

# SUMMIT CENTER COMMERCE PARK SUBDIVISION A SUBDIVISION OF SUMMIT CENTER SPA PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH,  
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

## PLAT NOTES:

1. The property described on this plat is within the Summit Center Specially Planned Area (the "SPA"). Development of the parcels in Summit Center is subject to the provisions of the SPA Development Agreement, dated November 17, 2004.

2. A non-exclusive storm drainage, private and public utility easement is hereby offered for dedication within all public and private rights of way and over all open space areas located within the area of the parcels which are ultimately improved with buildings and/or other physical structures or improvements.

3. 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.

4. All lots shall conform to the Hillside 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 of the finished grade, whichever is lower. Existing grade means the ground surface elevation prior to the start of construction.

5. Utility service providers (dry utilities including gas, electric and telephone) shall have the right to install, maintain, and operate their equipment above and below ground within the Public Utility easements identified on this plat. Notwithstanding the lots identified herein, such providers shall have the right to require owner to remove any obstruction at owner's expense, including trees and vegetation within the PUE, or the right for the service provider to remove such obstruction at owner's expense. At no time may any permanent structure or any other obstruction that interferes with the use of the PUE be placed within the PUE without prior written approval of the utility service providers.

6. The Summit Center is served by or included within the boundaries of Mountain Regional Water Special Service District, Park City Fire District, Snyderville Basin Water Reclamation District, and the Snyderville Basin Special Recreation District. All lots are subject to assessments and fees of the foregoing districts.

7. The Project Benchmark is the Brass Cap monument at the West Quarter Corner of Section 12, Elevation = 6339.90 feet.

8. A Declaration of Covenants, Conditions and Restrictions (CC&R's) has been recorded as Entry No. 00834057 in Book 1988, at Page 0821, and provides that all land designated as Common Area on this plat is owned in common by the owners of lots within the Summit Center. The fractional ownership and administrative matters related to such ownership are specifically set forth in the CC&R's.

9. Utility and service easements, including easements for culinary water and/or sanitary sewer mainlines are provided as indicated on the Plat.

10. At the time of any resurfacing of paved areas within the Summit Center Commerce Park, the Summit Center Association, Inc. shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of the adjustments and inspection by the SBWRD is required.

## Summit Center Specially Planned Area

The easements dedicated by the owner for public trails to the Snyderville Basin Special Recreation District (SBSD) are granted subject to the SBSD Trails Master Plan and the Summit Center Development Agreement, Sections 4.6.5 and 4.6.6, dated 19 May 2006. The public trails dedicated to the SBSD are intended for the use of the public in perpetuity. Public trail surfaces, signs and general maintenance will be maintained by the SBSD. 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. The public trailhead parking area, including benches, monument and picnic tables shall be constructed by the developer and maintained by the Management Association for the Summit Center.

CLINE'S DAHLE INVESTMENT

OPEN SPACE

SEE SHEET 2

KA INVESTMENTS  
OF PARK CITY, L.L.C.

SYNDERVILLE BASIN  
SPECIAL REC. DISTRICT

CENTER QUARTER CORNER,  
SECTION 12, T1S, R3E, SLB&M  
(BAR AND CAP MLA #161324)

SUMMIT STORAGE

OPEN SPACE  
17.046 ACRES

25' EAST CANYON CREEK  
(PUBLIC) TRAIL EASEMENT  
EAST CANYON CREEK TRAIL  
N48°35'21" W 343.96'  
N19°52'57" W 516.35'  
S63°17'06" W 342.63'  
S89°39'47" E 1787.11'  
S89°39'47" E 839.78'  
S35°44'48" W 932.11'  
POB  
BASIS OF BEARING  
(2647.74' 20" W  
MEAS.)

SUMMIT STORAGE

Summit Water Distribution Company will deliver water to Summit Center Commerce Park consistent with Summit Water's Articles of Incorporation, Rules and Regulations, Bylaws, and other corporate documents, and pursuant to the development agreement between Summit Water and developer.

COUNTY PUBLIC WORKS DIRECTOR

REVIEWED AND ACCEPTED BY THE OFFICE OF  
THE SUMMIT COUNTY PUBLIC WORKS DIRECTOR  
THIS 21<sup>st</sup> DAY OF JANUARY, 2008

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 AT THIS OFFICE.

1/24/08

SUMMIT COUNTY ENGINEER

DATE

SUMMIT COUNTY CLERK

ATTEST: COUNTY CLERK

SUMMIT COUNTY ATTORNEY

DATE

SUMMIT COUNTY CLERK

ATTEST: COUNTY CLERK

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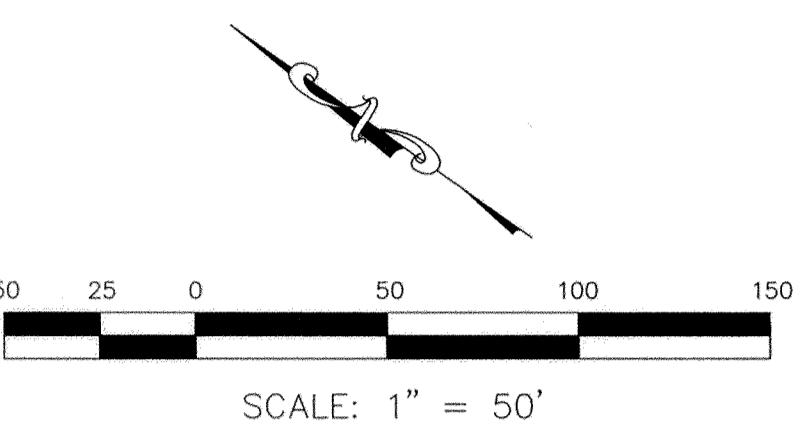
ATTEST: COUNTY CLERK

SUMMIT COUNTY ATTORNEY

DATE

**SUMMIT CENTER COMMERCE PARK SUBDIVISION**  
**A SUBDIVISION OF SUMMIT CENTER SPA PLAT**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH,  
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 PARK CITY, SUMMIT COUNTY, UTAH



SYNDERVILLE BASIN  
 SPECIAL REC. DISTRICT

**COMMON AREA  
 (FRACTIONAL OWNERSHIP)**

CLINE'S DAHLE INVESTMENT

**SUMMARY TABLE**

Area	Acres
Open Space	17.046
Common	5.100
Lots	3.323
Total	25.469

OPEN SPACE

RASMUSSEN ROAD

RECORDED		
ENTRY NO.	BOOK	PAGE(S)
ENTRY NO. 00838794	BOOK 01692	PAGE 0511
02/28/2008 04:05:25 PM B: 1917 P: 0511		
PLAT PAGE 1/1		
PLAN SPRINGS, SUMMIT COUNTY, REC'D 06/08/08		
FEE PAYMENT BY ALLRED SUMMIT LLC		

SUMMIT COUNTY RECORDER

2  
 OF  
 2  
 SHEETS

**SUMMIT CENTER  
 COMMERCE PARK SUBDIVISION  
 SUMMIT COUNTY, UTAH**

DATE 1-2-20-07  
 SCALE 1" = 50'  
 PROJECT NO.  
 8ASL010100

LOT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	16.55'	S43°10'49"W
L2	23.36'	S28°40'47"E
L3	17.33'	N61°19'13"E
L4	39.74'	N63°17'06"E
L5	11.96'	S39°14'03"E
L6	21.24'	S50°45'57"W
L7	18.17'	N54°31'48"E
L8	12.53'	N35°28'04"W
L9	9.86'	N35°33'14"W
L10	18.17'	S54°31'48"W

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	1.83'	2.87'	89°58'46"
C2	4.50'	4.87'	62°01'14"
C3	40.50'	95.86'	135°37'10"
C4	4.50'	5.32'	67°48'14"
C5	1.83'	2.81'	87°56'11"
C6	85.50'	52.91'	35°27'36"

**P S O M A S**  
 4179 S. Riverboat Road, Suite 200  
 Salt Lake City, Utah 84123  
 (801) 270-5777 (801) 270-5782 (FAX)