

Ordinance No. 13-50

AN ORDINANCE APPROVING THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY FIFTH AMENDED, LOCATED AT 2700 DEER VALLEY DRIVE EAST, PARK CITY, UTAH.

WHEREAS, the owner of the property known as the Courchevel Condominiums, located within the Deer Valley Community of the Deer Valley Resort Eleventh Amended and Restated Large Scale Master Planned Development (MPD) has petitioned the City Council for approval of a request for an amendment to the record of survey plat to convert the common loft space in Unit C301 to private area; 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 November 20, 2013, to receive input on the amended record of survey plat;

WHEREAS, the Planning Commission, on November 20, 2013, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 12, 2013, the City Council held a public hearing on the amended record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Courchevel Condominiums at Deer Valley Fifth Amended record of survey plat to reflect as-built conditions and allow the owner to utilize the loft space in Unit C301 as private area without increasing the building footprint or parking requirements, consistent with provisions of the Deer Valley MPD, as amended (11th Amended MPD).

WHEREAS, Staff finds that the plat will not cause undo harm to adjacent property owners and all requirements of the Land Management Code for any future development can be met.

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 Fifth Amended Courchevel Condominiums record of survey plat, 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 property is located at 2700 Deer Valley Drive East.
2. The Courchevel Condominium at Deer Valley record of survey was approved by the City Council on December 27, 1984 and recorded at Summit County on December 31, 1984.

3. The Courchevel Condominiums at Deer Valley record of survey plat recorded 40 residential condominium units of 759 square feet each with 60 parking spaces in a shared underground garage.
4. There are two (2) access driveways from the garage to Deer Valley Drive East.
5. In November of 1989, an amended record of survey plat was approved and recorded increasing the number of residential condominium units to forty-one (41).
6. In February of 2012, a second amendment record of survey plat was recorded. This second amendment converted 608 square feet of common attic area above each of Units B301 and B303, 1,216 square feet total, to private area.
7. Two of the three approved Courchevel buildings (Buildings B and C) were constructed beginning in 1984 and completed in 1988. Building A was never constructed.
8. The second amendment reflected that Building A was not built and removed it from the record of survey.
9. In December of 2012, a third amendment record of survey plat was recorded. This third amendment converted 470 square feet of common attic area above Units B304 to private area.
10. In January of 2013, a fourth amendment record of survey plat was recorded. This fourth amendment converted 608 square feet of common attic area above Unit B202 to private area.
11. Currently there are 27 condominium units and 31 underground parking spaces.
12. Each existing condominium unit contains 759 square feet, except for Units B301, B303, and B304, which contain a total of 1,367 square feet and Unit B202 contains 1,229 square feet. Unit C301 if approved will contain 898 square feet.
13. The property is subject to requirements and restrictions of the Deer Valley Resort 11th Amended and Restated Large Scale MPD.
14. The MPD originally allowed up to 20.5 UEs for the Courchevel parcel.
15. The MPD was amended in 2001 to transfer seven (7) UEs as 14,000 square feet to the Silver Baron condominium project, adjacent to the north, leaving 13.5 UEs for the Courchevel property.
16. At 2,000 square feet per UE, the total allowable residential square footage is 27,000 square feet. The existing residential square footage for the 27 condominium units is 22,926 square feet, including the pending 139 for Unit C301 subject to approval of the Fifth Amendment.
17. On October 10, 2013 the City received a completed application for a Fifth Amendment to the Courchevel Condominiums at Deer Valley record of survey requesting conversion of 139 square feet of common loft space in Unit C301 to private area.
18. Unit C301 is located on the second floor of Building C.
19. In October 2013, Courchevel Condominium owner's association voted unanimously (with more than 2/3rds of members voting) to approve construction of the loft space and the transfer of 139 square feet of common space to private space for Unit C301.
20. There are no exterior changes proposed.
21. The proposed amendment is consistent with the purpose statements of the district.
22. Unit C301 would increase by 139 square feet from 759 square feet to 898 square feet and the total floor area would be 22,926 square feet.
23. The total proposed UE for the project, including the pending Fifth Amendment, would be 11.46 UE.

24. The current Deer Valley MPD allows 13.5 UE for Courchevel Condominiums. If this amendment is approved and recorded there will be 4,074 square feet (2.04 UE) of floor area remaining for future conversion of common area to private area. An additional parking space would be required for each unit that exceeds 1,000 square feet, unless a parking exception is approved by the Planning Commission per LMC Section 15-3-7.
25. The building does not exceed the allowable 35' building height and there are no non-conforming setback issues.
26. All construction is proposed within the existing building envelope.
27. The current LMC requires two (2) spaces for each of the amended units greater than 1,000 square feet and less than 2,500 square feet. The proposed Fifth Amendment complies with this requirement.
28. The current LMC would require one and half (1.5) spaces for each unit greater than 650 square feet and less than 1,000 square feet. The existing development would be short 13 parking spaces if developed under the current Land Management Code (LMC).
29. Thirty-one (31) parking spaces will be required and thirty-one (31) spaces will exist with approval of the Fifth Amendment.
30. The property is located at the base area for Deer Valley Ski Resort and on the Park City bus route.
31. The expanded unit would comply with the current parking code.

Conclusions of Law:

1. There is good cause for this amendment to the record of survey.
2. The amended record of survey plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended record of survey plat is consistent with the 11th Amended and Restated Deer Valley Master Planned Development.
4. Neither the public nor any person will be materially injured by the proposed record of survey amendment.
5. Approval of the record of survey amendment, subject to the conditions of approval, will 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 amended record of survey plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the record of survey.
2. The applicant will record the amended record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the record of survey will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All conditions of approval of the Deer Valley Resort 11th Amended and Restated Large Scale MPD and the amended Courchevel Condominiums at Deer Valley record of survey plats shall continue to apply.

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

PASSED AND ADOPTED this 12th day of December, 2013.

PARK CITY MUNICIPAL CORPORATION

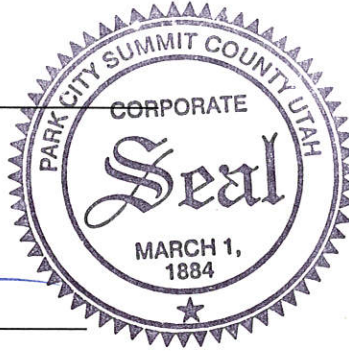


Dana Williams, MAYOR

ATTEST:



Marci Heil, City Recorder



APPROVED AS TO FORM:

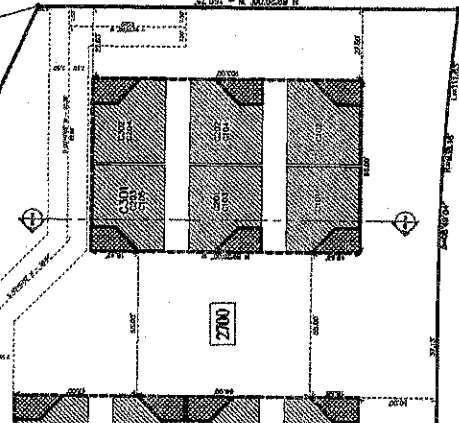
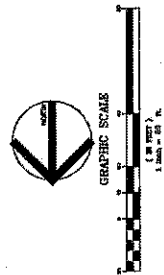


Mark Harrington, City Attorney

EXHIBIT A

CONDOMINIUM PLAT COURCHEVEL CONDOMINIUMS AT DEER VALLEY FIFTH AMENDED - A UTAH CONDOMINIUM PROJECT -

A PROJECT OF COURCHEVEL AND HERRING PARK CITY, SMOKE CANYON, UTAH



CRIMINAL RECORDS AND CONSENT TO RECORD - TGA

THE UNDERSIGNED, THE ATTORNEY AT LAW FOR THE DEVELOPER OF THE PROJECT, HEREBY CERTIFIES THAT HE HAS REVIEWED THE RECORDS OF THE STATE OF UTAH AND THE CITY OF SMOKE CANYON, UTAH, AND HAS FOUND NO RECORDS OF ANY CRIMINAL RECORDS OR OTHER RECORDS THAT WOULD PREVENT THE RECORDING OF THIS INSTRUMENT. THE UNDERSIGNED FURTHER CERTIFIES THAT HE HAS OBTAINED THE CONSENT OF ALL OTHER INTERESTED PARTIES TO THE RECORDING OF THIS INSTRUMENT.

ADMINISTRATIVE

STATE OF UTAH
COUNTY OF GARFIELD
FILE NO. _____
BY _____
DATE _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF GARFIELD
I, _____
DO hereby certify that _____
is the duly authorized representative of the _____
and that the foregoing instrument is a true and correct copy of the instrument as the same is on file in my office.

AREA UNDER REVIEW

DEVELOPER'S LEGEND
 UNIMPROVED AREA
 IMPROVED COMMON AREA
 PRIVATE AREA

REMARKS

1. THE PROJECT IS SUBMITTED FOR RECORD BY THE DEVELOPER OF THE PROJECT.

NOTES

1. THE FIRST INSTRUMENT IS A PROJECT OF THE CITY OF SMOKE CANYON, UTAH.

RECORDED

STATE OF UTAH
COUNTY OF GARFIELD
FILE NO. _____
RECORDED AND FILED AT THE REQUEST OF _____
CITY ENGINEER

CERTIFICATE OF ATTEST

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS THE SAME IS ON FILE IN MY OFFICE.

CITY ENGINEER

COUNCIL APPROVAL

APPROVED AS TO FORM BY THE CITY COUNCIL OF SMOKE CANYON, UTAH, ON THIS _____ DAY OF _____, A.D. 2011.

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AS TO FORM BY THE CITY PLANNING COMMISSION OF SMOKE CANYON, UTAH, ON THIS _____ DAY OF _____, A.D. 2011.

CITY ENGINEER

SHOREVILLE CASH WATER RESERVATION DISTRICT

APPROVED AS TO FORM BY THE SHOREVILLE CASH WATER RESERVATION DISTRICT OF SMOKE CANYON, UTAH, ON THIS _____ DAY OF _____, A.D. 2011.

CITY ENGINEER

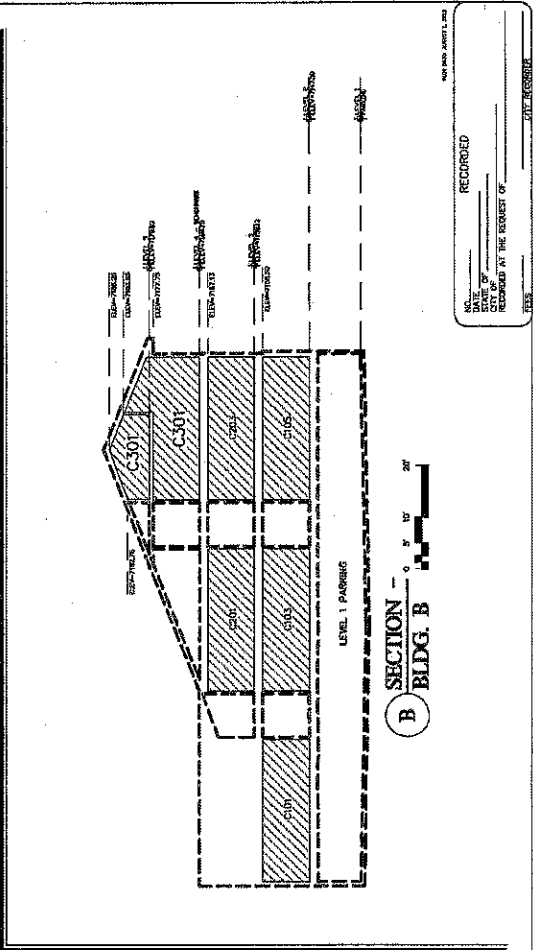
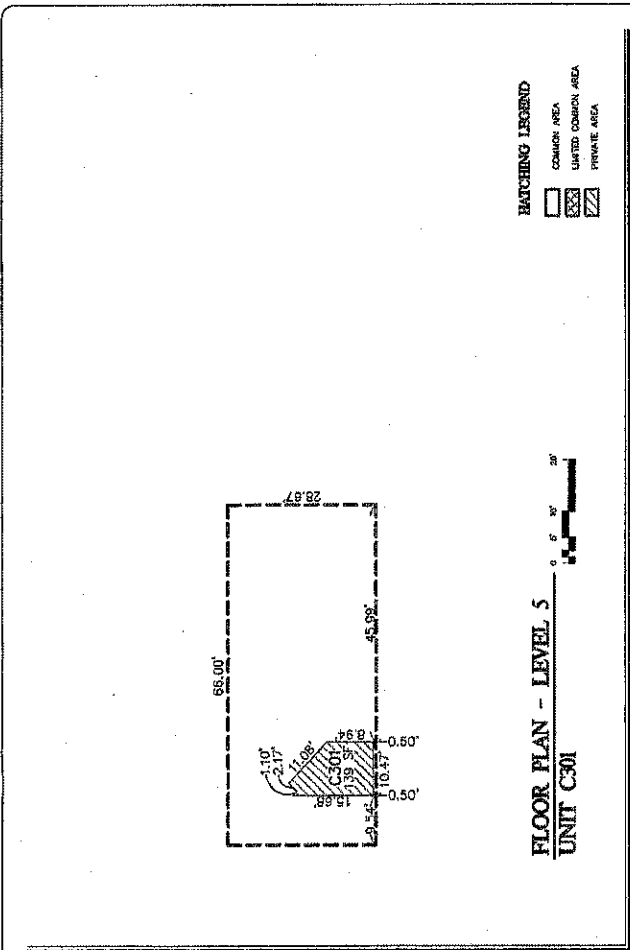
CITY ENGINEER

I, _____
City Engineer
SMOKE CANYON, UTAH
ON THIS _____ DAY OF _____, A.D. 2011.

Evergreen Engineering, Inc.

2000 West 1200 North
Suite 100
Provo, UT 84601
Phone: (801) 734-8888
Fax: (801) 734-8889
www.evergreeneng.com

OCT 10 2013



HATCHING LEGEND

COMMON AREA

 UNIFIED COMMON AREA

 PRIVATE AREA

**B SECTION -
BLDG. B**

NO. _____
 DATE OF _____
 RECORDED AT THE REQUEST OF _____
 FILE # _____

EXHIBIT B

SUBMITTER'S CERTIFICATION

I, James G. Neal, Registered Land Surveyor, holding License No. 1982 as a professional under the laws of the State of Utah, do hereby certify that I have prepared this Survey Map, consisting of the plat hereon, to the best of my knowledge and belief, in accordance with the provisions of Sections 37-2-1(1) of the Utah Code Annotated, as amended to date.

Dated this 14th day of July, 1984

James G. Neal
 Surveyor
 1001 N. 1000 E., Salt Lake City, Utah

SUBMITTER'S CERTIFICATE AND CONSENT TO RECORD

I, the undersigned, being the owner of the above described land, do hereby certify that I have read the foregoing plat and consent to its recording in the public records of the State of Utah, and that I have no objection to the same being so recorded.

Dated this 14th day of July, 1984

James G. Neal
 Owner

OWNER'S CERTIFICATE AND CONSENT TO RECORD

KNOW ALL MEN THESE PRESENTS, that the undersigned declarant, Home Development Utah, Inc., a Utah corporation, being the owner of the above described land, do hereby certify that I have read the foregoing plat and consent to its recording in the public records of the State of Utah, and that I have no objection to the same being so recorded.

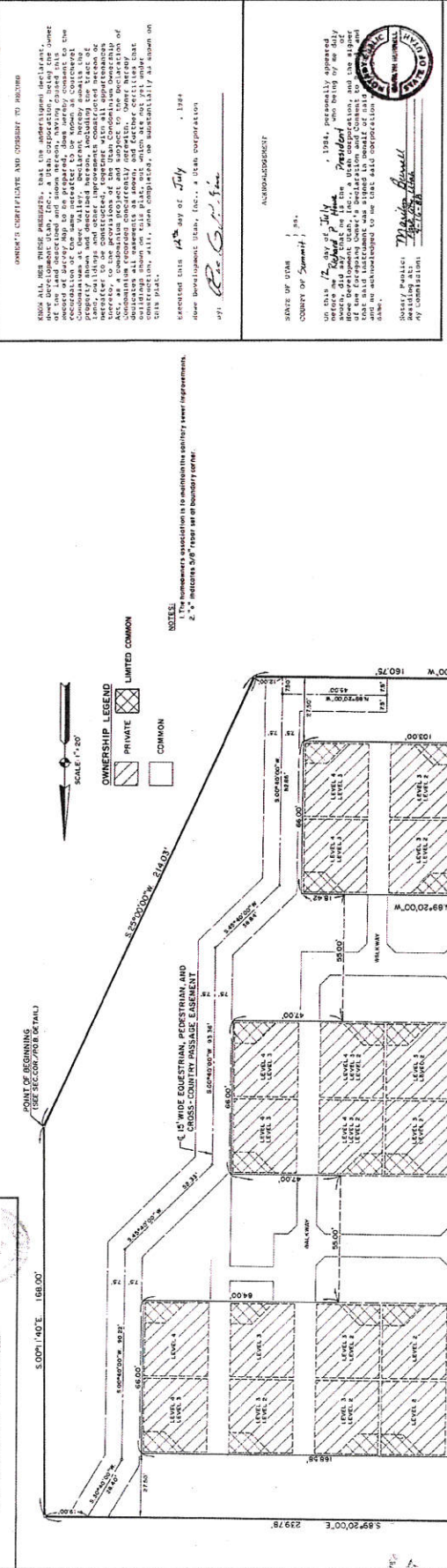
Dated this 14th day of July, 1984

Home Development Utah, Inc.
 Owner

NOTES:

1. The homebuyer's obligation is to maintain the equestrian access improvements.

2. "A" indicates 30" first set of boundary corner.



APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 31st DAY OF JULY, A.D. 1984.

[Signature]
 COUNTY RECORDER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 24th DAY OF SEPTEMBER, A.D. 1984.

[Signature]
 CHAIRMAN

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS 31st DAY OF DECEMBER, A.D. 1984.

[Signature]
 CITY ENGINEER

CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL THIS 22nd DAY OF DECEMBER, A.D. 1984, AND APPROVED BY THE CITY COUNCIL ON THIS 22nd DAY OF DECEMBER, A.D. 1984.

[Signature]
 CITY CLERK

COURCHEVEL CONDOMINIUMS

AT DEER VALLEY

LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, IN PARK CITY, SUMMIT COUNTY, UTAH.

SHEET 1 OF 3

RECORDED

NO. 228039

STATE OF UTAH

COUNTY OF SUMMIT

RECORDED AND FILED AT THE OFFICE OF THE COUNTY RECORDER

1984

CO. 15

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 31st DAY OF JULY, A.D. 1984.

[Signature]
 COUNTY RECORDER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 24th DAY OF SEPTEMBER, A.D. 1984.

[Signature]
 CHAIRMAN

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS 31st DAY OF DECEMBER, A.D. 1984.

[Signature]
 CITY ENGINEER

CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL THIS 22nd DAY OF DECEMBER, A.D. 1984, AND APPROVED BY THE CITY COUNCIL ON THIS 22nd DAY OF DECEMBER, A.D. 1984.

[Signature]
 CITY CLERK

J.J. Johnson & Associates

Park Meadows Plaza,
 Highway 240
 Park City, Utah 84080

(801) 649-9811

RECORDED

NO. 228039

STATE OF UTAH

COUNTY OF SUMMIT

RECORDED AND FILED AT THE OFFICE OF THE COUNTY RECORDER

1984

CO. 15

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 31st DAY OF JULY, A.D. 1984.

[Signature]
 COUNTY RECORDER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 24th DAY OF SEPTEMBER, A.D. 1984.

[Signature]
 CHAIRMAN

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS 31st DAY OF DECEMBER, A.D. 1984.

[Signature]
 CITY ENGINEER

CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL THIS 22nd DAY OF DECEMBER, A.D. 1984, AND APPROVED BY THE CITY COUNCIL ON THIS 22nd DAY OF DECEMBER, A.D. 1984.

[Signature]
 CITY CLERK

COURCHEVEL CONDOMINIUMS

AT DEER VALLEY

LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, IN PARK CITY, SUMMIT COUNTY, UTAH.

SHEET 1 OF 3

J.J. Johnson & Associates
 Park Meadows Plaza,
 Highway 240
 Park City, Utah 84080
 (801) 649-9811

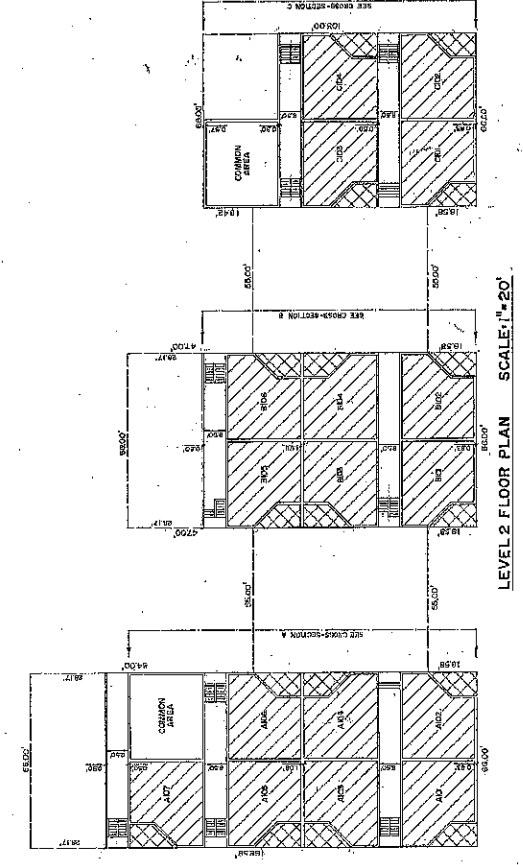
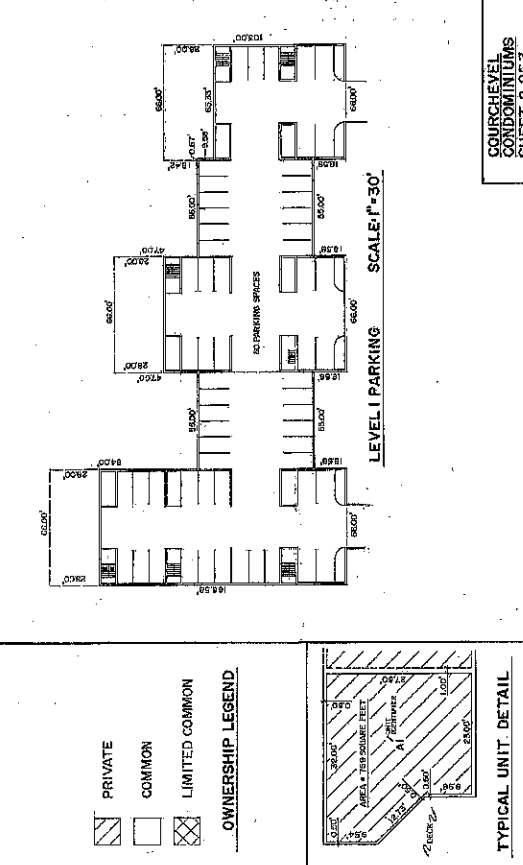
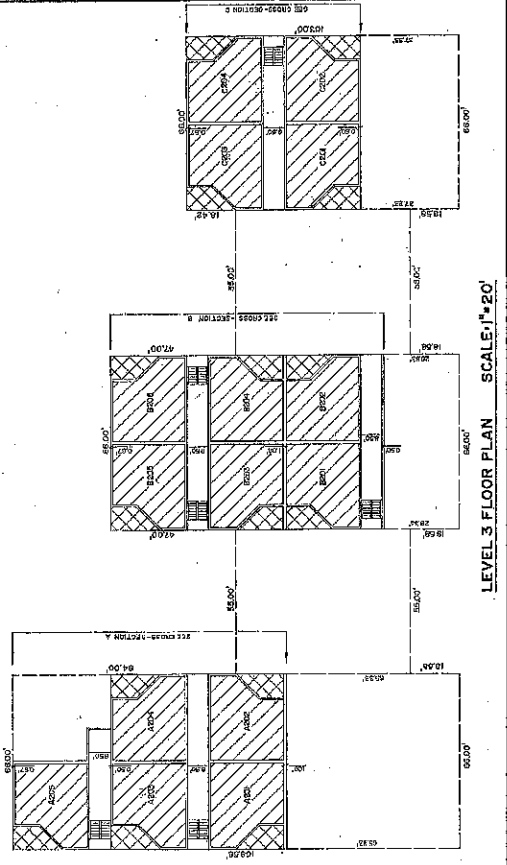
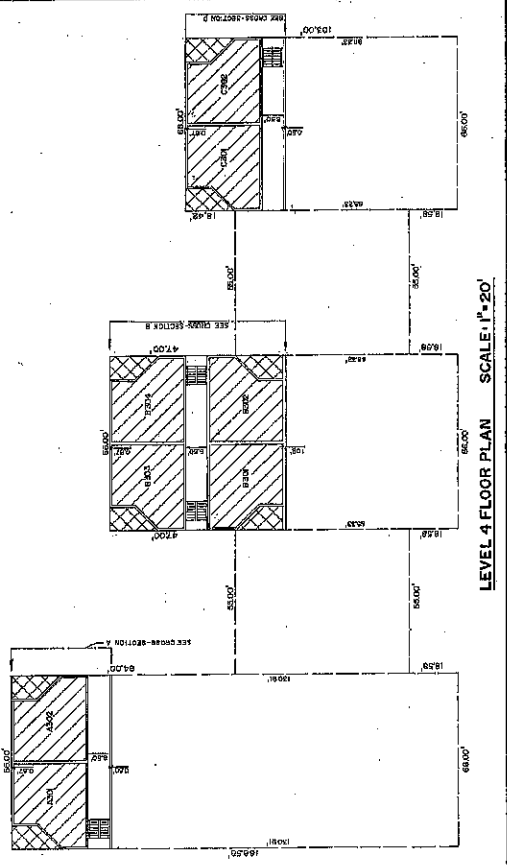
RECORDED
 NO. 228039
 STATE OF UTAH
 COUNTY OF SUMMIT
 RECORDED AND FILED AT THE OFFICE OF THE COUNTY RECORDER
 1984
 CO. 15

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS 31st DAY OF JULY, A.D. 1984.
 COUNTY RECORDER

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 24th DAY OF SEPTEMBER, A.D. 1984.
 CHAIRMAN

CITY ENGINEER
 APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS 31st DAY OF DECEMBER, A.D. 1984.
 CITY ENGINEER

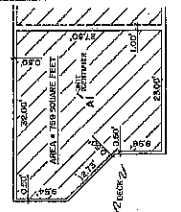
CITY COUNCIL APPROVAL
 PRESENTED TO THE CITY COUNCIL THIS 22nd DAY OF DECEMBER, A.D. 1984, AND APPROVED BY THE CITY COUNCIL ON THIS 22nd DAY OF DECEMBER, A.D. 1984.
 CITY CLERK



PRIVATE
COMMON
LIMITED COMMON

OWNERSHIP LEGEND

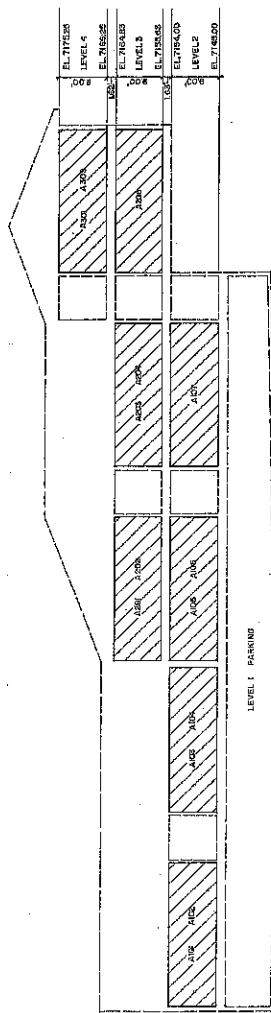
Diagonal lines (top-left to bottom-right) represent Private ownership.
 Diagonal lines (bottom-left to top-right) represent Common ownership.
 Cross-hatching represents Limited Common ownership.



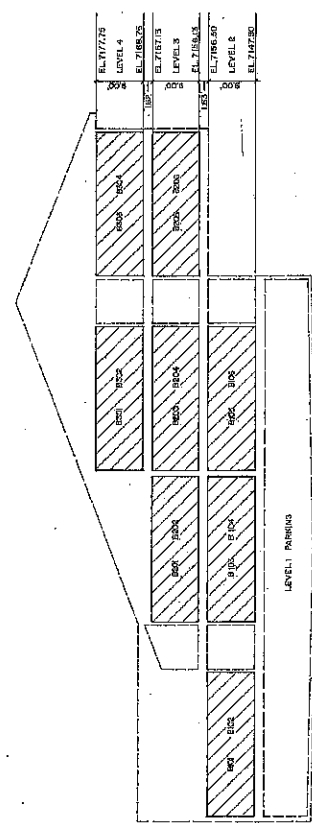
COURCHEVEL
CONDOMINIUMS
SHEET 2 OF 3

J.J. Johnson & Associates
 Park Meadows Plaza,
 Park City, Utah 84090
 (801) 649-8811
 U.S. 91-140264

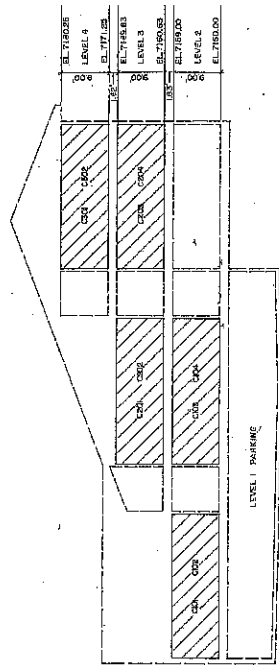
RECORDED
 BY: [Signature]
 DATE: [Date]
 COUNTY: [County]
 STATE OF UTAH
 RECORDED AND FILED AT THE REQUEST OF:
 [Signature]
 COUNTY CLERK



CROSS-SECTION A SCALE 1" = 10'



CROSS-SECTION B SCALE 1" = 10'



CROSS-SECTION C SCALE 1" = 10'

OWNERSHIP LEGEND
 PRIVATE
 COMMON

SEARCH MARK
 TOP OF BEAMS CAP IN MONUMENT BOWL LOCATED AT THE
 INTERSECTION OF MONUMENT BOWL AND EAST AND SOIL
 PAST POINT ELEVATION 7141.92
 574 NUMBERED MARKS - NORTH
 574 NUMBERED MARKS - SOUTH

COURCHEVEL
 CONDOMINIUMS
 SHEET 3 OF 5

J.J. Johnson & Associates
 Park Meadows Place,
 Park City, Utah 84050
 (801) 849-9811

RECORDED
 DEED BOOK 15287
 PAGE 4735
 COUNTY OF SUMMIT
 RECORDED AND FILED AT THE REQUEST OF:
 J.J. Johnson & Associates
 COUNTY RECORDER
 FEB 2 1998

COMMONWEAL CONDOMINIUMS

beginning at a point which is South 1247.02 feet and East 4305.17 feet from the intersection of the center lines of the following: ...

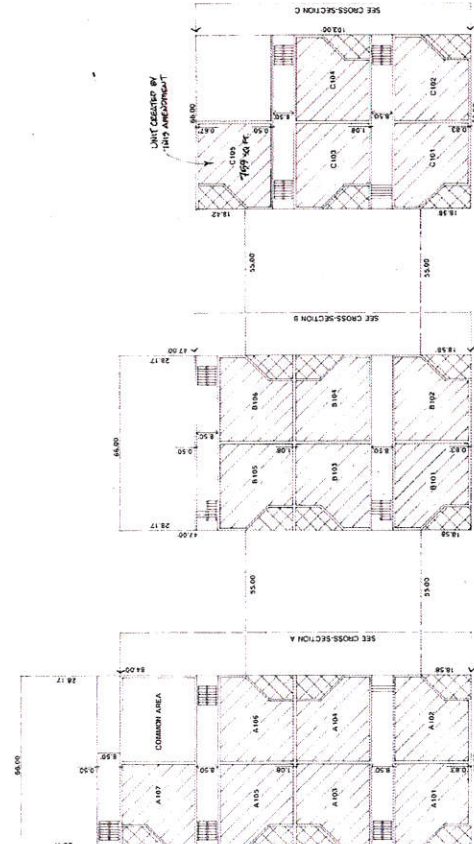
COMMONWEAL CONDOMINIUMS

to be, more or less, as shown on the attached plat, and to be subject to the provisions of the Utah Code Annotated, as amended to ...

DRAWN BY: J.C. RAY, CIVIL ENGINEER, 1989



NOTE: THE CERTIFICATIONS FOR THIS PLAT ARE CONTAINED ON SEPARATE PAGES LOCATED IN FILE CABINET # 1 CONDOMINIUMS



We the undersigned do hereby consent to the recording of the files attached to record of this plat and approval of the same.

1ST AMENDED

COURCHEVEL CONDOMINIUMS AT DEER VALLEY

AMENDED SHEET 2 OF 3

RECORDED BY: [Signature] DATE: [Date]

APPROVAL AS TO FORM: [Signature]

CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE CITY ENGINEER



U.S. STATES OF UTAH COUNTY OF DEER VALLEY

APPROVED AND ACCEPTED BY THE CITY ENGINEER

CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE CITY ENGINEER

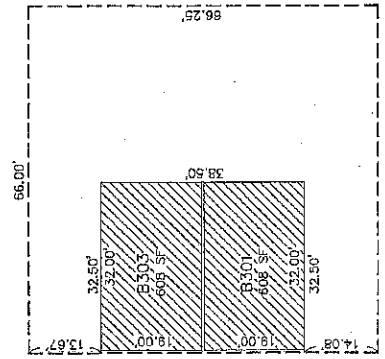
Evergreen Engineering, Inc.
 2000 Evergreen Way, Suite 100
 Irvine, CA 92618
 Phone: 949.453.1234
 Fax: 949.453.1235
 E-mail: info@evergreeneng.com

DATE:	10/15/03
PROJECT:	COURCHEVEL CONDOMINIUMS
CLIENT:	REX COMMUNITY DEVELOPMENT
DESIGNER:	EVERGREEN ENGINEERING, INC.
CHECKER:	EVERGREEN ENGINEERING, INC.
APPROVER:	EVERGREEN ENGINEERING, INC.
SCALE:	AS SHOWN



REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE NO. 40321

**COURCHEVEL CONDOMINIUMS
 AT DEER VALLEY
 SECOND AMENDED**

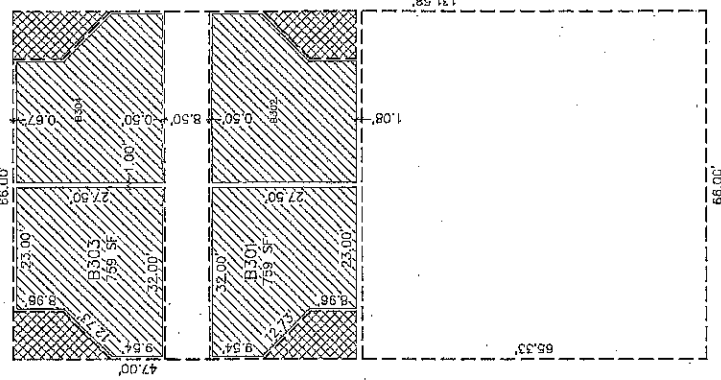


**FLOOR PLAN - LEVEL 5
 UNIT B301 / UNIT B303**

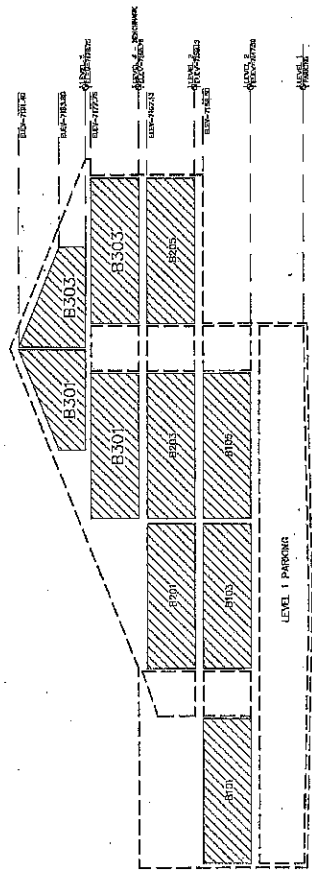


HATCHING LEGEND

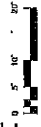
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA



**FLOOR PLAN - LEVEL 4
 UNIT B301 / UNIT B303**



**SECTION - B
 BLDG. B**



RECORDED
 DATE 2/12/04 12:48 PM
 UNIT OF RECORD
 CITY OF IRLAND AT THE REQUEST OF REX COMMUNITY DEVELOPMENT
 11/2/03
 C. Williams

CONDOMINIUM PLAT
COURCHEVEL CONDOMINIUMS
AT DEER VALLEY
THIRD AMENDMENT
-A UTAH CONDOMINIUM PROJECT-

IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST, SALT LAKE BASIN, PARISH COUNTY, UTAH

LEGAL DESCRIPTION OF COURCHEVEL CONDOMINIUMS AT DEER VALLEY

SURVEYOR'S CERTIFICATE

I, **DAVID L. WELLS**, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.



OWNERS' CONSENT TO RECORD - H.O.A.

I, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF SALT LAKE

ON THIS 14th DAY OF FEBRUARY, 2011, I, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

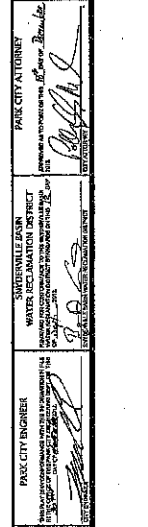
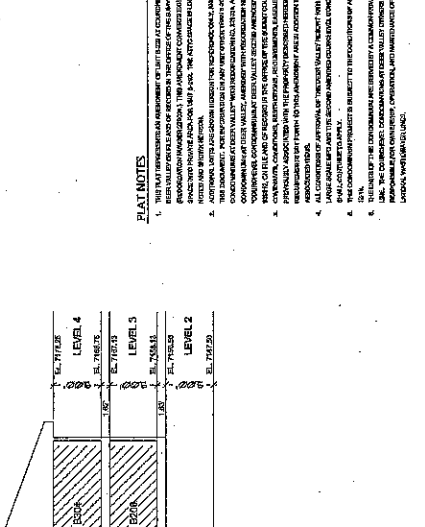
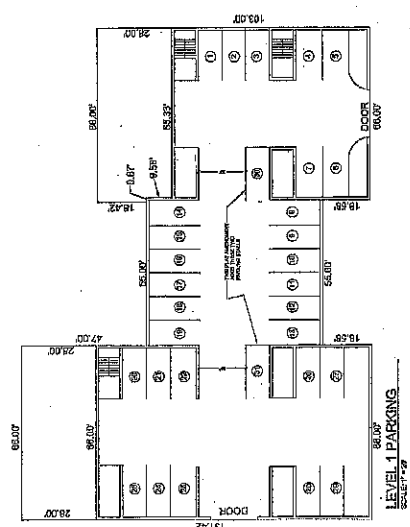
OWNERS' CONSENT TO RECORD - UNIT #202

THE UNDERSIGNED, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF SALT LAKE

ON THIS 14th DAY OF FEBRUARY, 2011, I, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.



MEMBERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

TABULATIONS

THIS PLAT AMENDMENT ADDS THIS ATTIC SPACE TO UNIT 5022 BELOW

PLAT NOTES

- THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE UTAH CONDOMINIUM ACT.
- THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE COMMON AREAS.
- THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE COMMON AREAS.
- THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE COMMON AREAS.
- THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE COMMON AREAS.

OWNERS' CONSENT TO RECORD - H.O.A.

I, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF SALT LAKE

ON THIS 14th DAY OF FEBRUARY, 2011, I, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

OWNERS' CONSENT TO RECORD - UNIT #202

THE UNDERSIGNED, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF SALT LAKE

ON THIS 14th DAY OF FEBRUARY, 2011, I, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF SALT LAKE

ON THIS 14th DAY OF FEBRUARY, 2011, I, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF SALT LAKE

ON THIS 14th DAY OF FEBRUARY, 2011, I, **DAVID L. WELLS**, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND FIELD DATA OF THE PROJECT SHOWN ON THIS PLAT AND RECORDED BELOW, AND HAVE ADVISED SAID COUNTY CLERK AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN INCOMPETENT OR NEGLIGENT IN THE PERFORMANCE OF MY DUTY AS SURVEYOR.

Summit Engineering Group Inc.
1150 SOUTH 2000 WEST, SUITE 200, SALT LAKE CITY, UTAH 84143
TEL: 313.500.2200 FAX: 313.500.2201

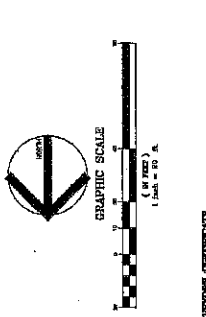
PARK CITY ENGINEER
PARK CITY PLANNING COMMISSION
WATER RECREATION DISTRICT
CITY COUNCIL AT-LARGE

Summit Engineering Group Inc.
David L. Wells
DAVID L. WELLS
DAVID L. WELLS

CONDOMINIUM PLAT

COURCHEVEL CONDOMINIUMS AT DEER VALLEY FOURTH AMENDED - A UTAH CONDOMINIUM PROJECT -

SOUTH HALF LOTS 2 AND 3 AND ORIGINAL PARK CITY, UTAH COUNTY, UTAH



CONDOMINIUM CERTIFICATE
THESE PLATS, PERTAINING TO PARK CITY, UTAH COUNTY, UTAH, SHOW THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH. THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, AND THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, SECTION 2-101.

LEGAL DESCRIPTION
SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH, AS SHOWN ON THESE PLATS, BEING PART OF THE SEVERAL LOTS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH, AS SHOWN ON THE PLATS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF GARFIELD, UTAH, UNDER THE RECORD NO. 2002-001-010.

NOTES

- THE LOTS SHOWN ON THESE PLATS, SUBJECTS OF THESE PLATS, ARE SHOWN ON THESE PLATS AS SHOWN ON THESE PLATS.
- THE COMMON AREAS SHOWN ON THESE PLATS ARE SHOWN ON THESE PLATS AS SHOWN ON THESE PLATS.
- THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS ARE SHOWN ON THESE PLATS AS SHOWN ON THESE PLATS.
- THE COMMON AREAS SHOWN ON THESE PLATS ARE SHOWN ON THESE PLATS AS SHOWN ON THESE PLATS.
- THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS ARE SHOWN ON THESE PLATS AS SHOWN ON THESE PLATS.
- THE COMMON AREAS SHOWN ON THESE PLATS ARE SHOWN ON THESE PLATS AS SHOWN ON THESE PLATS.
- THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS ARE SHOWN ON THESE PLATS AS SHOWN ON THESE PLATS.
- THE COMMON AREAS SHOWN ON THESE PLATS ARE SHOWN ON THESE PLATS AS SHOWN ON THESE PLATS.

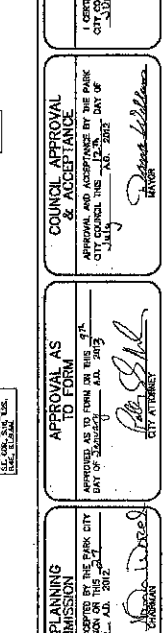
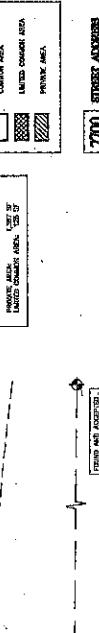
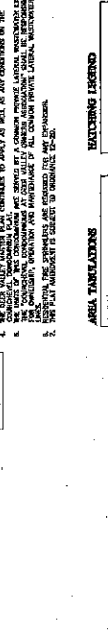
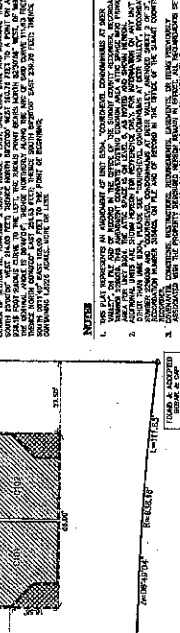
AREA TABLET

NET AREA	COMMON AREA	LIMITED COMMON AREA

HATCHING LEGEND

NET AREA	COMMON AREA	LIMITED COMMON AREA

DEER VALLEY DRIVE EAST



OWNER REVIEW AND COMMENT TO BE MAILED - 304
THESE PLATS, PERTAINING TO PARK CITY, UTAH COUNTY, UTAH, SHOW THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH. THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, AND THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, SECTION 2-101.

ACKNOWLEDGMENT
I, the undersigned, Clerk of the County of Garfield, Utah, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office and is in accordance with the provisions of the Utah Condominium Act, Utah Code Annotated, Title 78A, Chapter 6, Section 2-101.

OWNER REVIEW AND COMMENT TO BE MAILED - 304
THESE PLATS, PERTAINING TO PARK CITY, UTAH COUNTY, UTAH, SHOW THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH. THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, AND THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, SECTION 2-101.

ACKNOWLEDGMENT
I, the undersigned, Clerk of the County of Garfield, Utah, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office and is in accordance with the provisions of the Utah Condominium Act, Utah Code Annotated, Title 78A, Chapter 6, Section 2-101.

OWNER REVIEW AND COMMENT TO BE MAILED - 304
THESE PLATS, PERTAINING TO PARK CITY, UTAH COUNTY, UTAH, SHOW THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH. THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, AND THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, SECTION 2-101.

OWNER REVIEW AND COMMENT TO BE MAILED - 304
THESE PLATS, PERTAINING TO PARK CITY, UTAH COUNTY, UTAH, SHOW THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH. THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, AND THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, SECTION 2-101.

ACKNOWLEDGMENT
I, the undersigned, Clerk of the County of Garfield, Utah, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office and is in accordance with the provisions of the Utah Condominium Act, Utah Code Annotated, Title 78A, Chapter 6, Section 2-101.

OWNER REVIEW AND COMMENT TO BE MAILED - 304
THESE PLATS, PERTAINING TO PARK CITY, UTAH COUNTY, UTAH, SHOW THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH. THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, AND THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, SECTION 2-101.

OWNER REVIEW AND COMMENT TO BE MAILED - 304
THESE PLATS, PERTAINING TO PARK CITY, UTAH COUNTY, UTAH, SHOW THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH. THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, AND THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, SECTION 2-101.

ACKNOWLEDGMENT
I, the undersigned, Clerk of the County of Garfield, Utah, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office and is in accordance with the provisions of the Utah Condominium Act, Utah Code Annotated, Title 78A, Chapter 6, Section 2-101.

OWNER REVIEW AND COMMENT TO BE MAILED - 304
THESE PLATS, PERTAINING TO PARK CITY, UTAH COUNTY, UTAH, SHOW THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, UTAH. THE SEVERAL CONDOMINIUM UNITS AND COMMON AREAS SHOWN ON THESE PLATS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, AND THE UTAH CONDOMINIUM ACT, UTAH CODE ANNOTATED, TITLE 78A, CHAPTER 6, SECTION 2-101.

SHEET 1 OF 2
DATE RECORDED

RECORDED

BOOK 91360 PAGE 13

DATE RECORDED

CITY OF PARK CITY, UTAH

CERTIFICATE OF ALIEN

I, the undersigned, Clerk of the County of Garfield, Utah, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office and is in accordance with the provisions of the Utah Condominium Act, Utah Code Annotated, Title 78A, Chapter 6, Section 2-101.

APPROVAL AS TO FORM

I, the undersigned, Clerk of the County of Garfield, Utah, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office and is in accordance with the provisions of the Utah Condominium Act, Utah Code Annotated, Title 78A, Chapter 6, Section 2-101.

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS DATE

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

I, the undersigned, Clerk of the County of Garfield, Utah, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office and is in accordance with the provisions of the Utah Condominium Act, Utah Code Annotated, Title 78A, Chapter 6, Section 2-101.

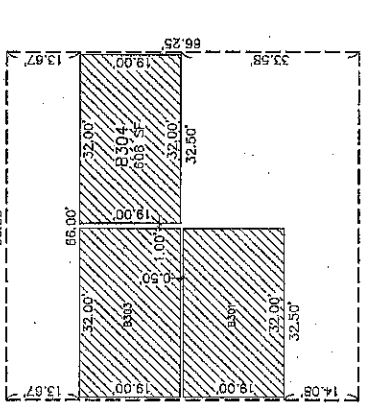
CITY ENGINEER

I, the undersigned, Clerk of the County of Garfield, Utah, do hereby certify that the above and foregoing plat is a true and correct copy of the original as filed in my office and is in accordance with the provisions of the Utah Condominium Act, Utah Code Annotated, Title 78A, Chapter 6, Section 2-101.

Evergreen Engineering, Inc.

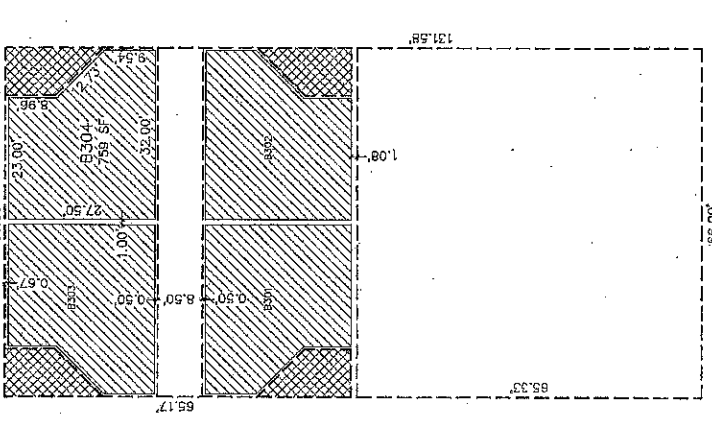
1000 North Main Street, Suite 200
Park City, Utah 84301
Phone: (435) 768-5555
Fax: (435) 768-5556
Email: info@evergreeneng.com

COURCHEVEL CONDOMINIUMS AT DEER VALLEY, FOURTH AMENDED

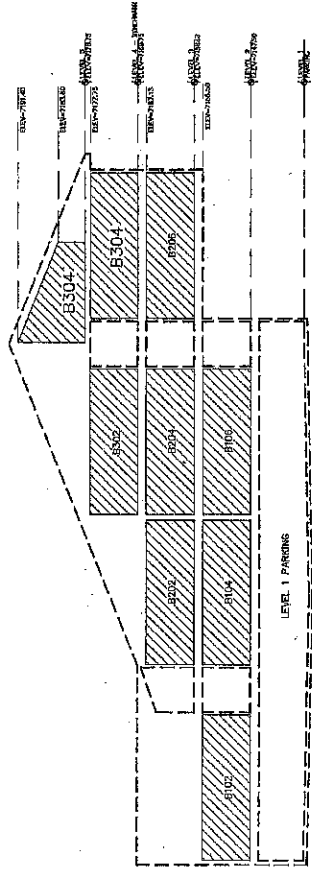


**FLOOR PLAN - LEVEL 5
 UNIT B304**

HATCHING LEGEND
 COMMON AREA
 LIMITED COMMON AREA
 PRIVATE AREA



**FLOOR PLAN - LEVEL 4
 UNIT B304**



LEVEL 1 PARKING

**SECTION -
 B BLDG. B**



RECORDED
 JUL 21 2014
 COUNTY OF SALT LAKE
 REGISTERED AT THE REQUEST OF: [Signature]
 BY: [Signature]

EXHIBIT C

Courchevel Condominiums Vicinity Map

located in Lower Deer Valley



© Copyright 2010 Park City Municipal Printed on Wed Oct 30 2013 10:29:04 AM



Google earth

feet
meters



80



EXHIBIT D

Evergreen Engineering, Inc.

Civil Engineering - Land Surveying - Land Planning
1670 Bonanza Drive, Suite 104
P.O. Box 2861
Park City * Utah * 84060
Phone: 435.649.4667 * Fax: 435.649.9219 * Email: office@evergreen-eng.com



August 12, 2013

Park City Municipal Corporation
Planning & Zoning Department
445 Marsac Avenue – PO Box 1480
Park City, Utah 84060
435-615-5060

RE: Proposed “Courchevel Condominiums at Deer Valley Fifth Amended”

The purpose of this Amended Condominium plat is to convert an existing loft space in Unit C301, currently defined as Common Area to Private Area loft space for the unit. The existing loft space in this Unit appears to have been part of the original construction. Previously, the 2nd, 3rd & 4th Amendments have converted Common Area attic space above four Units into Private Area space for those four Units. The associated Limited Common Area for this unit remains unchanged by this amendment. Unit C301 is located on Level 4 as shown on the existing “Courchevel Condominiums at Deer Valley” Plats of Record. The converted or additional Private Area is located on Level 5 as shown on the on the proposed “Courchevel Condominiums at Deer Valley Fifth Amended”.

Existing Development Information:

- Courchevel Condominiums at Deer Valley; Record No. 229039 (12-31-1984)
- Courchevel Condominiums at Deer Valley Amended Sheet 2 of 3; Record No. 315605 (11-9-1989)
- Courchevel Condominiums at Deer Valley Second Amended; Record No. 939912 (2-22-2012)
- Courchevel Condominiums at Deer Valley Third Amendment; Record No. 959842 (12-21-2012)
- Courchevel Condominiums at Deer Valley Fourth Amended; Record No. 961550 (1-14-2013)

* 27 Existing Residential Condominium Units

* 1.8226 acre parcel of land

* 32 parking spaces (31 Common Area Garage and 1 Surface Driveway Space)

August 12, 2009 “Deer Valley Resort Tenth Amended and Restated Large Scale Master Planned Development Permit, Exhibit 1 – Development Parcels” Includes Courchevel Multi-Family

- Maximum Permitted Density (Units) = 13.5 (2,000sf/UE) = 27,000sf

- Maximum Developed Density (Units) = 27 (1,000sf/UE) = 27,000sf

* Existing Developed (23 Units x 759sf) + (4 Units x 1,367sf) = 22,925sf total

- Available Remaining Permitted square feet for project = 4,075sf (27,000sf – 21,709sf)
- Amended Unit C301 at 898sf : added 139sf

* Post Plat Amendment: Remaining Permitted square feet for project = 3,936sf

Private Area (Unit) Comparison (Existing – Proposed):

<u>Unit C301</u>	*	Existing	*	Proposed	*
		Private Area	*	Private Area	*
		759 SF	*	898 SF	*

OCT 10 2013
 Change/
 Difference
 + 139 SF