

Ordinance No. 2018-10

AN ORDINANCE APPROVING THE QUEEN ESTHER VILLAGE NO. 1 UNIT 6 AMENDED PLAT LOCATED AT 2346 GOOD TRUMP COURT, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 2346 Good Trump Court has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on January 31, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on January 27, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on February 14, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on February 14, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 15, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Queen Esther Village No. 1 Unit 6 Amended Plat located at 2346 Good Trump Court.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Queen Esther Village No. 1 Unit 6 Amended Plat, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2346 Good Trump Court.
2. The property consists of Unit 6 of the Queen Esther Village No. 1 Condominiums.
3. The property is in the Residential Development (RD) Zone District and part of the Deer Valley Master Planned Development.
4. There is an existing multi-unit structure at this address.
5. The existing structure was constructed in 1981.
6. The proposed plat converts the deck area – 108 square feet of Common Space – into Private Space
7. The existing deck area sits beneath the second floor balcony.
8. Unit 6 is currently 1994.92 square feet in area and is proposed to be 2102.92 square feet.

9. The Queen Esther Village Project I Homeowner's Association held a vote in October of 2017, and 81 percent of homeowners approved this proposal with 21 out of 26 owners voting in its favor.
10. The use as residential condominiums is unchanged.
11. The Queen Esther Village No. 1 subdivision is comprised of 26 units within 7 structures.
12. The Deer Valley MPD allows 26 individual units as part of the Solamere development. No increase in number of units is proposed.
13. Density within the Solamere development is determined by unit and not by unit equivalents/square footage.
14. The maximum height allowed is 28 feet from existing grade. No additional building height is proposed. All proposed construction is within the existing building envelope and roof. Building complies with the 28' height allowance.
15. The required front setback is a minimum of 20 feet. No construction is proposed into the existing front setback area.
16. The required rear setback is a minimum of 15 feet. No construction is proposed into the existing rear setback area.
17. The required side setbacks are a minimum of 12 feet. No construction is proposed into the existing front setback areas.
18. The current LMC requires 2 parking spaces for a multi-family unit with a floor area of over 2,000 square feet. The unit currently has 2 off-street parking spaces in its garage and no additional parking is required.
19. The building does not exceed the allowable 28' building height and there are no non-conforming setback issues.
20. All construction is proposed within the existing building envelope.
21. The common area is designated as a blanket utility easement.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. An appropriate NFPA Fire Suppression System is needed as required by the Building and Fire Departments.

4. All conditions of approval of the Queen Esther Village No. 1 plat shall continue to apply.
5. The applicant may submit an application for a building permit according to City procedures after this plat amendment has been recorded.
6. Prior to plat recordation, letters from utility providers (Questar, Rocky Mountain Power, and communications entities) shall be submitted to Planning, that indicate there are no public utilities located under the deck, in the area proposed to be converted from common to private, or approval is granted to relocate such public utilities at the Unit owner's expense.

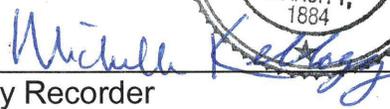
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 15th day of March, 2018.

PARK CITY MUNICIPAL CORPORATION

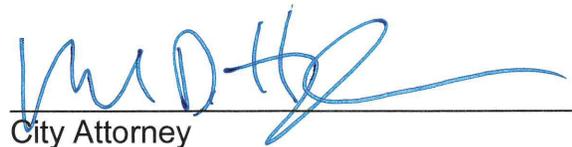

MAYOR

ATTEST:


City Recorder



APPROVED AS TO FORM:


City Attorney

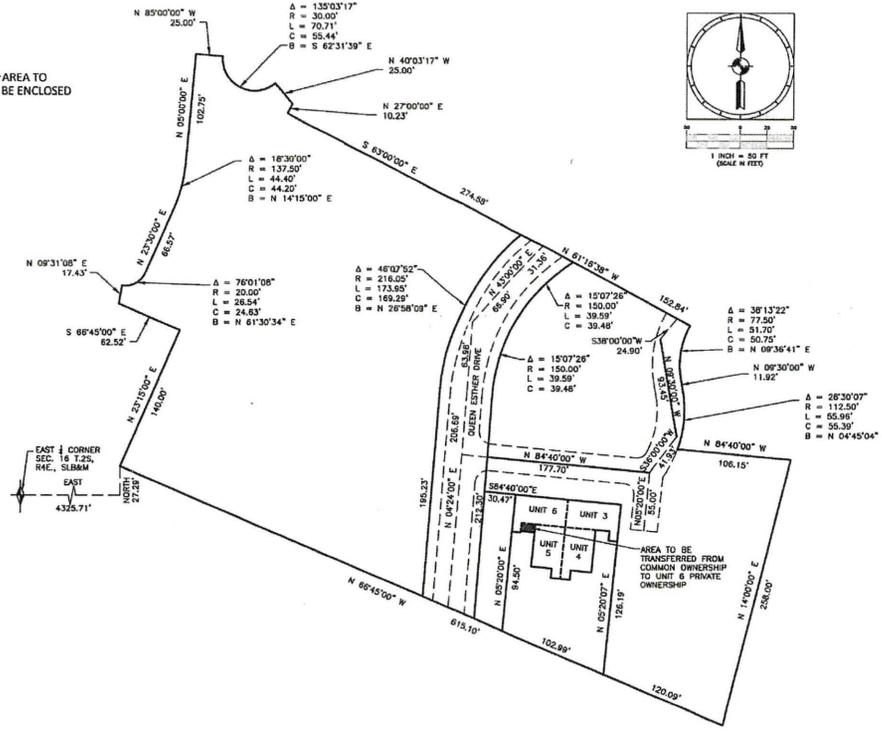
Attachment 1 – Proposed Plat

Exhibit A - Attachment 1: Proposed Plat



AREA TO BE ENCLOSED

NARRATIVE: THE PURPOSE OF THIS PLAT AMENDMENT IS TO ENCLOSE THE EXISTING PATIO TO CREATE ADDITIONAL LIVING SPACE FOR UNIT 6.



QUEEN ESTHER VILLAGE NO.1
UNIT 6 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 4 EAST SALT LAKE BASE & MERIDIAN

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 68°45'00" EAST 184.00 FEET FROM CORNER NUMBER 2 OF THE QUARTER ESTER NUMBER 10 MINING SURVEY 6979, SAID CORNER ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 8, SCLANDER SUBDIVISION NUMBER 1, AND MORE SPECIALLY DESCRIBED AS BEING NORTH 27.29 FEET AND EAST 4325.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 27°10'00" EAST 14.00 FEET; THENCE NORTH 68°45'00" WEST 62.52 FEET; THENCE NORTH 09°31'08" EAST 17.43 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 83°08' EAST 30.00 FEET OF WHICH THE CENTRAL ANGLE IS 135°03'17"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 26.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°30'00" EAST 68.37 FEET TO A POINT ON A 137.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 68°20'00" WEST 132.50 FEET OF WHICH THE CENTRAL ANGLE IS 167°00'00"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 44.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°00'00" EAST 102.75 FEET; THENCE SOUTH 83°08'00" EAST 28.00 FEET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85°00'00" EAST 30.00 FEET OF WHICH THE CENTRAL ANGLE IS 132°03'17"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 70.71 FEET THENCE SOUTH 40°37'17" EAST 24.50 FEET; THENCE SOUTH 37°00'00" WEST 10.23 FEET; THENCE SOUTH 43°00'00" EAST 27.458 FEET; THENCE SOUTH 61°30'00" EAST 102.84 FEET TO A POINT ON A 77.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 81°00'00" WEST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 38°13'22"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 81.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°00'00" EAST 11.92 FEET TO A POINT ON A 112.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 82°00'00" WEST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 38°13'22"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 25.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°00'00" EAST 106.15 FEET; THENCE SOUTH 14°00'00" WEST 28.00 FEET TO THE SOUTHERLY LINE OF THE QUARTER ESTER NO. 10 MINING SURVEY NO. 6979; THENCE NORTH 68°45'00" WEST ALONG SAID SOUTHERLY LINE 616.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17°00'00" EAST 28.00 FEET AND EXCEPTING UNITS 1-5, AND 7-8 OF QUEEN ESTHER VILLAGE NO. 1 AS SHOWN ON THE OFFICIAL PLAT.

SURVEYOR'S CERTIFICATE

I, BRIG CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 140788 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE AMENDED SAID CONDO UNITS AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT AMENDMENT IS A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 27-8-13 OF CHAPTER 8 OF THE CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57.

BRIG CHRISTENSEN PROFESSIONAL LAND SURVEYOR DATE

OWNER'S CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENTS THAT QUEEN ESTHER VILLAGE OWNERS ASSOCIATION (THE ASSOCIATION), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRD OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION XIX OF THE DECLARATION OF CONDOMINIUM OF THE QUEEN ESTHER CONDOMINIUM, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECOGNITION OF THE PLAT.

QUEEN ESTHER VILLAGE OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: ANDREW COHEN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS _____ DAY OF _____ 2016, PERSONALLY APPEARED BEFORE ME ANDREW COHEN, WHO BEING DULY SWORN, DO SAY THAT HE IS PRESIDENT OF QUEEN ESTHER VILLAGE CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 6

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF UNIT 6 AT QUEEN ESTHER VILLAGE NO. 1, A CONDOMINIUM PROJECT, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECOGNITION OF THIS PLAT.

BY: STEPHEN GUTENBERG BY: JAMIE GUTENBERG

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF

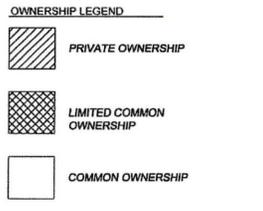
ON THIS _____ DAY OF _____ 2016, PERSONALLY APPEARED BEFORE ME STEPHEN GUTENBERG & JAMIE GUTENBERG, WHO BEING DULY SWORN, DO SAY THAT THEY ARE THE OWNERS OF UNIT 6 AT QUEEN ESTHER VILLAGE NO. 1, A CONDOMINIUM PROJECT, AND DULY ACKNOWLEDGED TO ME THAT THEY EACH SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

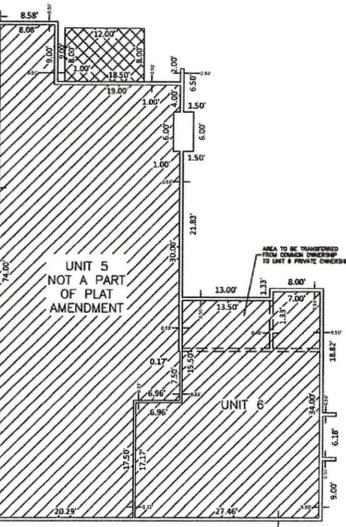
QUEEN ESTHER VILLAGE UNIT 6 SITE MAP



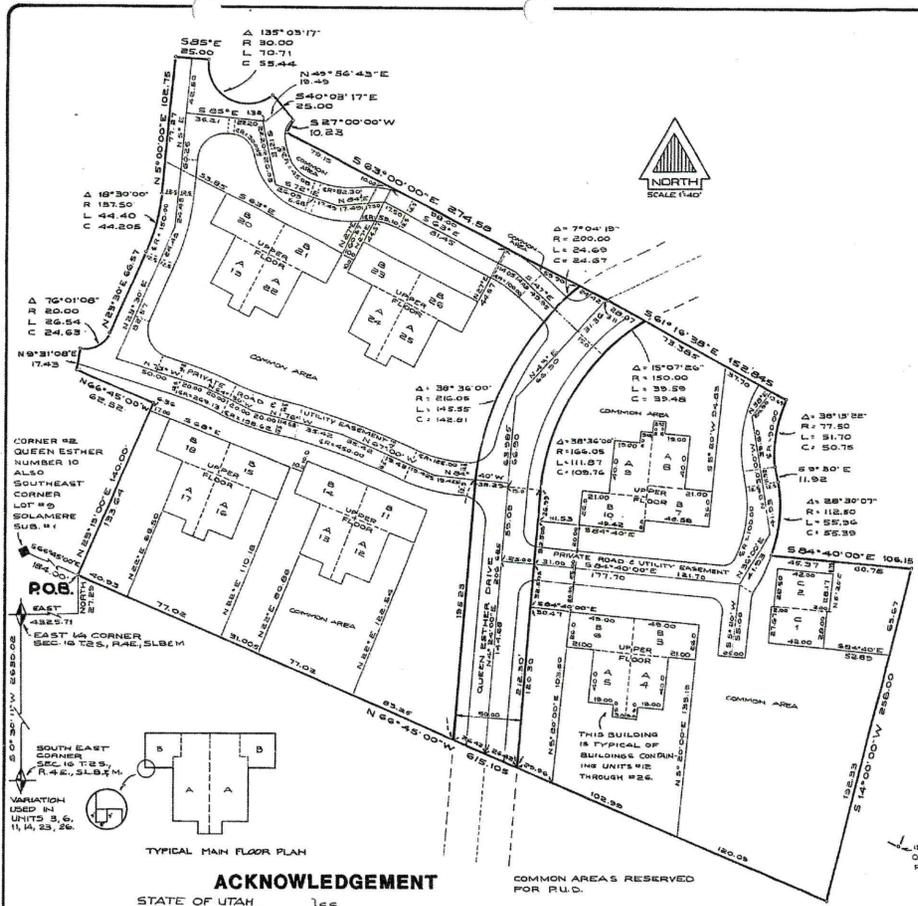
RECORDING INFORMATION



- PLAT NOTES**
- THIS PLAT REPRESENTS AN AMENDMENT TO THE QUEEN ESTHER VILLAGE NO. 1 LOT 8 ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 102474). THIS AMENDMENT EXPANDED THE PRIVATE SPACE ON THE WEST LEVEL OF UNIT 6.
 - ADDITIONAL UNITS ARE NOT SHOWN HEREON AND ARE NOT CHANGED WITH THIS DOCUMENT. FOR INFORMATION ON ANY UNIT OTHER THAN 6, REFER TO "QUEEN ESTHER VILLAGE NO. 1" INSTRUMENT RECORDATION NO. 102074 ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
 - COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, CRITERIA PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
 - FIRE SUPPLIES SHOULD EXTEND INTO THE ADDITION.



 Summit Engineering Group Inc. 44 WEST CENTER BLVD. SUITE 100 PARK CITY, UTAH 84303 P. 435-594-2222 F. 435-594-2221	PROJECT NO.: 517-001 DRAWN BY: JEC REVIEWED BY: EC APPROVED BY: EC DATE: NOVEMBER 10, 2017	PARK CITY PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____ 2016.	PARK CITY ENGINEER THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT. ON THIS DAY OF _____ 2016.	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS DAY OF _____ 2016.	PARK CITY ATTORNEY APPROVED AS TO FORM ON THIS DAY OF _____ 2016.	CITY COUNCIL APPROVAL APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS DAY OF _____ 2016.	CERTIFICATE OF ATTEST I CERTIFY THAT THIS PLAT AMENDMENT HAS APPROVED BY THE PARK CITY COUNCIL ON THIS DAY OF _____ 2016.	RECORDER I HEREBY CERTIFY THAT THIS PLAT AMENDMENT IS CORRECTLY FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON THIS DAY OF _____ 2016.
	SUMMIT COUNTY RECORDER	CITY ENGINEER	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	CITY ATTORNEY	SEWON	CITY RECORDER	SUMMIT COUNTY RECORDER	



SURVEYOR'S CERTIFICATE

I, JAMES G. WEST, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 3082 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND SUBDIVIDED SAID TRACT OF LAND INTO BUILDINGS AND STREETS, HEREAFTER TO BE KNOWN AS QUEEN ESTHER VILLAGE NO. 1, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: Nov 14, 1981

James G. West
 JAMES G. WEST
 REGISTERED LAND SURVEYOR
 No. 3082, UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 66° 45' 00" EAST 184.00 FEET FROM CORNER NUMBER 2 OF THE QUEEN ESTHER NUMBER 10 MINING SURVEY 6979, SAID CORNER ALSO BEING THE MOST SOUTHEASTLY CORNER OF LOT 9, SOLAMERE SUBDIVISION NUMBER 1, AND MORE SPECIFICALLY DESCRIBED AS BEING NORTH 27.29 FEET AND EAST 432.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 27° 15' 00" EAST 140.00 FEET; THENCE NORTH 66° 45' 00" WEST 62.52 FEET; THENCE NORTH 9° 31' 00" EAST 17.43 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 9° 31' 00" EAST 20.00 FEET OF WHICH THE CENTRAL ANGLE IS 76° 01' 00"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 137.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 23° 30' 00" EAST 66.57 FEET TO A POINT ON A 137.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 66° 30' 00" WEST 137.50 FEET OF WHICH THE CENTRAL ANGLE IS 19° 30' 00"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 444.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 5° 00' 00" EAST 102.75 FEET; THENCE SOUTH 85° 00' 00" EAST 25.00 FEET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85° 00' 00" EAST 30.00 FEET OF WHICH THE CENTRAL ANGLE IS 135° 05' 11"); THENCE SOUTHEASTERLY 25.00 FEET; THENCE SOUTH 27° 00' 00" WEST 10.23 FEET; THENCE SOUTH 63° 00' 00" EAST 274.58 FEET; THENCE SOUTH 61° 14' 30" EAST 152.845 FEET TO A POINT ON A 77.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 61° 14' 30" EAST 77.50 FEET OF WHICH THE CENTRAL ANGLE IS 38° 13' 22"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 51.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0° 30' 00" EAST 11.92 FEET TO A POINT ON A 112.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 50° 30' 00" WEST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 58° 30' 00"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 55.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84° 40' 00" EAST 106.15 FEET; THENCE SOUTH 14° 00' 00" WEST 258.00 FEET TO THE SOUTHERLY LINE OF THE QUEEN ESTHER NO. 10 MINING SURVEY NO. 6979; THENCE NORTH 66° 45' 00" WEST ALONG SAID SOUTHERLY LINE 615.105 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.7714 ACRES.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENT THAT UTAH TITLE & ABSTRACT CO., A UTAH CORPORATION, BY AND THROUGH ITS VICE PRESIDENT, ALFRED J. NEWMAN, THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS QUEEN ESTHER VILLAGE NO. 1, A UTAH CONDOMINIUM PROJECT LOCATED ON THE ABOVE DESCRIBED LAND, DOES HEREBY MAKE THIS CERTIFICATE THAT THE OWNER HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 3 SHEETS TO BE PREPARED. THE OWNER HEREBY CONSENTS TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND SUBMITS THE DESCRIBED PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. THE OWNER ALSO DEDICATES TO THE PUBLIC FOR THEIR USE, QUEEN ESTHER DRIVE AND THE PUBLIC UTILITY EASEMENTS AS SHOWN. IN WITNESS WHEREOF, HE HAS SET HIS HAND THIS 11 DAY OF Aug, 1981.

BY: Alfred J. Newman
 ALFRED J. NEWMAN, VICE PRESIDENT
 UTAH TITLE & ABSTRACT CO.

QUEEN ESTHER VILLAGE NO. 1

LOCATED IN THE N.E. 1/4 OF SEC. 15, T.2S., R.4E., S.L.B.&M.

A UTAH CONDOMINIUM PROJECT



SHEET 1 OF 3

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE I, SS ON THIS 10 DAY OF AUG, A.D. 1981 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC ALFRED J. NEWMAN WHO AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF UTAH TITLE & ABSTRACT CO., A UTAH CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND SAID CORPORATION EXECUTED THE SAME. MY COMMISSION EXPIRES 4/6/82 RESIDING IN SALT LAKE COUNTY, UTAH

Leitchard
 NOTARY PUBLIC

- NOTES
1. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES, IF NOT OTHERWISE QUALIFIED.
 2. SHEET # 2 SHOWS THE OUTSIDE WALLS OF THE UNITS
 3. BUILDING LOCATIONS ARE FROM PROPERTY LINES TO OUTSIDE WALLS.
 4. _____ DENOTES BOUNDARY OF PROJECT NO. 1.
 5. _____ DENOTES UNIT BOUNDARIES.
 6. DIMENSIONS TAKE PREFERENCE OVER SCALE
 7. NUMBERS 1 THROUGH 30 ARE UNIT NUMBERS
 8. PARTY WALL DIMENSIONS ARE TO THE MIDDLE OF THE WALL.
 9. THE ABOVE NOTES APPLY TO ALL SHEETS.

ALL COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS.

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF CITY COUNCIL THIS 22 DAY OF August, A.D. 1981, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

John E. Brown
 CITY CLERK

CITY ENGINEER

APPROVED AND ACCEPTED BY THE City Engineer CITY ENGINEERING DEPARTMENT ON THIS 12 DAY OF August, A.D. 1981.

W. S. ...
 CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE City Planning Commission CITY PLANNING COMMISSION ON THIS 12 DAY OF August, A.D. 1981.

J. H. ...
 CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 13 DAY OF August, A.D. 1981.

Walter ...
 CITY ATTORNEY

RECORDED

NO. 182974 DATE: 9-21-81 AT: 11:30

STATE OF Utah COUNTY OF Salt Lake

RECORDED AND FILED AT THE REQUEST OF: Utah Title & Abstract Co.

4300 Handa J. ...
 FEE COUNTY RECORDER

J.J. Johnson & Associates

Park Meadows Plaza, Highway 248, Park City, Utah 84080

(801) 649-9811