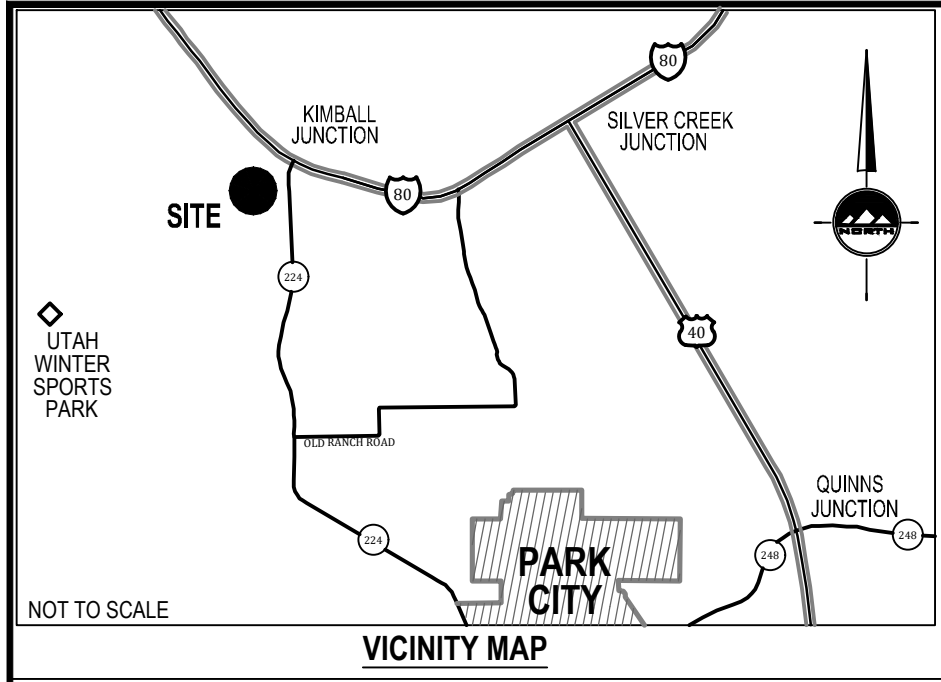




PARK CITY TECH CENTER LOTS 402 & 404 AMENDED SUBDIVISION

AMENDING LOTS 402 & 404 OF PARK CITY TECH CENTER LOT 4 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, AND THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

NORTHEAST CORNER SECTION 24
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
FOUND SUMMIT COUNTY BRASS CAP
MONUMENT SHEET S-51111 & S-7436

PLAT NOTES

- Lots are subject to the Summit Research Park Development Agreement, dated December 10, 2008, and recorded as Entry No. 860844 in Book 1959 at Page 1211 in the Office of the Summit County Recorder, therefore all lot owners hereby acknowledges and agrees not to obstruct the further subdivision of Lots as the Park City Tech Center Subdivision and for the uses outlined in the development agreement. Notwithstanding the consent assumed in this note, all future development and subdivisions must comply with the requirements of Utah Code Ann. Section 17-27a-601 et. seq. as well as Chapter 10 of the Summit County Code.
- Nothing in this subdivision plat shall prohibit future subdivision of any parcel, each case shall be in compliance with applicable ordinances and the development agreement.
- The purpose of this plat amendment is to further subdivide Lot 402 and Lot 404 into 6 Lots and 1 Parcel.
- Record of survey, file number _____ and dated _____ is on file and of record in the office of the Summit County Recorder.
- See Sheet 2 of this plat for easement information and location.
- Parcel A is Common Area to be owned and maintained by the Park City Tech Center Master Association, 2800 E Cottonwood Parkway, Suite 475, Cottonwood Heights, UT 84121.

5333.55' RECORD AND MEASURED PER RECORD OF SURVEY PREPARED BY CRS ON FILE WITH THE OFFICE OF THE SUMMIT COUNTY RECORDER AS S-4699

HIGH BLUFF CENTER LLC
PP-62-1-A

S 54°10'21" E 21.97'
S 85°30'27" E 10.33'
S 0°01'19" W 3.15'
S 44°21'57" E 7.62'
S 25°12'14" E 80.60'
S 1°01'41" W 16.91'
D=7°12'37" R=863.51' L=108.67' CB=S 2°34'38" E C=108.59'
D=96°14'57" R=25.00' L=42.00' CB=S 41°56'32" W C=37.23'

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, in the State of Utah and that I hold License No. 28682 in accordance with Title 56, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and referenced a record of survey map of the existing property boundaries in accordance with Section 17-73-504 and have verified the boundary locations and have placed monuments as represented on this plat. I do further certify that by authority of the Owners, I have prepared this plat in accordance with Section 17-79-703 to subdivide the previously platted lots into to additional lots, hereafter to be known as

PARK CITY TECH CENTER LOTS 402 & 404 AMENDED SUBDIVISION

BOUNDARY DESCRIPTIONS

Lot 402

All of Lot 402 of Park City Tech Center Lot 4 Subdivision, as on file in the Office of the Summit County Recorder, said parcel being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Tech Center Drive, said point being South 00°01'25" East 1,286.66 feet along said section line from the Northeast Corner of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being between the Northeast and Southeast Corners of said Section 24 said line being South 0°01'25" East), and running thence South 89°55'59" East 107.40 feet along said southerly right-of-way line, thence South 0°04'01" West 333.51 feet, and running thence South 17.52 feet, thence South 294.58 feet, thence North 69°36'38" West 224.69 feet, thence North 62°37'29" West 138.37 feet, thence North 0°04'01" East 532.46 feet to said southerly right-of-way line of Tech Center Drive, thence South 89°55'59" East 257.73 feet along said southerly right-of-way line to the point of beginning. Contains 204,085 Square Feet or 4.685 Acres

Lot 404

All of Lot 404 of Park City Tech Center Lot 4 Subdivision, as on file in the Office of the Summit County Recorder, said parcel being more particularly described as follows:

Beginning at a point being South 00°01'25" East 943.04 feet along said section line from the Northeast Corner of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being between the Northeast and Southeast Corners of said Section 24 said line being South 0°01'25" East), and running thence South 89°13'11" East 433.13 feet to the westerly right-of-way line of Ute Boulevard; thence southerly along said westerly right-of-way line the following four (4) courses: (1) South 0°01'19" West 3.15 feet, (2) South 85°30'27" East 10.33 feet, (3) South 54°10'21" East 21.97 feet, (4) South 44°21'57" East 7.62 feet to the westerly right-of-way line of Landmark Drive, thence southerly along said westerly right-of-way line the following two (2) courses: (1) South 25°12'14" East 80.60 feet, (2) South 1°01'41" West 16.91 feet, thence South easterly 108.67 feet along the arc of a 863.51 foot radius curve to the left (center bears South 88°58'19" East and the chord bears South 88°58'19" East and the chord bears South 2°34'38" East 108.59 feet with a central angle of 7°12'37") to the northerly right-of-way line of Tech Center Drive; thence along said northerly right-of-way line the following six (6) courses: (1) Southwesterly 42.00 feet along the arc of a 245.00 foot radius curve to the right (center bears South 63°49'04" West and the chord bears South 41°56'32" West 37.23 feet with a central angle of 96°14'57"), (2) North 89°55'59" West 1,533.68 feet, (3) Southwesterly 228.07 feet along the arc of a 437.50 foot radius curve to the left (center bears South 0°04'01" West and the chord bears South 75°04'01" West 226.47 feet with a central angle of 30°00'00"), (4) South 60°04'01" West 10.40 feet, (5) North 29°55'59" West 236.00 feet, (6) Northwesterly 210.98 feet along the arc of a 245.00 foot radius curve to the left (center bears South 60°04'01" West and the chord bears North 54°36'12" West 204.52 feet with a central angle of 49°20'26"), thence North 39°50'57" East 415.27 feet, thence North 45°58'39" East 427.80 feet, thence South 0°00'23" East 176.34 feet, thence South 89°27'42" East 526.75 feet, thence South 0°01'25" East 440.00 feet, thence North 89°59'35" East 420.00 feet, thence South 89°27'42" East 14.31 feet to the point of beginning. Contains 932,058 Square Feet or 21.397 Acres

Total Area Contains 1,136,143 Square Feet or 26.082 Acres, and 6 Lots and 1 Parcel

DATE

PATRICK M. HARRIS
P.L.S. 28682

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

PARK CITY TECH CENTER LOTS 402 & 404 AMENDED SUBDIVISION

do hereby dedicated for perpetual use of the public all parcels of land shown on this plat as intended for Public use. The undersigned owner(s) also hereby convey to any and all public utility companies, including Snyderville Basin Water Reclamation District, providing service to the heron described tract a perpetual, non-exclusive easement over the public streets and public utility easements shown on this plat, the same to be used for drainage and the installation and maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D., 20 _____

By:

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On the _____ day of _____ A.D., 20 _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, a Utah Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

LENDER'S CONSENT

KNOWN ALL MEN BY THESE PRESENTS: That we, the undersigned lender on the above described tract of land hereby acknowledges that said land is to be subdivided into lots and streets to be hereafter known as PARK CITY TECH CENTER LOTS 402 & 404 AMENDED SUBDIVISION, as set forth on this plat and, the undersigned lender does hereby consent to and approve said dedication, as set forth in this plat, for the purposes and uses therein stated. Dated this _____ day of _____ A.D., 20 _____

By: _____
Name: _____
Its: _____

LENDERS ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On the _____ day of _____ A.D., 20 _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that the above instrument was duly acknowledged and said Plat was authorized for recordation and was signed in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

PARK CITY TECH CENTER LOTS 402 & 404 AMENDED SUBDIVISION

AMENDING LOTS 402 & 404 OF PARK CITY TECH CENTER LOT 4 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, AND THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ SUMMIT COUNTY RECORDER

LEGEND

- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

UTILITY NOTES:
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 PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 6a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

DEVELOPER
PARK CITY JUNCTION LLC
P.O. BOX 982586
PARK CITY, UTAH 84098



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3550
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.898.2983

SHEET 1 OF 2

PROJECT NUMBER : 4252V
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 7/8/26

PUBLIC SAFETY ANSWERING POINT

APPROVED AND ACCEPTED THIS _____ DAY
OF _____, 20 _____

PUBLIC SAFETY ANSWERING POINT

HEALTH DEPARTMENT APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY
OF _____, 20 _____

HEALTH DEPARTMENT

GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED ON BEHALF OF THE
SUMMIT COUNTY COUNCIL, THIS _____ DAY OF
_____, 20 _____

SUMMIT COUNTY MANAGER

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 IN THIS
OFFICE.

DATE _____ COUNTY ENGINEER

SUMMIT COUNTY TREASURER

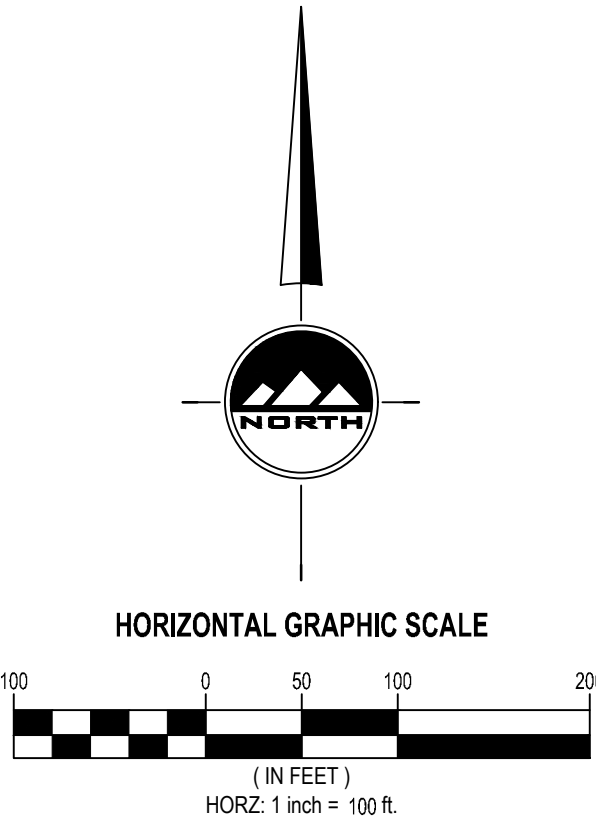
REVIEWED AND ACCEPTED BY THE OFFICE OF SUMMIT
COUNTY TREASURER, THIS _____ DAY OF
_____, 20 _____

SUMMIT COUNTY TREASURER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY
OF _____, 20 _____

COUNTY ATTORNEY



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	82.00'	130.65'	91°17'22"	S76°11'00"W