

**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:**

- The property described on this plat is within the Summit Center Specially Planned Area (the "SPA"). The SPA was approved by Summit County Ordinance No. 517, Development of the parcels in Summit Center is subject to the provisions of the SPA Development Agreement, dated November 17, 2004.
- 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.
- 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.
- 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 or the finished grade, whichever is lower. Existing grade means the ground surface elevation prior to the start of construction.
- 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 map as may be necessary or desirable in serving 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.
- 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 Water Reclamation District. All lots are subject to assessments and fees of the foregoing districts.
- The Project Benchmark is the Brass Cap monument at the West Quarter Corner of Section 12, Elevation = 6339.90 feet.
- A Declaration of Covenants, Conditions and Restrictions (CC&R's) has been recorded as Entry No. 00834059 in Book 1189-1 Page 0001 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.
- Utility and service easements, including easements for culinary water and/or sanitary sewer mainlines are provided as indicated on the Plat.
- 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 (SBSRD) are granted pursuant to the SBSRD 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 SBSRD are intended for the use of the public in perpetuity. Public trail surfaces, signs and general maintenance 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. 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

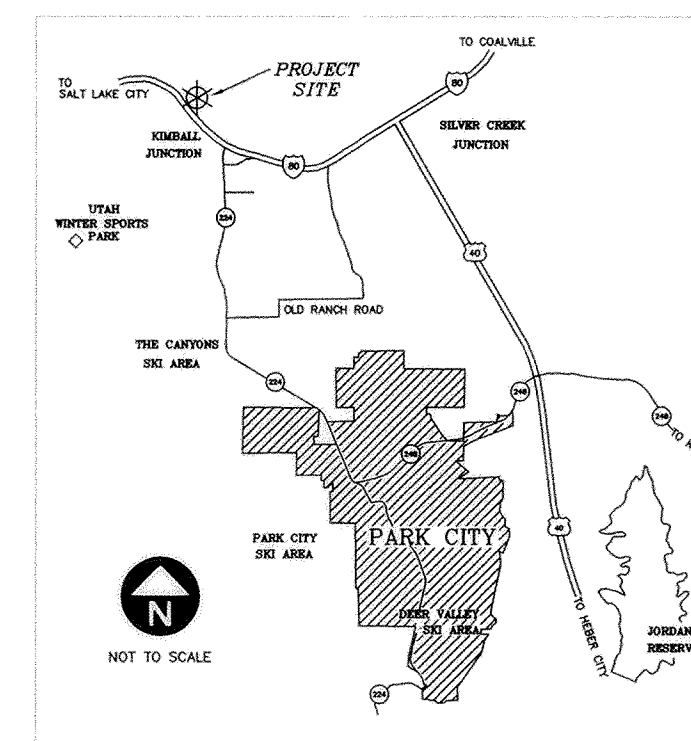
SYNDERVILLE BASIN  
SPECIAL REC. DISTRICT

OPEN SPACE  
17.046 ACRES

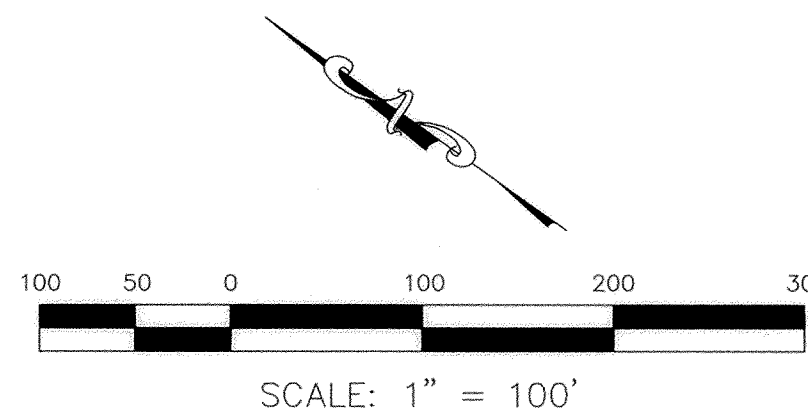
25' EAST CANYON CREEK  
(PUBLIC) TRAIL EASEMENT

SEE SHEET 2

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



VICINITY MAP



**LIEN HOLDER CONSENT TO RECORD**

STATE OF UTAH  
COUNTY OF SL S.S.  
THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.  
BY: Brian K. Jeppson  
AUTHORIZED OFFICIAL  
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME  
THIS 22 DAY OF Jan, 2008 BY Mike Allred  
MY COMMISSION EXPIRES 11-22-10 NOTARY PUBLIC  
RESIDING IN Utah

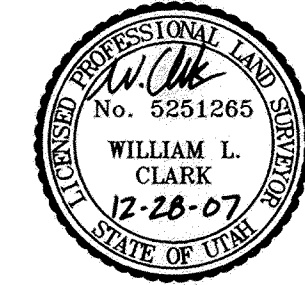
**PSOMAS**

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

**SURVEYOR'S CERTIFICATE**

I, William L. Clark, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 5251265 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the parcel of land shown on this Plat and have subdivided said parcel into lots, common area and open space, hereafter known as

**SUMMIT CENTER COMMERCE PARK SUBDIVISION**  
and that the same has been correctly surveyed and staked on the ground as shown on this Plat.



12-28-07

Date

**BOUNDARY DESCRIPTION**

A parcel of land lying and situate in the Southwest Quarter of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, being more particularly described as follows:

BEGINNING at a point which is South 89°39'47" East 849.78 feet along the Quarter Section Line from the West Quarter Corner of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian, Summit County, Utah, and running thence South 89°39'47" East 1787.11 feet along said Quarter Section Line to the center of Section 12; thence South 00°42'54" West 1208.93 feet along the Quarter Section Line; thence North 48°35'21" West 343.96 feet; thence North 19°52'57" West 516.35 feet; thence South 63°17'06" West 342.63 feet; thence North 38°48'14" West 97.30 feet; thence South 51°00'51" West 102.84 feet; thence North 38°48'14" West 134.82 feet; thence South 51°00'51" West 337.62 feet to the Easterly right-of-way line of Rasmussen Road; thence North 35°44'48" West 932.11 feet along said right-of-way line to the Point of Beginning.

Contains 25.469 acres, 7 Lots

**OWNER'S DEDICATION**

Know all men by these presents that we, Allred Summit, L.L.C. the undersigned owner of the above described tract of land known as,

**SUMMIT CENTER COMMERCE PARK SUBDIVISION**

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this 9 day of Jan, A.D., 2008

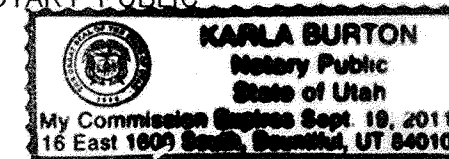
Mike Allred, President  
Mike Allred, President (Allred Summit, L.L.C.)

**L.L.C. ACKNOWLEDGMENT**

STATE OF Utah S.S.  
COUNTY OF Davis

On this 9 day of Jan, 2008 personally appeared before me Mike Allred, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that he is a President of Allred Summit, L.L.C., by Authority of its By-laws/Resolution of the Board of Directors, and said Mike Allred acknowledged to me that said Corporation executed the same.

Karla Burton  
NOTARY PUBLIC



**COUNTY PUBLIC WORKS DIRECTOR**

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY PUBLIC WORKS DIRECTOR THIS 31 DAY OF January, 2008

Brian Allred  
COUNTY PUBLIC WORKS DIRECTOR

**SUMMIT WATER DISTRIBUTION COMPANY**

REVIEWED AND ACCEPTED BY SUMMIT WATER DISTRIBUTION COMPANY THIS 22 DAY OF January, 2008

Blayne J. Farr  
REPRESENTATIVE SUMMIT WATER DISTRIBUTION COMPANY

**FIRE DISTRICT APPROVAL**

REVIEWED AND ACCEPTED BY THE PARK CITY FIRE SERVICE DISTRICT THIS 22 DAY OF JAN, 2008

Scott Adams  
PARK CITY FIRE MARSHAL

**SPECIAL RECREATION DISTRICT**

REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT STANDARDS THIS 31 DAY OF January, 2008

Brian V. Paul  
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

**ROCKY MOUNTAIN POWER APPROVAL**

I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVE THE EASEMENTS INCLUDED IN THIS PLAT.

01-03-08  
DATE  
Rodney Burton  
ROCKY MOUNTAIN POWER AUTHORIZED REPRESENTATIVE

**COUNTY ASSESSOR**

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 15 DAY OF February, 2008

Barbara G. Kresser  
SUMMIT COUNTY ASSESSOR

**COUNTY PLANNING COMMISSION**

APPROVED AND ACCEPTED BY THE SNYDERVILLE BASIN PLANNING COMMISSION THIS 15 DAY OF February, 2008

Mike Allred  
PLANNING COMMISSION CHAIRMAN

**WATER RECLAMATION DISTRICT**

REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS 22 DAY OF Jan, 2008

B. D. O.  
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

**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  
DATE  
Mike Allred  
SUMMIT COUNTY ENGINEER

**COUNTY COMMISSION APPROVAL**

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS, THIS 15 DAY OF Feb, 2008 AT WHICH TIME THIS PLAT WAS APPROVED

K. E. Wooten  
COUNTY COMMISSION CHAIR  
ATTEST: COUNTY CLERK

**APPROVAL AS TO FORM**

APPROVED AS TO FORM ON THIS 19 DAY OF February, 2008

Mike Allred  
SUMMIT COUNTY ATTORNEY

**RECORDED**

ENTRY NO. 838794 BOOK --- PAGE(S) ---  
STATE OF UTAH, COUNTY OF SUMMIT  
DATE 2-28-08 TIME 4:08 p.m.  
RECORDED AND FILED AT THE REQUEST OF:  
Allred Summit LLC

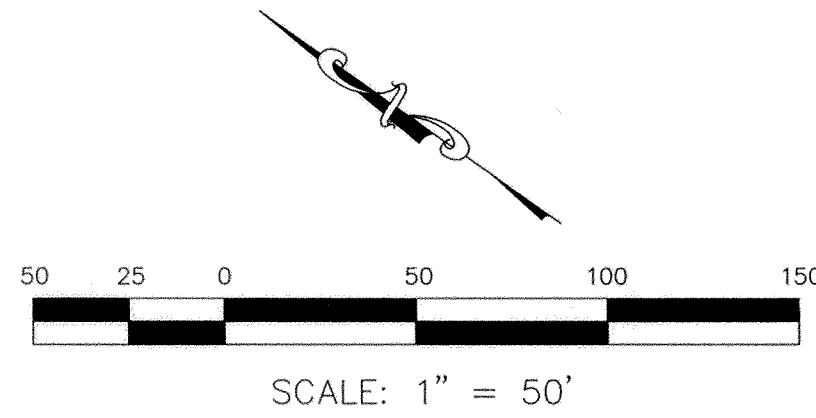
Samuel A. Bowers  
SUMMIT COUNTY RECORDER

1  
OF  
2  
SHEETS



**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



SYNDERVILLE BASIN  
SPECIAL REC. DISTRICT

OPEN SPACE  
17.046 ACRES

COMMON AREA  
(FRACTIONAL OWNERSHIP)

SUMMIT STORAGE

CLINE'S DAHLE INVESTMENT

SUMMARY TABLE

Area	Acres
Open Space	17.046
Common	5.100
Lots	3.323
Total	25.469

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"

SET "PSOMAS" BAR/CAP  
AT ALL LOT CORNERS

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

RASMUSSEN ROAD

RECORDED

ENTRY NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_

ENTRY NO. 00838794

02/29/2008 04:08:25 PM B: 1917 P: 0511

PLAT PAGE 1/1

ALL RIGHTS RESERVED - SUMMIT COUNTY RECORDER

FEE: \$9.00 BY ALLRED SUMMIT LLC

SUMMIT COUNTY RECORDER

SUMMIT CENTER COMMERCE PARK SUBDIVISION

DATE 12-20-07

SCALE 1" = 50'

PROJECT NO. 8ASL010100

SUMMIT CENTER  
COMMERCE PARK SUBDIVISION  
SUMMIT COUNTY, UTAH

**PSOMAS**

4179 S. Riverboat Road, Suite 200  
Salt Lake City, Utah 84143  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED BDA

DRAWN BDA

CHECKED BDA

2  
OF  
2  
SHEETS