

Conclusions of Law:

1. The proposal is consistent with the Village at Empire Pass Master Planned Development and the Flagstaff Development Agreement and Exhibits, as amended.
2. The proposal complies with requirements of the Land Management Code § 15-1-10(E) and §15-2.13-2(B), as permitted by the VEP-MPD.
3. The proposed use is compatible with the surrounding structures in use, scale, mass and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

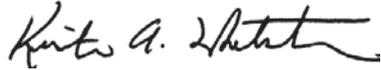
Conditions of Approval:

1. All standard conditions of approval apply to this Administrative Conditional Use Permit.
2. All conditions of approval of the Amended Phase One Village at Empire Pass Subdivision plat combining Lots 1 and 2 shall apply.
3. A water efficient landscape and irrigation plan shall be submitted with the building permit application.
4. The landscape plan shall identify any existing significant trees to be removed and/or relocated, all proposed new vegetation (type, common name, sizes and quantities), irrigation and mulching methods, snow storage areas, and defensible space requirements. No gravel is permitted within 5' of the edge of Village Road.
5. All retaining walls shall be identified on the site and grading plan submitted with the building permit application. Top of wall and bottom of wall shall be identified.
6. All exterior lights must conform to the City's lighting ordinance and the Flagstaff Mountain Resort Design Guidelines and shall be shielded and down directed.
7. Final Building plans and construction details submitted with the building permit application shall comply with the Flagstaff Mountain Resort Design Guidelines and plans dated July 18, 2018, as reviewed and redlined by the Planning staff during this Administrative Conditional Use Permit approval.
8. Materials and color samples and final design details must be approved by staff prior to building permit issuance. A letter of approval from the Empire Pass Design Review Board stating compliance with the Empire Pass (Flagstaff Mountain Resort) Design Guidelines shall be submitted with the building permit application.
9. A roof ridge USGS elevation shall be indicated on a roof plan to be submitted with the building permit application. Such roof plan shall be drawn on a certified topographic survey of the lot to identify existing USGS elevation beneath all roof ridges to clearly demonstrate that the building complies with the maximum RD District Building Height.
10. Final utility, grading and storm water plans must be approved by the City Engineer prior to Building Permit issuance.
11. A Construction Mitigation Plan and SWPPP must be submitted with the Building Permit and reviewed by the City for compliance with the Flagstaff Development Construction Mitigation Plan Technical Report #15, prior to building permit issuance.
12. Any appeal of this Final Action shall be submitted in writing to the Planning Department by August 18, 2018 according to LMC Section 15-1-18.
13. This Administrative Conditional Use permit will expire on August 8, 2019, unless a building permit has been issued for construction of the townhouses prior to the

expiration date or an extension of the approval is requested in writing, prior to the expiration date, and granted by the Planning Director.

14. Prior to sale of individual units and prior to issuance of certificates of occupancy for the Larkspur Townhouses, a Condominium Plat shall be approved by the City and recorded at Summit County to memorialize the total square floor area and unit equivalents.
15. Conditions of the Second Amended to the Village at Empire Pass Phase One Subdivision continue to apply.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten A. Whetstone". The signature is fluid and cursive, with a long horizontal flourish at the end.

Kirsten A Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

Planning Commission Staff Report

Subject: Shadow Ridge Condominiums Third Amendment
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-18-03836
Date: 24 October 2018
Type of Item: Legislative – Condominium Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Shadow Ridge Condominiums Third Amendment and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Shadow Ridge Condominium Owner’s Association
Jim Simmons, Association Manager
Andrew Moran, Evergreen Engineering, Inc.

Location: 50 Shadow Ridge Road

Zoning: Resort Commercial District

Adjacent Land Uses: Resort / transient / hotel / residential

Reason for Review: Condominium Plat Amendments require Planning Commission review and City Council review and action

Proposal

Condominium Plat Amendment request to change private platted designation to common space. All units are owned by the Owners’ Association. Unit 4001 is 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.

Purpose

The purpose of the Recreation Commercial District is to:

1. allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
2. allow for resort-related transient housing with appropriate supporting commercial and service activities,
3. encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
4. limit new Development on visible hillsides and sensitive view Areas,
5. provide opportunities for variation in architectural design and housing types,
6. promote pedestrian connections within Developments and to adjacent Areas,
7. minimize architectural impacts of the automobile,
8. promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,

9. promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
10. promote the preservation and rehabilitation of Historic Buildings.

Background

The Shadow Ridge Condominiums project was approved as a Conditional Use Permit on December 3, 1979. The CUP included 15,000 sf of non-residential uses, identified in the CUP only as "commercial uses". The residential units were approved as part of the CUP as a "condominium/hotel".

The first Plat was approved by City Council and recorded at Summit County on May 1, 1980. Shadow Ridge Condominiums plat created 56 residential units on 4 floors; convertible space on the first floor (10,980 square feet) and convertible space on the lower level (9,770 square feet); 30,000 square feet of limited common parking area (spaces were not designated on the plat); limited common area for decks, balconies, and other common area for circulation, access, entry, lobby, etc.

In June of 1984 a first amended Plat was approved. The Plat was recorded at Summit County on June 21, 1984. This amendment created from the convertible space, eight (8) commercial condominium units (units 4116 to 4123) on the first floor and six (6) commercial condominium units (units 4001 to 4006) on the lower level.

In October 2011 a second amended Plat was approved. The Plat was recorded at Summit County on September 19, 2012. This amendment affected Units 4119, 4004, 4005, 4006, 4120, 4121, 4122, and 4123 and amended associated common and limited common areas.

On September 6, 2018 the applicant submitted a complete Condominium Plat Amendment application.

Analysis

The subject site is located at 50 Shadow Ridge. The site is within the Recreation Commercial District. The proposed Condominium Plat Amendment requests to change **private** platted designation to **common** space. All units are owned by the Owners' Association. Unit 4001 is a 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each. There are no physical changes associated with this application. No exterior changes are proposed with this plat amendment. A condominium is not use, but a type of ownership. It is typical of conference rooms and maintenance closets to originally be designated as common space. Staff finds that there is good cause for this Condominium Plat Amendment.

Process

The approval of this Condominium Plat Amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On October 10, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on October 6, 2018.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the proposed Condominium Plat Amendment, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the proposed Condominium Plat Amendment, and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Condominium Plat Amendment, and request additional information or analysis in order to make a recommendation.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

Consequences of not taking the recommended action is that the units would continue to be platted a private designation instead of common space.

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Shadow Ridge Condominiums Third Amendment and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance

Attachment 1 – Shadow Ridge Condominiums Third Amended (Proposed)

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

Exhibit D – Applicant's Project description

Exhibit E – Third Amendment to the Declarations (HOA Approval)

Exhibit F – Aerial Photograph

Exhibit G – Site Photographs

Exhibit A – Draft Ordinance

Ordinance No. 18-XX

AN ORDINANCE APPROVING THE SHADOW RIDGE CONDOMINIUMS THIRD AMENDED CONDOMINIUM PLAT AMENDING UNITS 4001, 4002, 4216, 4217, 4316, 4317, 4416 & 4417, LOCATED AT 50 SHADOW RIDGE ROAD, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 50 Shadow Ridge Road, units 4001, 4002, 4216, 4217, 4316, 4317, 4416 & 4417 have petitioned the City Council for approval of the Condominium Plat Amendment; and

WHEREAS, on October 6, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on October 10, 2018, the site was properly noticed and posted according to the 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 October 24, 2018, to receive input on Condominium Plat Amendment; and

WHEREAS, the Planning Commission on October 24, 2018, forwarded a recommendation to the City Council; and,

WHEREAS, on November 15, 2018, the City Council held a public hearing to receive input on the Condominium Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Shadow Ridge Condominiums Third Amended Condominium Plat, located at 50 Shadow Ridge Road.

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

SECTION 1. APPROVAL. The Shadow Ridge Condominiums Third Amended Condominium 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 subject site is located at 50 Shadow Ridge.
2. The site is within the Recreation Commercial District.
3. The proposed Condominium Plat Amendment requests to change private platted designation to common space.
4. All units are owned by the Owners' Association.
5. Unit 4001 is a 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms.

6. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.
7. There are no physical changes associated with this Condominium Plat Amendment.
8. No exterior changes are proposed with this plat amendment.
9. A condominium is not use, but a type of ownership.
10. It is typical of conference rooms and maintenance closets to originally be designated as common space. Staff finds that there is good cause for this Condominium Plat Amendment.
11. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Condominium Plat Amendment.
2. The Condominium Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendment.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Condominium 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 shall 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.

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

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

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

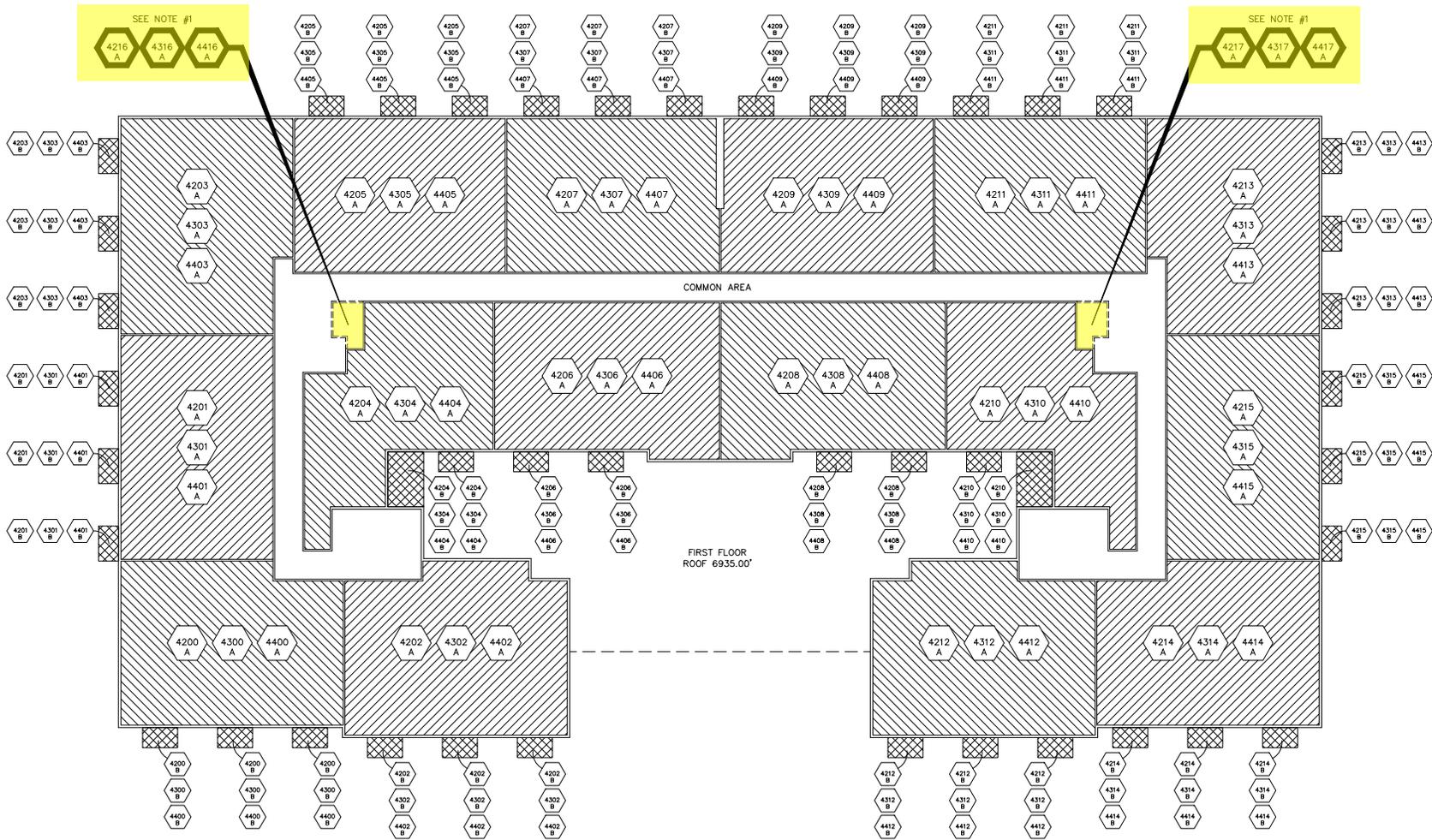
ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Shadow Ridge Condominiums Third Amended



PLAN - SECOND, THIRD & FOURTH FLOOR
 SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "B1" (ASSIGNED TO SPECIFIC UNITS AS NOTED)

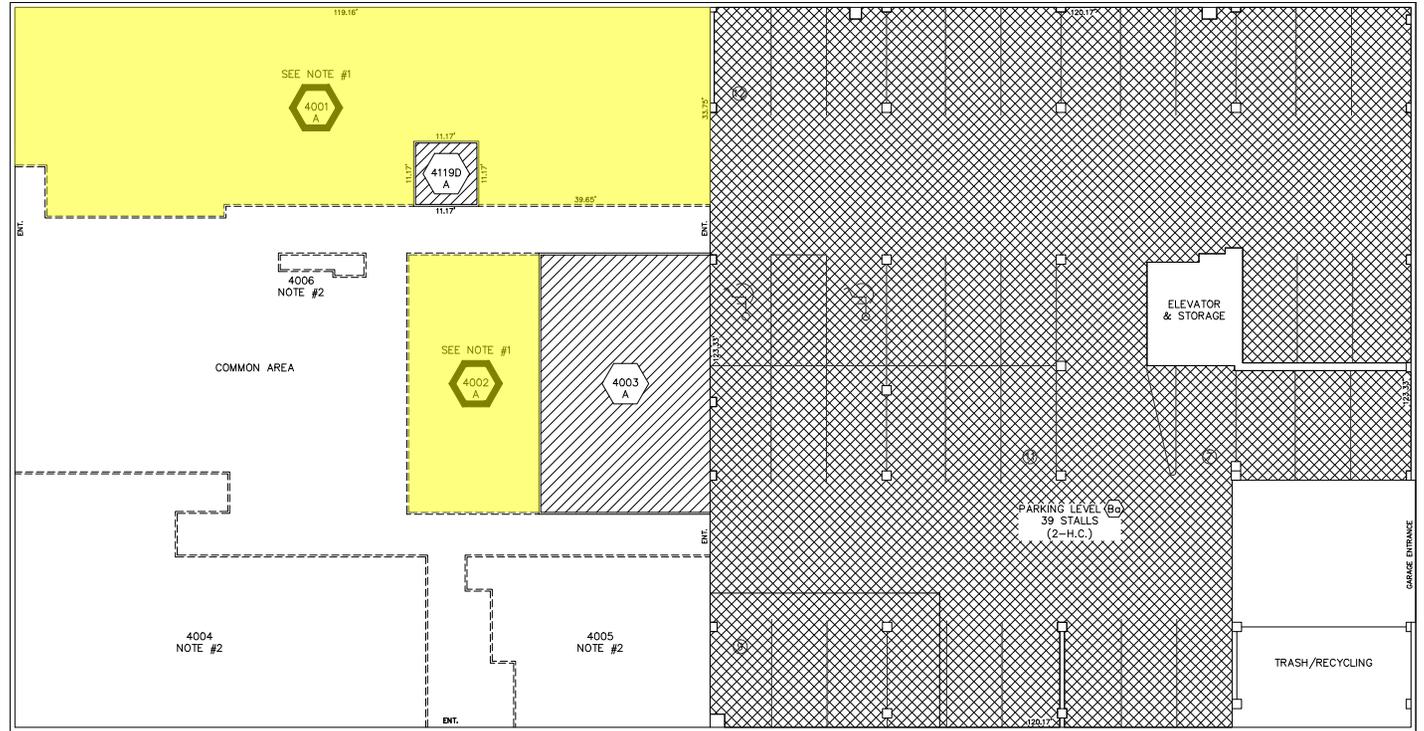


SHEET 2 OF 4
 Drawing Name: SR-3rd-Amended.dwg

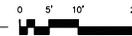
Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1670 Bonanza Drive • Suite 104
 P.O. Box 2881 • Park City, Utah • 84060
 Phone: (435) 649-4667 • Fax: (435) 649-9219
 E-mail: office@evergreen-eng.com

RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 FEE _____ RECORDER _____

Attachment 1 – Shadow Ridge Condominiums Third Amended



PLAN - LEVEL A
SCALE: 1" = 10'



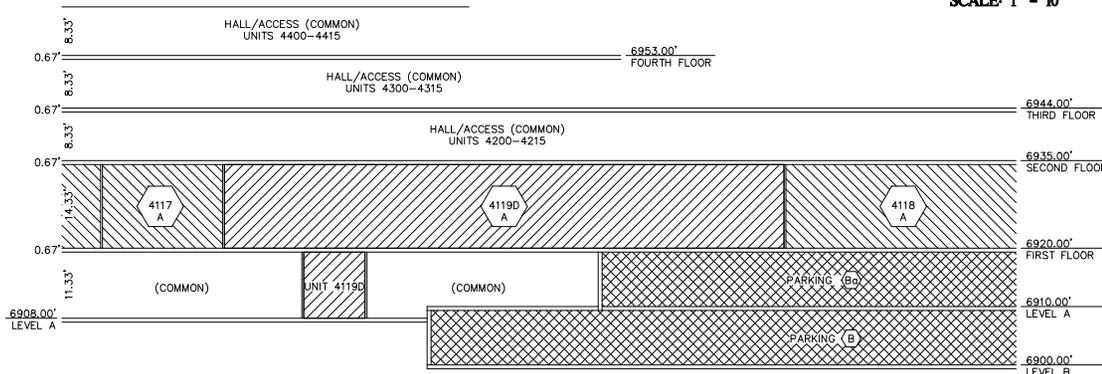
LIMITED COMMON AREA - PARKING DESIGNATION:

1. PARKING (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING (B) LIMITED COMMON AREA USEABLE BY UNITS:

4003	4116	4117	4118
4119A	4119B	4119C	4119D



SECTION - A
SCALE: 1" = 10'



HATCHING LEGEND

[Common Area Hatch]	COMMON AREA
[4115 A Hatch]	PRIVATE AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
[Cross-hatch]	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
[4115 B Hatch]	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
[4115 C Hatch]	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



SECRET 3 OF 4
Print Date: 02/09/16 10:20 AM
Drawing Name: SR-3rd-Amended.dwg

Evergreen Engineering, Inc.

CEI Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2881 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com



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AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ RECORDER _____

Attachment 1 – Shadow Ridge Condominiums Third Amended

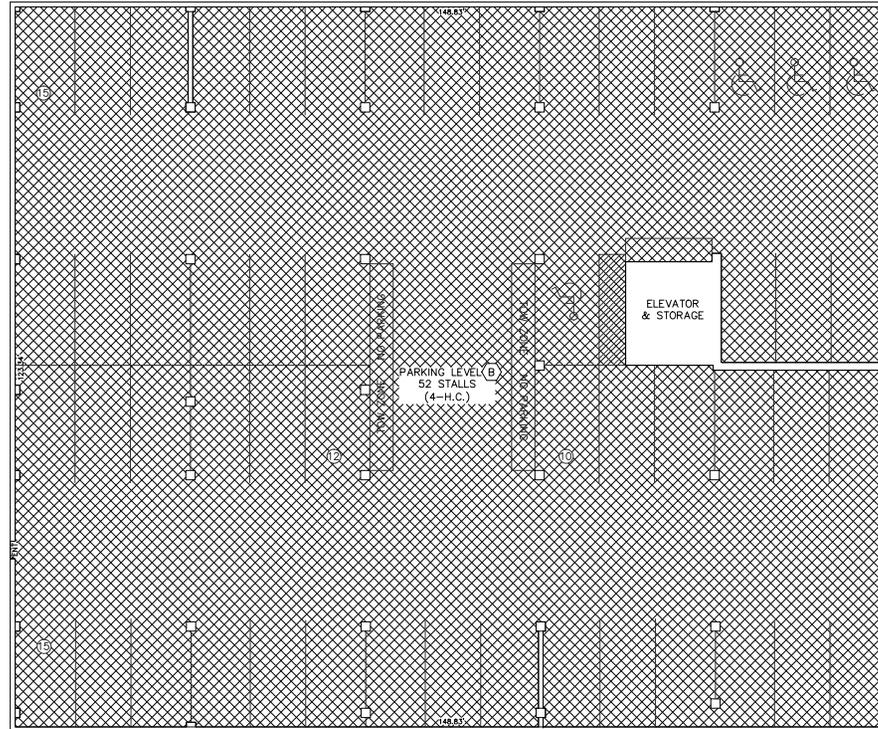
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4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING (Bb) LIMITED COMMON AREA USEABLE BY UNITS:

4003	4116	4117	4118
4119A	4119B	4119C	4119D



PLAN - LEVEL B

SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "Bb" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



SECRET 4 OF 4
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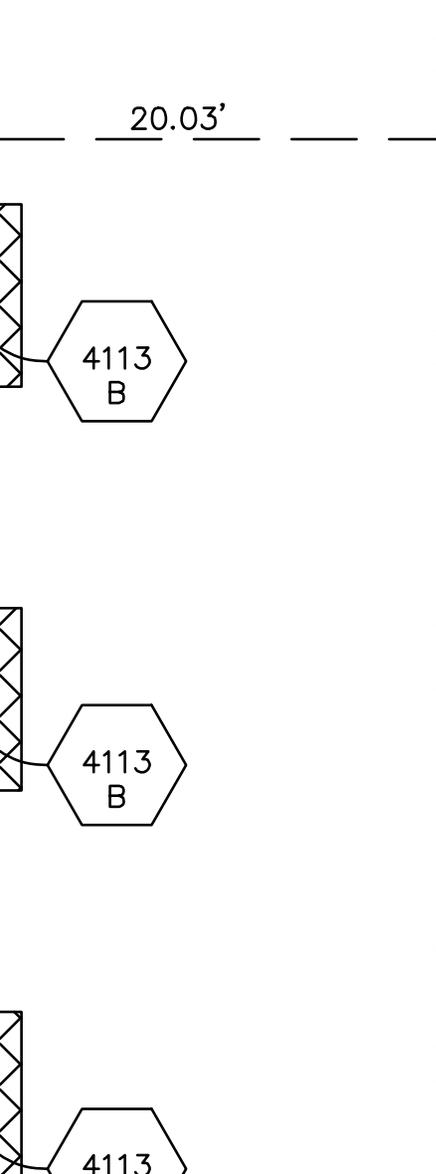
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E-mail: office@evergreen-eng.com



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GRAPHIC SCALE



(IN FEET)

1 inch = 10 ft.

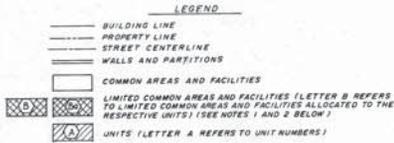
NOTES:

1. This Plat removes from Private Area and converts to Common Area Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, 4417.
2. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Units 4004, 4005, 4006, 4120, 4121, 4122, 4123 were converted to Common Area.
3. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Unit 4119 (one private unit) was converted to Private Area Units 4119A, 4119B, 4119C & 4119D (four private units).
4. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Common Area was converted to Limited Common Area, benefiting Units 4117 and 4119D, for the purpose of vehicle access.
5. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Units 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D were designated as Common Area Units.

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)



LEVEL B FLOOR PLAN



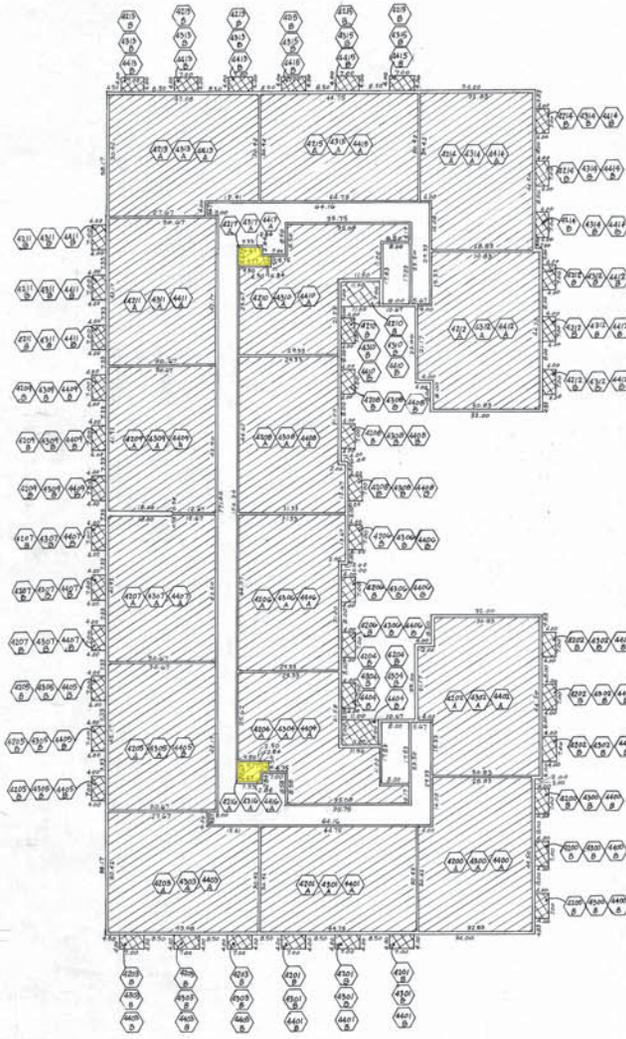
- NOTES**
1. (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4207	4401	4411
4102	4204	4214	4208	4402	4412
4103	4205	4215	4209	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4312	4312	4406	4416
4115	4209	4303	4313	4407	4417
4100	4210	4304	4314	4408	4418
4201	4211	4305	4315	4409	4419
4202	4212	4306	4316	4410	4420
 2. (B) LIMITED COMMON AREA USEABLE BY UNITS:

4116	4117	4118	4119	4001	4002	4003
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(AMENDS SHEET 5)

5. THIS SUPPLEMENTAL RECORD OF SURVEY MAP AMENDS, SUPERCEDES, AND REPLACES SHEETS 2, 3, 4 AND 5 OF THE ORIGINAL RECORD OF SURVEY MAP FOR THE SHADOW RIDGE CONDOMINIUMS RECORDED AS ENTRY NO. 166230 IN SUMMIT COUNTY, UTAH. SHEET 1 OF SAID ORIGINAL MAP REMAINS IN FULL FORCE AND EFFECT.



SECOND THIRD AND FOURTH FLOOR PLANS (AMENDS SHEET 4)

SUPPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS AMENDING SHEETS 2, 3, 4, 5, RECORDED NO. 166230 ON S-1-80 SUMMIT COUNTY RECORDER

PARK CITY ENGINEER APPROVED THIS 20 TH DAY OF JUNE, 1984 Brian W. DeVan, P.E.	PARK CITY ATTORNEY APPROVED THIS 20 TH DAY OF June, 1984 Lawrence E. Doyle	PARK CITY PLANNING COMMISSION APPROVED THIS 20 TH DAY OF June, 1984 [Signature]	PARK CITY COUNCIL APPROVED THIS 20 TH DAY OF June, 1984 [Signature] MAYOR	RECORDED NO. 221761 STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF DATE 6-21-84 TIME 3:30 PM SUMMIT COUNTY RECORDER
------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------

DECLARANT'S CERTIFICATE

I, Patrick C. Alamo, do hereby certify that I am a registered Land Surveyor holding Certificate No. 4609 as prescribed by the Laws of the State of Utah. I further certify that by the authority of the Declarant I have executed this Supplemental Record of Survey Map and that the original Record of Survey Map for the Shadow Ridge Condominiums recorded as Entry No. 166230 in Summit County, Utah, and this Supplemental Record of Survey Map are accurate and comply with Section 57-8-1(1) and Section 57-8-13(1), respectively, of the Utah Condominium Ownership Act, both of said Acts relate to the following-described real property located in Summit County, Utah:

Commencing at a point 126.8 feet South of the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 54°11'15" West 200.00 feet; thence North 35°39'15" East 100.00 feet; thence North 54°11'15" West 200.00 feet; thence South 35°39'15" East 100.00 feet to the point of beginning.

DATE: 6-21-84
 BY: [Signature]
 TITLE: Surveyor

CERTIFICATE OF CONVEYANCE

The undersigned Declarant of the Shadow Ridge Condominiums has caused this Supplemental Record of Survey Map to be prepared to convert certain Conveyable Spaces into Units and Common Areas in accordance with the Utah Condominium Ownership Act and hereby consents to the recordation hereof.

EXECUTED this ___ day of June, 1984.

PARK CITY-SHADOW RIDGE LTD.,
 a Utah Limited Partnership,
 by its General Partner,
 Park City-Shadow Ridge
 Corporation, a Utah
 corporation.

ATTEST:
 [Signature]
 TITLE: Notary Public

STATE OF UTAH)
 COUNTY OF SALT LAKE) ss.

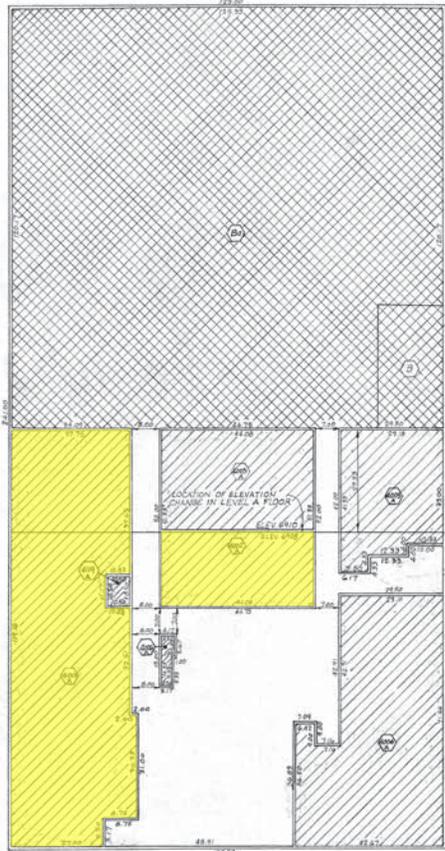
On this 20th day of June, 1984, personally appeared before me [Name], a duly licensed and qualified Notary Public, who being by me duly sworn did say that they are the [Name] of Park City-Shadow Ridge Corporation, a Utah corporation, that said corporation is the General Partner of PARK CITY-SHADOW RIDGE, LTD., a Utah Limited Partnership, and that they signed the foregoing Certificate on behalf of said corporation by authority of its bylaws or a resolution of its Board of Directors and on behalf of said Partnership by proper authority, and [Name] and [Name] each duly acknowledged to me that said Partnership executed said Certificate.

[Signature]
 Notary Public

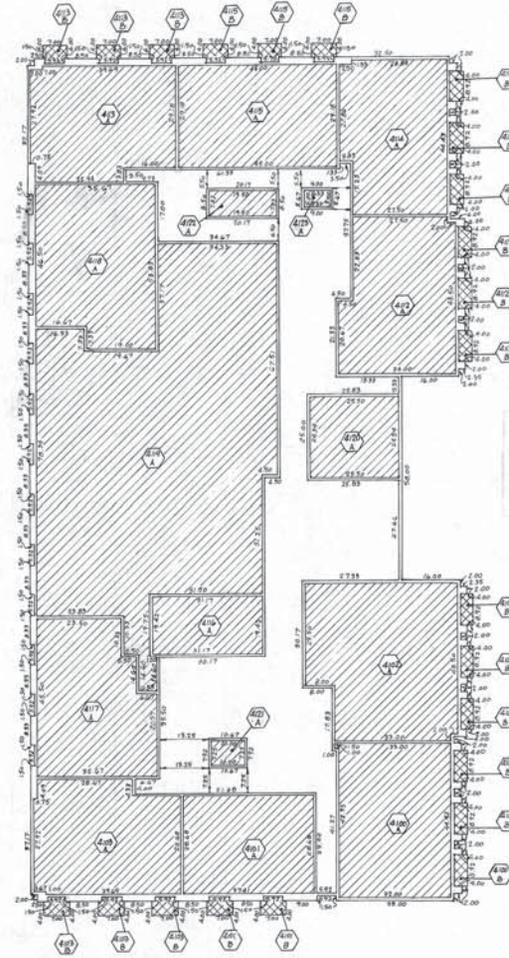
My Commission Expires: Residing at: Salt Lake City, Utah
 Phone: 5-1935

UNIT NO.	LOCATION	SCHEDULE FLOOR
4200 - 4217		SECOND
4300 - 4317		THIRD
4400 - 4417		FOURTH

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)



LEVEL A FLOOR PLAN
(AMENDS SHEET TWO)



FIRST FLOOR PLAN
(AMENDS SHEET THREE)

SUPPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS
AMENDING SHEETS 2,3,4,85 RECORDED NO. 166230 ON 5-1-80 SUMMIT COUNTY RECORDER

AREAS IN SQUARE FEET

UNIT NO.	AREA	LIMITED COMMON	UNIT NO.	AREA	LIMITED COMMON
A11	-	35,417.6	4216	44.9	-
4001	3034.9	-	4217	44.9	-
4002	960.8	-	4300	1404.0	84.0
4003	1263.3	-	4301	1361.3	84.0
4004	2522.3	-	4302	1456.6	84.0
4005	1058.1	-	4303	1421.2	84.0
4006	40.8	-	4304	1181.6	105.0
4100	1423.3	107.0	4305	1293.4	84.0
4101	1072.9	73.8	4306	1337.5	84.0
4102	1824.5	107.0	4307	1293.0	84.0
4103	1364.2	110.6	4308	1337.5	84.0
4112	1431.3	107.0	4309	1293.0	84.0
4113	1341.8	110.6	4310	1181.6	105.0
4114	1330.3	107.0	4311	1293.4	84.0
4115	1333.1	110.6	4312	1456.6	84.0
4116	605.3	-	4313	1421.2	84.0
4117	1309.9	-	4314	1404.0	84.0
4118	1797.9	-	4315	1361.3	84.0
4119	6217.4	-	4316	44.9	-
4120	620.7	-	4317	44.9	-
4121	72.5	-	4800	1404.0	84.0
4122	152.7	-	4401	1361.3	84.0
4123	41.6	-	4402	1456.6	84.0
4200	1404.0	84.0	4403	1421.2	84.0
4201	1361.3	84.0	4404	1181.6	105.0
4202	1456.6	84.0	4405	1293.4	84.0
4203	1421.2	84.0	4406	1337.5	84.0
4204	1181.6	105.0	4407	1293.0	84.0
4205	1293.4	84.0	4408	1337.5	84.0
4206	1337.5	84.0	4409	1293.0	84.0
4207	1293.0	84.0	4410	1181.6	105.0
4208	1337.5	84.0	4411	1293.4	84.0
4209	1293.0	84.0	4412	1456.6	84.0
4210	1181.6	105.0	4413	1421.2	84.0
4211	1293.4	84.0	4414	1404.0	84.0
4212	1456.6	84.0	4415	1361.3	84.0
4213	1421.2	84.0	4416	44.9	-
4214	1404.0	84.0	4417	44.9	-
4215	1361.3	84.0			

SHEET TWO OF TWO SHEETS

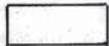
RECORDED NO. 224764
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED
AT THE REQUEST OF
DATE 06-24-82 TIME 11:15 AM BOOK PAGE
FEE SUMMIT COUNTY RECORDER

SHADOW RIDGE ZONE 2

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)

LEGEND

- BUILDING LINE
- PROPERTY LINE
- - - - - STREET CENTERLINE
- ==== WALLS AND PARTITIONS

 COMMON AREAS AND FACILITIES

  LIMITED COMMON AREAS AND FACILITIES (LETTER B REFERS TO LIMITED COMMON AREAS AND FACILITIES ALLOCATED TO THE RESPECTIVE UNITS) (SEE NOTES 1 AND 2 BELOW)

 UNITS (LETTER A REFERS TO UNIT NUMBERS)

NOTES

1.  LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS :

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

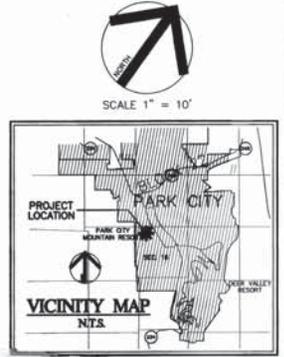
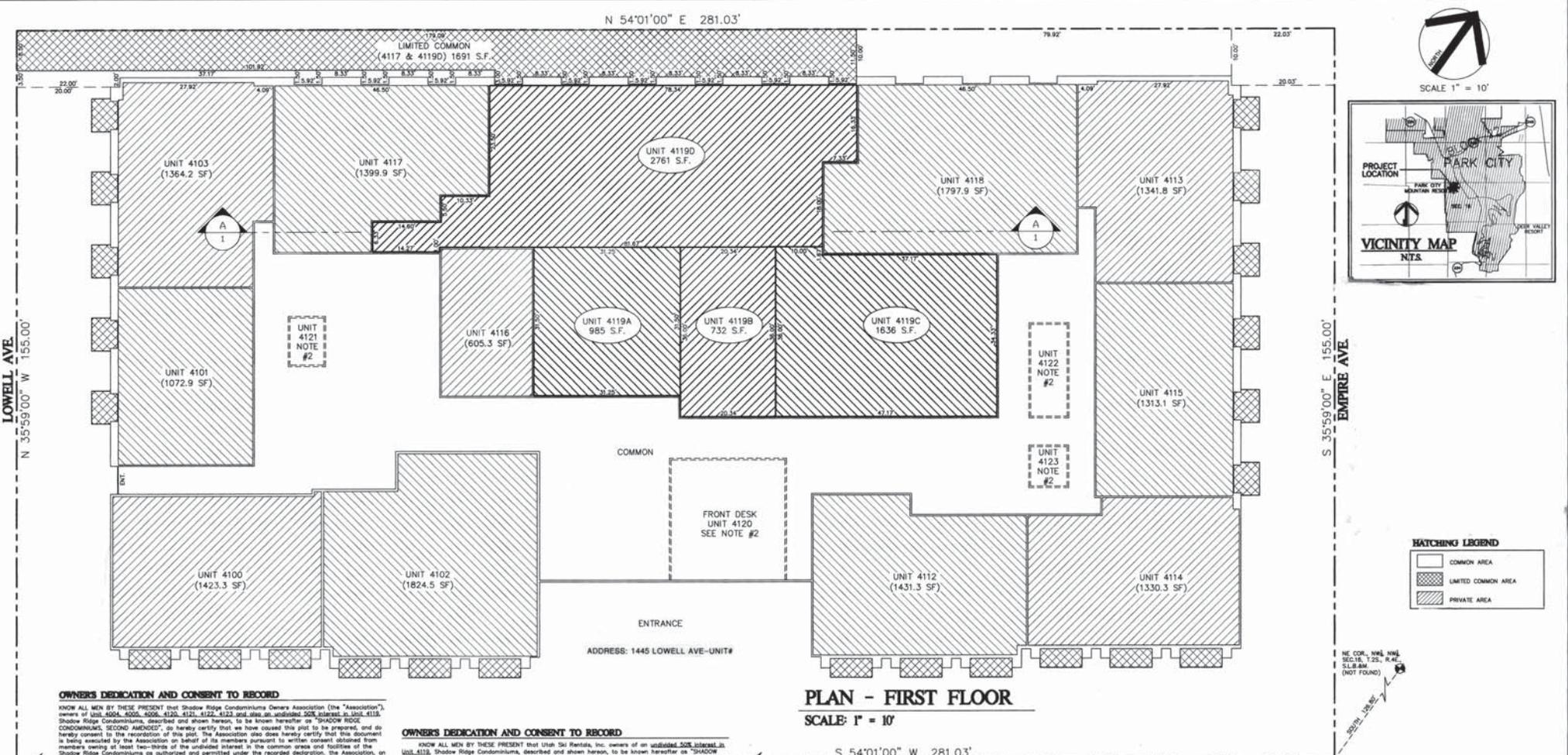
2.  LIMITED COMMON AREA USEABLE BY UNITS :

4116	4117	4118	4119	4001	4002	4003
------	------	------	------	------	------	------

(AMENDS SHEET 5)

3. THIS SUPPLEMENTAL RECORD OF SURVEY MAP AMENDS, SUPERCEDES, AND REPLACES SHEETS 2, 3, 4 AND 5 OF THE ORIGINAL RECORD OF SURVEY MAP FOR THE SHADOW RIDGE CONDOMINIUMS RECORDED AS ENTRY NO. 166230 IN SUMMIT COUNTY, UTAH. SHEET 1 OF SAID ORIGINAL MAP REMAINS IN FULL FORCE AND EFFECT.

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)



OWNERS DEDICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENT that Shadow Ridge Condominiums Owners Association (the "Association"), owners of Unit 4000, 4001, 4002, 4121, 4122, 4123 and also an undivided 50% interest in Unit 4113 Shadow Ridge Condominiums, described and shown hereon, to be known hereafter as "SHADOW RIDGE CONDOMINIUMS, SECOND AMENDED", do hereby certify that we have caused this plat to be prepared and do hereby consent to the recordation of this plat. The Association also does hereby certify that this document is being executed by the Association on behalf of its members pursuant to written consent obtained from members owning at least two-thirds of the undivided interest in the common areas and facilities of the Shadow Ridge Condominiums as authorized and permitted under the recorded declaration. The Association, on behalf of its members pursuant to written consent, certifies that it has caused this survey to be made and this amended condominium plat to be prepared. The Association, on behalf of all of the unit owners, does hereby consent to the recordation of this plat.

OWNERS DEDICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENT that Utah Ski Rentals, Inc. owners of an undivided 50% interest in Unit 4113, Shadow Ridge Condominiums, described and shown hereon, to be known hereafter as "SHADOW RIDGE CONDOMINIUMS, SECOND AMENDED", do hereby certify that we have caused this plat to be prepared, and do hereby consent to the recordation of this plat.

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH)
 COUNTY OF) ss.
 On this 14th day of June, 2012, personally appeared before me, TOM COVATZ (Name), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is President (Title) of Shadow Ridge Condominiums Owners Association and that said document was signed by him/her on behalf of said Association by authority of its Bylaws, or (Resolution of its Board of Directors), and said TOM COVATZ (Name) acknowledged to me that said Association authorized the preparation and execution of this document.

CORPORATE ACKNOWLEDGMENT
 Utah Ski Rentals, Inc., a Utah Corporation
 STATE OF UTAH)
 COUNTY OF Salt Lake) ss.
 On this 14th day of June, 2012, personally appeared before me, JAMES WILSON (Name), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is President (Title) of Utah Ski Rentals, Inc. and that said document was signed by him on behalf of said Corporation by authority of its Bylaws, or (Resolution of its Board of Directors), and said JAMES WILSON (Name) acknowledged to me that said Corporation executed the same.

SURVEYORS CERTIFICATE
 I, Gregory B. Wolcott, of Park City, Utah, certify that I am a Licensed Professional Land Surveyor, and that I hold License No. 187786, as prescribed by the laws of the State of Utah, and that I have performed a Survey of the herein described property.
 I further certify that this Record of Survey is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and regulations of the law and as specified in Section 57-8-13 of Chapter 8, Condominium Ownership Act, Utah Code Title 57, Real Estate.
 Date: May 15, 2012
 Gregory B. Wolcott

* Signing in a representative capacity as authorized officer, agent, partner, trustee, member or other representative may sign on behalf of their representative business, be it a corporation, partnership, trust, limited liability company or other entity providing they have been given authority to sign in their representative capacity.
 ** The notary must require the signer to present satisfactory documentary evidence and administer an oath or affirmation.

* Signing in a representative capacity as authorized officer, agent, partner, trustee, member or other representative may sign on behalf of their representative business, be it a corporation, partnership, trust, limited liability company or other entity providing they have been given authority to sign in their representative capacity.
 ** The notary must require the signer to present satisfactory documentary evidence and administer an oath or affirmation.

LEGAL DESCRIPTION
 Shadow Ridge Condominiums, on the land of record in the Office of the Summit County Recorder, Recordation Number 166230 (Supplemental Record of Survey Map Recordation Number 221761).

CONDOMINIUM PLAT SHADOW RIDGE CONDOMINIUMS SECOND AMENDED - A UTAH CONDOMINIUM PROJECT - AMENDING UNITS 4119, 4120, 4121, 4122, 4123, 4004, 4005, 4006 A CONDOMINIUM PROJECT LOCATED WITHIN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PARK CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE
 PARK CITY PLANNING COMMISSION ON THIS
 28th DAY OF September, 2011 A.D.
 CHAIRMAN

CERTIFICATE OF ATTEST
 I CERTIFY THIS RECORD OF SURVEY
 MAP WAS APPROVED BY PARK CITY COUNCIL
 THIS 13th DAY OF October, 2011 A.D.
 BY James Wilson
 PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
 RECLAMATION DISTRICT STANDARDS ON THIS 29th
 DAY OF June, 2012 A.D.
 BY Bob D. S.B.W.R.D.

ENGINEERS CERTIFICATE
 I FIND THIS PLAT TO BE IN
 ACCORDANCE WITH INFORMATION ON
 FILE IN MY OFFICE THIS 27th
 DAY OF August, 2012 A.D.
 BY [Signature]
 PARK CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 31st
 DAY OF August, 2012 A.D.
 BY [Signature]
 PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY
 COUNCIL THIS 13th DAY OF October, 2011 A.D.
 BY [Signature]
 MAYOR

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1670 Business Drive • Suite 104
 P.O. Box 2861 • Park City • Utah • 84060
 Phone: 435-648-4667 • Fax: 435-648-9219
 E-mail: office@evergreen-eng.com
 RECORDED # 963467
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF Summit Escrow Title
 DATE 9/28/12 TIME 1:15 PM BOOK --- PAGE ---
 \$9800 Rhonda Arnesen
 FEE RECORDER

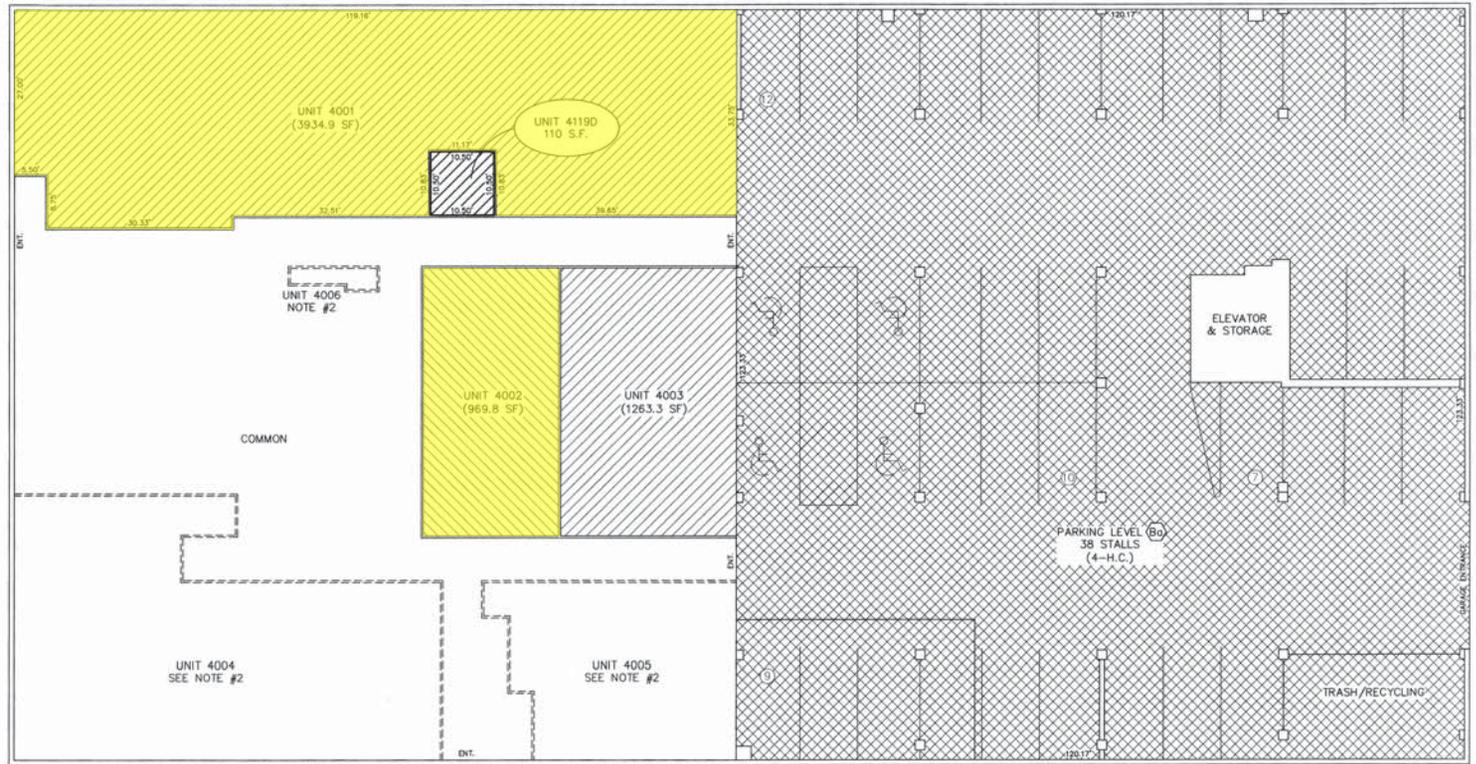
Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

NOTES

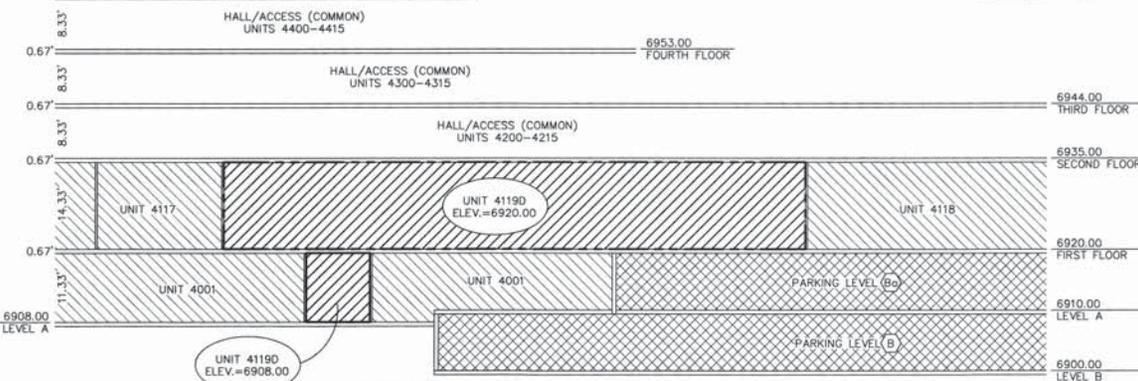
- This Plat Amends Unit 4119 (one private unit) into Units 4119A, 4119B, 4119C & 4119D (four private units).
- This Plat removes from Private Area and converts to Common Area Units 4004, 4005, 4006, 4102, 4103, 4104, 4105, 4106, 4107, 4108, 4109, 4110, 4111, 4112, 4113, 4114, 4115, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D are Support Commercial Units. All others are Residential Units.
- Parking Garage and Facilities Located on Level A, hereon shown as "B" are designated "Limited Common Area Usable By Units 4001, 4002, 4003, 4118, 4117, 4118, 4119" as shown on the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Registration Number 221781.
- Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
- Books of Bearing, Record of Survey Map for Shadow Ridge Condominiums, Registration Number 186230.
- Existing Unit 4119 is located on both the First Floor and Level A.
- Limited Common Area, benefiting Unit 4119D, has been added for the purpose of vehicle access to that unit.
- The First Floor, Level A and Level B were field measured (surveyed) to verify its interior placement within the existing condominium building.
- Project Benchmark Elevation = 6920.00'
- Top of concrete slab, First Floor Main Entrance.
- Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth in this Amendment are in addition to previously associated items.
- The Units in this Condominium are served by a Common Private Latent Wastewater Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" shall be responsible for Ownership, Operation and Maintenance of all Common Private Latent Wastewater Lines.
- All Conditions of Approval of the 1978 Shadow Ridge Conditional Use Permit and the 1994 First Amended Shadow Ridge Condominium Plat continue to apply.
- This Plat is subject to the Conditions of Approval in Ordinance 11-24.

AREA TABULATIONS

NET ADDITIONAL COMMON AREA:	
+ CONVERTED UNITS TO COMMON AREA (NOTE #2)	= 4,509 S.F.
+ CONVERTED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D	= 1,591 S.F.
+ TOTAL ADDED COMMON	= 6,100 S.F.
NET ADDITIONAL LIMITED COMMON AREA:	
+ CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D	= 1,591 S.F.
+ TOTAL ADDED LIMITED COMMON	= 1,591 S.F.
PRIVATE AREA:	
UNIT 4119A	= 985 S.F.
UNIT 4119B	= 732 S.F.
UNIT 4119C	= 1,536 S.F.
UNIT 4119D	= 2,817 S.F.
UNIT 4119	= 6,224 S.F.



PLAN - LEVEL A
SCALE: 1" = 10'



SECTION - A
SCALE: 1" = 10'



NOTES

- PARKING LEVEL (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4406
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

- PARKING LEVEL (B) LIMITED COMMON AREA USEABLE BY UNITS:

4001	4002	4003	4116	4117	4118
4119A	4119B	4119C	4119D		



SHEET 2 OF 3
Drawing Number: SR-2010-0000002-001

Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning
3870 Bonanza Drive • Suite 104
P.O. Box 2881 • Park City • Utah • 84060
Phone: (435) 649-6667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com



HATCHING LEGEND

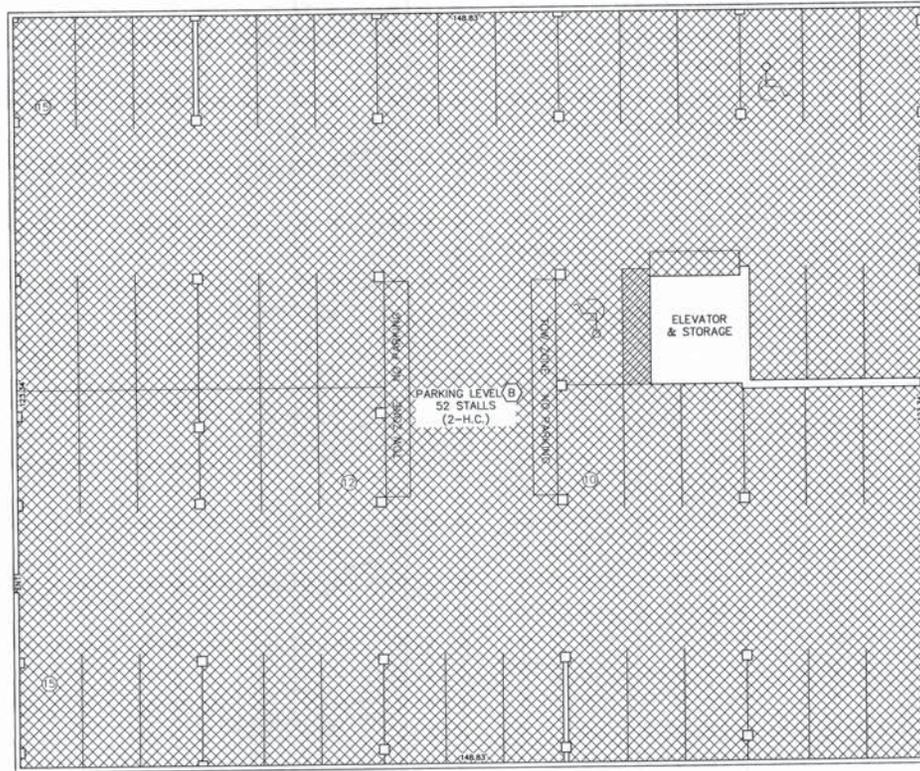
[Diagonal lines /]	COMMON AREA
[Diagonal lines \]	LIMITED COMMON AREA
[Cross-hatch]	PRIVATE AREA

RECORDED # 953467

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF SUMMIT ESCROW & TITLE DATE 11/14/2012 TIME 9:21 AM BOOK PAGE

699.00 FEE *Florida Finance Agency* RECORDER

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)



PLAN - LEVEL B
SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE AREA

SHEET 3 OF 3
Pkg. Price: \$62.15, 2012
Drawing Name: SR-Condo-SecondAmend.dwg

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1870 Bonanza Drive • Suite 104
P.O. Box 2065 • Park City • Utah • 84050
Phone: (435) 649-6667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com

RECORDED # 953467

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF **SUMMIT E-SCREENS, L.P.**
DATE 11/18/12 TIME 1:14 PM BOOK PAGE

\$78.00 FEE
Sharon Annica RECORDER

NOTES:

1. This Plat Amends Unit 4119 (one private unit) into Units 4119A, 4119B, 4119C & 4119D (four private units).
2. This Plat removes from Private Area and converts to Common Area Units 4004, 4005, 4006, 4120, 4121, 4122, 4123.
3. Units 4001, 4002, 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D are Support Commercial Units. All others are Residential Units.
4. Parking Garage and Facilities Located on Level A, hereon shown as "Ba" are designated "Limited Common Area Useable By Units: 4001, 4002, 4003, 4116, 4117, 4118, 4119". As shown on the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Recordation Number 221761.
5. Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
6. Basis of Bearing: Record of Survey Map for Shadow Ridge Condominiums, Recordation Number 166230.
7. Existing Unit 4119 is located on both the First Floor and Level A.
8. Limited Common Area, benefiting Unit 4119D, has been added for the purpose of vehicle access to that unit.
9. The First Floor, Level A and Level B were field measured (surveyed) to verify its interior placement within the existing condominium building.
10. Project Benchmark Elevation = 6920.00'.
Top of concrete slab, First Floor Main Entrance.
11. Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth to this Amendment are in addition to previously associated items.
12. The Units of this Condominium are served by a Common Private Lateral Wastewater Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" Shall be responsible for Ownership, Operation and Maintenance of all Common Private Lateral Wastewater Lines.
13. All Conditions of Approval of the 1979 Shadow Ridge Conditional Use Permit and the 1984 First Amended Shadow Ridge Condominium Plat continue to apply.
14. This Plat is subject to the Conditions of Approval in Ordinance 11-24.

AREA TABULATIONS

NET ADDITIONAL COMMON AREA:	
* CONVERTED UNITS TO COMMON AREA	
(NOTE #2):	+ 4,509 S.F.
* CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D :	(1,691 S.F.)
** TOTAL ADDED COMMON	= 2,818 S.F.
NET ADDITIONAL LIMITED COMMON AREA:	
* CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D :	
** TOTAL ADDED LIMITED COMMON	= 1,691 S.F.
PRIVATE AREA:	
UNIT 4119A	- 985 S.F.
UNIT 4119B	- 732 S.F.
UNIT 4119C	- 1,636 S.F.
UNIT 4119D	- 2,871 S.F.
(UNIT 4119	- 6,224 S.F.)

NOTES

Exhibit C - Current Plat: Shadow Ridge Condos Second Amended (2012)

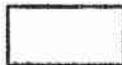
1. PARKING LEVEL **B** LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING LEVEL **Ba** LIMITED COMMON AREA USEABLE BY UNITS:

4001	4002	4003	4116	4117	4118
4119A	4119B	4119C	4119D		

HATCHING LEGEND

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE AREA

Ev
En

Civil En
1670 B
P.O. Bo
Phone:
E-mail:

ST/
AT 7
DATE 9/11

SHADOW RIDGE CONDOMINIUMS, THIRD AMENDED

PROJECT SUMMARY

The purpose of this Condominium Amendment is to remove from private area and convert to common area Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, & 4417. 4001 & 4002 are currently used as convention space by the HOA, so there is no reason for them to be private. Units 4216, 4217, 4316, 4317, 4416, & 4417 are just closets that are used by the janitorial staff, so there is also no reason for them to be private. Finally, the parking areas located on level A will be available for use by the HOA when they are using the conference rooms and related facilities.

Mary Ann Trussell, Summit County Utah Recorder
10/25/2016 12:33:46 PM Fee \$28.00
By WRONA GORDON & DUBOIS
Electronically Recorded

**THIRD AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
SHADOW RIDGE CONDOMINIUMS**

This Third Amendment to the Declaration of Condominium for Shadow Ridge Condominiums (the “Third Amendment”) is made by the Shadow Ridge Condominiums Owners Association, a Utah non-profit corporation (the “Association”).

RECITALS

- A. The plat map for the SHADOW RIDGE CONDOMINIUMS was recorded on December 5, 1980, with the Summit County Recorder’s office as Entry No. 166230 (the “Original Plat”).
- B. The DECLARATION OF CONDOMINIUM OF OAK PARK CONDOMINIUM was recorded on December 5, 1980, in the Summit County Recorder’s office as Entry No. 173629 in Book M1 73, beginning at Page 605 (the “Original Declaration”).
- C. The FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on June 21, 1984, in the Summit County Recorder’s office as Entry No. 221762 in Book 303 beginning at Page 400 (the “First Supplement”).
- D. The AFFIRMATION TO THE DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on July 2, 1992, in the Summit County Recorder’s office as Entry No. 361688 in Book 671 beginning at Page 104 (the “Affirmation”).
- E. The SHADOW RIDGE CONDOMINIUMS SECOND AMENDED PLAT was recorded on December 9, 2012, with the Summit County Recorder’s office as Entry No. 953467 (the “Second Amended Plat”).
- F. The SECOND SUPPLEMENT TO DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on September 19, 2012, in the Summit County Recorder’s office as Entry No. 953468 in Book 2147 beginning at Page 1183 (the “Second Supplement”). (The Original Declaration, the First Supplement, the Affirmation, and the Second Supplement together, the “Declaration”).
- G. In January, 2010, votes representing more than seventy-five percent (75%) of the allocated interest of the Association were cast in favor of approval of the terms of a settlement of a lawsuit in which the Association involved. Pursuant to the terms of the settlement (the “Settlement Agreement”), the Association purchased an undivided fifty percent (50%) interest in Unit 4119 of the Project with another party known as Utah Ski & Golf purchasing the other undivided fifty percent (50%) interest in Unit 4119. The Association and Utah Ski & Golf purchased Unit 4119 jointly, as tenants in common, with the agreement that (i) Unit 4119 would be subdivided into four (4) new condominium units identified as Units 4119A, 4119B, 4119C, and 4119D and (ii) following completion of the subdivision, title to Unit 4119D will be conveyed

Exhibit E – Third Amendment to the Declarations (HOA Approval)

solely to the Association, and title to Units 4119A, 4119B, and 4119C would be conveyed to Utah Ski and Golf or its designee.

H. In an effort to effectuate the Settlement Agreement, the Second Supplement was recorded.

I. Prior to recording the Second Supplement, the Association obtained the approval of Park City to subdivide Unit 4119, as reflected in City Records for Park City Project Number PL-10-00938. Park City required several changes to the Project including: (i) identification on an amended plat of the parking spaces located on the two lower levels of the building, (ii) adding certain limited common area pertaining to Units 4117 and 4119D, (iii) clarifying that units which may be used for commercial purposes (which are Units 4001, 4002, 4003, 4116, 4117, 4118, and the allegedly created 4119A, 4119B, 4119C, and 4119D), (iv) clarifying limited common areas for parking, and (v) conveying certain units historically designated as private area to Common Area in order to be consistent with their actual uses. The units purportedly converted to Common Area were Units 4004, 4005, 4006, 4120, 4121, 4122, and 4123 (the “Converted Units”), which were used as closets, lobby area, check-in desk, and other common uses.

J. Despite purporting to convert Units 4004, 4005, 4006, 4120, 4121, 4122, and 4123 to Common Area, the Second Supplement did not address eight other units historically designated as private area which should also have been changed to Common Area to be consistent with their actual uses. These are Units 4001 are 4002 (meeting rooms) and 4216, 4217, 4316, 4317, 4416, and 4417 (housekeeping closets) (these Units together, the “Non-Converted Units”).

K. Because the Converted Units had been designated as units in the Project, they contained appurtenant undivided ownership interest shown on Exhibit A to the Original Declaration. This interest was re-allocated to the newly created Units 4119A, 4119B, 4119C, and 4119D in the Exhibit B attached to the Second Amendment.

L. Despite purporting to subdivide an existing unit into four (4) smaller units and to reallocate the undivided fractional interest of the Units in the Project, the Association did not obtain the consent of any mortgagees in the project and did not obtain the consent of one-hundred percent (100%) of the undivided fractional interest in the Project prior to recording the Second Supplement.

M. The Association now desires to more fully effectuate the Settlement Agreement by: (1) ratifying and reaffirming the creation of Units 4119A, 4119B, 4119C, and 4119D; (2) ratifying and reaffirming the conversion of the Converted Units into Common Area; (3) properly allocating the undivided ownership interest of the Converted Units proportionally over all of the Units in the Project; and (4) ratifying and reaffirming the other portions of the Second Supplement.

N. The Association further desires to convert the Non-Converted Units into Common Area and to allocate their appurtenant undivided fractional interest proportionally over all of the Units in the Project.

O. As evidenced by this instrument, the Association obtained the votes of over two-thirds (66.66%) of the undivided ownership interest in the Association and has or will obtain the consent of over two-thirds (66.66%) of the mortgagees holding security interests in the Project.

P. This document affects the real property located in Summit County, Utah, described with particularity on Exhibit A, attached hereto and incorporated herein by reference (the “Property”).

AMENDMENTS

NOW, THEREFORE, pursuant to the foregoing, the Association, through its Board of Trustees, hereby makes and executes the following amendments to the Declaration, which shall be effective as of its recording date:

1) Amendment No. 1. Division of Unit 4119:

The Association ratifies and reaffirms the division of Unit 4119 into Units 4119A, 4119B, 4119C and 4119D. Unit 4119 no longer exists, as shown on the Second Amended Condominium plat filed with the Summit county Recorder, State of Utah or as may be shown on any subsequently filed condominium plat. The size of these Units is as follows: 4119A -985 square feet, 4119B – 732 square feet, 4119C – 1626square feet, and 4119D – 2,871 square feet. The par values, percentage interests and votes pertaining to these 4119A, 4119B, 4119C and 4119D are show in the Exhibit “B” attached hereto.

2) Amendment No. 2. Conversion to Common Areas.

The Association ratifies and reaffirms the conversion of Units 4004, 4005, 4006, 4120, 4121, 4122 and 4123 to Common Areas, as shown on the Second Amended Plat filed with the Summit County Recorder, State of Utah, or as may be shown on any subsequently recorded condominium plat.

Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, and 4417 shall be, and hereby are, converted to Common Area, which shall be shown in a condominium plat to be recorded with the Summit County Recorder, State of Utah.

3) Amendment No. 3. Creation of Limited Common Area.

The Association ratifies and reaffirms the creation of limited common area appurtenant to Units 4117 and 4119D, as shown on the Second Amended Plat filed with the Summit County Recorder, State of Utah, or as may be shown on any subsequently filed condominium plat, which totals 1,691 square feet.

4) Amendment No. 4. Amended Schedule of Ownership Interests and Votes

The schedule attached hereto as Exhibit “B” is incorporated herein by this reference. It sets forth the Unit Number, par value, percentage undivided ownership interest in the Project’s Common Area and Facilities for all purposes including assessments and votes for each Unit contained in the Project from and after the time after the recordation of this Third Amendment and a condominium plat converting the Non-Converted Units into Common Area in the office of the Summit County Recorder. Exhibit “B” attached hereto supersedes and replaces all prior schedules of unit numbers, percentage interest and votes set forth in the Original Declaration, the First Supplement, and the Second Supplement.

5) Conflicts. All remaining provisions of the Declaration not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

Exhibit A – LEGAL DESCRIPTION OF PROPERTY

Commencing at a point 126.8 feet South of the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 54°01' West 281.03 feet; thence North 35°59' West 155 feet; thence North 54°01' East 281.03 feet; thence South 35°59' East 155 feet to the point of beginning.

RESERVING AND EXCEPTING therefrom all right, title and interest in and to the oil, gas and all other minerals, similar and dissimilar, metallic and nonmetallic, and all geothermal sources which presently underlie or which may hereafter underlie the Land described immediately hereinabove.

Exhibit B

UNIT NUMBER, PAR VALUE, PERCENTAGE INTEREST, VOTES

UNIT	PAR VALUE	PERCENTAGE INTEREST	VOTES
4003	23,458	0.176752	1.76752
4100	213,227	1.606651	16.06651
4101	182,634	1.376140	13.76140
4102	213,227	1.606651	16.06651
4103	213,227	1.606651	16.06651
4112	213,227	1.606651	16.06651
4113	204,065	1.537620	15.37620
4114	213,227	1.606651	16.06651
4115	204,065	1.537620	15.37620
4116	58,078	0.437612	4.37612
4117	134,322	1.012110	10.12110
4118	172,506	1.299823	12.99823
4119 A	92,884	0.699873	6.99873
4119 B	69,007	0.519964	5.19964
4119 C	154,271	1.162424	11.62424
4119 D	260,364	1.961827	19.61827
4200	213,227	1.606651	16.06651
4201	213,227	1.606651	16.06651
4202	213,227	1.606651	16.06651
4203	213,227	1.606651	16.06651
4204	183,661	1.383878	13.83878
4205	197,931	1.491396	14.91396
4206	206,092	1.552892	15.52892
4207	195,904	1.476123	14.76123
4208	206,092	1.552892	15.52892
4209	195,904	1.476123	14.76123
4210	193,850	1.460647	14.60647
4211	195,904	1.476123	14.76123
4212	213,227	1.606651	16.06651
4213	204,065	1.537620	15.37620
4214	213,227	1.606651	16.06651
4215	204,065	1.537620	15.37620
4300	224,469	1.691361	16.91361
4301	224,469	1.691361	16.91361
4302	224,469	1.691361	16.91361
4303	224,469	1.691361	16.91361
4304	188,742	1.422161	14.22161
4305	214,254	1.614389	16.14389

Exhibit E – Third Amendment to the Declarations (HOA Approval)

4306		219,361	1.652875	16.52875
4307		214,254	1.614389	16.14389
4308		219,361	1.652875	16.52875
4309		214,254	1.614389	16.14389
4310		198,957	1.499133	14.99133
4311		214,254	1.614389	16.14389
4312		224,469	1.691361	16.91361
4313		214,254	1.614389	16.14389
4314		224,469	1.691361	16.91361
4315		214,254	1.614389	16.14389
4400		255,061	1.921872	19.21872
4401		255,061	1.921872	19.21872
4402		255,061	1.921872	19.21872
4403		255,061	1.921872	19.21872
4404		193,850	1.460647	14.60647
4405		249,980	1.883589	18.83589
4406		249,980	1.883589	18.83589
4407		249,980	1.883589	18.83589
4408		249,980	1.883589	18.83589
4409		249,980	1.883589	18.83589
4410		204,065	1.537620	15.37620
4411		249,980	1.883589	18.83589
4412		255,061	1.921872	19.21872
4413		249,980	1.883589	18.83589
4414		255,061	1.921872	19.21872
4415		249,980	1.883589	18.83589
Total		13,271,499	100.000000	1000.00000

Exhibit C
Tax ID Numbers

SRC-1-S-4001
SRC-1-S-4002
SRC-1-S-4003
SRC-1-S-4004
SRC-1-S-4005
SRC-1-S-4006
SRC-1-S-4116
SRC-1-S-4117
SRC-1-S-4118
SRC-1-S-4119
SRC-4119A-2AM
SRC-4119B-2AM
SRC-4119C-2AM
SRC-4119D-2AM
SRC-1-S-4120
SRC-1-S-4121
SRC-1-S-4122
SRC-1-S-4123
SRC-4100
SRC-4101
SRC-4102
SRC-4103
SRC-4112
SRC-4113
SRC-4114
SRC-4115
SRC-4200
SRC-4201
SRC-4202
SRC-4203
SRC-4204
SRC-4205
SRC-4206
SRC-4207
SRC-4208
SRC-4209

Exhibit E – Third Amendment to the Declarations (HOA Approval)

SRC-4210
SRC-4211
SRC-4212
SRC-4213
SRC-4214
SRC-4215
SRC-1-S-4216
SRC-1-S-4217
SRC-4300
SRC-4301
SRC-4302
SRC-4303
SRC-4304
SRC-4305
SRC-4306
SRC-4307
SRC-4308
SRC-4309
SRC-4310
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SRC-4312
SRC-4313
SRC-4314
SRC-4315
SRC-1-S-4316
SRC-1-S-4317
SRC-4400
SRC-4401
SRC-4402
SRC-4403
SRC-4404
SRC-4405
SRC-4406
SRC-4407
SRC-4408
SRC-4409
SRC-4410
SRC-4411
SRC-4412

Exhibit E – Third Amendment to the Declarations (HOA Approval)

SRC-4413

SRC-4414

SRC-4415

SRC-1-S-4416

SRC-1-S-4417

Exhibit F – Aerial Photograph

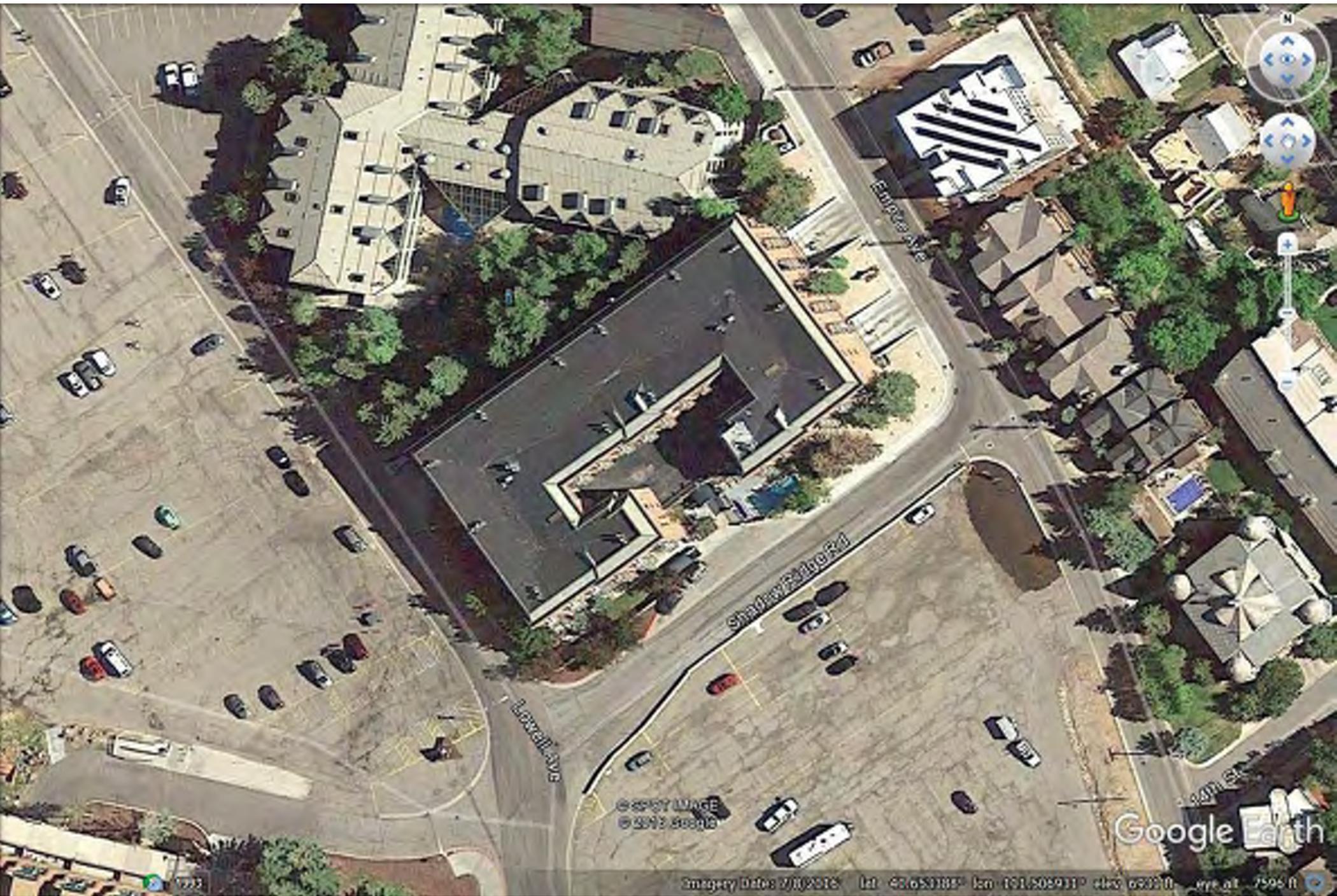
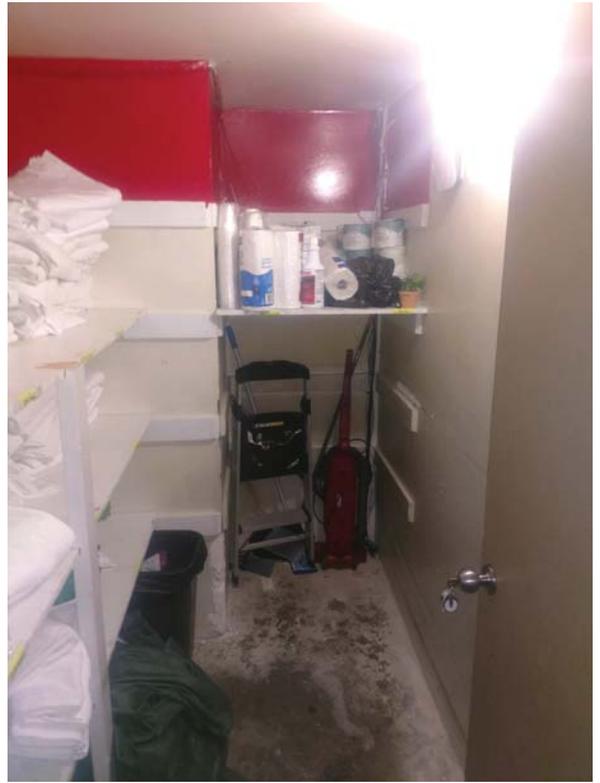


Exhibit G – Site Photographs



Unit 4216



Unit 4217



Unit 4316



Unit 4317

Exhibit G – Site Photographs



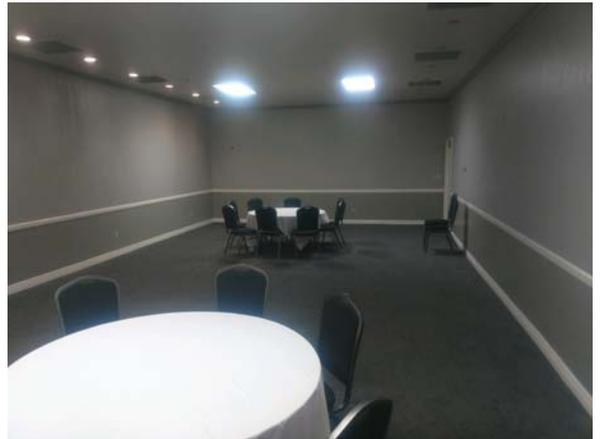
Unit 4416



Unit 4417



Unit 4001



Unit 4002

Planning Commission Staff Report

Subject: Shadow Ridge Condominiums Third Amendment
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-18-03836
Date: 24 October 2018
Type of Item: Legislative – Condominium Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Shadow Ridge Condominiums Third Amendment and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Shadow Ridge Condominium Owner's Association
Jim Simmons, Association Manager
Andrew Moran, Evergreen Engineering, Inc.
Location: 50 Shadow Ridge Road
Zoning: Resort Commercial District
Adjacent Land Uses: Resort / transient / hotel / residential
Reason for Review: Condominium Plat Amendments require Planning Commission review and City Council review and action

Proposal

Condominium Plat Amendment request to change private platted designation to common space. All units are owned by the Owners' Association. Unit 4001 is 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.

Purpose

The purpose of the Recreation Commercial District is to:

1. allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
2. allow for resort-related transient housing with appropriate supporting commercial and service activities,
3. encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
4. limit new Development on visible hillsides and sensitive view Areas,
5. provide opportunities for variation in architectural design and housing types,
6. promote pedestrian connections within Developments and to adjacent Areas,
7. minimize architectural impacts of the automobile,
8. promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,

9. promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
10. promote the preservation and rehabilitation of Historic Buildings.

Background

The Shadow Ridge Condominiums project was approved as a Conditional Use Permit on December 3, 1979. The CUP included 15,000 sf of non-residential uses, identified in the CUP only as "commercial uses". The residential units were approved as part of the CUP as a "condominium/hotel".

The first Plat was approved by City Council and recorded at Summit County on May 1, 1980. Shadow Ridge Condominiums plat created 56 residential units on 4 floors; convertible space on the first floor (10,980 square feet) and convertible space on the lower level (9,770 square feet); 30,000 square feet of limited common parking area (spaces were not designated on the plat); limited common area for decks, balconies, and other common area for circulation, access, entry, lobby, etc.

In June of 1984 a first amended Plat was approved. The Plat was recorded at Summit County on June 21, 1984. This amendment created from the convertible space, eight (8) commercial condominium units (units 4116 to 4123) on the first floor and six (6) commercial condominium units (units 4001 to 4006) on the lower level.

In October 2011 a second amended Plat was approved. The Plat was recorded at Summit County on September 19, 2012. This amendment affected Units 4119, 4004, 4005, 4006, 4120, 4121, 4122, and 4123 and amended associated common and limited common areas.

On September 6, 2018 the applicant submitted a complete Condominium Plat Amendment application.

Analysis

The subject site is located at 50 Shadow Ridge. The site is within the Recreation Commercial District. The proposed Condominium Plat Amendment requests to change **private** platted designation to **common** space. All units are owned by the Owners' Association. Unit 4001 is a 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each. There are no physical changes associated with this application. No exterior changes are proposed with this plat amendment. A condominium is not use, but a type of ownership. It is typical of conference rooms and maintenance closets to originally be designated as common space. Staff finds that there is good cause for this Condominium Plat Amendment.

Process

The approval of this Condominium Plat Amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On October 10, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on October 6, 2018.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the proposed Condominium Plat Amendment, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the proposed Condominium Plat Amendment, and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Condominium Plat Amendment, and request additional information or analysis in order to make a recommendation.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

Consequences of not taking the recommended action is that the units would continue to be platted a private designation instead of common space.

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Shadow Ridge Condominiums Third Amendment and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance

Attachment 1 – Shadow Ridge Condominiums Third Amended (Proposed)

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

Exhibit D – Applicant's Project description

Exhibit E – Third Amendment to the Declarations (HOA Approval)

Exhibit F – Aerial Photograph

Exhibit G – Site Photographs

Exhibit A – Draft Ordinance

Ordinance No. 18-XX

AN ORDINANCE APPROVING THE SHADOW RIDGE CONDOMINIUMS THIRD AMENDED CONDOMINIUM PLAT AMENDING UNITS 4001, 4002, 4216, 4217, 4316, 4317, 4416 & 4417, LOCATED AT 50 SHADOW RIDGE ROAD, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 50 Shadow Ridge Road, units 4001, 4002, 4216, 4217, 4316, 4317, 4416 & 4417 have petitioned the City Council for approval of the Condominium Plat Amendment; and

WHEREAS, on October 6, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on October 10, 2018, the site was properly noticed and posted according to the 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 October 24, 2018, to receive input on Condominium Plat Amendment; and

WHEREAS, the Planning Commission on October 24, 2018, forwarded a recommendation to the City Council; and,

WHEREAS, on November 15, 2018, the City Council held a public hearing to receive input on the Condominium Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Shadow Ridge Condominiums Third Amended Condominium Plat, located at 50 Shadow Ridge Road.

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

SECTION 1. APPROVAL. The Shadow Ridge Condominiums Third Amended Condominium 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 subject site is located at 50 Shadow Ridge.
2. The site is within the Recreation Commercial District.
3. The proposed Condominium Plat Amendment requests to change private platted designation to common space.
4. All units are owned by the Owners' Association.
5. Unit 4001 is a 3,934.7 sf. and unit 4002 is 969.8 sf., both are conference rooms.

6. Units 4216, 4217, 4316, 4317, 4416, & 4417 are all maintenance closets consisting of 44.9 sf. each.
7. There are no physical changes associated with this Condominium Plat Amendment.
8. No exterior changes are proposed with this plat amendment.
9. A condominium is not use, but a type of ownership.
10. It is typical of conference rooms and maintenance closets to originally be designated as common space. Staff finds that there is good cause for this Condominium Plat Amendment.
11. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Condominium Plat Amendment.
2. The Condominium Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendment.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Condominium 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 shall 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.

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

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

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

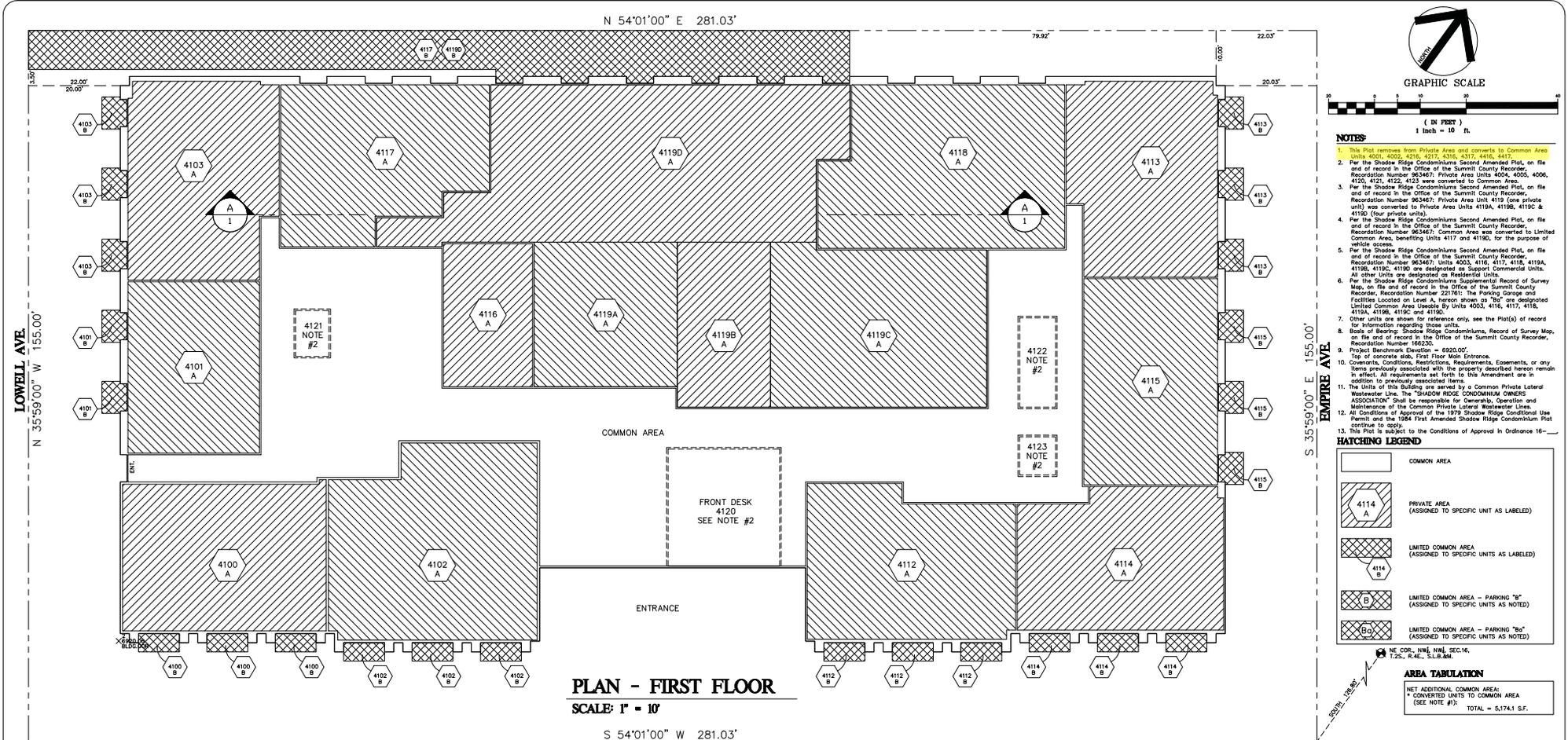
ATTEST:

Michelle Kellogg, City Recorder

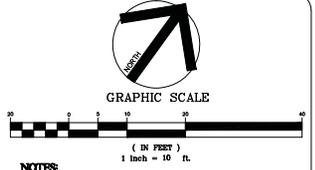
APPROVED AS TO FORM:

Mark Harrington, City Attorney

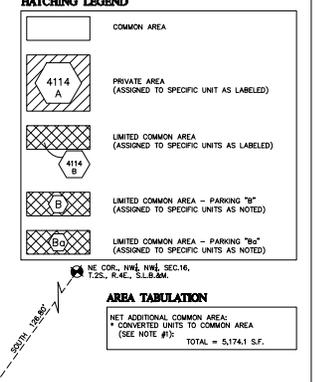
Attachment 1 – Shadow Ridge Condominiums Third Amended



PLAN - FIRST FLOOR
SCALE: 1" = 10'



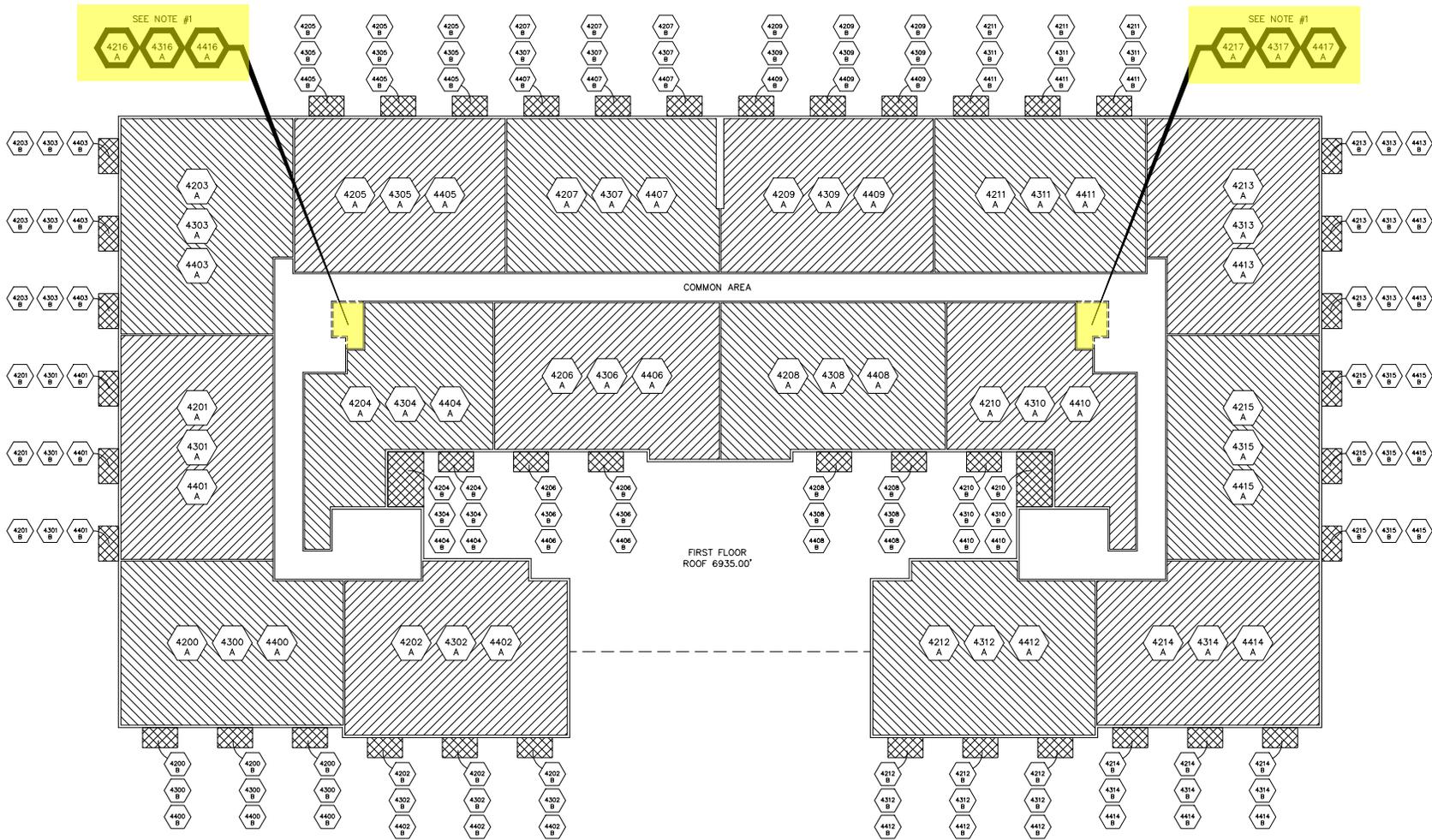
- NOTES:**
- This Plat removes from Private Area and converts to Common Area Units 4101, 4102, 4116, 4117, 4118, 4119, 4121, 4122, 4123.
 - Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Units 4004, 4005, 4006, 4121, 4122, 4123 were converted to Common Area.
 - Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Unit 4118 (one private unit) was converted to Private Area Units 4119A, 4119B, 4119C & 4119D (four private units).
 - Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Common Area was converted to Limited Common Area, benefiting Units 4117 and 4118, for the purpose of vehicle access.
 - Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Units 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D are designated as Support Commercial Units. All other Units are designated as Residential Units.
 - All other Units are designated as Residential Units. Per the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Recordation Number 221761: The Parking Garage and Facilities Located on Level A, hereon shown as 'B' are designated Limited Common Area Units by Units 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C and 4119D.
 - Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
 - Books of Bearing: Shadow Ridge Condominiums, Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Recordation Number 195230.
 - Project Benchmark Elevation = 6920.00'.
Top of concrete slab, First Floor Main Entrance.
 - Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth in the Amendment are in addition to previously associated items.
 - The Units of this Building are served by a Common Private Lateral Wastewater Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" shall be responsible for Ownership, Operation and Maintenance of the Common Private Lateral Wastewater Line.
 - Conditions of Approval of the 1975 Shadow Ridge Conditional Use Permit and the 1984 First Amended Shadow Ridge Condominium Plat continue to apply.
 - This Plat is subject to the Conditions of Approval in Ordinance 16-001.



OWNERS DEDICATION AND CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT that the **SHADOW RIDGE CONDOMINIUMS OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION** (the "Association"), owners of **LOT 4001, 4002, 4216, 4217, 4316, 4317, 4416, 4417, 4418, 4419, 4420, 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 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Attachment 1 – Shadow Ridge Condominiums Third Amended



PLAN - SECOND, THIRD & FOURTH FLOOR
 SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "B1" (ASSIGNED TO SPECIFIC UNITS AS NOTED)

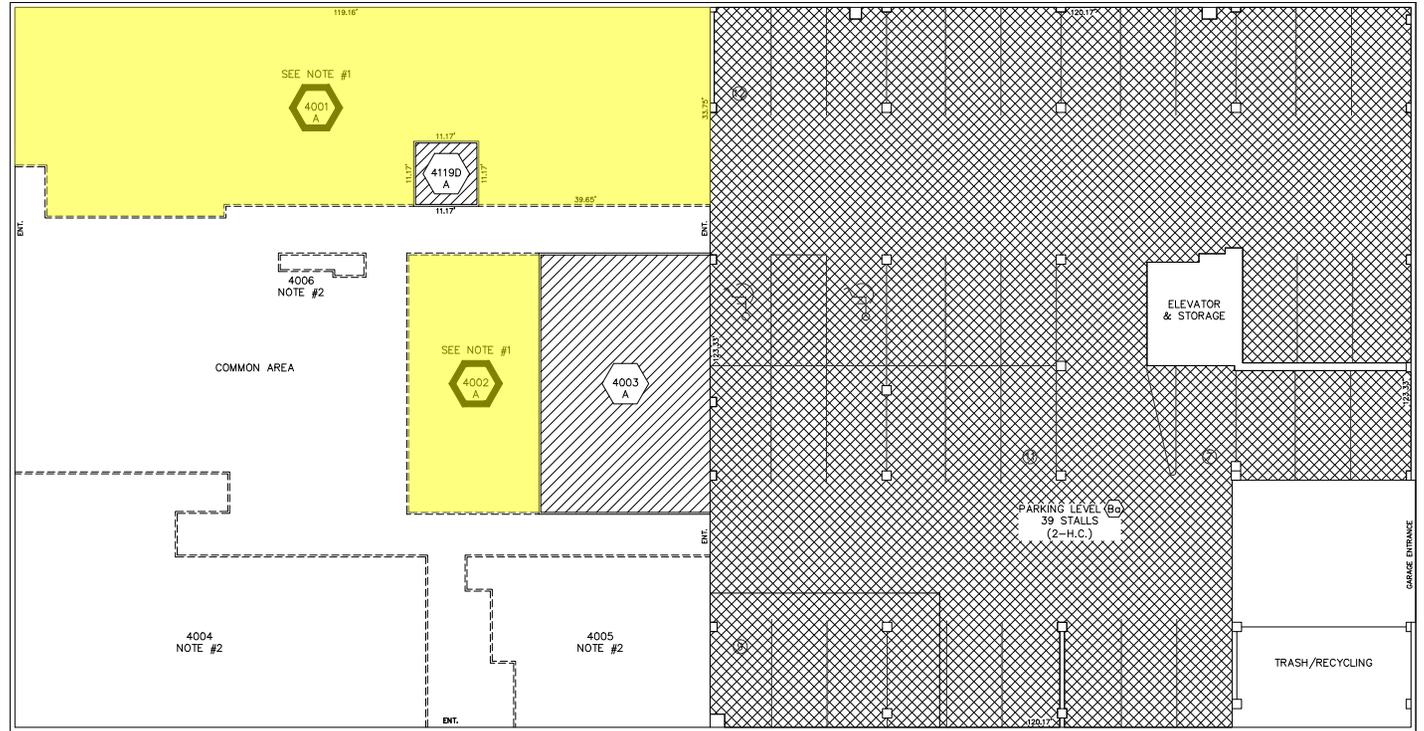


SHEET 2 OF 4
 Drawing Name: SR-3rd-Amended.dwg

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1670 Bonanza Drive • Suite 104
 P.O. Box 2881 • Park City • Utah • 84060
 Phone: (435) 649-4667 • Fax: (435) 649-9219
 E-mail: office@evergreen-eng.com

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 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 FEE _____ RECORDER _____

Attachment 1 – Shadow Ridge Condominiums Third Amended



PLAN - LEVEL A
SCALE: 1" = 10'



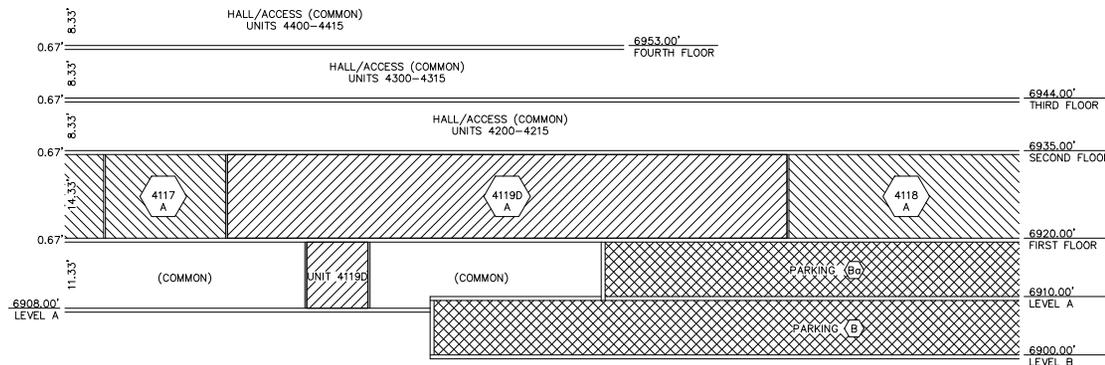
LIMITED COMMON AREA - PARKING DESIGNATION:

1. PARKING (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING (Bb) LIMITED COMMON AREA USEABLE BY UNITS:

4003	4116	4117	4118
4119A	4119B	4119C	4119D



SECTION - A
SCALE: 1" = 10'



HATCHING LEGEND

[Common Area Hatch]	COMMON AREA
[4115A Hatch]	PRIVATE AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
[Cross-hatch]	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
[4115B Hatch]	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
[4115C Hatch]	LIMITED COMMON AREA - PARKING "Bb" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



SECRET 3 OF 4
Print Date: 02/09/16 10:20 AM
Drawing Name: SR-3rd-Amended.dwg

Evergreen Engineering, Inc.

CEI Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2881 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com



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STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ RECORDER _____

Attachment 1 – Shadow Ridge Condominiums Third Amended

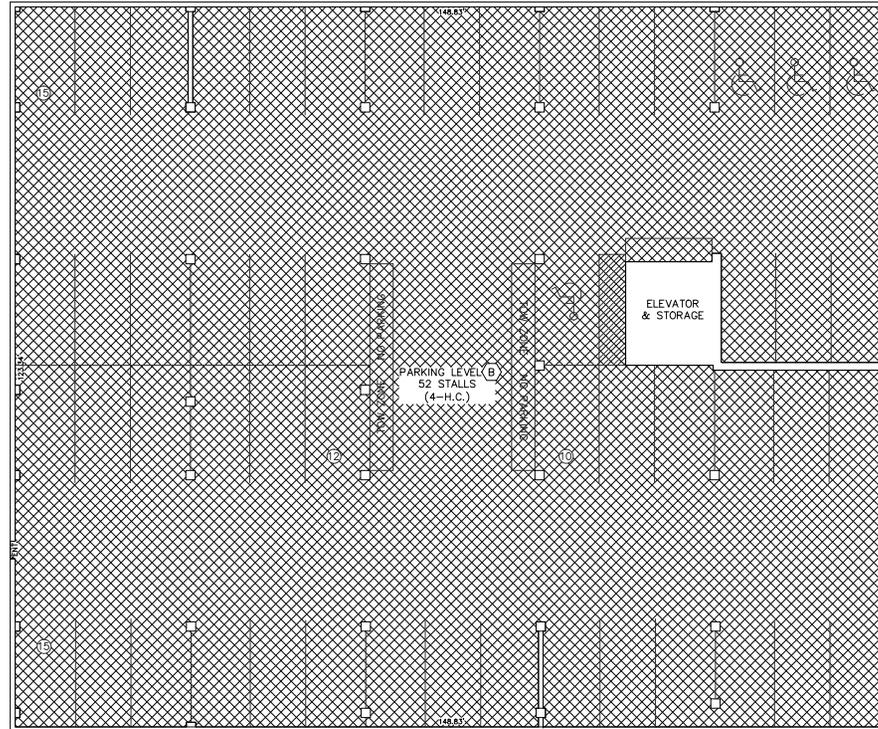
LIMITED COMMON AREA - PARKING DESIGNATION:

1. PARKING (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING (Bb) LIMITED COMMON AREA USEABLE BY UNITS:

4003	4116	4117	4118
4119A	4119B	4119C	4119D



PLAN - LEVEL B

SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	PRIVATE AREA (ASSIGNED TO SPECIFIC UNIT AS LABELED)
	LIMITED COMMON AREA (ASSIGNED TO SPECIFIC UNITS AS LABELED)
	LIMITED COMMON AREA - PARKING "B" (ASSIGNED TO SPECIFIC UNITS AS NOTED)
	LIMITED COMMON AREA - PARKING "Bb" (ASSIGNED TO SPECIFIC UNITS AS NOTED)



SECRET 4 OF 4
Print Date: 02/09/16, 10:20 AM
Drawing Name: SR-3rd-Amended.dwg

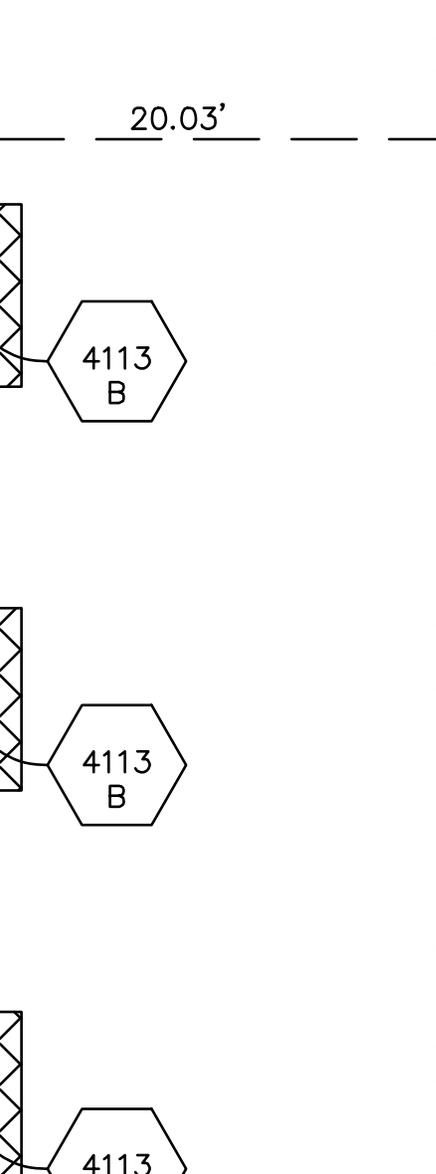
Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning
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RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ RECORDER _____



GRAPHIC SCALE



(IN FEET)

1 inch = 10 ft.

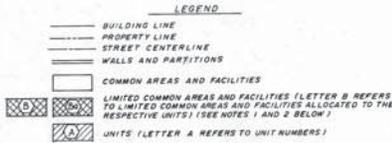
NOTES:

1. This Plat removes from Private Area and converts to Common Area Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, 4417.
2. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Units 4004, 4005, 4006, 4120, 4121, 4122, 4123 were converted to Common Area.
3. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Private Area Unit 4119 (one private unit) was converted to Private Area Units 4119A, 4119B, 4119C & 4119D (four private units).
4. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Common Area was converted to Limited Common Area, benefiting Units 4117 and 4119D, for the purpose of vehicle access.
5. Per the Shadow Ridge Condominiums Second Amended Plat, on file and of record in the Office of the Summit County Recorder, Recordation Number 963467: Units 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D were designated as Common Area Units.

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)



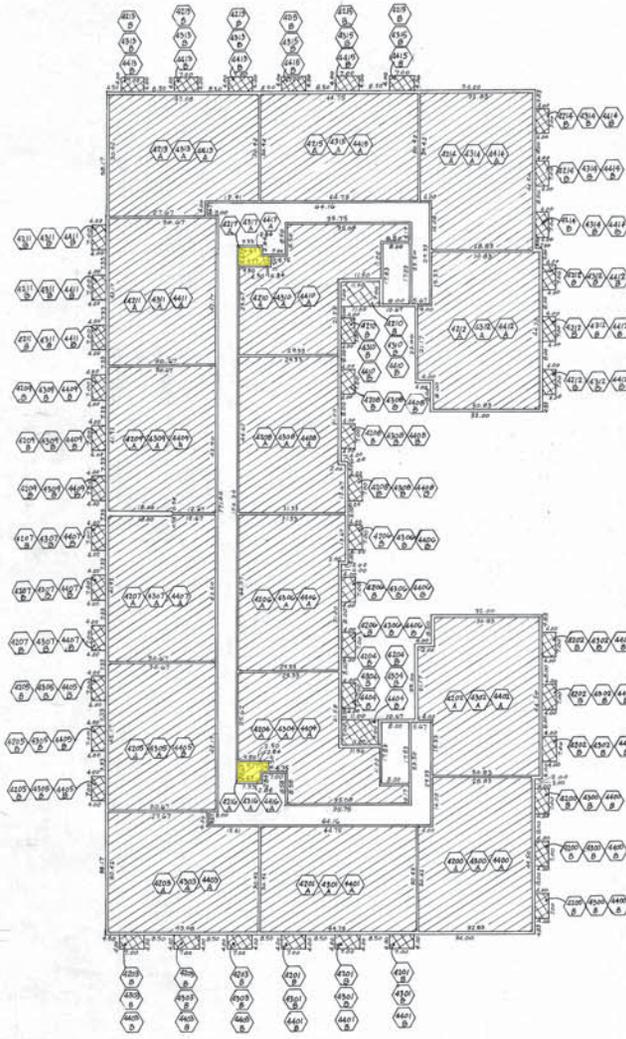
LEVEL B FLOOR PLAN



- NOTES**
1. (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:
- | | | | | | |
|------|------|------|------|------|------|
| 410 | 4203 | 4213 | 4207 | 4401 | 4411 |
| 4102 | 4204 | 4214 | 4208 | 4402 | 4412 |
| 4103 | 4205 | 4215 | 4209 | 4403 | 4413 |
| 4112 | 4206 | 4200 | 4310 | 4404 | 4414 |
| 4113 | 4207 | 4301 | 4311 | 4405 | 4415 |
| 4114 | 4208 | 4312 | 4312 | 4406 | 4416 |
| 4115 | 4209 | 4303 | 4313 | 4407 | 4417 |
| 4100 | 4210 | 4304 | 4314 | 4408 | 4418 |
| 4201 | 4211 | 4305 | 4315 | 4409 | 4419 |
| 4202 | 4212 | 4306 | 4316 | 4410 | 4420 |
2. (B) LIMITED COMMON AREA USEABLE BY UNITS:
- | | | | | | | |
|------|------|------|------|------|------|------|
| 4116 | 4117 | 4118 | 4119 | 4001 | 4002 | 4003 |
|------|------|------|------|------|------|------|

(AMENDS SHEET 5)

5. THIS SUPPLEMENTAL RECORD OF SURVEY MAP AMENDS, SUPERCEDES AND REPLACES SHEETS 2, 3, 4 AND 5 OF THE ORIGINAL RECORD OF SURVEY MAP FOR THE SHADOW RIDGE CONDOMINIUMS RECORDED AS ENTRY NO. 166230 IN SUMMIT COUNTY, UTAH. SHEET 1 OF SAID ORIGINAL MAP REMAINS IN FULL FORCE AND EFFECT.



SECOND THIRD AND FOURTH FLOOR PLANS (AMENDS SHEET 4)

SUPPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS AMENDING SHEETS 2, 3, 4, 5, RECORDED NO. 166230 ON S-1-80 SUMMIT COUNTY RECORDER

PARK CITY ENGINEER APPROVED THIS 20 TH DAY OF JUNE, 1984 Brian W. DeVan, P.E.	PARK CITY ATTORNEY APPROVED THIS 20 TH DAY OF June, 1984 Lawrence E. Doyle	PARK CITY PLANNING COMMISSION APPROVED THIS 20 TH DAY OF June, 1984 [Signature]	PARK CITY COUNCIL APPROVED THIS 20 TH DAY OF June, 1984 [Signature] MAYOR [Signature] ATTEST	RECORDED NO. 221761 STATE OF UTAH, COUNTY OF SUMMIT DATE 6-21-84 TIME 3:30 PM SUMMIT COUNTY RECORDER
------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------

DECLARANT'S CERTIFICATE

I, Patrick C. Allen, do hereby certify that I am a registered Land Surveyor holding Certificate No. 4609 as prescribed by the Laws of the State of Utah. I further certify that by the authority of the Declarant I have executed this Supplemental Record of Survey Map and that the original Record of Survey Map for the Shadow Ridge Condominiums recorded as Entry No. 166230 in Summit County, Utah, and this Supplemental Record of Survey Map are accurate and comply with Section 57-8-1(1) and Section 57-8-13(1), respectively, of the Utah Condominium Ownership Act. Each of said Maps relate to the following-described real property located in Summit County, Utah:

Commencing at a point 126.8 feet South of the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 54°11'55" West 100.00 feet; thence North 35°39'15" East 100.00 feet; thence North 54°11'55" West 100.00 feet; thence South 35°09'15" East 100.00 feet to the point of beginning.

DATE: 6-21-84
 SIGNATURE: Patrick C. Allen
 TITLE: Registered Land Surveyor

CERTIFICATE OF CONVEYANCE

The undersigned Declarant of the Shadow Ridge Condominiums has caused this Supplemental Record of Survey Map to be prepared to convert certain Conveyable Spaces into Units and Common Areas in accordance with the Utah Condominium Ownership Act and hereby consents to the recordation hereof.

RECORDED this ___ day of June, 1984.

PARK CITY-SHADOW RIDGE LTD., a Utah Limited Partnership, by its General Partner, Park City-Shadow Ridge Corporation, a Utah corporation.

ATTEST:
 [Signature]
 [Title]

STATE OF UTAH)
 COUNTY OF SALT LAKE) ss.

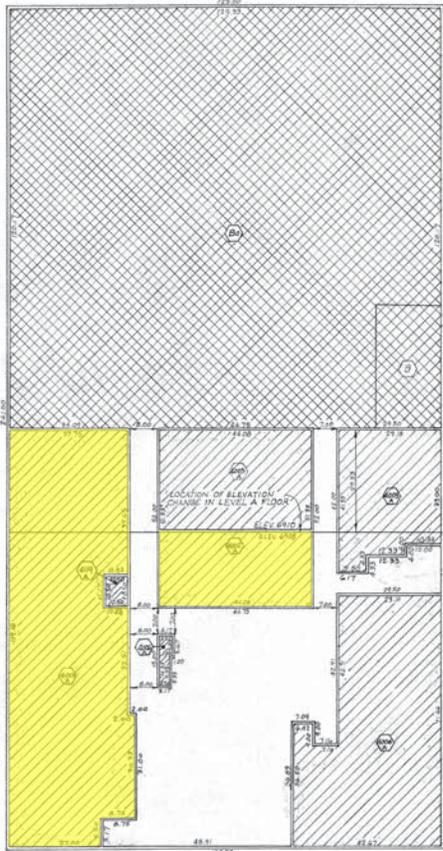
On this 20th day of June, 1984, personally appeared before me [Name], a duly licensed and qualified notary public, who being by me duly sworn did say that they are the [Name] and [Name] of the [Name] of Park City-Shadow Ridge Corporation, a Utah corporation, that they signed the foregoing Certificate on behalf of said corporation by authority of its bylaws or a resolution of its Board of Directors and on behalf of said Partnership by proper authority, and [Name] and [Name] each duly acknowledged to me that said Partnership executed said Certificate.

By Commission Expires: [Date]
 My Commission Expires: Residing at: [Address]
 [Signature]
 Notary Public

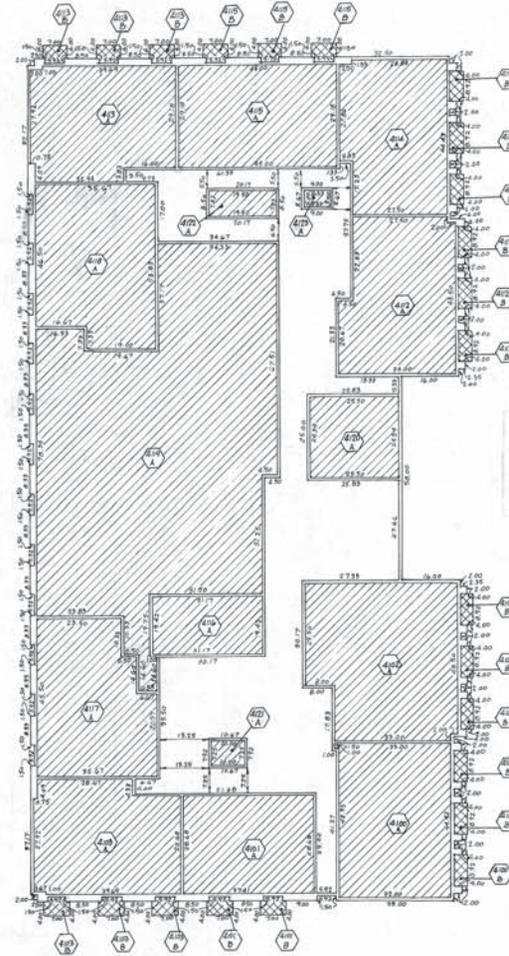
UNIT NO.	LOCATION	SCHEDULE FLOOR
4200 - 4217		SECOND
4300 - 4317		THIRD
4400 - 4417		FOURTH

UNIT NO.	LOCATION	SCHEDULE FLOOR
4200 - 4217		SECOND
4300 - 4317		THIRD
4400 - 4417		FOURTH

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)



LEVEL A FLOOR PLAN
(AMENDS SHEET TWO)



FIRST FLOOR PLAN
(AMENDS SHEET THREE)

SUPPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS
AMENDING SHEETS 2,3,4,85 RECORDED NO. 166230 ON 5-1-80 SUMMIT COUNTY RECORDER

AREAS IN SQUARE FEET

UNIT NO.	AREA	LIMITED COMMON	UNIT NO.	AREA	LIMITED COMMON
A11	-	35,417.6	4216	44.9	-
4001	3034.9	-	4217	44.9	-
4002	960.8	-	4300	1404.0	84.0
4003	1263.3	-	4301	1361.3	84.0
4004	2522.3	-	4302	1456.6	84.0
4005	1058.1	-	4303	1421.2	84.0
4006	40.8	-	4304	1181.6	105.0
4100	1423.3	107.0	4305	1293.4	84.0
4101	1072.9	73.8	4306	1337.5	84.0
4102	1824.5	107.0	4307	1293.0	84.0
4103	1364.2	110.6	4308	1337.5	84.0
4112	1431.3	107.0	4309	1293.0	84.0
4113	1341.8	110.6	4310	1181.6	105.0
4114	1330.3	107.0	4311	1293.4	84.0
4115	1333.1	110.6	4312	1456.6	84.0
4116	605.3	-	4313	1421.2	84.0
4117	1309.9	-	4314	1404.0	84.0
4118	1797.9	-	4315	1361.3	84.0
4119	6217.4	-	4316	44.9	-
4120	620.7	-	4317	44.9	-
4121	72.5	-	4800	1404.0	84.0
4122	152.7	-	4401	1361.3	84.0
4123	41.6	-	4402	1456.6	84.0
4200	1404.0	84.0	4403	1421.2	84.0
4201	1361.3	84.0	4404	1181.6	105.0
4202	1456.6	84.0	4405	1293.4	84.0
4203	1421.2	84.0	4406	1337.5	84.0
4204	1181.6	105.0	4407	1293.0	84.0
4205	1293.4	84.0	4408	1337.5	84.0
4206	1337.5	84.0	4409	1293.0	84.0
4207	1293.0	84.0	4410	1181.6	105.0
4208	1337.5	84.0	4411	1293.4	84.0
4209	1293.0	84.0	4412	1456.6	84.0
4210	1181.6	105.0	4413	1421.2	84.0
4211	1293.4	84.0	4414	1404.0	84.0
4212	1456.6	84.0	4415	1361.3	84.0
4213	1421.2	84.0	4416	44.9	-
4214	1404.0	84.0	4417	44.9	-
4215	1361.3	84.0			

SHEET TWO OF TWO SHEETS

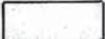
RECORDED NO. 224764
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED
AT THE REQUEST OF
DATE 05-24-82 TIME 11:15 AM BOOK PAGE
FEE SUMMIT COUNTY RECORDER

SHADOW RIDGE ZONE 2

Exhibit B – Current Plat: Shadow Ridge Condos Supplemental ROS Map (1982)

LEGEND

-  BUILDING LINE
-  PROPERTY LINE
-  STREET CENTERLINE
-  WALLS AND PARTITIONS

 COMMON AREAS AND FACILITIES

  LIMITED COMMON AREAS AND FACILITIES (LETTER B REFERS TO LIMITED COMMON AREAS AND FACILITIES ALLOCATED TO THE RESPECTIVE UNITS) (SEE NOTES 1 AND 2 BELOW)

 UNITS (LETTER A REFERS TO UNIT NUMBERS)

NOTES

1.  LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS :

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

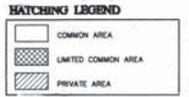
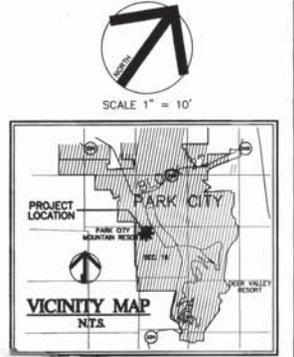
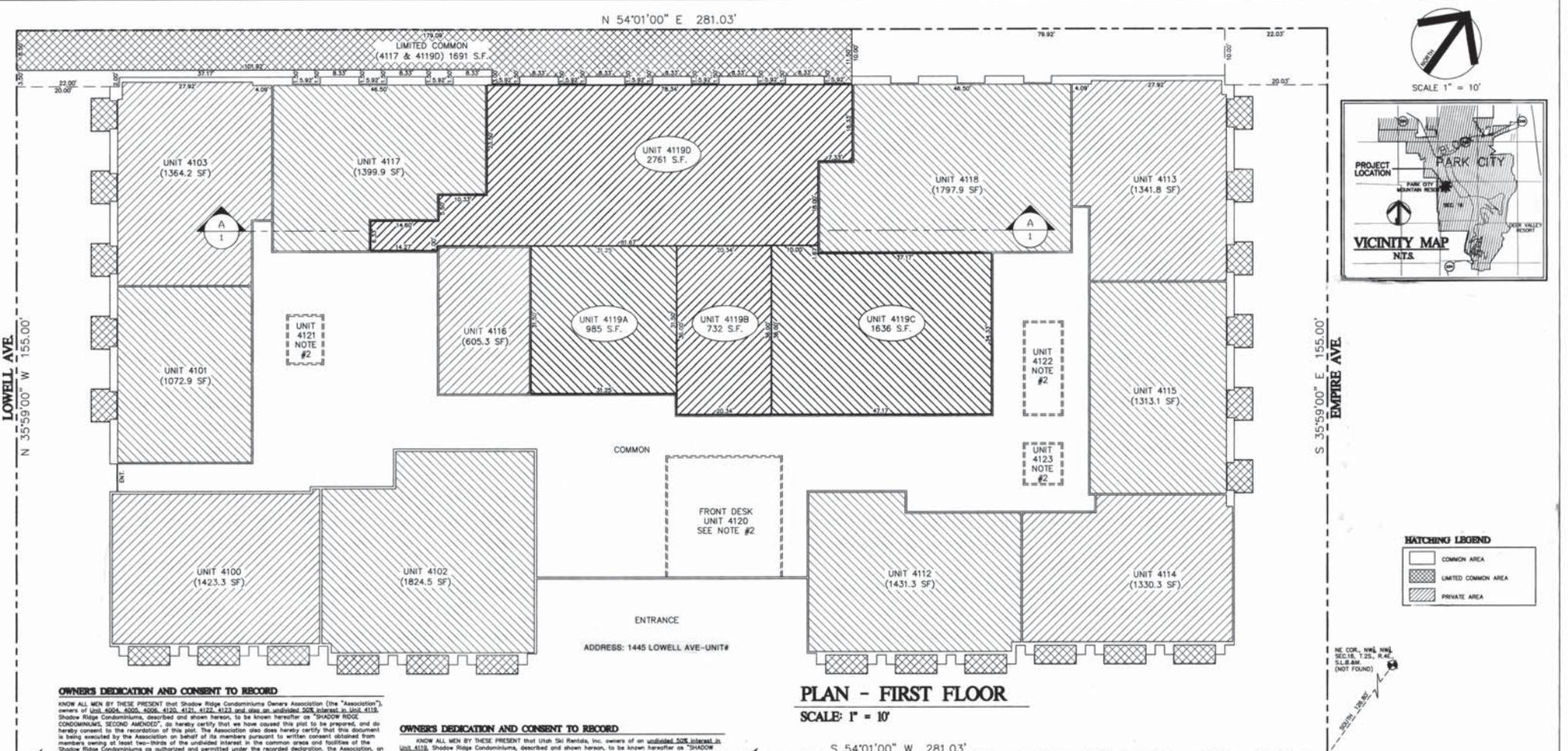
2.  LIMITED COMMON AREA USEABLE BY UNITS :

4116	4117	4118	4119	4001	4002	4003
------	------	------	------	------	------	------

(AMENDS SHEET 5)

3. THIS SUPPLEMENTAL RECORD OF SURVEY MAP AMENDS, SUPERCEDES, AND REPLACES SHEETS 2, 3, 4 AND 5 OF THE ORIGINAL RECORD OF SURVEY MAP FOR THE SHADOW RIDGE CONDOMINIUMS RECORDED AS ENTRY NO. 166230 IN SUMMIT COUNTY, UTAH. SHEET 1 OF SAID ORIGINAL MAP REMAINS IN FULL FORCE AND EFFECT.

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)



OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT that Shadow Ridge Condominiums Owners Association (the "Association"), owners of Unit 4000, 4001, 4002, 4121, 4122, 4123 and also an undivided 50% interest in Unit 4115, Shadow Ridge Condominiums, described and shown hereon, to be known hereafter as "SHADOW RIDGE CONDOMINIUMS, SECOND AMENDED", do hereby certify that we have caused this plat to be prepared and do hereby consent to the recording of this plat. The Association also does hereby certify that this document is being executed by the Association on behalf of its members pursuant to written consent obtained from members owning at least two-thirds of the undivided interest in the common areas and facilities of the Shadow Ridge Condominiums as authorized and permitted under the recorded declaration. The Association, on behalf of its members pursuant to written consent, certifies that it has caused this survey to be made and this amended condominium plat to be prepared. The Association, on behalf of all of the unit owners, does hereby consent to the recording of this plat.

In witness whereof, I have hereunto set my hand this 14 day of June, 2012.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF Salt Lake) ss.
 On this 14 day of June, 2012, personally appeared before me, TOM COVATZ (Name), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that DAVID PAERLHAUT (Name) is the President of Shadow Ridge Condominiums Owners Association and that said document was signed by him/her on behalf of said Association by authority of its Bylaws, or (Resolution of its Board of Directors), and said TOM COVATZ (Name) acknowledged to me that said Association authorized the preparation and recording of this plat.

Notary Public, State of Utah

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT that Utah Ski Rentals, Inc. owners of an undivided 50% interest in Unit 4112, Shadow Ridge Condominiums, described and shown hereon, to be known hereafter as "SHADOW RIDGE CONDOMINIUMS, SECOND AMENDED", do hereby certify that we have caused this plat to be prepared, and do hereby consent to the recording of this plat.

In witness whereof, I have hereunto set my hand this 14 day of June, 2012.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF Salt Lake) ss.
 On this 14 day of June, 2012, personally appeared before me, JANE MORGAN (Name), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is JENNIFER (Name) of Utah Ski Rentals, Inc. and that said document was signed by him on behalf of said Corporation by authority of its Bylaws, or (Resolution of its Board of Directors), and said JANE MORGAN (Name) acknowledged to me that said Corporation executed the same.

Notary Public, State of Utah

SURVEYOR'S CERTIFICATE

I, Gregory B. Wobach, of Park City, Utah, certify that I am a Licensed Professional Land Surveyor, and that I hold License No. 187786, as prescribed by the laws of the State of Utah, and that I have performed a Survey of the herein described property.

I further certify that this Record of Survey is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and regulations of the law and as specified in Section 57-8-13 of Chapter 8, Condominium Ownership Act, Utah Code Title 57, Real Estate.

Gregory B. Wobach
 Professional Land Surveyor

LEGAL DESCRIPTION

Shadow Ridge Condominiums, on the end of record in the Office of the Summit County Recorder, Recordation Number 166230 (Supplemental Record of Survey Map Recordation Number 221761).

PARK CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 28th DAY OF September, 2011 A.D.

CERTIFICATE OF ATTEST
 I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 13th DAY OF October, 2011 A.D.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 29th DAY OF June, 2012 A.D.

ENGINEERS CERTIFICATE
 I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 27th DAY OF August, 2012 A.D.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 31st DAY OF August, 2012 A.D.

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 13th DAY OF October, 2011 A.D.

Evergreen Engineering, Inc.
 RECORDED # 963467
 STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF SUMMIT ESCROW TITLE DATE 5/28/12 TIME 1:15 PM BOOK --- PAGE ---
 FEE 598.00 Recorder Rhonda Arnesen

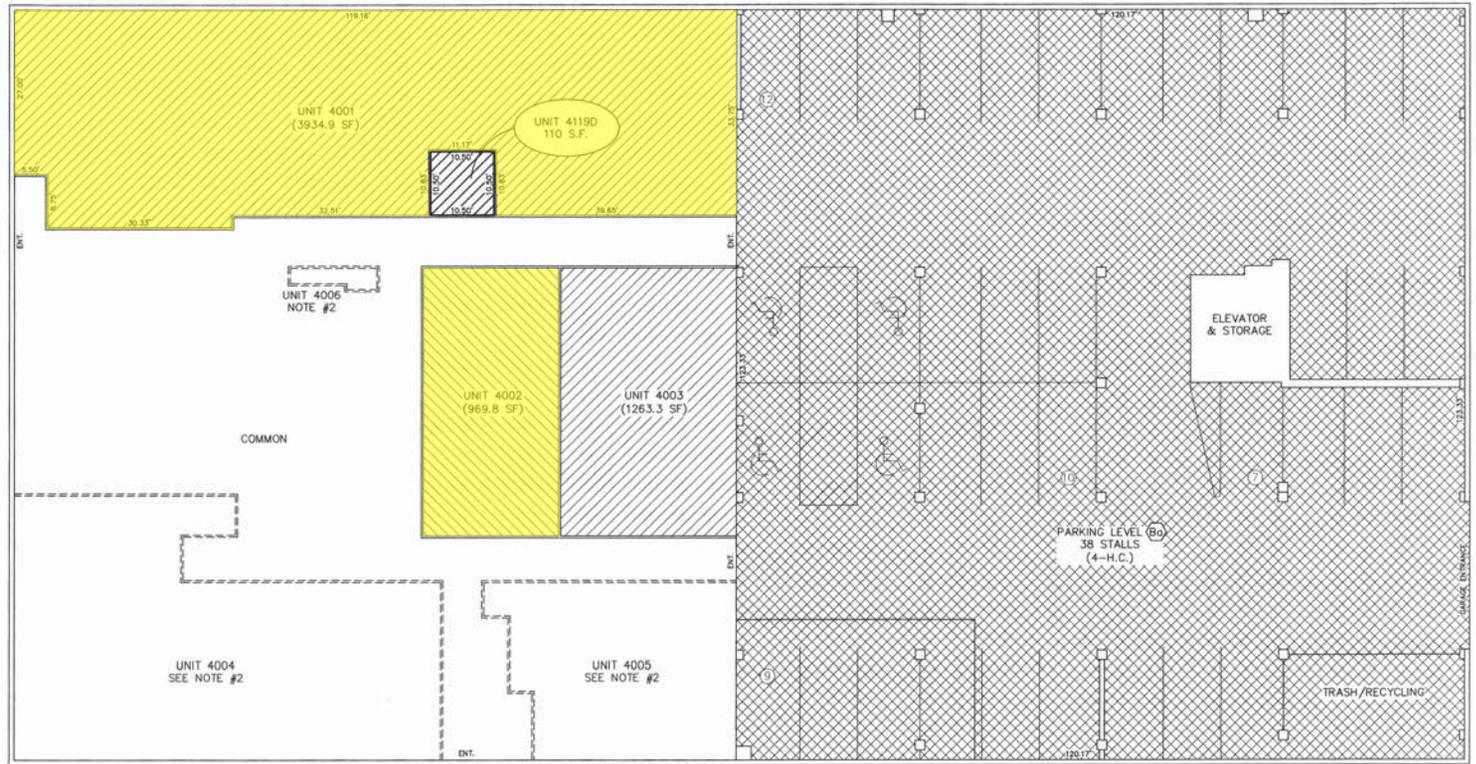
Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)

NOTES

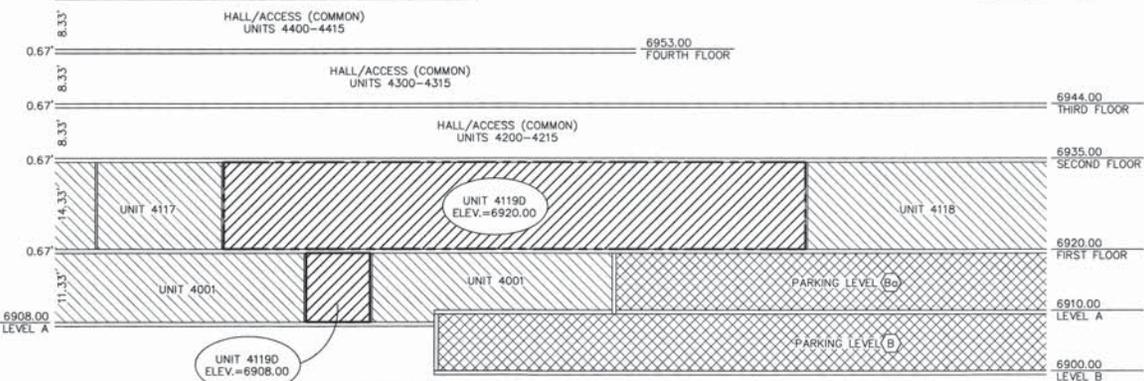
- This Plat Amends Unit 4119 (one private unit) into Units 4119A, 4119B, 4119C & 4119D (four private units).
- This Plat removes from Private Area and converts to Common Area Units 4004, 4005, 4006, 4102, 4112, 4122, 4123.
- Units 4001, 4002, 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D are Support Commercial Units. All others are Residential Units.
- Parking Garage and Facilities Located on Level A, hereon shown as "B" are designated "Limited Common Area Usable By Units 4001, 4002, 4003, 4116, 4117, 4118, 4119" as shown on the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Registration Number 221781.
- Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
- Books of Bearing, Record of Survey Map for Shadow Ridge Condominiums, Registration Number 166230.
- Existing Unit 4119 is located on both the First Floor and Level A.
- Limited Common Area, benefiting Unit 4119D, has been added for the purpose of vehicle access to that unit.
- The First Floor, Level A and Level B were field measured (surveyed) to verify its interior placement within the existing condominium building.
- Project Benchmark Elevation = 6920.00'
- Top of concrete slab, First Floor Main Entrance.
- Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth in this Amendment are in addition to previously associated items.
- The Units in this Condominium are served by a Common Private Latent Wastewater Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" shall be responsible for Ownership, Operation and Maintenance of all Common Private Latent Wastewater Lines.
- All Conditions of Approval of the 1978 Shadow Ridge Conditional Use Permit and the 1994 First Amended Shadow Ridge Condominium Plat continue to apply.
- This Plat is subject to the Conditions of Approval in Ordinance 11-24.

AREA TABULATIONS

NET ADDITIONAL COMMON AREA:	
+ CONVERTED UNITS TO COMMON AREA (NOTE #2)	= 4,509 S.F.
+ CONVERTED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D	= 1,591 S.F.
+ TOTAL ADDED COMMON	= 6,100 S.F.
NET ADDITIONAL LIMITED COMMON AREA:	
+ CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D	= 1,591 S.F.
+ TOTAL ADDED LIMITED COMMON	= 1,591 S.F.
PRIVATE AREA:	
UNIT 4119A	= 985 S.F.
UNIT 4119B	= 732 S.F.
UNIT 4119C	= 1,536 S.F.
UNIT 4119D	= 2,817 S.F.
UNIT 4119	= 6,224 S.F.



PLAN - LEVEL A
SCALE: 1" = 10'



SECTION - A
SCALE: 1" = 10'



NOTES

- PARKING LEVEL (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

- PARKING LEVEL (B) LIMITED COMMON AREA USEABLE BY UNITS:

4001	4002	4003	4116	4117	4118
4119A	4119B	4119C	4119D		



SHEET 2 OF 3
Drawing Number: SR-201-000-001-001

Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning
3870 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84060
Phone: (435) 649-6667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com



HATCHING LEGEND

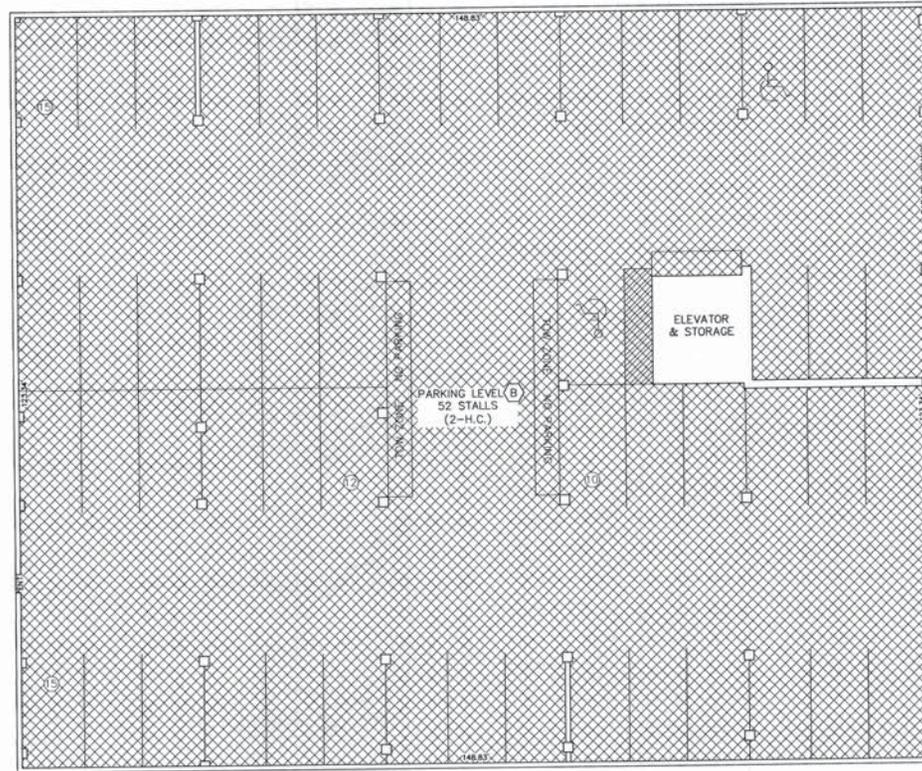
[Diagonal Hatching]	COMMON AREA
[Cross-hatching]	LIMITED COMMON AREA
[Solid Grey]	PRIVATE AREA

RECORDED # 953467

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF SUMMIT ESCROW & TITLE
DATE 11/14/2012 TIME 9:21 AM BOOK PAGE

699.00 FEE
Francis Francis Agency
RECORDER

Exhibit C – Current Plat: Shadow Ridge Condos Second Amended (2012)



PLAN - LEVEL B
SCALE: 1" = 10'



HATCHING LEGEND

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE AREA

SHEET 3 OF 3
Pkg. Price: \$22.75, 2012
Drawing Name: SR-Condo-SecondAmended.dwg

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1870 Bonanza Drive • Suite 104
P.O. Box 2065 • Park City • Utah • 84050
Phone: (435) 649-6667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com

RECORDED # 953467

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF **SUMMIT ESCROW TITLE**
DATE 11/16/12 TIME 1:14 PM BOOK PAGE

198.00 FEE
Sharon Annica RECORDER

NOTES:

1. This Plat Amends Unit 4119 (one private unit) into Units 4119A, 4119B, 4119C & 4119D (four private units).
2. This Plat removes from Private Area and converts to Common Area Units 4004, 4005, 4006, 4120, 4121, 4122, 4123.
3. Units 4001, 4002, 4003, 4116, 4117, 4118, 4119A, 4119B, 4119C, 4119D are Support Commercial Units. All others are Residential Units.
4. Parking Garage and Facilities Located on Level A, hereon shown as "Ba" are designated "Limited Common Area Useable By Units: 4001, 4002, 4003, 4116, 4117, 4118, 4119". As shown on the Shadow Ridge Condominiums Supplemental Record of Survey Map, on file and of record in the Office of the Summit County Recorder, Recordation Number 221761.
5. Other units are shown for reference only, see the Plat(s) of record for information regarding those units.
6. Basis of Bearing: Record of Survey Map for Shadow Ridge Condominiums, Recordation Number 166230.
7. Existing Unit 4119 is located on both the First Floor and Level A.
8. Limited Common Area, benefiting Unit 4119D, has been added for the purpose of vehicle access to that unit.
9. The First Floor, Level A and Level B were field measured (surveyed) to verify its interior placement within the existing condominium building.
10. Project Benchmark Elevation = 6920.00'.
Top of concrete slab, First Floor Main Entrance.
11. Covenants, Conditions, Restrictions, Requirements, Easements, or any items previously associated with the property described hereon remain in effect. All requirements set forth to this Amendment are in addition to previously associated items.
12. The Units of this Condominium are served by a Common Private Lateral Wastewater Line. The "SHADOW RIDGE CONDOMINIUM OWNERS ASSOCIATION" Shall be responsible for Ownership, Operation and Maintenance of all Common Private Lateral Wastewater Lines.
13. All Conditions of Approval of the 1979 Shadow Ridge Conditional Use Permit and the 1984 First Amended Shadow Ridge Condominium Plat continue to apply.
14. This Plat is subject to the Conditions of Approval in Ordinance 11-24.

AREA TABULATIONS

NET ADDITIONAL COMMON AREA:	
* CONVERTED UNITS TO COMMON AREA	
(NOTE #2):	+ 4,509 S.F.
* CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D :	(1,691 S.F.)
** TOTAL ADDED COMMON	= 2,818 S.F.
NET ADDITIONAL LIMITED COMMON AREA:	
* CONVERTED COMMON AREA TO LIMITED COMMON AREA APPURTENANT TO UNIT 4117 AND UNIT 4119D :	
** TOTAL ADDED LIMITED COMMON	= 1,691 S.F.
PRIVATE AREA:	
UNIT 4119A	- 985 S.F.
UNIT 4119B	- 732 S.F.
UNIT 4119C	- 1,636 S.F.
UNIT 4119D	- 2,871 S.F.
(UNIT 4119	- 6,224 S.F.)

NOTES

Exhibit C - Current Plat: Shadow Ridge Condos Second Amended (2012)

1. PARKING LEVEL **B** LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:

4101	4203	4213	4307	4401	4411
4102	4204	4214	4308	4402	4412
4103	4205	4215	4309	4403	4413
4112	4206	4200	4310	4404	4414
4113	4207	4301	4311	4405	4415
4114	4208	4302	4312	4406	4400
4115	4209	4303	4313	4407	
4100	4210	4304	4314	4408	
4201	4211	4305	4315	4409	
4202	4212	4306	4300	4410	

2. PARKING LEVEL **Ba** LIMITED COMMON AREA USEABLE BY UNITS:

4001	4002	4003	4116	4117	4118
4119A	4119B	4119C	4119D		

HATCHING LEGEND

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE AREA

Ev
En

Civil En
1670 B
P.O. Bo
Phone:
E-mail:

ST/
AT 7
DATE 9/11

SHADOW RIDGE CONDOMINIUMS, THIRD AMENDED

PROJECT SUMMARY

The purpose of this Condominium Amendment is to remove from private area and convert to common area Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, & 4417. 4001 & 4002 are currently used as convention space by the HOA, so there is no reason for them to be private. Units 4216, 4217, 4316, 4317, 4416, & 4417 are just closets that are used by the janitorial staff, so there is also no reason for them to be private. Finally, the parking areas located on level A will be available for use by the HOA when they are using the conference rooms and related facilities.

Mary Ann Trussell, Summit County Utah Recorder
10/25/2016 12:33:46 PM Fee \$28.00
By WRONA GORDON & DUBOIS
Electronically Recorded

**THIRD AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
SHADOW RIDGE CONDOMINIUMS**

This Third Amendment to the Declaration of Condominium for Shadow Ridge Condominiums (the “Third Amendment”) is made by the Shadow Ridge Condominiums Owners Association, a Utah non-profit corporation (the “Association”).

RECITALS

- A. The plat map for the SHADOW RIDGE CONDOMINIUMS was recorded on December 5, 1980, with the Summit County Recorder’s office as Entry No. 166230 (the “Original Plat”).
- B. The DECLARATION OF CONDOMINIUM OF OAK PARK CONDOMINIUM was recorded on December 5, 1980, in the Summit County Recorder’s office as Entry No. 173629 in Book M1 73, beginning at Page 605 (the “Original Declaration”).
- C. The FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on June 21, 1984, in the Summit County Recorder’s office as Entry No. 221762 in Book 303 beginning at Page 400 (the “First Supplement”).
- D. The AFFIRMATION TO THE DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on July 2, 1992, in the Summit County Recorder’s office as Entry No. 361688 in Book 671 beginning at Page 104 (the “Affirmation”).
- E. The SHADOW RIDGE CONDOMINIUMS SECOND AMENDED PLAT was recorded on December 9, 2012, with the Summit County Recorder’s office as Entry No. 953467 (the “Second Amended Plat”).
- F. The SECOND SUPPLEMENT TO DECLARATION OF CONDOMINIUM OF THE SHADOW RIDGE CONDOMINIUMS was recorded on September 19, 2012, in the Summit County Recorder’s office as Entry No. 953468 in Book 2147 beginning at Page 1183 (the “Second Supplement”). (The Original Declaration, the First Supplement, the Affirmation, and the Second Supplement together, the “Declaration”).
- G. In January, 2010, votes representing more than seventy-five percent (75%) of the allocated interest of the Association were cast in favor of approval of the terms of a settlement of a lawsuit in which the Association involved. Pursuant to the terms of the settlement (the “Settlement Agreement”), the Association purchased an undivided fifty percent (50%) interest in Unit 4119 of the Project with another party known as Utah Ski & Golf purchasing the other undivided fifty percent (50%) interest in Unit 4119. The Association and Utah Ski & Golf purchased Unit 4119 jointly, as tenants in common, with the agreement that (i) Unit 4119 would be subdivided into four (4) new condominium units identified as Units 4119A, 4119B, 4119C, and 4119D and (ii) following completion of the subdivision, title to Unit 4119D will be conveyed

Exhibit E – Third Amendment to the Declarations (HOA Approval)

solely to the Association, and title to Units 4119A, 4119B, and 4119C would be conveyed to Utah Ski and Golf or its designee.

H. In an effort to effectuate the Settlement Agreement, the Second Supplement was recorded.

I. Prior to recording the Second Supplement, the Association obtained the approval of Park City to subdivide Unit 4119, as reflected in City Records for Park City Project Number PL-10-00938. Park City required several changes to the Project including: (i) identification on an amended plat of the parking spaces located on the two lower levels of the building, (ii) adding certain limited common area pertaining to Units 4117 and 4119D, (iii) clarifying that units which may be used for commercial purposes (which are Units 4001, 4002, 4003, 4116, 4117, 4118, and the allegedly created 4119A, 4119B, 4119C, and 4119D), (iv) clarifying limited common areas for parking, and (v) conveying certain units historically designated as private area to Common Area in order to be consistent with their actual uses. The units purportedly converted to Common Area were Units 4004, 4005, 4006, 4120, 4121, 4122, and 4123 (the “Converted Units”), which were used as closets, lobby area, check-in desk, and other common uses.

J. Despite purporting to convert Units 4004, 4005, 4006, 4120, 4121, 4122, and 4123 to Common Area, the Second Supplement did not address eight other units historically designated as private area which should also have been changed to Common Area to be consistent with their actual uses. These are Units 4001, 4002 (meeting rooms) and 4216, 4217, 4316, 4317, 4416, and 4417 (housekeeping closets) (these Units together, the “Non-Converted Units”).

K. Because the Converted Units had been designated as units in the Project, they contained appurtenant undivided ownership interest shown on Exhibit A to the Original Declaration. This interest was re-allocated to the newly created Units 4119A, 4119B, 4119C, and 4119D in the Exhibit B attached to the Second Amendment.

L. Despite purporting to subdivide an existing unit into four (4) smaller units and to reallocate the undivided fractional interest of the Units in the Project, the Association did not obtain the consent of any mortgagees in the project and did not obtain the consent of one-hundred percent (100%) of the undivided fractional interest in the Project prior to recording the Second Supplement.

M. The Association now desires to more fully effectuate the Settlement Agreement by: (1) ratifying and reaffirming the creation of Units 4119A, 4119B, 4119C, and 4119D; (2) ratifying and reaffirming the conversion of the Converted Units into Common Area; (3) properly allocating the undivided ownership interest of the Converted Units proportionally over all of the Units in the Project; and (4) ratifying and reaffirming the other portions of the Second Supplement.

N. The Association further desires to convert the Non-Converted Units into Common Area and to allocate their appurtenant undivided fractional interest proportionally over all of the Units in the Project.

O. As evidenced by this instrument, the Association obtained the votes of over two-thirds (66.66%) of the undivided ownership interest in the Association and has or will obtain the consent of over two-thirds (66.66%) of the mortgagees holding security interests in the Project.

P. This document affects the real property located in Summit County, Utah, described with particularity on Exhibit A, attached hereto and incorporated herein by reference (the “Property”).

AMENDMENTS

NOW, THEREFORE, pursuant to the foregoing, the Association, through its Board of Trustees, hereby makes and executes the following amendments to the Declaration, which shall be effective as of its recording date:

1) Amendment No. 1. Division of Unit 4119:

The Association ratifies and reaffirms the division of Unit 4119 into Units 4119A, 4119B, 4119C and 4119D. Unit 4119 no longer exists, as shown on the Second Amended Condominium plat filed with the Summit county Recorder, State of Utah or as may be shown on any subsequently filed condominium plat. The size of these Units is as follows: 4119A -985 square feet, 4119B – 732 square feet, 4119C – 1626square feet, and 4119D – 2,871 square feet. The par values, percentage interests and votes pertaining to these 4119A, 4119B, 4119C and 4119D are show in the Exhibit “B” attached hereto.

2) Amendment No. 2. Conversion to Common Areas.

The Association ratifies and reaffirms the conversion of Units 4004, 4005, 4006, 4120, 4121, 4122 and 4123 to Common Areas, as shown on the Second Amended Plat filed with the Summit County Recorder, State of Utah, or as may be shown on any subsequently recorded condominium plat.

Units 4001, 4002, 4216, 4217, 4316, 4317, 4416, and 4417 shall be, and hereby are, converted to Common Area, which shall be shown in a condominium plat to be recorded with the Summit County Recorder, State of Utah.

3) Amendment No. 3. Creation of Limited Common Area.

The Association ratifies and reaffirms the creation of limited common area appurtenant to Units 4117 and 4119D, as shown on the Second Amended Plat filed with the Summit County Recorder, State of Utah, or as may be shown on any subsequently filed condominium plat, which totals 1,691 square feet.

4) Amendment No. 4. Amended Schedule of Ownership Interests and Votes

The schedule attached hereto as Exhibit “B” is incorporated herein by this reference. It sets forth the Unit Number, par value, percentage undivided ownership interest in the Project’s Common Area and Facilities for all purposes including assessments and votes for each Unit contained in the Project from and after the time after the recordation of this Third Amendment and a condominium plat converting the Non-Converted Units into Common Area in the office of the Summit County Recorder. Exhibit “B” attached hereto supersedes and replaces all prior schedules of unit numbers, percentage interest and votes set forth in the Original Declaration, the First Supplement, and the Second Supplement.

5) Conflicts. All remaining provisions of the Declaration not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

Exhibit A – LEGAL DESCRIPTION OF PROPERTY

Commencing at a point 126.8 feet South of the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 54°01' West 281.03 feet; thence North 35°59' West 155 feet; thence North 54°01' East 281.03 feet; thence South 35°59' East 155 feet to the point of beginning.

RESERVING AND EXCEPTING therefrom all right, title and interest in and to the oil, gas and all other minerals, similar and dissimilar, metallic and nonmetallic, and all geothermal sources which presently underlie or which may hereafter underlie the Land described immediately hereinabove.

Exhibit B

UNIT NUMBER, PAR VALUE, PERCENTAGE INTEREST, VOTES

UNIT	PAR VALUE	PERCENTAGE INTEREST	VOTES
4003	23,458	0.176752	1.76752
4100	213,227	1.606651	16.06651
4101	182,634	1.376140	13.76140
4102	213,227	1.606651	16.06651
4103	213,227	1.606651	16.06651
4112	213,227	1.606651	16.06651
4113	204,065	1.537620	15.37620
4114	213,227	1.606651	16.06651
4115	204,065	1.537620	15.37620
4116	58,078	0.437612	4.37612
4117	134,322	1.012110	10.12110
4118	172,506	1.299823	12.99823
4119 A	92,884	0.699873	6.99873
4119 B	69,007	0.519964	5.19964
4119 C	154,271	1.162424	11.62424
4119 D	260,364	1.961827	19.61827
4200	213,227	1.606651	16.06651
4201	213,227	1.606651	16.06651
4202	213,227	1.606651	16.06651
4203	213,227	1.606651	16.06651
4204	183,661	1.383878	13.83878
4205	197,931	1.491396	14.91396
4206	206,092	1.552892	15.52892
4207	195,904	1.476123	14.76123
4208	206,092	1.552892	15.52892
4209	195,904	1.476123	14.76123
4210	193,850	1.460647	14.60647
4211	195,904	1.476123	14.76123
4212	213,227	1.606651	16.06651
4213	204,065	1.537620	15.37620
4214	213,227	1.606651	16.06651
4215	204,065	1.537620	15.37620
4300	224,469	1.691361	16.91361
4301	224,469	1.691361	16.91361
4302	224,469	1.691361	16.91361
4303	224,469	1.691361	16.91361
4304	188,742	1.422161	14.22161
4305	214,254	1.614389	16.14389

Exhibit E – Third Amendment to the Declarations (HOA Approval)

4306		219,361	1.652875	16.52875
4307		214,254	1.614389	16.14389
4308		219,361	1.652875	16.52875
4309		214,254	1.614389	16.14389
4310		198,957	1.499133	14.99133
4311		214,254	1.614389	16.14389
4312		224,469	1.691361	16.91361
4313		214,254	1.614389	16.14389
4314		224,469	1.691361	16.91361
4315		214,254	1.614389	16.14389
4400		255,061	1.921872	19.21872
4401		255,061	1.921872	19.21872
4402		255,061	1.921872	19.21872
4403		255,061	1.921872	19.21872
4404		193,850	1.460647	14.60647
4405		249,980	1.883589	18.83589
4406		249,980	1.883589	18.83589
4407		249,980	1.883589	18.83589
4408		249,980	1.883589	18.83589
4409		249,980	1.883589	18.83589
4410		204,065	1.537620	15.37620
4411		249,980	1.883589	18.83589
4412		255,061	1.921872	19.21872
4413		249,980	1.883589	18.83589
4414		255,061	1.921872	19.21872
4415		249,980	1.883589	18.83589
Total		13,271,499	100.000000	1000.00000

Exhibit C
Tax ID Numbers

SRC-1-S-4001
SRC-1-S-4002
SRC-1-S-4003
SRC-1-S-4004
SRC-1-S-4005
SRC-1-S-4006
SRC-1-S-4116
SRC-1-S-4117
SRC-1-S-4118
SRC-1-S-4119
SRC-4119A-2AM
SRC-4119B-2AM
SRC-4119C-2AM
SRC-4119D-2AM
SRC-1-S-4120
SRC-1-S-4121
SRC-1-S-4122
SRC-1-S-4123
SRC-4100
SRC-4101
SRC-4102
SRC-4103
SRC-4112
SRC-4113
SRC-4114
SRC-4115
SRC-4200
SRC-4201
SRC-4202
SRC-4203
SRC-4204
SRC-4205
SRC-4206
SRC-4207
SRC-4208
SRC-4209

Exhibit E – Third Amendment to the Declarations (HOA Approval)

SRC-4210
SRC-4211
SRC-4212
SRC-4213
SRC-4214
SRC-4215
SRC-1-S-4216
SRC-1-S-4217
SRC-4300
SRC-4301
SRC-4302
SRC-4303
SRC-4304
SRC-4305
SRC-4306
SRC-4307
SRC-4308
SRC-4309
SRC-4310
SRC-4311
SRC-4312
SRC-4313
SRC-4314
SRC-4315
SRC-1-S-4316
SRC-1-S-4317
SRC-4400
SRC-4401
SRC-4402
SRC-4403
SRC-4404
SRC-4405
SRC-4406
SRC-4407
SRC-4408
SRC-4409
SRC-4410
SRC-4411
SRC-4412

Exhibit E – Third Amendment to the Declarations (HOA Approval)

SRC-4413

SRC-4414

SRC-4415

SRC-1-S-4416

SRC-1-S-4417

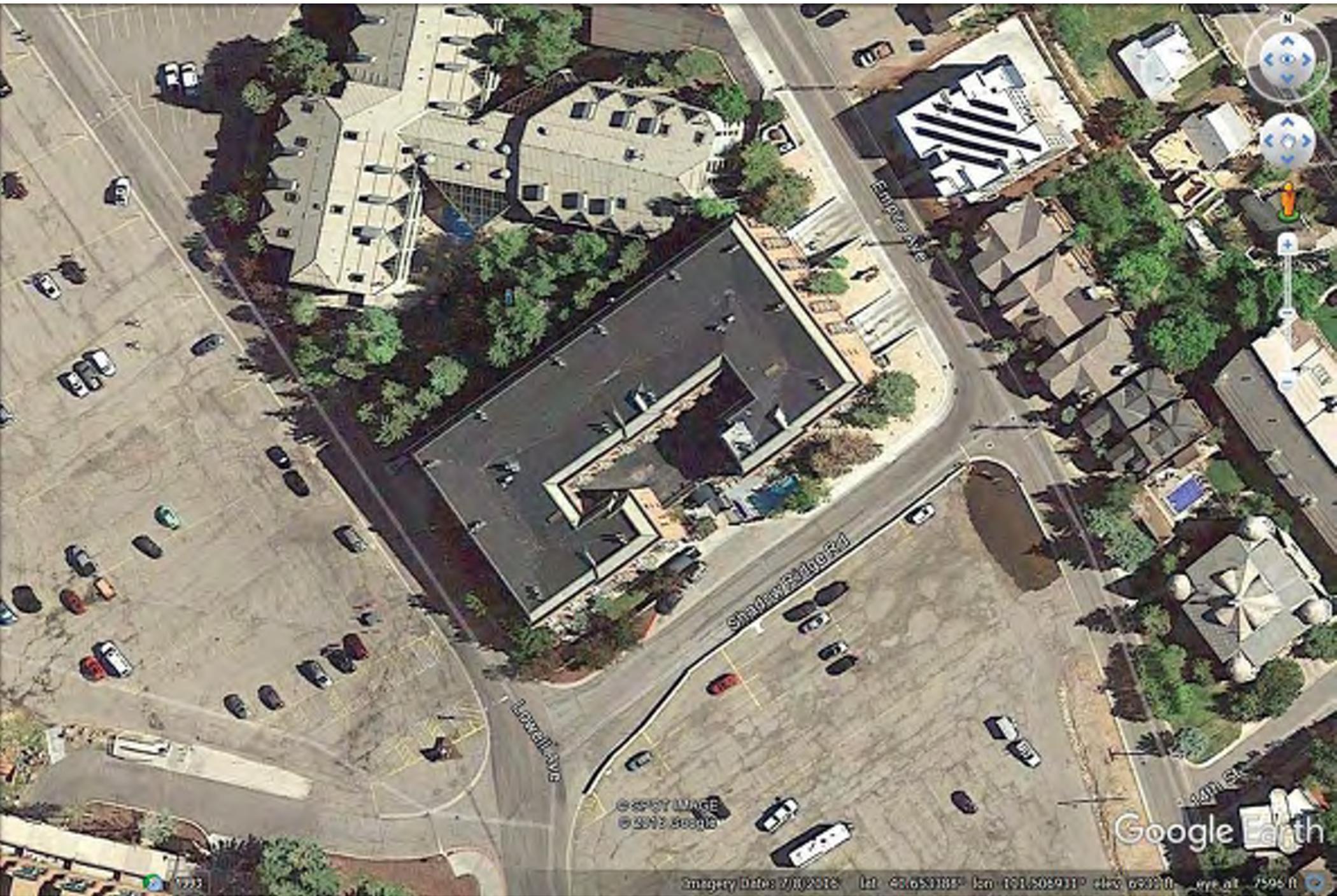
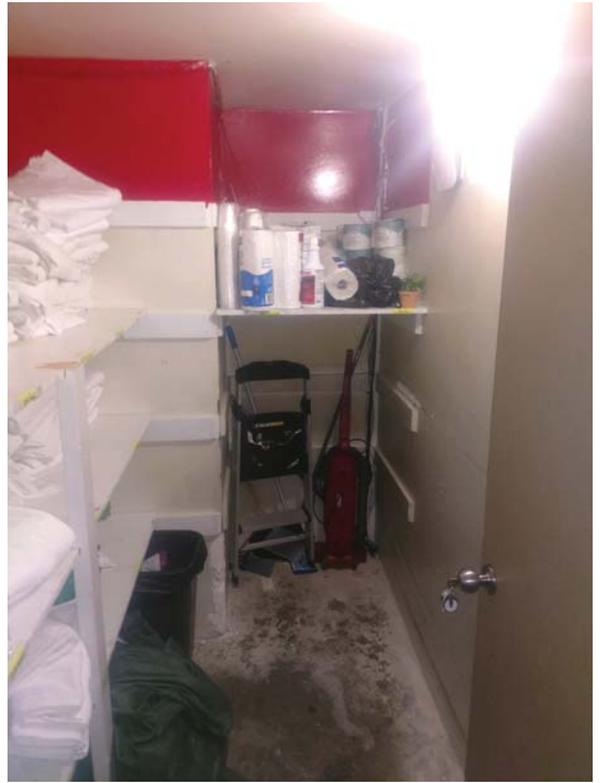


Exhibit G – Site Photographs



Unit 4216



Unit 4217



Unit 4316



Unit 4317

Exhibit G – Site Photographs



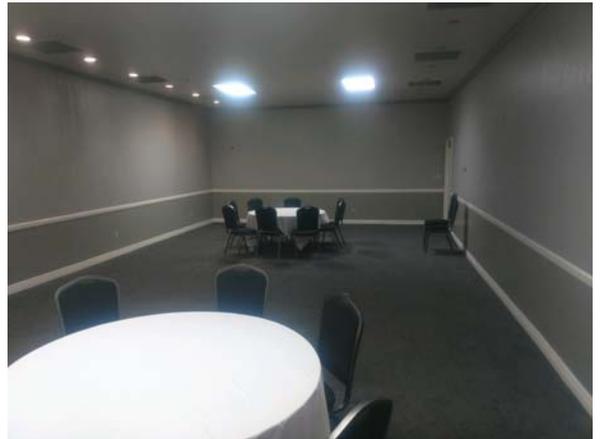
Unit 4416



Unit 4417



Unit 4001



Unit 4002

Planning Commission Staff Report

Subject: 341 Woodside Avenue Plat Amendment
Author: Tippe Morlan, AICP, Planner II
Date: October 24, 2018
Type of Item: Legislative – Plat Amendment

Project Number:	PL-18-03985
Applicant:	George Boozalis Family Limited Partnership
Location:	341 Woodside Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential – Single-family dwellings
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Proposal

The proposed 341 Woodside Avenue Plat Amendment seeks to combine an existing lot and a portion of a second lot into one lot of record at this location. The site is currently undeveloped and consists of the entirety of Lot 11 and the southerly five feet (5') of Lot 12 of Block 30 of the Park City Survey. The proposed plat amendment will create a lot of 2,250 square feet in size.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 341 Woodside Avenue Plat Amendment located at 341 Woodside Avenue and consider forwarding a **positive** recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Background

September 27, 2018 – The City received a complete Plat Amendment application for the 341 Woodside Avenue Plat Amendment.

Purpose

The purpose of the HR-1 District can be found in [LMC Section 12-2.2-1](#).

Analysis

The purpose of this plat amendment is to combine two existing lots addressed at 341 Woodside Avenue into one lot of record. Lot 11 is 25 feet by 75 feet and 1,875 square feet in size while the portion of Lot 12 included is 5 feet by 75 feet and 375 square feet in size. The new proposed lot will be 2,250 square feet in size with a lot width of 30 feet.

The subject property is undeveloped, and the applicant has indicated that they would like to construct a new single-family structure in accordance with the Land Management

Code and with the Historic District Design Guidelines for new construction. A Historic District Design Review will be required for any proposed construction on this lot.

Along the south side of the lot, the neighboring property has a wood deck which encroaches onto this property by approximately 6 inches for a length of 10 feet. Along the north side of the lot, the neighboring property has landscaping including two stone retaining walls which encroach onto this property by up to 9 feet for a length of 60 feet. Both encroachments need to be removed prior to approval of the plat as conditioned by Staff.

HR-1 Requirements

Any future single-family dwelling must maintain all requirements of the HR-1 zone. The proposed lot meets the minimum lot area of 1,875 square feet for a single-family dwelling at 2,250 square feet in size. The minimum lot width of 25 feet is also met as the proposed width is 30 feet. The proposed lot will also be 75 feet deep. These measurements determine the minimum setback requirements which are as follows:

	Required
Front Yard	10 feet
Rear Yard	10 feet
Side Yard	3 feet each

The maximum building footprint for a lot this size is 991.38 square feet according to the building footprint formula illustrated in Table 15-2.2 of the Land Management Code (LMC). Any structure must also maintain a maximum Building Height of 27 feet from Existing Grade and meet all other Building Height regulations.

Good Cause

Staff finds good cause for this plat amendment in that it will clean up the property lines at this location and will allow a structure to be constructed at this address in the future, as allowed by the LMC and Historic District Design Guidelines. Public snow storage easements will be dedicated with the recorded plat.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18. A Historic District Design Review application will need to be submitted for review by Planning Staff prior to issuance of building permits. A Steep Slope Conditional Use permit will be required if more than 200 square feet of any Building Footprint of any Structure is located on or projecting over an existing Slope of thirty percent (30%) or greater.

Department Review

This project has gone through an interdepartmental review. No issues were brought up at that time.

Notice

On October 10, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on October 6, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of this report.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the 341 Woodside Avenue Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 341 Woodside Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the 341 Woodside Avenue Plat Amendment.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

The subject property would remain as two separate lots and any future structure would not be able to be constructed over the property line between them.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the 341 Woodside Avenue Plat Amendment and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
- Exhibit B – Survey
- Exhibit C – Existing Plat
- Exhibit D – Applicant’s Project Description
- Exhibit E – Aerial Photographs
- Exhibit F – Site Photographs

Ordinance No. 2018-XX

AN ORDINANCE APPROVING THE 341 WOODSIDE RE-PLAT LOCATED AT 341 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 341 Woodside Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 10, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 6, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners on October 10, 2018; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on November 29, 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 341 Woodside Re-Plat located at 341 Woodside Avenue.

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

SECTION 1. APPROVAL. The 341 Woodside Re-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 341 Woodside Avenue.
2. The property consists of consists of the entirety of Lot 11 and the southerly five feet (5') of Lot 12 of Block 30 of the Park City Survey.
3. The property is in the Historic Residential (HR-1) District.
4. The property is vacant.
5. The proposed lot is 2,250 square feet in size.

6. The City received a complete Plat Amendment application for the 341 Woodside Avenue Plat Amendment on September 27, 2018.
7. Along the south side of the lot, the neighboring property has a wood deck which encroaches onto this property by approximately 6 inches for a length of 10 feet.
8. Along the north side of the lot, the neighboring property has landscaping including two stone retaining walls which encroach onto this property by up to 9 feet for a length of 60 feet.
9. The proposed lot meets the minimum lot area of 1,875 square feet for a single-family dwelling at 2,250 square feet in size.
10. The minimum lot width of 25 feet is also met as the proposed width is 30 feet.
11. The proposed lot will also be 75 feet deep.
12. The minimum Front and Rear Setbacks are 10 feet each.
13. The minimum Side Setbacks are 3 feet each.
14. The maximum building footprint is 991.38 square feet.
15. A Historic District Design Review application is required for any new construction proposed at the existing site.

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 and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. A 10 foot wide public snow storage easement will be required along Woodside Avenue.
5. All encroachments must be removed prior to approval of the plat, including the wood deck along the south side of the lot and the landscaping and retaining walls along the north side of the lot.

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

PASSED AND ADOPTED this 29th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

MAYOR

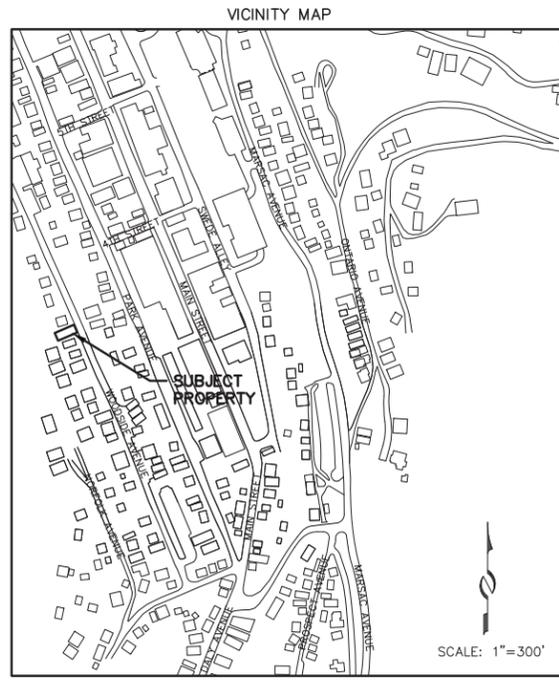
ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, 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 shown on this plat and described hereon, hereafter to be known as 341 WOODSIDE AVENUE PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lot 11 and the South 5 feet of Lot 12, Block 30, Amended Plat of the Park City Survey, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as 341 WOODSIDE AVENUE PLAT AMENDMENT, does hereby certify that it has caused this subdivision plat to be prepared, and does hereby consent to the recordation of this 341 WOODSIDE AVENUE PLAT AMENDMENT.

In witness whereof, the undersigned set her hand this _____ day of _____, 2018.

GEORGE BOOZALIS FAMILY LIMITED PARTNERSHIP
a Texas limited partnership

By: BOOZALIS ENTERPRISES, L.L.C., a Texas limited liability company
Its General Partner

By: _____
Debbie Boozalis, Vice-President

ACKNOWLEDGMENT

State Of _____:

ss:

County of _____:

On this _____ day of _____, 2018, Debbie Boozalis, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Vice-President of BOOZALIS ENTERPRISES, L.L.C., a Texas limited liability company, General Partner of GEORGE BOOZALIS FAMILY LIMITED PARTNERSHIP, a Texas limited partnership, and that said document was signed by her on behalf of said limited liability company by authority of its operating agreement and she acknowledged to me that she executed the 341 WOODSIDE AVENUE PLAT AMENDMENT.

By: _____
Notary Public

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No. _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2018-_____.
- Measured bearings and distances, when different from record, are shown in parenthesis ().
- See Record of Survey S-_____.
- At the time of this plat amendment, the property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 938, Map Number 49043C0938C, and has an effective date of March 16, 2006.



341 WOODSIDE AVENUE PLAT AMENDMENT

BLOCK 30, PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

9/13/18 JOB NO.: 1-8-18 FILE: X:\ParkCitySurvey\dwg\sr\plat2018\010818.dwg

 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____
	275						

341 WOODSIDE AVENUE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOT 11 & A PORTION OF LOT 12, BLOCK 30 PARK CITY AMENDED SURVEY
RECORD OF SURVEY-EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

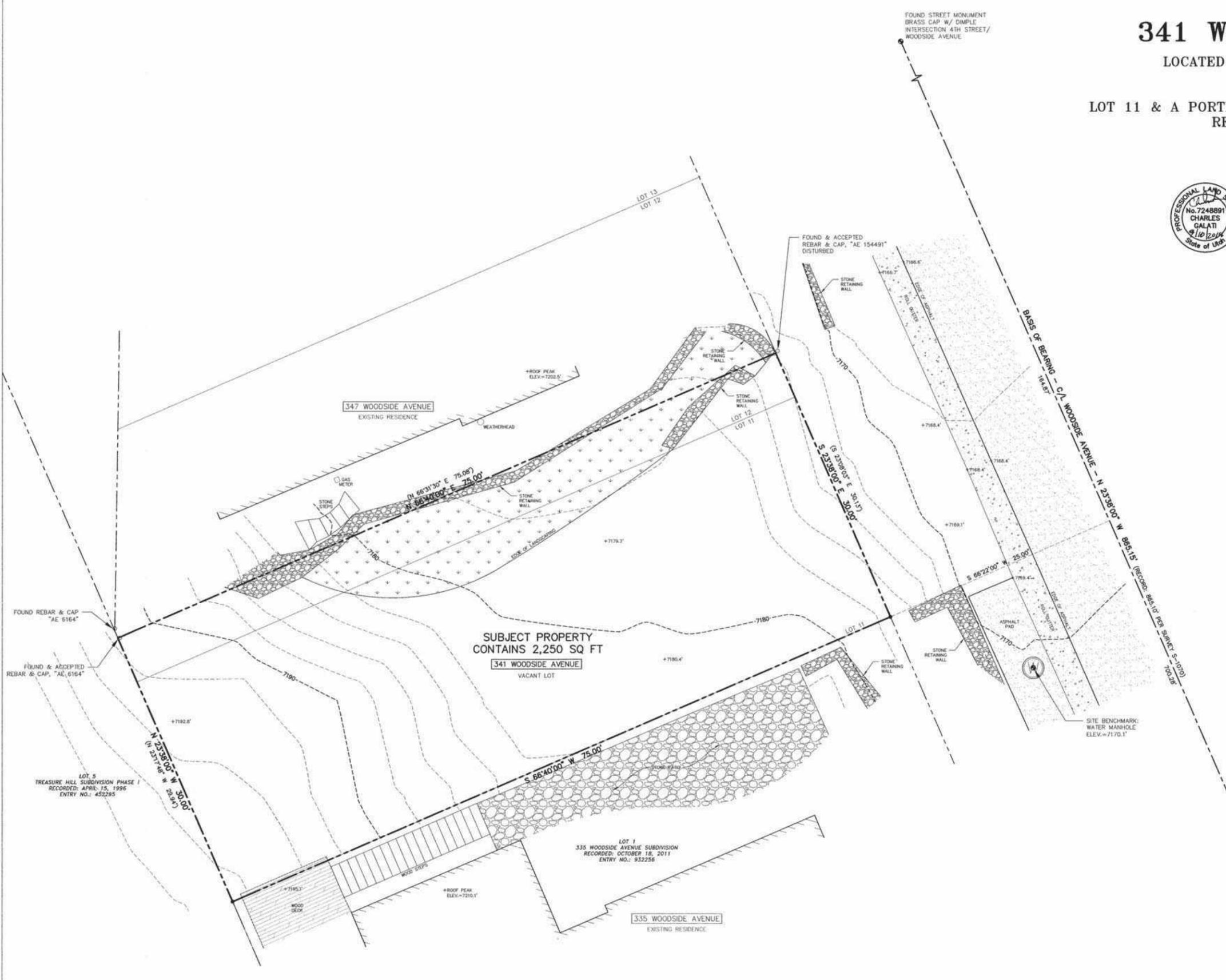
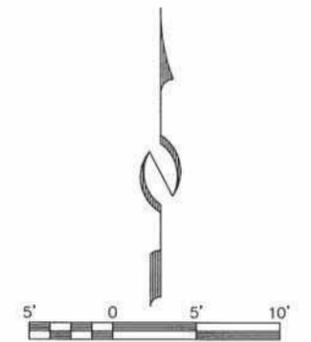
Lot 11 and the south 5 feet of Lot 12, Block 30, Amended Plat of the Park City Survey, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder.

NOTES

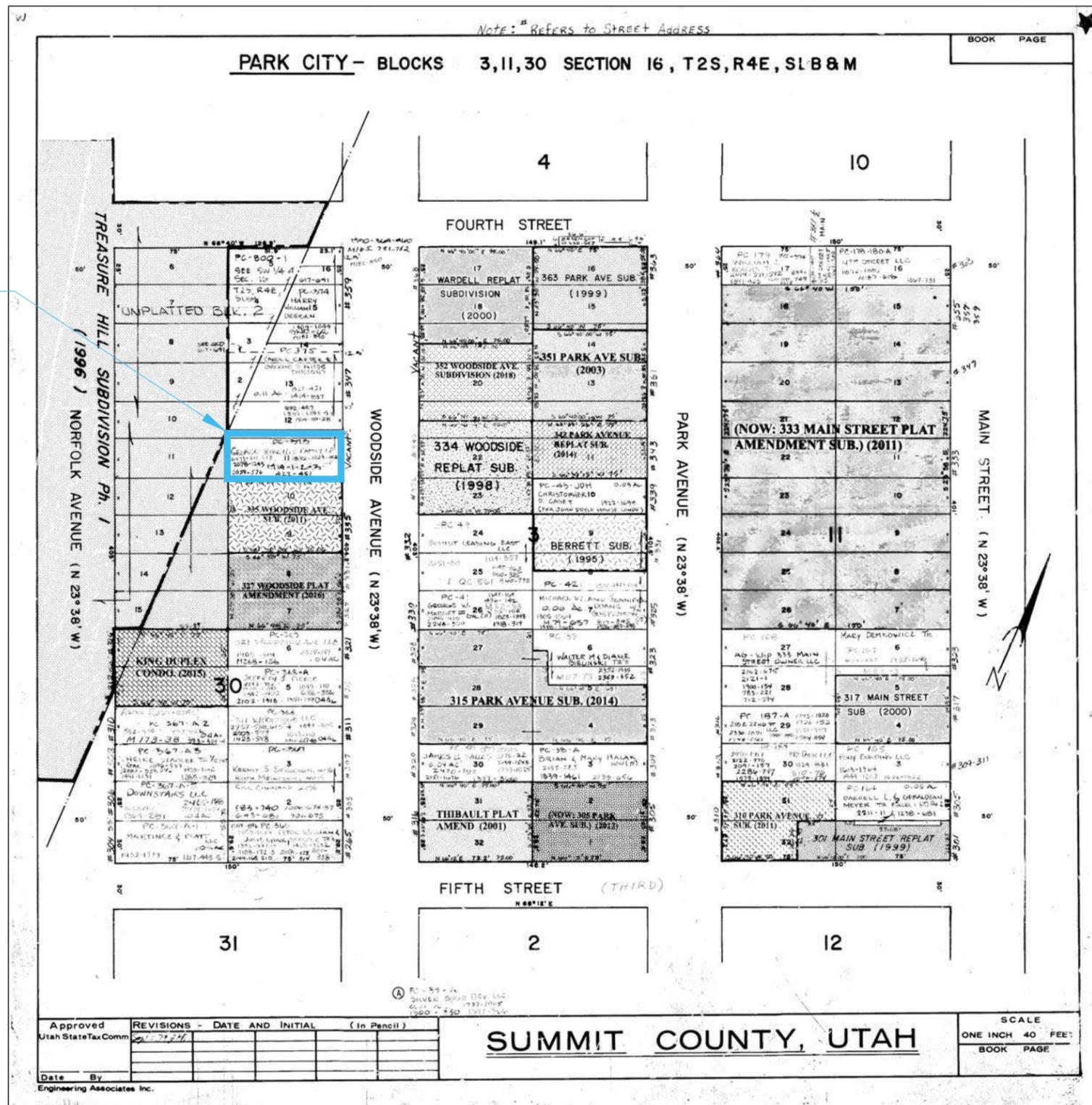
1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed September 5, 2018, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements or setbacks were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Treasure Hill Subdivision Phase I, 335 Woodside Avenue Subdivision Plat, Records of Survey S-1070, S-6281 & S-7249 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plat.
6. Site Benchmark: Water Manhole, Elevation=7170.1' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set or found as shown.
9. Measured bearings and distances, when different from record, are shown in parenthesis ().

LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- ⊙ Found Street Monument (As-Noted)



<p>(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 333 Main Street P.O. Box 2664 Park City, Utah 84060-2664</p>	<p>STAFF: CHARLES GALATI RYAN BETZ JASON WYNNE</p>	<p>EXISTING CONDITIONS & TOPOGRAPHIC MAP 341 WOODSIDE AVENUE BLOCK 30, PARK CITY SURVEY</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 9/10/18</p>	<p>FOR: DEBRA BOOZALIS JOB NO.: 1-8-18 FILE: X:\PCS\dwg\sr\svrv2018\010818\010818-341 Woodside Ave.dwg</p>	



SUBJECT
PROPERTY



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: RYAN BETZ MARSHALL KING	OWNERSHIP EXHIBIT 341 WOODSIDE AVENUE BLOCK 30, PARK CITY SURVEY FOR: DEBRA BOOZALIS JOB NO.: 1-8-18 FILE: X:\ParkCitySurvey\dwg\Exhibits\341 Woodside-ownership map.dwg	SHEET 1 OF 1 277
DATE: 9/12/18			

PARK CITY SURVEY, BLOCK 30,
LOT 11 AND A PORTION OF LOT 12
(341 Woodside Avenue)
September 13, 2018

PROJECT INTENT

Lot 11 and the southerly five feet of Lot 12, Block 30, Park City Survey (also known as 341 Woodside Avenue) is currently a vacant property. The historic lot line as platted between Lot 11 and Lot 12 still exists. The owners desire to remove the lot line and unify the property into one lot of record with the ultimate goal of constructing a single-family residence on the property.



SUBJECT
PROPERTY

 <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: RYAN BETZ MARSHALL KING DATE: 9/12/18	AERIAL PHOTOGRAPH 341 WOODSIDE AVENUE BLOCK 30, PARK CITY SURVEY FOR: DEBRA BOOZALIS JOB NO.: 1-8-18 FILE: X:\ParkCitySurvey\dwg\Exhibits\341 Woodside-ortho.dwg	279 SHEET 1 OF 1
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341 Woodside Avenue - looking southerly



341 Woodside Avenue - looking southwesterly



341 Woodside Avenue - looking westerly



341 Woodside Avenue - looking northeasterly



341 Woodside Avenue - looking easterly

Planning Commission Staff Report



Subject: Park City Back Nine Subdivision
Author: Tippe Morlan, AICP, Planner
Date: October 24, 2018
Type of Item: Legislative – Subdivision Plat

Project Number:	PL-18-03956
Applicant:	Park City Water District/Park City Municipal Corporation Public Works
Location:	1884 Three Kings Drive
Zoning:	Recreation and Open Space (ROS)
Adjacent Land Uses:	Residential condominiums and single-family dwellings and Park City Golf Course
Reason for Review:	Subdivision plats require Planning Commission review and City Council approval.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Park City Back Nine Subdivision located at 1884 Three Kings Drive and consider forwarding a **positive** recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Disclosure: Park City Municipal is the property owner and applicant, and is represented by the Water and Public Works departments.

Proposal

The proposed Park City Back Nine Subdivision seeks to combine all existing parcels addressed at 1884 Three Kings Drive into one lot of record. This includes the entirety of the Park City Golf Course back nine property and the existing Spiro water treatment facility and golf and parks maintenance facility. A new water treatment facility and a new golf maintenance facility are intended to be constructed on this site. The proposed subdivision will create a lot of 67.748 acres, or 2,951,081 square feet in size.

Background

June 1, 1979 – Park City and Park City Country Club entered into an “Option and Purchase Contract” covering the Park City Golf Course. As a result of this agreement, Park City came to own the Park City Golf Course property.

May 29, 1986 – The City Council approved the rezoning of approximately 2.39 acres of golf course property at the northwest corner of Empire Avenue and Park Avenue from Residential Development (RD) to Recreation Commercial (RC) and Recreation Open Space (ROS).

June 20, 1986 – The Planning Commission approved the original Conditional Use Permit for the Spiro water treatment plant.

June 20, 1986 – The Planning Commission approved a Conditional Use Permit for a Parks/Golf Course Maintenance Building at this site, adjacent to the existing Spiro water treatment plant.

August 25, 2004 – The existing Conditional Use Permit for the Spiro water treatment plant was modified by the Planning Commission in order to accommodate a 510 square foot addition and a 200,000 gallon underground water tank.

August 16, 2018 – The City received a complete Conditional Use Permit application for the Park City Back Nine Subdivision to be located at 1884 Three Kings Drive.

July 16, 2018 – The applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility to be located on this site.

August 22, 2018 – The Planning Commission approved a Conditional Use Permit for a new Golf Maintenance Facility to be located north of the water treatment plant on the subject property between the existing driving range and Hole 10 of the Park City Golf Course.

October 24, 2018 – The Planning Commission will concurrently review a request for a Master Planned Development and Conditional Use Permit for the 3Kings water treatment plant to replace the existing Spiro facility at this location.

Purpose

The purpose of the Recreation and Open Space (ROS) District can be found in [LMC Section 15-2.7-1](#).

Analysis

The purpose of this subdivision is to combine the existing parcels comprising the Park City Golf Course and the Spiro water treatment and golf/parks maintenance facilities into one lot of record. This subdivision does not change the existing use of the site, nor does it change any boundaries of the site; the golf course will remain, and the new 3Kings water treatment plant is proposed on the site of the existing water treatment plant.

This subdivision unifies the City owned property into one lot, cleaning up property lines and memorializes long standing easements throughout the property. The entire site is within the Recreation Open Space (ROS) zone district which also does not allow any residential use. Allowed uses are related to conservation activity, public facilities, and recreation as indicated in [Section 15-2.7-2](#) of the Land Management Code. No future development is planned or proposed outside of the scope of the new water treatment plant (see the concurrent 3Kings Water Treatment Plant Master staff report under file PL-18-03941).

The overall existing site includes the Spiro water treatment plant and covered parking, Park City Golf operations and storage, the current golf maintenance and chemical storage building, Park City Parks operations and storage, the current park maintenance building, seasonal recreation facilities (for golf and cross country skiing), and golf course

irrigation and snowmaking water supply intakes and pumping facilities (on the golf course ponds). The Thiriot Spring is located at the western extent of the site and is currently used as a municipal drinking water source and for in-stream flow, originally developed in 1974. There are also raw water conveyance piping and structures used to convey water from the Spiro Tunnel to the water treatment building, the North Ditch, and the East Ditch.

ROS Requirements

The underlying zone is Recreation Open Space (ROS). All existing structures outside of the Spiro facilities will remain on site. The golf maintenance facility and the 3Kings water treatment plant will be constructed to meet the ROS lot and site requirements as follows:

	ROS Requirement	Proposed
Front Setbacks	25 feet minimum	25 feet or greater
Rear Setbacks	25 feet minimum	25 feet or greater
Side Setbacks	25 feet minimum	25 feet or greater
Height	28 feet plus 5 feet for pitched roof with a minimum slope of 4:12 (Planning Commission may grant additional height through MPD review subject to compliance with specific criteria)	45 feet requested for the 3Kings Water Treatment Plant (MPD-CUP)
Density	No density requirements	
Lot size	No minimum lot size	
Open Space	Minimum of 60 percent	94.69 percent

General Subdivision Requirements

- A) **Subdivision Name.** The proposed subdivision name does not duplicate or closely approximate the name of another Subdivision in the area.
- B) **Monuments.** All survey monumentation is existing and found as noted on the survey (see Exhibit XX).
- C) **Limits of Disturbance.** A landscape and limits of disturbance plan for construction will be submitted with the building permit applications per the MPD Agreement for each phase of development.
- D) **Ridgeline Development.** Not applicable as there are no major or minor ridgelines within the property.
- E) **Open Space.** Approximately 94.69 percent of the overall site is comprised of usable open space, and development of the new 3Kings water treatment plant will be clustered on the existing Spiro water treatment plant location.
- F) **Roads and Utility Lines.** All roads internal to the development are to be designated as private drives. Easements are provided as needed for public utilities and storm drainage. Existing utility infrastructure has been located on the property and must be shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their

facilities are viable and that exposed meters and boxes can be screened with landscaping elements.

- G) **Drainage Ways.** Final design of the storm water management system and required public utility easements are subject to approval by the City Engineer.
- H) **Soils Conditions.** Due to the potential for areas of expansive soils within this subdivision, a soils conditions report shall be submitted prior to issuance of any building permits for structures, utilities, and roads, and shall be reviewed by the City Engineer and Building Official prior to issuance of an excavation permit for any construction. The property is not located within the Park City Soils Ordinance boundary however; any areas of disturbance due to off-site utility improvements that fall within the Park City Soils Ordinance boundary are required to adhere to all requirements of the Ordinance.
- I) **Trails and Sidewalks.** Trails and sidewalks are shown on the site connecting to existing infrastructure along both the streets and throughout the golf course
- J) **Limits of Disturbance/Building Pad locations.** No building pads or limits of disturbance areas are proposed to be platted with this subdivision.
- K) **Top Soil Preservation and Final Grading.** Top soil preservation and final grading shall be reviewed as a part of the Construction Mitigation Plan for each phase of development consistent with the LMC Section 15-7.3-2(K). No portion of this property is within the Park City Soils Ordinance boundary; however, areas of disturbance due to off-site improvements that do fall within the Park City Soils Ordinance boundary are required to adhere to all requirements of the ordinance.
- L) **Architectural Standards.** Compliance with architectural guidelines is to be reviewed and approved by the Planning Commission as a part of the concurrent Conditional Use Permit and Master Planned Development application.
- M) **Water Bodies and Water Courses.** The site contains utilities associated with service to the existing Spiro water treatment plant and the golf and parks maintenance building. Thiriot Spring is located at the western extent of the site which is currently used as a municipal drinking water source and for in-stream flow. Existing raw water conveyance piping and structures convey water from the Spiro Tunnel to the water treatment building, to the North Ditch, and to the East Ditch. The ditches are located on City property and are operated, controlled, and maintained by the City. The ditches are not subject to jurisdictional regulations and are not considered to be “Water of the US” or “Waters of the State.” There are two existing ponds within this lot in the vicinity of Hole 14 and Hole 18 of the Park City Golf Course. The ponds are located on Park City Municipal Corporation property and operated, maintained and controlled by the City, but they are subject to jurisdictional regulations (considered “Waters of the State”).
- N) **Fire Sprinkling.** There is a plat note requiring all construction to comply with the International Building Code requirements for fire protection or as required by the City’s Chief Building Official.

General Lot Design Requirements

Staff has reviewed the proposed plat for compliance with the General Lot Design Requirements per LMC Section 15-7.3-3 as follows:

- A) **Lot Arrangement.** There are no foreseeable difficulties, for reasons of topography or access, in securing building permits to build on these lots subject

to compliance with the applicable building codes, the LMC, and in providing reasonable access and utilities. Structures are proposed only within areas of existing development and minimize impact to the open space on the lot.

- B) **Building Sites.** Building sites shall comply with any approved CUP and MPD conditions and all LMC Setback requirements.
- C) **Square footage.** The Planning Commission will review the square footage of the proposed 3Kings water treatment plant to be constructed on this property on the location of the existing Spiro water treatment plant. Square footage will be reviewed as a part of the CUP and MPD application submitted concurrently with this subdivision.
- D) **Lot Dimensions.** Proposed lot dimensions comply with the minimum lot dimensions of the ROS zones and MPD requirements. No non-conforming conditions are created by the proposed plat amendment.
- E) **Double Frontage Lots and access to Lots.** Due to the size and nature of this lot serving as open space for the City, the lot fronts several roads at different locations. The lot fronts Thaynes Canyon Drive to the north, Three Kings Drive to the west in two locations, Silver King Drive and Empire Avenue to the south, and SR-224 (Park Avenue) to the east. Access to the site is only from Three Kings Drive in the immediate vicinity of the existing Spiro facility. A secondary access road will be constructed to the north of the facility to provide emergency vehicle access; this access will be gated to the east side of the administration building to preclude public access to the remainder of the site.
- F) **Lot Drainage.** Drainage plans are required with each building permit. Drainage easements on the plat are subject to final approval by the City Engineer.
- G) **Landscaping.** Prior to issuance of building permits for each phase of development, a landscape plan is required to be submitted and reviewed by the Staff for compliance with the LMC and conditions of the CUP and MPD.
- H) **Limits of Disturbance/Vegetation protection.** Prior to issuance of a building permit for each lot a limits of disturbance and vegetation protection plan is required to be submitted and reviewed by the Staff for compliance with conditions of the MPD and/or CUP plans and conditions.
- I) **Re-vegetation, seed, and sod.** All disturbed areas will be re-vegetated, seeded, and/or sodded prior to issuance of a certificate of occupancy.
- J) **Debris and Waste.** Debris and waste are required to be removed per the LMC prior to issuance of a certificate of occupancy. This is a condition of building permitting. Consolidation and recycling of construction waste and debris shall be identified on the Construction Mitigation Plan prior to issuance of a building permit.
- K) **Fencing.** Fencing of hazardous conditions may be required by the Chief Building Official. Fences will be constructed according to standards of the LMC and conditions of approval of the MPD and CUP for the various phases of development.

Road Requirements and Design

Staff has reviewed the proposed plat for compliance with the Road Requirements and Design per LMC Section 15-7.3-4. There are no public streets proposed. The main access point is off of Three Kings Drive at an existing driveway in front of the Spiro

facility. A secondary access road will be constructed to the north of the facility to provide emergency vehicle access.

Utility Requirements

Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.

Water will be provided to the Project by the Park City Water District. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main. Fire hydrants will be provided at intervals and locations acceptable to the Fire Marshal. The water main will be sized to meet fireflow and potable water demands and is currently sized based on an anticipated fireflow rate of 3,000 gallons per minute. Final sizing will be based on the requirements of the Fire Marshal and Park City Building Department.

The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages. It is not anticipated that the extension of public sanitary sewer will be required. Pertinent oil and grease interceptors will be provided in accordance with SBWRD requirements.

The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.

Net Zero Goals

The project incorporates design and renewable energy elements to achieve City Council's Critical Priority Goal of a Net-Zero Energy facility. Green roofs are proposed on structures to the south of the site. Energy efficient design for the water treatment process is also proposed in order to meet net zero goals.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time other than standards items to be addressed before recordation as part of the redline review process.

Notice

On October 10, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on October 6, 2018, according to requirements of the Land Management Code.

Public Input

Public input was received at the public Open House by the applicant on July 16, 2018. Comments were collected for both the Three Kings Water Treatment Plant and the golf maintenance facility at this location. Concerns include noise abatement during construction, the location of the access road, and preservation of the design of the existing Spiro building.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the Park City Back Nine Subdivision as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Park City Back Nine Subdivision and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Park City Back Nine Subdivision.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The construction of the new 3Kings water treatment plant as proposed in the concurrent MPD-CUP application could not occur. The applicant would have to revise the plans. A new water treatment plant is required by state regulation to treat the water from the Spiro Tunnel, and revised plans would need to be approved in a timely manner.

Good Cause

There is good cause for this subdivision in that it cleans up property lines and easements within the City owned property, it does not change the use or boundaries of the site, and it improves the site conditions for the City to construct a new water treatment plant in the same the location of the Spiro facility.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the Park City Back Nine Subdivision located at 1884 Three Kings Drive and consider forwarding a **positive** recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
- Exhibit B – Survey
- Exhibit C – Applicant’s Statement
- Exhibit D – Aerial Photographs
- Exhibit E – Site Photographs

Ordinance No. 2018-XX

AN ORDINANCE APPROVING THE PARK CITY BACK NINE SUBDIVISION LOCATED AT 1884 THREE KINGS DRIVE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1884 Three Kings Drive has petitioned the City Council for approval of the Subdivision; and

WHEREAS, on October 6, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 10, 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 October 24, 2018, to receive input on Park City Back Nine Subdivision; and

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on November 29, 2018, the City Council held a public hearing to receive input on the Park City Back Nine Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Park City Back Nine Subdivision located at 1884 Three Kings Drive.

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

SECTION 1. APPROVAL. The Park City Back Nine Subdivision, 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 site is located at 1884 Three Kings Drive.
2. The site is located in the Recreation and Open Space (ROS) zoning district.
3. There is a concurrent application for an MPD-CUP for a water treatment facility which is an essential municipal public utility use.
4. An exception to the Building Height up to 45 feet from Existing Grade is requested as a part of the MPD.
5. The existing Spiro water treatment plant needs to be replaced in order for water treatment related to the Spiro Tunnel to comply with state regulations.
6. The proposed site is 67.89 acres in size.
7. The proposed site is owned entirely by Park City Municipal Corporation and used as the Park City Golf Course and a water treatment facility.
8. The proposed subdivision creates 1 lot of record.

9. A legal lot of record is required for construction of a new water treatment plant on a portion of the existing site where the current Spiro facility exists.
10. On August 16, 2018, the City received a complete application for the Park City Back Nine Subdivision.
11. On July 16, 2018, the applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility at this location.
12. A concurrent application for a Master Planned Development and Conditional Use Permit has been submitted for the reconstruction of the existing water treatment plant on this lot (see PL-18-3941).
13. No portion of this plat is within the Park City Soils Ordinance boundary.
14. The use of the property will remain the same.
15. The property is accessed from Three Kings Drive in the immediate vicinity of the existing Spiro facility with a secondary emergency access proposed to the north of the new 3Kings facility.
16. The subdivision plat complies with the Land Management Code regarding final subdivision plats.
17. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
18. The property within proximity of the existing and proposed water treatment plant is not within a flood zone. Areas surrounding the two ponds are located within FEMA flood zone A.
19. Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.
20. The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project.
21. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages.
22. The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements.
23. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site.
24. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.
25. Water will be provided to the Project by the Park City Water District.
26. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main.
27. Green roofs are proposed on structures to the south of the site.
28. Energy efficient design for the water treatment process is also proposed in order to meet net zero goals.

29. The findings in the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this Subdivision.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed Subdivision.
4. Approval of the Subdivision, 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 and an extension is granted by the City Council.
3. Fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. Conditions of approval of the 3Kings Water Treatment Plant Master Planned Development and Conditional Use Permit shall apply and shall be noted on the plat.
5. All required public utility, access, drainage, and snow storage easements shall be dedicated on the plat prior to recordation.

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

PASSED AND ADOPTED this 29th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

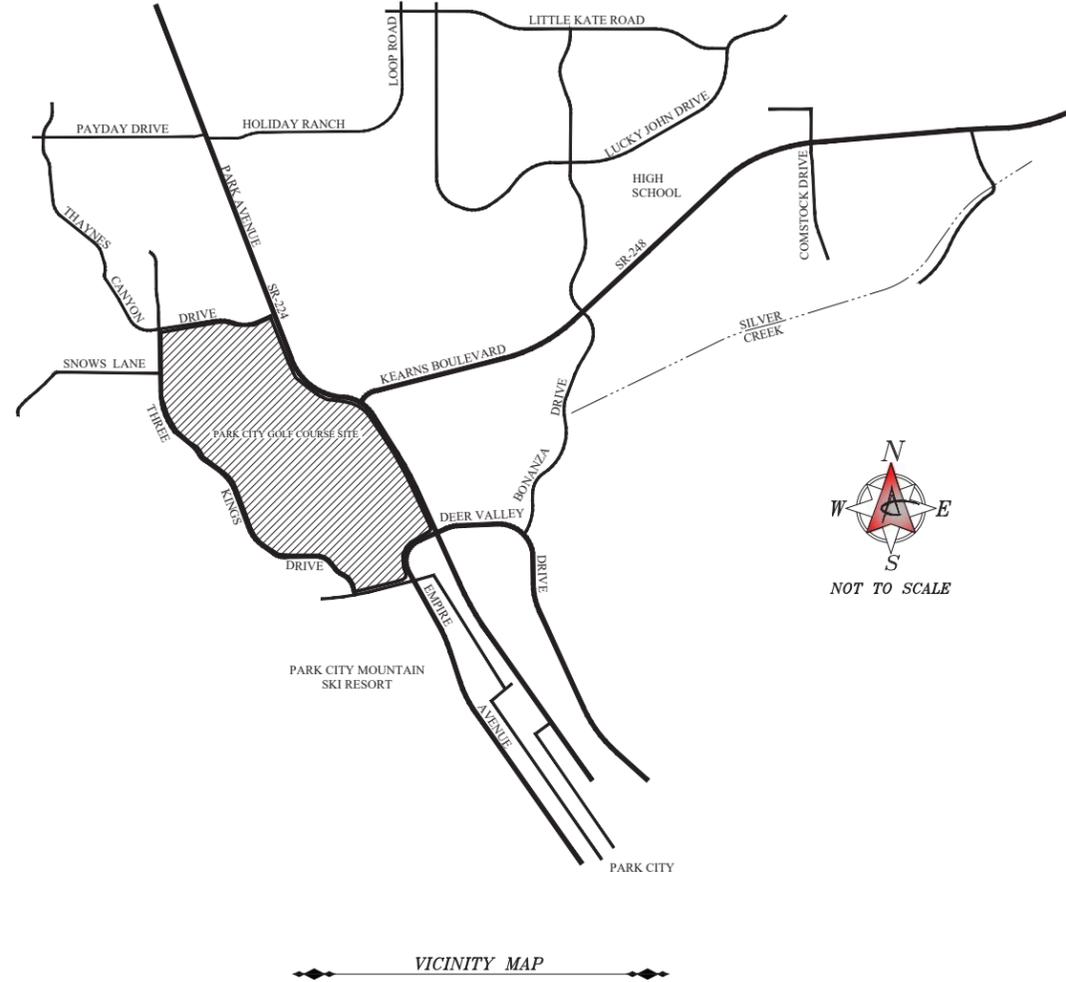
City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

PARK CITY BACK NINE SUBDIVISION
 LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN. PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREET, TO BE HEREAFTER KNOWN AS:

PARK CITY BACK NINE SUBDIVISION

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____ SATTAR N. TABRIZ
 LICENSE NO. 155100

LEGAL DESCRIPTION

SEE SHEET 2 OF 5

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 1 LOT AND ROADS TO BE HEREAFTER BE KNOWN AS:

PARK CITY BACK NINE SUBDIVISION

DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR

HANDS THIS _____ DAY OF _____, 20____, A.D. 20____.

NAME _____

ACKNOWLEDGEMENT

STATE OF _____ } s.s.
 COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME

_____, WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE IS THE _____ OF _____

_____, A CORPORATION, AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 0°20'20" WEST, 2640.85 FEET ALONG THE EAST SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 8, FROM THE FOUND BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER, TO THE FOUND BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. (AS SHOWN HEREON)
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. THIS MAP WAS PREPARED AT THE REQUEST OF PARK CITY, UTAH FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO 1 LOT AS SHOWN HEREON.

EASEMENT & RIGHT OF WAY NOTES

1. PARK CITY MUNICIPAL CORPORATION AND PARK CITY WATER SERVICE DISTRICT INFRASTRUCTURE: A PERMANENT, EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED TO PARK CITY MUNICIPAL CORPORATION AND THE PARK CITY WATER SERVICE DISTRICT ACROSS AND THROUGH THE LOTS AS SHOWN HEREON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING, OWNING, OPERATING, INSPECTING, MAINTAINING, REPAIRING, ALTERING, REPLACING, PROTECTING, AND REMOVING UTILITIES, INCLUDING WATER TREATMENT PLANTS AND FACILITIES, STORM DRAINAGE, FIBER OPTIC LINES AND VAULTS, UNDERGROUND PIPELINES AND APPURTENANCES GRANTED HEREIN FOR THE CONVEYANCE, TREATMENT, TRANSMISSION AND DISTRIBUTION OF WATER, AND OTHER UTILITIES AS ASSOCIATED WITH PARK CITY MUNICIPAL CORPORATION OR THE PARK CITY WATER SERVICE DISTRICT.
2. FIRE AND PUBLIC SAFETY ACCESS: PUBLIC SAFETY ACCESS EASEMENTS ARE HEREBY DEDICATED FOR ALL PUBLIC AND PRIVATE ROADWAYS AND EMERGENCY ACCESS ROUTES.
3. EASEMENT ENTRY NO. 260127, IS HEREBY VACATED AND ABANDONED PER THIS PLAT.
4. PARCEL 'A' AS SHOWN HEREON IS HEREBY DEDICATED AS A PUBLIC RIGHT OF WAY FOR THE BENEFIT OF PARK CITY

PARK CITY BACK NINE SUBDIVISION

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN. PARK CITY, SUMMIT COUNTY, UTAH

1 OF 5

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Ward Engineering Group
 Planning • Engineering • Surveying
 231 West 800 South
 Salt Lake City, Utah 84101
 Phone: (801)487-8040 Fax: (801)487-8668

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018.
 BY: _____
 S.B.W.R.D.

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018.
 BY: _____
 CHAIRMAN

ENGINEER'S CERTIFICATE
 THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____, 2018
 BY: _____
 CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2018.
 BY: _____
 CITY ATTORNEY

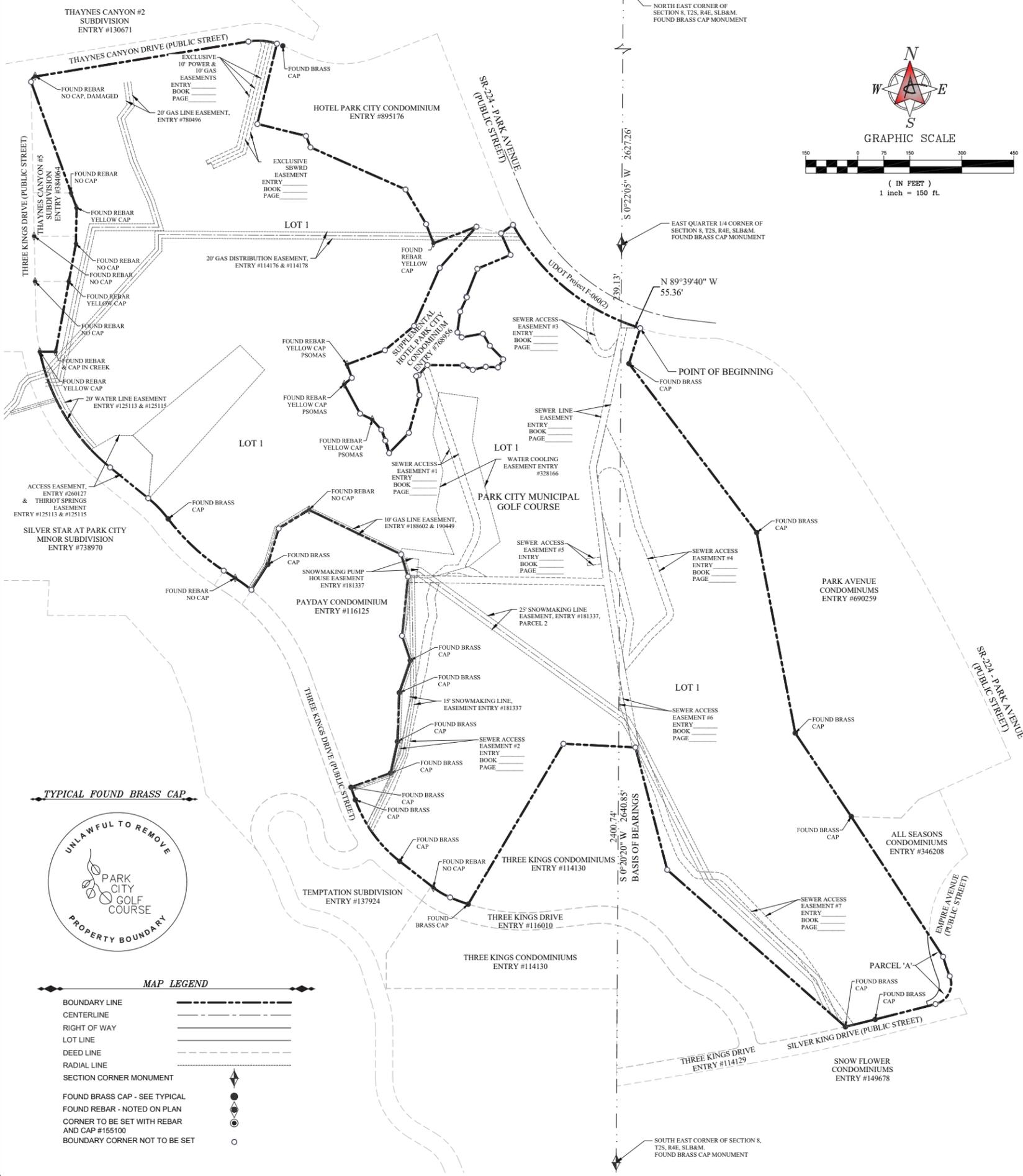
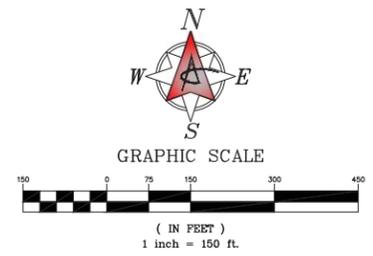
COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL
 THIS _____ DAY OF _____, 2018
 BY: _____
 MAYOR

CERTIFICATE OF ATTEST
 I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018
 BY: _____
 PARK CITY RECORDER

SUMMIT COUNTY RECORDER
 RECORDED NO.: _____
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 FEES _____
 SUMMIT COUNTY RECORDER

PARK CITY BACK NINE SUBDIVISION

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060



A parcel of land lying and situate in the East half of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian; being those portions of the East Half of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian lying North and East of Three Kings Drive, South of Thaynes Canyon Drive, South and West of Utah State Highway 224, North of Silver King Drive, and North and West of Empire Avenue

More particularly described as follows:

Beginning at a point in the Southerly Right-of-Way line of Utah State Highway 224, said point being South 00°20'20" West a distance of 239.13 feet along the East line of the Southeast Quarter of said Section 8, and North 89°39'40" West a distance of 55.36 feet from the Northeast Corner of the Southeast Quarter of said Section 8. Said point also being on the Westerly boundary of Park Avenue Condominiums according to the official plat thereof, recorded February 27, 2004 as Entry No. 690259 Official Records of Summit County.

THENCE coincident with the Westerly boundary of Park Avenue Condominiums, recorded February 27, 2004 as Entry No. 690259 Official Records of Summit County the following four (4) courses

1. South 17°41'59" West 107.35 feet
2. THENCE South 37°09'09" East 610.00 feet
3. THENCE South 10°54'09" East 587.45 feet
4. THENCE South 33°54'09" East 290.00 feet

THENCE coincident with the Westerly boundary of All Seasons Condominiums according to the official plat thereof, recorded September 3, 1991 as Entry No. 346208, Official Records of Summit County, South 33°18'30" East a distance of 482.11 feet to a point on a S85.32 foot non-tangential curve to the left (Radius point bears North 74°07'48" East), said point also being in the Northerly intersection and Right-of-way lines of Empire Avenue and Silver King Drive.

THENCE coincident with the Northerly Right-of-Way line of Silver King Drive the following four (4) courses

1. Along said 585.32 foot radius curve to the left, an arc length of 59.05 feet through a central angle of 05°46'49" (chord bears South 18°45'37" East a distance of 59.02 feet) to the beginning of a 60.00 foot radius, non-tangential curve to the right. (Radius point bears South 68°20'57" West)
2. THENCE along said 60.00 foot radius curve to the right, an arc length of 102.00 feet through a central angle of 37°24'10" (chord bears South 27°03'02" West a distance of 90.15 feet) to the Right of Way line for Three Kings Drive and Silver King Drive according to the official dedication plat thereof, recorded October 5, 1971 as Entry No. 114129, Official Records of Summit County.
3. THENCE South 75°45'09" West a distance of 179.37 feet to the beginning of a 4657.00 foot radius curve to the right (Radius point bears North 14°14'51" West)
4. THENCE along said 4657.00 foot radius curve to the right, an arc length of 88.71 feet through a central angle of 01°05'29" (chord bears South 76°17'53" West a distance of 88.71 feet) to a point on the Northerly boundary of Three Kings Condominium according to the official plat thereof, recorded October 5, 1971 as Entry No. 114130, Official Records of Summit County

THENCE coincident with the Northerly boundary of Three Kings Condominium, the following four (4) courses

1. North 48°41'26" West a distance of 683.93 feet.
2. THENCE North 14°35'00" West a distance of 364.00 feet.
3. THENCE North 87°06'46" West a distance of 208.00 feet.
4. THENCE South 30°44'09" West a distance of 536.96 feet to the beginning of a 543.50 foot non-tangential curve to the right, (Radius point bears North 17°23'39" East) said point also being in the Northerly Right-of-Way line of said Three Kings Drive according to the official dedication plat thereof, recorded May 30, 1972 as Entry No. 116010, Official Records of Summit County.

THENCE coincident with the Northerly boundary of Three Kings Condominium, the following four (4) courses

1. North 48°41'26" West a distance of 683.93 feet.
2. THENCE North 14°35'00" West a distance of 364.00 feet.
3. THENCE North 87°06'46" West a distance of 208.00 feet.
4. THENCE South 30°44'09" West a distance of 536.96 feet to the beginning of a 543.50 foot non-tangential curve to the right, (Radius point bears North 17°23'39" East) said point also being in the Northerly Right-of-Way line of said Three Kings Drive according to the official dedication plat thereof, recorded May 30, 1972 as Entry No. 116010, Official Records of Summit County.

THENCE coincident with the Northerly boundary of Three Kings Condominium, the following four (4) courses

1. North 48°41'26" West a distance of 683.93 feet.
2. THENCE North 14°35'00" West a distance of 364.00 feet.
3. THENCE North 87°06'46" West a distance of 208.00 feet.
4. THENCE South 30°44'09" West a distance of 536.96 feet to the beginning of a 543.50 foot non-tangential curve to the right, (Radius point bears North 17°23'39" East) said point also being in the Northerly Right-of-Way line of said Three Kings Drive according to the official dedication plat thereof, recorded May 30, 1972 as Entry No. 116010, Official Records of Summit County.

THENCE coincident with the Northerly boundary of Three Kings Condominium, the following five (5) courses

1. Along said 543.50 foot radius curve to the right, an arc length of 55.81 feet through a central angle of 05°53'01" (chord bears North 69°39'51" West a distance of 55.79 feet) to the beginning of a 219.50 foot radius non-tangential curve to the right. (Radius point bears North 23°16'39" East)
2. THENCE along said 219.50 foot radius curve to the right, an arc length of 55.80 feet through a central angle of 14°33'55" (chord bears North 59°26'23" West a distance of 55.65 feet).
3. THENCE North 52°09'21" West a distance of 123.14 feet to the beginning of a 389.15 foot radius curve to the right, (Radius point bears North 37°50'39" East)
4. THENCE along said 389.15 foot radius curve to the right, an arc length of 221.27 feet through a central angle of 32°34'42" (chord bears North 35°52'00" West a distance of 218.30 feet).
5. THENCE North 19°34'39" West a distance of 38.43 feet to a point on the Southerly boundary of Payday Condominium according to the official plat thereof, recorded June 2, 1972 as Entry No. 116125, Official Records of Summit County.

THENCE coincident with said Southerly boundary of Payday Condominium the following eleven (11) courses

1. North 70°25'21" East a distance of 121.00 feet.
2. THENCE North 12°30'51" East a distance of 93.00 feet.
3. THENCE North 02°05'51" East a distance of 141.00 feet.
4. THENCE North 19°05'51" East a distance of 98.00 feet.
5. THENCE North 18°34'09" West a distance of 75.00 feet.
6. THENCE North 05°45'51" East a distance of 171.00 feet.
7. THENCE North 17°14'09" West a distance of 67.00 feet.
8. THENCE North 64°14'09" West a distance of 294.65 feet.
9. THENCE South 58°30'51" West a distance of 102.84 feet.
10. THENCE South 16°50'51" West a distance of 108.00 feet.
11. THENCE South 32°53'31" West a distance of 87.09 feet to the beginning of a 545.00 foot non-tangential curve to the left, (Radius point bears South 38°59'46" West) said point also being in the Northerly Right-of-Way line of Three Kings Drive

THENCE coincident with the Northerly Right-of-Way line of Three Kings Drive the following six (6) courses

8. Along said 545.00 foot curve to the left, an arc length of 58.06 feet through a central angle of 06°06'14" (chord bears North 54°03'21" West a distance of 58.03 feet).
9. THENCE North 57°06'29" West a distance of 39.07 feet to the beginning of a 630.00 foot radius curve to the right, (Radius point bears North 32°53'31" East)
10. THENCE along said 630.00 foot radius curve to the right, an arc length of 219.91 feet through a central angle of 19°59'59" (chord bears North 47°06'29" West a distance of 218.80 feet) to the beginning of a non-tangential 340.00 foot radius curve to the left. (Radius point bears South 52°53'30" West)
11. THENCE along said 340.00 foot radius curve to the left, an arc length of 83.08 feet through a central angle of 14°00'01" (chord bears North 44°06'31" West a distance of 82.87 feet) to a point of intersection with a non-tangential line.
12. THENCE North 51°06'26" West a distance of 141.13 feet to the beginning of a 575.00 radius curve to the right, (Radius point bears North 38°53'34" East)
13. THENCE along said 575.00 foot radius curve to the right, an arc length of 397.31 feet through a central angle of 39°35'24" (chord bears N 31°18'44" West a distance of 389.45 feet) to a point the Southerly boundary of Thaynes Canyon No 5 Subdivision according to the official plat thereof, recorded July 29, 1993 as Entry No. 384064, Official Records of Summit County.

THENCE coincident with the Southerly and Easterly boundary of Thaynes Canyon No. 5 Subdivision the following four (4) courses

1. South 89°54'09" East a distance of 45.60 feet.
2. THENCE North 10°35'51" East a distance of 316.23 feet.
3. THENCE North 01°05'51" East a distance of 103.33 feet.
4. THENCE North 19°54'09" West a distance of 385.80 feet to the beginning of a 15.00 foot radius non-tangential curve to the right, (Radius point bears North 88°47'51" East) said point also being in the Southerly Right-of-Way line of Thaynes Canyon Drive.

THENCE coincident with the Southerly Right-of-Way line of Thaynes Canyon Drive the following three (3) courses:

1. Along said 15.00 foot radius curve to the right, an arc length of 21.44 feet through a central angle of 81°53'41" (chord bears North 39°44'41" East a distance of 19.66 feet) to a point of intersection with a non-tangential line.
2. THENCE North 80°40'51" East a distance of 622.59 feet to the beginning of a 175.00 foot radius curve to the right, (Radius point bears South 09°19'09" East)
3. THENCE along said 175.00 foot radius curve to the right, an arc length of 83.12 feet through a central angle of 27°12'53" (chord bears South 85°42'43" East a distance of 82.34 feet) to the Westerly boundary of Hotel Park City Condominium according to the official plat thereof, recorded October 7, 2004 as Entry No. 713087, Official Records of Summit County.

THENCE coincident with said boundary of Hotel Park City Condominium the following thirty-nine (39) courses

1. South 13°45'50" West a distance of 237.95 feet.
2. THENCE South 76°13'45" East a distance of 144.85 feet.
3. THENCE South 21°10'15" East a distance of 35.00 feet.
4. THENCE South 66°08'15" East a distance of 300.00 feet.
5. THENCE South 30°42'40" East a distance of 115.82 feet.
6. THENCE South 21°10'12" East a distance of 59.12 feet.
7. THENCE North 68°53'59" East a distance of 132.86 feet.
8. THENCE South 41°45'38" West a distance of 159.42 feet.
9. THENCE South 23°51'40" West a distance of 182.42 feet.
10. THENCE South 50°12'51" West a distance of 109.48 feet.
11. THENCE South 69°28'40" West a distance of 116.88 feet.
12. THENCE South 20°15'45" East a distance of 40.90 feet.
13. THENCE South 50°13'08" West a distance of 28.73 feet.
14. THENCE South 28°23'17" East a distance of 96.03 feet.
15. THENCE South 63°59'59" East a distance of 38.91 feet.
16. THENCE South 41°50'20" East a distance of 39.65 feet.
17. THENCE South 20°15'31" East a distance of 33.07 feet.
18. THENCE South 16°53'46" East a distance of 37.64 feet.
19. THENCE North 44°21'04" East a distance of 81.68 feet.
20. THENCE North 15°33'02" East a distance of 112.57 feet.
21. THENCE North 09°31'39" West a distance of 55.38 feet.
22. THENCE North 68°17'35" East a distance of 7.81 feet.
23. THENCE North 40°51'29" East a distance of 38.29 feet.
24. THENCE South 89°30'22" East a distance of 102.04 feet.
25. THENCE South 66°04'58" East a distance of 31.66 feet.
26. THENCE North 76°52'28" East a distance of 38.40 feet.
27. THENCE South 87°00'10" East a distance of 35.17 feet.
28. THENCE North 32°38'40" East a distance of 27.88 feet.
29. THENCE North 44°32'09" West a distance of 54.80 feet.
30. THENCE North 30°00'24" West a distance of 39.88 feet.
31. THENCE South 80°23'25" West a distance of 62.07 feet.
32. THENCE North 41°40'32" West a distance of 18.97 feet.
33. THENCE North 07°52'02" East a distance of 60.33 feet.
34. THENCE North 25°03'09" East a distance of 45.52 feet.
35. THENCE North 66°08'15" West a distance of 2.19 feet.
36. THENCE North 21°33'29" East a distance of 87.31 feet.
37. THENCE North 67°26'11" East a distance of 103.80 feet.
38. THENCE North 23°47'36" West a distance of 68.02 feet.
39. THENCE North 54°40'54" East a distance of 42.19 feet to the Southerly Right-of-Way line of Utah State Highway 224 and the beginning of a 623.70 foot non-tangential curve to the left, (Radius point bears North 61°14'10" East)

THENCE along said Right-of-Way and said 623.70 foot radius curve to the left, an arc length of 484.41 feet through a central angle of 44°29'60" (chord bears South 51°00'50" East a distance of 472.33 feet) more or less to the point of beginning

The above described parcel contain 67.89 acres more or less.

TYPICAL FOUND BRASS CAP



MAP LEGEND

BOUNDARY LINE	—————
CENTERLINE	—————
RIGHT OF WAY	—————
LOT LINE	—————
DEED LINE	—————
RADIAL LINE	—————
SECTION CORNER MONUMENT	◆
FOUND BRASS CAP - SEE TYPICAL	●
FOUND REBAR - NOTED ON PLAN	○
CORNER TO BE SET WITH REBAR AND CAP #155100	○
BOUNDARY CORNER NOT TO BE SET	○

2 OF 5

COUNTY RECORDED

RECORDED NO.: _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT _____
THE REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEES _____
SUMMIT COUNTY RECORDER

Ward Engineering Group
Planning • Engineering • Surveying
231 West 800 South
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

O:\Park City\Golf Course\survey\ACAD\map\plat\Ovr\plat\Legal.dwg Sep 28, 2018 - 12:51pm

PARK CITY BACK NINE SUBDIVISION
 LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF
 SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.
 PARK CITY, SUMMIT COUNTY, UTAH

Sewer Access Easement #1

A parcel of land situated in the Southeast quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point on the southeasterly boundary line of Supplemental Hotel Park City Condominium Plat, recorded as Entry # 768956 in the Official Records of the Summit County Recorders Office, said point being 349.19 feet South 0°20'20" West along the East line of the Southeast Quarter of said Section 8, and 560.74 feet West from the East Quarter corner of said Section 8.

And running thence South 49°08'04" East 12.92 feet; thence South 18°28'24" East 443.24 feet to a point on a 110.00 foot radius arc to the right, thence southerly along said arc 88.04 feet through a central angle of 45°51'20", (chord bears South 4°27'16" West 85.71 feet); thence South 27°22'56" West 69.05 feet; thence South 73°42'59" East 23.78 feet; thence South 58°50'01" East 44.97 feet; thence North 89°03'01" West 47.07 feet; thence North 73°42'59" West 32.62 feet; thence South 88°25'05" West 31.31 feet; thence South 50°42'05" West 11.18 feet; thence North 89°02'12" West 37.14 feet; thence North 50°42'05" East 47.72 feet; thence North 88°25'05" East 36.79 feet; thence North 27°22'56" East 75.02 feet to a point on a 90.00 foot radius arc to the left; thence northerly along said arc a distance of 72.03 feet through a central angle of 45°51'20", (chord bears North 4°27'16" East 70.12 feet); thence North 18°28'24" West 437.76 feet; thence North 49°08'04" West 7.43 to the boundary line of said Supplemental Hotel Park City Condominium Plat; thence along said boundary line North 40°51'56" East 20.00 feet to the point of beginning.

Contains 15,021 square feet or 0.35 acres

Sewer Access Easement #2

A parcel of land situate in the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 972.66 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 519.83 feet West from the East Quarter Corner of said Section 8.

And running thence South 16°26'02" West 44.81 feet; thence South 6°42'55" East 54.87 feet; thence South 17°42'48" West 34.84 feet; thence South 9°22'45" West 121.31 feet; thence South 13°20'32" West 144.58 feet; thence South 11°35'23" West 107.44 feet; thence South 21°32'32" West 103.56 feet; thence South 27°18'18" West 140.49 feet more or less to the easterly Right of Way line for Three Kings Drive as per Road Dedication Plat, Recorded May 30, 1972 as Entry no. 116010 Official records of Summit County Recorders Office; said point being a point of curvature of a non-tangent 389.15 foot radius arc to the right (Radius point bears North 54°57'45" East) thence along said arc a distance of 27.63 feet through a central angle of 4°04'07" (chord bears North 33°00'11" West 27.63 feet); thence North 27°18'18" East 125.59 feet; thence North 21°32'32" East 100.27 feet; thence North 11°35'23" East 105.71 feet; thence North 13°20'32" East 144.12 feet; thence North 9°22'45" East 122.23 feet; thence North 17°42'48" East 31.39 feet; thence North 6°42'55" West 54.59 feet; thence North 16°26'02" East 43.08 feet; thence South 89°02'12" East 24.90 feet to the point of beginning.

Contains 17,750 square feet or 0.41 acres

Sewer Access Easement #3

A parcel of land situate in the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point on the Southwesterly Right of Way line of Utah State Highway 224, said point being 183.40 feet South 0°20'20" West along the East line of the Southeast Quarter of said Section 8, and 75.65 feet West from the East Quarter Corner of said Section 8.

And running thence along a 140.00 foot radius non tangent arc to the left (Radius point bears South 73°34'28" East) and along said arc a distance of 100.80 feet through a central angle of 41°15'17" (chord bears South 4°12'07" East 98.64 feet); thence South 24°49'44" East 11.55 feet to a point on a 20.00 foot radius arc to the left thence along said arc a distance of 40.79 feet through a central angle of 116°50'48" (chord bears South 83°15'06" East 34.08 feet); thence North 38°19'29" East 30.40 feet; thence South 12°16'30" West 43.41 feet to a point on a 40.00 foot radius non tangent arc to the right (Radius point bears North 39°15'35" West) thence along said arc a distance of 72.91 feet through a central angle of 104°25'52" (chord bears North 77°02'38" West 62.23 feet); thence North 24°49'44" West 11.55 feet to a point on a 160.00 foot radius arc to the right thence along said arc a distance of 120.30 feet through a central angle of 43°04'48" (chord bears North 3°17'21" West 117.49 feet) More or less to a point on the said Utah State Highway 224 Right of Way line; thence along a 623.70 foot radius non tangent arc to the left (Radius point bears North 31°43'22" East) thence along said arc 20.56 feet through a central angle of 1°53'20" (chord bears South 59°13'18" East 20.56 feet) to the point of beginning.

Contains 3,867 square feet or 0.09 acres

Sewer Access Easement #4

A parcel of land situate in the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 518.88 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 42.05 feet West from the East Quarter Corner of said Section 8.

And running thence South 26°12'33" East 142.85 feet; thence South 13°58'32" East 164.00 feet; thence South 22°25'56" East 99.89 feet; thence South 19°19'48" East 157.88 feet to a point of curvature of a 35.00 foot radius arc to the right, thence along said arc a distance of 40.04 feet through a central angle of 65°32'52" (chord bears South 13°26'38" West 37.89 feet); thence South 46°13'05" West 74.82 feet; thence South 39°39'44" West 115.95 feet; thence North 10°07'06" West 14.32 feet; North 9°30'35" West 38.46 feet; thence North 8°04'01" East 90.31 feet; thence North 14°18'13" West 142.83 feet; thence North 57°23'41" East 18.79 feet; thence North 7°07'47" West 166.33 feet; thence South 18°15'37" East 174.87 feet; thence South 14°18'13" East 151.08 feet; thence North 8°04'01" East 100.07 feet; thence North 39°39'44" East 77.11 feet; thence North 46°13'05" East 75.97 feet to a point on a 15.00 foot radius arc to the left, thence along said arc a distance of 17.16 feet through a central angle of 65°32'52" (chord bears North 13°26'38" East 16.24 feet); thence North 19°19'48" West 157.34 feet; thence North 22°25'56" West 100.82 feet; thence North 13°58'32" West 148.17 feet to a point on a 36.00 foot radius arc to the left, thence along said arc a distance of 108.80 feet through a central angle of 173°09'15" (chord bears South 79°26'51" West 71.87 feet); thence North 7°07'47" West 40.82 feet; thence North 12°50'01" East 122.04 feet; thence North 12°16'30" East 3.54 feet to the point of beginning.

Contains 26,818 square feet or 0.62 acres

Sewer Access Easement #5

A parcel of land situate in the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 898.58 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 55.64 feet West from the East Quarter Corner of said Section 8.

And running thence South 7°07'47" East 20.00 feet; thence South 82°52'13" West 40.00 feet; thence North 7°07'47" West 20.00 feet; thence North 82°52'13" East 40.00 feet to the point of beginning.

Contains 800 square feet or 0.02 acres

Sewer Access Easement #6

A parcel of land situate in the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 1254.54 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 3.43 feet East from the East Quarter Corner of said Section 8.

And running thence South 10°07'06" East 150.13 feet; thence North 19°55'18" West 79.49 feet; thence North 0°33'32" East 73.07 feet to the point of beginning.

Contains 1,016 square feet or 0.02 acres

Sewer Access Easement #7

A parcel of land situate in the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 1394.87 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 49.61 feet East from the East Quarter Corner of said Section 8.

And running thence South 21°59'21" East 198.23 feet; thence South 17°00'53" East 81.54 feet; thence South 21°54'21" East 100.00 feet to a point on a 40.00 foot radius arc to the left, thence along said arc a distance of 12.62 feet through a central angle of 18°04'58" (chord bears South 30°56'50" East 12.57 feet); thence South 39°59'19" East 52.70 feet to a point on a 10.00 foot radius arc to the left, thence along said arc a distance of 8.40 feet through a central angle of 48°09'00" (chord bears South 64°03'49" East 8.16 feet); thence South 88°08'20" East 46.40 feet to a point on a 60.00 foot radius arc to the right, thence along said arc a distance of 46.05 feet through a central angle of 43°58'33" (chord bears South 66°09'04" East 44.93 feet); thence South 44°09'47" East 221.13 feet; thence South 48°03'20" East 73.28 feet; thence South 35°00'51" East 259.76 feet More or less to a point on the North Right of Way line of Silver King Drive according to the official plat, recorded October 5, 1971 as Entry No. 114129 Official Records of Summit County Recorders Office; thence along said Right of Way line along a 465.00 foot radius non tangent arc to the right (Radius point bears North 13°27'54" West) thence along said arc 21.52 feet through a central angle of 0°15'53" (chord bears South 76°40'12" West 21.52 feet); thence North 35°00'51" West 249.52 feet; thence North 48°03'20" West 71.68 feet; thence North 44°09'47" West 221.81 feet to a point on a 40.00 foot radius arc to the left, thence along said arc a distance of 30.70 feet through a central angle of 43°58'33" (chord bears North 66°09'04" West 29.95 feet); thence North 88°08'20" West 46.40 feet to a point on a 30.00 foot radius arc to the right, thence along said arc a distance of 25.21 feet through a central angle of 48°09'00" (chord bears North 64°03'49" West 24.48 feet); thence North 39°59'19" West 52.70 feet to a point on a 60.00 foot radius arc to the right, thence along said arc a distance of 18.93 feet through a central angle of 18°04'58" (chord bears North 30°56'50" West 18.86 feet); thence North 21°54'21" West 100.86 feet; thence North 17°00'53" East 81.53 feet; thence North 21°59'21" West 127.53 feet; thence North 3°15'26" East 22.51 feet; thence North 10°07'06" West 50.54 feet to the point of beginning.

Contains 21,066 square feet or 0.48 acres

Sewer line Easement

A parcel of land situate in the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point on the Southwesterly Right of Way line of Utah State Highway 224, said point being 225.67 feet South 00°20'20" West along the East line of the Southeast Quarter of said Section 8, and 19.45 feet East from the East Quarter Corner of said Section 8.

And running thence South 12°01'53" West 31.35; thence South 12°16'30" West 270.18 feet; thence South 12°50'01" West 122.04 feet; thence South 7°07'47" East 329.99 feet; thence South 9°30'35" East 245.90 feet; thence South 10°07'06" East 237.01 feet; thence South 3°15'26" West 33.99 feet to a point on the East boundary of Three Kings Condominium according to the official plat, recorded October 5, 1971 as Entry No. 114130 Official Records of Summit County Recorders Office; thence along said Boundary the following:
 two (2) courses 1) North 14°35'00" West 33.47 feet; 2) North 87°06'46" West 9.78 feet; thence North 10°07'06" West 234.61 feet; thence North 9°30'35" West 237.88 feet; thence North 89°07'43" West 346.73 feet; thence North 89°02'13" West 220.45 feet to a point on the East boundary of Payday Condominium according to the official plat, recorded June 2, 1972 as Entry No. 116125 Official Records of Summit County Recorders Office; thence along said Boundary the following
 two (2) courses 1) North 5°46'23" East 16.41 feet; 2) North 1°16'21" West 3.85 feet; thence South 89°12'18" East 220.26 feet; thence South 89°07'43" East 343.54 feet; thence North 7°07'47" West 322.21 feet; thence North 12°50'01" East 125.46 feet; thence North 12°16'30" East 270.04 feet; thence North 12°01'53" East 34.52 feet to a point on the Southwesterly Right of Way line for Utah State Highway 224, said point being a point on a non-tangent 623.70 foot radius arc to the left (Radius point bears North 22°04'07" East) thence along said Right of Way line a distance of 20.26 feet through a central angle of 1°51'39" (chord bears South 68°51'42" East 20.25 feet) to the point of beginning.

Contains 36,293 square feet or 0.83 acre

Power & Gas Easement

A parcel of land situate in the Northeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point on the Southerly Right of Way line of Thaynes Canyon Drive, said point is 582.03 feet North 00°22'05" East a distance of along the East line of the Northeast Quarter of said Section 8, and 1009.20 feet West from the East Quarter Corner of said Section 8.

And running thence South 13°45'50" West 391.20 feet; thence South 43°03'50" East 149.61 feet; thence North 77°49'13" East 13.15 feet; thence South 12°10'47" West 20.00 feet; thence South 77°49'13" West 24.13 feet; thence North 44°50'25" West 206.06 feet; thence South 65°25'14" West 24.60 feet; thence North 24°34'46" West 31.33 feet; thence South 65°26'04" West 10.64 feet; thence North 24°34'46" West 12.17 feet; thence North 65°25'14" East 97.43 feet; thence North 13°45'50" East 300.76 feet; North 22°30'00" West 13.63 feet to the said southerly Right of Way line of Thaynes Canyon Drive; said point being a point of curvature of a non-tangent 175.00 foot radius arc to the right (Radius point bears South 1°24'22" West) thence along said arc a distance of 38.35 feet through a central angle of 12°33'26" (chord bears South 82°18'56" East 38.28 feet) to the point of beginning.

Contains 19,484 square feet or 0.45 acres

Waterline Easement

A parcel of land situate in the Northeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

More particularly described as follows:

Beginning at a point 130.18 feet North 00°22'05" East along the East line of the Northeast Quarter of said Section 8, and 1362.74 feet West from the East Quarter Corner of said Section 8.

And running thence South 22°30'01" East 81.67 feet; thence South 67°29'59" West 10.00 feet; thence North 22°30'01" West 85.04 feet to a point on a 50.00 foot radius curve to the left (Radius point bears North 2°10'17" East) thence along said arc a distance of 10.57 feet through a central angle of 12°06'51" (chord bears North 86°06'51" East 10.55 feet) to the point of beginning.

Contains 832 square feet or 0.02 acres

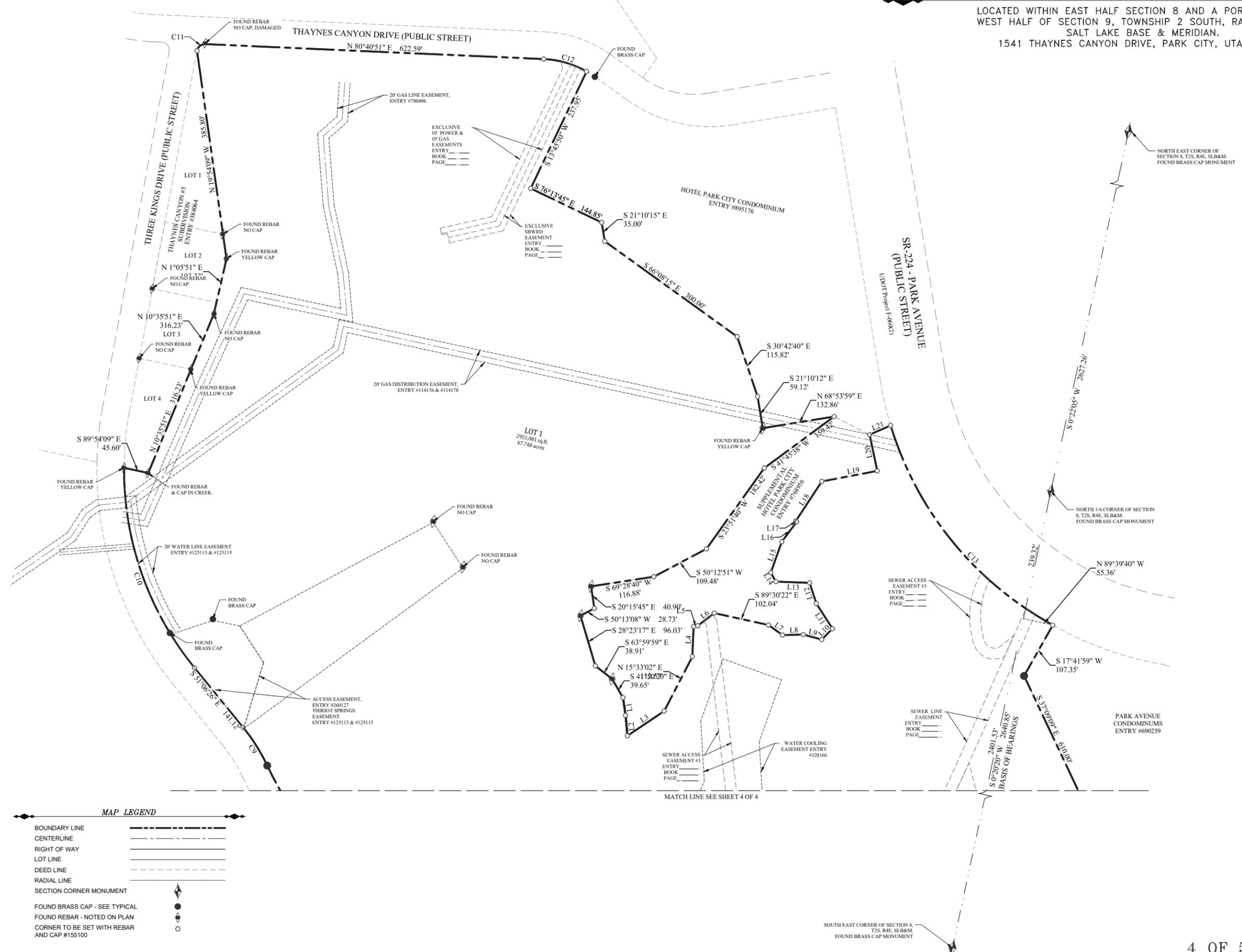
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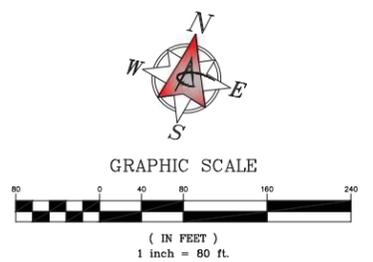
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LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE
WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN.
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060



Curve Table					
Curve #	Length	Radius	Delta	Chord	Length
C1	59.05	585.32	5°46'49"	S18°45'36.88"E	59.02
C2	102.00	60.00	97°24'10"	N27°03'01.72"E	90.15
C3	88.71	4657.00	1°05'29"	N76°17'53.17"E	88.71
C4	55.81	543.50	5°53'01"	S69°39'51.09"E	55.79
C5	55.80	219.50	14°33'55"	S99°26'23.09"E	55.65
C6	221.27	389.15	32°34'42"	S35°52'00.47"E	218.30
C7	58.06	545.00	6°06'14"	N54°03'21.28"W	58.03
C8	219.91	630.00	20°00'00"	S47°06'29.61"E	218.80
C9	83.08	340.00	14°00'01"	N44°06'30.56"W	82.87
C10	397.31	575.00	39°35'24"	S31°18'43.99"E	389.45
C11	21.44	15.00	81°53'41"	S39°44'41.21"W	19.66
C12	83.12	175.00	27°12'53"	N85°42'42.68"W	82.34
C13	484.41	623.70	44°30'00"	S51°00'49.66"E	472.33
C14	78.64	290.00	15°32'10"	S8°06'58.19"E	78.39
C15	60.53	620.32	5°35'27"	S18°39'55.88"E	60.51
C16	71.50	45.00	91°02'21"	N24°03'31.07"E	64.21

Line Table		
Line #	Length	Direction
L1	33.07	S20°15'30.75"E
L2	37.64	S16°53'45.75"E
L3	81.68	N44°21'04.25"E
L4	55.38	N9°31'38.75"W
L5	7.81	N68°17'35.25"E
L6	38.29	N40°51'29.25"E
L7	31.66	S66°06'57.75"E
L8	38.40	N76°52'28.25"E
L9	35.17	S87°00'09.75"E
L10	27.88	N32°38'40.25"E
L11	54.80	N44°32'08.75"W
L12	39.88	N30°00'23.75"W
L13	62.07	S80°23'25.25"W
L14	18.97	N41°40'31.75"W
L15	60.33	N7°52'02.25"E
L16	45.52	N25°03'09.25"E
L17	2.19	N66°08'14.75"W
L18	87.31	N21°33'29.25"E
L19	103.80	N67°26'11.25"E
L20	68.02	N23°47'35.88"W
L21	42.19	N54°40'54.25"E
L22	8.07	N69°34'41.52"E
L23	14.00	N14°14'51.37"W



MAP LEGEND	
BOUNDARY LINE	— — — — —
CENTERLINE	—————
RIGHT OF WAY	=====
LOT LINE	—————
DEED LINE	—————
RADIAL LINE	—————
SECTION CORNER MONUMENT	●
FOUND BRASS CAP - SEE TYPICAL	●
FOUND REBAR - NOTED ON PLAN	○
CORNER TO BE SET WITH REBAR AND CAP #155100	○

Ward Engineering Group
 Planning • Engineering • Surveying
 231 West 800 South
 Salt Lake City, Utah 84101
 Phone: (801)487-8040 Fax: (801)487-8668

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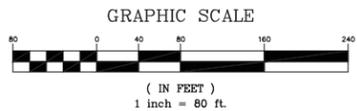
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PARK CITY BACK NINE SUBDIVISION

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

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C14	78.64	290.00	15°32'10"	S8° 06' 58.19"E	78.39
C15	60.53	620.32	5°35'27"	S18° 39' 55.88"E	60.51
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L2	37.64	S16° 53' 45.75"E
L3	81.68	N44° 21' 04.25"E
L4	55.38	N9° 31' 38.75"W
L5	7.81	N68° 17' 35.25"E
L6	38.29	N40° 51' 29.25"E
L7	31.66	S66° 04' 57.75"E
L8	38.40	N76° 52' 28.25"E
L9	35.17	S87° 00' 09.75"E
L10	27.88	N32° 38' 40.25"E
L11	54.80	N44° 32' 08.75"W
L12	39.88	N30° 00' 23.75"W
L13	62.07	S80° 23' 25.25"W
L14	18.97	N41° 40' 31.75"W
L15	60.33	N7° 52' 02.25"E
L16	45.52	N25° 03' 09.25"E
L17	2.19	N66° 08' 14.75"W
L18	87.31	N21° 33' 29.25"E
L19	103.80	N67° 26' 11.25"E
L20	68.02	N23° 47' 35.88"W
L21	42.19	N54° 40' 54.25"E
L22	8.07	N69° 34' 41.52"E
L23	14.00	N14° 14' 51.37"W



MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- RADIAL LINE
- SECTION CORNER MONUMENT
- FOUND BRASS CAP - SEE TYPICAL
- FOUND REBAR - NOTED ON PLAN
- CORNER TO BE SET WITH REBAR AND CAP #155100

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