

# ALICE CLAIM

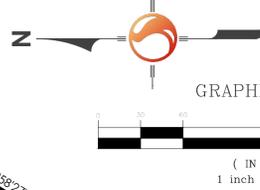
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN  
SUMMIT COUNTY, UTAH

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

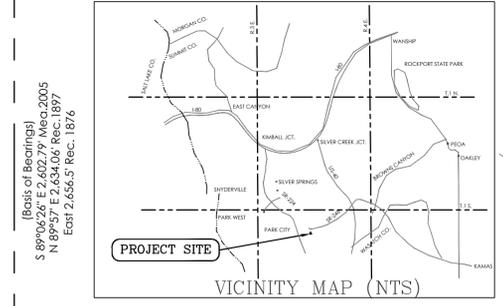
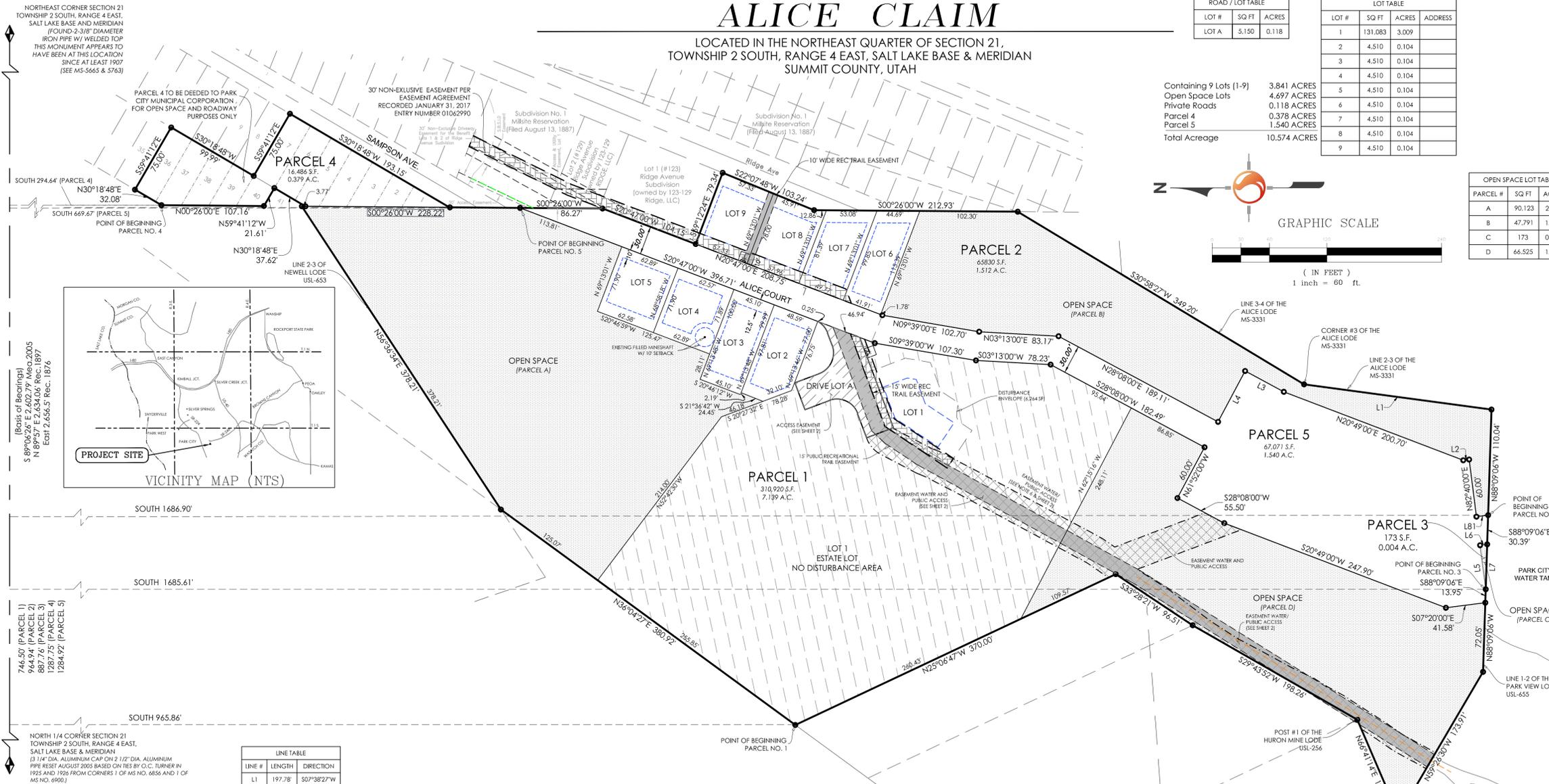
LOT TABLE	LOT #	SQ FT	ACRES	ADDRESS
1	131,083	3,009		
2	4,510	0.104		
3	4,510	0.104		
4	4,510	0.104		
5	4,510	0.104		
6	4,510	0.104		
7	4,510	0.104		
8	4,510	0.104		
9	4,510	0.104		

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	



LINE #	LENGTH	DIRECTION
L1	197.78	S07°38'27\"
L2	6.20	N07°20'00\"
L3	45.90	N28°08'00\"
L4	60.00	N61°52'00\"
L5	46.23	N82°40'00\"
L6	7.47	S07°20'00\"
L7	46.83	N88°09'06\"
L8	13.42	N69°28'21\"
L9	26.99	S02°29'52\"
L10	30.00	N69°28'21\"
L11	27.00	N20°31'39\"
L12	27.00	N69°28'21\"
L13	30.00	N20°31'39\"
L14	100.45	S69°28'21\"
L15	12.32	N07°20'00\"

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C2	23.00	16.13	40°10'54\"	N49°22'54\"	15.80
C3	23.00	36.14	90°01'47\"	S69°30'45\"	32.54
C4	23.00	36.13	90°00'00\"	N24°28'21\"	32.53

**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, 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: \_\_\_\_\_



- PLAT NOTES:**
1. THE MAXIMUM SQUARE FOOTAGE OF A BUILDING FOOTPRINT IN THE HR-1 ZONE IS 1,750 SQUARE FEET.
  2. DRIVE LOT A CONTAINS A PUBLIC / PRIVATE EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS AND THE INSTALLATION, OPERATION, & MAINTENANCE OF UTILITIES.
  3. THE PUBLIC RECREATIONAL TRAIL EASEMENTS SHOWN HEREON ARE 10 AND 15 FEET WIDE AND ARE FOR PUBLIC, NON-MOTORIZED ACCESS.
  4. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN DRIVE LOT A INCLUDING ASSOCIATED STORM DRAINAGE SYSTEMS AND CULVERTS. DRIVE LOT A IS FOR ROADWAY ACCESS AND THE PUBLIC SHALL HAVE THE ABILITY TO USE THIS LETTERED LOT FOR PEDESTRIAN NON-MOTORIZED ACCESS.
  5. 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.
  6. HOA WILL MAINTAIN ALL STORM WATER DETENTION FACILITIES ON THIS PROPERTY.
  7. COMPLIANCE WITH RESTRICTIONS OF THE STATE VOLUNTARY CLEANUP CERTIFICATE OF COMPLETION IS REQUIRED.
  8. DETENTION AND OBERG FLOW FACILITIES SHALL BE ALLOWED IN OPEN SPACE AND NO DISTURBANCE AREA.
  9. THERE SHALL NOT BE ANY FURTHER SUBDIVISION OF ANY ADDITIONAL LOTS IN THIS SUBDIVISION.
  10. BUILDINGS SHALL NOT BE ALLOWED IN OPEN SPACE AND NO DISTURBANCE AREAS. GROUND AND VEGETATION DISTURBANCE SHALL BE LIMITED TO MAINTENANCE FOR WILDFIRE SAFETY AND PROTECTION OF PROPERTY.
  11. ROADS LESS THAN 24 FEET WIDE SHALL BE MARKED NO PARKING ON BOTH SIDES OF THE ROAD.
  12. INDIVIDUAL GEOTECHNICAL REPORTS WILL BE REQUIRED FOR EACH LOT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  13. NO DUPLEXES WILL BE ALLOWED.
  14. EXISTING UTILITY AND ACCESS EASEMENTS MAY BE ADDED, ADJUSTED, VACATED, OR REMAIN IN THEIR CURRENT LOCATION. CHANGES TO THESE EASEMENTS AND/OR ADDITION OF EASEMENTS SHALL BE SHOWN ON THE PLAT. PERMIT PRIOR TO ANY CONSTRUCTION ACTIVITY.
  15. THE DEVELOPMENT EXCEEDS ONE (1) ACRE AND SHALL MEET THE REQUIREMENTS OF THE M54 STORM WATER PROGRAM. EACH LOT WITHIN THIS COMMON DEVELOPMENT SHALL BE REQUIRED TO OBTAIN A M54 STORM WATER PERMIT PRIOR TO ANY CONSTRUCTION ACTIVITY.
  16. ALL BUILDINGS WILL BE MORE THAN 5' FROM PROPERTY LINES.
  17. ALL 9 HOMES WILL HAVE FIRE SUPPRESSION SYSTEMS THAT INCLUDE INTERIOR AND EXTERIOR FIRE SPRINKLERS.
  18. MODIFIED 1/2\"

**WATER SYSTEM NOTES:**

1. A FIRE FLOW OF 1,500 GPM HAS BEEN APPROVED FOR THE PROJECT.
2. WATER SERVICE LATERALS SHALL BE 2\"
3. RELOCATION OF EXISTING CITY INFRASTRUCTURE, IF REQUIRED, IS SUBJECT TO REVIEW AND APPROVAL OF THE CITY.

**SURVEYOR'S CERTIFICATE**  
I, \_\_\_\_\_, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. \_\_\_\_\_ 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 Loyal D. Olson III. I further certify that by authority of the Owners, I have subdivided said tract of land into lots and parcels hereafter to be 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 Claim, Mineral Survey #3331, said point being also S89°06'26\"

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\"

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\"

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 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\"

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\"

**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 parcels 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 \_\_\_\_\_, A.D. 20\_\_\_\_.

KING DEVELOPMENT GROUP, LLC  
PARK CITY MUNICIPAL CORPORATION (PARCEL NO. 5 ONLY)

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

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SUMMIT, REGISTERED FILED AT \_\_\_\_\_  
REQUEST OF \_\_\_\_\_  
AT \_\_\_\_\_ WILL BOOK: PAUSE: \_\_\_\_\_  
FEE: \_\_\_\_\_ COUNTY RECORDER



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No.	Revisions	By	Date	Scale	Date Issued
4	Addition of easements	TAJ	9-13-17	SB	09/13/17
3	Lot Line Adjustments	JA	2-15-17	DS	02/15/17
2	Total plat revision	BD	2-02-14	GAC	02/13/17
1	Total plat revision	SV	5-06-13	Scale	05/06/13

OWNER/SUBDIVIDER:  
**KING DEVELOPMENT GROUP, LLC**  
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**  
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.

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

SHEET  
**1 OF 2**