

ALICE CLAIM

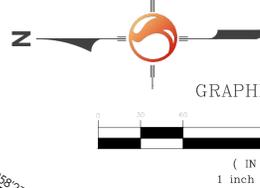
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

ROAD / LOT TABLE		
ROAD #	SQ FT	ACRES
LOT A	5,150	0.118

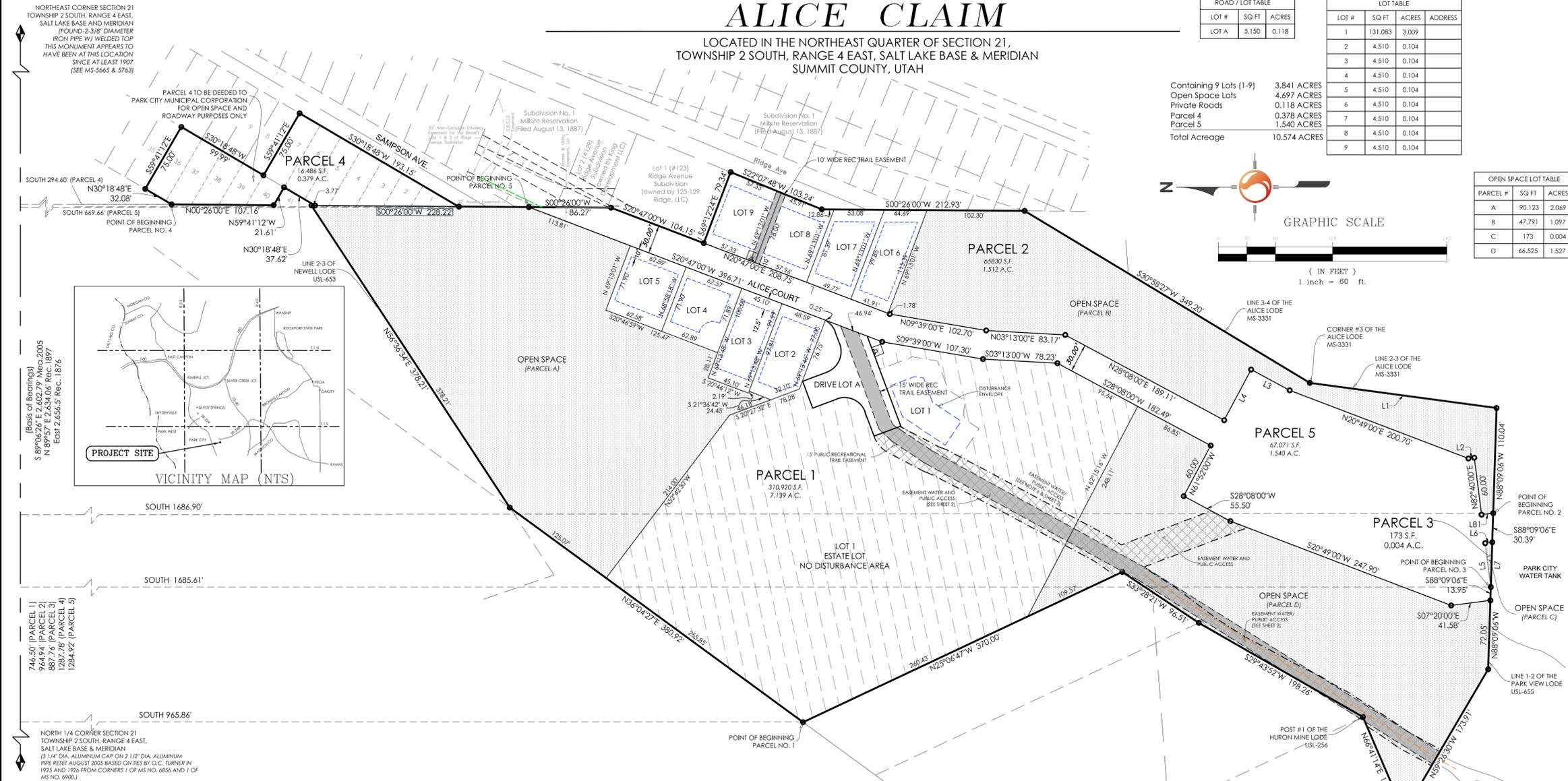
LOT TABLE			
LOT #	SQ FT	ACRES	ADDRESS
1	131,083	3.009	
2	4,510	0.104	
3	4,510	0.104	
4	4,510	0.104	
5	4,510	0.104	
6	4,510	0.104	
7	4,510	0.104	
8	4,510	0.104	
9	4,510	0.104	

Containing 9 Lots (1-9)
Open Space Lots
Private Roads
Parcel 4
Parcel 5
Total Acreage

3,841 ACRES
4,497 ACRES
0.118 ACRES
0.378 ACRES
1.540 ACRES
10.574 ACRES



OPEN SPACE LOT TABLE		
PARCEL #	SQ FT	ACRES
A	90,123	2.069
B	47,791	1.097
C	173	0.004
D	66,525	1.527



PLAT NOTES:

- THE MAXIMUM SQUARE FOOTAGE OF A BUILDING FOOTPRINT IN THE HR-1 ZONE IS 1,750 SQUARE FEET.
- DRIVE LOTS A AND B CONTAIN A PUBLIC / PRIVATE EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS AND THE INSTALLATION, OPERATION, & MAINTENANCE OF UTILITIES.
- THE PUBLIC RECREATIONAL TRAIL EASEMENT SHOWN HEREON IS 15 FEET WIDE AND IS FOR PUBLIC, NON-MOTORIZED ACCESS.
- THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN DRIVE LOTS A, AND B INCLUDING ASSOCIATED STORM DRAINAGE SYSTEMS AND CULVERTS. DRIVE LOTS A, AND B ARE FOR ROADWAY ACCESS AND THE PUBLIC SHALL HAVE THE ABILITY TO USE THIS LETTERED LOT FOR PEDESTRIAN NON-MOTORIZED ACCESS.
- THE WATER/PUBLIC ACCESS EASEMENT ALLOWS FOR PUBLIC ACCESS THRU THE ALICE CLAIM SUBDIVISION AS WELL AS INSTALLATION, OPERATION, & MAINTENANCE OF THE PUBLIC WATER SYSTEM.
- HOA WILL MAINTAIN ALL STORM WATER DETENTION FACILITIES ON THIS PROPERTY.
- COMPLIANCE WITH RESTRICTIONS OF THE STATE VOLUNTARY CLEANUP CERTIFICATE OF COMPLETION IS REQUIRED, AND NO DEVELOPMENT IS ALLOWED IN OPEN SPACE PARCELS OR NON-DISTURBANCE AREAS.
- DETECTION AND DEBRIS FLOW FACILITIES SHALL BE ALLOWED IN OPEN SPACE AND NO DISTURBANCE AREA.

WATER SYSTEM NOTES:

- A fire flow of 1,500 gpm has been approved for the project.
- Water Service Laterals shall be 2" diameter for all lots with 1.5" meters.
- Relocation of existing City infrastructure, if required, is subject to review and approval of the City. No relocations that adversely affect City systems will be approved.

LEGEND

	SUBDIVISION BOUNDARY		OPEN SPACE
	LIMIT OF DISTURBANCE (LOT 1)		NO DISTURBANCE AREA
	LOT LINE		EASEMENT FOR WATER AND PUBLIC ACCESS
	LOT SET BACK LINE (LOTS 2 TO 9)		PUBLIC RECREATIONAL TRAIL EASEMENT
	FOUND SECTION CORNER		
	SUBDIVISION BOUNDARY CORNER		
	STREET MONUMENT		
	PROPOSED STREET LIGHT		
	PROPOSED FIRE HYDRANT		

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	197.78	S07°38'27"W
L2	6.20	N07°20'00"E
L3	45.90	N28°08'00"E
L4	60.00	N61°52'00"W
L5	46.23	N82°40'00"E
L6	7.47	S07°20'00"E
L7	46.83	N88°09'06"W
L54	13.42	N69°28'21"E
L55	26.99	S20°29'52"E
L56	30.00	N69°28'21"E
L57	27.00	N20°31'39"W
L58	27.00	N69°28'21"E
L59	30.00	N20°31'39"W
L60	100.45	S69°28'21"W
L81	12.32	N07°20'00"W

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C2	23.00	16.13	40°10'54"	N49°22'54"E
C3	23.00	36.14	90°01'47"	S69°30'45"E
C4	23.00	36.13	90°00'00"	N24°28'21"E

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ S.S.

On the _____ day of _____, A.D., 20____, personally appeared before me, _____, who being duly sworn or affirmed, did say that he/she is the _____ of _____ and that the within owner's dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: _____

My commission expires: _____

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ S.S.

On this _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in said State of Utah, _____, who, being by me duly sworn or affirmed, did say that he/she is the _____ of _____, a municipal corporation of the State of Utah, and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said municipal corporation, for the purposes therein mentioned, and he/she acknowledged to me that said municipal corporation executed the same.

My commission number: _____

My commission expires: _____

OWNER/SUBDIVIDER:
KING DEVELOPMENT GROUP L.L.C.
P.O. BOX 244
PARK CITY, UTAH 84060

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
REVIEW FOR CONFORMANCE ON THIS _____ DAY OF _____, A.D., 20____.

MAYOR
APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, A.D., 20____.

PARK CITY ENGINEER
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.



Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT 84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

No.	Revisions	By	Date	Scale	Date Issued
3	Lot Line Adjustments	JA	2-15-17		
2	Total plat revision	BD	2-02-14		
1	Total plat revision	SV	5-06-13		

SURVEYOR'S CERTIFICATE

I, Jeron R. Atkin II, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 5992546 as prescribed under the laws of the State of Utah. I certify that the boundary and adjoining information of this survey is based on the Mineral Survey Replacement Plat Record of Survey for Alice Claim performed by Loyd D. Olson III. I further certify that by authority of the Owners, I have subdivided said tract of land into lots and streets, hereinafter known as

ALICE CLAIM

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Parcel No. 1

A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on Line 6-7 of the Alice Lode, Mineral Survey #3331, said point being also S89°06'26"E 746.50 feet, along the Section Line, and South 965.86 feet from the North Quarter Corner of said Section 21, and running thence, along said Line 6-7, N36°04'27"E 380.92 feet to a point on Line 2-3 of the Newell Lode USL-653; thence, along said Line 2-3, Newell Lode, N56°36'34"E 378.21 feet to a point on the Westerly Boundary Line of Subdivision No. 1 of Millite Reservation (Filed Aug. 13, 1887); thence, along said Westerly Boundary Line, S00°24'00"W 228.22 feet to a point on the Westerly Right-of-Way Line of the Park City Water Company Access Road; thence, along said Westerly Right-of-Way Line, the following four (4) courses: (1) S20°47'00"W 396.71 feet, (2) S09°39'00"W 107.30 feet, (3) S03°13'00"W 78.23 feet, (4) S28°08'00"W 182.49 feet to a point on the Park City Property, thence, along the Westerly Boundary Line of said Park City Property, the following four (4) courses: (1) N61°52'00"W 60.00 feet, (2) S28°08'00"W 55.50 feet, (3) S20°49'00"W 247.90 feet, (4) S07°20'00"E 41.58 feet to a point on Line 1-2 of the Park View Lode USL-655; thence, along said Line 1-2, Park View Lode, N88°09'06"W 72.05 feet to a point on Line 1-2 of said Alice Lode MS-3331; thence, along said Line 1-2, Alice Lode, N59°24'30"W 173.91 feet to a point on Line 1-2 of the Huron Mine Lode USL-256; thence, along said Line 1-2, Huron Mine Lode, N66°41'14"E 108.84 feet to Post #1 of said Huron Mine Lode; thence N29°43'52"E 198.26 feet; thence N33°28'21"E 96.51 feet; thence N25°06'47"W 370.00 feet to the Point of Beginning.

Containing 310,920 square feet or 7.139 acres.

Parcel No. 2

A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Easterly Boundary Line of the Park City Property, said point being also on the Line 1-2 of the Park View Lode USL-655, said point being also S89°06'26"E 944.94 feet, along the Section Line, and South 1686.90 feet from the North Quarter Corner of said Section 21, and running thence, along said Easterly Boundary Line, the following six (6) courses: (1) N07°20'00"W 12.32 feet, (2) N82°40'00"E 60.00 feet, (3) N07°20'00"W 4.20 feet, (4) N29°49'00"W 45.90 feet, (5) N28°08'00"E 45.91 feet, (6) N61°52'00"W 60.00 feet to the Easterly Right-of-Way Line of the Park City Water Company Access Road; thence, along said Easterly Right-of-Way Line, the following four (4) courses: (1) N08°08'00"E 189.11 feet, (2) N03°13'00"E 83.17 feet, (3) N09°39'00"E 102.70 feet, (4) N20°47'00"W 208.75 feet to a point on the Westerly Boundary Line of the Subdivision No. 1 of Millite Reservation (Filed Aug. 13, 1887); S69°12'24"E 79.34 feet, S22°07'48"W 103.24 feet; thence, along said Westerly Boundary Line, S00°26'00"W 212.93 feet to a point on Line 3-4 of the Alice Lode Mineral Survey-3331; thence, along said Line 3-4, Alice Lode, S30°58'27"W 349.20 feet to Corner #3 of said Alice Lode MS-3331; thence, along Line 2-3, Alice Lode, S07°38'27"W 197.78 feet to a point on said Line 1-2 of the Park View Lode USL-655; thence, along said Line 1-2, Park View Lode, N88°09'06"W 110.04 feet to the Point of Beginning.

Containing 65,830 square feet or 1.512 acres.

Parcel No. 3

A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Southerly Boundary Line of the Park City Property, said point being also on the Line 1-2 of the Park View Lode USL-655, said point being also S89°06'26"E 887.76 feet, along the Section Line, and South 1685.61 feet from the North Quarter Corner of said Section 21, and running thence, along said Southerly Boundary Line, the following two (2) courses: (1) N82°40'00"E 46.23 feet, (2) S07°20'00"E 7.47 feet to a point on said Line 1-2 of the Park View Lode; thence, along said Line 1-2, Park View Lode, N88°09'06"W 46.83 feet to the Point of Beginning.

Containing 173 square feet or 0.004 acres.

Parcel No. 4

A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Westerly Boundary Line of Subdivision No. 1 of Millite Reservation (dated 06/25/1887), said point being also on the Northwesterly Line of Lot 37 of said Millite Reservation, said point being also S89°06'26"E 1287.78 feet, along the Section Line, and South 294.60 feet from the North Quarter Corner of said Section 21, and running thence, along said Northwesterly Line of Lot 37 and Lot 36, N30°18'48"E 32.08 feet to the Northern Corner of said Lot 36, thence along the Northwesterly Line of said Lot 36, S59°41'12"E 75.00 feet to the Easterly Corner of said Lot 36; thence, along the Southeasterly Line of Lot 36 through 39 inclusive of said Millite Reservation, S37°18'48"W 99.99 feet to the Northern Corner of Lot 7 of said Millite Reservation; thence, along the Northwesterly Line of said Lot 7, S59°41'12"E 75.00 feet to the Easterly Corner of said Lot 7; thence, along the Southeasterly Line of Lots 7 through 1 inclusive of said Millite Reservation, S30°18'48"W 193.15 feet to the Southerly Corner of Lot 1 and of said Westerly Boundary Line of Millite Reservation; thence, along said Westerly Boundary Line, N02°00'00"E 150.55 feet to the Southerly Corner of Lot 41 of said Millite Reservation; thence, along the Southeasterly and Northwesterly Lines of said Lot 41, the following two (2) courses: (1) N30°18'48"E 37.62 feet, (2) N59°41'12"W 21.61 feet to said Westerly Boundary Line of Millite Reservation; thence, along said Westerly Boundary Line, N00°26'00"E 107.16 feet to the Point of Beginning.

Containing 16,486 square feet or 0.379 acres.

Parcel No. 5

A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point S89°06'26"E 1285.48 feet, along the Section Line, and South 595.76 feet from the North Quarter Corner of said Section 21, and running thence, S00°26'00"W 86.27 feet; thence S20°47'00"W 312.90 feet; thence S09°39'00"W 102.70 feet; thence S03°13'00"W 83.17 feet; thence S28°08'00"W 189.11 feet; thence S61°52'00"E 60.00 feet; thence S28°08'00"W 45.90 feet; thence S20°49'00"W 200.70 feet; thence S07°20'00"E 4.20 feet; thence S82°40'00"W 60.00 feet; thence S07°20'00"E 12.32 feet; thence N88°09'06"W 30.39 feet; thence N07°20'00"W 7.47 feet; thence S82°40'00"W 46.23 feet; thence N88°09'06"W 13.95 feet; thence N07°20'00"W 41.58 feet; thence N29°49'00"W 247.90 feet; thence N28°08'00"E 55.50 feet; thence S61°52'00"E 60.00 feet; thence N28°08'00"E 182.49 feet; thence N03°13'00"E 78.23 feet; thence N09°39'00"E 107.30 feet; thence N20°47'00"E 396.71 feet to the Point of Beginning.

Containing 47,071 square feet or 1.074 acres.

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

ALICE CLAIM

do hereby dedicate for perpetual use of the public all parcels of land, right-of-ways and easements as shown on this plat as intended for Public use.

In witness whereof _____ have hereunto set this _____ day of _____, AD 20____.

KING DEVELOPMENT GROUP L.L.C. PARK CITY MUNICIPAL CORPORATION (PARCEL NO. 5 ONLY)

APPROVAL AS TO FORM

I, _____, PARK CITY ENGINEER 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 _____ PARK CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

ATTEST: _____ COUNTY RECORDER

PRELIMINARY

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, REGISTERED FILED AT _____

REQUEST OF _____

AT _____ WILL BOOK: _____ PAUSE: _____

FEE: _____ COUNTY RECORDER



SHEET
1 OF 2