



Community Development Department

P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcountyutah.gov

STAFF REPORT

To: Shayne Scott, County Manager (CM)
From: Tiffanie N. Robinson, Senior Planner
Date of Meeting: December 15, 2025
Type of Item: West Willow Draw Development Area Master Plat Amendment and RC7 WWD3 and WWD5 Subdivision – Plat Amendment and Subdivision Plat Public Hearing, Possible Recommendation
Process: Administrative Review
File: #25-105 and #25-106

Recommendation

Staff has reviewed the application for compliance with all standards in the Snyderville Basin Development Code and the Canyons Development Agreement (DA) and found it meets the minimum requirements for approval. Taking into consideration the recommendation from the Snyderville Basin Planning Commission, Canyons DRC, Staff suggests that the County Manager conduct a public hearing and approve the West Willow Draw Development Area Master Plat Amendment and RC7, WWD3 and WWD5 Subdivision Plat to the County Manager, pursuant to the findings of fact, conclusions of law, and conditions of approval found in this staff report.

Project Description

Project Name: West Willow Draw Development Area Master Plat Amended and RC7, WWD3 and WWD5 Subdivision - Final Subdivision Plat
Project #: 25-105 and 25-106
Applicant(s): Spencer White, authorized representative
Zone District: Specially Planned Area (SPA)
Parcel(s) Number and Owner:

PARCEL	OWNER
WWDDAM-WWD-1	Canyons Golf Club, LLC
WWDDAM-WWD-2	Canyons Golf Club, LLC
WWDDAM-WWD-4A	TCFC Propco, LP
WWDDAM-WWD-4B	TCFC Propco, LP
WWDDAM-WWD-7	The Canyons Resort Village Association Inc.
WWDDAM-WWD-8	The Canyons Resort Village Association Inc.
PP-73-A	TCFC PC Leaseco, LP
PP-73-C	TCFC PC Leaseco, LP
PP-74-G	TCFC Propco, LP
PP-75-A-2	TCFC Propco, LP

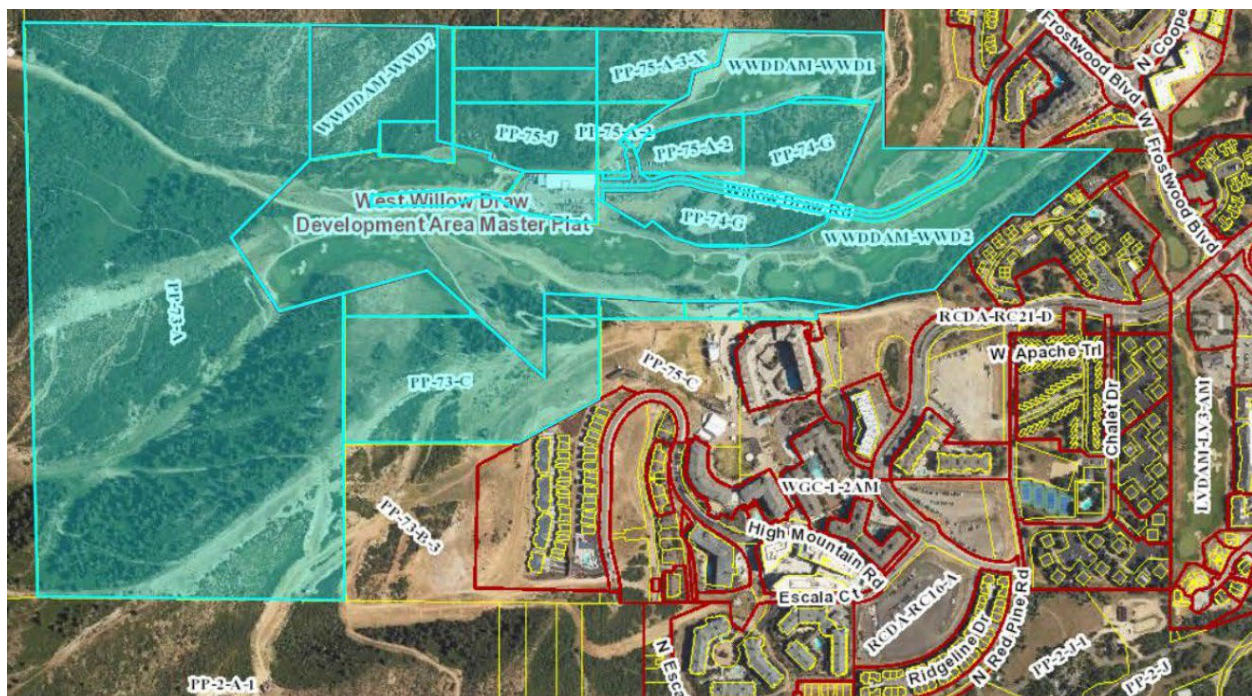
PP-75-H-1	TCFC PC Leaseco, LP
PP-75-H-1-A	TCFC PC Leaseco, LP
PP-75-H-X	Summit County
PP-75-A-3-X	Summit County
PP-75-A-9-X	Summit County
PP-75-H-5	W35 LP
PP-75-H-6	W35 LP
PP-75-J	W35 LP
PP-74-G-1	TCFC Propco, LP
PP-74-D	TCFC Propco, LP
PP-75-A-5	TCFC PC Leaseco, LP

Type of Process: Administrative
Final Land Use Authority: County Manager

Proposal

The applicant, Spencer White, on behalf of TCFC, proposes a series of amendments to the West Willow Draw Development Area Master Plat. The amendment will involve modifications to interior and exterior property lines, land exchanges, modifications to easements, relocation of West Willow Draw Road, and other cleanup items. Additionally, an application for a final subdivision plat to include lots RC7, WWD3, and WWD5 (as anticipated in the Canyons Development Agreement) is being requested for inclusion in the amended plat.

Vicinity Map



Background

The Canyons Specially Planned area consists of several development areas, including the Resort Core, Lower Village, East and West Willow Draw, and Frostwood. Except for the Resort Core, each of these areas has been master-platted, showing development parcel boundaries, density and use, roads, and main utility easements.

The current West Willow Draw Development Area Master Plat was recorded in 2010. **EXHIBIT B** When the Master Plat was initially approved, lack of landowner participation, ongoing enforcement actions from the 2008 Standstill and Forbearance Agreement, and other legal issues prevented parcels PP-73-A, PP-75-J, PP-75-A-2, and PP-73-C from being included in the master plat. In 2015, the enforcement action was terminated, and other legal matters have been resolved.

On June 21, 2025, a plat amendment application was filed to make a series of amendments to the West Willow Draw Development Area Master Plat. The proposed amendments include:

1. Adjustment of some interior and exterior boundaries around the golf course to add or subtract areas and accurately reflect the as-built location of the golf course. This will result in numerous property exchanges between all property owners involved in the amendment.

EXHIBIT C

2. Willow Draw Road (WWD8) will be slightly adjusted to the north.
3. Plat notes will be removed and updated to reflect the changes from the SPA Amendment of December 2017.
4. Removal and/or update several utility easements.

Simultaneously, a Final Subdivision application was received to incorporate parcels PP-73-A, PP-75-J, PP-75-A-2, and PP-73-C, creating Lots RC7, WWD-3, and WWD-5 into the West Willow Draw Development Area Master Plat, as anticipated by the Canyons Development Agreement.

The Canyons Development Agreement allocates the use, height, and maximum allowed square footage for each parcel within the Resort. On December 13, 2017, the Summit County Council approved the Amended and Restated Canyons Specially Planned Area and Development Agreement by adoption of Ordinance #334-C. Per the Amended and Restated Agreement and according to the Land Use Chart RC7, WWD3 and WWD5 are entitled to:

W 1-35/WWD3	2.5		227,500	227,500	-	<i>Residential-Single Family Detached</i>
W. 36/WWD4	3.5		-	-	-	<i>Resort Operations and Maintenance Facility with Associated Storage and Surface Parking</i>
W. 37/WWD5	3		159,000	159,000		<i>Residential-Multi Family</i>
RC. 7/WWD6 - Building A		7,067	202,937	165,312	37,625	<i>Hotel/Lodging Units/Commercial/Retail/Support</i>
Building B - Conference Center		6,950	48,171	-	48,171	<i>Conference Center/Commercial/Retail/Support</i>
Building C		7,016	304,378	254,503	49,875	<i>Hotel/Lodging Units/Commercial/Retail/Support</i>

On May 14, 2025, the Canyons Design Review Committee (DRC) reviewed and forwarded a recommendation for approval of West Willow Draw Development Area Master Plat Amended and RC7, WWD3, and WWD5 Subdivision **EXHIBIT D**.

The Snyderville Basin Planning Commission discussed the proposed amendment and Final Subdivision Plat on December 9, 2025, and forwarded a unanimous positive recommendation to the County Manager.

Analysis and Findings

The approval process for all Final Subdivision Plats within the Canyons SPA area is governed by the Canyons SPA Development Agreement. Section 2.7 of the Amended and Restated Development Agreement, adopted on November 15th, 1999, outlines the Development Approval Process for all Final Subdivision Plats within the SPA. After reviewing the proposed Final Subdivision Plat, the Planning Commission shall make a recommendation to the Board of County Commissioners. The County Manager now oversees this administrative function. The County Manager will then conduct a public hearing and make a final decision to approve, approve with conditions, or deny the project.

Staff has forwarded the proposed plat to service providers for comment before scheduling it for discussion. Comments received indicate the ability to serve the project and request additional or modified easements and/or technical corrections before signing the plat. It appears that the latest corrected plat has addressed these comments, except for a few technical corrections. Staff has recommended a condition of approval that all service provider comments be satisfied before signing and recording the amended final subdivision plat.

Staff's review of the proposed final subdivision plat, based upon the information presented and with the recommendation of the Canyons DRC, indicates that the project complies with the Canyons Development Agreement and meets the minimum requirement for approval in the Snyderville Basin Development Code.

Recommendation

It is staff's finding that the project meets the applicable standards in the Snyderville Basin Development Code and the Canyons Development Agreement, as conditioned. Staff suggests that the County Manager conduct a public hearing for the West Willow Draw Development Area Master Plat Amended and RC7 WWD3 and WWD5 Final Subdivision Plat and approve the proposal, based on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. According to the current assessor's parcel information, WWDDAM-WWD-7 and WWDDAM-WWD-8 is owned by The Canyons Resort Village Association Inc.
2. According to the current assessor's parcel information, PP-73-A, PP-73-C, PP-75-A-5, PP-75-H-1, and PP-75-H-1-A are owned by TCFC PC Leaseco, LP.
3. According to the current assessor's parcel information, WWDDAM-WWD-4A, WWDDAM-

- WWD-4B, PP-74-G, PP-75-A-2, PP-74-G-1, PP-74-D is owned by TCFC Propco, LP.
4. According to the current assessor's parcel information, PP-75-H-X, PP-75-A-3-X, and PP-75-A-9-X are owned by Summit County.
 5. According to the current assessor's parcel information PP-75-H-5, PP-75-H-6 and PP-75-J is owned by W35 LP.
 6. The property owners authorized Spencer White to process the application for the West Willow Draw Development Area Master Plat, Amended, and RC7 WWD3 and WWD5 Subdivision.
 7. Parcels WWDDAM-WWD-1, WWDDAM-WWD-2, WWDDAM-WWD-7, WWDDAM-WWD-8, PP-73-A, PP-73-C, PP-75-A-5, PP-75-H-1, P-75-H-1-A, PP-74-G, PP-75-A-2, PP-74-G-1, PP-74-D, PP-75-H-X, PP-75-A-3-X, PP-75-A-9-X, PP-75-H-5, PP-75-H-6, PP-75-J are zoned Specially Planned Area (SPA) and are within the Canyons SPA boundaries.
 8. On June 4, 2025, an application was received for a Plat Amendment and Final Subdivision Plat for the West Willow Draw Development Area Master Plat Amended and RC7 WWD3 and WWD5 Subdivision involving parcels WWDDAM-WWD-1, WWDDAM-WWD-2, WWDDAM-WWD-7, WWDDAM-WWD-8, PP-73-A, PP-73-C, PP-75-A-5, PP-75-H-1, P-75-H-1-A, PP-74-G, PP-75-A-2, PP-74-G-1, PP-74-D, PP-75-H-X, PP-75-A-3-X, PP-75-A-9-X, PP-75-H-5, PP-75-H-6, PP-75-J.
 9. The proposed plat includes adjustments to some interior and exterior boundaries around the golf course to add/subtract and accurately reflect the as-built location of the golf course, adjusting Willow Draw Road (WWD8) to the north, removal or updated plat notes to reflect the changes from the SPA Amendment of December 2017, and removal or updates to several utility easements.
 10. The amended plat also incorporates the subdivision and inclusion of WWD3, WWD5, and RC7, as anticipated in the Canyons Development Agreement.
 11. The Canyons CVMA provided a positive recommendation letter on May 14, 2025, for the proposed West Willow Draw Development Area Master Plat, Amended and RC7 WWD3 and WWD5 Subdivision Plat Amendment, and Final Subdivision Plat.
 12. Service providers have reviewed the proposed final subdivision plat and indicated that it meets their standards, as conditioned.
 13. On December 9, 2025, the Snyderville Basin Planning Commission forwarded a unanimous positive recommendation to the County Manager for the proposed Plat Amendment and Final Subdivision.

Conclusions of Law:

1. The proposed West Willow Draw Development Area Master Plat Amended and RC7 WWD3 and WWD5 Subdivision complies with all requirements of the Snyderville Basin Development Code and the Canyons Development Agreement, as conditioned.
2. The proposed West Willow Draw Development Area Master Plat Amended and RC7 WWD3 and WWD5 Subdivision Final Subdivision Plat, as conditioned, is consistent with the Snyderville Basin General Plan, as amended.

Conditions of Approval:

1. All service provider conditions shall be met to their satisfaction before recordation of the plat.
2. The Summit County Attorney's Office shall review and approve the subdivision plat

notes for consistency with the conditions of approval and terms of the Canyons Development Agreement, along with a current title report, before recordation of the plat.

3. No development activity or issuance of any development permits may occur on these parcels until a detailed Low Impact Permit or Final Site Plan, and Development Improvement Agreement is reviewed, approved, and recorded on a site-by-site basis, as outlined in the Canyons Development Agreement.

Public Notice, Meetings and Comments

This item has been scheduled as a public hearing and possible action. Notice has been published in the December 6, 2025, edition of the Park Record, and courtesy notices have been sent to all property owners within 1,000 feet of the parcels involved in the proposal.

Attachments

EXHIBIT A - Proposed Final Subdivision Plat

EXHIBIT B - Original West Willow Draw Development Area Master Plat

EXHIBIT C - Illustration of modified boundaries, land exchanges, and road adjustment Canyons

EXHIBIT D - DRC Recommendation Letter



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4857264, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land into lots and streets, together with easements, hereafter to be known as WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

A parcel of land located in the south half of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is South 00°00'29" West 533.48 feet coincident with the section line and West 270.93 feet from the east quarter corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°00'29" West 2639.24 feet between said east quarter corner and a GLO brass cap at the southeast corner of said Section 36), said point being the easternmost corner of West Willow Draw Development Area Master Plat, recorded December 30, 2010, as Entry No. 914098 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the easterly boundary of West Willow Draw the following three (3) courses: 1) South 50°00'00" West 470.99 feet; thence 2) West 102.03 feet; thence 3) South 50°00'00" West 278.50 feet to a point on the northerly boundary of Resort Core Development Area-RC14 & RC15 Subdivision Plat, recorded May 29, 2018, as Entry No. 1092360 in the Office of the Recorder, Summit County, Utah; thence coincident with said northerly boundary of RC14 & RC15 the following four (4) courses: 1) South 41°41'30" West 225.92 feet; thence 2) South 82°01'24" West 171.13 feet; thence 3) South 72°00'15" West 201.17 feet; thence 4) South 83°31'15" West 196.62 feet; thence North 68°12'25" West 29.31 feet to a point on a curve to the left having a radius of 170.95 feet, of which the radius point bears South 21°47'35" West; thence along the arc of said curve 52.45 feet through a central angle of 17°34'41" to a point of compound curve to the left having a radius of 307.97 feet, of which the radius point bears South 04°12'54" West; thence westerly along the arc of said curve 71.67 feet through a central angle of 13°20'00" to a point of reverse curve to the right having a radius of 155.60 feet, of which the radius point bears North 09°07'05" West; thence westerly along the arc of said curve 23.96 feet through a central angle of 08°49'15" to a point of compound curve to the right having a radius of 54.26 feet, of which the radius point bears North 00°17'50" West; thence westerly along the arc of said curve 17.70 feet through a central angle of 18°41'19" to a point of compound curve to the right having a radius of 162.67 feet, of which the radius point bears North 18°23'29" East; thence northwesterly along the arc of said curve 38.29 feet through a central angle of 13°29'11" to a point of reverse curve to the left having a radius of 286.86 feet, of which the radius point bears South 31°52'41" West; thence westerly along the arc of said curve 150.94 feet through a central angle of 30°08'53"; thence West 640.76 feet; thence South 162.18 feet; thence West 247.92 feet; thence South 76.79 feet; thence South 89°33'10" West 112.59 feet; thence North 61°28'32" West 303.57 feet; thence North 55°44'33" West 334.67 feet to a point on the southerly boundary of said West Willow Draw; thence coincident with the southerly boundary of West Willow Draw South 74°22'43" West 430.04 feet; thence South 59°23'32" West 299.87 feet; thence North 26°21'13" West 324.09 feet; thence North 57°17'23" East 85.00 feet to a point on the westerly boundary of said West Willow Draw; thence coincident with the westerly boundary of West Willow Draw the following three (3) courses: 1) North 32°42'37" West 135.61 feet; thence 2) North 45°51'07" East 515.90 feet; thence 3) North 00°08'28" West 627.84 feet to a point on the east-west quarter section line of Section 36; thence coincident with the east-west quarter section line South 89°16'54" East 2676.92 feet to the northeasterly corner of WWD1, West Willow Draw Development Area Master Plat; thence coincident with WWD1 the following two (2) courses: 1) South 00°06'32" East 540.02 feet; thence 2) South 89°27'00" East 1066.97 feet to the point of beginning.

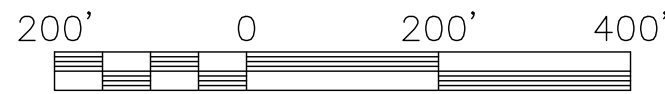
Contains 93.62 acres, more or less.

NOTES

- See Sheet 2 for interior boundary information.
- See Sheet 3 for easement information and detail.
- See Record of Survey S-7915 on file with the Summit County Surveyor's Office.
- A blanket Ski Easement Agreement affecting the property was recorded on January 25, 2007, as Entry No. 803030. The above described blanket Ski Easement Agreement is affected by the Partial Releases of Ski Easement recorded December 30, 2010 as Entry No. 914097 and recorded July 28, 2011, as Entry No. 927088.
- For clarity, not all original plat of record lot lines are shown. See original plat of record, Entry No. 914098, recorded December 30, 2010.

THIS PLAT SUPERSEDES WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT, RECORDED DECEMBER 30, 2010, AS ENTRY NO. 914098.

EASEMENTS OF RECORD
EASEMENTS IN JUDGMENT OF STIPULATION ENTRY NO. 113601 RECORDED: JULY 26, 1971 BOOK: M-32, PAGE: 269
GRANT OF EASEMENT FOR WATER DISTRIBUTION ENTRY NO. 302844 RECORDED: JANUARY 8, 1989 BOOK: 507, PAGE: 477
GRANT OF EASEMENT FOR OPEN SPACE ENTRY NO. 421227 RECORDED: DECEMBER 19, 1994 BOOK: 857, PAGE: 332
GRANT OF EASEMENT FOR MAINTENANCE OF WATER LINES ENTRY NO. 517341 RECORDED: SEPTEMBER 10, 1998 BOOK: 1181, PAGE: 283
GRANT OF EASEMENT FOR GOLF COURSE ENTRY NO. 893361 RECORDED: MARCH 2, 2010 BOOK: 2023, PAGE: 102
GRANT OF EASEMENT FOR GOLF CART PATH ENTRY NO. 884810 RECORDED: OCTOBER 21, 2009 BOOK: 2006, PAGE: 1378
GRANT OF EASEMENT FOR SEWER IMPROVEMENT ENTRY NO. 914118 RECORDED: DECEMBER 30, 2010 BOOK: 2063, PAGE: 1946
GRANT OF EASEMENT FOR SEWER IMPROVEMENT ENTRY NO. 914120 RECORDED: DECEMBER 30, 2010 BOOK: 2063, PAGE: 1988
GRANT OF EASEMENT FOR STREAMBED RECONSTRUCTION AND MAINTENANCE ENTRY NO. 914122 RECORDED: DECEMBER 30, 2010 BOOK: 2063, PAGE: 1994
GRANT OF EASEMENT FOR MAINTENANCE OF SEWER LINES ENTRY NO. 1032284 RECORDED: NOVEMBER 6, 2015 BOOK: 2323, PAGE: 1510
GRANT OF EASEMENT FOR MAINTENANCE OF SEWER LINES ENTRY NO. 1032285 RECORDED: NOVEMBER 6, 2015 BOOK: 2323, PAGE: 1517
GRANT OF EASEMENT: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT ENTRY NO. 1086770 RECORDED: FEBRUARY 20, 2018 BOOK: 2450, PAGE: 1536



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	170.95'	52.45'	17°34'41"	N 76°59'45" W	52.24'
C2	307.97'	71.67'	13°20'00"	S 87°32'55" W	71.51'
C3	155.60'	23.96'	8°49'15"	S 85°17'32" W	23.93'
C4	54.26'	17.70'	18°41'19"	N 80°57'10" W	17.62'
C5	162.67'	38.29'	13°29'11"	N 64°51'55" W	38.20'
C6	286.86'	150.94'	30°08'53"	N 73°11'46" W	149.21'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 50°00'09" W	223.86'
L2	S 50°00'00" W	247.14'
L3	N 90°00'00" W	102.03'
L4	S 50°00'00" W	278.50'
L5	S 41°41'30" W	225.92'
L6	S 82°01'24" W	171.13'
L7	S 72°00'15" W	201.17'
L8	S 83°31'15" W	196.62'
L9	N 68°12'25" W	29.31'
L10	S 0°00'00" E	162.18'
L11	N 90°00'00" W	247.92'
L12	S 0°00'00" E	76.79'
L13	S 89°33'10" W	112.59'
L14	N 61°28'32" W	303.57'
L15	N 55°44'33" W	334.67'
L16	S 59°23'32" W	299.87'
L17	N 26°21'13" W	324.09'
L18	N 57°17'23" E	85.00'
L19	N 32°42'37" W	135.61'

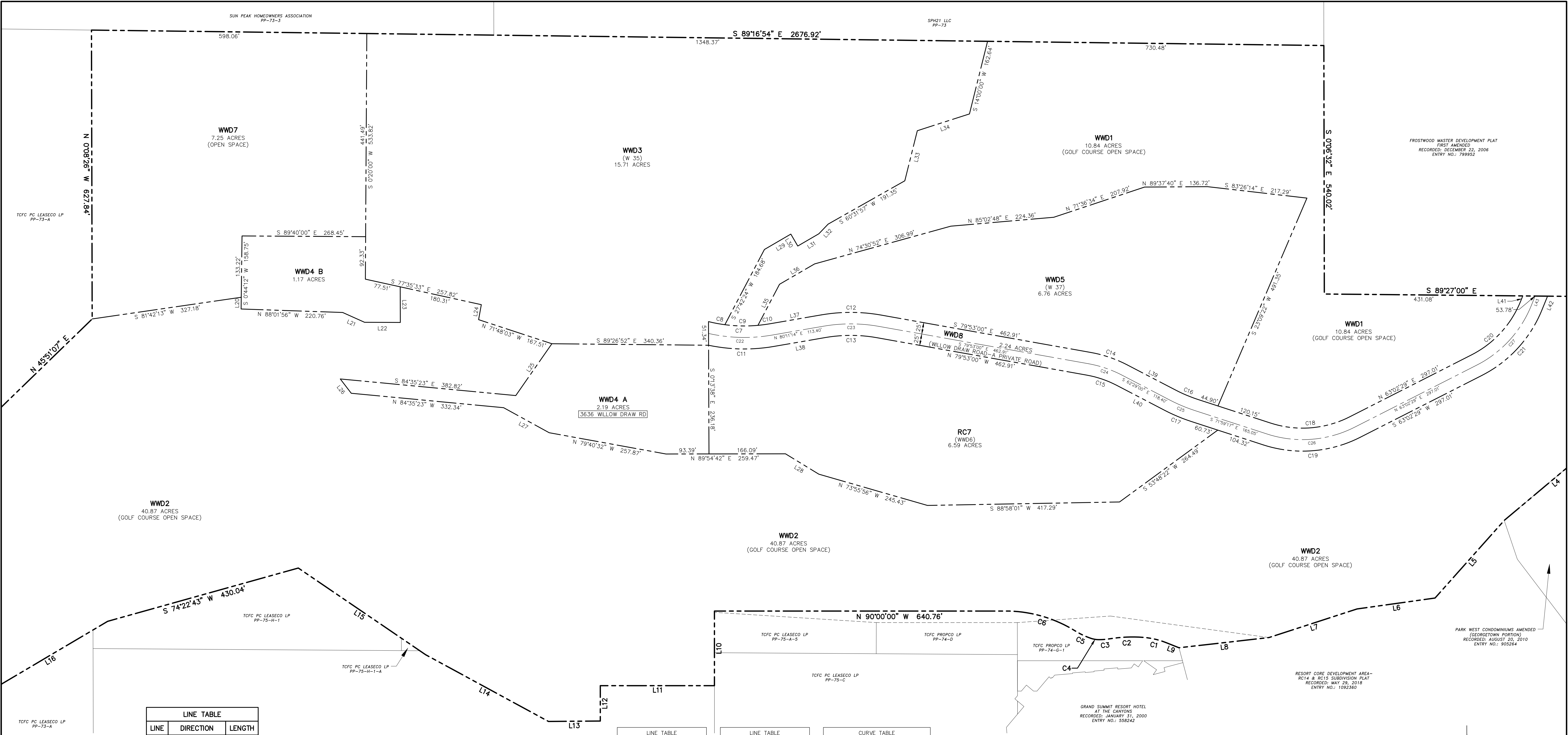
WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT AMENDED

LOCATED IN THE SOUTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SHEET 1 OF 5

ENBRIDGE GAS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025 BY: _____ TITLE: _____		SUMMIT WATER DISTRIBUTION COMPANY APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025 _____ SUMMIT WATER DISTRIBUTION COMPANY		THE CANYONS RESORT VILLAGE ASSOCIATION, INC. BY: _____ PRINT NAME: _____ TITLE: _____ DATE: _____		ROCKY MOUNTAIN POWER THE UTILITY EASEMENTS SHOWN HEREON HAVE BEEN APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025 BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP., AUTHORIZED AGENT		PARK CITY FIRE SERVICE DISTRICT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT AND ACCEPTED THIS ____ DAY OF _____, 2025 BY _____ PARK CITY FIRE SERVICE DISTRICT		SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2025 BY _____ ENGINEERING DEPARTMENT					
PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS ____ DAY OF _____, 2025 BY _____ SUMMIT COUNTY GIS COORDINATOR		S.B.S.R.D. APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025 _____ AUTHORIZED REPRESENTATIVE		COUNTY TREASURER REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS ____ DAY OF _____, 2025 BY _____ COUNTY TREASURER		COUNTY MANAGER APPROVAL PRESENTED TO THE SUMMIT COUNTY MANAGER THIS ____ DAY OF _____, 2025 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED. ON BEHALF OF THE SUMMIT COUNTY COUNCIL BY _____ 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 SUMMIT COUNTY ENGINEER		COUNTY PLANNING COMMISSION APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS ____ DAY OF _____, 2025 BY _____ COMMISSION CHAIRMAN		APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 2025 BY _____ SUMMIT COUNTY ATTORNEY		RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____	

EXHIBIT A1



LINE TABLE		
LINE	DIRECTION	LENGTH
L4	S 50°00'00" W	278.50'
L5	S 41°41'30" W	225.92'
L6	S 82°01'24" W	171.13'
L7	S 72°00'15" W	201.17'
L8	S 83°31'15" W	196.62'
L9	N 68°12'25" W	29.31'
L10	S 0°00'00" E	162.18'
L11	N 90°00'00" W	247.92'
L12	S 0°00'00" E	76.79'
L13	S 89°33'10" W	112.59'
L14	N 61°28'32" W	303.57'
L15	N 55°44'33" W	334.67'
L16	S 59°23'32" W	299.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	170.95'	52.45'	17°34'41"	N 76°59'45" W	52.24'
C2	307.97'	71.67'	13°20'00"	S 87°32'55" W	71.51'
C3	155.60'	23.96'	8°49'15"	S 85°17'32" W	23.93'
C4	54.26'	17.70'	18°41'19"	N 80°57'10" W	17.62'
C5	162.67'	38.29'	13°29'11"	N 64°51'55" W	38.20'
C6	286.86'	150.94'	30°08'53"	N 73°11'46" W	149.21'

LINE	DIRECTION	LENGTH
L20	N 0°44'12" E	25.53'
L21	N 65°49'07" W	52.15'
L22	N 89°48'04" W	77.70'
L23	S 0°10'55" E	77.40'
L24	N 10°12'36" E	33.15'
L25	N 34°50'28" E	137.25'
L26	N 37°28'23" W	39.18'
L27	N 61°13'08" W	113.00'
L28	N 58°34'30" W	84.90'
L29	S 59°46'54" W	66.34'
L30	N 30°13'06" W	30.00'
L31	S 59°46'54" W	53.05'

LINE	DIRECTION	LENGTH
L32	S 43°51'27" W	28.98'
L33	S 14°00'00" W	112.24'
L34	S 72°08'15" E	118.97'
L35	N 27°42'24" E	100.83'
L36	N 59°50'13" E	88.22'
L37	N 80°11'14" E	113.40'
L38	S 80°11'14" W	113.40'
L39	S 62°29'00" E	118.40'
L40	N 62°29'00" W	118.40'
L41	N 22°09'22" E	13.56'
L42	S 22°09'22" W	33.36'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C7	325.00'	134.30'	23°40'36"
C8	325.00'	36.28'	6°23'43"
C9	325.00'	71.95'	12°41'06"
C10	325.00'	26.07'	4°35'47"
C11	375.00'	142.46'	21°46'00"
C12	375.00'	130.44'	19°55'45"
C13	325.00'	113.05'	19°55'45"
C14	275.00'	83.51'	17°24'00"
C15	225.00'	68.33'	17°24'00"
C16	325.00'	53.91'	9°30'16"
C17	375.00'	62.21'	9°30'16"
C18	225.00'	176.60'	44°58'14"
C19	275.00'	215.84'	44°58'14"
C20	225.00'	160.56'	40°53'07"
C21	275.00'	196.24'	40°53'07"

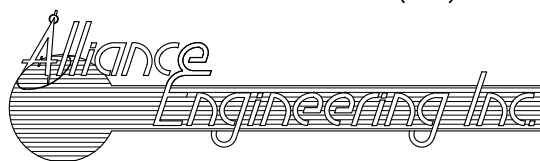
LINE TABLE		
LINE	DIRECTION	LENGTH
L43	N 22°09'22" E	23.46'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C22	350.00'	138.37'	22°39'05"
C23	350.00'	121.74'	19°50'45"
C24	250.00'	75.92'	17°24'00"
C25	350.00'	58.06'	9°30'16"
C26	250.00'	196.22'	44°58'14"
C27	250.00'	178.40'	40°53'07"

NOTE: Addresses for remaining parcels (other than WWD4 A) will be assigned at the time of individual parcel development.

WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT AMENDED

LOCATED IN THE SOUTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

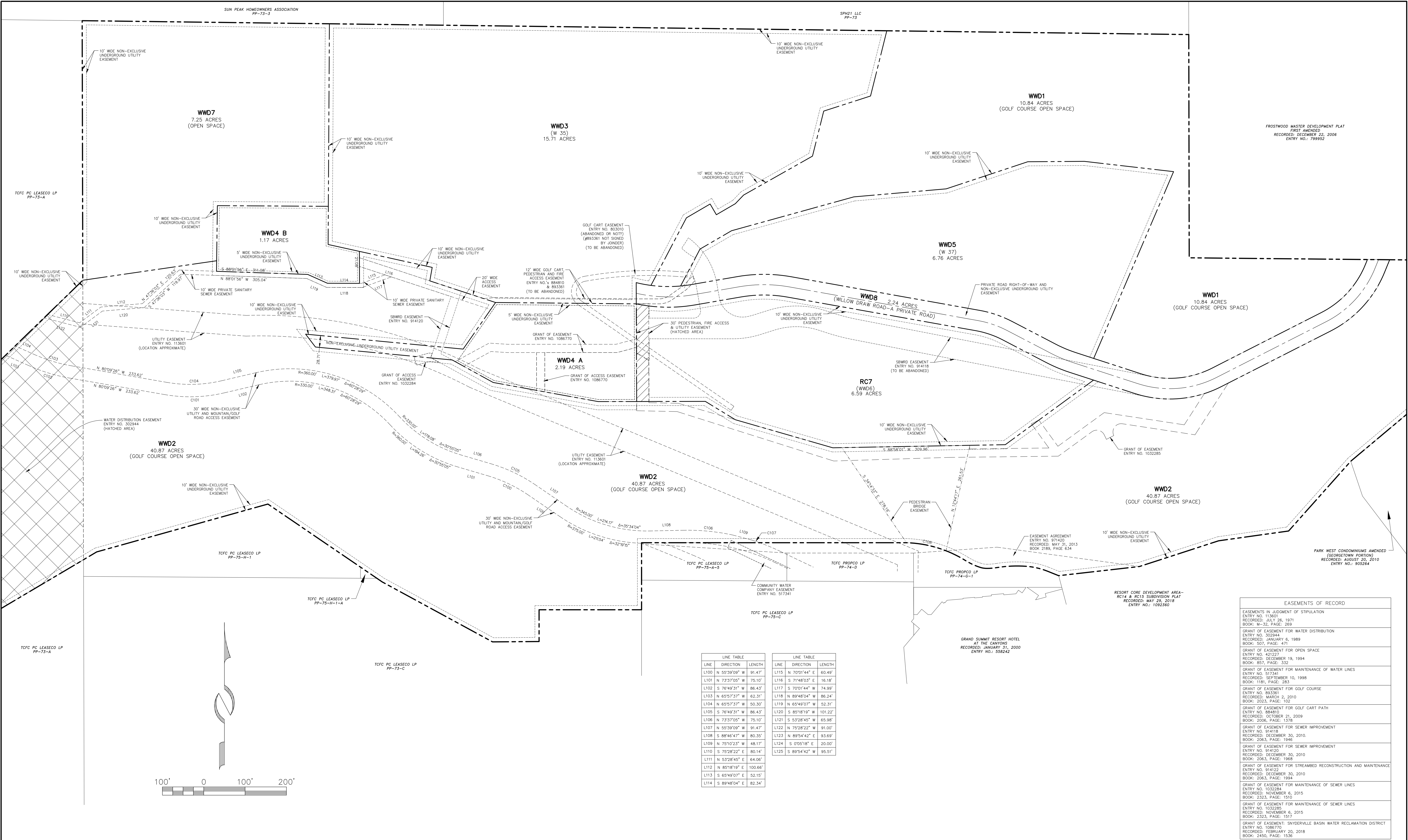
SHEET 2 OF 5

JOB NO.: 2-4-19 FILE: X:\CanyonsLDP\dwg\sr\plat2019\020419.dwg

10/14/25

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____

EXHIBIT A2



WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT AMENDED

LOCATED IN THE SOUTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664
(435) 649-9467

SHEET 3 OF 5

JOE NO.: 2-4-19 FILE: X:\CanyonsLDP\dwg\sr\plat2019\020419.dwg

10/14/25

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____

EXHIBIT A3

NOTES:

1. The tracts of land that are described in, subdivided by, and platted pursuant to this West Willow Draw Development Area Master Plat – First Amended and Restated ("Master Plat") are referred to herein as the "Platted Lands." The Platted Lands are situated within a portion of the area constituting and referred to as the "West Willow Draw Development Area" ("West Willow Draw Development Area") which is a part of The Canyons Specially Planned Area Zone District ("The Canyons SPA") established pursuant to Summit County Ordinance No. 333A, approved November 15, 1999, as amended, and generally depicted and described in the Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated November 15, 1999, and recorded on November 24, 1999, as Entry No. 553311, in Book 1297, beginning at Page 405, in the official records of the Summit County, Utah Recorder ("Official Records"), together with amendments thereto (as amended, the "SPA Development Agreement"). As used in these Plat Notes, the term "Parcel" shall mean any tract of land shown, specifically described, delineated, or demarcated as part of the Platted Lands.

2. This Master Plat is subject to, among other things, the provisions of: (a) the SPA Development Agreement; (b) The Canyons Resort Village Management Agreement, dated November 15, 1999 and recorded on December 15, 1999, as Entry No. 555285, in Book 1300, beginning at Page 1, in the Official Records, together with amendments thereto (as amended, the "Management Agreement"); (c) the Cost Sharing Agreement for West Willow Draw Basic Infrastructure, dated December 30, 2010 and recorded on December 30, 2010, as Entry No. 914112, in Book 2063, beginning at Page 1834, in the Official Records, together with any amendments thereto (as amended, the "West Willow Draw Cost Sharing Agreement"); and (d) the Master Easement Agreement ("West Willow Draw"), dated December 30, 2010 and recorded on December 30, 2010, as Entry No. 914109, in Book 2063, beginning at Page 1785, in the Official Records, together with any amendments thereto (as amended, the "Master Easement Agreement").

3. Immediately after the recordation of this Master Plat, fee title to the Platted Lands will be retained by and/or quitclaimed to, as applicable, the Owners as identified in the table set forth in Plat Note 6 below. After the recordation of this Master Plat, the following instruments (collectively referred to as the "Recorded Documents") are expected to be recorded in the Official Records as to one or more of the Platted Lands: (i) _____ (ii) _____ and (iii) _____. The effective date and recording information for each of the Recorded Documents will be provided therein. The Recorded Documents located or to be located within the Platted Lands as granted by the Recorded Documents may be amended or relocated in accordance with the terms and conditions of the Recorded Documents.

4. The West Willow Draw Cost Sharing Agreement provides for and permits the future joinder by certain owners of any Unplatted Lands (as this term is defined in the West Willow Draw Cost Sharing Agreement). As of the date of recordation of this Master Plat, there are no Unplatted Lands and all of the Owners of the Platted Lands have previously elected to become a Joining Party or a Financial Participant (as each of these terms are defined in the West Willow Draw Cost Sharing Agreement) under the West Willow Draw Cost Sharing Agreement. The West Willow Draw Cost Sharing Agreement sets forth, among other things, the respective obligations of the Owners of certain Parcels of the Platted Lands to pay for the costs associated with the construction of Willow Draw Road (as depicted and labeled on this Master Plat) and certain additional Basic Infrastructure (as this term is defined in the West Willow Draw Cost Sharing Agreement), as more fully described therein.

5. To implement the provisions of the SPA Development Agreement, the Applicable Agreements, and this Master Plat, Summit County ("Summit County") and the CVMA (as defined below), which is also acting pursuant to the Management Agreement, will require the Owners of certain Parcels of the Platted Lands to fully satisfy the Development Conditions prior to using the Platted Lands for any Development Purposes. The capitalized terms which are not elsewhere defined in these Plat Notes shall have the following meanings:

"Applicable Agreements" shall mean, with respect to all of the Platted Lands, the Master Easement Agreement, and with respect to certain of the Platted Lands, the West Willow Draw Cost Sharing Agreement (together with any other agreements or instruments required thereunder), except to the extent that any Owners of the Platted Lands have elected to become a Financial Participant (as this term is defined in the West Willow Draw Cost Sharing Agreement) and said Owners have fully performed each of the obligations of a Financial Participant, in which case, the West Willow Draw Cost Sharing Agreement shall not be deemed one of the Applicable Agreements as to said Owners.

"Development Conditions" shall mean that the applicable Owners of the Platted Lands have satisfied each of the following requirements: (a) previously executed and agreed to be bound by the Applicable Agreements (with respect to the West Willow Draw Cost Sharing Agreement, either as a Joining Party or as a Financial Participant, in accordance with and subject to the terms, conditions and requirements set forth therein); (b) consented to and recorded such Applicable Agreements against the Platted Lands of the applicable Owners no later than the time of platting or subdividing such Platted Lands; and (c) terminated any easements, restrictions, or covenants which either Summit County or the CVMA reasonably deems to be inconsistent with the Applicable Agreements.

"Development Purposes" shall mean developing on any Platted Lands after the date of recordation of this Master Plat in the Official Records: (i) any part of the Maximum Gross Building Area; or (ii) any Other Density.

"Maximum Gross Building Area" shall mean with respect to any Parcel the "Maximum Gross Building Area" as defined in the SPA Development Agreement, as that term may be modified from time-to-time by amendments to the SPA Development Agreement.

"Other Density" shall mean any density, in lieu of or in addition to Maximum Gross Building Area, for any structure or building that requires a building permit from Summit County, but not including any structure, building, facility, or improvement that is used primarily for the following purpose or purposes: (a) golf course or cross-country skiing operations, including (i) a clubhouse (provided such clubhouse shall have no residential, lodging, or housing components) and, as an integral part of any such clubhouse, a restaurant, bar, retail shop (primarily for golf and cross-country ski apparel and related goods), banquet rooms, and other ancillary features, as and to the extent commonly located in or around a clubhouse, (ii) golf course practice and instructional areas (including driving ranges and putting greens), and (iii) any related structures, buildings, or facilities that are constructed or used for the purpose of maintenance, repair, and storage of vehicles or equipment (provided that any long-term storage of vehicles or equipment shall be in an enclosed facility) and designed for use in connection with the golf course or cross-country skiing operations; (b) open space, including any related structures, buildings, or facilities that are constructed or used for the purpose of maintenance, repair, and storage of vehicles or equipment (provided that any long-term storage of vehicles or equipment shall be in an enclosed facility) and designed for use in connection with or related to the open space; (c) resort and downhill skiing operations but not including structure or building that are constructed or used for the purpose of maintaining, repairing, or storing vehicles or equipment which is not used in connection with golf course or cross-country skiing operations; (d) surface parking, including lighting, signage, asphalt, curbs, gutters, berms, and similar parking lot and vehicular access improvements necessary to facilitate the surface parking; or (e) any amenity required by the SPA Development Agreement. Notwithstanding the foregoing, "Other Density" does not include any use of or improvement on a Parcel that (i) can be legally conducted or made without obtaining a building permit (other than a low-impact permit), and (ii) does not use any portion of the Maximum Gross Building Area.

6. The West Willow Draw Development Area, including, without limitation, the Platted Lands, is subject to the provisions of the SPA Development Agreement and the requirements, restrictions, and limitations imposed thereby. In the event the SPA Development Agreement is amended to change the Maximum Building Height (Stories), Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail Support, or Principle Use for any Parcel of the Platted Lands, then the corresponding item in the chart below shall be deemed to, and shall, have been amended to be consistent with, and identical to, such amendment. This Master Plat is not intended to be and shall not act as an amendment to the SPA Development Agreement. As of the date of recordation of this Master Plat, the Parcel Reference Number, Owner, Maximum Building Height (Stories), Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail Support, and Principle Use established for each Parcel of the Platted Lands created by and shown on this Master Plat pursuant to Summit County Ordinance No. 333A and the SPA Development Agreement, as amended, are assigned as follows:

Parcel Ref #	Owner	Maximum Building Height (Stories), Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail Support, and Principle Use
WWD1	The Canyons Golf Club, LLC	No Maximum Gross Building Area-Golf Course/Open Space Uses
WWD2	The Canyons Golf Club, LLC	No Maximum Gross Building Area-Golf Course/Open Space Uses
WWD3 (W 35)	TCFC PropCo LP	Maximum Building Height (Stories) = 2.5 Stories Maximum Gross Building Area (Combined) = 227,500 square feet Accommodation Area (Combined) = 227,500 square feet Principle Use = Residential-Single Family Detached
WWD4 A	TCFC PropCo LP	Maximum Building Height (Stories) = 3.5 Stories Principle Use = Resort Operations and Maintenance Facility with Associated Storage and Surface Parking
WWD4 B	TCFC PropCo LP	Maximum Building Height (Stories) = 3.5 Stories Principle Use = Resort Operations and Maintenance Facility with Associated Storage and Surface Parking
WWD5 (W 37)	TCFC PropCo LP	Maximum Building Height (Stories) = 3 Stories Maximum Gross Building Area (Combined) = 159,000 square feet Accommodation Area (Combined) = 159,000 square feet Principle Use = Residential-Multi Family
RC7 (WWD6)	TCFC PropCo LP	Maximum Building Height (Elevation) = 7,067 feet (Building A); 6,950 feet (Building B); 7,016 feet (Building C) Maximum Gross Building Area = 202,937 square feet (Building A); 48,171 square feet (Building B); 304,378 square feet (Building C) Accommodation Area = 165,312 square feet (Building A); 254,503 square feet (Building C) Commercial/Retail Support = 37,625 square feet (Building A); 48,171 square feet (Building B); 49,875 square feet (Building C) Principle Use = Hotel/Lodging Units/Commercial/Retail/Support (Building A); Commercial/Retail/Support (Building B); Hotel/Lodging Units/Commercial/Retail/Support (Building C)
WWD7	The Canyons Resort Village Association, Inc.	No Maximum Gross Building Area-Open Space
WWD8	The Canyons Resort Village Association, Inc.	No Maximum Gross Building Area-Willow Draw Road

7. No specific development projects or improvements with respect to the Platted Lands are approved by the recordation of this Master Plat. Subject to the SPA Development Agreement, development and use of the Platted Lands are subject to all valid and enforceable Summit County Ordinances, including the Snyderville Basin Development Code and, as applicable, to any further subdivision of the Platted Lands pursuant to the Summit County subdivision ordinances. All proposed site plans and subdivision plats for the Platted Lands, or any portion thereof, must comply with the SPA Development Agreement, and must be approved by Summit County prior to recordation thereof or commencement of construction of any improvement on such Parcel that requires a permit.

8. Owners and potential buyers of any Parcel within the Platted Lands ("Owners") are given notice that they own or are buying property in a resort area (the "Resort") in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, snowboarders, mountain bikers, and other Resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the Platted Lands. Owners and potential buyers of any Parcel within the Platted Lands are advised that the operator of the Resort and other parties may engage in avalanche and other safety control procedures; ski trail and bike/hike trail construction and grooming, including nighttime snow cat and snowmobile operations; resort development, construction, and operations, including nighttime skiing, nighttime lift operations, and the operation of 24-hour a day transportation systems; helicopter tours and skiing; 24-hour a day snow making; and development and construction of hotels, condominiums, lodges, and other projects and related infrastructure and improvements. These and other activities may result in impairments of views or privacy, and Owners have no guarantee that their view over and across the Resort will be preserved. Snowmaking activities by the Resort operator may result in artificial snow being directed at or onto the Platted Lands and improvements thereon, which may result in damage to such improvements. Owners may experience "overspray" from the Resort snowmaking system and from drainage and water runoff from the Resort, and Owners acknowledge, accept and assume the risks associated with such "overspray" snowmaking activities, drainage and water runoff. Owners may be exposed to lights, noises, special events or other activities resulting from the use, operation, construction, improvements, repair, replacement and maintenance of the Resort and/or the development of property and their respective improvements, land, and facilities, and Owners acknowledge, accept and assume the risks associated with such uses. Such uses may include concerts, festivals, art and other shows and displays, fireworks displays, outdoor markets and other performances and special events. The Resort and its related improvements and facilities, including, without limitation, utilities, may require construction and/or daily maintenance, including grooming, snowmaking, mowing, and irrigation during early morning, evening and late night hours, including, but not limited to, the use of tractors, mowers, blowers, pumps, compressors, utility vehicles and over-the-snow vehicles.

Owners and their guests and lessees will be exposed to the noise, light, vibration and other effects of such maintenance, and such Owners, guests and lessees acknowledge, accept and assume the risks associated with such maintenance activities. The Resort operator may engage in the movement and operation of passenger vehicles (including, without limitation, buses, vans and other vehicles transporting passengers) over adjacent streets and over, around and through the Resort, commercial vehicles, and construction vehicles and equipment. Property damage, personal injury or other losses may be caused by avalanches, slides or other movement of snow whether or not human caused, including damage or injury resulting from snow safety/avalanche mitigation programs. By accepting a deed or other interest in any Parcel within the Platted Lands, or any portion thereof, Owners and potential buyers of any Parcel within the Platted Lands, or any portion thereof, for himself/herself and his/her guests, invitees, lessees, successors or assigns (a) acknowledges, accepts and assumes the risks associated with the hazards and risks identified in this Plat Note 8 and of any damage to property or the value of property, damage to improvements, personal injury or death, or the creation or maintenance of a trespass or nuisance, caused by or arising in connection with any of the hazards identified in this Plat Note 8, or other risks, hazards and dangers associated with the operation of the Resort (collectively, the "Assumed Risks"), and (b) releases, waives, discharges, and covenants not to sue the owner and operator of the Resort (which is currently known as Park City Mountain Resort) and each of their respective officers, directors, partners, shareholders, members, affiliates, employees, contractors, consultants, agents, successors or assigns, for any damages, losses, costs (including, without limitation, attorneys' fees), claims, demands, suits, judgments, ordinary negligence (but not gross negligence or willful misconduct), or other obligations arising out of or connected in any way with any of the Assumed Risks. This release is intended to be a comprehensive release of liability but is not intended to assert defenses which are prohibited by law. These Plat Notes are not intended to limit the liability of individual skiers, snowboarders, or other resort users using the Resort.

9. All exterior lighting shall comply with Summit County Ordinances, including the Snyderville Basin Development Code.

10. Because of potential ground water and soil conditions, a soils engineer should be consulted for all footing and foundation designs.

11. Each Parcel of the Platted Lands shall have and be entitled to use any and all of the utility easements depicted and described on this Master Plat and otherwise granted or created under the Recorded Documents (collectively, the "Utility Easements"), subject to the terms, conditions, and limitations of the instrument granting or creating the specific Utility Easements. All Utility Easements located or to be located within the Platted Lands and granted pursuant to this Master Plat or the Recorded Documents may be relocated in accordance with this Master Plat or the Recorded Documents or as may be permitted by any other instruments granting any such easements, respectively.

12. The Snyderville Basin Water Reclamation District ("SBWRD") line extension agreements are required for each Parcel being developed within the Platted Lands. The Platted Lands shall receive wastewater service from SBWRD. Each Parcel being developed within the Platted Lands will require a separate line extension agreement with the SBWRD at the time of development. It shall be the responsibility of the Owners of each Parcel of the Platted Lands to extend the wastewater collection line to the Parcel being developed according to the terms, conditions, and requirements of the line extension agreements.

13. All Parcels being developed within the Platted Lands are subject to requirements, restrictions, and limitations imposed by the Park City Fire Service District ("PCFSD"), including the standards for access and water supply for fire protection, and the following:

a. Combustible Roofing Material – Roofing materials must be non-combustible and approved by the PCFSD. No wood shake roofing material will be permitted.

b. Fire Department Access Roads – An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access road is not maintained, the PCFSD reserves the right to stop work until required roads are placed back in service.

c. Water Supplies for Fire Protection – Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.

d. Automatic Fire Sprinkler Systems – All dwellings, guest houses, and out-buildings over 750 square feet must be constructed with a fire sprinkler system installed as required and approved by the PCFSD. In some instances, building exteriors will be fire sprinkled depending on the fire hazard rating, types of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.

14. The recordation of this Master Plat in the Official Records is not intended to effect a dedication of Willow Draw Road to the public or for any public use, and the dedication thereof, if any, is governed by the Master Easement Agreement and, as applicable, the West Willow Draw Cost Sharing Agreement, and all other valid and enforceable Summit County Ordinances.

15. At the time of resurfacing Willow Draw Road (on Parcel WWD8), the owner of Willow Draw Road shall be responsible for adjusting wastewater manholes to grade according to SBWRD standards. Prior notification of the adjustments and inspection by SBWRD is required.

16. These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Owners with respect to each Parcel of the Platted Lands.

17. Pursuant to Utah Code Ann. § 54-3-27 and the Master Easement Agreement, this Master Plat conveys to the owner(s) or operators of utility facilities those ten foot (10') wide non-exclusive underground utility easement on Parcels WWD1, WWD2, WWD3, WWD5, WWD6, and WWD7A and those five foot (5') wide non-exclusive underground utility easements on Parcels WWD4 (collectively, the "PUE"), each as shown on this Master Plat, along with all the rights and duties described therein.

18. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(i), Rocky Mountain Power accepts delivery of the PUE as described in this Master Plat and approves this Master Plat solely for the purpose of confirming that this Master Plat contains the PUE and approximates the location of the PUE, but does not warrant its precise location. Rocky Mountain Power may require other easements in order to serve any specific development project or improvements with respect to the Platted Lands. This approval does not affect any right that Rocky Mountain Power has under:

- (1) a recorded easement or right-of-way,
- (2) the law applicable to prescriptive rights,
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) any other provision of law.

19. Enbridge Gas ("Enbridge") approves this Master Plat solely for the purpose of confirming that this Master Plat contains certain public utility easements, and, in particular, the PUE. Enbridge may require other easements in order to serve the development on the Platted Lands. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in this Master Plat, including those set in the owner's dedication and these Plat Notes, and does not constitute a guarantee of portions of the terms of natural gas service. For further information, please contact Enbridge's right-of-way department at 1-800-366-8532.

20. Summit Water Distribution Company is anticipated to deliver water to the Platted Lands pursuant to Summit Water Distribution Company's Articles of Incorporation, Rules and Regulations, Bylaws, and other corporate documents, and pursuant to any agreement between Summit Water Distribution Company and the Owners and potential buyers of the Platted Lands. In addition to the satisfaction of any other standard conditions or requirements of Summit Water Distribution Company, each Parcel within the Platted Lands will be required to enter into a separate water service agreement and development agreement and to have paid certain fees and charges imposed by Summit Water Distribution Company prior to receiving water service. The documents referenced in this Plat Note 20 can be made available, upon request, by Summit Water Distribution Company. To the extent that any Parcels within West Willow Draw are serviced by a water provider other than Summit Water Distribution Company, whether such water provider is public or private, Owners are given notice that such water provider may require a separate water service agreement, development agreement, and the satisfaction of other standard conditions and requirements adopted and imposed by such water provider at the time of development.

21. The Canyons Resort Village Association, Inc., dba The Canyons Village Management Association ("CVMA") executes this Master Plat both in its capacity as the Association and as an Owner of Platted Lands. In its capacity as the Association, (a) CVMA has reviewed this Master Plat solely for CVMA's own purposes pursuant to the SPA Development Agreement and the Management Agreement, and (b) CVMA has not reviewed this Master Plat (or any documents submitted with this Master Plat) for compliance with any laws, ordinances, regulations, rules, or governmental requirements (collectively, "Laws"), and CVMA expressly disclaims any responsibility to do so. Comments or statements of any kind made by CVMA or its employees or representatives to the Owners or Summit County concerning this Master Plat or the review of this Master Plat, or the execution of this Master Plat by CVMA in its capacity as the Association under the Management Agreement (and excluding those representations and warranties made by CVMA in its capacity as an Owner in the owner's dedication section of this Master Plat), shall not constitute a representation or warranty of any kind (whether express or implied) by CVMA that this Master Plat complies with any applicable Laws or is suitable for the Owners' purposes, and no person shall be entitled to rely on such comments, statement, review, or execution of any law, ordinance, regulation, rule, or governmental requirement. The execution of this Master Plat by CVMA shall not be construed so as to impair any of the rights of CVMA under the SPA Development Agreement or the Management Agreement, including, but not limited to, CVMA's rights with respect to assessments under the Management Agreement. However, the failure of CVMA to perform any assessment lien under the Management Agreement shall impair the validity or effectiveness of this Master Plat.

22. The Platted Lands are anticipated to be serviced by a stormwater system (the "Stormwater System") that will cover an area greater than the Platted Lands. Any easements shown on this Master Plat for stormwater lines or other elements related to the Stormwater System shall be for the benefit of the owner of the Stormwater System. Each Parcel being developed within the Platted Lands may require a separate line extension agreement with the owner of the Stormwater System at the time of development. It shall be the responsibility of the Owners of each Parcel of the Platted Lands to extend a stormwater line to the Parcel being developed according to the terms, conditions, and requirements of the separate line extension agreement.

23. The Platted Lands may be subject to a connectivity study (as it may be updated or revised from time-to-time, the "Connectivity Study") attached to an amendment to the SPA Development Agreement, which amendment was recorded on March 1, 2018, as Entry No. 1087254, in Book 2452, beginning at Page 419 in the Official Records. Owners are given notice that as a condition of any action, approval, or recommendation by the CVMA or Summit County with respect to any specific development projects or improvements on the Platted Lands, the CVMA and Summit County may consider the Connectivity Study and may require the construction of a sidewalk by the developer, Owners, or potential buyers of any Parcel within the Platted Lands for use by the CVMA and its members and their respective employees, guests, and invitees.

24. The table on this Master Plat which is titled "Easements of Record" lists easements or portions of easements depicted or referred to on this Master Plat that were granted pursuant to instruments recorded in the Official Records prior to the recordation of this Master Plat in the Official Records. The table on this Master Plat which is titled "New Easements to be Recorded" lists some of the easements or portions of easements depicted or referred to on this Master Plat to be granted and recorded concurrently or immediately after the recordation of this Master Plat in the Official Records. An easement that is already of record and to be granted concurrently or immediately after recordation of this Master Plat in the Official Records may be listed on both tables. The following easements or portions thereof referred to on the "New Easements to be Recorded" table will be granted by separate written agreements: _____. Please refer to the Official Records regarding easements (including those referred to in this Plat Note 24) and other instruments affecting the Platted Lands. This Master Plat may depict some easements that are located outside of the Platted Lands.

25. The generally applicable setbacks for all structures or buildings located on any development site within this Master Plat shall be as contained within Sections 10-2-4 through 10-2-14 of the Summit County Code, as amended (2004). Except as permitted below, all setbacks shall be measured from the property line of the Parcel or, if the property line of the Parcel is within any road right-of-way, from the edge of the adjoining road right-of-way. Surface parking, landscaping, utilities, and permitted monument or other signage, if any, may be allowed within any setback area so long as there is no threat to the public health, safety, or welfare by the encroachment as finally determined and evidenced by approvals from all of the Summit County building and planning departments and PCFSD. In the event any Owner of a Parcel applies for approval of a development plan for a Parcel seeking to place a structure or building within a side or rear setback area, such placement may occur without obtaining a variance if all of the following conditions are satisfied: (a) the encroachment occurs with respect to a boundary of the Parcel that is adjacent to WWD1, WWD2, WWD7A, WWD7B, or WWD7C and any applicable golf course easement agreements or other easements agreements specific to WWD1, WWD2, WWD7A, WWD7B, or WWD7C, as may be amended, provide that the Owners, guests, occupants, and lessees of the structure or building assume all increased risk from placement within the setback area; (b) it would not be possible to utilize all allowed Maximum Gross Building Area for the Parcel without the requested encroachment into the side or rear setback area; and (c) there is no material adverse risk or threat to public health, safety, and welfare as a result of the encroachment, as determined and evidenced by final approval for the encroachment from all of the Design Review Committee of the CVMA, the Summit County Community Development Department, and the PCFSD. With respect to any encroachment, and Summit County Community Development Department and the PCFSD may impose Heightened Building Approval Requirements (as defined below) on any structure or building that is located in a side yard or rear yard setback area provided, however, that "Heightened Building Approval Requirements" shall mean installation and maintenance of additional sprinkling, the use of specialized materials, and the installation and maintenance of other similar safety features. In no event shall any part of the Maximum Gross Building Area for any Parcel be located in the front yard setback area of such Parcel.

26. Copies of the instruments, documents, and agreements referred to in these Plat Notes may be obtained at the office of the CVMA at 1780 Sun Peaks Drive, Suite B104, Park City, Utah 84098, or, if the CVMA relocates its offices, at the new location of those offices or from the registered agent of the CVMA, as set forth for the registered agent of the CVMA in the records of the Utah Department of Commerce, Division of Corporations and Commercial Code.

27. For the purposes of this Master Plat, the terms "Golf Course/Open Space Uses", "Golf Course Uses", "Golf Course Open Space", or "Open Space" (or any derivation thereof) mean certain uses which are permitted by the Owner of Parcels WWD1 and WWD2, including its guests and invitees, in connection with the following: (a) the construction, operation, maintenance, and repair of a golf course and related golf course improvements, which may include, without limitation, parking areas, club houses, driving ranges, instructional and practice areas, restroom facilities, eating facilities, trees, groundcover, vegetation, greens, fairways, hazards, cart paths, utilities, access ways, and any other improvements related to or affiliated with the game of golf; (b) the construction, operation, maintenance, and repair of resort improvements and related resort improvements, which may include, without limitation, ski lifts, ski runs, ski trails, ski huts, safety and maintenance facilities, snow making equipment or systems, utilities, and access ways; or (c) certain areas committed to "open space" as this term has been defined by Summit County.

28. All Plat Notes on this sheet of this Master Plat (consisting of Sheet 4 of 5) are applicable to all sheets of this Master Plat.

WEST WILLOW DRAW DEVELOPMENT AREA

MASTER PLAT AMENDED

LOCATED IN THE SOUTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SHEET 4 OF 5

JOB NO.: 2-4-19 FILE: X:\CanyonsLDP\dwg\srw\plat2019\020419.dwg

10/14/25

RECORDED

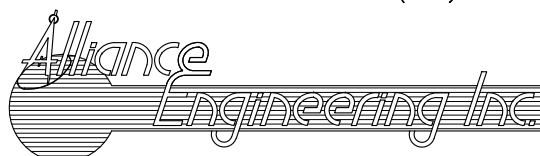
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____

EXHIBIT A4



(435) 649-9467

3

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

OWNER’S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that TCFC PropCo LP, a Delaware limited partnership ("PropCo"), does hereby certify that it has caused this Plat to be prepared and PropCo does hereby consent to the recordation of this Plat.

In witness whereof, PropCo set its hand this ____ day of _____, 2025.

TCFC PropCo LP,
a Delaware limited partnership

By: TCFC PropCo GP LLC,
a Delaware limited liability company
Its: Sole General Partner

By: _____
Print Name: _____
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

This Plat was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of TCFC PropCo GP LLC, a Delaware limited liability company, the Sole General Partner of TCFC PropCo LP, a Delaware limited partnership.

By: _____ Residing in: _____
Notary Public My Commission Expires: _____

_____ Print Name _____ Commission No.: _____

OWNER’S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that TCFC PC LeaseCO, LP, a Delaware limited partnership ("LeaseCO"), does hereby certify that it has caused this Plat to be prepared and LeaseCO does hereby consent to the recordation of this Plat.

In witness whereof, LeaseCO set its hand this ____ day of _____, 2025.

TCFC PC LeaseCO LP,
a Delaware limited partnership

By: _____
Print Name: _____
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

This Plat was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of TCFC PC LeaseCO, LP, a Delaware limited partnership.

By: _____ Residing in: _____
Notary Public My Commission Expires: _____

_____ Print Name _____ Commission No.: _____

OWNER’S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that THE CANYONS GOLF CLUB, LLC, a Utah limited liability company ("TCGC"), does hereby certify that it has caused this Plat to be prepared and TCGC does hereby consent to the recordation of this Plat.

In witness whereof, TCGC set its hand this ____ day of _____, 2025.

THE CANYONS GOLF CLUB, LLC,
a Utah limited liability company

By: VR CPC Holdings, Inc.,
a Delaware corporation
Its: Manager

By: _____
Print Name: _____
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

This Plat was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of VR CPC Holdings, Inc., a Delaware corporation, the Manager of The Canyons Golf Club, LLC, a Utah limited liability company.

By: _____ Residing in: _____
Notary Public My Commission Expires: _____

_____ Print Name _____ Commission No.: _____

OWNER’S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that W35 LP, a Delaware limited partnership ("W35"), does hereby certify that it has caused this Plat to be prepared and W35 does hereby consent to the recordation of this Plat.

In witness whereof, W35 set its hand this ____ day of _____, 2025.

W35 LP,
a Delaware limited partnership

By: _____
Print Name: _____
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

This Plat was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of W35 LP, a Delaware limited partnership.

By: _____ Residing in: _____
Notary Public My Commission Expires: _____

_____ Print Name _____ Commission No.: _____

OWNER’S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that THE CANYONS RESORT VILLAGE ASSOCIATION, INC., a Utah corporation (doing business as The Canyons Resort Village Association) ("CRVA"), does hereby certify that it has caused this Plat to be prepared and CRVA does hereby consent to the recordation of this Plat.

In witness whereof, CRVA set its hand this ____ day of _____, 2025.

THE CANYONS RESORT VILLAGE ASSOCIATION, INC., a Utah corporation
dba the Canyons Resort Village Association

By: _____
Print Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

This Plat was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of The Canyons Resort Village Association, Inc., a Utah non-profit corporation (doing business as The Canyons Resort Village Association).

By: _____ Residing in: _____
Notary Public My Commission Expires: _____

_____ Print Name _____ Commission No.: _____

OWNER’S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that SUMMIT COUNTY, a political subdivision of the State of Utah ("Summit County"), does hereby certify that it has caused this Plat to be prepared and Summit County does hereby consent to the recordation of this Plat.

In witness whereof, Summit County set its hand this ____ day of _____, 2025.

SUMMIT COUNTY,
a political subdivision of the State of Utah

By: _____
Print Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

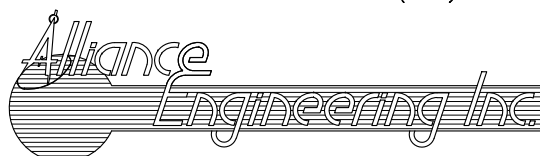
This Plat was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of Summit County, a political subdivision of the State of Utah.

By: _____ Residing in: _____
Notary Public My Commission Expires: _____

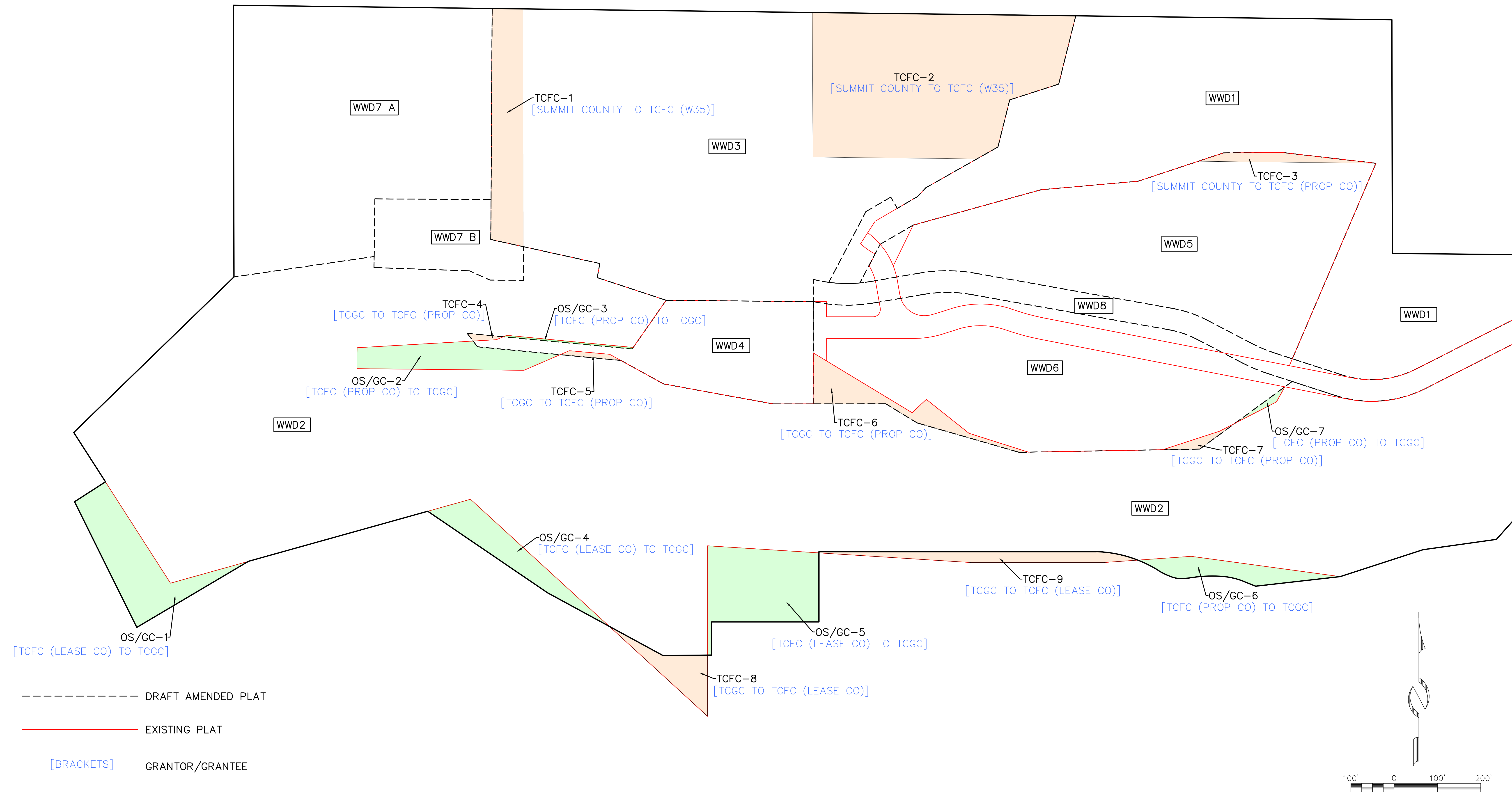
_____ Print Name _____ Commission No.: _____

WEST WILLOW DRAW DEVELOPMENT AREA
MASTER PLAT AMENDED

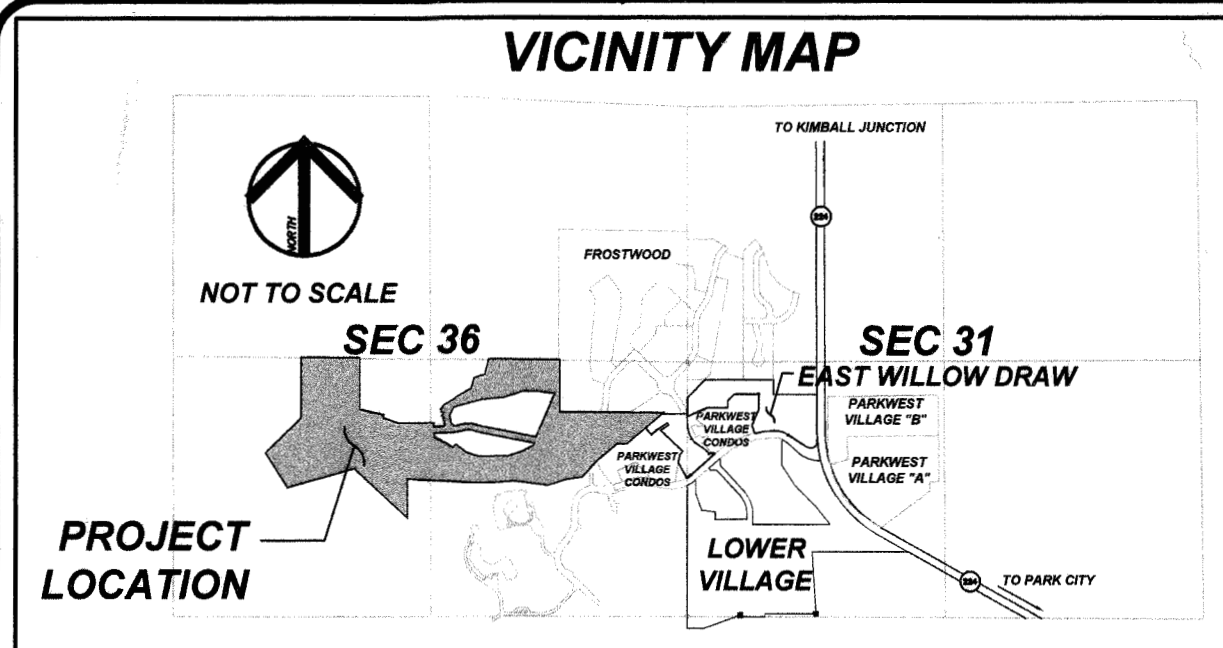
LOCATED IN THE SOUTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664



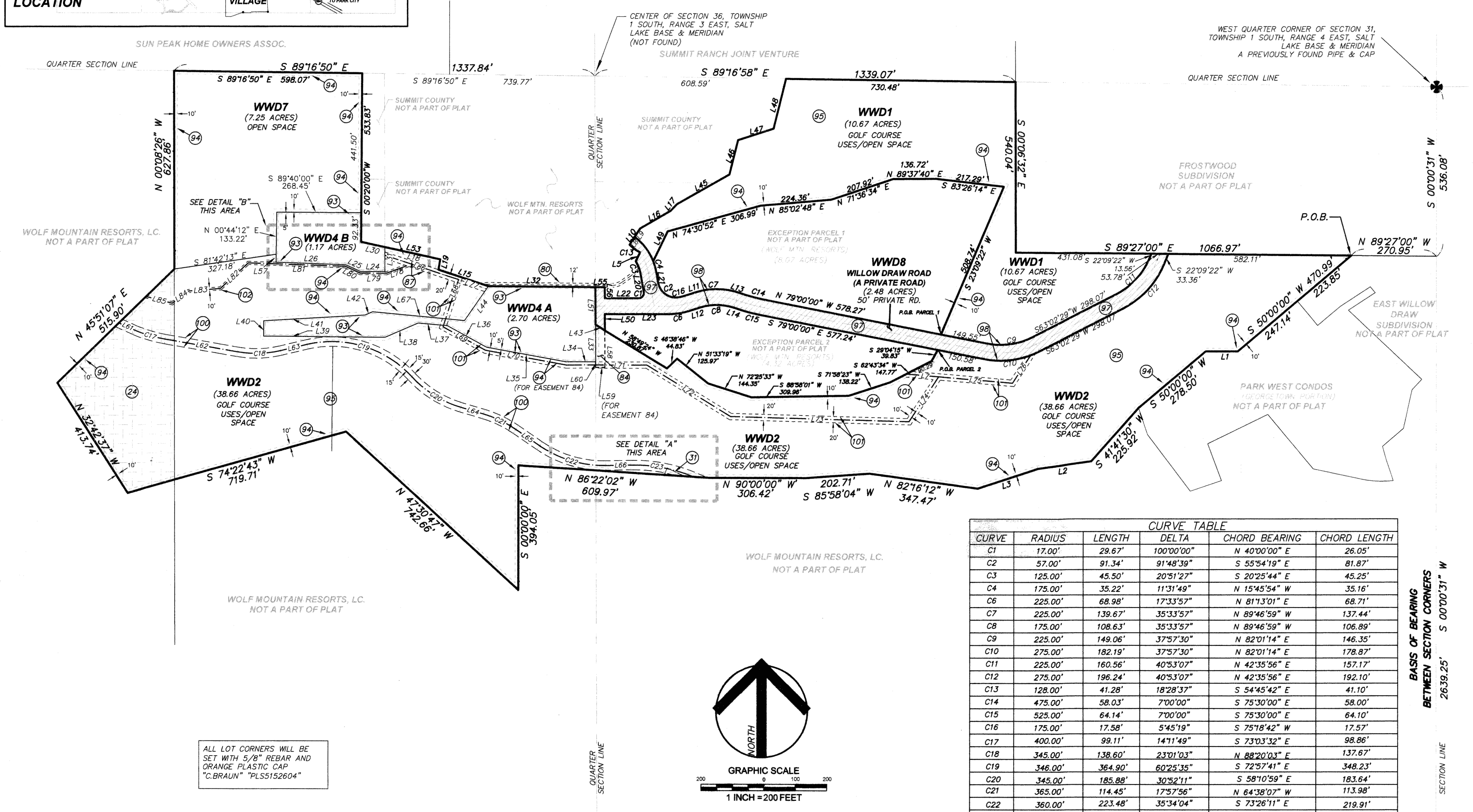
 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</small>	<small>(435) 649-9467</small>	STAFF: MARSHALL KING THOMAS VAUGHN MARK THOMAS	WEST WILLOW DRAW LAND SWAP EXHIBIT WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAN	SHEET 1 OF 1
	DATE: 7/3/25	FOR: TCFC JOB NO.: 2-4-19 FILE: X:\CanyonsLDP\dwg\ParcelExhibits\wwd swap parcels.dwg		



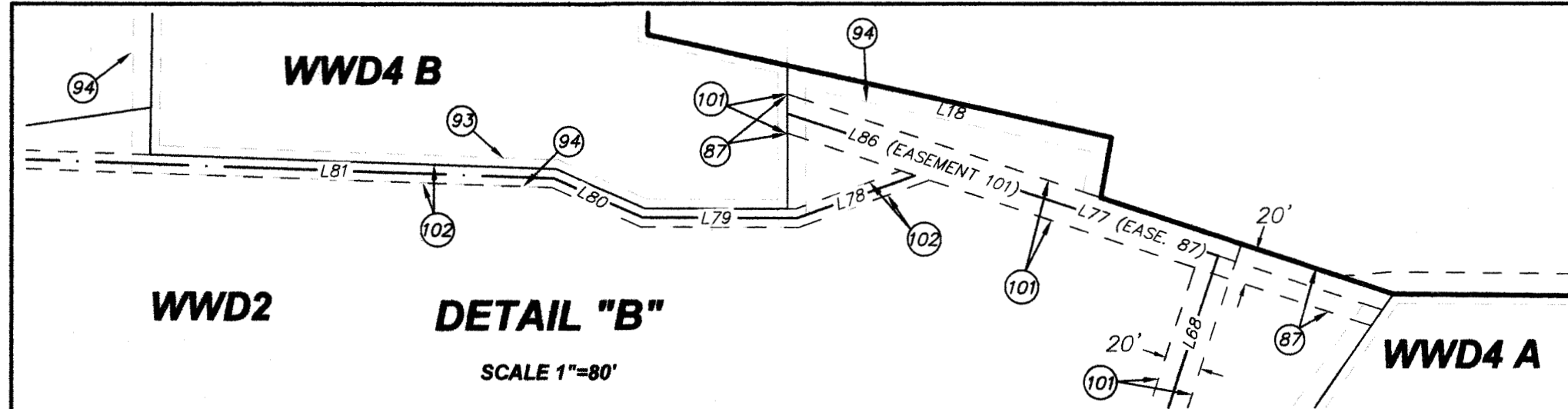
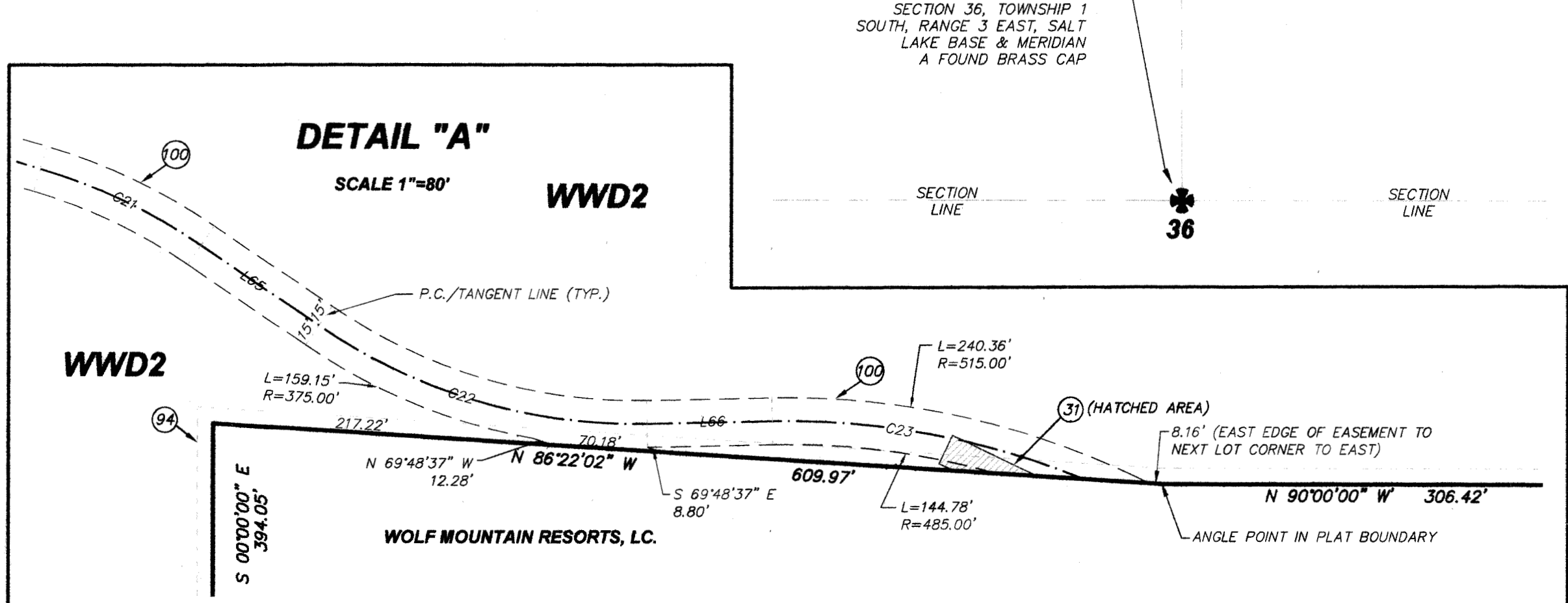
WEST WILLOW DRAW DEVELOPMENT AREA

MASTER PLAT

LOCATED IN SOUTH HALF OF
SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH
SHEET 1 OF 2



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	17.00'	29.67'	100°00'00"	N 40°00'00" E
C2	57.00'	91.34'	91°48'39"	S 55°54'19" E
C3	125.00'	45.50'	20°51'27"	S 20°25'44" E
C4	175.00'	35.22'	11°31'49"	N 15°45'54" W
C6	225.00'	68.98'	17°33'57"	N 81°13'01" E
C7	225.00'	139.67'	35°33'57"	N 89°46'59" W
C8	175.00'	108.63'	35°33'57"	N 89°46'59" W
C9	225.00'	149.06'	37°57'30"	N 82°01'14" E
C10	275.00'	182.19'	37°57'30"	N 82°01'14" E
C11	225.00'	160.56'	40°53'07"	N 42°35'56" E
C12	275.00'	196.24'	40°53'07"	N 42°35'56" E
C13	128.00'	41.28'	18°28'37"	S 54°45'42" E
C14	475.00'	58.03'	7°00'00"	S 75°30'00" E
C15	525.00'	64.14'	7°00'00"	S 75°30'00" E
C16	175.00'	17.58'	5°45'19"	S 75°18'42" W
C17	400.00'	99.11'	14°11'49"	S 73°03'32" E
C18	345.00'	138.60'	23°01'03"	N 88°20'03" E
C19	346.00'	364.90'	60°25'35"	S 72°57'41" E
C20	345.00'	185.88'	30°52'11"	S 58°10'59" E
C21	365.00'	114.45'	17°57'56"	N 64°38'07" W
C22	360.00'	223.48'	35°34'04"	S 73°26'11" E
C23	500.00'	204.44'	23°25'36"	N 79°30'25" W



- ### EASEMENTS OF RECORD
- (20) INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENTS SET FORTH IN THAT CERTAIN JUDGMENT ON STIPULATION RECORDED JULY 26, 1971 AS ENTRY NO. 113601 IN BOOK M-32 AT PAGE 269 OF OFFICIAL RECORDS CAN NOT BE DETERMINED. THE LOCATION OF THESE EASEMENTS CAN NOT BE ASCERTAINED FROM THE INSTRUMENTS OF RECORD.
 - (21) EASEMENT, ENTRY NO. 157302, BOOK M-136, PAGE 348. THE EXACT LOCATION OF THESE EASEMENTS ARE NOT DISCLOSED. RELINQUISHMENT OF THE AFORESAID EASEMENTS FOR WATER COLLECTION BY ENTRY NO. 414241, BOOK 8346, PAGE 777.
 - (24) WATER DISTRIBUTION EASEMENT, ENTRY NO. 302944, BOOK 507 AT PAGE 471.
 - (27) EASEMENT AGREEMENT ENTRY NO. 457965, BOOK 977, PAGE 445. ENTRY NO. 604339, BOOK 1413, PAGE 1212. ENTRY NO. 707124, BOOK 1638, PAGE 572. EXACT LOCATION NOT DISCLOSED. NOT SHOWN HEREON.
 - (28) EASEMENT/DEVELOPMENT AGREEMENT, ENTRY NO. 482072, BOOK 1058, PAGE 288. THE EXACT LOCATION OF THESE EASEMENTS CANNOT BE ASCERTAINED FROM INSTRUMENTS OF RECORD. A PORTION OF THE PROPERTY WAS RELEASED FROM THE AFORESAID EASEMENT, THAT PORTION BEING "THE CANYONS RESORT DRIVE". ENTRY NO. 537607, BOOK 1253, PAGE 350.
 - (31) COMMUNITY WATER COMPANY EASEMENT, ENTRY NO. 517341, BOOK 1181, PAGE 283.
 - (60) 12' WIDE GOLF CART, PEDESTRIAN AND FIRE ACCESS EASEMENT, ENTRY NO. 803010, BOOK 1843, PAGE 1329. AMENDED PURSUANT TO FIRST AMENDMENT TO DECLARATION ESTABLISHING GOLF COURSE EASEMENTS AND RESERVATIONS, ENTRY NO. 893361, BOOK 2023, PAGE 0102.
 - (65) SH EASEMENT AGREEMENT [PARTIAL GRANT OF WEST WILLOW DRAW NO. 95], ENTRY NO. 803030, BOOK 1843, PAGE 1570. EXACT LOCATIONS NOT SHOWN.

- ### NEW EASEMENTS TO BE RECORDED
- (64) 30' WIDE PEDESTRIAN AND FIRE ACCESS EASEMENT, GRANTED PURSUANT TO THE EASEMENT AGREEMENT BY AND AMONG THE CANYONS GOLF HOLDINGS, LLC, JOSEPH L. KROFCHICK AND THE CANYONS RESORT VILLAGE ASSOCIATION, INC.
 - (67) 20' WIDE ACCESS EASEMENT, GRANTED PURSUANT TO THE EASEMENT AGREEMENT BY AND BETWEEN THE CANYONS GOLF HOLDINGS, LLC, AND JOSEPH L. KROFCHICK.
 - (93) 5' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT, GRANTED PURSUANT TO MASTER EASEMENT AGREEMENT (WEST WILLOW DRAW) BY AND AMONG THE CANYONS RESORT VILLAGE ASSOCIATION, INC., THE CANYONS GOLF HOLDINGS, LLC, AND JOSEPH L. KROFCHICK (THE "MASTER EASEMENT AGREEMENT").
 - (94) 10' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT, GRANTED PURSUANT TO THE MASTER EASEMENT AGREEMENT.
 - (97) PRIVATE ROADWAY RIGHT-OF-WAY AND NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT, GRANTED PURSUANT TO THE MASTER EASEMENT AGREEMENT.
 - (98) SBWRD SANITARY SEWER EASEMENT, GRANTED PURSUANT TO THE GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION AND TRANSPORTATION PIPELINE(S) BY AND BETWEEN THE CANYONS RESORT VILLAGE ASSOCIATION INC. AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT.
 - (100) 30' WIDE NON-EXCLUSIVE UTILITY AND MOUNTAIN/GOLF ROAD ACCESS EASEMENT, GRANTED PURSUANT TO THE WORK ROAD ACCESS EASEMENT AND DECLARATION OF RESTRICTIONS BY AND AMONG THE CANYONS GOLF HOLDINGS, LLC, ASC UTAH LLC, AND THE CANYONS RESORT VILLAGE ASSOCIATION.
 - (101) 20' WIDE SBWRD SANITARY SEWER EASEMENT, GRANTED PURSUANT TO THE GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION AND TRANSPORTATION PIPELINE(S) BY AND AMONG THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, JOSEPH L. KROFCHICK AND THE CANYONS GOLF HOLDINGS, LLC.
 - (102) 10' WIDE PRIVATE SANITARY SEWER EASEMENT, GRANTED PURSUANT TO GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER LATERAL, BY AND AMONG THE CANYONS GOLF HOLDINGS, LLC, ASC UTAH LLC AND THE "MOUNTAIN MEMBERS", AS THAT TERM IS DEFINED IN THE MANAGEMENT AGREEMENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	102.03'	N 90°00'00" W
L2	171.13'	S 82°01'24" W
L3	201.17'	S 72°00'15" W
L5	31.16'	N 26°00'00" E
L7	103.19'	N 85°07'59" W
L8	29.96'	S 33°00'00" W
L9	31.74'	S 33°00'00" W
L10	61.70'	N 33°00'00" E
L11	35.47'	S 72°26'03" W
L12	35.47'	N 72°26'03" E
L13	20.84'	N 72°00'00" W
L14	20.84'	S 72°00'00" E
L15	167.51'	S 71°48'03" E
L16	112.25'	N 59°46'54" E
L17	28.98'	N 43°51'27" E
L18	179.13'	S 71°48'03" E
L19	33.15'	S 10°12'36" W
L20	55.82'	N 10°00'00" W
L21	34.53'	N 10°00'00" W
L22	107.44'	N 90°00'00" E
L23	201.51'	N 90°00'00" E
L24	77.70'	S 89°48'04" E
L25	52.15'	S 65°49'07" E
L26	220.76'	S 88°01'56" E
L30	77.51'	S 77°35'33" E
L31	77.40'	N 00°10'55" W
L32	340.40'	S 89°26'52" E
L33	117.30'	N 00°13'26" W
L34	93.39'	N 89°54'42" E
L35	257.87'	S 79°40'32" E
L36	142.27'	S 61°13'08" E
L37	93.44'	S 84°55'31" E
L38	114.23'	N 66°40'55" E
L39	366.04'	N 89°26'52" W
L40	48.43'	N 00°33'08" E
L41	322.15'	N 86°42'58" E
L42	26.32'	N 67°20'38" E
L43	35.15'	S 58°49'24" E
L44	132.90'	N 34°50'28" E
L45	191.35'	N 60°31'57" E

LINE TABLE		
LINE	LENGTH	BEARING
L46	112.24'	N 14°00'00" E
L47	118.97'	N 72°08'15" E
L48	162.64'	N 14°00'00" E
L49	104.99'	N 26°00'00" E
L50	52.08'	N 00°13'26" W
L51	118.89'	N 00°13'26" W
L53	257.82'	S 77°35'33" E
L55	30.00'	N 90°00'00" W
L56	35.00'	S 00°13'26" E
L57	25.53'	S 00°44'12" W
L58	117.08'	S 00°13'26" E
L59	30.00'	S 89°46'34" W
L60	18.09'	N 00°13'26" W
L61	56.30'	N 65°57'37" W
L62	233.62'	S 80°09'26" E
L63	85.85'	N 76°49'31" E
L64	75.10'	S 73°37'05" E
L65	91.47'	N 55°39'09" W
L66	80.35'	N 88°46'47" E
L67	293.50'	S 84°31'47" E
L68	157.32'	N 18°11'57" E
L69	154.26'	N 61°13'08" W
L70	260.41'	N 79°40'32" W
L71	257.60'	S 89°54'42" W
L72	312.10'	N 58°33'49" W
L73	567.87'	N 88°26'41" W
L74	170.57'	S 33°26'18" W
L75	235.96'	N 85°07'59" W
L76	105.51'	N 33°07'20" E
L77	340.33'	N 71°48'03" W
L78	67.47'	S 70°01'44" W
L79	84.29'	N 89°48'04" W
L80	52.23'	N 65°40'07" W
L81	308.06'	N 88°01'56" W
L82	120.30'	S 47°36'03" W
L83	100.94'	S 85°18'19" W
L84	65.02'	S 53°28'45" W
L85	85.58'	N 75°28'22" W
L86	246.35'	N 71°48'03" W

COUNTY ASSESSOR REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS DAY 23 rd OF September 2010. <i>Barbara J. Kressen</i> COUNTY ASSESSOR	COUNTY MANAGER APPROVAL PRESENTED TO THE SUMMIT COUNTY MANAGER THIS DAY 23 rd OF September 2010, AT WHICH TIME THIS MASTER PLAT WAS APPROVED AND ACCEPTED. <i>Robert J. Kressen</i> SUMMIT COUNTY MANAGER	COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS MASTER PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE 9/27/10 <i>[Signature]</i> SUMMIT COUNTY ENGINEER	COUNTY PLANNING COMMISSION APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS DAY 23 rd OF September 2010. <i>[Signature]</i> CHAIRMAN	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 24 th DAY OF November 2010. <i>[Signature]</i> SUMMIT COUNTY ATTORNEY	RECORDED ENTRY NO. 914088 BOOK PAGE STATE OF UTAH, COUNTY OF SUMMIT. DATE 12-30-10 TIME 4:23 PM RECORDED AND FILED AT THE REQUEST OF: U.S. Title & Utah Fee \$46.00 <i>[Signature]</i> SUMMIT COUNTY RECORDER	Park City Surveying P.O. Box 682993 Park City, UT 84068 (435) 649-2918 (435) 649-4637 fax 9/15/10
--	--	--	--	---	--	---

WEST WILLOW DRAW PLAT NOTES:

- The tracts of land that are described in, subdivided by, and platted pursuant to this West Willow Draw Development Area Master Plat ("Master Plat") are referred to herein as the "Platted Lands." The Platted Lands are situated within a portion of the area containing and referred to as "The Canyons West Willow Draw Development Area" ("The Canyons West Willow Draw Development Area") which is a part of The Canyons Specialty Planned Area Zone District ("The Canyons SPA") established pursuant to Summit County Ordinance No. 333A, approved November 15, 1999, as amended, and generally depicted and described in the Amended and Restated Development Agreement for The Canyons Specialty Planned Area, dated November 15, 1999, and recorded on November 24, 1999, as Entry No. 555281, in Book 1287, beginning at Page 405, in the official records of the Summit County, Utah Recorder ("Official Records"), together with amendments thereto (as amended, the "SPA Development Agreement"). The Platted Lands, however, do not include any lands shown on this Master Plat as "Not a Part of Plat" or any other lands within The Canyons West Willow Draw Development Area that are not subdivided and platted pursuant to this Master Plat ("Unplatted Lands"). As used in these Plat Notes, "Parcel" shall mean: (a) any tract of land shown as part of the Platted Lands; and (b) any Unplatted Lands.
- This Master Plat is subject to the provisions of: (a) the SPA Development Agreement; and (b) The Canyons Resort Village Management Agreement, dated November 15, 1999 and recorded on December 15, 1999, as Entry No. 555285, in Book 1300, beginning at Page 1, in the Official Records, together with amendments thereto (as amended, the "Management Agreement").
- Immediately after recordation of this Master Plat, fee title to the Parcels of the Platted Lands will be retained by and/or quitclaimed to, as applicable, the owners identified in the table set forth in Plat Note 6 below (collectively, "Owners"). Immediately after the recordation of this Master Plat, the Master Easement Agreement ("Master Easement Agreement") shall be recorded against all Parcels of the Platted Lands, and the following instruments (collectively referred to as the "Golf Easement Agreements") shall be recorded: the Easement Agreement (Golf Course Easements for Platted West Willow Draw Land) shall be recorded against certain of the Parcels of the Platted Lands; and the Easement Agreement (Golf Course Easements for Unplatted West Willow Draw Land) shall be recorded against certain of the Parcels of the Unplatted Lands.
- The Canyons Resort Village Association, Inc. ("RVMA") and the Owners of Parcels WWD4A and WWD4B have executed and, immediately after recordation of this Master Plat, shall deliver and record against Parcels WWD4A, WWD4B, and WWD8, the Cost Sharing Agreement For West Willow Draw Basic Infrastructure (the "West Willow Draw Cost Sharing Agreement"). The West Willow Draw Cost Sharing Agreement provides for future jointer by certain owners of Unplatted Lands in accordance with Plat Note 5 below. The West Willow Draw Cost Sharing Agreement sets forth the respective obligations of the Owners of certain Parcels of Platted Lands and the owners of certain Parcels of Unplatted Lands to pay for the cost of the construction of Willow Draw Road (as depicted and labeled on this Master Plat) and certain additional Basic Infrastructure (as this term is defined in the West Willow Draw Cost Sharing Agreement), as more fully described therein.
- To implement the provisions of the SPA Development Agreement, the Applicable Agreements, and this Master Plat, Summit County ("Summit County") and the RVMA, which is also acting pursuant to the Management Agreement, will require the owner of any Proposed Lands to fully satisfy the Development Conditions prior to using the Proposed Lands for any Development Purposes. The capitalized terms which are not elsewhere defined in these Plat Notes shall have the following meanings:
 - "Applicable Agreements" shall mean, with respect to all of the Proposed Lands, the Master Easement Agreement, and with respect to certain of the Proposed Lands, the West Willow Draw Cost Sharing Agreement (together with any other agreements or instruments required thereunder), except to the extent that an owner of the Proposed Lands elects to become a Financial Participant (as this term is defined in the West Willow Draw Cost Sharing Agreement) and sold owner fully performs each of the obligations of a Financial Participant, in which case, the West Willow Draw Cost Sharing Agreement shall not be deemed one of the Applicable Agreements as to said owner.
 - "Development Conditions" shall mean that the owner of Proposed Lands has satisfied each of the following requirements: (a) executed and agreed to be bound by the Applicable Agreements (with respect to the West Willow Draw Cost Sharing Agreement as a joining Party (as this term is defined in the West Willow Draw Cost Sharing Agreement) or as a Financial Participant in accordance with and subject to the terms, conditions and requirements set forth therein); (b) consented to and recorded such Applicable Agreements against the Proposed Lands no later than the time of platting or subdividing such Proposed Lands; and (c) terminated any easements, restrictions, or covenants which either Summit County or the RVMA reasonably deems to be inconsistent with the Applicable Agreements.
 - "Development Purposes" shall mean developing on any Proposed Lands after the date of recordation of this Master Plat in the Official Records: (i) any part of the Maximum Gross Building Area; or (ii) any Other Density.
 - "Maximum Gross Building Area" shall mean with respect to any Parcel the "Maximum Gross Building Area" as defined in the SPA Development Agreement, as that term may be modified from time-to-time by amendments to the SPA Development Agreement.
 - "Other Density" shall mean any density, in lieu of or in addition to Maximum Gross Building Area, for any structure, facility or improvement that requires a building permit from Summit County, but not including any structure, facility or improvement that is used primarily for the following purpose or purposes: (a) golf course or cross-country skiing operations, including (i) a clubhouse (provided such clubhouse shall have no residential, lodging, or housing components) and, as an integral part of any such clubhouse, a restaurant, bar, retail shop (primarily for golf and cross-country ski apparel and related goods), banquet rooms, and other ancillary features, as and to the extent commonly located in or around a clubhouse, (ii) golf course practice and instructional areas (including driving ranges and putting greens), and (iii) any related structures or facilities that are constructed or used for the purpose of maintenance, repair, and storage of vehicles or equipment (provided that any long-term storage of vehicles or equipment shall be in an enclosed facility) and designed for use in connection with the golf course or cross-country skiing operations; (b) open space, including any related structures or facilities that are constructed or used for the purpose of maintenance, repair, and storage of vehicles or equipment (provided that any long-term storage of vehicles or equipment shall be in an enclosed facility) and designed for use in connection with or related to the open space; (c) resort and downhill skiing operations but not including structures that are constructed or used for the purpose of maintaining, repairing, or storing vehicles or equipment which is not used in connection with golf course or cross-country skiing operations; or (d) any other use or improvement on a Parcel that (i) can be legally conducted or made without obtaining a building permit (other than a low-impact permit), and (ii) does not use any portion of the Maximum Gross Building Area.
 - "Proposed Lands" shall mean that portion of any Parcel of the Unplatted Lands which the owner, or any other person, proposes to use for any Development Purpose.
- The Canyons West Willow Draw Development Area including, without limitation, the Platted Lands and the Unplatted Lands, is subject to the provisions of the SPA Development Agreement and the requirements, restrictions, and limitations imposed thereby. In the event the SPA Development Agreement is amended in a manner that changes the Maximum Gross Building Area permitted on any Parcel of the Platted Lands or any Parcel of the Unplatted Lands, then the Maximum Gross Building Area set forth in this Master Plat for each Parcel of the Platted Lands and each Parcel of the Unplatted Lands shall be deemed to be, and shall, have been amended to be consistent with, and identical to, such amendment. This Master Plat is not intended to be and shall not act as an amendment to the SPA Development Agreement. As of the date of recordation of this Master Plat, the Parcel Reference Number, Owner, and the Maximum Gross Building Area established for each Parcel of the Platted Lands created by and shown on this Master Plat pursuant to Summit County Ordinance 333A and the SPA Development Agreement, as amended, are as follows:

PARCEL REFERENCE #	OWNER	MAX. GROSS BLDG. AREA
WWD1	THE CANYONS GOLF HOLDINGS, LLC	NO MAXIMUM GROSS BUILDING AREA ASSIGNED - GOLF COURSE USES/OPEN SPACE
WWD2	THE CANYONS GOLF HOLDINGS, LLC	NO MAXIMUM GROSS BUILDING AREA ASSIGNED - GOLF COURSE USES/OPEN SPACE
WWD4A and WWD4B	DR. JOSEPH L. KROFCHICK	180,900 SQ. FT.
WWD7	THE CANYONS RESORT VILLAGE ASSOCIATION, INC.	NO MAXIMUM GROSS BUILDING AREA ASSIGNED - GOLF COURSE USES/OPEN SPACE
WWD8	THE CANYONS RESORT VILLAGE ASSOCIATION, INC.	NO MAXIMUM GROSS BUILDING AREA ASSIGNED - WILLOW DRAW ROAD RIGHT OF WAY
- All Parcels within The Canyons West Willow Draw Development Area shall be serviced by such water company or water companies, either public or private, as shall be determined by the owners of such Parcels. Each such Parcel will require a separate water agreement with the water provider at the time of development.
- Because of potential ground water and soil conditions, a soils engineer should be consulted for all footing and foundation designs.
- Any wood burning fireplace or stove shall be restricted to EPA approved units.
- No specific development projects or improvements with respect to any Parcel within The Canyons West Willow Draw Development Area are approved by the recordation of this Master Plat. Subject to the SPA Development Agreement, all development and use of any Parcel within The Canyons West Willow Draw Development Area is subject to all valid and enforceable Summit County Ordinances, including the Snyderville Basin Development Code and, as applicable, the provisions of any subdivision ordinance. All proposed site plans and subdivision plats for any such Parcel, or any portion thereof, must comply with the SPA Development Agreement among other approvals, and must be approved by Summit County prior to recordation thereof or commencement of construction of any improvement on such Parcel.
- Intentionally Deleted.
- The Snyderville Basin Water Reclamation District ("SBWRD") line extension agreements are required for each Parcel of the Platted Lands. The Platted Lands shall receive wastewater service from SBWRD. Each Parcel of the Platted Lands will require a separate line extension agreement with the SBWRD at the time of development. It shall be the responsibility of the Owner of each Parcel of the Platted Lands to extend the wastewater collection line to the Parcel being developed.
- All Parcels are subject to Park City Fire Service District requirements, including the standards for access and water supply for fire protection.
- The recordation of this Master Plat in the Official Records is not intended to affect a dedication of Willow Draw Road to the public or for any public use, and the dedication thereof, if any, is governed by the Master Easement Agreement and, as applicable, the West Willow Draw Cost Sharing Agreement.
- At the time of resurfacing Willow Draw Road (on Parcel WWD8), the owner of Willow Draw Road shall be responsible for adjusting wastewater manholes to grade according to SBWRD standards. Prior notification of the adjustments and inspection by SBWRD is required.
- The table on this Master Plat which is titled "Easements of Record" lists easements or portions of easements depicted or referred to on this Master Plat that were granted pursuant to instruments recorded in the Official Records prior to the recordation of this Master Plat in the Official Records. The table on this Master Plat which is titled "New Easements to be Recorded" lists some of the easements or portions of easements depicted or referred to on this Master Plat to be granted and recorded concurrently or immediately after the recordation of this Master Plat in the Official Records. An easement that is partially or totally to be granted concurrently or immediately after recordation of this Master Plat in the Official Records, may be listed on both tables. Some of the easements or portions thereof listed on the "New Easements to be Recorded" table will be granted by the Master Easement Agreement or the Golf Course Easement Agreements. The following easements or portions thereof referred to on the "New Easements to be Recorded" table will be granted by separate written agreements: 84, 87, 88, 100, 101, and 102. Please refer to the Official Records regarding easements (including those referred to in this Plat Note 16) and other instruments affecting the Platted Lands. This Master Plat depicts some easements that are located outside of the Platted Lands.
- The generally applicable setbacks for all structures located on any development site within this Master Plat shall be as contained within Sections 10-2-4 through 10-2-12 of the Summit County Code (2004). Except as permitted below, all setbacks shall be measured from the property line of the Parcel or, if the property line of the Parcel is within the road right-of-way, from the edge of the adjoining road right-of-way. Surface parking, landscaping, utilities, and permitted monument signage, if any, may be allowed within any setback area so long as there is no threat to the public health, safety, or welfare by the encroachment as finally determined and evidenced by approvals from all of the Summit County building and planning departments and the Park City Fire Service District ("PCFSD"). In the event any person applies for approval of a development plan for a Parcel seeking to place a structure within a side or rear setback area, such placement may occur without obtaining a variance if all of the following conditions are satisfied: (a) the encroachment occurs with respect to a boundary of the Parcel that is adjacent to WWD1, WWD2, or WWD7 and the applicable Golf Course Easement Agreement, as amended, provides that the owners and occupants of the structure assume all increased risk from placement within the setback area; (b) it would not be possible to utilize all allowed Maximum Gross Building Area for the Parcel without the requested encroachment into the side or rear setback area; and (c) there is no threat to public health, safety or welfare as a result of the encroachment, as determined and evidenced by final approval for the encroachment from all of the Design Review Committee of the RVMA, the Summit County Community Development Department and the PCFSD. With respect to any encroachment, the Summit County Community Development Department and the PCFSD may impose Heightened Building Approval Requirements (as defined below) on any structure or building that is located in a side yard or rear yard setback area provided, however, that "Heightened Building Approval Requirements" shall mean installation and maintenance of additional sprinkling, the use of specialized materials, and the installation and maintenance of other similar safety features. In no event shall any part of the Maximum Gross Building Area for a Parcel be located in the front yard setback area of such Parcel.
- Copies of the instruments, documents, and agreements referred to in these Plat Notes may be obtained at the office of the RVMA at 1777 Sun Peak Drive, Park City, Utah 84098, or, if the RVMA relocates its offices, at the new location, at those offices or from the registered agent of the RVMA, as set forth for the registered agent of the RVMA in the records of the Utah Department of Commerce, Division of Corporations and Commercial Code.
- For the purposes of this Master Plat, the terms "Golf Course Uses/Open Space", "Golf Course Uses", "Open Space" (or any derivation thereof) shall mean certain uses which are permitted by the Owner of Parcels WWD1, WWD2, and WWD7, including its guests and invitees, in connection with the following: (a) the construction, operation, maintenance, and repair of a golf course and related golf course improvements, which may include, without limitation, parking areas, club houses, driving ranges, instructional and practice areas, restroom facilities, eating facilities, trails, groundcover, vegetation, greens, fairways, hazards, cart paths, utilities, access ways, and any other improvements related to or affiliated with the game of golf; (b) the construction, operation, maintenance, and repair of resort improvements and related resort improvements, which may include, without limitation, ski lifts, ski runs, ski trails, warming huts, safety and maintenance facilities, snow making equipment or systems, utilities, and access ways; or (c) certain areas committed to "open space" as this term has been defined by Summit County.
- These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the owners of each of the Parcels.
- All Plat Notes on this sheet of this Master Plat (consisting of Sheets 1-2) are applicable to all sheets of this Master Plat.

WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT

LOCATED IN SOUTH HALF OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH SHEET 2 OF 2

WEST WILLOW-DRAW - OWNERS' CONSENT TO RECORD

The Canyons Resort Village Association, Inc., The Canyons Golf Holdings, LLC, and Joseph L. Krofchick, Park City Utah Corporation, the record owners of the Platted Lands hereby cause the same to be subdivided into the Parcels of the Platted Lands shown on this Master Plat. Each of the Owners, for itself and its successors and assigns, hereby consents to the recordation of this Master Plat and agrees to be bound by this Master Plat.

THE CANYONS GOLF HOLDINGS, LLC

By: Summit County, a political subdivision of the State of Utah

Its: Manager

Print Name: Robert Jasper

Title: Manager

Date: 11-4-2010

ACKNOWLEDGMENT

State of Utah:

County of Summit:

The foregoing West Willow Draw - Owners' Consent to Record was acknowledged before me this 4th day of November, 2010, by Robert Jasper, Manager of Summit County, a political subdivision of the State of Utah, Manager of The Canyons Golf Holdings, LLC, a Utah limited liability company.

Notary Public Donna Jean Blomquist
Residing at Coalville, Utah
My commission expires: 2/15/2013

THE CANYONS RESORT VILLAGE ASSOCIATION, INC.

By: Jennifer Guetschow

Print Name: Jennifer Guetschow

Title: Director

Date: 9-7-2010

ACKNOWLEDGMENT

State of Utah:

County of Summit:

The foregoing West Willow Draw - Owners' Consent to Record was acknowledged before me this 17th day of September, 2010, by Jennifer Guetschow of The Canyons Resort Village Association, Inc., a Utah nonprofit corporation.

Notary Public Vicki Geary
Residing at Summit Co.
My commission expires: 2/3/2010

SUMMIT WATER DISTRIBUTION COMPANY

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

Approved and accepted this 16 day of Sept, 2010.

Paul W. Adams
Summit Water Distribution Company

PARK CITY FIRE SERVICE DISTRICT APPROVAL

Approved and accepted this 16 day of SEPT, 2010.

Steve W. Adams
Park City Fire Service District, Fire Marshal

COMMUNITY WATER COMPANY

Approved and accepted this 17th day of Sept, 2010.

John A. Adams
Community Water Company

UTILITY EASEMENT APPROVAL

The utility easements shown herein have been approved and accepted this 16 day of SEPT, 2010.

Rocky Mountain Power
A Division of Pacific Corp.
Authorized Agent

THE CANYONS RESORT VILLAGE ASSOCIATION, INC.

Approved and accepted this 17 day of Sept, 2010.

Donna Jean Blomquist
Authorized Agent

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

Approved and accepted this 17th day of Sept, 2010.

Donna Jean Blomquist
Authorized Representative

SUMMIT COUNTY PUBLIC WORKS APPROVAL

Approved and accepted this 22 day of September, 2010.

Kevin Collette
Summit County Public Works Department,
Public Works Director

PARK CITY UTAH CORPORATION

By: Joseph L. Krofchick

Print Name: J. L. Krofchick

Title: President, Park City Utah Corporation

Date: 9/25/2010

ACKNOWLEDGMENT

State of Virginia

County of Fauquier

The foregoing West Willow Draw - Owners' Consent to Record was acknowledged before me this 25 day of September, 2010, by Joseph L. Krofchick of Park City Utah Corporation, a Utah corporation.

Notary Public Melissa Ann Vaillant
Residing at 514 Lee Hwy, Warrenton, VA 97146
My commission expires: Nov 30, 2012

My commission expires: Nov 30, 2012

Joseph L. Krofchick
Joseph L. Krofchick, an individual

Date: 9/25/2010

ACKNOWLEDGMENT

State of Virginia

County of Fauquier

The foregoing West Willow Draw - Owners' Consent to Record was acknowledged before me this 25 day of September, 2010, by Joseph L. Krofchick, an individual.

Notary Public Melissa Ann Vaillant
Residing at 514 Lee Hwy, Warrenton, VA 97146
My commission expires: Nov 30, 2012

My commission expires: Nov 30, 2012

Summit County

By: Robert Jasper

Print Name: Robert Jasper

Title: Manager

Date: 11-4-2010

ACKNOWLEDGMENT

State of Utah:

County of Summit:

The foregoing West Willow Draw - Owners' Consent to Record was acknowledged before me this 4th day of November, 2010, by Robert Jasper, Manager of Summit County, a political subdivision of the State of Utah.

Notary Public Donna Jean Blomquist
Residing at Coalville, Utah
My commission expires: 2/15/2013

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

Reviewed for conformance to Snyderville Basin Water Reclamation District Standards on this 12 day of Sept, 2010.

B. O. C.
S.B. M.D.

SUMMIT COUNTY HEALTH DEPARTMENT APPROVAL

Approved and accepted this 30th day of September, 2010.

John A. Adams
Summit County Health Department Director

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

Approved and accepted this 6th day of October, 2010.

John A. Adams
Mountain Regional Water Special Service District

WEST WILLOW DRAW PROPERTY DESCRIPTION

Commencing at the west quarter corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the west line of said Section 31 South 00°00'31" West a distance of 536.08 feet; thence leaving said section line North 89°27'00" West a distance of 270.95 feet to the POINT OF BEGINNING; said point also being on the southerly boundary line of the Master Development Plat of Frostwood Planned Community, on file and of record in the office of the Summit County Recorder, thence South 50°00'00" West a distance of 223.85 feet to a point on the Park West Condominium Project, Georgetown Portion on file and of record in the office of the Summit County Recorder; thence along said boundary the following three (3) calls: 1) South 50°00'00" West a distance of 247.14 feet; 2) West, a distance of 102.03 feet; 3) South 50°00'00" West a distance of 278.50 feet; thence leaving said condominium boundary South 41°41'30" West a distance of 225.92 feet; thence South 82°01'24" West a distance of 171.13 feet; thence South 72°00'15" West a distance of 201.17 feet; thence North 82°16'12" West a distance of 34.47 feet; thence South 85°08'04" West a distance of 202.71 feet; thence West, a distance of 306.42 feet; thence North 86°22'02" West a distance of 609.97 feet; thence South, a distance of 394.05 feet; thence North 47°30'47" West a distance of 742.66 feet; thence South 74°22'43" West a distance of 719.71 feet; thence North 32°42'37" West a distance of 413.74 feet; thence North 45°51'07" East a distance of 515.90 feet; thence North 00°08'26" West a distance of 627.86 feet to the east-west center section line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said line South 89°16'50" East a distance of 598.07 feet; thence leaving said center section line South 00°20'00" West a distance of 533.83 feet; thence South 77°35'33" East a distance of 257.82 feet; thence South 71°14'03" East a distance of 33.15 feet; thence South 101°2'36" West a distance of 43.15 feet; thence South 89°28'52" East a distance of 340.40 feet; thence East a distance of 30.00 feet; thence South 00°13'26" East a distance of 35.00 feet; thence North 90°00'00" East a distance of 107.44 feet to a point on a 17.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 100°00'00", a distance of 29.67 feet; thence North 10°00'00" West a distance of 55.82 feet to a point on a 125.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 20°51'27", a distance of 45.50 feet; thence North 28°00'00" East a distance of 31.16 feet to a point on a 128.00 foot radius non-tangent curve to the right, center bears North 28°00'00" East; thence along the arc of said curve through a central angle of 18°28'37", a distance of 41.28 feet; thence North 33°00'00" East a distance of 61.70 feet; thence North 59°46'54" East a distance of 112.25 feet; thence North 43°51'27" East a distance of 22.98 feet; thence North 60°31'57" East a distance of 191.35 feet; thence North 14°00'00" East a distance of 112.24 feet; thence North 72°08'15" East a distance of 118.97 feet; thence North 14°00'00" East a distance of 162.64 feet to a point on said center section line; thence continuing along said section line South 89°16'58" East a distance of 730.48 feet to a point on said Master Development Plat Of Frostwood a Planned Community, thence leaving said section line and along the boundary of said plat South 00°06'32" East a distance of 540.04 feet; thence continuing along the boundary of said plat South 89°27'00" East a distance of 1066.97 feet to the POINT OF BEGINNING.

Containing 3,280,574 square feet, or 75.31 acres, more or less.

Less and excepting the following 2 parcels, described as follows:

Exception Parcel 1:
Commencing at the west quarter corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the west line of said Section 31 South 00°00'31" West a distance of 782.82 feet; thence leaving said section line North 89°59'29" West a distance of 1575.68 feet to the POINT OF BEGINNING; thence North 79°00'00" West a distance of 578.27 feet to a point on a 475.00 foot radius curve to the right, center bears North 11°00'00" East; thence along the arc of said curve through a central angle of 7°00'00", a distance of 58.03 feet; thence North 72°00'00" West a distance of 20.84 feet to a point on a 225.00 foot radius curve to the left, center bears South 18°00'00" West; thence along the arc of said curve through a central angle of 35°33'57", a distance of 139.67 feet; thence South 72°26'03" West a distance of 35.47 feet; to a point on a 175.00 foot radius curve to the right, center bears North 17°33'57" West; thence along the arc of said curve through a central angle of 5°45'19", a distance of 17.58 feet to a point on a 57.00 foot radius curve to the right, center bears North 11°48'39" West; thence along the arc of said curve through a central angle of 91°48'39", a distance of 91.34 feet; thence North 10°00'00" West a distance of 34.53 feet to a point on a 175.00 foot radius curve to the left, center bears South 80°00'00" West; thence along the arc of said curve through a central angle of 11°31'49", a distance of 45.22 feet; thence North 28°00'00" East a distance of 104.99 feet; thence North 74°30'52" East a distance of 306.99 feet; thence North 85°02'48" East a distance of 224.36 feet; thence North 71°36'34" East a distance of 207.92 feet; thence North 89°37'40" East a distance of 136.72 feet; thence South 83°26'14" East a distance of 217.29 feet; thence South 23°09'22" West a distance of 508.74 feet to said point of beginning.

Containing 351,335 square feet, or 8.07 acres, more or less.

Exception Parcel 2:
Commencing at the west quarter corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the west line of said Section 31 South 00°00'31" West a distance of 831.70 feet; thence leaving said section line North 89°59'29" West a distance of 1586.22 feet to the POINT OF BEGINNING; thence South 62°04'15" West a distance of 39.83 feet; thence South 62°43'34" West a distance of 147.77 feet; thence South 71°58'23" West a distance of 138.22 feet; thence South 88°58'01" West a distance of 309.96 feet; thence North 72°25'33" West a distance of 144.35 feet; thence North 51°33'19" West a distance of 125.97 feet; thence South 46°38'46" West a distance of 44.83 feet; thence North 58°49'24" West a distance of 230.87 feet; thence North 00°13'26" West a distance of 52.08 feet; thence North 90°00'00" East a distance of 2.04 feet to a point on a 225.00 foot radius curve to the left, center bears South 18°00'00" West; thence along the arc of said curve through a central angle of 17°33'57", a distance of 68.98 feet; thence North 72°26'03" East a distance of 35.47 feet to a point on a 175.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 35°33'57", a distance of 108.63 feet; thence South 72°00'00" East a distance of 20.84 feet to a point on a 525.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 7°00'00", a distance of 64.14 feet; thence South 79°00'00" East a distance of 577.24 feet to said point of beginning.

Containing 188,001 square feet, or 4.32 acres, more or less.

PARK CITY FIRE SERVICE DISTRICT NOTES:

Comb



CANYONS VILLAGE
MANAGEMENT ASSOCIATION

May 14, 2025

Tiffanie Northrup-Robinson, County Senior Planner
Summit County Planning Department
PO Box 128
Coalville, UT 84017

Re: CVMA Letter of Recommendation – West Willow Draw Master Plat

Mrs. N. Robinson,

CVMA has reviewed the West Willow Draw Development Area Master Plat submitted by TCFC PropCo LP (“TCFC”), and is sending this letter as a recommendation of the plat to the County for its discretionary review and recordation, subject to CVMA’s review and approval of any changes to the plat. CVMA’s recommendation is further subject to TCFC’s agreement that, prior to the issuance of any further subdivision or condominium plats in the West Willow Draw Development Area, TCFC will keep CVMA involved in any additional discussions and decisions regarding pedestrian access and connectivity to and through the West Willow Draw Area.

Thanks, and please feel free to contact me with any questions,

On behalf of CVMA’s Design Review Committee:

John Simmons
Director of Planning & Operations
Canyons Village Management Association

E-Copied: Spencer White, TCFC