

GENERAL NOTES

- The Lots are covered by Declaration of Covenants, Conditions and Restrictions for Hidden Hollow Subdivision (the "Hidden Hollow Declaration"), which incorporates by reference the Master Declaration of Covenants, Conditions and Restrictions for Deer Crest (the "Master Declaration"). Each lot owner will be a member of the Deer Crest Master Association, a Utah nonprofit corporation (the "Master Association"), as well as the Hidden Hollow Sub-Association (the "Sub-Association"), and will be subject to the terms of the Articles of Incorporation, bylaws, rules and regulations established by both associations from time to time. Construction of the structures on each lot shall be subject to the substantive terms of the Deer Crest Design Guidelines ("Design Guidelines"), as established and amended from time to time by the Master Association, and as administered by the Sub-Association. The siting and design of each structure shall be subject to approval by the Sub-Association prior to commencement of construction following the process established by the Design Guidelines, as modified by the Sub-Association. Following approval by the Sub-Association, construction on the lot must secure the approval of and building permits from applicable government entities.
- The following easements are dedicated by the recordation of this plat for use by the Developer, the Master Association, parties identified in the plat notes as benefited by a specific easement, Lot owners, owners of units within condominium or multifamily projects within the Deer Crest Project subject to the access limitations in note 13 and guests and permitted invitees, including easements covering all areas within the legal description of the Lots and outside of the building envelopes shown in any Lot:
 - An easement for ingress and egress across all private roadways shown on the Plat.
 - An easement for the maintenance and construction of the roads and related slopes and retaining walls covering portions of Lots outside of building envelopes and adjacent to the roads.
 - An easement for all public utilities and for drainage across portions of all Lots outside the building envelopes which also runs in favor of each utility providing services within the Deer Crest Project.
 - Other easements relating to the construction, landscaping, improvements and sales of the Deer Crest Project by the Owner and the operations of the Sub-Association and Master Association as are described in the Hidden Hollow Declaration and the Master Declaration.
- The Deer Crest Project is also subject to existing easements and other interests of record.
- The maximum residence building pad line for each lot is as follows:
 - Lot 1 - Building Envelope A 10,000 sq. ft. - Building Envelope B 19,000 sq. ft.
 - Lot 2 - Building Envelope A 19,000 sq. ft.
 - Lot 3 - Building Envelope A 19,000 sq. ft.
 - Lot 4 - Building Envelope A 10,000 sq. ft. - Building Envelope B 19,000 sq. ft.
 - Lot 5 - Building Envelope A 19,000 sq. ft.
- The limits of disturbance on each lot shall be minimized; however, in no event shall the disturbance exceed an area that is 15,000 feet from the outside face of any structure to be constructed on any lot. In addition, significant clusters of vegetation and large tree specimens shall be preserved where possible or where required by the Sub-Association. Such clusters of vegetation and large trees shall be identified on a preliminary landscape plan which shall be submitted to the Sub-Association with the first submittal of proposed improvement plans.
- Irrigated landscape shall be limited to 2,500 square feet and the additional area to be served by drip irrigation systems shall be limited to 2,500 square feet and the proposed location of irrigation systems shall be reflected on the final landscape plan.
- The roads within the Subdivision are classified as private. All road maintenance, including snow removal, shall be arranged and paid for by the Master Association. Driveways shall be constructed in accordance with the requirements of the Uniform Fire Code and any exceptions granted pursuant thereto.
- A soils report is available from the Developer for review. It is required that the lot owner consult a qualified geotechnical engineer and other design professionals to conduct a lot-specific investigation prior to site development for all grading, driveway, and building construction. Existing mine workings have been identified and analyzed by AGR A Earth and Environmental Geotechnical Engineers. Their report has been recorded at the Wasatch County, Utah Recorder's Office as part of the Master Declaration.
- Local service providers or approved alternate(s):
 - Utah Power - Electrical Service
 - Questor Gas Company - Gas Service
 - U.S. West Communications - Telephone Service
 - JSD - Water Supply and Sanitary Sewer
- Residential structures shall be fire sprinkled pursuant to Park City requirements, modified 13-D system, and shall be constructed in accordance with the provisions of the Uniform Fire Code (UFC). See the Design Guidelines. No wood roofing is allowed.
- Strips identified on this Plat as "10' Bike and Hiking Trail With Easement" shall be conveyed by the Owner to Park City Municipal Corporation following recordation. The Park City Municipal Corporation shall be invested with fee title to such strips and shall be solely responsible for the ownership, maintenance and operation of such strips except as otherwise expressly stated to the contrary in this Plat. Each strip shall terminate one (1) inch from the edge of each lot line which would otherwise be intersected by such strip. Non-recreational easements are hereby dedicated over each such strip. In addition, exclusive non-recreational access easements for owners of Lots bordering each such strip are hereby dedicated.
- The access through the eastern perimeter controlled access gate and the western perimeter controlled access gate is limited solely to residents and guests of properties within the gates and shall otherwise be closed at all times.
- All construction traffic regardless of vehicular weight is limited to U.S. Highway 40 and the eastern perimeter controlled access gate. Construction access is prohibited through the western gate.
- Public safety access and utility easements are hereby dedicated for all roadways, emergency access roads, and bike trails.
- Permanent maintenance of all perimeter gates and roadways, including snow removal, shall be the sole responsibility of the Master Association to the reasonable satisfaction of Park City.
- The owner of the parcels shall not modify or disturb the established trails, structures, slopes, landscaping and other improvements built by the developer, without consent of the Sub-Association. Roads and related slopes as constructed may encroach on building envelopes, and an easement is hereby granted for such encroachments.
- Maintenance of all storm water and water quality facilities shall be the sole responsibility of the Master Association.
- The Master Declaration and the Design Guidelines contain restrictions on the modification of established drainage channels. Specific established drainage channels may intersect the building envelopes designated on the plat. The Park City Land Management Code guidelines apply.
- The Subdivision is created together with easements across certain rights-of-way shown on the Plat and certain additional rights shown on the plats of Deer Crest Estates Subdivision-Phase I, Deer Crest Estates Subdivision-Phase 2, Snowtop Subdivision, Deer Hollow Village master plot, Roosevelt Gap master plot and the Deer Crest Village at the Deer Crest Resort master plot, each of which is recorded prior to or contemporaneously with, or is intended to be recorded after, this plat.
 - Lot 1 may accommodate a maximum of three horses.
 - Lots 4 and 5 may accommodate a maximum of four horses.
 - The maximum barn footprint is 2500 sq. ft. limited to a 23.00 foot building height.
 - The maximum graded area (limits of disturbance) for horse use (in addition to the barn footprint) is 10,000 sq. ft.
 - Horse accommodations are prohibited on lots 2 and 3.
 - Residence and horse accommodations need not be located on the same building envelope.

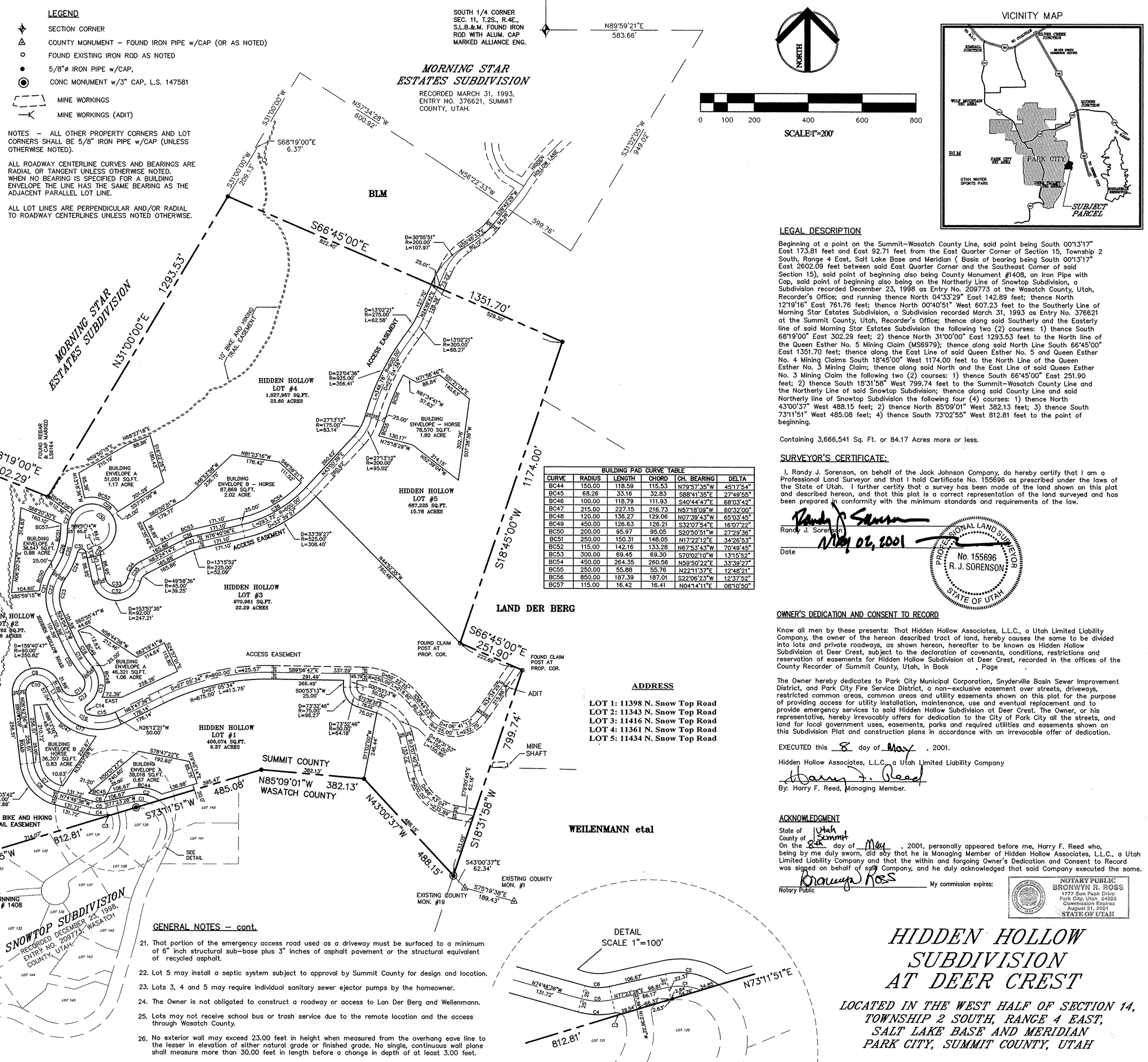
CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C1	100.00	61.23	60.28	N85°04'08"W	35°04'50"
C2	125.00	103.69	100.75	N78°50'40"W	47°31'46"
C3	15.50	12.30	11.98	N79°52'46"W	45°22'52"
C4	143.26	69.59	68.91	S88°41'35"E	27°49'55"
C5	118.26	57.45	56.88	S88°41'35"E	27°49'55"
C6	93.26	45.30	44.86	S88°41'35"E	27°49'55"
C7	125.00	148.49	139.91	S40°44'47"E	68°03'42"
C8	150.00	178.18	167.89	S40°44'47"E	68°03'42"
C9	65.00	181.15	127.96	S73°07'27"W	159°40'47"
C10	40.00	111.48	78.75	S73°07'27"W	159°40'47"
C11	45.00	151.71	89.41	N56°23'08"E	193°09'26"
C12	70.00	235.99	139.08	N56°23'08"E	193°09'26"
C13	95.00	159.08	141.13	N07°46'40"E	95°56'30"
C14	20.00	45.59	36.34	N08°33'36"W	130°37'02"
C15	140.00	101.01	98.83	N84°27'46"E	41°20'15"
C16	165.00	258.79	231.65	N71°37'15"W	89°10'12"
C17	190.00	285.70	266.75	N71°37'15"W	89°10'12"
C18	475.00	133.66	133.22	S32°07'54"E	16°07'22"
C19	500.00	140.70	140.23	S32°07'54"E	16°07'22"
C20	525.00	147.73	147.26	S32°07'54"E	16°07'22"
C21	175.00	179.18	171.46	S05°15'43"W	58°39'52"
C22	150.00	153.58	146.96	S05°15'43"W	58°39'52"
C23	125.00	127.99	122.47	S05°15'43"W	58°39'52"
C24	325.00	107.73	107.24	N23°03'52"E	18°52'33"
C25	300.00	180.37	177.67	N17°22'12"E	34°26'53"
C26	275.00	165.34	162.86	N17°22'12"E	34°26'53"
C27	90.00	55.69	54.80	S17°52'20"W	35°27'09"
C28	90.00	326.80	174.63	N40°22'36"W	208°02'59"
C29	15.50	20.63	19.14	S25°31'03"W	76°16'41"
C30	65.00	291.83	101.57	N51°40'10"W	25°74'42"
C31	15.50	41.06	30.07	N88°50'21"W	18°52'33"
C32	67.00	180.04	130.55	S89°35'35"E	15°37'35"
C33	42.00	112.86	81.84	S89°35'35"E	15°37'35"
C34	95.00	82.86	80.26	S38°24'56"W	49°58'36"
C35	70.00	61.06	59.14	S38°24'56"W	49°58'36"
C36	275.00	63.67	63.52	S70°02'10"W	13°15'52"
C37	250.00	57.89	57.75	S70°02'10"W	13°15'52"
C38	475.00	279.03	275.04	N59°50'22"E	33°59'27"

LINE	LENGTH	BEARING
L1	57.04	S27°02'09"E
L2	15.44	S77°23'13"W
L3	15.37	N12°36'47"W
L4	22.11	N12°36'47"W
L5	50.00	N77°23'13"E
L6	22.11	N12°36'47"W
L7	86.95	N12°36'47"W

- LEGEND**
- SECTION CORNER
 - COUNTY MONUMENT - FOUND IRON PIPE W/CAP (OR AS NOTED)
 - FOUND EXISTING IRON ROD AS NOTED
 - 5/8" IRON PIPE W/CAP
 - CONC MONUMENT W/3" CAP, L.S. 147581
 - MINE WORKINGS
 - MINE WORKINGS (ADIT)

NOTES - ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE W/CAP (UNLESS OTHERWISE NOTED).
 ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED.
 WHEN NO BEARING IS SPECIFIED FOR A BUILDING ENVELOPE THE LINE HAS THE SAME BEARING AS THE ADJACENT PARALLEL LOT LINE.
 ALL LOT LINES ARE PERPENDICULAR AND/OR RADIAL TO ROADWAY CENTERLINES UNLESS NOTED OTHERWISE.

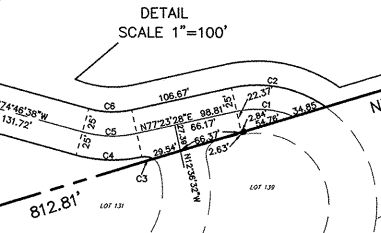
MORNING STAR ESTATES SUBDIVISION
 RECORDED MARCH 31, 1993,
 ENTRY NO. 276621, SUMMIT COUNTY, UTAH.



BUILDING PAD CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
BC44	150.00	118.59	115.53	N78°52'36"W	45°17'54"
BC45	68.76	33.16	32.83	S88°41'35"E	27°49'55"
BC46	100.00	118.79	111.93	S40°44'47"E	68°03'42"
BC47	215.00	227.15	216.73	N57°18'09"W	60°32'00"
BC48	120.00	136.27	129.06	N07°39'43"W	65°03'45"
BC49	450.00	128.63	128.21	S32°07'54"E	16°07'22"
BC50	200.00	95.97	95.05	S20°50'51"W	27°29'56"
BC51	250.00	150.31	148.05	N17°22'12"E	34°26'53"
BC52	115.00	142.16	133.28	N67°54'43"W	70°48'45"
BC53	300.00	69.45	69.30	S70°02'10"W	13°15'52"
BC54	450.00	284.35	280.56	N59°50'22"E	33°59'27"
BC55	250.00	55.88	55.76	N22°11'37"E	12°48'21"
BC56	850.00	187.39	187.01	S22°06'23"W	12°37'52"
BC57	115.00	16.42	16.41	N04°14'11"E	08°10'50"

ADDRESS
 LOT 1: 11398 N. Snow Top Road
 LOT 2: 11343 N. Snow Top Road
 LOT 3: 11416 N. Snow Top Road
 LOT 4: 11361 N. Snow Top Road
 LOT 5: 11434 N. Snow Top Road



LEGAL DESCRIPTION
 Beginning at a point on the Summit-Wasatch County Line, said point being South 00°13'17" East 173.81 feet and East 92.71 feet from the East Quarter Corner of Section 15, Township 2 South, Range 4 East, Salt Lake City and Meridian (Basis of bearing being South 00°13'17" East 2602.09 feet between said East Quarter Corner and the Southeast Corner of said Section 15), said point of beginning also being County Monument #1408, an Iron Pipe with Cap, said point of beginning also being on the Northern Line of Snowtop Subdivision, a Subdivision recorded December 23, 1998 as Entry No. 208773 at the Wasatch County, Utah, Recorder's Office; and running thence North 04°33'29" East 142.89 feet; thence North 12°19'16" East 761.76 feet; thence North 00°40'51" West 607.23 feet to the Southerly Line of Morning Star Estates Subdivision, a Subdivision recorded March 31, 1993 as Entry No. 376621 at the Summit County, Utah, Recorder's Office; thence along said Southerly Line and the Easterly line of said Morning Star Estates Subdivision the following two (2) courses: 1) thence South 68°19'00" East 302.29 feet; 2) thence North 31°00'00" East 1293.53 feet to the North Line of the Queen Esther No. 5 Mining Claim (M56979); thence along said North Line South 66°45'00" East 1351.70 feet; thence along the East Line of said Queen Esther No. 5 and Queen Esther No. 4 Mining Claims South 18°45'00" West 1174.00 feet to the North Line of the Queen Esther No. 3 Mining Claim; thence along said North and the East Line of said Queen Esther No. 3 Mining Claim the following two (2) courses: 1) thence South 66°45'00" East 251.90 feet; 2) thence South 18°31'58" West 799.74 feet to the Summit-Wasatch County Line and the Northern Line of said Snowtop Subdivision; thence along said County Line and said Northernly line of Snowtop Subdivision the following four (4) courses: 1) thence North 43°00'37" West 488.15 feet; 2) thence North 85°09'01" West 382.13 feet; 3) thence South 73°11'51" West 485.08 feet; 4) thence South 73°02'55" West 812.81 feet to the point of beginning.

Containing 3,666,541 Sq. Ft. or 84.17 Acres more or less.

SURVEYOR'S CERTIFICATE:
 I, Randy J. Sorenson, on behalf of the Jack Johnson Company, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155696 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Randy J. Sorenson
 Randy J. Sorenson
 Date: May 02, 2001

STATE OF UTAH
 PROFESSIONAL LAND SURVEYOR
 No. 155696
 R. J. SORENSON

OWNER'S DEDICATION AND CONSENT TO RECORD
 Know all men by these presents: That Hidden Hollow Associates, L.L.C., a Utah Limited Liability Company, the owner of the hereon described tract of land, hereby causes the same to be divided into lots and private roadways, as shown hereon, hereafter to be known as Hidden Hollow Subdivision at Deer Crest, subject to the declaration of covenants, conditions, restrictions and reservation of easements for Hidden Hollow Subdivision at Deer Crest, recorded in the offices of the County Recorder of Summit County, Utah, in Book _____, Page _____.

The Owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Service District, a non-exclusive easement over streets, driveways, restricted common areas and utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement and to provide emergency services to said Hidden Hollow Subdivision at Deer Crest. The Owner, or his representative, hereby irrevocably offers for dedication to the City of Park City all the streets, and land for local government uses, easements, parks and required utilities and easements shown on this Subdivision Plat and construction plans in accordance with an irrevocable offer of dedication.

EXECUTED this 8 day of May, 2001.
 Hidden Hollow Associates, L.L.C. a Utah Limited Liability Company
Harry F. Reed
 By: Harry F. Reed, Managing Member.

ACKNOWLEDGMENT
 State of Utah
 County of Summit
 On the 8th day of May, 2001, personally appeared before me, Harry F. Reed who, being by me duly sworn, did say that he is Managing Member of Hidden Hollow Associates, L.L.C., a Utah Limited Liability Company and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Company, and he duly acknowledged that said Company executed the same.

Notary Public: *Harry F. Reed*
 My commission expires: _____
 NOTARY PUBLIC
 BRONWYN R. ROSS
 1777 Sun Peak Drive
 Park City, Utah, 84302
 Commission Expires
 August 31, 2005
 STATE OF UTAH

HIDDEN HOLLOW SUBDIVISION AT DEER CREST
 LOCATED IN THE WEST HALF OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 22nd DAY OF June 2001.
Sam Heer
 CHAIRMAN

SEWER DISTRICT
 REVIEWED FOR CONFORMANCE TO JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS THIS 22 DAY OF May 2001.
J. S. D.
 J.S.D.

CITY ENGINEER
 APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS 18th DAY OF JUNE 2001.
Orin W. Oelbaum PE
 CITY ENGINEER

CITY COUNCIL
 PRESENTED TO THE PARK CITY COUNCIL THIS 29 DAY OF JUNE 2001. AT WHICH TIME THIS PLAT WAS APPROVED.
Janet M. Smith
 CITY RECORDER

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS 29th DAY OF JUNE 2001.
Maui D. Hoge
 CITY ATTORNEY

RECORDED
 No. 592853
 STATE OF UTAH
 COUNTY OF Summit
 RECORDED AND FILED AT THE REQUEST OF:
Coalition Time
 DATE: 7-2-2001
 TIME: 9:51 AM
 Fee: 35.00
Alan Springer
 COUNTY RECORDER

THE JACK JOHNSON COMPANY
 1777 Sun Peak Dr. * Park City, Utah 84098
 (801) 645-9000 * fax (801) 649-1620
Hidden Hollow Sub. at Deer Crest