

DESCRIPTIONS

PARCEL ROS-1

Beginning at a point South 89° 35' 48" East along the Section line 712.75 feet and South 384.29 feet from the Northwest Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 12° 47' 39" West 263.93 feet; thence South 77° 12' 21" East 90.71 feet; thence South 12° 47' 39" West 64.45 feet; thence South 77° 12' 21" East 132.77 feet; thence South 12° 37' 19" West 211.90 feet; thence North 40° 08' 54" West 100.48 feet; thence South 02° 12' 39" West 452.24 feet; thence North 89° 56' 15" West 419.60 feet; thence North 05° 22' 31" East 876.12 feet; thence North 40° 08' 54" West 406.25 feet to the boundary line of SNOW FLOWER CONDOMINIUMS, according to the Record of Survey Plat recorded September 25, 1978 as Entry # 149678 in the Summit County Recorder's Office; thence along the boundary line of SNOW FLOWER CONDOMINIUMS North 58° 50' 00" East 111.21 feet; thence along the boundary line of SNOW FLOWER CONDOMINIUMS North 29° 38' 00" East 202.90 feet; thence along the boundary line of SNOW FLOWER CONDOMINIUMS North 74° 25' 00" East 59.68 feet; thence South 10° 06' 00" East 181.42 feet; thence South 44° 31' 22" East 425.00 feet to the point of beginning. Description contains 11.39 Acres

PARCEL ROS-2

Beginning at a point South 89° 35' 48" East along the Section line 1134.19 feet and South 1340.16 feet from the Northwest Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 54° 32' 00" East 45.14 feet; thence North 35° 28' 00" West 25.00 feet; thence North 54° 32' 00" East 185.35 feet; thence South 00° 40' 32" West 354.52 feet; thence North 40° 08' 54" West 262.17 feet to the point of beginning. Description contains 0.74 Acres.

PARCEL ROS-3

Beginning at a point South 89° 35' 48" East along the Section line 883.69 feet and South 982.34 feet from the Northwest Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 01° 55' 44" West 60.25 feet; thence North 40° 08' 54" West 97.72 feet; thence South 77° 26' 50" East 66.63 feet to the point of beginning. Description contains .05 Acres.

PARCEL RC-MPD-A

Beginning at the southeast corner of the Plaza Hotel Condominiums according to the Record of Survey Plat recorded March 19, 1992 as Entry # 355911 in the Summit County Recorder's Office, said point is located North 89° 34' 31" West 1272.65 feet along the section line and South 879.09 feet from the North Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the westerly right-of-way line of Lowell Avenue South 35° 28' 00" East 215.34 feet; thence along the centerline of vacated 13th Street (aka Calhoun Street) and a projection of the centerline South 54° 32' 00" West 409.30 feet; thence South 35° 28' 00" East 25.00 feet; thence South 54° 32' 00" West 195.63 feet; thence South 24° 22' 11" West 30.45 feet; thence South 57° 08' 14" West 29.74 feet; thence North 80° 37' 12" West 62.13 feet; thence North 32° 53' 06" West 25.53 feet; thence North 08° 35' 50" West 23.12 feet; thence North 32° 51' 33" West 46.33 feet; thence North 01° 55' 44" East 397.64 feet; thence South 77° 26' 50" East 15.84 feet; thence North 12° 08' 05" East 32.93 feet; thence East 3.96 feet; thence South 77° 30' 00" East 27.02 feet; thence North 12° 08' 05" East 21.42 feet; thence South 77° 51' 55" East 46.09 feet; thence North 12° 08' 05" East 81.80 feet to a point on an easement line which surrounds the Silver Mill House and Marsac Mill Manor, and is described on the Record of Survey Plat of MARSAC MILL MANOR AND SILVER MILL HOUSE CONDOMINIUMS, recorded August 20, 1976 as Entry #133093 in the Summit County Recorder's Office; thence along said easement line the following six (6) courses: thence 1) South 77° 16' 22" East (Plat South 77° 14' 20" East) 126.89 feet; thence 2) South 32° 39' 04" East (Plat South 32° 40' 30" East) 79.20 feet; thence 3) North 57° 20' 56" East (Plat North 57° 19' 30" East) 2.00 feet; thence 4) South 32° 39' 04" East (Plat South 32° 40' 30" East) 49.50 feet; thence 5) North 57° 20' 56" East 79.32 feet (Plat North 57° 19' 30" East 79.00 feet); thence 6) North 32° 39' 04" West (Plat North 32° 40' 30" West) 12.01 feet; thence along the Plaza Hotel Condominium North 57° 24' 49" East 126.35 feet (Plat North 57° 19' 30" East 127.72 feet) to the point of beginning. Description contains 4.89 Acres.

PARCEL RC-MPD-B

Beginning at a point on the Southerly right-of-way line of Millsite Way, according to the Record of Survey Plat on file and recorded December 22, 1982 as Entry # 199571 in the Summit County Recorder's Office, said point is located South 89° 35' 48" East 1148.92 feet along the Section line and South 323.82 feet from the Northwest Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the northerly line of Millsite Way North 54° 01' 00" East 229.36 feet to a point on a 15.00 foot radius curve to the right, of which the radius point bears South 35° 59' 00" East; thence along the right-of-way line of Millsite Way and along the arc of said curve 25.57 feet thru a central angle of 97° 39' 53" to a point on a 475.30 foot radius curve to the right, of which the radius point bears South 61° 40' 53" West; thence along the right-of-way line of Empire Avenue and along the arc of said curve 84.21 feet thru a central angle of 10° 09' 07"; thence along the right-of-way line of Empire Avenue South 18° 10' 00" East 443.37 feet to a point on a 25.00 foot radius curve to the right, of which the radius point bears South 71° 50' 00" West; thence along the right-of-way line of Marsac Manor and along the arc of said curve 31.72 feet thru a central angle of 72° 42' 00"; thence along the right-of-way line of Marsac Manor South 54° 32' 00" West 118.05 feet to a point on a 40.00 foot radius curve to the right, of which the radius point bears North 35° 28' 00" West; thence along the right-of-way line of Marsac Manor and along the arc of said curve 62.83 feet thru a central angle of 90° 00' 00"; thence along the right-of-way line of Lowell Avenue North 35° 28' 00" West 409.88 feet to a point on a 88.00 foot radius curve to the right, of which the radius point bears North 54° 32' 00" East; thence along the right-of-way line of Lowell Avenue and Millsite Way and along the arc of said curve 137.44 feet thru a central angle of 89° 29' 00" to the point of beginning. Description contains 3.16 Acres.

PARCEL RC-MPD-C

Beginning at a point South 89° 35' 48" East along the Section line 712.75 feet and South 384.29 feet from the Northwest Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 44° 31' 22" West 425.00 feet; thence North 10° 06' 00" West 181.42 feet to a point on the boundary line of SNOW FLOWER CONDOMINIUMS, according to the Record of Survey Plat recorded September 25, 1978 as Entry #149678 in the Summit County Recorder's Office; thence along the boundary line of SNOW FLOWER CONDOMINIUMS the following two (2) courses: 1) North 74° 25' 00" East 20.09 feet; thence 2) North 10° 06' 00" West 187.64 feet (Plat 187.70 feet) to a point on the southerly right-of-way line of Silver King Drive, according to the Record of Survey Plat recorded December 22, 1982 as Entry # 199571 in the Summit County Recorder's Office; thence along the right-of-way line of Silver King Drive the following six (6) courses: thence 1) North 80° 15' 14" East 16.46 feet to a point on a 4707.00 foot radius curve to the left, of which the radius point bears North 09° 44' 46" West; thence 2) along the arc of said curve 124.75 feet thru a central angle of 01° 31' 07"; thence 3) North 82° 41' 48" East 100.40 feet to a point on a 4715.00 foot radius curve to the left, of which the radius point bears North 12° 28' 55" West; thence 4) along the arc of said curve 153.32 feet thru a central angle of 01° 51' 47"; thence 5) North 75° 39' 18" East 217.47 feet to a point on a 50.00 foot radius curve to the right, of which the radius point bears South 14° 20' 42" East; thence 6) along the arc of said curve 71.18 feet thru a central angle of 81° 34' 12"; thence along the right-of-way line of Empire Avenue South 22° 46' 30" East 15.28 feet to a point on a 525.48 foot radius curve to the left, of which the radius point bears North 67° 13' 30" East; thence along the right-of-way line of Empire Avenue and along the arc of said curve 66.96 feet thru a central angle of 07° 18' 05"; thence along the right-of-way line of Empire Avenue South 30° 04' 35" East 36.27 feet; thence along the boundary line of THE SILVER KING Condominiums, according to the Record of Survey Plat recorded April 15, 1983 as Entry # 204662 in the Summit County Recorder's Office South 59° 55' 00" West 37.16 feet; thence along the boundary line of THE SILVER KING Condominiums South 33° 52' 00" West 230.02 feet; thence along the boundary line of THE SILVER KING Condominiums North 66° 03' 36" West 10.15 feet; thence along the boundary line of THE SILVER KING Condominiums South 33° 52' 00" West 71.64 feet; thence South 33° 52' 00" West 63.91 feet; thence along the right-of-way line of Lowell Avenue South 35° 59' 00" East 326.48 feet to a point on a 138.00 foot radius curve to the right, of which the radius point bears South 54° 01' 00" West; thence along the right-of-way line of Lowell Avenue and along the arc of said curve 94.15 feet thru a central angle of 39° 05' 29" to a point on a 148.00 foot radius curve to the left, of which the radius point bears South 86° 53' 31" East; thence along the right-of-way line of Lowell Avenue and along the arc of said curve 30.79 feet thru a central angle of 11° 55' 08"; thence along the boundary line of THE RESORT CENTER CONDOMINIUMS PHASE 1B, according to the Record of Survey Plat recorded August 22, 1985 as Entry # 238027 in the Summit County Recorder's Office North 77° 12' 21" West 311.21 feet; thence South 49° 36' 56" West 50.06 feet to the point of beginning. Description contains 8.50 Acres.

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For Full-Size Map, See Either
Park City Municipal Corp
or Powdr Development Co.