

Ordinance No. 2022-04

AN ORDINANCE APPROVING THE FOUNDERS PLACE PHASE I CONDOMINIUM PLAT LOCATED AT 3267 WEST DEER HOLLOW ROAD, PARCEL 00-0021-01977 IN PARK CITY, WASATCH COUNTY, UTAH

WHEREAS, the owners of 3267 WEST DEER HOLLOW ROAD, Parcel 00-0021-01977 in the Deer Crest Master Planned Development area of Park City, Wasatch County, Utah petitioned the City Council for approval of the Founders Place Phase I Condominium Plat;

WHEREAS, on October 27, 2021, the Planning Commission conducted a work session on the Founders Place project;

WHEREAS, on November 10, 2021, the Planning Commission visited the Founders Place site;

WHEREAS, on December 8, 2021, the Planning Commission reviewed the Founders Place Phase I Condominium Plat, conducted a duly noticed public hearing, and continued the discussion to January 12, 2022;

WHEREAS, on January 12, 2022, the Planning Commission conducted a duly noticed public hearing and approved modifications to the Deer Crest Master Planned Development and the Founders Place Conditional Use Permit for construction of Multi-Unit Dwellings;

WHEREAS, on January 12, 2022, the Planning Commission conducted a duly noticed public hearing and unanimously forwarded a positive recommendation for City Council's consideration of the Founders Place Phase I Condominium Plat on January 27, 2022;

WHEREAS, on January 27, 2022, the City Council reviewed the Founders Place Phase I Condominium Plat and conducted a duly noticed public hearing; and

WHEREAS, the Founders Place Condominium Plat is consistent with the 1995 Telemark Settlement Agreement and Wasatch County Density Determinations governing the property;

WHEREAS, the Founders Place Condominium Plat is consistent with the modifications to the Deer Crest Master Planned Development and the Founders Place Conditional Use Permit for Multi-Unit Dwellings approved by the Planning Commission on December 8, 2021;

WHEREAS, the Founders Place Subdivision is consistent with the Land Management Code, including Chapter 15-2.16 *Recreation Commercial Zoning District*, Chapter 15-6 *Master Planned Developments*, and Chapters 15-7 *Subdivisions*; and

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

SECTION 1. APPROVAL. The Founders Place Phase I Condominium (Attachment 1) is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. Founders Place (formerly known as Deer Hollow and Slalom Village) is in the Deer Crest area east of Deer Valley Resort and west of HYW 40 along Deer Hollow Road, a private road accessed from Park City through the Queen Esther Gatehouse to the west or from HWY 40 through the Jordanelle Gatehouse to the east.
2. The Applicant proposes constructing 199,200 square feet for 78 residential units in four buildings, 5,400 square feet for six affordable employee units, 3,299 square feet of support commercial, 100,857 square feet of residential accessory uses, and 45,578 square feet for 123 underground parking spaces, five uncovered parking spaces, and parking circulation.
3. The area was originally within unincorporated Wasatch County and the proposed project started the land use review process with Wasatch County in the late 1980s.
4. In 1989, the property owner applied for a Density Determination from Wasatch County to develop what was then called the Telemark Park Resort.
5. In 1991, the Wasatch County Commissioners approved the Density Determination.
6. However, due to the project's location in several jurisdictions, a lawsuit ensued regarding development and services.
7. In 1995, Park City Consolidated Mines Company, Trans-Wasatch Company, and Park City Municipal Corporation entered into the Telemark Settlement Agreement.
8. The 1995 Settlement Agreement ¶ 2.2 describes the location of the Deer Crest property, which straddles several jurisdictions: *A portion of the Property lies within Park City city limits, and another portion of the Property lies within the annexation boundary of Park City. Of the approximately 678 acres, 524 acres lie within unincorporated Wasatch County, approximately 84 acres lie within unincorporated Summit County and approximately 70 acres lie within the Park City Municipal Corporation city limits.*

9. The 1995 Settlement Agreement outlined the process and conditions for annexing portions of the Deer Crest property into Park City, as well as development parameters. The 1995 Settlement Agreement established the following regarding Founders Place within what was then identified as the Slalom Village development envelope:
 - a. No more than 83 Multi-Unit Dwellings at 2,400 square feet per unit (totaling 199,200 square feet)
 - b. 60% of the Multi-Unit Dwellings concentrated in a primary village structure
 - c. Four Single-Family Dwellings
 - d. A 20,000-square-foot ski academy
 - e. A ski chairlift located within a 1,100-foot radius of the primary village structure
 - f. Support commercial up to 5% of the gross square footage and appropriate amenities
10. The 1995 Settlement Agreement required the property owners to amend the 1991 Wasatch County Density Determination. In 1996, the First Amended Density Determination was recorded with Wasatch County. The First Amended Density Determination increased the single-family dwellings from four to five and included 83 townhouse/cottages (units not to exceed 2,400 square feet, totaling 199,200 square feet).
11. In 1997, the parties amended the 1995 Settlement Agreement, transferring the 20,000-square-foot ski academy to Telemark Park (also known as the Jordanelle Village Resort).
12. On December 17, 1998, the City Council approved Ordinance No. 98-53, annexing 253 acres of the Deer Crest property into Park City.
13. Also on December 17, 1998, the City Council approved Ordinance No. 98-51, amending the Zoning Map to include the Deer Crest annexation area.
14. Founders Place is in the Recreation Commercial within a Master Planned Development Zoning District.
15. On December 23, 1998, Deer Crest Associates I, LC recorded the Deer Hollow Village Subdivision at Deer Crest, creating five single-family lots pursuant to the Founders Place density allocation.
16. In 2021, the Applicant submitted Conditional Use Permit, Modification to a Master Planned Development, Subdivision, and Phase I Condominium Plat applications to construct the remaining Multi-Unit Dwelling density.
17. The Founders Place Subdivision creates a 6.93-acre Lot 1, a 2.50-acre Lot 2, a 2.93-acre Lot 3, and an 18.88-acre Open Space Parcel.
18. The Applicant proposes developing the project in three phases:
 - a. Phase I: Buildings 1 and 2, amenity space, and the pool/ski deck.
 - i. Housing unit count: 32
 - ii. Gross square footage: 158,813
 - iii. Construction start date: spring 2022

- b. Phase II: Building 3
 - i. Housing unit count: 19
 - ii. Gross square footage: 89,422
 - iii. Construction start date: spring 2023
 - c. Phase III: Building 4 and associated pedestrian bridge
 - i. Housing unit count: 27
 - ii. Gross square footage: 114,222
 - iii. Construction Start Date: spring 2024
19. On October 19, 2021, the Park City Development Review Committee evaluated the project and did not identify issues or concerns.
 20. On October 27, 2021, the Planning Commission conducted a work session on the project.
 21. On November 4, 2021, the Wasatch County Development Review Committee evaluated the project and provided input and recommended Conditions of Approval.
 22. On November 10, 2021, the Planning Commission visited the site.
 23. The Founders Place Phase I Condominium Plat includes 32 units, four affordable employee units, and associated Founders Place Homeowner Association owned and controlled amenities.

Conclusions of Law

1. There is Good Cause for the Founders Place Phase I Condominium Plat because the Applicant will provide four affordable employee housing units within the Condominium.
2. The Founders Place Phase I Condominium is consistent with the Land Management Code Chapter 15-2.16 *Recreation Commercial Zoning District*, Chapter 15-6 *Master Planned Developments*, and Chapters 15-7 *Subdivisions*.
3. Neither the public nor any person will be materially injured by the Founders Place Phase I Condominium.
4. Approval of the Founders Place Phase I Condominium Plat, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. Approval of the Founders Place Phase I Condominium Plat is contingent upon Planning Commission approval of the Founders Place modifications to the Deer Crest Master Planned Development and the Founders Place Conditional Use Permit for Multi-Unit Dwellings.
2. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Founders Place Phase I Condominium Plat for

compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.

3. The Applicant shall record the Founders Place Phase I Condominium Plat with Wasatch County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval for the Condominium Plat will be void, unless a request for an extension is made in writing prior to the expiration date and extension is granted by the City Council.
4. The property is not located within the Park City Soil Ordinance Boundary and therefore is not regulated by the City for mine related impacts. However, if the property owner encounters mine waste or mine waste impacted soils the property owner must handle the material in accordance with state and federal law.
5. The City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans is required for compliance with City standards and is a condition precedent to building permit issuance.
6. The Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.
7. The Applicant shall coordinate with Park City and Wasatch County entities regarding public improvements as outlined in the Deer Crest Interlocal Agreement.
8. Within six months of the modification to the Master Planned Development approval, the Applicant shall submit a phasing plan as part of the Development Agreement in a form approved by the City Attorney's Office and Mayor.
9. The City Engineer shall review and approve the final Founders Place Phase I Condominium Plat mylar prior to recordation with Wasatch County for compliance with Park City Design Standards, Construction Specifications, and Standard Drawings.
10. The Applicant shall work with the Engineering Department to address subsurface drainage and storm water drainage, prior to submitting a building permit.
11. Slope stability analysis completed by a geotechnical engineer prior to submitting a building permit, to be reviewed and approved by the Engineering Department.
12. The Applicant shall dedicate the four-foot soft-surfaced Pipeline and Village Trails for public use on the subdivision plat, as approved by the Trails & Open Space Manager and City Attorney's Office.
13. No Certificate of Occupancy shall be issued until Final Grading is completed and Lots are recovered with topsoil an average depth of at least six inches, which shall contain no particles over two inches in diameter over the entire area of the Lot, except that portion covered by buildings or included in Streets, or where the Grade has not been changed or natural vegetation damaged.
14. All disturbed areas on Lots shall be covered with topsoil and re-vegetated at a minimum with seed sown at not less than four pounds to each one thousand

square feet. In the spring, seed shall be sown between March 15 and May 15; in the fall, seed shall be sown between August 15 and September 30. The seed shall be a native grass seed mix approved by the City and shall have been tested for germination within one year of the date of seeding.

15. Interior and exterior fire sprinkler systems may be required of all projects based upon an analysis of the size of the Structures, vegetation surrounding the Structures, and location of the project as it relates to Fire District response time, to be determined with the Wasatch County Fire District.
16. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left deposited on any Lot or road at the time of issuance of a Certificate of Occupancy and removal shall be required prior to issuance of any Certificate of Occupancy.
17. Prior to submitting a condominium plat mylar for Phase II, the Applicant shall submit a party wall agreement for the shared wall between Lots 1 and 2 in a form approved by the City Attorney and Chief Building Official.
18. The on-site affordable housing obligations outlined in the approved Housing Mitigation Plan shall be satisfied prior to City issuance of a Certificate of Occupancy within each phase of the project.
19. The Applicant shall submit draft deed restrictions in compliance with the approved Housing Mitigation Plan for review and approval by the Planning, Housing, and Legal Departments prior to submitting a subdivision or condominium mylar. The deed restrictions shall be approved, executed, and recorded simultaneously with the condominium plat.
20. The Applicant shall submit a draft Founders Place Homeowner Association Declaration that includes the affordable housing obligations outlined in the approved Housing Mitigation Plan for review and approval by the Planning, Housing, and Legal Departments prior to submitting a condominium mylar. The Declaration shall be approved, executed, and recorded simultaneously with the condominium plat.
21. No Certificate of Occupancy for any market rate unit shall be issued by the City until the affordable employee units required for that phase of development are complete and deed restrictions, in a form approved by the City Attorney's Office, are recorded.

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

PASSED AND ADOPTED this 27th Day of January, 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Nann Worel

57775BCB46414F6
Nann Worel, MAYOR

ATTEST:



DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

City Recorder

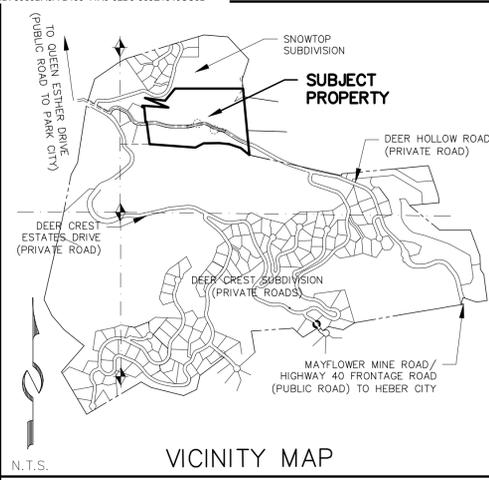
APPROVED AS TO FORM:

DocuSigned by:

Mark Harrington

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City Attorney's Office



LEGAL DESCRIPTION

That portion of estate conveyed in that Special Warranty Deed recorded July 01, 1996, as Entry No. 187886, in Book 325, at Page 746, of Official Records, and being located in Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian, which intersects the following patented mining claims: Roosevelt (Mineral Survey 6645) Queen Esther No. 3, and Queen Esther No. 6 (Mineral Survey 6979) Gilt, Galena, Park City Consolidated No. 31, and Silver (Mineral Survey 6867) Less and excepting therefrom the following described properties: a) Deer Hollow Village at Deer Crest Official Plat recorded as Entry No. 209772, in Book 408, at Page 256. b) Snowtop Subdivision at Deer Crest Official Plat recorded as Entry No. 209773, in Book 408, at Page 276. c) Deer Crest Estates Phase II Official Plat recorded as Entry No. 209775, in Book 408, at Page 336. d) Roosevelt No. 1 (Mineral Survey 6645) e) Lot 27, Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian. f) The property described in that Special Warranty Deed recorded as Entry no. 411705, in Book 1129, at Page 679.



SURVEYORS CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into Four (4) lots, hereafter to be known as FOUNDERS PLACE SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be divided into lots, and parcels, together with easements as set forth to be hereafter known as FOUNDERS PLACE and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this ____ day of _____, 2022.

Deer Crest Associates I, L.C., a Utah limited liability company

By: _____ Its Authorized signatory

ACKNOWLEDGMENT

STATE OF UTAH) COUNTY OF WASATCH)

On this ____ day of _____, 2022, _____ 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, that he acknowledged to me that he executed FOUNDERS PLACE

By: _____ Notary Public

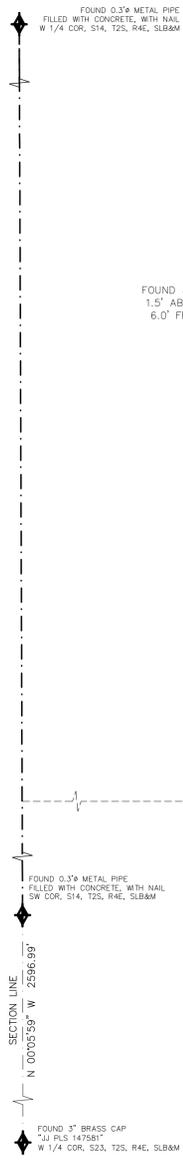
Printed Name: _____ Residing in: _____ My commission expires: _____ Commission No. _____

NOTES

- 1. The dimensions of the private spaces and square footage calculations are based on drawings by Sparano + Mooney Architecture. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act and the DECLARATION OF CONDOMINIUM FOR FOUNDERS PLACE CONDOMINIUMS ("Declaration"). Such calculations typically differ somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
2. All common structural elements are designed as Common Areas and Facilities, as described in the Declaration.
3. Building ties on this sheet are from the property line to the building foundation as shown.
4. All Common Areas and Facilities are dedicated as non-exclusive easements to Park City Municipal Corporation, Jordanelle Special Service District, Park City Fire Service District, Summit County, and Wasatch County for the purpose of providing access for utility and drainage installation, use, maintenance, and eventual replacement.
5. Access to the units is by private roads and is not warranted by Park City.
6. Units WH-01, WH-02, WH-03, and WH-04 are deed restricted employee/affordable housing units.
7. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the Lot.
8. The Deer Crest Master Owners Association, Inc (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Deer Crest, as amended ("Master Declaration"), requires the membership of each unit owner. Members are subject to the terms of its articles of incorporation, bylaws, rules and regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.
9. Owners and potential buyers of any unit or land within the lots depicted on this plat are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, mountain bikers and other resort patrons equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities governed by such owner or agreements with such owner.
10. Deer Hollow Road is a private road to be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Deer Crest in accordance with the Master Declaration. Deer Crest is not a public road or right-of-way.
11. This plat records a total of 91,526 SF of Residential Unit area that is not subject to the Unit Equivalent (UE) formula. The total Residential Unit area is comprised of forty-four (44) Units.
12. Employee Units WH-01, WH-02, WH-03, and WH-04 are included from the total Residential Unit area.
13. Vehicular access through the eastern perimeter controlled access gate and the western perimeter controlled access gate is limited solely to residents and guests and shall otherwise be closed at all times.
14. All construction traffic regardless of vehicular weight is limited to U.S. Highway 40 and the eastern perimeter controlled access gate.
15. Public safety access and utility easements are hereby dedicated for all roads.
16. Permanent maintenance of all perimeter gates, roads, hard surfaced pedestrian/bicycle pathways, including snow removal, shall be the sole responsibility of the property owners and/or homeowners' association, to the reasonable satisfaction of Park City.
17. Park City Municipal Corporation is a third-party beneficiary.

LINE TABLE with columns: LINE, DIRECTION, LENGTH. Rows L1 through L17.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA. Rows C1 through C4.



(353) 649-9467

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

- LEGEND
• Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
○ Found Monument (As-Noted)
◆ Found Section Monument (As-Noted)

FOUNDERS PLACE - PHASE I CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN WASATCH COUNTY, UTAH



PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS ____ DAY OF _____, 2022 BY WASATCH COUNTY GIS COORDINATOR

JORDANELLE SPECIAL SERVICES DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2022 BY J.S.S.D.

PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS XXTH DAY OF XXXXXXXX, 2022 BY CHAIR

ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2022 BY PARK CITY ENGINEER

APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 2022 BY PARK CITY ATTORNEY

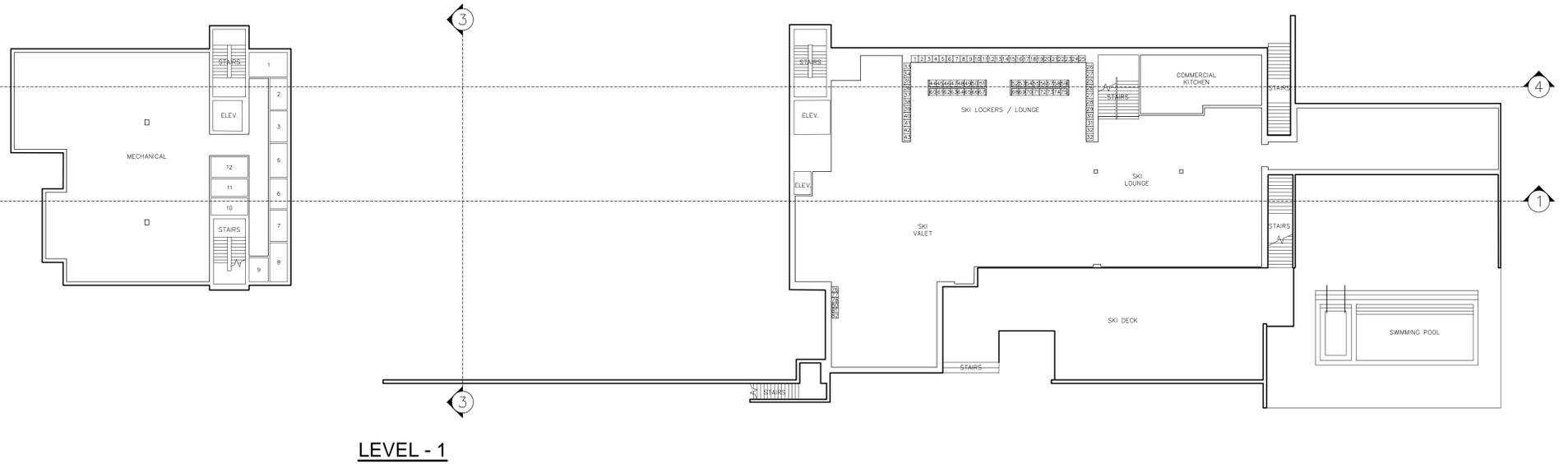
COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 5TH DAY OF DECEMBER, 2022 BY MAYOR

CERTIFICATE OF ATTEST I CERTIFY THIS CONDOMINIUM PLAT WAS APPROVED BY PARK CITY COUNCIL THIS xTH DAY OF JANUARY, 2022 BY PARK CITY RECORDER

JOB NO.: 02-10-21 FILE: X:\DeerCrest\dwg\srvc\plat2021\021021.dwg RECORDED STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____

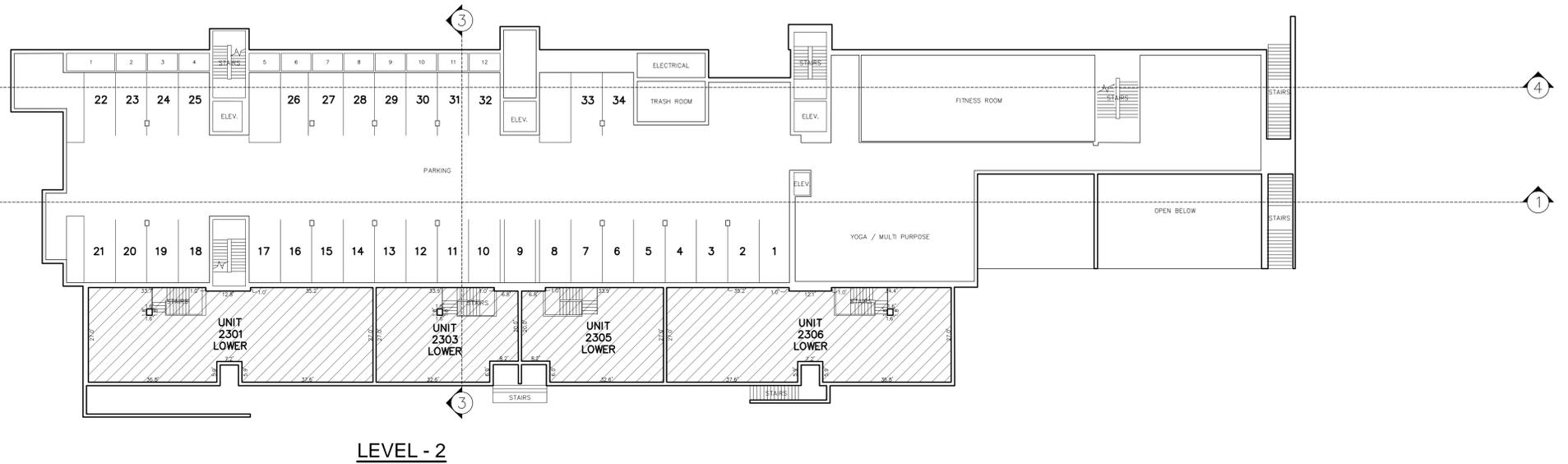
**LEVEL - 1
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
-	0 SF
-	0 SF



**LEVEL - 2
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
2301 LOWER	2,146 SF
2303 LOWER	1,041 SF
2305 LOWER	1,044 SF
2306 LOWER	2,147 SF



ABBREVIATION LEGEND

ELEV. = ELEVATOR
S.U. = STORAGE UNIT

OWNERSHIP LEGEND

-  COMMON
-  LIMITED COMMON
-  PRIVATE OWNERSHIP

FOUNDERS PLACE - PHASE I CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____

FEE RECORDER
TIME _____ DATE _____ ENTRY NO. _____

**LEVEL - 3
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
2301 UPPER	1,426 SF
2302	1,775 SF
2303 UPPER	2,381 SF
2304	1,580 SF
2305 UPPER	2,345 SF
2306 UPPER	1,389 SF
WH-01	820 SF
WH-02	820 SF

**LEVEL - 4
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
1402	1,575 SF
1403	2,227 SF
1404	1,274 SF
2401	1,274 SF
2402	2,418 SF
2403	2,418 SF
2404	2,418 SF
2405	2,418 SF
2406	2,829 SF
WH-03	825 SF
WH-04	820 SF

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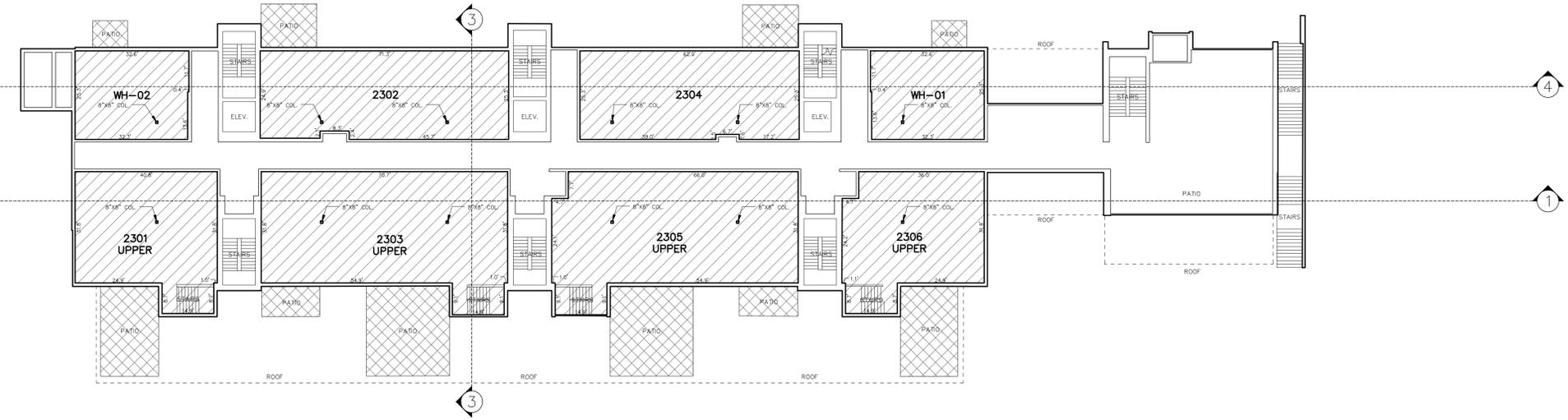
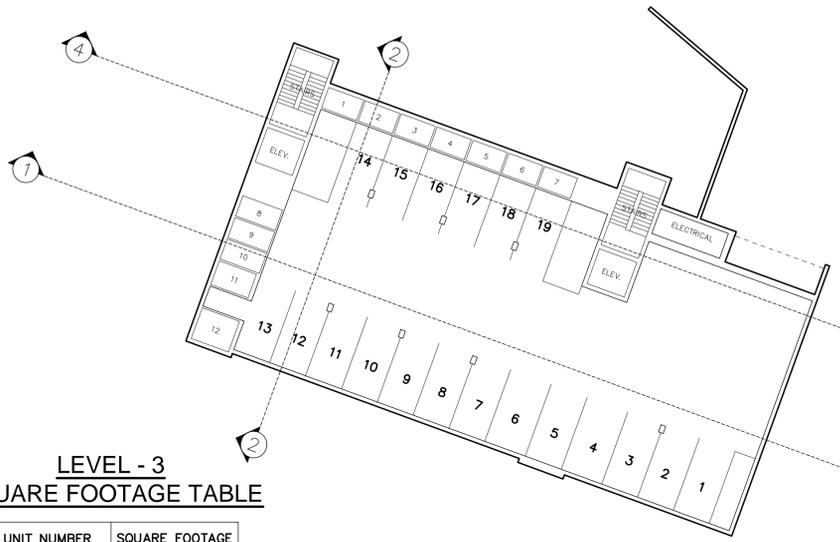
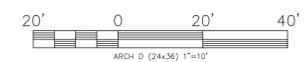
(435) 649-9467



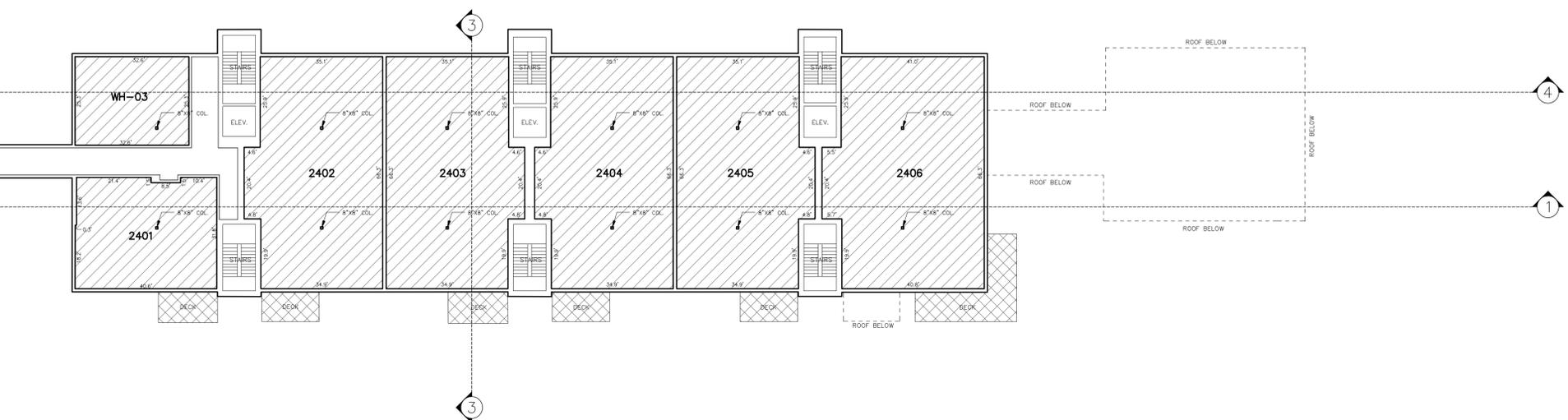
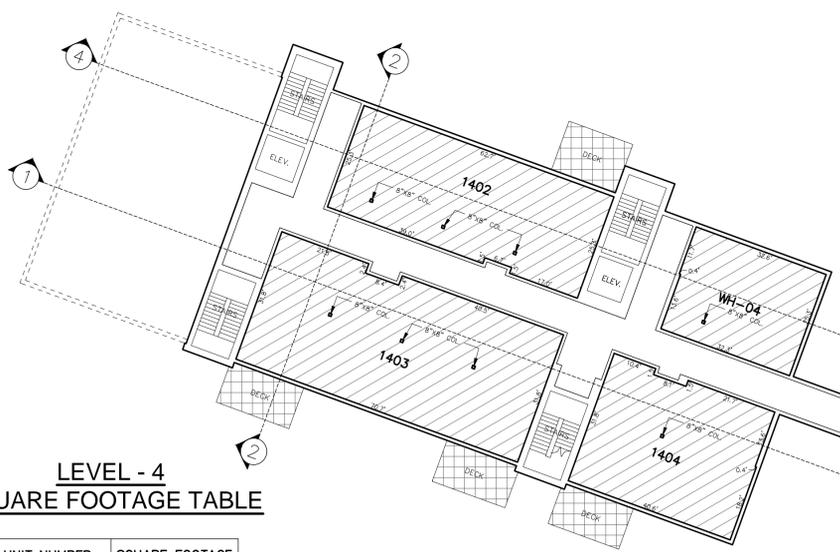
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

FOUNDERS PLACE - PHASE I CONDOMINIUMS

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SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



LEVEL - 3



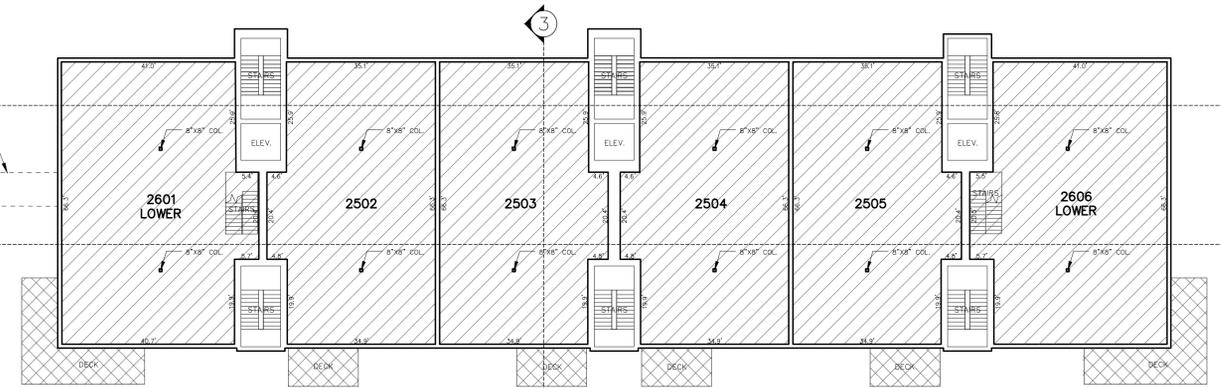
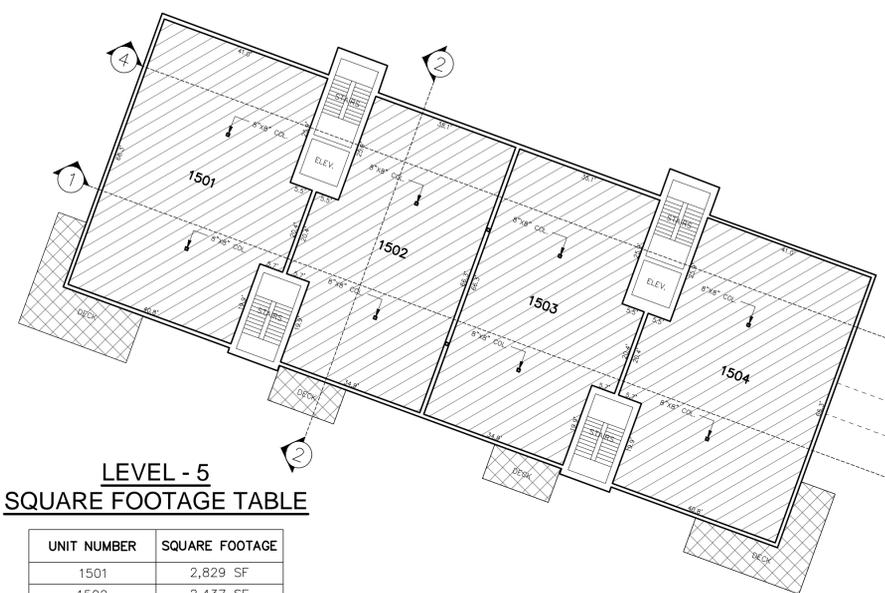
LEVEL - 4

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RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____

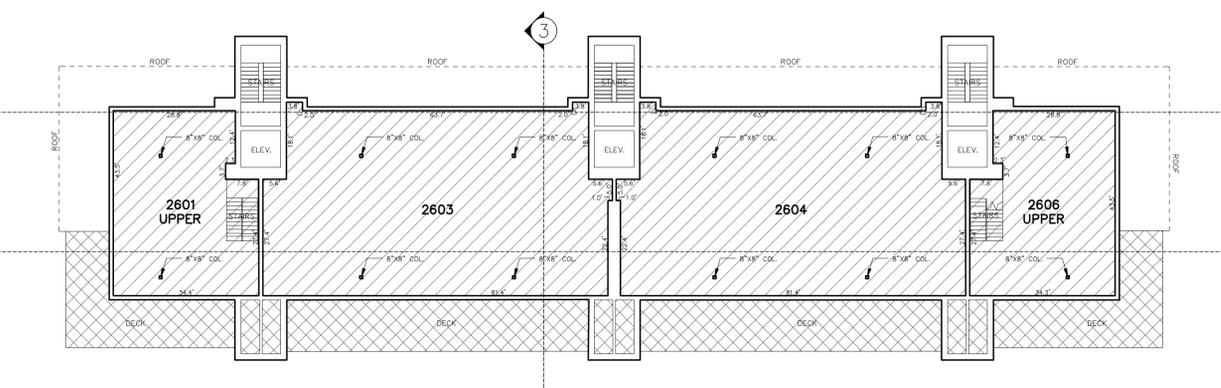
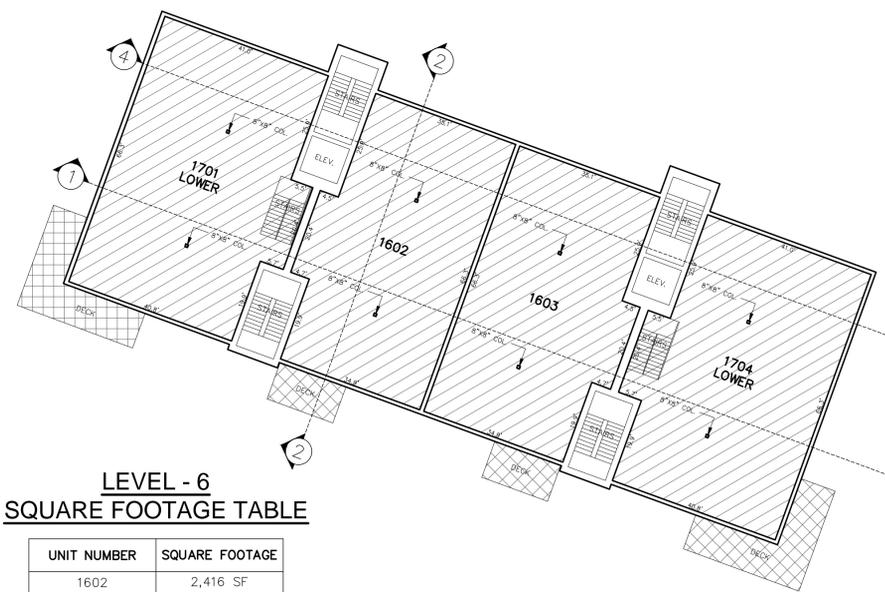
FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____



**LEVEL - 5
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
1501	2,829 SF
1502	2,437 SF
1503	2,437 SF
1504	2,829 SF
2502	2,418 SF
2503	2,418 SF
2504	2,418 SF
2505	2,418 SF
2601 LOWER	2,822 SF
2606 LOWER	2,829 SF

LEVEL - 5



**LEVEL - 6
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
1602	2,416 SF
1603	2,416 SF
1701 LOWER	2,829 SF
1704 LOWER	2,829 SF
2601 UPPER	1,394 SF
2603	3,394 SF
2604	3,394 SF
2606 UPPER	1,394 SF

LEVEL - 6

ABBREVIATION LEGEND

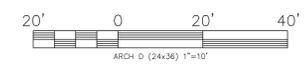
ELEV. = ELEVATOR
S.U. = STORAGE UNIT

OWNERSHIP LEGEND

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-  LIMITED COMMON
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FOUNDERS PLACE - PHASE I CONDOMINIUMS

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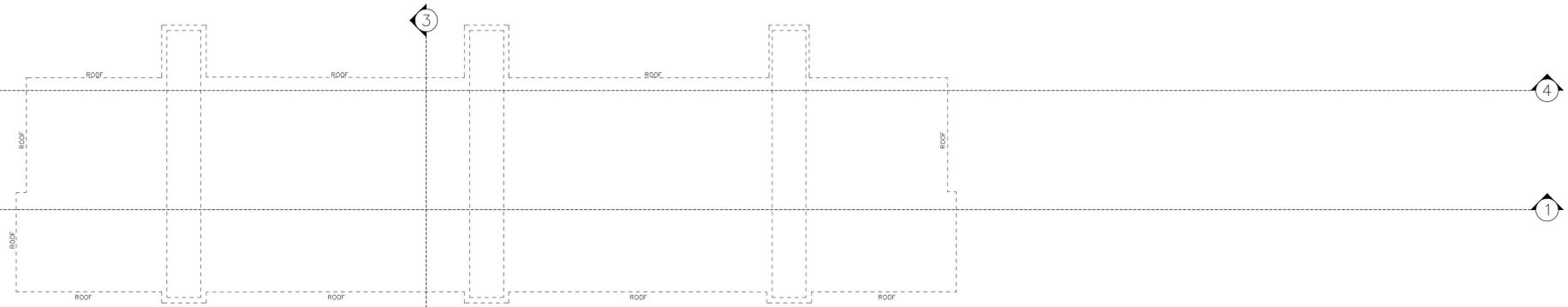
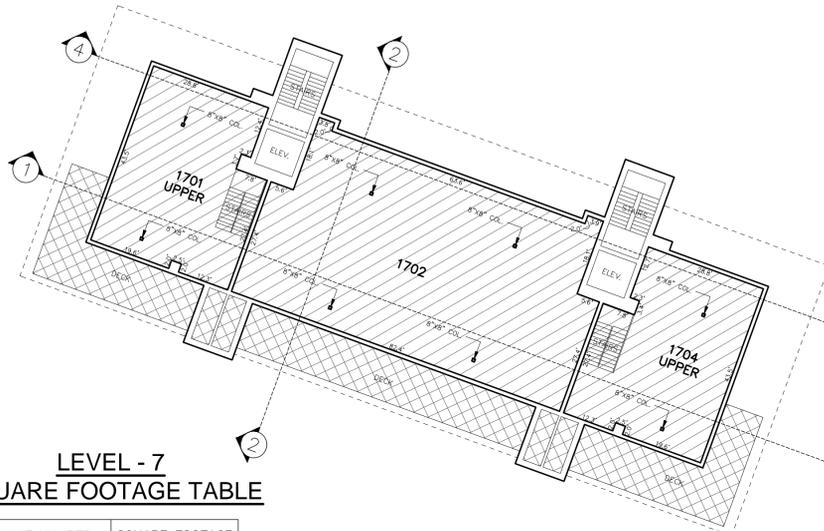


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TIME _____ DATE _____	ENTRY NO. _____

(435) 649-9467



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



**LEVEL - 7
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
1701 UPPER	1,390 SF
1702	3,415 SF
1704 UPPER	1,390 SF

LEVEL - 7

ABBREVIATION LEGEND

ELEV. = ELEVATOR
S.U. = STORAGE UNIT

OWNERSHIP LEGEND

-  COMMON
-  LIMITED COMMON
-  PRIVATE OWNERSHIP

FOUNDERS PLACE - PHASE I CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



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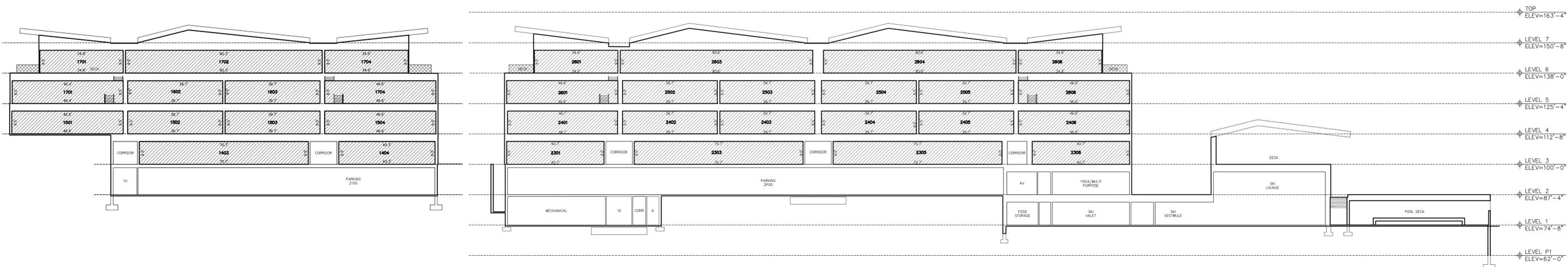
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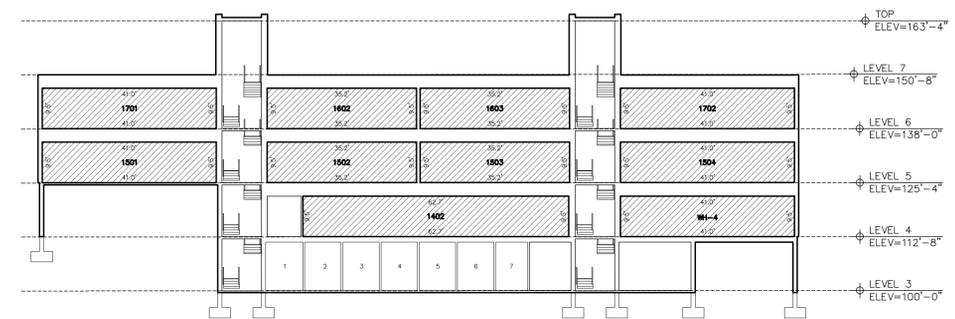


1 BUILDING SECTION 1-1
SCALE: 1" = 20'



2 BUILDING SECTION 2-2
SCALE: 1" = 20'

3 BUILDING SECTION 3-3
SCALE: 1" = 20'



4 BUILDING SECTION 4-4
SCALE: 1" = 20'

ABBREVIATION LEGEND

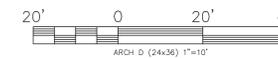
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STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

TIME _____ DATE _____ ENTRY NO. _____

