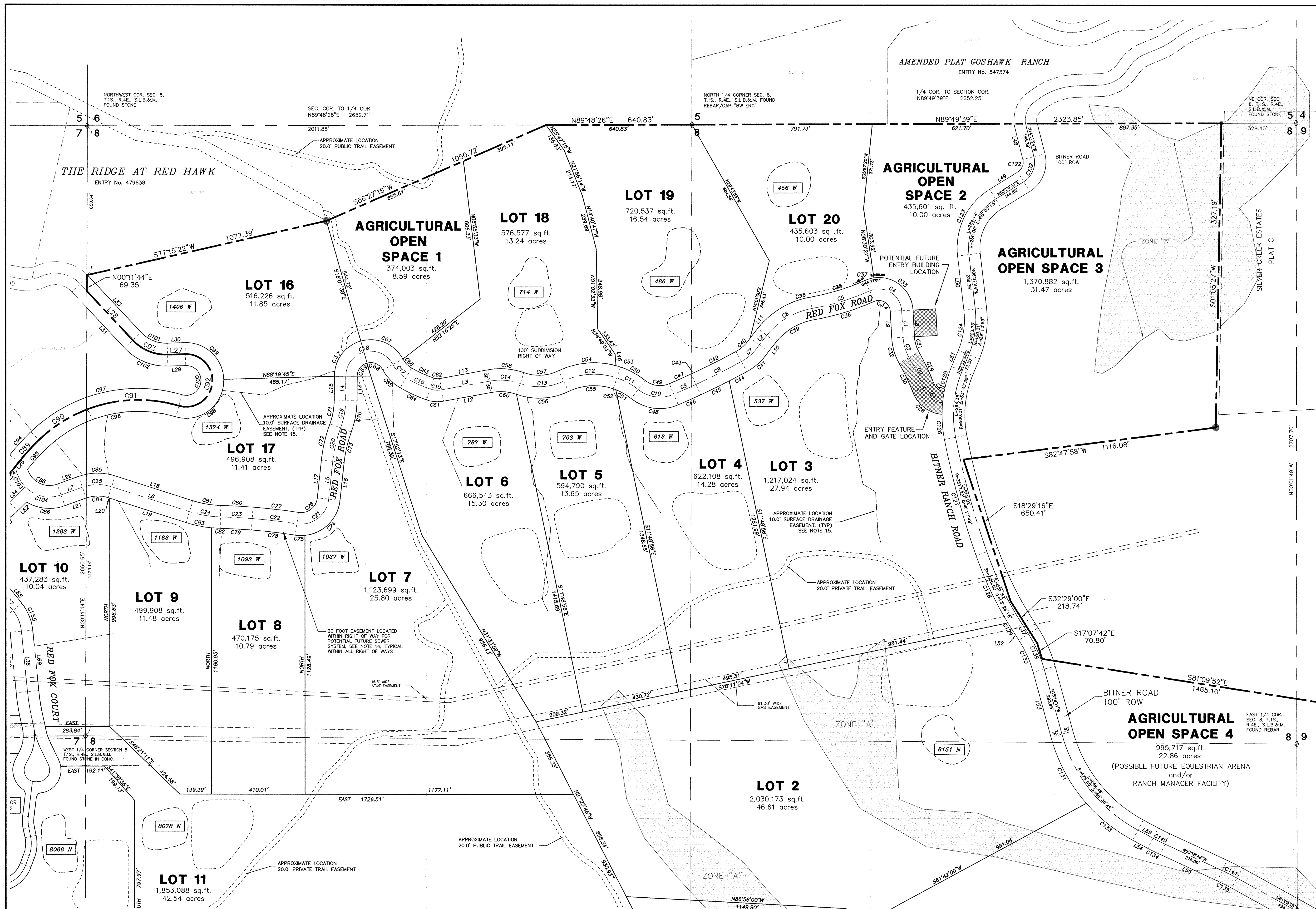


THE PRESERVE PHASE 1

LOCATED IN SECTIONS 7, 8 and 9,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE and MERIDIAN
SUMMIT COUNTY, UTAH

SHEET 1 OF 4

COUNTY ENVIRONMENTAL HEALTH REVIEWED AND ACCEPTED BY: THE OFFICE OF SUMMIT COUNTY ENVIRONMENTAL HEALTH THIS <u>1ST</u> DAY OF <u>Oct.</u> , 2003. BY: <u>[Signature]</u>	COUNTY ASSESSOR REVIEWED AND ACCEPTED BY: THE OFFICE OF THE <u>Summit</u> COUNTY ASSESSOR. THIS <u>10TH</u> DAY OF <u>October</u> , 2003. BY: <u>Carla Du Richia</u> COUNTY ASSESSOR - <u>Chief Deputy</u>	COUNTY DIRECTOR OF COMMUNITY DEVELOPMENT APPROVED AND ACCEPTED BY: THE <u>5TH</u> PLANNING COMMISSION. THIS <u>5TH</u> DAY OF <u>December</u> , 2003. BY: <u>Daniel E. Alb</u> DIRECTOR OF COMMUNITY DEVELOPMENT	COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THE <u>Summit</u> COUNTY ENGINEER'S OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON RECORD IN THIS COUNTY OFFICE. THIS <u>21ST</u> DAY OF <u>Dec.</u> , 2003. BY: <u>[Signature]</u> COUNTY ENGINEER	BOARD OF COUNTY COMMISSIONERS PRESENTED TO: THE BOARD OF <u>Summit</u> COUNTY COMMISSIONERS. THIS <u>10</u> DAY OF <u>December</u> , 2003. BY: <u>[Signature]</u> COUNTY CLERK	APPROVAL AS TO FORM APPROVED AS TO FORM ON: THIS <u>25TH</u> DAY OF <u>November</u> , 2003. BY: <u>[Signature]</u> COUNTY ATTORNEY	COUNTY RECORDER ENTRY NO. <u>683228</u> BOOK _____ PAGE(S) _____ STATE OF _____ COUNTY OF _____ DATE <u>12-17-2003</u> , TIME <u>13:06 PM</u> FEE PAID <u>140.00</u> RECORDED AND FILED AT THE REQUEST OF: <u>Heil Construction</u> COUNTY RECORDER	JACK JOHNSON COMPANY Designing World Destinations In-Person - 1777 Sun Peak Drive - Park City - Utah 84098 Telephone - 435-648-0000 - Facsimile - 435-648-1620 www.jackjohnson.com
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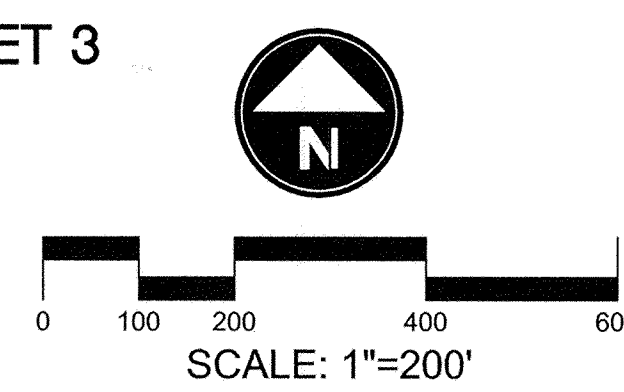
CURVE TABLE			CURVE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH
C1	110.41'	100.00'	63°15'50"	C74	234.81'
C2	148.45'	1000.24'	8°30'12"	C75	42.98'
C3	93.00'	200.02'	26°36'20"	C76	16.85'
C4	193.26'	100.00'	110°43'21"	C77	200.72'
C5	265.03'	1090.06'	1°55'51"	C78	193.24'
C6	236.37'	324.99'	41°40'18"	C79	137.03'
C7	108.83'	224.75'	22°57'47"	C80	166.85'
C8	223.01'	3530.01'	2°37'11"	C81	124.01'
C9	106.20'	3530.05'	1°43'25"	C82	38.47'
C10	165.25'	155.01'	61°04'59"	C83	113.73'
C11	108.83'	312.00'	19°37'07"	C84	97.99'
C12	240.04'	312.00'	44°24'52"	C85	163.31'
C13	195.56'	250.01'	44°49'01"	C86	175.38'
C14	134.00'	280.00'	28°31'44"	C87	107.80'
C15	50.72'	99.54'	29°04'56"	C88	162.24'
C16	117.32'	595.51'	11°17'17"	C89	131.19'
C17	81.84'	149.98'	31°15'44"	C90	250.14'
C18	292.33'	109.70'	152°41'18"	C91	413.37'
C19	123.20'	150.03'	20°10'01"	C92	397.45'
C20	150.44'	600.03'	14°21'56"	C93	169.56'
C21	197.02'	121.84'	92°34'08"	C94	137.74'
C22	196.99'	2629.39'	41°17'33"	C95	123.94'
C23	139.65'	2650.03'	70°11'09"	C96	611.27'
C24	138.11'	490.00'	16°08'56"	C97	715.17'
C25	130.65'	200.00'	37°25'42"	C98	310.56'
C26	55.21'	30.00'	63°15'50"	C99	259.70'
C27	165.62'	150.00'	63°15'50"	C100	274.65'
C28	155.87'	1050.24'	8°30'12"	C101	127.17'
C29	141.03'	950.23'	8°30'12"	C102	211.85'
C30	69.75'	150.02'	26°36'20"	C103	102.42'
C31	116.24'	1140.06'	1°55'51"	C104	169.36'
C32	289.88'	150.00'	110°43'22"	C105	120.34'
C33	96.63'	50.00'	110°43'22"	C106	198.87'
C34	252.88'	1040.06'	1°55'51"	C107	73.27'
C35	277.19'	1140.06'	1°55'51"	C108	160.84'
C36	206.67'	159.69'	74°09'04"	C109	109.07'
C37	272.74'	374.99'	41°40'19"	C110	98.92'
C38	200.00'	274.99'	41°40'19"	C111	146.16'
C39	67.63'	174.75'	26°36'20"	C112	144.72'
C40	132.45'	274.75'	27°37'14"	C113	88.95'
C41	205.10'	3480.01'	3°22'37"	C114	16.98'
C42	14.75'	3480.01'	0°14'34"	C115	97.55'
C43	67.36'	3480.01'	12°33'50"	C116	85.57'
C44	139.38'	3580.01'	21°3'50"	C117	49.28'
C45	107.70'	3579.97'	1°43'25"	C118	84.86'
C46	104.69'	3480.05'	1°43'25"	C119	120.72'
C47	111.85'	3480.01'	61°04'59"	C120	68.90'
C48	123.95'	362.00'	19°37'07"	C121	63.43'
C49	77.93'	262.00'	17°02'32"	C122	340.97'
C50	11.78'	262.00'	2°34'35"	C123	178.27'
C51	20.72'	362.00'	41°40'19"	C124	113.18'
C52	257.22'	362.00'	40°47'27"	C125	110.43'
C53	201.57'	262.00'	44°04'52"	C126	525.29'
C54	234.67'	300.01'	44°49'01"	C127	325.14'
C55	156.45'	300.01'	44°49'01"	C128	325.14'
C56	159.77'	310.00'	29°31'44"	C129	153.31'
C57	108.23'	210.00'	29°31'44"	C130	330.56'
C58	76.02'	149.92'	29°31'44"	C131	126.89'
C59	25.34'	49.92'	29°31'44"	C132	126.89'
C60	107.47'	545.51'	11°17'17"	C133	61.46'
C61	127.17'	645.51'	11°17'17"	C134	61.46'
C62	109.80'	199.98'	31°28'18"	C135	99.37'
C63	54.55'	99.98'	31°28'18"	C136	99.37'
C64	424.08'	159.69'	152°09'29"	C137	136.09'
C65	83.53'	59.69'	80°10'35"	C138	168.66'
C66	25.88'	59.69'	72°38'39"	C139	87.54'
C67	140.81'	400.04'	20°10'01"	C140	58.54'
C68	105.61'	300.03'	20°10'01"	C141	72.59'
C69	162.98'	650.03'	14°21'56"	C142	149.05'
C70	137.91'	550.03'	14°21'56"	C143	116.06'
C71				C144	145.48'
C72				C145	774.42'
C73				C146	1045.48'

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	116.76'	N03°04'00"W	L30	78.50'	N88°09'00"E
L2	51.43'	S38°28'00"W	L31	241.56'	S43°16'25"E
L3	216.33'	S79°44'00"W	L32	94.16'	S43°16'25"E
L4	103.90'	N03°21'00"E	L33	335.72'	S43°16'25"E
L5	165.94'	N06°09'00"E	L34	97.33'	S44°57'21"W
L6	368.57'	S72°27'00"W	L35	290.17'	S78°25'51"W
L7	100.00'	N70°07'18"E	L36	71.57'	S47°02'27"E
L8	116.76'	N03°04'00"W	L37	87.64'	S39°04'24"E
L9	116.76'	N03°04'00"W	L38	264.99'	S05°44'06"E
L10	49.02'	S38°28'00"W	L39	39.31'	S27°22'16"W
L11	53.84'	S38°28'00"W	L40	87.54'	N25°46'00"E
L12	216.35'	S79°44'00"W	L41	12.22'	N88°09'00"E
L13	216.33'	S79°44'00"W	L42	155.34'	N06°33'04"E
L14	104.47'	S00°21'00"W	L43	38.83'	N11°56'19"W
L15	103.90'	S00°21'00"W	L44	43.10'	N20°28'26"E
L16	165.93'	S06°09'00"W	L45	168.01'	N69°53'56"E
L17	165.94'	S06°09'00"W	L46	51.54'	N32°54'56"W
L18	368.57'	N72°27'00"W	L47	160.87'	N58°22'51"E
L19	351.76'	N72°27'00"W	L48	144.62'	N58°22'51"E
L20	6.81'	N72°27'00"W	L49	238.36'	N06°37'44"W
L21	100.00'	N70°07'18"E	L50	77.33'	N22°32'54"E
L22	100.00'	N70°07'18"E	L51	51.54'	N32°54'56"W
L23	102.42'	S38°47'00"W	L52	283.95'	N15°11'17"W
L24	63.60'	S38°47'00"W	L53	75.16'	N61°57'35"W
L25	22.48'	S38°47'00"W	L54	276.09'	N65°18'48"W
L26	41.42'	S38°47'00"W	L55	494.43'	N61°09'15"W
L27	78.50'	N88°09'00"E	L56	77.02'	N04°13'13"W
L28	294.30'	S43°16'25"E	L57	167.54'	N07°06'25"W
L29	78.50'	N88°09'00"E	L58	75.16'	N61°57'35"W
L30			L59	77.02'	N04°13'13"W

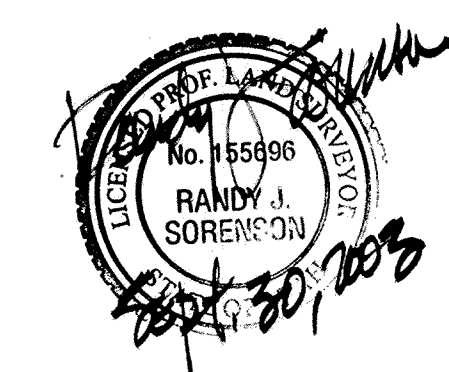
**THE PRESERVE
PHASE 1**
LOCATED IN SECTIONS 7, 8 and 9,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE and MERIDIAN
SUMMIT COUNTY, UTAH

SHEET 2 OF 4

SEE SHEET 3

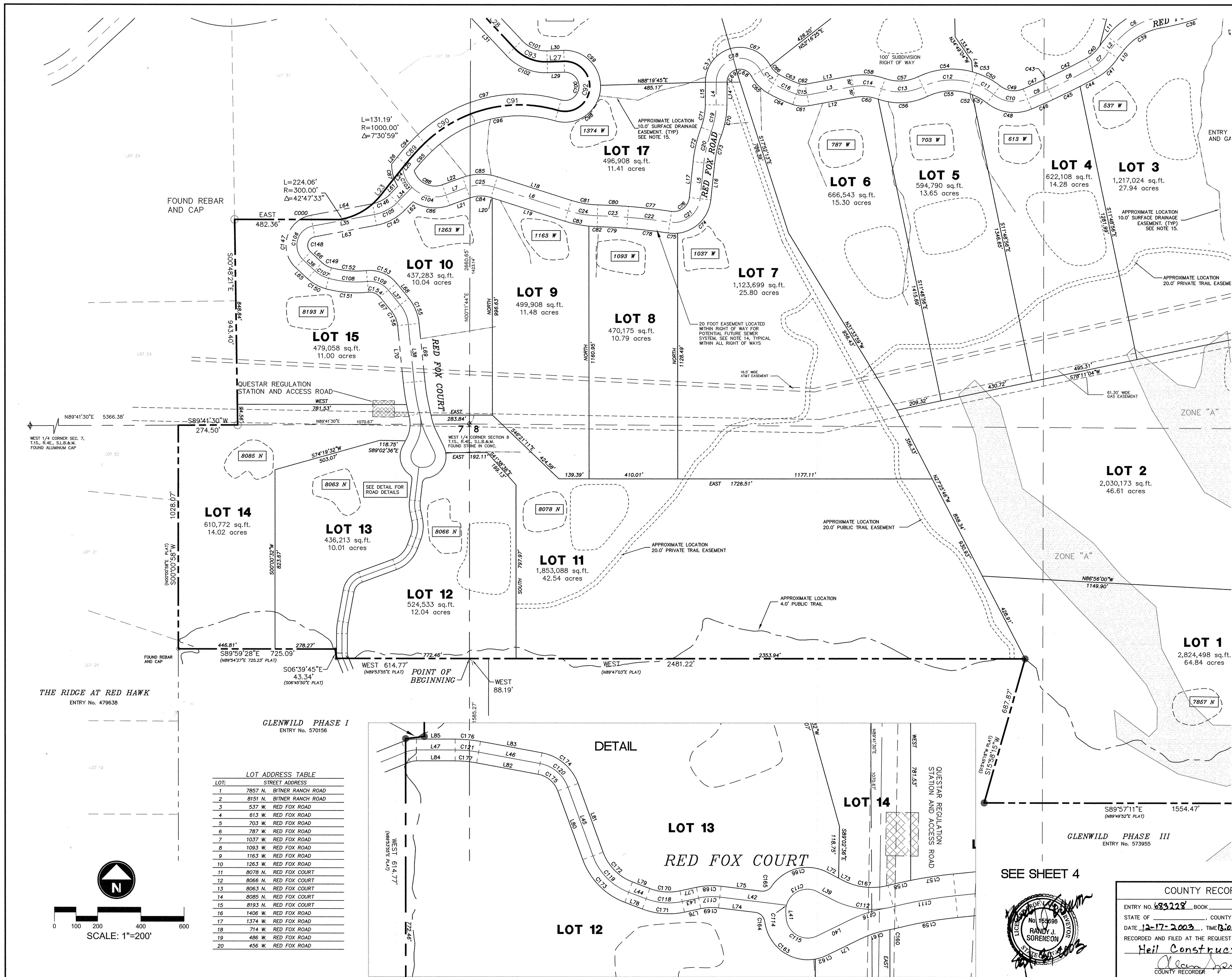


SEE SHEET 4



COUNTY RECORDER	
ENTRY NO. 683228	BOOK 155996 PAGE(S) 140
STATE OF UTAH	COUNTY OF SUMMIT
DATE 12-17-2003	TIME 1:06 PM FEE PAID 140.00
RECORDED AND FILED AT THE REQUEST OF:	
Heil Construction	
COUNTY RECORDER Heil Construction	

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City, Utah 84098
Telephone - 435-645-9000 - Facsimile - 435-649-1620
www.jackjohnson.com

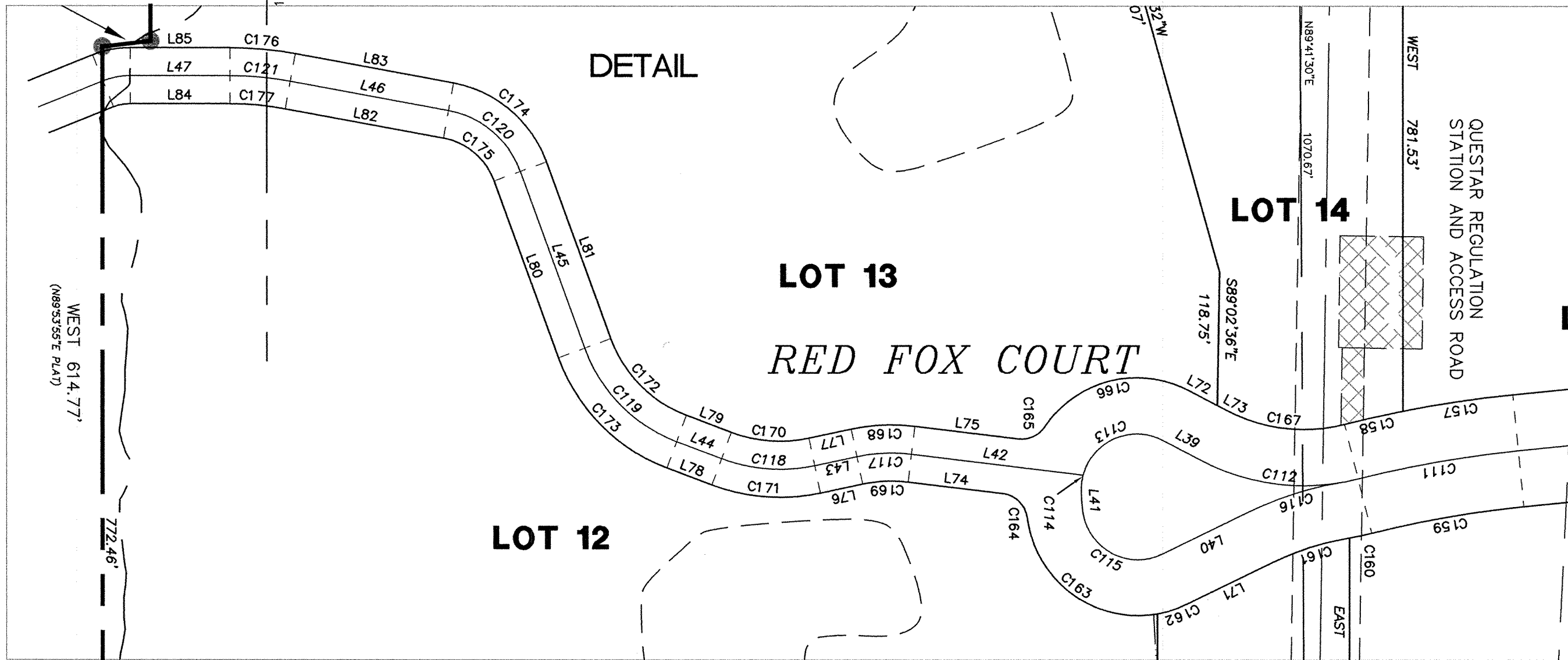


SEE SHEET 2

CURVE TABLE			CURVE TABLE		
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	110.41'	100.00'	C74	234.81'	171.94'
C2	148.45'	1000.24'	C75	42.98'	171.94'
C3	93.00'	200.02'	C76	116.25'	71.94'
C4	183.28'	100.00'	C77	200.72'	2678.39'
C5	285.03'	1000.00'	C78	183.24'	2678.39'
C6	236.37'	324.99'	C79	137.03'	2600.03'
C7	109.69'	224.75'	C80	142.28'	2700.03'
C8	223.01'	3530.01'	C81	124.01'	440.00'
C9	106.20'	930.05'	C82	38.47'	400.53'
C10	165.25'	155.01'	C83	113.73'	540.00'
C11	106.83'	312.00'	C84	97.99'	150.00'
C12	240.04'	312.00'	C85	163.31'	250.00'
C13	185.66'	250.01'	C86	175.38'	200.00'
C14	134.00'	260.00'	C87	107.80'	200.00'
C15	50.72'	99.92'	C88	162.24'	100.00'
C16	117.32'	325.51'	C89	131.19'	1000.00'
C17	81.84'	149.98'	C90	250.14'	635.00'
C18	292.33'	109.70'	C91	413.37'	635.00'
C19	123.20'	350.03'	C92	397.45'	115.00'
C20	150.44'	600.03'	C93	159.56'	250.00'
C21	197.02'	121.94'	C94	137.74'	1050.00'
C22	196.99'	2629.39'	C95	123.94'	950.00'
C23	139.61'	2650.03'	C96	611.27'	585.00'
C24	138.11'	492.02'	C97	169.56'	995.00'
C25	130.65'	200.00'	C98	310.56'	165.00'
C26	55.21'	50.00'	C99	259.70'	165.00'
C27	165.62'	150.00'	C100	224.65'	65.00'
C28	155.87'	100.00'	C101	127.17'	150.00'
C29	155.87'	100.00'	C102	211.95'	250.00'
C30	141.03'	950.23'	C103	102.42'	150.00'
C31	69.75'	150.02'	C104	169.35'	150.00'
C32	116.24'	250.02'	C105	109.07'	110.00'
C33	289.88'	150.00'	C106	198.87'	80.00'
C34	96.63'	50.00'	C107	73.27'	150.00'
C35	252.88'	1040.06'	C108	180.84'	500.00'
C36	272.19'	1140.06'	C109	109.07'	110.00'
C37	206.57'	110.00'	C110	88.95'	50.00'
C38	272.74'	374.99'	C111	146.16'	1000.00'
C39	200.00'	274.99'	C112	144.79'	200.00'
C40	87.63'	174.75'	C113	144.79'	200.00'
C41	132.45'	274.75'	C114	16.98'	50.00'
C42	205.10'	3480.01'	C115	97.55'	50.00'
C43	14.75'	3480.01'	C116	85.57'	300.00'
C44	87.36'	3080.01'	C117	49.28'	150.00'
C45	139.38'	3080.01'	C118	84.86'	150.00'
C46	107.70'	3579.97'	C119	120.77'	140.00'
C47	104.69'	3480.05'	C120	88.30'	85.00'
C48	111.95'	105.01'	C121	123.02'	50.00'
C49	123.85'	150.00'	C122	63.43'	50.00'
C50	77.93'	262.00'	C123	340.97'	300.00'
C51	11.78'	262.00'	C124	178.27'	350.01'
C52	20.79'	362.00'	C125	113.18'	550.01'
C53	267.22'	362.00'	C126	404.72'	550.01'
C54	201.57'	262.00'	C127	525.29'	3627.22'
C55	234.67'	300.01'	C128	325.14'	1549.99'
C56	156.45'	200.01'	C129	38.41'	1549.99'
C57	156.45'	200.01'	C130	38.41'	1549.99'
C58	108.23'	210.00'	C131	330.56'	725.00'
C59	76.02'	149.92'	C132	126.85'	100.00'
C60	25.34'	49.92'	C133	259.61'	725.00'
C61	107.47'	645.51'	C134	61.46'	1050.00'
C62	127.17'	645.51'	C135	68.96'	950.00'
C63	83.53'	59.69'	C136	121.87'	1050.00'
C64	54.55'	99.98'	C137	724.42'	1045.48'
C65	424.08'	159.69'	C138	136.08'	724.42'
C66	83.53'	59.69'	C139	168.66'	549.19'
C67	75.68'	59.69'	C140	58.54'	1000.00'
C68	140.81'	400.04'	C141	72.59'	1000.00'
C69	105.61'	300.03'	C142	149.05'	150.00'
C70	162.98'	650.03'	C143	116.06'	1000.00'
C71	137.91'	550.03'	C144	145.48'	774.42'

LINE TABLE		LINE TABLE	
LINE	BEARING	LINE	BEARING
L1	116.76'	L31	241.56'
L2	51.43'	L32	94.16'
L3	216.33'	L33	335.72'
L4	103.90'	L34	97.33'
L5	85.94'	L35	290.17'
L6	358.57'	L36	73.57'
L7	100.00'	L37	87.64'
L8	116.76'	L38	264.99'
L9	116.76'	L39	39.31'
L10	49.02'	L40	87.54'
L11	53.84'	L41	12.29'
L12	216.33'	L42	155.34'
L13	216.33'	L43	38.83'
L14	104.47'	L44	43.10'
L15	103.90'	L45	168.01'
L16	165.93'	L46	51.44'
L17	165.94'	L47	160.87'
L18	358.57'	L48	144.62'
L19	361.76'	L49	338.36'
L20	6.81'	L50	72.18'
L21	100.00'	L51	72.18'
L22	100.00'	L52	51.54'
L23	102.42'	L53	293.95'
L24	63.60'	L54	72.18'
L25	22.48'	L55	278.09'
L26	41.42'	L56	494.43'
L27	78.50'	L57	77.02'
L28	284.30'	L58	167.54'
L29	78.50'	L59	75.16'
		L60	77.02'

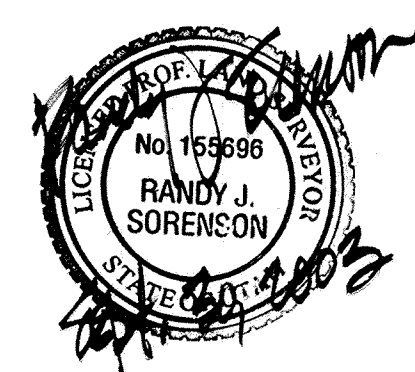
LOT ADDRESS TABLE	
LOT	STREET ADDRESS
1	7857 N. BITNER RANCH ROAD
2	8151 N. BITNER RANCH ROAD
3	537 W. RED FOX ROAD
4	613 W. RED FOX ROAD
5	703 W. RED FOX ROAD
6	787 W. RED FOX ROAD
7	1037 W. RED FOX ROAD
8	1093 W. RED FOX ROAD
9	1163 W. RED FOX ROAD
10	1263 W. RED FOX ROAD
11	8078 N. RED FOX COURT
12	8066 N. RED FOX COURT
13	8063 N. RED FOX COURT
14	8085 N. RED FOX COURT
15	8193 N. RED FOX COURT
16	1406 W. RED FOX ROAD
17	1374 W. RED FOX ROAD
18	714 W. RED FOX ROAD
19	486 W. RED FOX ROAD
20	456 W. RED FOX ROAD



THE PRESERVE
PHASE 1
LOCATED IN SECTIONS 7, 8 and 9,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE and MERIDIAN
SUMMIT COUNTY, UTAH

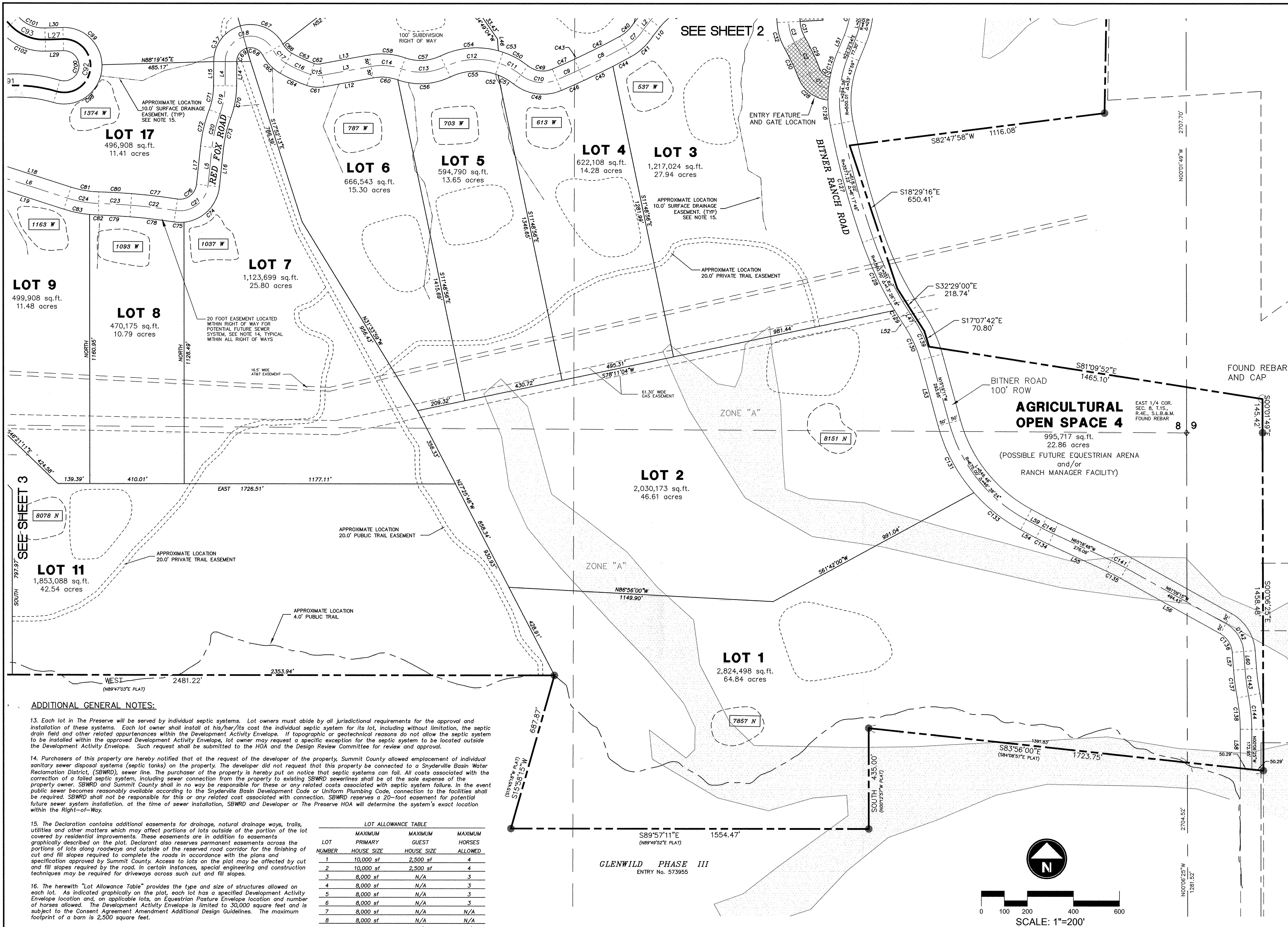
SHEET 3 OF 4

SEE SHEET 4



COUNTY RECORDER
ENTRY No. 633228 BOOK _____ PAGE(S) _____
STATE OF _____ COUNTY OF _____
DATE 12-17-2003 TIME 3:00 PM FEE PAID \$140.00
RECORDED AND FILED AT THE REQUEST OF:
Heil Construction
COUNTY RECORDER

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com



SEE SHEET 2

ADDITIONAL GENERAL NOTES:

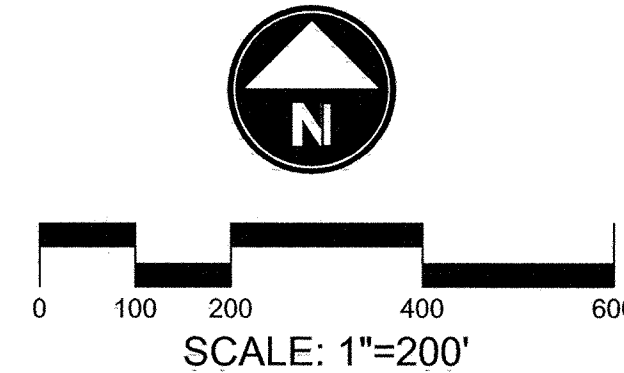
13. Each lot in The Preserve will be served by individual septic systems. Lot owners must abide by all jurisdictional requirements for the approval and installation of these systems. Each lot owner shall install at his/her/its cost the individual septic system for its lot, including without limitation, the septic drain field and other related appurtenances within the Development Activity Envelope. If topographic or geotechnical reasons do not allow the septic system to be installed within the approved Development Activity Envelope, lot owner may request a specific exception for the septic system to be located outside the Development Activity Envelope. Such request shall be submitted to the HOA and the Design Review Committee for review and approval.
14. Purchasers of this property are hereby notified that at the request of the developer of the property, Summit County allowed emplacement of individual sanitary sewer disposal systems (septic tanks) on the property. The developer did not request that this property be connected to a Snyderville Basin Water Reclamation District (SBWRD) sewer line. The purchaser of the property is hereby put on notice that septic systems can fail. All costs associated with the correction of a failed septic system, including sewer connection from the property to existing SBWRD sewerlines shall be at the sole expense of the property owner. SBWRD and Summit County shall in no way be responsible for these or any related costs associated with septic system failure. In the event public sewer becomes reasonably available according to the Snyderville Basin Development Code or Uniform Plumbing Code, connection to the facilities shall be required. SBWRD shall not be responsible for this or any related cost associated with connection. SBWRD reserves a 20-foot easement for potential future sewer system installation, at the time of sewer installation, SBWRD and Developer or The Preserve HOA will determine the system's exact location within the Right-of-Way.
15. The Declaration contains additional easements for drainage, natural drainage ways, trails, utilities and other matters which may affect portions of lots outside of the portion of the lot covered by residential improvements. These easements are in addition to easements graphically described on the plat. Declarant also reserves permanent easements across the portions of lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the roads in accordance with the plans and specification approved by Summit County. Access to lots on the plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes.
16. The herewith "Lot Allowance Table" provides the type and size of structures allowed on each lot. As indicated graphically on the plat, each lot has a specified Development Activity Envelope location and, on applicable lots, an Equestrian Pasture Envelope location and number of horses allowed. The Development Activity Envelope is limited to 30,000 square feet and is subject to the Consent Agreement Amendment Additional Design Guidelines. The maximum footprint of a barn is 2,500 square feet.
17. This plat, when recorded, shall supersede any prior plat covering the same property, and any development of the property covered by this plat shall be developed as reflected herein.

LOT ALLOWANCE TABLE				
LOT NUMBER	MAXIMUM PRIMARY HOUSE SIZE	MAXIMUM GUEST HOUSE SIZE	MAXIMUM HORSES ALLOWED	
1	10,000 sf	2,500 sf	4	
2	10,000 sf	2,500 sf	4	
3	8,000 sf	N/A	3	
4	8,000 sf	N/A	3	
5	8,000 sf	N/A	3	
6	8,000 sf	N/A	3	
7	8,000 sf	N/A	N/A	
8	8,000 sf	N/A	N/A	
9	8,000 sf	N/A	N/A	
10	8,000 sf	N/A	N/A	
11	10,000 sf	2,500 sf	4	
12	10,000 sf	2,500 sf	3	
13	8,000 sf	N/A	N/A	
14	8,000 sf	N/A	N/A	
15	8,000 sf	N/A	N/A	
16	8,000 sf	N/A	N/A	
17	8,000 sf	N/A	N/A	
18	15,000 sf	2,500 sf	2	
19	15,000 sf	2,500 sf	3	
20	15,000 sf	2,500 sf	4	

CURVE TABLE			CURVE TABLE		
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	110.41'	100.00'	C76	116.25'	71.94'
C2	148.45'	1000.24'	C77	120.72'	2679.39'
C3	93.00'	200.02'	C78	135.24'	2679.39'
C4	193.26'	100.00'	C79	137.03'	2600.03'
C5	265.03'	1000.06'	C80	142.28'	2700.03'
C6	236.37'	324.99'	C81	124.01'	440.00'
C7	109.69'	224.75'	C82	97.99'	150.00'
C8	223.01'	3530.01'	C83	113.73'	540.00'
C9	106.20'	3530.05'	C84	107.80'	200.00'
C10	165.25'	555.01'	C85	163.31'	250.00'
C11	108.83'	312.00'	C86	162.24'	100.00'
C12	240.04'	312.00'	C87	107.80'	200.00'
C13	195.56'	250.01'	C88	162.24'	100.00'
C14	134.00'	260.00'	C89	131.19'	1000.00'
C15	50.72'	99.92'	C90	200.14'	635.00'
C16	117.32'	595.51'	C91	413.37'	635.00'
C17	81.84'	149.98'	C92	397.45'	115.00'
C18	292.33'	109.70'	C93	169.56'	200.00'
C19	123.20'	350.03'	C94	137.74'	1050.00'
C20	150.44'	600.03'	C95	123.94'	950.00'
C21	197.02'	121.94'	C96	611.27'	585.00'
C22	196.99'	2629.39'	C97	715.76'	685.00'
C23	139.65'	2650.03'	C98	109.07'	110.00'
C24	138.11'	490.00'	C99	259.70'	165.00'
C25	130.65'	200.00'	C100	224.65'	65.00'
C26	55.21'	50.00'	C101	227.17'	150.00'
C27	55.21'	50.00'	C102	211.95'	280.00'
C28	165.62'	150.00'	C103	102.42'	150.00'
C29	155.87'	1050.24'	C104	169.35'	150.00'
C30	141.03'	950.23'	C105	120.34'	200.00'
C31	69.75'	150.02'	C106	109.87'	150.00'
C32	116.24'	260.02'	C107	73.27'	150.00'
C33	289.88'	150.00'	C108	180.84'	500.00'
C34	96.63'	50.00'	C109	109.07'	110.00'
C35	252.88'	1040.06'	C110	98.92'	170.00'
C36	272.19'	1140.06'	C111	146.16'	1000.00'
C37	268.67'	159.69'	C112	144.79'	200.00'
C38	272.74'	374.99'	C113	88.95'	50.00'
C39	200.00'	274.99'	C114	16.98'	50.00'
C40	87.63'	174.75'	C115	97.55'	50.00'
C41	132.45'	274.75'	C116	85.57'	300.00'
C42	205.10'	3480.01'	C117	213.50'	150.00'
C43	14.75'	3480.01'	C118	49.28'	1849.23'
C44	87.36'	3580.01'	C119	120.77'	140.00'
C45	139.38'	3580.01'	C120	88.30'	85.00'
C46	107.70'	3579.97'	C121	63.43'	50.00'
C47	104.69'	3480.05'	C122	63.43'	50.00'
C48	111.95'	105.01'	C123	340.92'	300.00'
C49	124.85'	360.00'	C124	178.27'	350.01'
C50	124.85'	360.00'	C125	113.18'	550.01'
C51	77.63'	262.00'	C126	110.43'	550.01'
C52	11.78'	262.00'	C127	625.92'	362.22'
C53	20.79'	362.00'	C128	325.14'	1549.99'
C54	257.72'	362.00'	C129	36.41'	1549.99'
C55	201.67'	362.00'	C130	153.11'	498.19'
C56	234.67'	300.01'	C131	330.56'	725.00'
C57	158.45'	200.01'	C132	126.85'	100.00'
C58	158.77'	210.00'	C133	61.46'	1050.00'
C59	108.23'	210.00'	C134	61.46'	1050.00'
C60	76.02'	149.92'	C135	68.96'	950.00'
C61	25.34'	48.92'	C136	99.37'	100.00'
C62	107.47'	545.51'	C137	121.87'	1050.00'
C63	107.47'	545.51'	C138	136.09'	724.42'
C64	127.17'	645.51'	C139	68.96'	950.00'
C65	109.80'	199.98'	C140	58.54'	1000.00'
C66	54.55'	99.98'	C141	72.59'	1000.00'
C67	424.08'	159.69'	C142	267.01'	150.00'
C68	83.53'	59.69'	C143	116.06'	1000.00'
C69	75.68'	59.69'	C144	145.48'	724.42'
C70	140.81'	400.04'			
C71	105.61'	300.02'			
C72	162.98'	650.03'			
C73	137.91'	550.03'			

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	116.76'	N02°04'00"W	L31	241.56'	S43°16'25"E
L2	51.43'	S38°28'00"W	L32	94.16'	S43°16'25"E
L3	216.33'	S79°44'00"W	L33	335.72'	S43°16'25"E
L4	103.90'	N00°21'00"E	L34	97.33'	S43°16'25"E
L5	165.94'	N00°09'00"E	L35	290.17'	S79°25'51"W
L6	358.57'	S72°27'00"E	L36	73.57'	S47°10'27"E
L7	100.00'	N70°07'18"E	L37	87.64'	S39°04'24"E
L8	116.76'	N03°04'00"W	L38	284.99'	S05°44'00"E
L9	116.76'	N03°04'00"W	L39	39.31'	S27°22'16"W
L10	49.02'	S38°28'00"W	L40	87.54'	N25°48'00"W
L11	53.84'	S38°28'00"W	L41	12.29'	N02°28'26"E
L12	216.33'	S79°44'00"W	L42	155.34'	N02°28'26"E
L13	216.33'	S79°44'00"W	L43	38.83'	N11°56'19"W
L14	104.47'	S00°21'00"W	L44	43.10'	N20°28'26"E
L15	103.90'	S00°21'00"W	L45	168.01'	N02°28'26"E
L16	165.94'	S06°09'00"W	L46	51.54'	N32°54'56"W
L17	358.57'	N72°27'00"W	L47	160.87'	N14°11'24"W
L18	358.57'	N72°27'00"W	L48	144.62'	N58°29'31"E
L19	351.76'	N72°27'00"W	L49	238.36'	N06°37'44"W
L20	6.81'	N72°27'00"W	L50	72.12'	N01°13'35"W
L21	100.00'	N70°07'18"E	L51	77.13'	N02°28'26"E
L22	100.00'	N70°07'18"E	L52	51.54'	N32°54'56"W
L23	102.42'	S38°47'00"W	L53	283.95'	N15°19'11"W
L24	63.60'	S38°47'00"W	L54	72.12'	N01°13'35"W
L25	22.48'	S38°47'00"W	L55	276.09'	N01°13'35"W
L26	41.42'	S38°47'00"W	L56	494.43'	N01°13'35"W
L27	78.50'	N08°09'00"E	L57	77.02'	N04°13'13"W
L28	294.30'	S43°16'25"E	L58	167.54'	N02°06'25"E
L29	78.50'	N08°09'00"E	L59	78.16'	N01°13'35"W
L30			L60	77.02'	N04°13'13"W

THE PRESERVE
PHASE 1
LOCATED IN SECTIONS 7, 8 and 9,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE and MERIDIAN
SUMMIT COUNTY, UTAH
SHEET 4 OF 4



COUNTY RECORDER
ENTRY NO. 1833228 BOOK _____ PAGE(S) _____
STATE OF _____ COUNTY OF _____
DATE 12-17-2003 TIME 13:06 FEE PAID 140.00
RECORDED AND FILED AT THE REQUEST OF:
Heil Construction
COUNTY RECORDER

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
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