

Ordinance No. 2025-07

AN ORDINANCE VACATING A 21,775-SQUARE-FOOT PORTION OF EASTERN AVENUE WITHIN PROPOSED LOT 1 OF THE CITY PARK SUBDIVISION AND A 4,631-SQUARE-FOOT PORTION OF CALHOUN/13TH STREET WITHIN PROPOSED LOT 2 OF THE CITY PARK SUBDIVISION

WHEREAS, the Rights-of-Way to be vacated are owned by Park City Municipal Corporation;

WHEREAS, on April 2, 2025, the Planning Commission held a public hearing and unanimously forwarded a positive recommendation to the City Council to vacate the Rights-of-Way;

WHEREAS, the City Council considered the Planning Commission's April 2, 2025 recommendation;

WHEREAS, the City Council considered the Rights-of-Way vacation and held a public hearing on May 1, 2025;

WHEREAS, Utah law affords municipalities broad discretion, pursuant to their legislative authority, to determine whether to vacate all or a portion of a public Right-of-Way;

WHEREAS, the requested vacation of Rights-of-Way has been reviewed by the City Council and applicable Park City departments, including the City Engineer, Public Works, and Water, and all appropriate hearings, postings, and notifications required by Utah law have been performed to receive public comment about the proposed determination;

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

SECTION 1. VACATION. The City Council hereby determines that there is good cause for the vacation of a 21,775-square-foot portion of Eastern Avenue within proposed Lot 1 of the City Park Subdivision and a 4,631-square-foot portion of Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision and neither the public interest nor any person will be materially injured by the vacation.

A. Good Cause. The City Council bases its determination of good cause by finding the following:

1. The proposed vacation of public Rights-of-Way (ROW) does not increase the allowed Density for the Site or project.
2. The proposed vacation of public ROW is compatible with the surrounding neighborhood.
3. The ROW to be vacated will maintain ownership by Park City Municipal Corporation.

4. The existing Eastern Avenue within proposed Lot 1 of the City Park Subdivision and Calhoun/13th Street within proposed Lot 2 of the City Park Subdivision are unbuilt and not used as ROW. The Eastern Avenue ROW within proposed Lot 1 of the City Park Subdivision has a portion of Miner’s Hospital located within it and the Calhoun/13th Street ROW within proposed Lot 2 of the City Park Subdivision has a pavilion constructed on it. The ROW also includes landscaping and parking spaces.

B. No Material Injury. The City Council finds and concludes that neither the public interest nor any person will be materially injured by the proposed vacation. The property will maintain ownership by Park City Municipal Corporation, and all property adjacent to the ROW vacation is owned by Park City Municipal Corporation.

SECTION 2. EFFECTIVE DATE. Pursuant to Utah Code Section 10-3-712 this ordinance shall constitute Final Action and is effective upon publication. The City Park Subdivision shall be updated to reflect this ordinance vacating the ROW prior to recordation and shall be recorded within one year of approval of this ROW vacation or is null and void.

PASSED AND ADOPTED this 1st day of May 2025.

PARK CITY MUNICIPAL CORPORATION

Signed by:
Maura Worel
57775BCB46414F6...

MAYOR

ATTEST:

DocuSigned by:
Michelle Kellogg
E5F905BB533F431...
DS


City Recorder

APPROVED AS TO FORM:

Signed by:
Mark Harrington
B7478B7734C7490

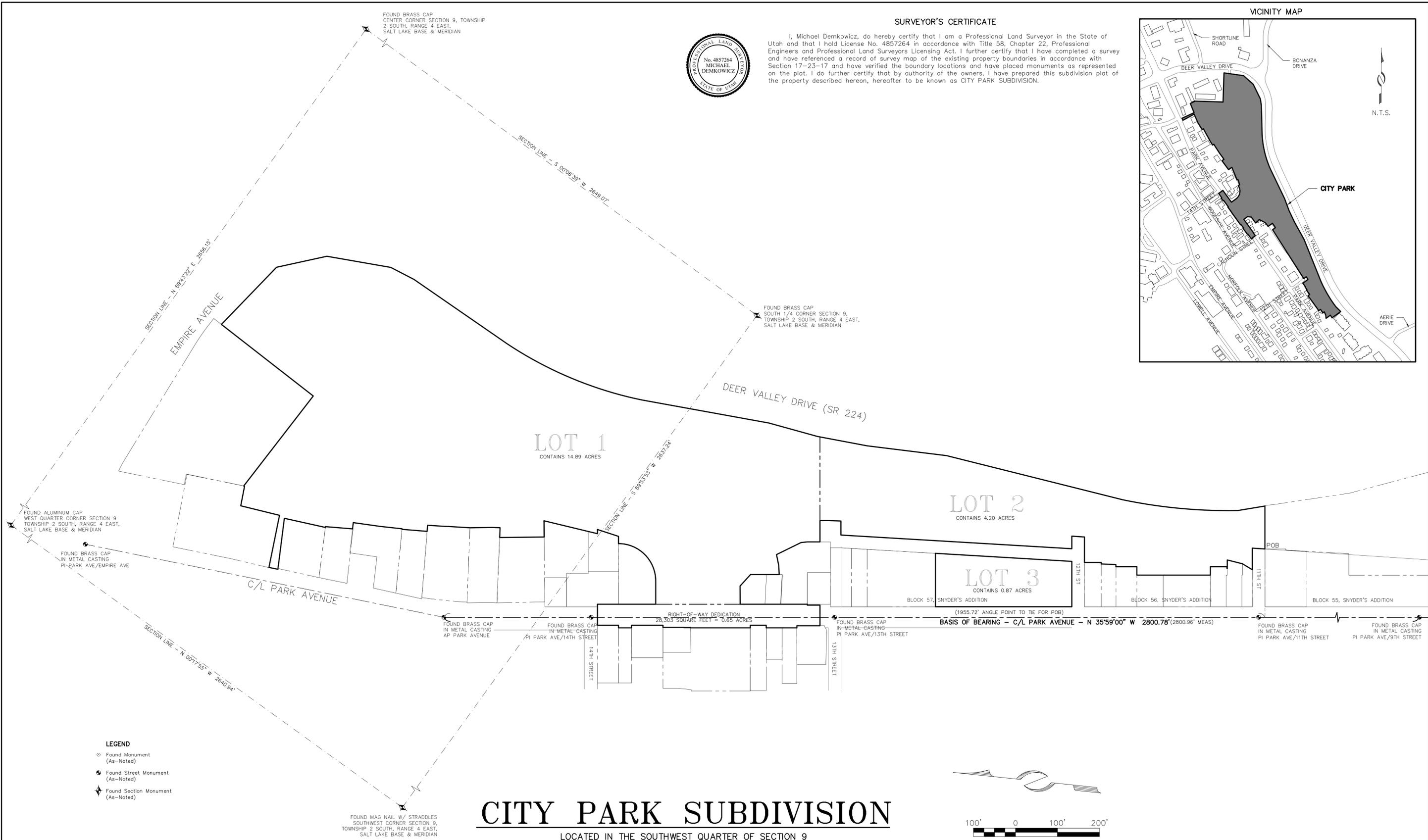
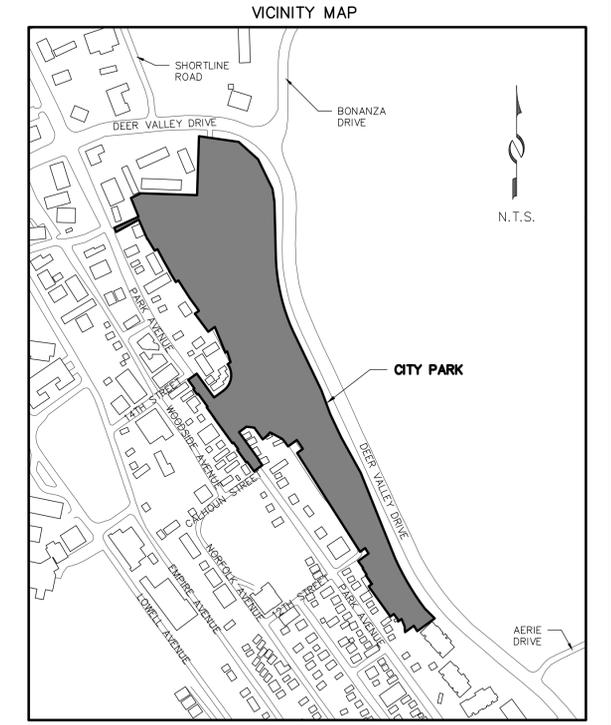
City Attorney

Attachment 1: Approved City Park Subdivision Plat



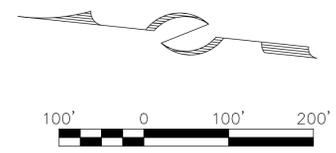
SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plot. I do further certify that by authority of the owners, I have prepared this subdivision plot of the property described herein, hereafter to be known as CITY PARK SUBDIVISION.



CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
AND THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



- LEGEND**
- Found Monument (As-Noted)
 - Found Street Monument (As-Noted)
 - ⚡ Found Section Monument (As-Noted)

<p>435-649-9467 ALLIANCE ENGINEERING CONSULTING ENGINEERS LAND PLANNERS SURVEYORS P.O. Box 2664 2700 West Homestead Road Suite 50, 60 Park City, Utah 84098</p>	<p>SNYDERVILLE WATER RECLAMATION DISTRICT</p> <p>REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025</p> <p>BY _____</p>	<p>PLANNING COMMISSION</p> <p>APPROVED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2025</p> <p>BY _____ CHAIR</p>	<p>ENGINEER'S CERTIFICATE</p> <p>I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025</p> <p>BY _____ PARK CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 2025</p> <p>BY _____ PARK CITY ATTORNEY</p>	<p>PUBLIC SAFETY ANSWERING POINT APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 2025</p> <p>BY _____ SUMMIT COUNTY GIS COORDINATOR</p>	<p>RECORDED</p> <p>STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____</p> <p>FEE _____ RECORDER _____</p> <p>TIME _____ DATE _____ ENTRY NO. _____</p>
	<p>3/27/2025 JOB NO.: 5-6-17 FILE: X:\SnydersAddition\dwg\sr\plot2017\050617_sa_base.dwg</p>					

LEGAL DESCRIPTIONS

PARCEL 1

All that portion of Block 24, as shown on the map entitled "SNYDER'S ADDITION TO PARK CITY", as said map is on file and in the office of the County Recorder of Summit County, State of Utah, described as follows:
 Beginning at the intersection of the South line of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and the Eastern line of said Block 24; thence along said Eastern line of Block 24, South 32°37' East 473.2 feet to the Southeastly corner of said Block 24; thence along the Southerly line of said Block 24, South 54°01' West 94.0 feet; the Southeastly corner of the parcel of land described in the Deed dated April 4, 1916, executed by Drucilla Cunningham to Edward L. Berry, etur, recorded May 25, 1930 in Book F of Quit Claim Deeds, page 559, Summit County Records; thence along the Eastern line, North 33°59' West 30.0 feet to the Northeastly corner thereof; thence along the Northerly line of said Berry parcel South 54°01' West, 29.88 feet to the Southeastly corner of the parcel of land described in the Deed dated August 13, 1935, executed by Ontario Silver Mining Company to Mary Eberle, recorded February 19, 1936 in Book F of Quit Claim Deeds, page 506, Summit County Records; thence along the Eastern line of said Eberle parcel of land, North 33°59' West, 57.0 feet to the Northeastly corner thereof; thence along said Eastern line of said Thompson parcel of land South 57°02' West, 48.0 feet to the Southeastly corner of the parcel of land described in the deed dated August 16, 1935, executed by Ontario Silver Mining Company to Elmer Maxwell, recorded December 3, 1935, in Book F of Quit Claim Deeds, page 487, Summit County Records; thence along the Eastern line of said Maxwell parcel of land, North 33°59' West 75.0 feet and North 83°28' West 36.8 feet; thence South 54°01' West, 49.00 feet to the Eastern line of Park Avenue; thence along said Eastern line of Park Avenue, North 33°59' West, 209.29 feet; thence leaving said Eastern line of Park Avenue, North 54°01' East 6.0 feet to the Southeastly corner of the parcel of land described in the deed dated August 14, 1935, executed by Ontario Silver Mining Company to Oat Herrickson, recorded March 15, 1936 in Book F of Quit Claim Deeds, page 518, Summit County Records; thence along the Southerly line of said Herrickson parcel of land, North 54°01' East 80.0 feet to the Northeastly corner thereof; thence along the Eastern line of said Herrickson parcel of land, North 07° East 107.0 feet to the Northeastly corner thereof; also being the Southeastly corner of the parcel of land described in the deed dated August 16, 1935, executed by Ontario Silver Mining Company to Ephraim Admsom, etur, recorded January 21, 1936, in Book Q of Quit Claim Deeds, page 253, Summit County Records; thence along said Eastern line of said Adams parcel of land, North 18°02' West 53.0 feet to the Northeastly corner thereof; also being the Northerly line of said Block 24; thence along said Northerly line of Block 24, North 54°01' East 15.0 feet, to 1935, above mentioned South line of Section 9; thence along said South line of section 9, East 99.37 feet to the point of beginning.

Less and excepting therefrom the following parcels:

All that portion thereof, lying within the boundaries of the Union Pacific Railroad Right-of-Way, (200' wide).

All that portion thereof, lying within the boundaries of 1378 Park Place, a Utah condominium project, recorded November 27, 1981 as Entry No. 186134 of Summit County Records.

All that portion thereof, lying within the boundaries of Cottages on the Park, a Utah condominium project, recorded November 12, 1999 as Entry No. 552853 of Summit County Records.

PARCEL 2

Beginning at the Southeast corner of Lot 1, Block 56, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah; and running thence North 33°59' West 400.00 feet; thence North 54°01' East 90.50 feet; thence North 32°12'16" West 30.06 feet; thence South 54°01' West 32.02 feet; thence North 32°23' West 551.08 feet; thence North 54°01' East 57.24 feet; thence South 33°29' East 780.00 feet; thence South 30°23' East 229.00 feet; thence South 50°11' West 31.82 feet; thence North 32°12'16" West 30.07 feet; thence South 54°01' West 64.08 feet to the point of beginning.

Less and excepting therefrom the following seven parcels:

PARCEL 1:

Beginning at the most Northerly corner of Lot 16, Block 56, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah; and running thence North 54°01' East 30.00 feet; thence South 33°59' East 40.00 feet; thence South 54°01' West 30.00 feet to the Eastern line of said Block 56; thence North 33°59' West 30.00 feet; thence North 54°01' East 40.00 feet to the point of beginning.

PARCEL 2:

Beginning at the Northeastmost corner of Lot 13, Block 56, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah; and running thence North 54°01' East 20.00 feet to a point on the Westernly line of an unimproved road; thence South 33°59' East along said Westernly line 50.00 feet; thence South 54°01' West 20.00 feet to the Easternmost corner of Lot 12 of said Block 56; thence North 33°59' West along the Easternly line of said Block 56 a distance of 50.00 feet to the point of beginning.

PARCEL 3:

Beginning at the Northeastmost corner of Lot 4, Block 56, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah; and running thence North 54°01' East 20.00 feet to a point on the Westernly line of an unimproved road; thence South 33°59' East 39.50 feet to a point on the Westernly line of an unimproved road; thence South 33°21'53" East along said Westernly line 27.25 feet; thence South 54°01' West 13.00 feet to the point of beginning.

PARCEL 4:

Beginning at a point on the Easternly line of Block 56, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah, said point being South 33°59' East 15.30 feet from the Northeastmost corner of Lot 3 of said Block 56; and running thence North 54°01' East 15.83 feet; thence North 24°05'41" West 0.82 feet; thence South 54°01' West 16.00 feet; thence South 33°59' East 0.80 feet to the point of beginning.

PARCEL 5:

Beginning at a point on the Easternly line of Block 56, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah, said point being South 33°59' East 15.30 feet from the Northeastmost corner of Lot 3 of said Block 56; and running thence North 54°01' East 36.00 feet to a point on the Westernly line of an unimproved road; thence South 33°59' East along said Westernly line 37.45 feet; thence South 54°01' West 27.00 feet to a point on the Easternly line of said Block 56; thence North 33°59' West along said Easternly line 36.35 feet to the point of beginning.

PARCEL 6:

Beginning at a point on the Easternly line of Block 56, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah, said point being South 33°59' East 52.50 feet from the Northeastmost corner of Lot 3 of said Block 56; and running thence North 54°01' East 8.18 feet; thence North 24°05'41" East 0.87 feet; thence South 54°01' West 8.00 feet to the point of beginning.

PARCEL 7:

Beginning at the Southeast corner of Lot 1, Block 56, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah; and running thence North 33°59' West along the Easternly line of said Block 56 a distance of 23.65 feet; thence North 54°01' West 20.00 feet to a point on the Easternly line of an unimproved road; thence South 33°21'53" East along said Westernly line 27.25 feet; thence South 54°01' West 13.00 feet to the point of beginning.

Less and excepting therefrom any portion thereof within the bounds of the following:

Commencing at the Southeast corner of Lot 14, Block 56, SNYDER'S ADDITION TO PARK CITY; and running thence North 54°01' East 24.94 feet to an old fence line; thence North 33°22'30" West along said old fence, 35.04 feet; thence South 54°01' West 26.58 feet; thence South 33°59' East 35 feet to the commencement.

PARCEL 3

All of Lots 1 through 13, inclusive; and 32 through 44, inclusive, of Block 57, SNYDER'S ADDITION TO PARK CITY; as said map is on file and in the office of the County Recorder of Summit County, State of Utah.

PARCEL 4

TRACT 1

A portion of the Southwest quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and more particularly described as follows:
 Commencing at the Southwest corner of said Section 9; thence along the East line of said Section 9, East (South 89°29'30" East calc.), 1463.4 feet; thence leaving said South line, North (North 00°30'30" East calc), 681.2 feet to the Southeastly corner of the parcel of land described in the deed dated June 16, 1964, executed by United Park City Mines Company to The Mountain States Telephone and Telegraph Company, recorded June 19, 1964, Entry No. 88884 in Book "G" of Quit Claim Deeds; thence along the Southerly line of said Mountain States Telephone and Telegraph Company parcel of land, North 64°17' East, (North 64°47'30" East calc.), 175.0 feet to the Southeastly corner thereof; also being the TRUE POINT OF BEGINNING; thence leaving said left-mentioned bearing, South 64°17' West (South 64°47'30" West calc.), 54.005 feet to the Easternly line of the parcel of land described in the Deed dated October 2, 1963, executed by United Park City Mines Company to Laurel L. Thompson, et ux, recorded December 30, 1963, Entry No. 89033 in Book X of Deeds, page 382, Summit County Records; thence along said Easternly line of said Thompson parcel of land South 23°30' East (South 22°59'30" East calc.), 94.28 feet to the Southeastly corner thereof; thence along the Southerly line of said Thompson parcel of land South 51°18'30" West (South 51°18'30" West calc.), 120.00 feet to the Southeastly corner thereof; thence South 22°54'07" East 18.194 feet (calc.); to the Northeastly corner of the parcel of land described in the Deed dated September 13, 1935, executed by Ontario Silver Mining Company to Mrs. Francis Morrison, et ux, recorded in Boo F of Quit Claim Deeds, page 509, Summit County Records; thence along the North line of said Morrison parcel of land North 61°18'30" East (North 61°18'30" East calc.), 120.00 feet to the Northeastly corner thereof; thence along the Easternly line of said Morrison parcel of land South 23°30' East (South 22°59'30" East calc.), 100.00 feet to the Southeastly corner thereof; thence along the Southerly line of said Morrison parcel of land South 61°18'30" West (South 61°18'30" West calc.), 2.02 feet to a point in the Easternly line of the parcel land described in the Deed dated August 17, 1935, executed by Ontario Silver Mining Company to Morris Mitchell, et ux, recorded May 23, 1962, Entry No. 89247 in Book I of Quit Claim Deeds, page 549, Summit County Records; thence along said August 17, 1935, parcel of land, North 54°01' East 15.0 feet to the Northeastly corner thereof; also being the Northeastly corner of the parcel of land described in the Deed dated August 17, 1935, executed by Ontario Silver Mining Company to Roy Workman, et ux, recorded February 14, 1936, in Book Q of Miscellaneous Records, page 268, Summit County Records; thence along the Easternly line of said Workman parcel of land South 31°18' East (South 30°47'30" East calc.), 65.0 feet to the Southeastly corner thereof; also being the Northeastly corner of the parcel of land described in the Deed dated August 1, 1944, executed by Elizabeth Frazer to New Park Mining Company, recorded August 13, 1945, Entry No. 12661 in Book H of Quit Claim Deeds, page 42, Summit County Records; thence along the Easternly line of said New Park Mining Company parcel of land South 31°18' East (South 30°47'30" East calc.), 52.0 feet to the Southeastly corner thereof; also being the Northerly line of the parcel of land described in the Deed dated December 14, 1935, executed by Ontario Silver Mining Company to Oat Herrickson, et ux, recorded March 18, 1936, in Book I of Quit Claim Deeds, page 518, Summit County Records; thence along said Northerly line of said Herrickson parcel of land North 59°29'05" East (North 60°03' East calc.) 8.03 feet to the Northeastly corner thereof; thence along the Easternly line of said Herrickson parcel of land South 31°18' East (South 30°47'30" East calc.), 105.5 feet to the Southeastly corner thereof; also being the Northerly line of the parcel of land described in the Deed dated August 12, 1935, executed by Ontario Silver Mining Company to C.D. Clegg, et ux, recorded December 2, 1935, Entry No. 55513, in Book F of Quit Claim Deeds, page 485, Summit County Records; thence along said Northerly line of the Clegg parcel of land North 58°38'30" East (North 59°09' East calc.), 14.55 feet to the Northeastly corner thereof; thence along the Easternly line of said Clegg parcel of land and along the Easternly line of a parcel of land also described in the above-mentioned deed, also conveyed to C.D. Clegg, et ux, South 32°29' East 31°58'30" East calc.), 101.0 feet to the Southeastly corner thereof; thence along the Southerly line of the last-mentioned Clegg parcel of land South 56°35' West (South 57°02'30" West calc.), 0.09 feet to the Easternly line of the parcel of land described in the Deed dated August 14, 1935, executed by Ontario Silver Mining Company to Francis Thompson, et ux, recorded June 15, 1936, Entry No. 57400, in Book F of Quit Claim Deeds, page 574, Summit County Records; thence along the Easternly line of said Thompson parcel of land, South 36°56' East (South 36°25'30" East calc.), 52.70 feet to the Southeastly corner thereof; thence along the Southerly line of said Thompson parcel of land South 56°18' West (South 56°48'30" West calc.) 178.0 feet to the Southeastly corner thereof; thence South 36°25'30" East 19.39 (calc.) to the Northeastly corner of the parcel of land described in the Deed dated August 14, 1935, by Ontario Silver Mining Company to Harris Mills, et ux, recorded May 2, 1936, Entry No. 57138, in Book F of Quit Claim Deeds, page 537, Summit County Records; thence along the Northerly line of said Mills parcel of land North 62°37'30" East (North 61°18'30" East calc.), 154.8 feet to the Northeastly corner thereof; thence along the Easternly line of said Mills parcel of land South 36°38' East (South 36°07'30" East calc.), 106.5 feet to the Southeastly corner thereof; also being the Northerly line of the parcel of land described in the Deed dated April 8, 1960, executed by Minnie Lewis to Clyde H. Street, et ux, recorded April 13, 1960, Entry No. 91576, in Book W of Warranty Deeds, page 108, Summit County Records; thence along said Northerly line of the Street parcel of land North 53°29' East (North 53°59'30" east calc.), 39.30 feet to the Northeastly corner thereof; thence along the Easternly line of said Street parcel of land South 22°29' East (South 21°58'30" calc.), 183.5 feet to the Northeastly corner thereof; thence along said South line of said Section 9, East (South 89°29'30" East calc.), 250.56 feet (Calc.); to the Westernly line of the Union Pacific Railroad Right-of-Way, 100 feet wide; thence leaving said South line of Section 9, along said Westernly line of above-mentioned Railroad parcel of land, along a tangent of a curve to the right, (the center line of said curve being described as having a radius of 2897.12 feet, a central angle of 29°42', chord length, 1485.00 feet, chord bearing North 17°07' West), North 16°15'58" West 346.76 feet and North 2°16' West 361.85 feet to the end of said above-mentioned curve. (The tangent of said curve is being used for the purpose of this description only); thence continuing along said Westernly line of the Railroad parcel of land North 2°16' West 45.48 feet (calc.) to a point which bears South 87°45'05" East from True Point of Beginning; thence along said bearing line North 87°45'05" West 534.68 feet to the TRUE POINT OF BEGINNING.

ALSO:

Beginning at a point lying on the South line of the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and located South 19.947 feet East 2,249.01 feet from the Southwest corner of said Section 9; thence along the course of a curve to the right, as implied by that Deed by the United Park City Mines Company to Park City Municipal Corporation, dated April 4, 1969, whose radius of 2,248.47 feet bears North 74°02'00" East, having an included angle of 13°42'00", for 705.01 feet, or to a chord point described in the aforementioned deed; thence on a tangent course North 21°60' West for 47.51 feet, a closing distance to a line bearing North 87°45'05" West and 535.30 feet to the True Point of Beginning of the aforementioned deed; thence South 87°45'05" West along the extended deed boundary of the aforementioned deed for 45.05 feet to the West boundary of the Union Pacific Railroad Company right-of-way as deeded by the Royal Street Land Company to the Park City Municipal Corporation (Exhibit A-17) on December 21, 1981; thence along that Westernly boundary South 21°60' East for 5.25 feet to intersect a boundary of that deed by the Royal Street Land Company to the Park City Municipal Corporation (Exhibit A-19) on December 21, 1981; thence along a boundary of the latter deed, North 87°45'04" West for 18.67 feet to a point; thence South 1°46'51" East for 45.73 feet along that boundary to the point of a 2,914.93 feet radius curve to the left, whose radius bears North 88°13'10" East, and whose included angle is 13°41'17"; thence along said curve for 696.36 feet; thence South 80°43'13" West for 19.10 feet along a closing course and distance to the point of beginning.

LESS AND EXCEPTING THEREFROM:

Beginning at a point which is North 589.6 feet East 1476.5 feet and North 2337' West 100.0 feet and North 6417' East 120.0 feet from the Southwest corner of Section 9; Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 23°02' East 95.01 feet; thence North 64°45' East 75.15 feet; thence North 23°02' West 95.07 feet; thence South 5417' West 7.51 feet to the point of beginning.

TRACT 2:

Beginning at a point which is South 1923.05 feet East 2148.37 feet from the West Quarter Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 87°45'03" West 289.88 feet; thence North 21°45'7" East 276.90 feet to a point on the proposed state belt route and following said right-of-way the next two courses: thence South 81°27'00" East 188.82 feet; thence South 47°51'52" East 116.43 feet; thence South 1°47'42" East 182.06 feet to the point of beginning.

TRACT 3:

That portion of the following described property located in Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian:
 Part of the Southwest Quarter of Section 9, and part of the North half of Section 16, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, and being more particularly described as follows:

Beginning at the Northeast corner of the real estates described in a deed to Park City Municipal Corporation, recorded in Book M20, page 620, in the Summit County Recorder's Office, said point also being on the Westernly line of the abandoned Union Pacific Railroad right-of-way at a point distance North 735.13 feet and West 478.63 feet from the South Quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; (Basis of bearing North 89°29'30" West from said South Quarter corner to the Southwest corner of the Southwest quarter of said Section 9); thence South 87°45'05" East 70.00 feet to a point on the Westernly right-of-way line of the proposed Park City Belt Route, and following said Westernly line the next eleven courses: thence 1) South 81°64'5" East 20.42 feet; thence 2) South 1°02'06" East 269.69 feet to a 916.50 foot radius curve to the left (center bears North 87°54'09" East 916.50 feet of which the central angle is 21°46'57"); thence 3) Southeastly along the arc of said curve 348.43 feet (said arc being subtended by a chord having a bearing of South 22°59'20" east and a length of 346.14 feet; thence 4) South 28°19'05" East 120.10 feet (Record: North 24°55'14" West 120.10 feet (Record: South 24°55'14" West 120.10 feet (Record: South 28°19'05" East 120.10 feet; thence 5) South 28°12'25" East 191.05 feet; thence 6) South 21°32'54" East 432.43 feet to a point on a 1243.92 feet radius curve to the left (center bears North 66°07'10" East 1243.692 feet of which the central angle is 12°41'58"); thence 9) Southeastly along the arc of said curve 275.72 feet (said arc being subtended by a chord having a bearing of South 30°13'49" East and a length of 275.15 feet; thence 10) South 44°56'19" East 94.09 feet; thence 11) South 44°03'42" East 0.45 feet to a point on the Westernly line of real estate described in a deed to Royal Street Land Company, recorded in Book M96, page 112, in said Recorder's Office; thence South 30°50'41" East along said Westernly line 52.96 feet to a point on the Northerly line of real estate described in a deed to Lodi E. Christensen and Blaine Hunterman, recorded in Book M87, page 804, in said Recorder's Office, and following Northerly the next two courses: thence 1) North 89°28'39" West 94.50 feet; thence 2) North 29°54'39" West 29.40 feet; thence North 12°54'42" West 0.78 feet to the Easternmost corner of real estate described in a deed to Royal Street Land Company, recorded in Book M73, page 17, in said Recorder's Office, and following the Northeastly line of said real estate the next two courses: thence 1) North 29°35'50" West 229.00 feet; thence 2) North 32°50'50" West 780.00 feet; thence North 54°01'00" East 21.57 feet to the Westernly line of the abandoned Union Pacific Railroad right-of-way; and following said Westernly right-of-way the next five courses: thence 1) North 31°02'50" West 166.78 feet to a point on a 2964.93 foot radius curve to the right (center bears North 69°02'23" East 2964.93 feet of which the central angle is 5°44'58"); thence 2) Northwestly along the arc of said curve 297.52 feet (said arc being subtended by a chord having a bearing of North 18°04'08" West and a length of 297.40 feet), to a point on the North line of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence 3) South 89°36'30" East along said North line 2914.93 feet to a point on a 2914.93 feet radius curve to the right (center bears North 74°33'51" East 2914.93 feet of which the central angle is 12°41'17"); thence 4) South 89°36'30" East along said North line 2914.93 feet to a point on a 2914.93 feet radius curve to the right (center bears North 74°33'51" East 2914.93 feet of which the central angle is 12°41'17"); thence 5) North 54°01'00" East 21.57 feet to the Northeastly corner of the arc of said curve 696.38 feet (said arc being subtended by a chord having a bearing of North 08°37'29" West and a length of 694.73 feet; thence 5) North 1°46'51" West 45.73 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM: Any portion thereof located East of the Westernly line of the property deeded to the Utah Department of Transportation in the Right of Way Donation recorded December 10, 1982 as Entry No. 199139 in Book M242 at page 206 of Official Records.

TRACT 4:

Beginning at a point which is South 1911.17 feet and West 5071.7 feet from the Center Quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being South 250.22 feet and East 892.25 feet from the point of intersection of the center lines of Park Avenue and Snow Country Drive; thence North 1°47'42" West along the Westernly boundary line of parcel 7M-24 182.06 feet; thence South 47°51'52" East 6.21 feet; thence South 25°15'57" East 154.55 feet; thence South 54°01' West 41.82 feet to a point on the Southerly boundary line of the Royal Street Land Company release parcel 7M-5; thence North 87°45'03" West along said boundary line 72.00 feet to the point of beginning.

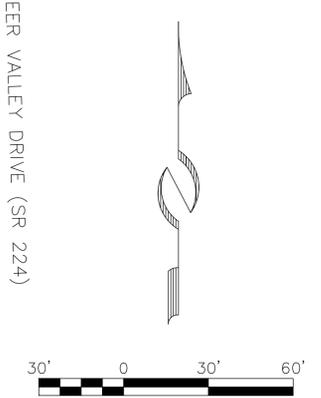
AS-SURVEYED DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 9 and the North Half of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a found brass cap at the center of Section 9, Township 2 South, Range 4 East (Basis of Bearing being North 00°44'52" East 2649.06 feet between the South quarter corner and center corner of said Section 9); and running thence coincident with the quarter section line North 89°38'27" West 2656.07 feet to a found aluminum cap at the West quarter corner of said Section 9; thence South 36°48'46" East 2091.81 feet to a found brass cap at the intersection of Park Avenue and Empire Avenue; thence coincident with the centerline of said Park Avenue South 23°52'55" East 344.65 feet; thence North 66°07'05" East 162.88 feet to the TRUE POINT OF BEGINNING, said point being on the southerly boundary of 1508 Park Avenue Subdivision, recorded July 13, 2001, as Entry No. 593389 in the Summit County Recorder's Office; and running thence coincident with said Subdivision North 63°37'40" East 48.66 feet (Record: South 84°45'00" West) to a point on Snow Country Condominiums, recorded August 26, 1976, as Entry No. 133157 in the Summit County Recorder's Office; thence coincident with said Condominiums the following two (2) courses: 1) South 87°39'26" East 270.01 feet (Record: South 87°45'03" East 270.00 feet); thence 2) North 02°20'02" East 277.12 feet (Record: North 02°14'57" East) to a point on the Deer Valley Drive (SR-224) right-of-way; thence coincident with said right-of-way the following fourteen (14) courses: 1) South 81°10'34" East 185.56 feet (Record: South 81°27'00" East 188.82 feet); thence 2) South 47°35'26" East 122.64 feet (Record: South 47°51'52" East); thence 3) South 25°25'31" East 154.55 feet (Record: South 25°41'57" East); thence 4) South 08°00'24" East 62.23 feet (Record: South 08°16'15" East 62.24 feet); thence 5) South 00°45'48" East 269.69 feet (Record: South 01°02'06" East) to a point on a non tangent curve to the left having a radius of 916.50 feet, of which the radius point bears North 88°10'27" East; thence 6) southerly along the arc of said curve 348.43 feet through a central angle of 21°46'57"; thence 7) South 25°02'43" East 308.32 feet (Record: South 25°19'00" East); thence 8) South 19°52'27" East 120.11 feet (Record: South 20°08'45" East); thence 9) South 24°38'43" East 120.10 feet (Record: South 24°55'01" East); thence 10) South 28°16'07" East 191.05 feet (Record: South 28°32'25" East); thence 11) South 21°16'36" East 308.22 feet (Record: South 21°32'54" East 432.43 feet); thence 12) South 21°42'48" East 124.22 feet to a point on a non tangent curve to the left having a radius of 1243.92 feet, of which the radius point bears North 65°57'14" East; thence 13) southeasterly along the arc of said curve 275.72 feet through a central angle of 12°41'59"; thence 14) South 45°06'13" East 64.80 feet (Record: South 44°56'19" East) to a point on Town Point Condominiums First Amended Plat, recorded January 10, 2002, as Entry No. 608052 in the Summit County Recorder's Office, said point also being on the 11th street right-of-way, thence coincident with said Town Point and 11th Street right-of-way South 54°39'06" West 239.97 feet (Record: South 54°01'00" West 239.88 feet) to a point on the Park Avenue right-of-way; thence coincident with said Park Avenue right-of-way North 35°21'06" West 30.00 feet (Record: North 33°59'00" West) to a point on the Pinnell Replat, recorded April 18, 2000, as Entry No. 563725 in the Summit County Recorder's Office; thence coincident with said Replat the following two (2) courses: 1) North 54°39'06" East 86.01 feet (Record: North 54°01'00" East 86.00 feet); thence 2) North 04°25'31" West 27.21 feet (Record: North 05°02'15" West 27.22 feet) to a point in certain Quit-Claim Deed, recorded November 22, 1978, as Entry No. 151210 in Book M123 at Page 543 in the Summit County Recorder's Office; thence coincident with said Quit-Claim Deed the following two (2) courses: 1) North 21°51'43" West 37.51 feet (Record: North 22°04'37" West 37.45 feet); thence 2) South 54°46'33" West 20.16 feet (Record: South 54°01'00" West 20.17 feet) to a point on 1114 Park Avenue Plat Amendment, recorded November 16, 2016, as Entry No. 1058149 in the Summit County Recorder's Office; thence coincident with said Plat Amendment the following four (4) courses: 1) North 23°05'14" West 0.81 feet (Record: North 24°05'41" West 0.82 feet); thence 2) North 56°50'49" East 4.00 feet (Record: North 54°01'00" East); thence 3) North 35°21'24" West 39.50 feet (Record: North 35°59'00" West); thence 4) South 54°38'36" West 19.77 feet (Record: South 54°01'00" West 20.00 feet); thence North 35°21'25" West 175.00 feet (Record: North 35°59'00" West) to a point on that certain Warranty Deed, recorded July 29, 1991, as Entry No. 344656 in Book 618 at Page 191 in the Summit County Recorder's Office; thence coincident with said Warranty Deed the following two (2) courses: 1) North 54°01'00" East; thence 2) North 54°01'00" West 30.00 feet (Record: North 54°38'36" East 4.96 feet (Record: North 54°01'00" East); thence 2) North 32°45'32" West 35.17 feet (Record: North 33°22'30" West 35.04 feet) to a point on 1180 Park Avenue Replat, recorded June 27, 2007, as Entry No. 817846 in the Summit County Recorder's Office; thence coincident with said Replat the following three (3) courses: 1) North 53°29'02" East 3.37 feet (Record: North 54°01'00" East); thence 2) North 35°46'00" West 39.86 feet (Record: North 35°59'00" West 40.00 feet); thence 3) North 54°38'36" West 104.65 feet (Record: South 54°01'00" West 105.00 feet) to a point on the 12th street right-of-way; thence coincident with said 12th street right-of-way North 35°21'25" West 355.14 feet (Record: North 35°59'00" West) to a point on Alpine Retreat at Park City, recorded June 12, 2001, as Entry No. 591068 in the Summit County Recorder's office; thence coincident with said Alpine Retreat the following two (2) courses: 1) North 54°33'30" East 126.93 feet (Record: North



LINE TABLE		
LINE	DIRECTION	LENGTH
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'



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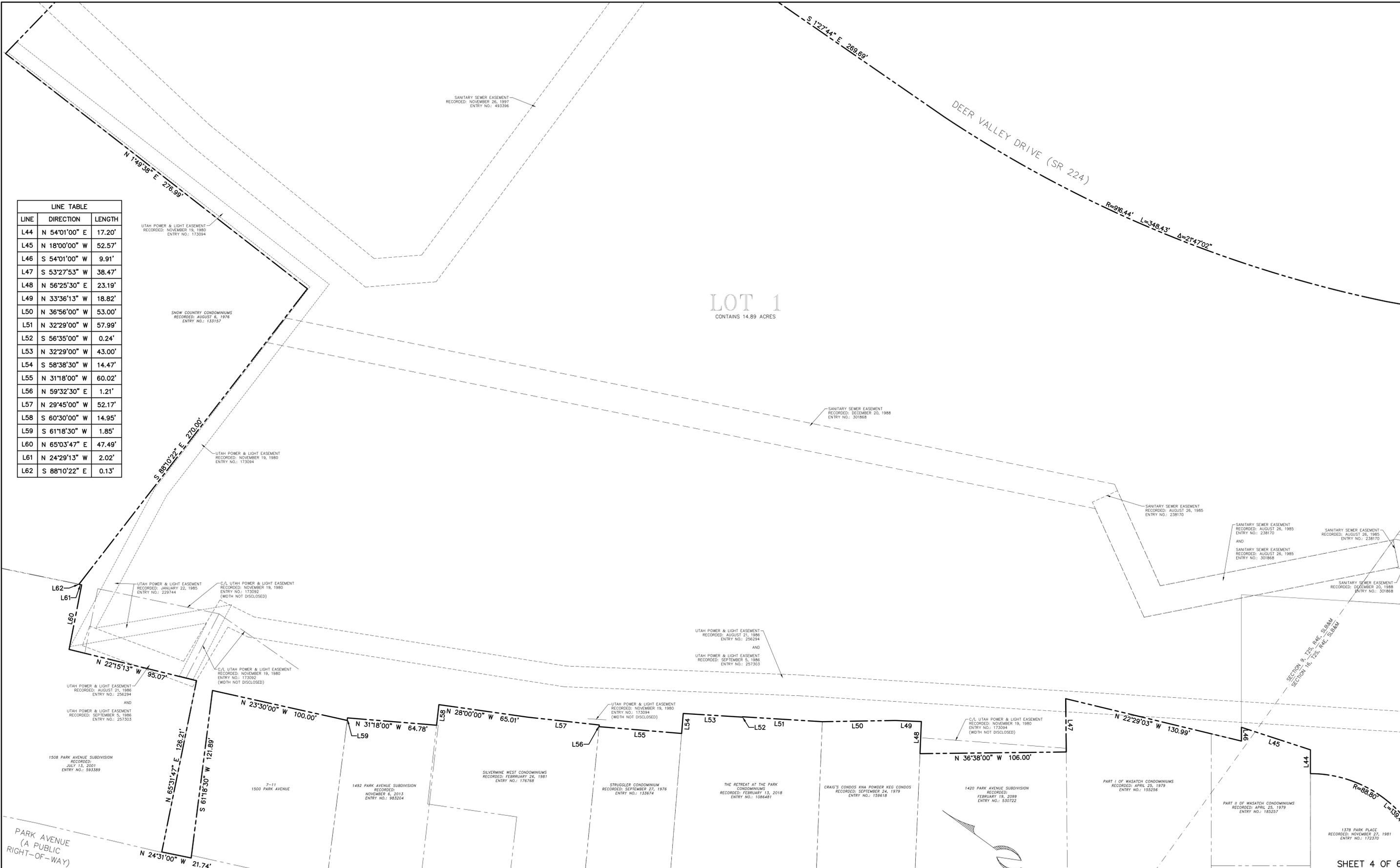
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STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

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LINE	DIRECTION	LENGTH
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'
L47	S 53°27'53" W	38.47'
L48	N 56°25'30" E	23.19'
L49	N 33°36'13" W	18.82'
L50	N 36°56'00" W	53.00'
L51	N 32°29'00" W	57.99'
L52	S 56°35'00" W	0.24'
L53	N 32°29'00" W	43.00'
L54	S 58°38'30" W	14.47'
L55	N 31°18'00" W	60.02'
L56	N 59°32'30" E	1.21'
L57	N 29°45'00" W	52.17'
L58	S 60°30'00" W	14.95'
L59	S 61°18'30" W	1.85'
L60	N 65°03'47" E	47.49'
L61	N 24°29'13" W	2.02'
L62	S 88°10'22" E	0.13'

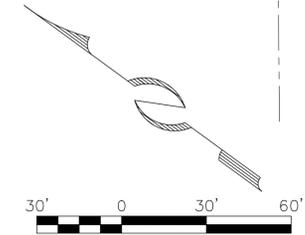
LOT 1
CONTAINS 14.89 ACRES

CITY PARK SUBDIVISION

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SILVERMINE CONDOMINIUMS | LAND PLANNERS | SURVEYORS
 RECORDED: FEBRUARY 26, 1981
 ENTRY: NPK1780880641 12700 West Hamstead Road
 Suite 50, 60 | Park City, Utah 84098



3/27/2025 JOB NO.: 5-6-17 FILE: X:\SnydersAddition\dwg\sr\plat2017\050617_sa_base.dwg

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 AT THE REQUEST OF _____

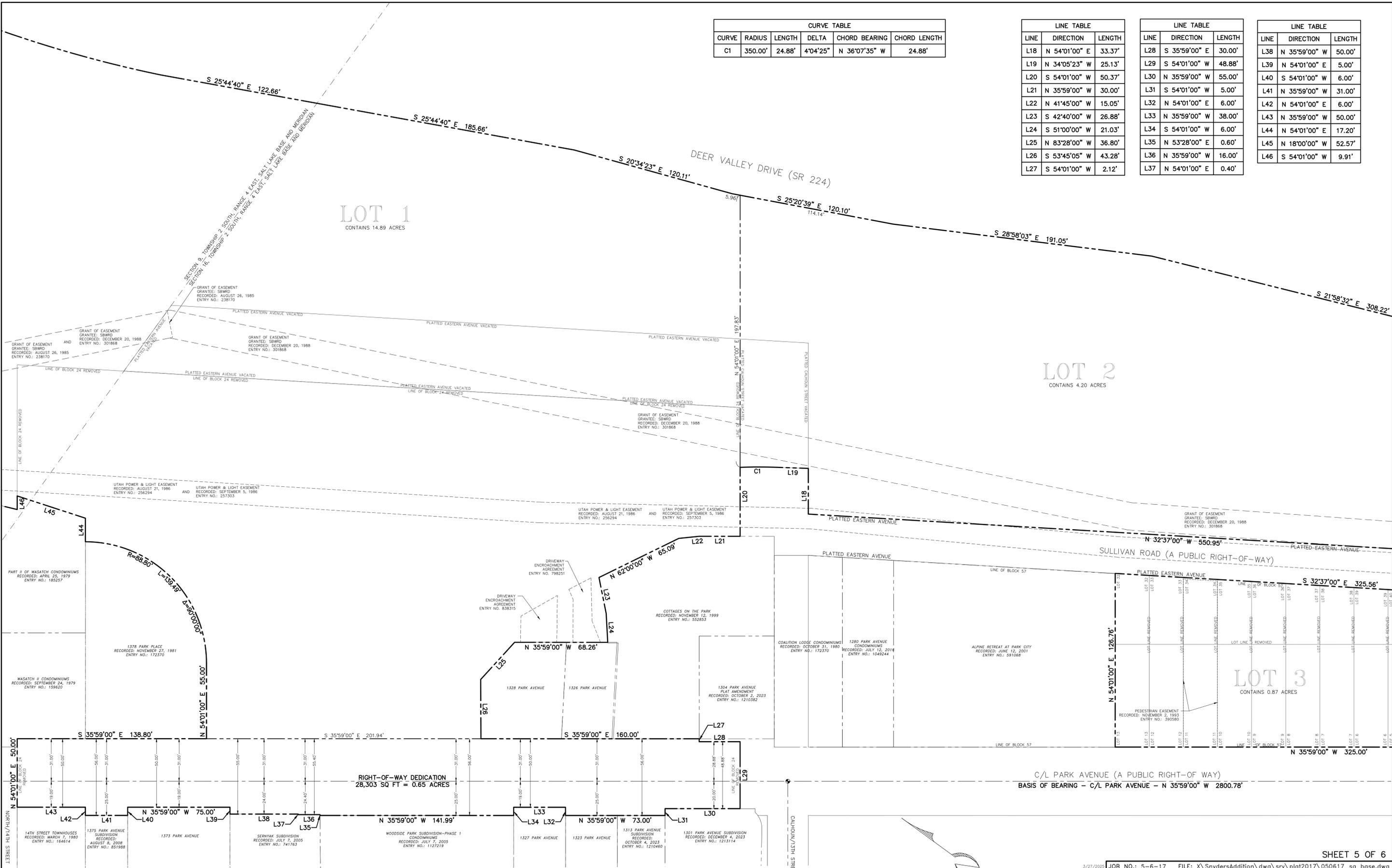
 FEE _____ RECORDER _____
 TIME _____ DATE _____ ENTRY NO. _____

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	24.88'	4°04'25"	N 36°07'35" W	24.88'

LINE TABLE		
LINE	DIRECTION	LENGTH
L18	N 54°01'00" E	33.37'
L19	N 34°05'23" W	25.13'
L20	S 54°01'00" W	50.37'
L21	N 35°59'00" W	30.00'
L22	N 41°45'00" W	15.05'
L23	S 42°40'00" W	26.88'
L24	S 51°00'00" W	21.03'
L25	N 83°28'00" W	36.80'
L26	S 53°45'05" W	43.28'
L27	S 54°01'00" W	2.12'

LINE TABLE		
LINE	DIRECTION	LENGTH
L28	S 35°59'00" E	30.00'
L29	S 54°01'00" W	48.88'
L30	N 35°59'00" W	55.00'
L31	S 54°01'00" W	5.00'
L32	N 54°01'00" E	6.00'
L33	N 35°59'00" W	38.00'
L34	S 54°01'00" W	6.00'
L35	N 53°28'00" E	0.60'
L36	N 35°59'00" W	16.00'
L37	N 54°01'00" E	0.40'

LINE TABLE		
LINE	DIRECTION	LENGTH
L38	N 35°59'00" W	50.00'
L39	N 54°01'00" E	5.00'
L40	S 54°01'00" W	6.00'
L41	N 35°59'00" W	31.00'
L42	N 54°01'00" E	6.00'
L43	N 35°59'00" W	50.00'
L44	N 54°01'00" E	17.20'
L45	N 18°00'00" W	52.57'
L46	S 54°01'00" W	9.91'



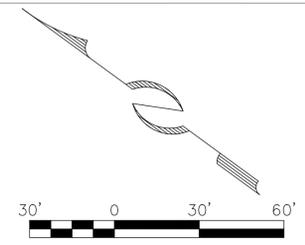
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SHEET 5 OF 6

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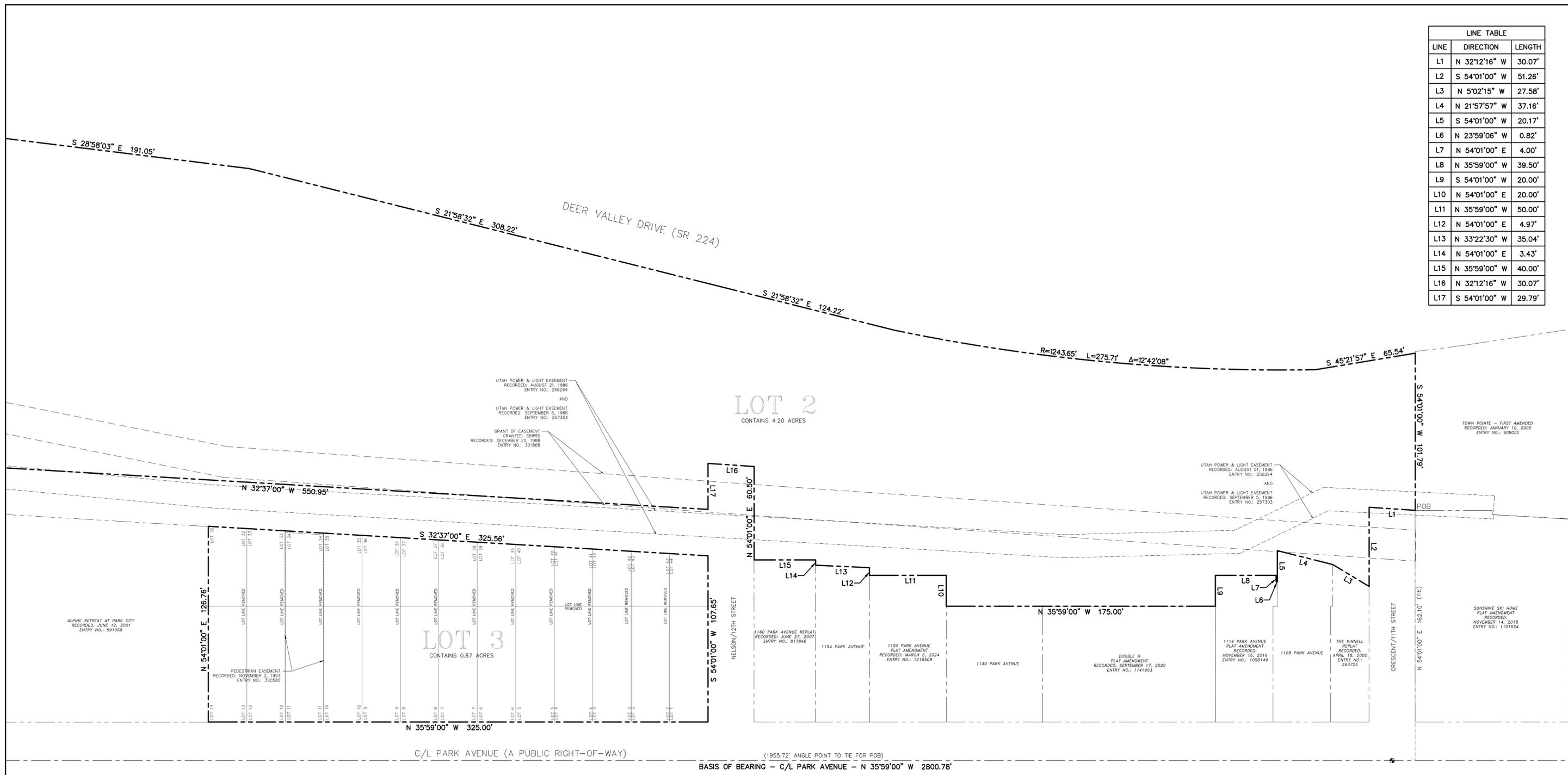
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 32°12'16" W	30.07'
L2	S 54°01'00" W	51.26'
L3	N 5°02'15" W	27.58'
L4	N 21°57'57" W	37.16'
L5	S 54°01'00" W	20.17'
L6	N 23°59'06" W	0.82'
L7	N 54°01'00" E	4.00'
L8	N 35°59'00" W	39.50'
L9	S 54°01'00" W	20.00'
L10	N 54°01'00" E	20.00'
L11	N 35°59'00" W	50.00'
L12	N 54°01'00" E	4.97'
L13	N 33°22'30" W	35.04'
L14	N 54°01'00" E	3.43'
L15	N 35°59'00" W	40.00'
L16	N 32°12'16" W	30.07'
L17	S 54°01'00" W	29.79'



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SHEET 6 OF 6

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

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