

Ordinance No. 11-09

AN ORDINANCE APPROVING THE AMENDED, CONSOLIDATED, AND RESTATED CONDOMINIUM PLAT OF THE BELLES AT EMPIRE PASS (FORMERLY KNOWN AS CHRISTOPHER HOMES AT EMPIRE PASS I- IV), LOCATED ON LOTS 1 AND 2 OF THE SILVER STRIKE SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owners of the property known as the Belles at Empire Pass (formerly known as Christopher Homes at Empire Pass Condominiums I-IV), located on Lots 1 and 2 of the Silver Strike Subdivision plat, have petitioned the City Council for approval of the Amended, Consolidated, and Restated Condominium Plat of the Belles at Empire Pass; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on February 23, 2011, to receive input on the Amended, Consolidated, and Restated Condominium Plat of the Belles at Empire Pass a Utah condominium project;

WHEREAS, the Planning Commission, on February 23, 2011, forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council held a public hearing on March 24, 2011, to receive public input on the plat;

WHEREAS, it is in the best interest of Park City, Utah to approve the Amended, Consolidated, and Restated Condominium Plat of the Belles at Empire Pass because it is consistent with the approved Silver Strike Subdivision and with the development pattern envisioned by the Village at Empire Pass Master Planned Development and the 14 Technical Reports related to the Flagstaff Development Agreement. The plat reduces the number of dwelling units previously approved by 1 unit, however the total UEs remains the same.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Amended, Consolidated, and Restated Condominium Plat of the Belles at Empire Pass as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The plat incorporates property located on Lots 1 and 2 of the Silver Strike subdivision and within Pod A of the Flagstaff Mountain Development, known as the Village at Empire Pass.
2. The property is located in the RD-MPD zoning district and is subject to the Flagstaff Mountain Development Agreement.
3. The City Council approved the Flagstaff Mountain Development Agreement/Annexation Resolution 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum densities, location of densities, and developer-offered amenities.
4. On July 28, 2004, the Planning Commission approved a Master Planned Development (MPD) for the Village at Empire Pass, aka Pod A. The MPD identified the area of the proposed condominium plat as the location for 18 detached single family homes and duplexes.
5. On June 29, 2006, the City Council approved the Silver Strike Subdivision creating two lots of record. Lot 1 is 4.37 acres in size while lot 2 contains 1.99 acres.
6. On August 17, 2007, the City Council approved 4 units on Lot 2 as the Christopher Homes at Empire Pass Phase I condominium plat. The plat was recorded at Summit County on October 3, 2007.
7. On November 29, 2007, the City Council approved the first amended Christopher Homes at Empire Pass Phase II condominium plat creating an additional 4 units on Lot 2. The plat was recorded at Summit County on February 20, 2008.
8. On April 23, 2008, the City Council approved two more condominium units on Lot 1 of the Silver Strike subdivision as Christopher Homes at Empire Pass Phase III condominium plat. The plat was recorded at Summit County on December 1, 2008.
9. On August 28, 2008, the City Council approved the Christopher Homes at Empire Pass Phase IV plat for eight additional condominium units on Lots 1 and 2, specifically units 5/6, 7/8, 13/14, and 17/18 in duplex configurations. The plat was recorded at Summit County on November 19, 2008.
10. On December 20, 2010, the Planning Department received a complete application for an amendment to Christopher Homes at Empire Pass condominium plats Phases I, II, III, and IV. The amended plat is an amended, consolidated, and restated condominium plat of The Belles at Empire Pass that supersedes, amends, replaces, and consolidates the Christopher Homes at Empire Pass condominium plats Phases I, II, III, and IV.
11. The purpose of the plat amendment is to describe and plat the private area for construction of the 17 condominium units as contemplated by the Master Planned Development (MPD) for the Village at Empire Pass, aka Pod A. Units 1-8 are located on Lot 2 and Units 9-17 are located on Lot 1 of the Silver Strike Subdivision.
12. The approved maximum house size is 5,000 square feet of Gross Floor Area, as defined by the LMC. Gross Floor Area exempts basement areas below final grade and 600 square feet of garage area.
13. The Flagstaff Development Agreement requires calculation of unit equivalents (UE) for these units, in addition to maximum house size. The UE formula includes all interior square footage "calculated from the inside surfaces of the interior boundary

wall of each completed unit, excluding all structural walls and components, as well as all shafts, ducts, flues, pipes, conduits and the wall enclosing such facilities. Unit Equivalent floor area includes all basement areas. Also excluded from the UE square footage is garage space up to 600 square feet per unit and all space designated as non-habitable, such as crawl spaces and mechanical chases. .

14. As conditioned, the proposed Belles at Empire Pass condominium plat is consistent with the approved Flagstaff Development Agreement, the Master Planned Development for the Village at Empire Pass and the conditions of approval of the Silver Strike Subdivision.
15. Units 1, 2 and 12 are constructed and Unit 9 is currently under construction. An application for the supplemental plat for Units 1, 2, and 12 has been submitted by the owners as the First Supplemental Plat for Constructed Units at The Belles at Empire Pass a Utah Condominium project. A supplemental plat for Unit 9 will be submitted upon completion of this unit.
16. The Silver Strike subdivision plat requires that, after construction of the units, and prior to issuance of a final certificate of occupancy, the boundaries of the units shall be amended to reflect the final as-built conditions identifying the entire structure as private with the driveways and patio areas as limited common and the remainder of the land identified as common area in accordance with the Utah Condominium Act.
17. Analysis section is incorporated herein.

Conclusions of Law:

1. There is good cause for this amended condominium plat.
2. The amended condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed condominium plat amendment.
4. Approval of the amended plat, 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 Attorney and City Engineer will review and approve the final form and content of the record of survey 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 provide the plat to the City for recordation at the County within one year from the date of City Council approval or the approval will be void.
3. All conditions of approval of the Village at Empire Pass Master Planned Development and the Silver Strike Subdivision plat shall continue to apply.
4. A fire protection plan requiring the use of modified 13D sprinklers and compliance with the interface zone landscaping requirements is required to be submitted to the Building Department prior to issuance of building permits for the units.
5. All existing recorded easements shall be reflected on the plat prior to recordation.
6. Prior to issuance of final certificates of occupancy by the Park City Chief Building Official for completed units, a supplemental plat or plats shall be submitted to the City for review by the City Council and recorded at Summit County.

7. The approved maximum house size is 5,000 square feet of Gross Floor Area, as defined by the LMC. Gross Floor Area exempts basement areas below final grade and 600 square feet of garage area.
8. The Flagstaff Development Agreement requires calculation of unit equivalents (UE) for these units, in addition to maximum house size. The UE formula includes all interior square footage "calculated from the inside surfaces of the interior boundary wall of each completed unit, excluding all structural walls and components, as well as all shafts, ducts, flues, pipes, conduits and the wall enclosing such facilities. Unit Equivalent floor area includes all basement areas. Also excluded from the UE square footage is garage space up to 600 square feet per unit and all space designated as non-habitable." A total of 45 UE (90,000 square feet) are permitted for the units designated by this plat.

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

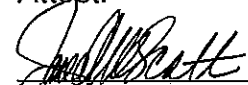
PASSED AND ADOPTED this 24th day of March, 2011.

PARK CITY MUNICIPAL CORPORATION




Mayor Dana Williams

Attest:

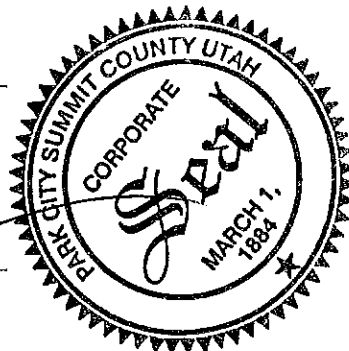


Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



NOTES

- 1. The names of Surveyors of the State of Utah are: ...
2. A Subdivision of Condominiums ...
3. Each Unit shall be subject to a maximum of 2000 square feet of maximum space as measured from the finished ground level.

- 4. The total area of the Condominium is approximately 100,000 square feet ...
5. A Limited Common Area ...
6. All Units are subject to a common area ...
7. All Units are subject to a common area ...
8. Units designated as Duplex Units ...
9. All Units are subject to a common area ...
10. All Units are subject to a common area ...

- 11. A City Ordinance ...
12. Each original Unit ...
13. Each original Unit ...
14. Each original Unit ...
15. Construction of Units ...
16. Prior to issuance of this certificate ...



SURVYOR'S CERTIFICATE

I, the undersigned, a duly qualified Surveyor of the State of Utah, do hereby certify that the foregoing plat is a true and correct representation of the land described therein, and that the same has been surveyed and platted in accordance with the laws of the State of Utah.

BOUNDARY DESCRIPTIONS

Plat 1) Units 1, 2, 3 and 4, ... Plat 2) Units 5, 6, 7, 8, 9, 10, 11 and 12, ... Plat 3) Units 13, 14, 15 and 16, ... Plat 4) Units 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

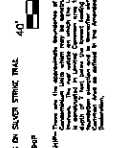
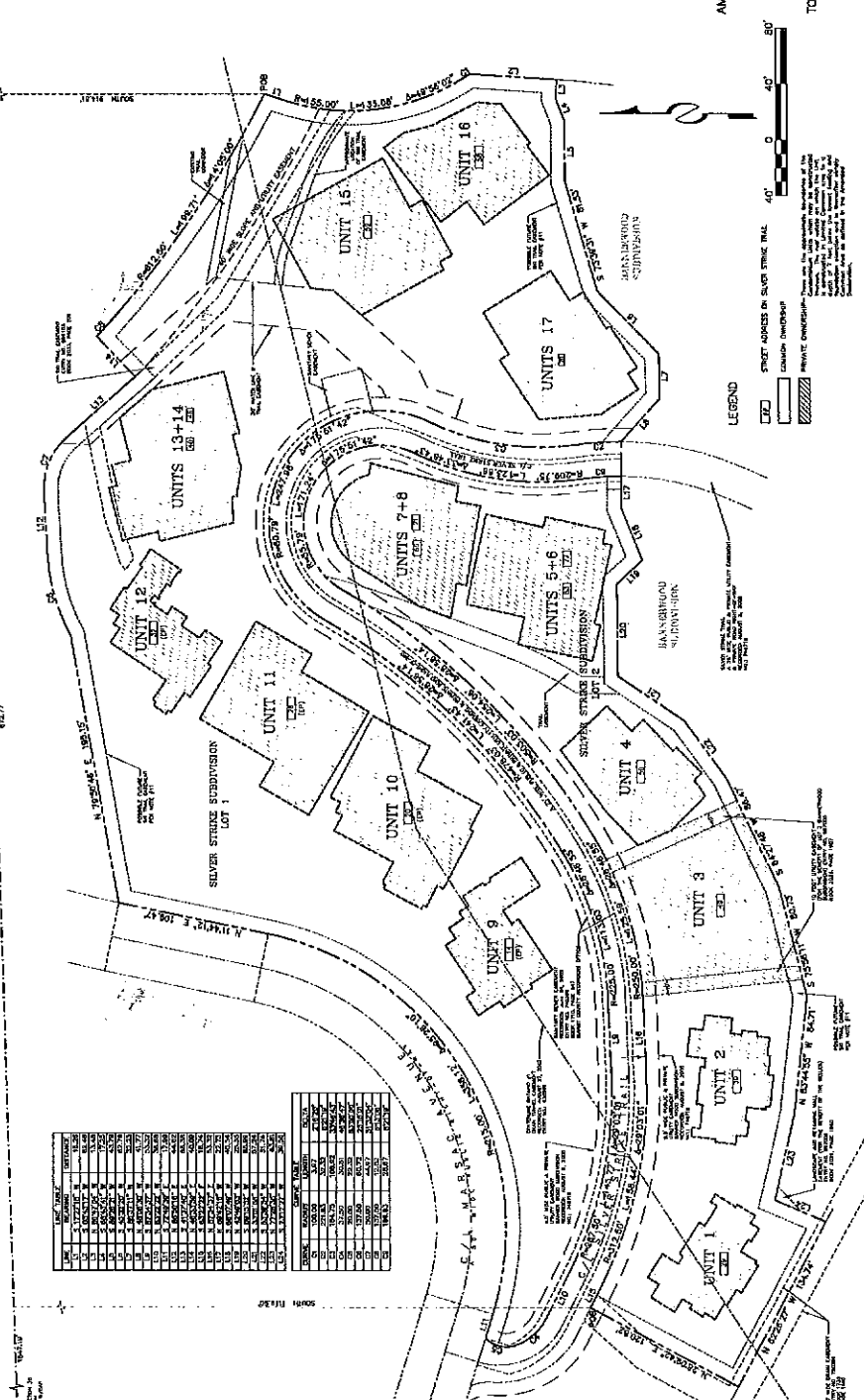
OWNER'S DEDICATION AND CONSENT TO RECORD

I, the undersigned, do hereby dedicate and consent to record the foregoing plat of the land described therein, and I do hereby consent to the recording of the same in the public records of the State of Utah.

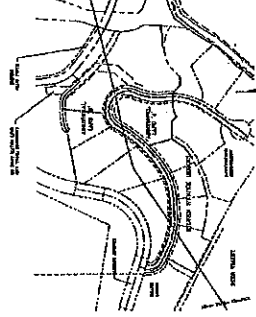
ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge the foregoing plat of the land described therein, and I do hereby consent to the recording of the same in the public records of the State of Utah.

AMENDED, CONSOLIDATED, AND RESTATED CONDOMINIUM PLAT OF THE BELLES AT EMPIRE PASS (FORMERLY KNOWN AS CHRISTOPHER HOMES AT EMPIRE PASS) A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH



Approval and recording information section. Includes fields for 'COUNCIL APPROVAL AND ACCEPTANCE', 'CERTIFICATE OF ATTEST', 'ENGINEER'S CERTIFICATE', 'PLANNING COMMISSION', and 'SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'. Each section contains a signature line and a date field.



ACKNOWLEDGMENT

State of Utah
County of Summit

Subscribed and sworn to before me on this 13th day of August, 2007 A.D. at the County Clerk's Office, County of Summit, State of Utah.

[Signature]
County Clerk

Subscribed and sworn to before me on this 13th day of August, 2007 A.D. at the County Clerk's Office, County of Summit, State of Utah.

[Signature]
County Clerk

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED, the owners of the lands hereinafter described, do hereby dedicate and consent to the recording of this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.

[Signature]
Owner

SUBDIVISION CERTIFICATE

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

BOUNDARY DESCRIPTIONS

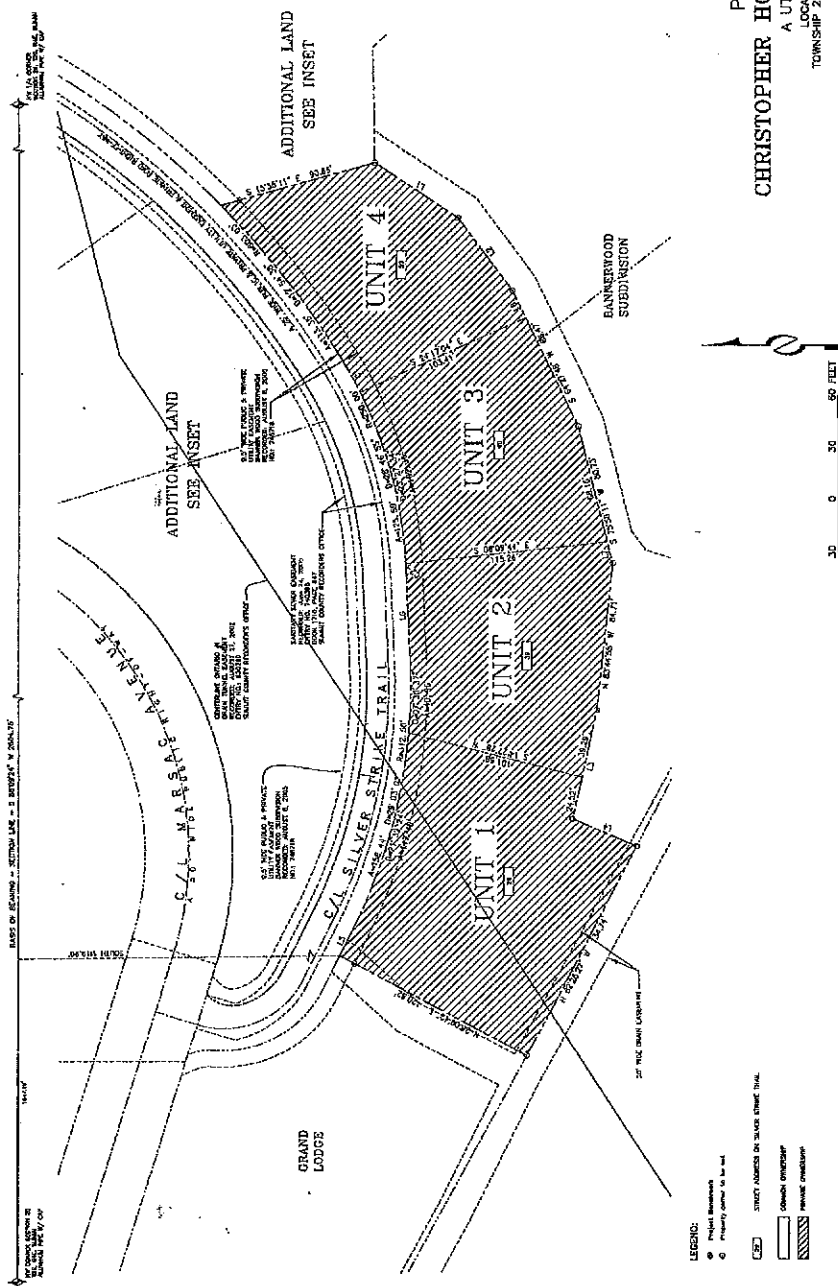
A parcel of land located in the northwest quarter of Section 15, Township 2 North, Range 1 East, Salt Lake Meridian, and containing 1.33 acres, more or less, is hereby subdivided into four units, to-wit:

UNIT 1, 0.33 acres, more or less, bounded as follows: north by the boundary of the land owned by the State of Utah, south by the boundary of the land owned by the State of Utah, east by the boundary of the land owned by the State of Utah, and west by the boundary of the land owned by the State of Utah.

UNIT 2, 0.33 acres, more or less, bounded as follows: north by the boundary of the land owned by the State of Utah, south by the boundary of the land owned by the State of Utah, east by the boundary of the land owned by the State of Utah, and west by the boundary of the land owned by the State of Utah.

UNIT 3, 0.33 acres, more or less, bounded as follows: north by the boundary of the land owned by the State of Utah, south by the boundary of the land owned by the State of Utah, east by the boundary of the land owned by the State of Utah, and west by the boundary of the land owned by the State of Utah.

UNIT 4, 0.33 acres, more or less, bounded as follows: north by the boundary of the land owned by the State of Utah, south by the boundary of the land owned by the State of Utah, east by the boundary of the land owned by the State of Utah, and west by the boundary of the land owned by the State of Utah.



PHASE 1 CONDOMINIUM PLAT
CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS
A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

FILE NO. E-13-03 FILED WITH THE COUNTY CLERK'S OFFICE
#P476-65 RECORDED
APPROVAL AND ACCEPTANCE BY THE STATE CITY
COUNCIL THIS 13th DAY OF AUGUST,
2007 A.D.
DATE 10/13/07 THIS SUBDIVISION RECORDS PAGE 28
BY *[Signature]*
COUNTY CLERK

CERTIFICATE OF ATTEST

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

APPROVAL AS TO FORM

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

ENGINEER'S CERTIFICATE

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

PLANNING COMMISSION

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

LEGEND:

- Project boundaries
- Property owner to be met
- STREET LINES OR WATER ENGINE TRAIL
- CONDOMINIUM
- OWNER'S CONVEYANCE

- NOTES:**
1. Dimensions of Conduits for Abutment, UTM, at 100 feet intervals, are shown on this plat. The UTM is shown on the right side of the plat. The UTM is shown on the right side of the plat. The UTM is shown on the right side of the plat.
 2. The State of Utah, through the State Engineer, has approved this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.
 3. The State of Utah, through the State Engineer, has approved this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.
 4. The State of Utah, through the State Engineer, has approved this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.
 5. The State of Utah, through the State Engineer, has approved this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.
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 9. The State of Utah, through the State Engineer, has approved this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.
 10. The State of Utah, through the State Engineer, has approved this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.
 11. The State of Utah, through the State Engineer, has approved this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.
 12. The State of Utah, through the State Engineer, has approved this plat and the same shall be a part of the public domain of the State of Utah, and the same shall be subject to the same laws and regulations as other lands of the State of Utah.

APPROVAL AND ACCEPTANCE BY THE STATE CITY COUNCIL

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

APPROVAL AS TO FORM

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

ENGINEER'S CERTIFICATE

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

PLANNING COMMISSION

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the subdivision hereinafter described is in accordance with the provisions of the Utah Subdivision Act, Chapter 2, Part 2, of the Utah Code, and that the same is a subdivision of land in the County of Summit, State of Utah.

[Signature]
Professional Engineer

LEGEND:

- Project boundaries
- Property owner to be met
- STREET LINES OR WATER ENGINE TRAIL
- CONDOMINIUM
- OWNER'S CONVEYANCE

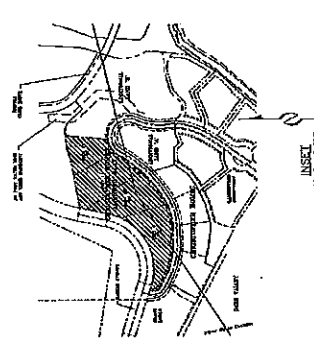


SURVEYOR'S CERTIFICATE
I, John S. [Signature], Surveyor, do hereby certify that I am a duly licensed Surveyor and that I am duly qualified to perform the duties of my office. I am duly qualified to perform the duties of my office. I am duly qualified to perform the duties of my office.

BOUNDARY DESCRIPTION
A parcel of land located in the northeast quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Meridian, and parcel being more particularly described as follows: [Detailed description of the land parcel, including bearings, distances, and area.]

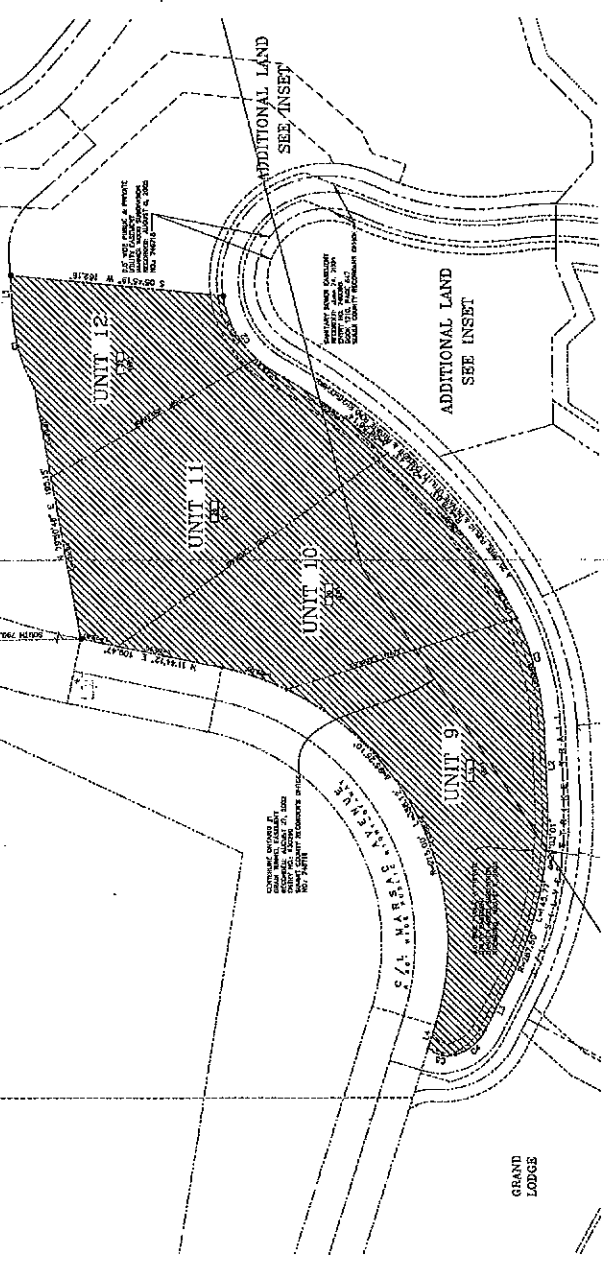
OWNER'S DEDICATION AND CONSENT TO RECORD
I, [Signature], do hereby dedicate and consent to the recording of this plat. I am the owner of the land described herein and I hereby consent to the recording of this plat. I am the owner of the land described herein and I hereby consent to the recording of this plat.

ACKNOWLEDGMENT
I, [Signature], Mayor of the City of Park City, Utah, do hereby acknowledge the recording of this plat. I am the Mayor of the City of Park City, Utah, and I hereby acknowledge the recording of this plat.



LINE	BEARING	DISTANCE	AREA
1	N 89° 54' 10" W	28.50	0.0000
2	S 89° 54' 10" E	28.50	0.0000
3	S 00° 00' 00" E	28.50	0.0000
4	N 89° 54' 10" W	28.50	0.0000
5	S 89° 54' 10" E	28.50	0.0000
6	S 00° 00' 00" E	28.50	0.0000
7	N 89° 54' 10" W	28.50	0.0000
8	S 89° 54' 10" E	28.50	0.0000
9	S 00° 00' 00" E	28.50	0.0000
10	N 89° 54' 10" W	28.50	0.0000

LINE	BEARING	DISTANCE	AREA
1	N 89° 54' 10" W	28.50	0.0000
2	S 89° 54' 10" E	28.50	0.0000
3	S 00° 00' 00" E	28.50	0.0000
4	N 89° 54' 10" W	28.50	0.0000
5	S 89° 54' 10" E	28.50	0.0000
6	S 00° 00' 00" E	28.50	0.0000
7	N 89° 54' 10" W	28.50	0.0000
8	S 89° 54' 10" E	28.50	0.0000
9	S 00° 00' 00" E	28.50	0.0000
10	N 89° 54' 10" W	28.50	0.0000



- NOTES**
1. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 2. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 3. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 4. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 5. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 6. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 7. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 8. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 9. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.
 10. The plat is subject to the provisions of the Utah Condominium Act, Chapter 107, Utah Code, and the rules and regulations of the Utah Department of Community and Economic Development, Division of Real Estate, and the Utah Department of Health, Division of Environmental Health, and the Utah Department of Transportation, Division of Transportation Planning and Design.

PHASE 2 CONDOMINIUM PLAT
CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS
A UTAH EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

CERTIFICATE OF ATTEST
I, [Signature], Clerk of the City of Park City, Utah, do hereby certify that this plat is a true and correct copy of the original as filed in my office. I am the Clerk of the City of Park City, Utah, and I hereby certify that this plat is a true and correct copy of the original as filed in my office.

ENGINEER'S CERTIFICATE
I, [Signature], Engineer, do hereby certify that this plat is a true and correct copy of the original as filed in my office. I am the Engineer, and I hereby certify that this plat is a true and correct copy of the original as filed in my office.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS DAY OF 2008 A.D. BY [Signature]

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REMOVED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS DAY OF 2008 A.D. BY [Signature]

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF 2008 A.D. BY [Signature]

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS DAY OF 2008 A.D. BY [Signature]

LEGEND
○ Property owned by the City
□ City Ownership
▨ Private Ownership
[Hatched] Other Ownership

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS DAY OF 2008 A.D. BY [Signature]

ENGINEER'S CERTIFICATE
I, [Signature], Engineer, do hereby certify that this plat is a true and correct copy of the original as filed in my office. I am the Engineer, and I hereby certify that this plat is a true and correct copy of the original as filed in my office.

CERTIFICATE OF ATTEST
I, [Signature], Clerk of the City of Park City, Utah, do hereby certify that this plat is a true and correct copy of the original as filed in my office. I am the Clerk of the City of Park City, Utah, and I hereby certify that this plat is a true and correct copy of the original as filed in my office.

COUNCIL APPROVAL AND ACCEPTANCE
APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS DAY OF 2008 A.D. BY [Signature]

RECORDED
STATE OF UTAH
SALT LAKE COUNTY, UTAH
DATE FILED: 2008-08-27
BY: [Signature]

RECORDED
STATE OF UTAH
SALT LAKE COUNTY, UTAH
DATE FILED: 2008-08-27
BY: [Signature]

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that the foregoing plat was prepared by the State of Utah, and that the same is a true and correct copy of the original as the same appears on the records of the State of Utah, and that the same is a true and correct copy of the original as the same appears on the records of the State of Utah, and that the same is a true and correct copy of the original as the same appears on the records of the State of Utah...

BOUNDARY DESCRIPTION

As shown on the plat, the boundary between the lots is as follows: ...

ENGINEER'S DEDICATION AND CONSENT TO RECORD

I, the undersigned, do hereby certify that the foregoing plat was prepared by the State of Utah, and that the same is a true and correct copy of the original as the same appears on the records of the State of Utah...

ACKNOWLEDGMENT

I, the undersigned, do hereby certify that the foregoing plat was prepared by the State of Utah, and that the same is a true and correct copy of the original as the same appears on the records of the State of Utah...

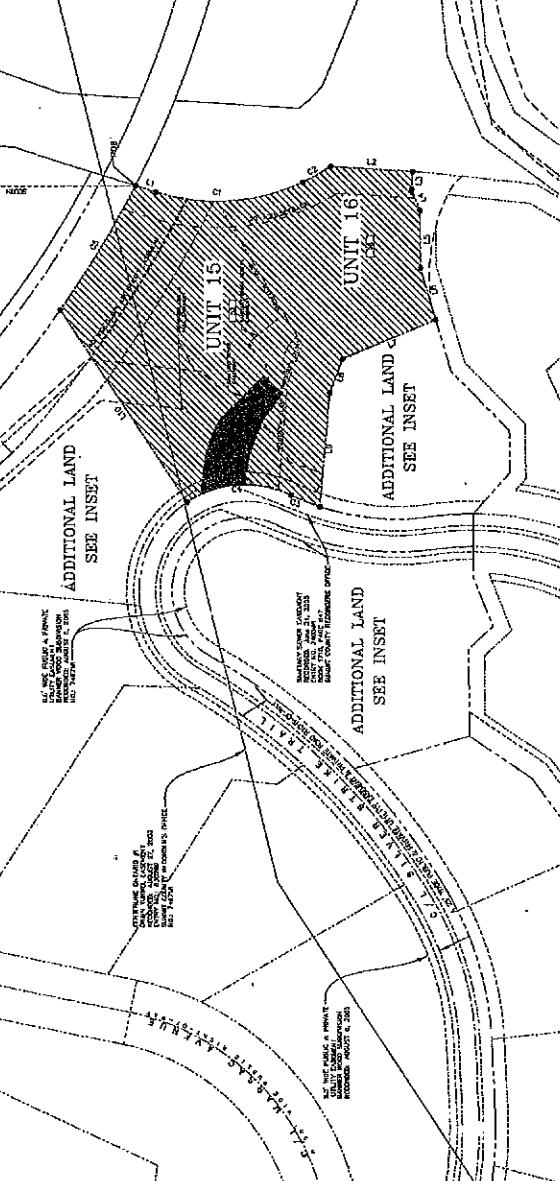
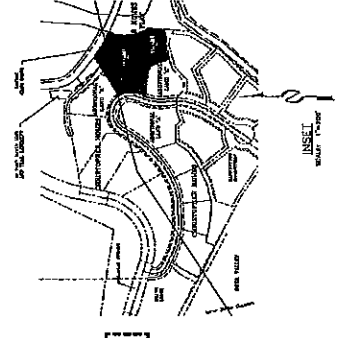


Table with columns: LINE, BEARS, DISTANCE. Lists line bearings and distances for various points on the plat.

Table with columns: CHAIN, LENGTH, AREA. Lists chain lengths and areas for different sections of the plat.

NOTES:

- 1. A plat of the Corporation of Empire Pass was recorded on October 2, 1978, and the same is a true and correct copy of the original as the same appears on the records of the State of Utah...

PHASE 3 CONDOMINIUM PLAT - CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS

A UTAH EXPANDABLE CONDOMINIUM PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

APPROVED AS TO FORM AND CONTENTS BY THE CITY ENGINEER OF PARK CITY, UTAH

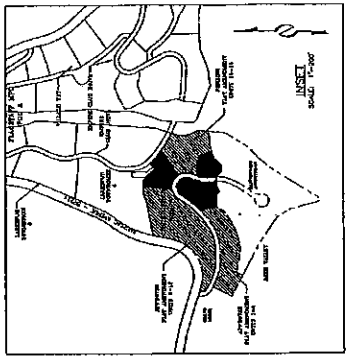
APPROVED AS TO FORM AND CONTENTS BY THE PLANNING COMMISSION OF THE PARK CITY

APPROVED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT RECLAMATION REQUIREMENTS ON THIS PLAT

RECORDED AT THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF SUMMIT, UTAH

DATE OF RECORDING: 11/11/2008

Vertical sidebar containing various stamps, signatures, and official seals from the City Engineer, Planning Commission, and other relevant authorities.



ACKNOWLEDGMENT

I, the undersigned, hereby acknowledge that I am the owner of the above described property and that I have executed this document in full knowledge of its contents and legal effect.

Witness my hand and seal this 15th day of August, 2008.

[Signature]
 [Name]

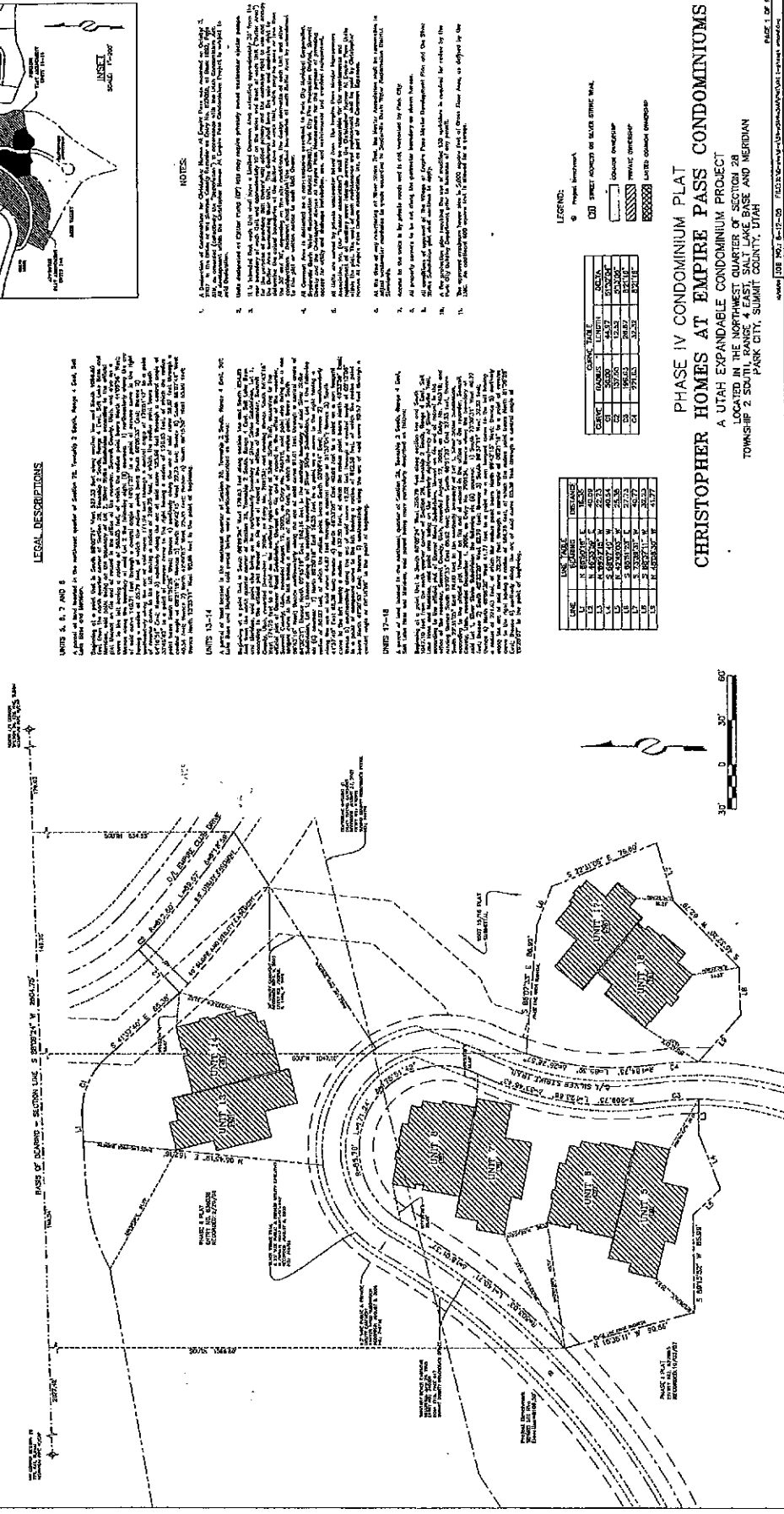
LEGAL DESCRIPTIONS

UNIT 1, 2 AND 3
 Lot 1, 2 and 3 of the southeast quarter of Section 28, Township 2 North, Range 4 East, 3rd E.S. & 4th E.S., Salt Lake County, Utah.

UNIT 4
 Lot 4 of the southeast quarter of Section 28, Township 2 North, Range 4 East, 3rd E.S. & 4th E.S., Salt Lake County, Utah.

NOTES

- All dimensions are shown in feet and inches. All bearings are true bearings.
- Any discrepancy between the dimensions shown on this plat and the actual dimensions of the property shall be resolved in favor of the larger dimension.
- The owner warrants that the property is free of all liens, encumbrances, and other claims.
- The owner warrants that the property is being conveyed in full and complete ownership.
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LEGEND

- Proposed Improvement
- Street Address or Silver Street Map
- Owner Easement
- Private Easement
- Utility Easement

LINE	TYPE	DATE	BY
1	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
2	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
3	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
4	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
5	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
6	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
7	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
8	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
9	OWNER EASEMENT	10/15/07	DAVID L. HARRIS
10	OWNER EASEMENT	10/15/07	DAVID L. HARRIS

UNIT 1-10

Each unit is a separate parcel of land, to be used for residential purposes. The units are located on the southeast quarter of Section 28, Township 2 North, Range 4 East, 3rd E.S. & 4th E.S., Salt Lake County, Utah.

ENGINEER'S CERTIFICATE

I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Utah and that I have prepared this plat in accordance with the provisions of the Utah Subdivided Lands Act and the Utah Condominium Act.

Witness my hand and seal this 15th day of August, 2008.

[Signature]
 [Name]

PLANNING COMMISSION

APPROVED FOR CONFORMANCE TO SNOYVILLE BASIN WATER RECLAMATION DISTRICT RECLAMATION DISTRICTS AND WATERSHEDS ON THE 15th DAY OF AUGUST, 2008 A.D.

[Signature]
 [Name]

ENGINEER'S CERTIFICATE

APPROVED AS TO FORM AND ACCORDANCE WITH INFORMATION ON FILE WITH THE ENGINEER ON THE 15th DAY OF AUGUST, 2008 A.D.

[Signature]
 [Name]

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 15th DAY OF AUGUST, 2008 A.D.

[Signature]
 [Name]

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF SALT LAKE CITY ON THE 15th DAY OF AUGUST, 2008 A.D.

[Signature]
 [Name]

RECORDED

RECORDED IN THE PUBLIC RECORDS OF SALT LAKE COUNTY, UTAH, ON THE 15th DAY OF AUGUST, 2008 A.D.

BY: *[Signature]*
 [Name]

PHASE IV CONDOMINIUM PLAT

CHRISTOPHER HOMES AT EMPIRE PASS CONDOMINIUMS

A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28
 TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

DATE: 8/15/08

BY: *[Signature]*
 [Name]