

**AN ORDINANCE APPROVING THE 15 ANCHOR AVENUE SUBDIVISION PLAT  
LOCATED AT 15 ANCHOR AVENUE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 15 Anchor Avenue (also known as 55 Anchor Avenue), has petitioned the City Council for approval of the plat amendment; 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 August 27, 2014, to receive input on the proposed subdivision;

WHEREAS, on August 27, 2014, the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 18, 2014 the City Council held a public hearing on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 15 Anchor Avenue Subdivision.

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 15 Anchor Avenue Subdivision as shown in Attachment 1 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 15 Anchor Avenue within the Historic Residential (HR-1) Zoning District.
2. The applicants are requesting combine Lots 47, 48, 49, 50, 51, 54, 55, 56, 57, 58, 59, and 60 of the Amended Plat of the Park City Survey into two (2) legal lots of record.
3. The plat amendment is necessary in order for the applicant to move forward with a Historic District Design Review (HDDR) application for the purpose of renovating the historic house and adding an addition.
4. The amended plat will create two (2) new lots that measure 5,367.5 sf (Lot 1) and 4,435.8 sf (Lot 2) in size. Minimum lot size in the HR-1 zone is 1,870 sf.

5. The site is identified as "Landmark" on the City's Historic Sites Inventory (HSI). The existing house was in poor, deteriorated condition as documented on the 2009 Historic Sites Inventory.
6. The historic shed structure encroached over the east property line and into the neighboring property. The structure would not be permitted to be relocated on the property unless the relocation meets the criteria outlined in LMC 15-11-13.
7. The renovation of the house will require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process. At this time, no HDDR application has been submitted to the Planning Department in order to renovate the house and add a small addition.
8. The maximum allowed building footprint allowed on Lot 1 is 1,985.0 square feet and on Lot 2 is 1,728.6 square feet. The applicant intends to construct a new rear addition and renovate the historic structure on Lot 1. A new single family house will be constructed on Lot 2.
9. This plat amendment will create two (2) legal lots of record that are slightly larger than adjacent properties in the HR-1 District, but remain comparable in size to the neighborhood overall.
10. The historic house and shed have a front and rear yard setback of 0 feet, a north side yard setback of 5 feet, and a south side yard setback of 4 feet. Historic structures that do not comply with building setbacks are valid complying structures.
11. New additions to the rear of the historic home require adherence to current setbacks as required in the HR-1 District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.
12. Any new development on Lot 2 of the 15 Anchor Avenue Subdivision will be required to meet the current setbacks, footprint, and height restrictions as required by the HR-1 District.
13. On June 16, 2014, the applicant applied for a plat amendment. The application was deemed complete on June 19, 2014.
14. In 1985, Park City Municipal Corporation entered into an Agreement to Provide Emergency Access with the owners of lots in Block 75 of the Park City Survey. The agreement stipulated that the property owners would widen the width of the access easement agreement to sixteen feet (16') and pave an area at least twelve feet (12') in width within the easement in order to accommodate emergency vehicles.
15. There is an existing easement between the applicant and Anchor Development allowing the applicant to access her property via a private driveway extending approximately 185 feet from the north property line of 55 King Road to the built King Road and measuring sixteen feet (16') in width. The paved driveway built within the easement is twelve feet (12') in width.
16. In 1996, City Council approved the 55-57 King Road Plat Amendment which created the adjacent lots at 55 and 57 King Road. This plat amendment included provisions negating the further subdivision and/or the development of additional units beyond the two (2) units for that subdivision to ensure that the private driveway and limited access were not further burdened by increased development.
17. The applicant has reviewed and agreed to the Conditions of Approval.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, 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 plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat 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. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the plat amendment is recorded with the Summit County Recorder's office.
4. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
5. The addition of a plat note specifying that further subdivision and/or the development of additional units beyond the two (2) single family houses on Lots 1 and 2 shall be prohibited.
6. The plat shall contain a note referencing the 2008 access agreement for the private driveway.
7. The applicant shall change the addresses of Lots 1 and 2 of the 15 Anchor Avenue Subdivision to the satisfaction of the City Engineer and the addresses shall be identified on the plat prior to plat recordation.
8. An encroachment agreement for the historic shed is recommended.
9. The Resource Conservation and Recovery Act (RCRA), (40 CFR Part 261) requires a classification of any excavated soil or waste to be disposed of off-site as hazardous waste, solid waste, or exempt from State and Federal regulation. The owner is responsible for disposal in accordance with the determination of the above classification.
10. Lot 1 shall provide off-easement parking as required for a single-family dwelling prior to issuance of a Certificate of Occupancy for development on Lot 1.

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

PASSED AND ADOPTED this 25 day of September, 2014.

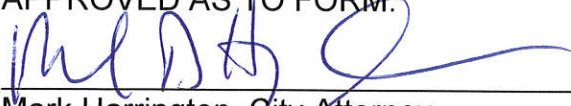
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Jack Thomas, MAYOR

ATTEST:

  
\_\_\_\_\_  
City Recorder

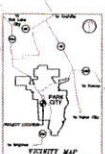
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mark Harrington, City Attorney

**15 Anchor Avenue Subdivision**  
A report of Lots 47, 48, 49, 50, 51, 55, 56, 57, 58, 59 & 60  
Block 75, Park City Survey

**NARRATIVE**

- Survey requested by Judy Scipione.
- Block of survey 5 217'3" W, 1101.58' feet between the Street Manumets found at the intersection of Main Street and Day Avenue and the angle point of Southern Day Avenue, the point of beginning for 15 Anchor Avenue Subdivision being 5 5942'43" W, 276.85' feet from the Street Monument at Main Street and Day Avenue.
- Date of survey 2014.
- Property measurements found or to be set as shown.
- 4 East, Salt Lake Base & Meridian.
- The owners of the property should be aware of any claims affecting the property that may appear in a title insurance report.
- See the Leaders Plat Amendment, the Empire Canyon Condominium Plat, 62 Day Avenue Subdivision, the Anchor Development, 2nd Amended Plat Milete Reservation Subdivision No. 1, the Quit Claim Deed recorded as Entry #70883 in Book 1644 of Page 1791 and the Warranty Deed recorded as Entry #665367 in Book 2122 of Page 246 along with the Quit Claim Deeds recorded as Entry #651282 in Book 1842 of Page 653 and Entry #651283 in Book 1843 of Page 666 all in the office of the Summit County Recorder.



**SURVEYOR'S CERTIFICATE**

I, J.D. Gates, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 389900, do hereby certify that I have supervised a survey of the above described property and that this plat is a true representation of said survey.

Date 02/04/2014 J.D. Gates PL54339000

**OWNER'S DEDICATION AND CONSENT TO RECORD**

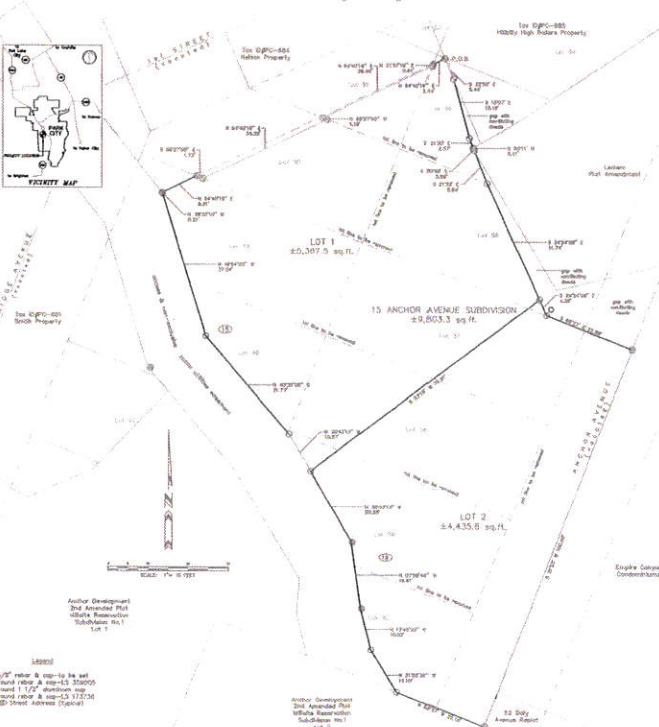
Know all men by these presents that Judy Scipione, the undersigned owner of the herein described 15 Anchor Avenue Subdivision, Block 75, Park City Survey, having caused this Plat Amendment to be made, does hereby consent to the recording of this Report of Survey Plat in the office of the County Recorder of Summit County, Utah, in accordance with Utah law. Also, the owner hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, utilities and easements shown on the plat in accordance with an irrevocable offer of dedication. In witness whereof the undersigned has set her hand this \_\_\_\_ day of \_\_\_\_\_ 2014.

By Judy Scipione, owner  
15 Anchor Avenue Subdivision

**ACKNOWLEDGEMENT**

On this \_\_\_\_ day of \_\_\_\_\_ 2014, Judy Scipione personally appeared before me, the undersigned Notary Public, in and for said State and County, who after being duly sworn, acknowledged to me that she is the owner of the herein described 15 Anchor Avenue Subdivision, that she has signed the above Owner's Dedication and Consent to Record here and irrevocably and that she has associated this document for the purposes set forth herein.

My commission expires: \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_



**LEGAL DESCRIPTIONS**

**15 ANCHOR AVENUE SUBDIVISION**

Those portions of Lots 47, 48, 49, 50, 51, 55, 56, 57, 58, 59 and 60 of Block 75 and a portion of Anchor Avenue, Park City Survey, described, according to the official 3060' traverse, on the end of same in the office of the Summit County Recorder, were more particularly described as follows:

Beginning at a point on the Westerly property line of the 1886 Day Survey, Townships 33 N., Range 11 E., Section 36, the place of beginning as shown on the plat being 5 1827' 8" N. 2 06' 00" E. 3 842' 00" W. 0.21' feet, more or less, from the northwesterly corner of said Lot 55, Block 75, Park City Survey, measured and marked thence S 37° 00' E. along the Westerly line of said Lot 55, Block 75, 143.38 feet, thence S 21° 00' E. 2 232' 00" to the northwesterly corner of the Lachar Plat Amendment, recorded as Entry #522238 in the office of the Summit County Recorder, thence along the line of said Lachar Plat Amendment S 60° 00' E. 0.11 feet and S 62° 00' E. 0.10 feet, thence S 21° 00' E. 0.14 feet, thence S 24° 00' E. 0.14 feet to a point on the boundary line of said Lot 57 of Block 75, thence along said boundary line S 27° 00' E. 22.89 feet to the northeast corner of Anchor Avenue, thence S 27° 00' E. along the easterly line of Anchor Avenue, 103.00 feet to the intersection of said Anchor Avenue and the section of the boundary line of said Lot 50 of Block 75, thence along said section of the boundary line of Lot 50 and said section of the boundary line of Anchor Avenue to the intersection of said Anchor Avenue and the public utility easement as described on the Subdivision Plat Amendment Plat 01364, recorded as Entry #624834 in the office of the Summit County Recorder, thence along said boundary line of said Anchor Avenue, 11 022' 00" W. 12.02 feet, thence S 19° 00' E. 15.12 feet, thence S 21° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 27° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 21° 00' E. 0.14 feet, thence S 27° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 21° 00' E. 0.14 feet, thence S 27° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 21° 00' E. 0.14 feet, to the point of beginning, containing 0.3173 acres, more or less.

Beginning at a point on the Westerly property line of the 1886 Day Survey, Townships 33 N., Range 11 E., Section 36, the place of beginning as shown on the plat being 5 1827' 8" N. 2 06' 00" E. 3 842' 00" W. 0.21' feet, more or less, from the northwesterly corner of Lot 55, said Block 75, Park City Survey, measured and marked thence S 37° 00' E. along the Westerly line of said Lot 55, Block 75, 143.38 feet, thence S 21° 00' E. 2 232' 00" to the northwesterly corner of the Lachar Plat Amendment, recorded as Entry #522238 in the office of the Summit County Recorder, thence along the line of said Lachar Plat Amendment S 60° 00' E. 0.11 feet and S 62° 00' E. 0.10 feet, thence S 21° 00' E. 0.14 feet, thence S 24° 00' E. 0.14 feet to a point on the boundary line of said Lot 57 of Block 75, thence along said boundary line S 27° 00' E. 22.89 feet to the northeast corner of Anchor Avenue, thence S 27° 00' E. along the easterly line of Anchor Avenue, 103.00 feet to the intersection of said Anchor Avenue and the section of the boundary line of said Lot 50 of said Block 75, thence along said section of the boundary line of Lot 50 and said section of the boundary line of Anchor Avenue to the intersection of said Anchor Avenue and the public utility easement as described on the Subdivision Plat 01364, recorded as Entry #624834 in the office of the Summit County Recorder, thence along said boundary line of said Anchor Avenue, 11 022' 00" W. 12.02 feet, thence S 19° 00' E. 15.12 feet, thence S 21° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 27° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 21° 00' E. 0.14 feet, thence S 27° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 21° 00' E. 0.14 feet, to the point of beginning, containing 0.3173 acres, more or less.

Beginning at the southwesterly corner of the above described Lot 1 of the 15 Anchor Avenue Subdivision, and point one mile, 5 1827' 8" N. 2 06' 00" E. 3 842' 00" W. 0.21' feet, more or less, from the northwesterly corner of Lot 51, Block 75, Park City Survey, measured and marked thence S 37° 00' E. along the Westerly line of said Lot 51 of said Block 75, Park City Survey, measured and marked thence S 37° 00' E. along the Westerly line of said Lot 51 of said Block 75, 143.38 feet, thence S 21° 00' E. 2 232' 00" to the northwesterly corner of the Lachar Plat Amendment, recorded as Entry #522238 in the office of the Summit County Recorder, thence along the line of said Lachar Plat Amendment S 60° 00' E. 0.11 feet and S 62° 00' E. 0.10 feet, thence S 21° 00' E. 0.14 feet, thence S 24° 00' E. 0.14 feet to a point on the boundary line of said Lot 57 of Block 75, thence along said boundary line S 27° 00' E. 22.89 feet to the northeast corner of Anchor Avenue, thence S 27° 00' E. along the easterly line of Anchor Avenue, 103.00 feet to the intersection of said Anchor Avenue and the section of the boundary line of said Lot 50 of said Block 75, thence along said section of the boundary line of Lot 50 and said section of the boundary line of Anchor Avenue to the intersection of said Anchor Avenue and the public utility easement as described on the Subdivision Plat 01364, recorded as Entry #624834 in the office of the Summit County Recorder, thence along said boundary line of said Anchor Avenue, 11 022' 00" W. 12.02 feet, thence S 19° 00' E. 15.12 feet, thence S 21° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 27° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 21° 00' E. 0.14 feet, thence S 27° 00' E. 1.13 feet, thence S 24° 00' E. 0.14 feet, thence S 21° 00' E. 0.14 feet, to the point of beginning, containing 0.3173 acres, more or less.

<b>SNYDEKVILLE BASIN WATER RECLAMATION DISTRICT</b> APPROVED BY THE DISTRICT BOARD DATE: _____	<b>PLANNING COMMISSION</b> APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____ 2014 A.D. BY: _____ CHAIRMAN	<b>ENGINEER'S CERTIFICATE</b> I FIND THIS PLAT TO BE IN ACCORDANCE WITH REGULATION ON FILE IN MY OFFICE THIS DAY OF _____ 2014 A.D. BY: _____ PARK CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS DAY OF _____ 2014 A.D. BY: _____ PARK CITY ATTORNEY	<b>CERTIFICATE OF ATTEST</b> I HEREBY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS DAY OF _____ 2014 A.D. BY: _____ PARK CITY RECORDER	<b>COUNCIL APPROVAL AND ACCEPTANCE</b> APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DAY OF _____ 2014 A.D. BY: _____ MAYOR	<b>RECEIVED</b> STATE OF UTAH, COUNTY OF SUMMIT, FILED DATE: _____ TIME: _____ BY: _____ FILE # _____
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Exhibit A



# 15 Anchor Avenue Subdivision

A Replat of Lots 47, 48, 49, 50, 51, 55, 56, 57, 58, 59 & 60  
Block 75, Park City Survey

**MAGNARIVE**

- Survey requested by Judy Scipione.
- Block 75, located between the Streets Magnarive and the intersection of Main Street and Day Avenue and the south end of Southern Day Avenue, the point of beginning, for 15 Anchor Avenue, containing 15 lots, 276.85 feet from the Street Measurement at Main Street and Day Avenue.
- Date of survey: 2014.
- Located in the Northwest Quarter of Section 21, Township 3 South, Range 4 East, Salt Lake Base & Meridian.
- The corners of this property shall be as shown on the plat.
- See the Lecker's Plat Amendment, the Empire Canyon Condominium Plat, 62 Day Avenue Subdivision, the Anchor Development, 2nd Dead recorded on Entry #706028 in Book 1841 of Page 1713 and the Warranty Deed recorded on Entry #866557 in Book 2177 of Page 585 recorded on Entry #706028 in Book 1841 of Page 1713 and the Warranty Deed recorded on Entry #651083 in Book 1942 of Page 586 on file in the office of the Summit County Recorder.

**SURVEYOR'S CERTIFICATE**

I, J.D. GOLA, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 33660, do hereby certify that I have surveyed the above described and described property and that this plat is a true representation of said survey.

Date \_\_\_\_\_ J.D. GOLA RLS-035805

**OWNER'S DEDICATION AND CONSENT TO RECORD**

Know all men by these presents that Judy Scipione, the undersigned owner of the herein described 15 Anchor Avenue Subdivision, Block 75, Park City, Utah, do hereby dedicate and consent to record this plat in the office of the County Recorder of Summit County, Utah, in accordance with Utah law, and that I hereby consent to the recording of this plat in the office of the County of the aforesaid plat for local government use, utilities and easements when on the plat in accordance with an irrevocable offer of dedication, in witness whereof, the undersigned has set her hand this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By \_\_\_\_\_  
Judy Scipione, owner  
15 Anchor Avenue Subdivision

**ACKNOWLEDGMENT**

STATE OF UTAH  
County of Summit:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, Judy Scipione personally appeared before me, the undersigned Notary Public in and for said State and County, the herein described 15 Anchor Avenue Subdivision, Block 75, Park City, Utah, and acknowledged to me that she is the owner of the above described property and that she has signed the above Owner's Dedication and Consent to Record freely and voluntarily and that she has executed the document for the purpose set forth herein.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

**LEGAL DESCRIPTIONS**

**15 ANCHOR AVENUE SUBDIVISION**

Those portions of Lots 47, 48, 49, 50, 51, 55, 56, 57, 58, 59 and 60 of Block 75 and portions of Anchor Avenue, Park City Survey, Archaic, according to the official maps thereof, as shown on file in the office of the Summit County Recorder, more particularly described as follows:

LOT 1: 5.38725 ac. (235,500 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.38725 acres, more or less.

LOT 2: 3.44326 ac. (149,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 3.44326 acres, more or less.

LOT 3: 4.52875 ac. (197,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 4.52875 acres, more or less.

LOT 4: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 5: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 6: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 7: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 8: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 9: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 10: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 11: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 12: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 13: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 14: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

LOT 15: 5.58725 ac. (245,000 sq. ft.) more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

**LOT 1**

Containing 5.38725 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.38725 acres, more or less.

Containing 3.44326 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 3.44326 acres, more or less.

Containing 4.52875 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 4.52875 acres, more or less.

Containing 5.58725 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

Containing 5.58725 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

Containing 5.58725 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

Containing 5.58725 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

Containing 5.58725 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

Containing 5.58725 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

Containing 5.58725 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 5.58725 acres, more or less.

**LOT 2**

Containing 3.44326 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 3.44326 acres, more or less.

Containing 3.44326 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 3.44326 acres, more or less.

Containing 3.44326 acres of the entirety high waters, more or less, bounded on the north by the boundary line of Lot 50, on the east by the boundary line of Lot 51, on the south by the boundary line of Lot 55, and on the west by the boundary line of Lot 47, containing 3.44326 acres, more or less.

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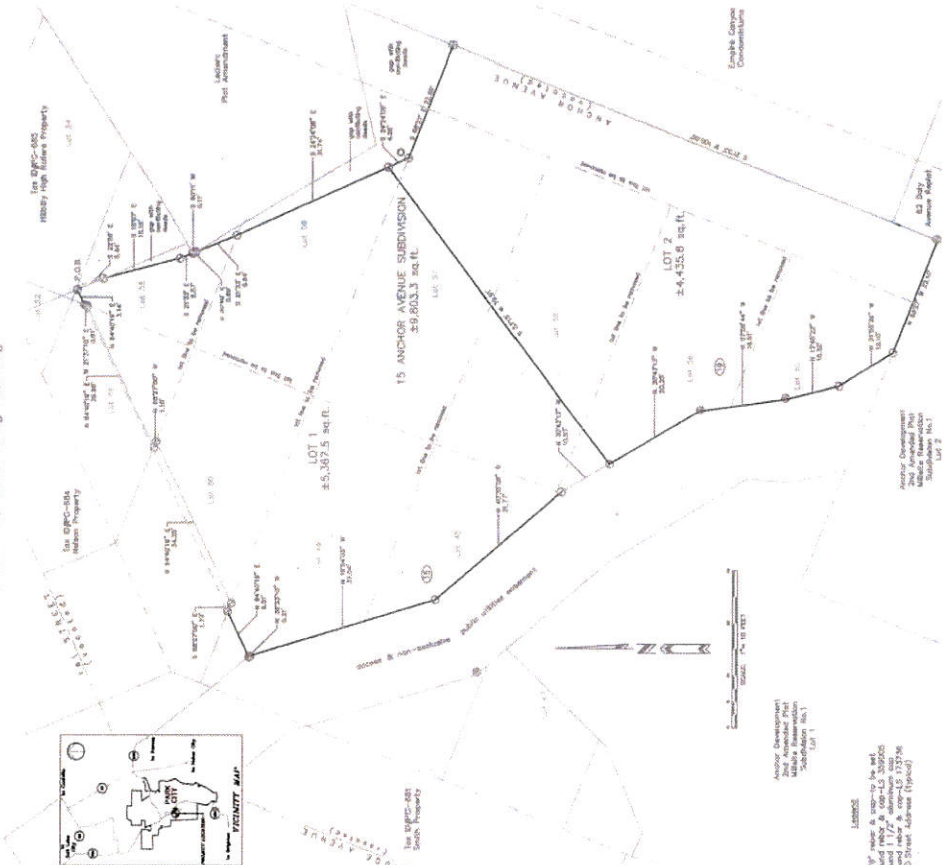
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 Alpine Survey, Inc. 1457 805-8018	RECEIVED RECORDED STATE OF UTAH COUNTY OF SUMMIT AT THE REQUEST OF _____ DATE _____ THAT _____ FILE _____
	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2014 A.D. BY _____ MAYOR
APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 2014 A.D. BY _____ PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THE RECORD OF SURVEY WAS FILED IN MY OFFICE THIS _____ DAY OF _____ 2014 A.D. BY _____
PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2014 A.D. BY _____ CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH PLAT ACT AND I HAVE FILED IN MY OFFICE THIS _____ DAY OF _____ 2014 A.D. BY _____ PARK CITY ENGINEER