

Ordinance No. 14-62

AN ORDINANCE APPROVING THE AMENDED, CONSOLIDATED AND RESTATED RECORD OF SURVEY PLAT FOR PARKVIEW CONDOMINIUMS LOCATED AT 2260 JUPITER VIEW DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of property located at 2260 Jupiter View Drive have petitioned the City Council for approval of the Amended, Consolidated, and Restated Record of Survey Plat for Parkview Condominiums; 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 May 8, 2013 to receive input on the amended record of survey plat;

WHEREAS, the Planning Commission, on May 8, 2013, forwarded a recommendation to the City Council;

WHEREAS; the City Council, held a public hearing on May 30, 2013 and approved the plat amendment;

WHEREAS; on May 27, 2014, the applicant submitted a written request and complete application for a one year extension of the May 30, 2013 approval to allow additional time to obtain signatures of all property owners;

WHEREAS; on July 31, 2014, the City Council held a public hearing to consider the one year extension request; and,

WHEREAS, it is in the best interest of Park City, Utah to approve a one year extension of the approval of the Amended, Consolidated and Restated Record of Survey Plat for Parkview Condominiums.

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 Record of Survey Plat for Parkview Condominiums located at 2260 Jupiter View Drive 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 2260 Jupiter View Drive within the Residential Development (RD) Master Planned Development Overlay (MPD) District.

2. The proposed plat records and memorializes the change to the wetland high water setback line from McLeod Creek by approximately 10-22 feet (eastward toward the creek) representing approximately 0.51 acres.
3. The Army Corps of Engineers has issued a LOMA Determination to the Parkview HOA which re-designated the property to show that all portions of the Parkview open space outside of the new McLeod Creek meander corridor to be "Zone X" which is a non-flood hazard designation.
4. None of the proposed rear expansions or deck extensions to the affected units are within the new flood designation or the McLeod Creek meander corridor. designation
5. The plat amendment fixes twelve (12) discrepancies of deck and basement areas noted on those units that were not constructed but were shown on the original plat, including showing basement square footages and decks for units that have neither a basement nor a deck.
6. The proposed changes to the plat will allow twenty-four (24) of the thirty-six (36) units within the Parkview Condominiums to extend their decks outward into the eastern portion of the site, and will allow fourteen (14) of those units to expand the square footage of their existing units by adding rear additions of approximately 500 square feet each, and decks from 187 to 310 square feet.
7. The proposed plat will not increase in the density above the original 36 recorded units.
8. The original Master Planned Development for Parkview did not contemplate a maximum FAR and does not prohibit an increase in unit or deck sizes. The only limiting factors to further development were the number of units, the established setback from the wetland high water mark, established height requirements and other setback requirements.
9. There are 102 parking spaces provided where seventy-two (72) spaces are required.
10. The original amount of open space provided was 75% of the total site, the overall amount of open space provided after the deck and square footage additions to the habitual living space (and the 30 additional parking spaces) is approximately 71%. The open space requirement was 60% when the original approval for the Condominiums was granted, thus the required open space is still exceeded.
11. The proposed plat amendment will not cause any nonconformities or noncompliance with the Residential Development-Medium (RDM) District designation or the Parkview MPD as there is no increase in the total number of units, front and rear setbacks, or building height. All units exceed the minimum rear yard setback requirements (25 feet), with the closest unit to the rear property line being approximately sixty feet (60') feet away.
12. Although the proposed amendment will increase the habitable living spaces for 14 of the 36 units, the amended plat will not require additional parking as the Parkview HOA previously installed additional parking, and only two (2) spaces are required per unit. The plat amendment does not increase the number of units.
13. The proposed amended plat will record a new sewer easement through the property as required by the Snyderville Basin Water Reclamation District.
14. The proposed additional square footage and deck extensions will occur within the Army Corps of Engineers FEMA flood zone "X" as delineated on the approved revised LOMA map.

15. The proposed condominium plat amendment does not require a revised MPD due to the fact that the proposed changes to the original approval of the Parkview MPD are in substantial compliance with the original approvals, and no new units are proposed, the amount of contemplated private space stays roughly the same, and the original open space proposed still exceeds the required amount of 60%.
16. On May 8, 2013, the Planning Commission held a public hearing and voted unanimously to forward a positive recommendation to the City Council for the approval of the Amended, Consolidated and Restated Record of Survey Plat for Parkview Condominiums.
17. On May 30, 2013, the City Council held a public hearing and voted unanimously to approve the Amended, Consolidated and Restated Record of Survey Plat for Parkview Condominiums.
18. On May 27, 2014, the applicant submitted a written request and complete application for a one year extension of approval in order to have more time to obtain notarized signatures of all 42 property owners.
19. There have been no changes to the Land Management Code since the May 30, 2013 approval that would cause the approval to be inconsistent with the Code or that create any non-conforming situations on the property. The applicant is not requesting any modifications to the approval.
20. There is good cause to approve a one year extension of approval to May 30, 2015, as there is good cause for the plat amendment. The plat amendment memorializes as built conditions, records a revised sanitary sewer easement, records a revised wetland setback line and does not cause undo harm on any adjacent property owners because the plat meets the requirements of the current Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

Conclusions of Law:

1. The proposed plat amendment is necessary to memorialize as-built conditions and correct existing discrepancies with the constructed units as compared to the original recorded plat.
2. The proposed plat amendment reflects the Army Corps of Engineers acceptance of the changes to the high water mark.
3. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
4. Neither the public nor any person will be materially injured by the proposed plat amendment.
5. Approval of the one year extension of the approved 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 on or before May 30, 2015. If recordation has not occurred by this date, 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 a further extension is granted by the City Council.

3. All applicable original Conditions of Approval for the Parkview Condominiums shall apply.
4. All original notes on the Parkview Condominium Plat shall be noted on the amended plat.
5. Open Space areas are to remain free of structures or development, with an exception only for the required gravel stairway landings which shall not exceed the square footage minimum for each, as required by building code (approximately 36" x 36" or 6 feet by 6 feet for side-by-side stairways).
6. There will be no hot tubs, gazebos, barbeques, playgrounds, or any structures or active recreation areas allowed within the open space area between the buildings and the creek. The originally contemplated improvements within this area of the Parkview MPD are not allowed.
7. Deck areas shown on the plats are not to be converted to private living space or enclosed, nor are additional structures, etc. allowed within these or other opens space areas.
8. A revised landscape plan for the open space area between the existing units and the creek is required at the time of building permit submittal for the deck extensions. Said landscape plan shall incorporate the reintroduction of native, drought tolerant landscape materials within this area, and reduce the amount of sod-grass, especially near the creek.
9. No pesticides or herbicides shall be applied to this landscape area.

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

PASSED AND ADOPTED this 31th day of July, 2014.

PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:



Marci Heil, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney



EXHIBIT A



SURVEYOR'S CERTIFICATE

I, John W. Hines, a duly Licensed Professional Engineer in the State of Utah, do hereby certify that the Survey Map of PARKVIEW CONDOMINIUMS, as prepared by me, is a true and correct copy of the original Survey Map as shown on the file. I further certify that the information on this map is accurate.

LEGAL DESCRIPTION

The Condominium, created within the PARKVIEW CONDOMINIUMS, a Utah Condominium, is located in the City of Summit, Utah, and is situated on the corner of SADDLEVIEW WAY and JUPITER VIEW DRIVE. The Condominium is bounded on the north by SADDLEVIEW WAY, on the east by JUPITER VIEW DRIVE, on the south by SADDLEVIEW WAY, and on the west by JUPITER VIEW DRIVE. The Condominium is bounded on the north by SADDLEVIEW WAY, on the east by JUPITER VIEW DRIVE, on the south by SADDLEVIEW WAY, and on the west by JUPITER VIEW DRIVE.

OWNERS' DEDICATION AND CONSENT TO RECORD

On this day of November, 2013, the Parkview Condominium Association, a Utah Condominium, has adopted the following resolution: That the Board of Directors of the Parkview Condominium Association, in accordance with the provisions of the Utah Condominium Act, U.C.A. 78B-2-201, does hereby dedicate and consent to record the Survey Map of the Parkview Condominiums, as shown on the file, and that the Association shall be bound by the provisions of the Utah Condominium Act, U.C.A. 78B-2-201, and that the Association shall be bound by the provisions of the Utah Condominium Act, U.C.A. 78B-2-201.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF SUMMIT) ss.
 I, _____, Secretary/Treasurer of the Parkview Condominium Association, do hereby certify that the above is a true and correct copy of the original Survey Map as shown on the file.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF SUMMIT) ss.
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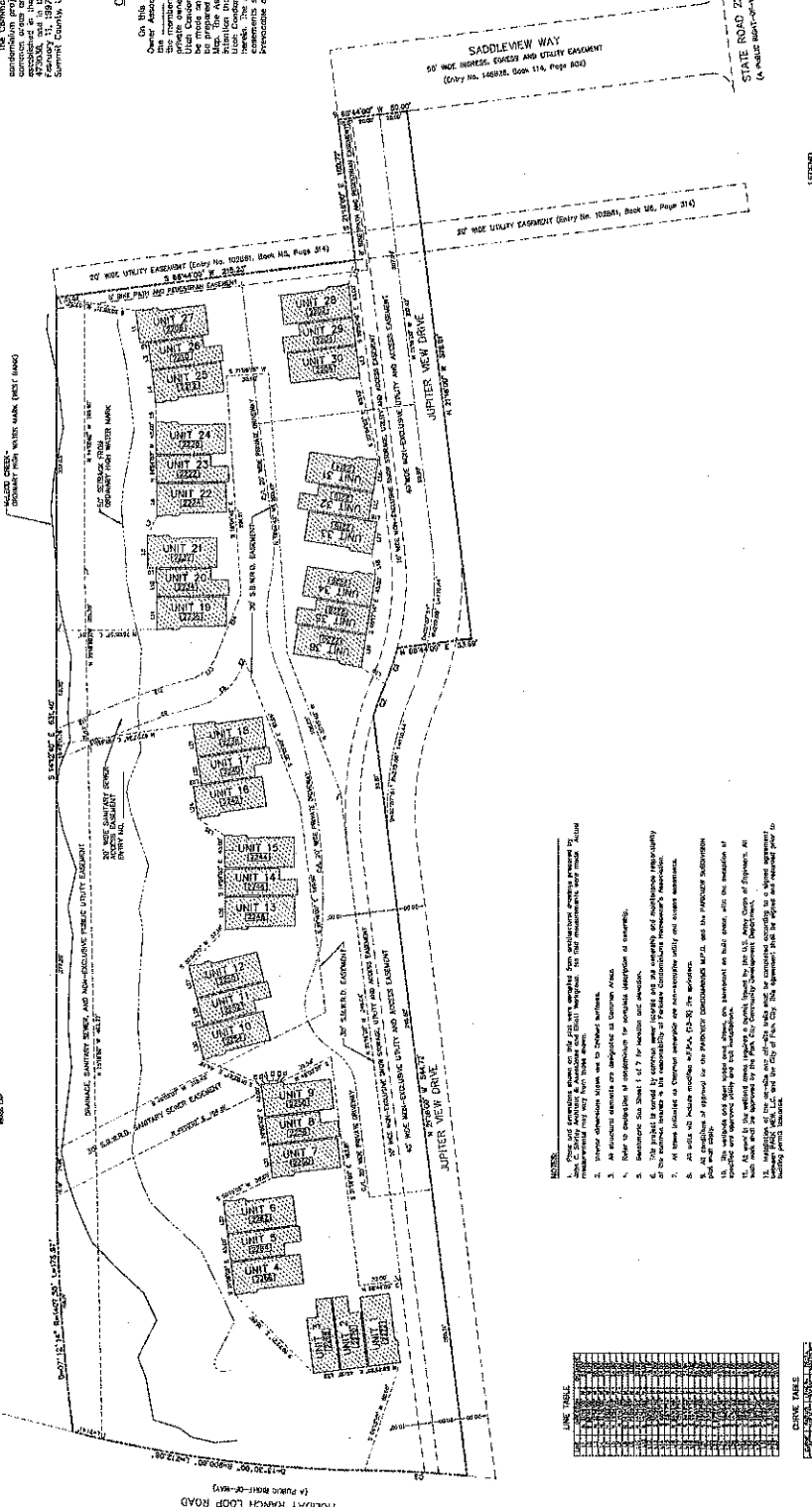
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 COUNTY OF SUMMIT) ss.
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 COUNTY OF SUMMIT) ss.
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AMENDED, CONSOLIDATED AND RESTATED RECORD OF SURVEY MAP PARKVIEW CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8
 TOWNSHIP 2 SOUTH, RANGE 11 EAST, AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

1. This map was prepared by the Surveyor, John W. Hines, on November 15, 2013.
2. The map was prepared in accordance with the provisions of the Utah Condominium Act, U.C.A. 78B-2-201.
3. All easements are depicted in accordance with the provisions of the Utah Condominium Act, U.C.A. 78B-2-201.
4. The map was prepared in accordance with the provisions of the Utah Condominium Act, U.C.A. 78B-2-201.
5. The map was prepared in accordance with the provisions of the Utah Condominium Act, U.C.A. 78B-2-201.
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24. The map was prepared in accordance with the provisions of the Utah Condominium Act, U.C.A. 78B-2-201.
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30. The map was prepared in accordance with the provisions of the Utah Condominium Act, U.C.A. 78B-2-201.

LINE TABLE

LINE NO.	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	0.00
2	S 90° 00' 00" E	100.00	0.00
3	S 0° 00' 00" W	100.00	0.00
4	N 90° 00' 00" W	100.00	0.00
5	N 0° 00' 00" E	100.00	0.00

DRIVE TABLE

DRIVE NO.	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	0.00
2	S 90° 00' 00" E	100.00	0.00
3	S 0° 00' 00" W	100.00	0.00
4	N 90° 00' 00" W	100.00	0.00
5	N 0° 00' 00" E	100.00	0.00

EASEMENT LINE TABLE

EASEMENT NO.	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	0.00
2	S 90° 00' 00" E	100.00	0.00
3	S 0° 00' 00" W	100.00	0.00
4	N 90° 00' 00" W	100.00	0.00
5	N 0° 00' 00" E	100.00	0.00

EASEMENT CURVE TABLE

CURVE NO.	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	0.00
2	S 90° 00' 00" E	100.00	0.00
3	S 0° 00' 00" W	100.00	0.00
4	N 90° 00' 00" W	100.00	0.00
5	N 0° 00' 00" E	100.00	0.00

FILE NO. 2013-0012 FILED AT THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF SUMMIT, UTAH

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2013 A.D.

CERTIFICATE OF ATTEST
 I HEREBY CERTIFY THAT THIS RECORD OF SURVEY MAP WAS FILED IN MY OFFICE THIS _____ DAY OF _____, 2013 A.D.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2013 A.D.

ENGINEER'S CERTIFICATE
 I FIND THIS MAP TO BE IN ACCORDANCE WITH THE STANDARDS FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2013 A.D.

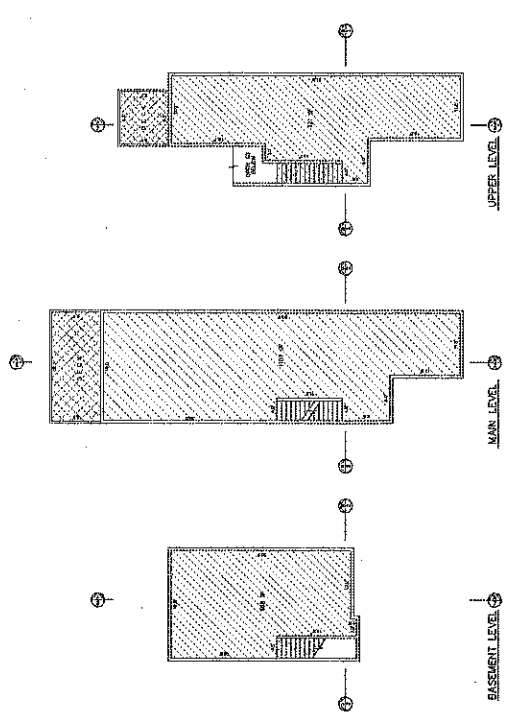
PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2013 A.D.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2013 A.D.

RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF SUMMIT, UTAH
 DATE _____ TIME _____ BOOK _____ PAGE _____
 SHIPPY NO. _____ FEE _____ RECORDED

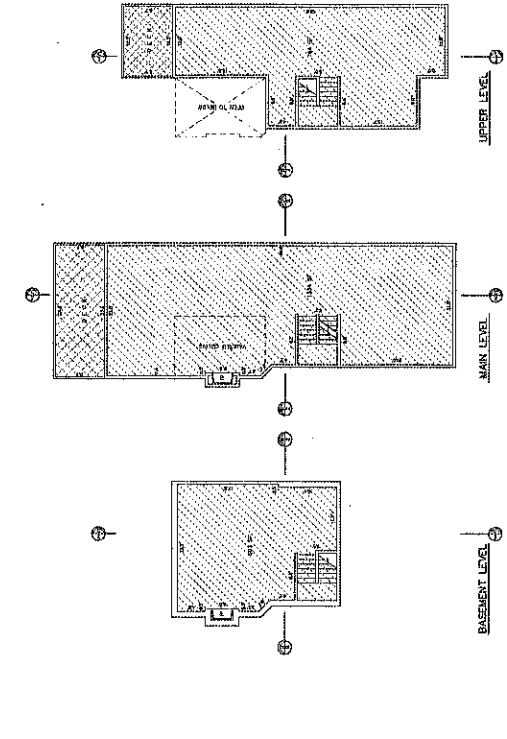
1429 488-8877

 CREATING FAMILIES LAND PLANNING SURVEYING
 222 2nd Street, Suite 100, Park City, Utah 84302



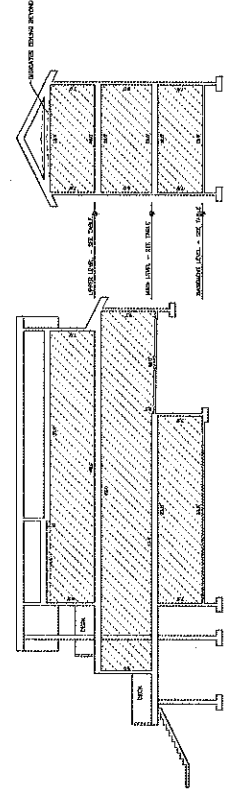
UNITS 11, 17
MIRROR IMAGE FOR UNITS 8, 14
2,398 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE											
FLOOR	1	2	3	4	5	6	7	8	9	10	11
BASEMENT LEVEL	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
MAIN LEVEL	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
UPPER LEVEL	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00



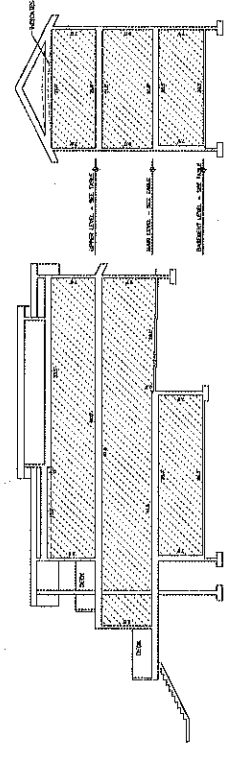
UNITS 7, 10, 13, 16, 22
MIRROR IMAGE FOR UNITS 9, 12, 15
2,406 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE											
FLOOR	1	2	3	4	5	6	7	8	9	10	11
BASEMENT LEVEL	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
MAIN LEVEL	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
UPPER LEVEL	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00



SECTION A-1

SECTION B-2



SECTION C-2

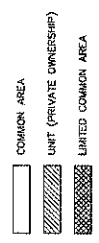
SECTION D-2

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

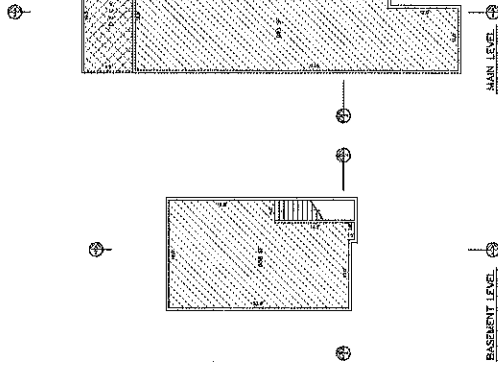
PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

- NOTES:
1. ALL DIMENSIONS SHOWN ON THIS MAP ARE MEASURED FROM THE CORNER OF THE PLAT AND THE CENTERLINE OF THE PLAT.
 2. INTERIOR DIMENSIONS SHOWN ARE TO INTERIOR SURFACES.
 3. ALL STRUCTURAL ELEMENTS ARE SHOWN AS COMMON AREAS UNLESS OTHERWISE NOTED.
 4. DIMENSIONS OF COMMON AREAS ARE SHOWN ON THIS MAP.
 5. DIMENSIONS OF COMMON AREAS ARE SHOWN ON THIS MAP.



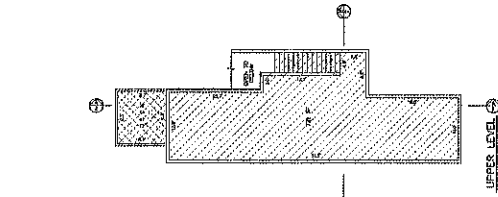
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REGISTER'S OFFICE ON _____ DATE _____ TIME _____ PAGE _____ FEE _____ RECORDER _____



UNITS 20, 2A, 2B
2,277 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

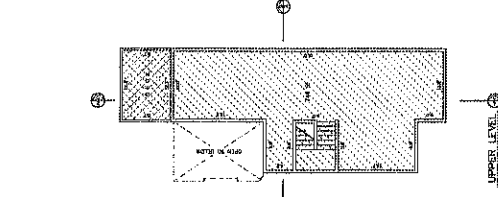
FLOOR	AREA	AREA	AREA	AREA	AREA	AREA
UPPER LEVEL	2,277	2,277	2,277	2,277	2,277	2,277
MAIN LEVEL	2,277	2,277	2,277	2,277	2,277	2,277
BASEMENT LEVEL	2,277	2,277	2,277	2,277	2,277	2,277
TOTAL	6,831	6,831	6,831	6,831	6,831	6,831



UNITS 18, 25
ERRORS RANGE FOR UNITS 24, 27
2,543 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

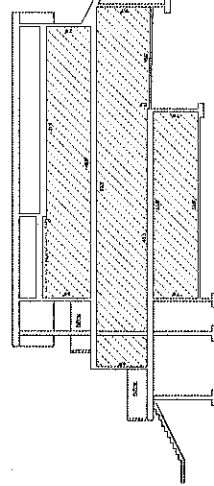
FLOOR	AREA	AREA	AREA	AREA	AREA	AREA
UPPER LEVEL	2,543	2,543	2,543	2,543	2,543	2,543
MAIN LEVEL	2,543	2,543	2,543	2,543	2,543	2,543
BASEMENT LEVEL	2,543	2,543	2,543	2,543	2,543	2,543
TOTAL	7,629	7,629	7,629	7,629	7,629	7,629



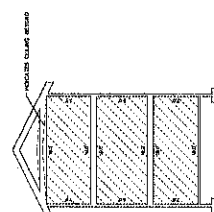
UNITS 18, 25
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2,543 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

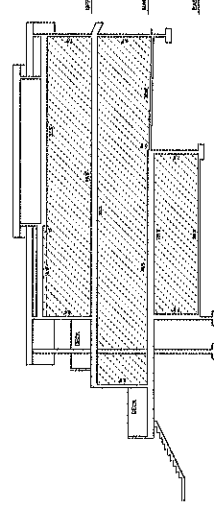
FLOOR	AREA	AREA	AREA	AREA	AREA	AREA
UPPER LEVEL	2,543	2,543	2,543	2,543	2,543	2,543
MAIN LEVEL	2,543	2,543	2,543	2,543	2,543	2,543
BASEMENT LEVEL	2,543	2,543	2,543	2,543	2,543	2,543
TOTAL	7,629	7,629	7,629	7,629	7,629	7,629



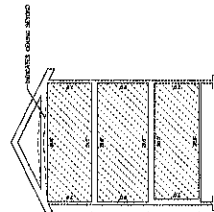
SECTION A-2



SECTION B-2

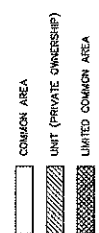
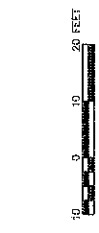


SECTION C-2



SECTION D-2

- NOTES:
1. PLACE AND DIMENSIONS SHOWN ON THIS PLAN ARE COMPILED FROM THE RECORDS OF THE UTAH COUNTY OF SUMMIT, AND FILED AT THE OFFICE OF THE COUNTY CLERK, UTAH COUNTY, UTAH.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 4. REFER TO SPECIFICATIONS OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF FINISHES AND ELEVATIONS.
 5. INDICATORS SEE SHEET 1 FOR LOCATION AND ELEVATION.

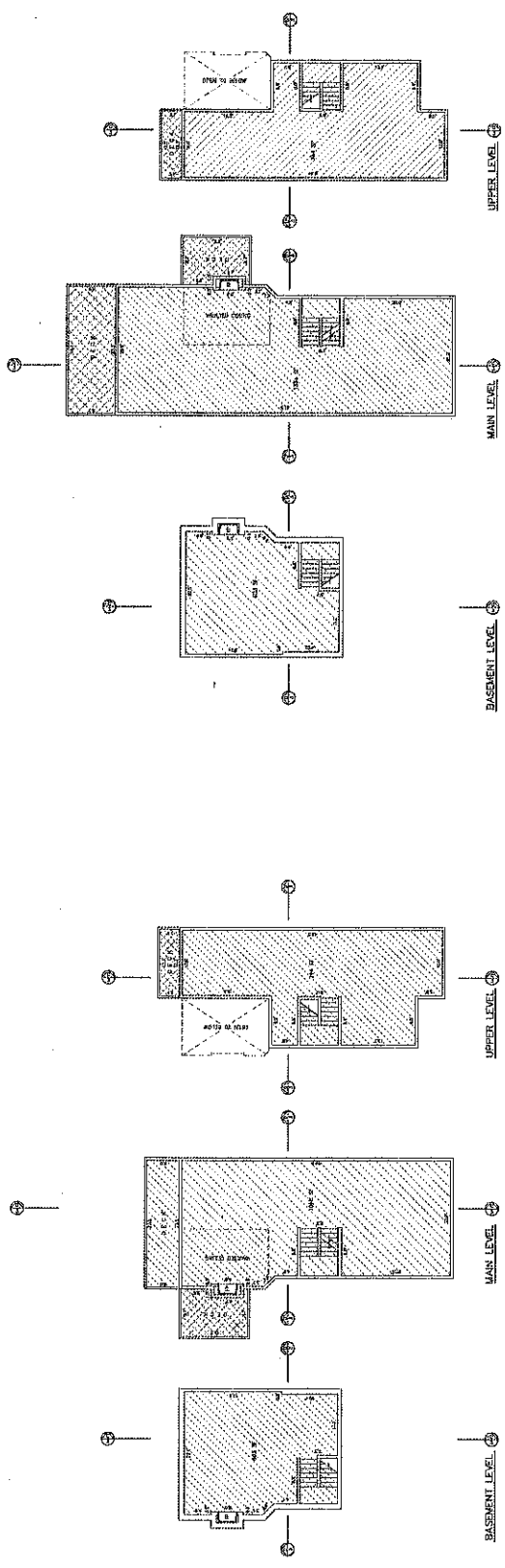


AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 7
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____ BOOK _____ PAGE _____
DATE _____ TIME _____ RECORDS
FEE _____ RECORDER _____



UNIT A
2,418 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

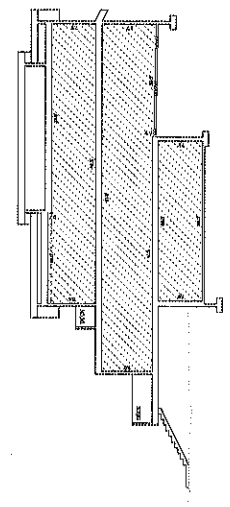
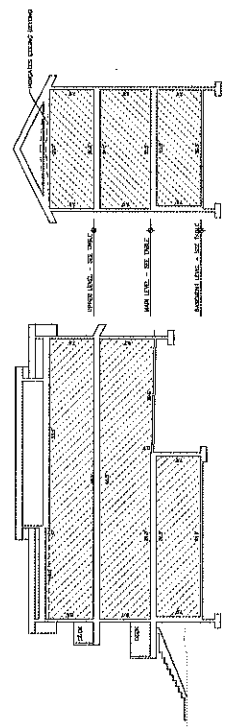
FLOOR	AREA	FINISH	TYPE
UPPER LEVEL	1,100	1/2" PLASTER	1/2" PLASTER
MAIN LEVEL	1,318	1/2" PLASTER	1/2" PLASTER
BASMENT LEVEL	60	1/2" PLASTER	1/2" PLASTER

UNIT B
2,681 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

FLOOR	AREA	FINISH	TYPE
UPPER LEVEL	1,100	1/2" PLASTER	1/2" PLASTER
MAIN LEVEL	1,581	1/2" PLASTER	1/2" PLASTER
BASMENT LEVEL	60	1/2" PLASTER	1/2" PLASTER

LEGEND
COMMON AREA
UNIT (PRIVATE OWNERSHIP)
UNITED COMMON AREA



SECTION C-3

SECTION D-3

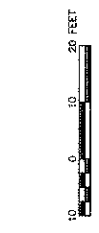
SECTION D-3

SECTION C-3

AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

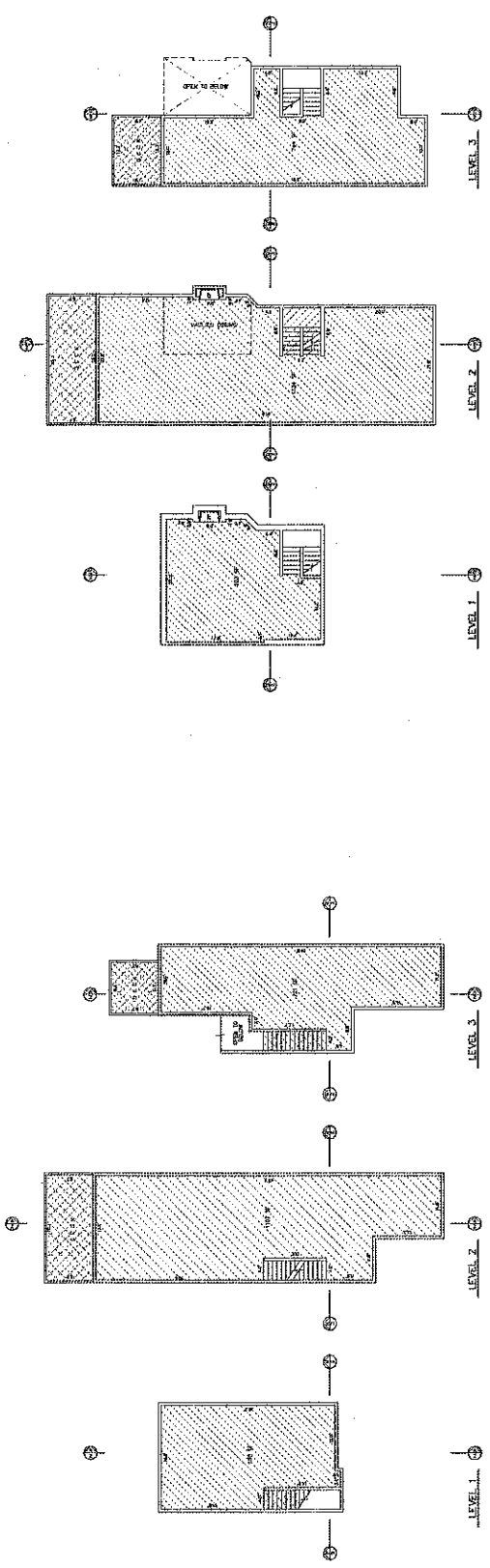


- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FINISHED SURFACES.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO CENTERLINE OF COMMON AREAS.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO CENTERLINE OF COMMON AREAS.
 5. DIMENSIONS: SEE SHEET 1 FOR LOCATION AND ELEVATION.

SHEET 4 OF 7

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____ BOOK _____ PAGE _____
DATE _____ TIME _____ REC'D BY _____
FEE _____



UNIT 5
2,536 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

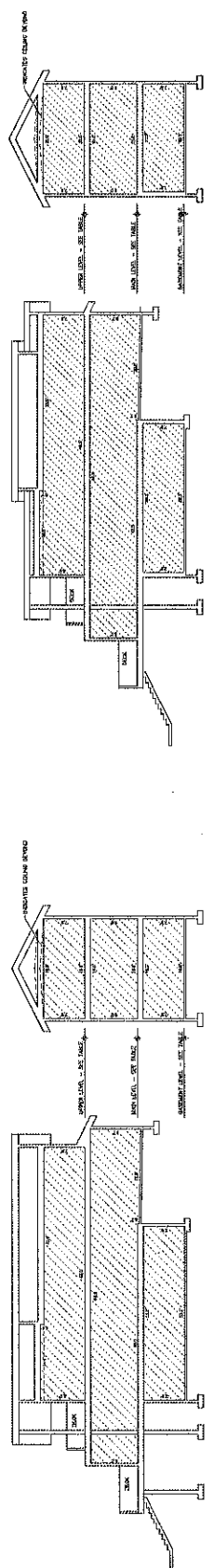
FLOOR	AREA	FINISH
LEVEL 1	UNIT	CONCRETE
LEVEL 2	UNIT	CONCRETE
LEVEL 3	UNIT	CONCRETE

UNIT 21
2,481 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

FLOOR	AREA	FINISH
LEVEL 1	UNIT	CONCRETE
LEVEL 2	UNIT	CONCRETE
LEVEL 3	UNIT	CONCRETE

LEGEND
 [Symbol] COMMON AREA
 [Symbol] UNIT (PRIVATE OWNERSHIP)
 [Symbol] LIMITED COMMON AREA



SECTION A-2
SECTION B-2
SECTION C-2
SECTION D-2

AMENDED, CONSOLIDATED AND RESTATED
 RECORD OF SURVEY MAP

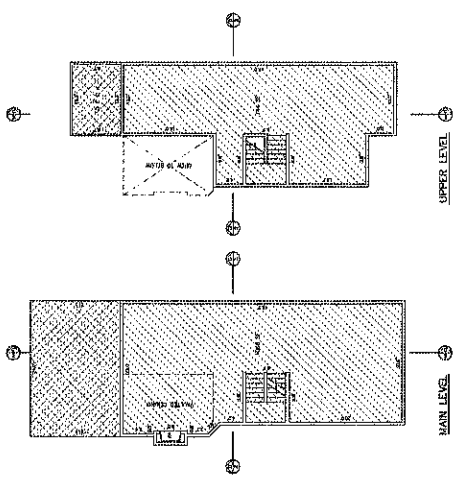
PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 8
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN
 AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

LEGEND
 [Symbol] COMMON AREA
 [Symbol] UNIT (PRIVATE OWNERSHIP)
 [Symbol] LIMITED COMMON AREA



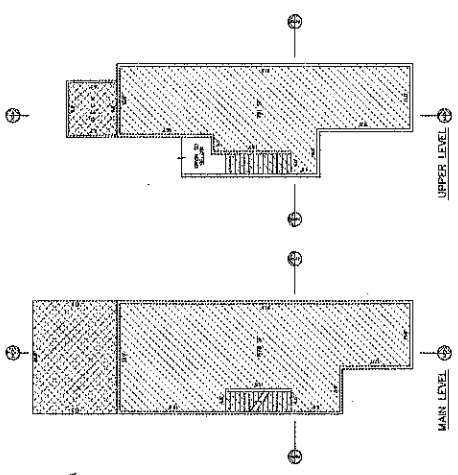
- NOTES:
1. ALL DIMENSIONS SHOWN ON THIS MAP ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL STRUCTURAL ELEMENTS ARE IDENTIFIED AS COMMON AREAS.
 4. THE DIMENSIONS OF COMMON AREAS ARE IDENTIFIED AS COMMON AREAS.
 5. FOR MORE INFORMATION, SEE SHEET 1 FOR LOCALITY AND ELEVATION.



UNITS 1, 28, 34
 SURROUNDED BY UNITS 30, 32, 36
 1,812 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

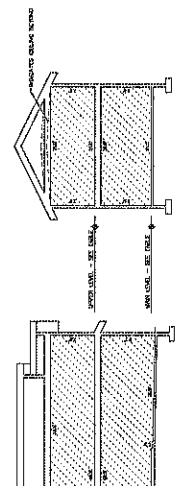
FLOOR	UNIT NUMBER	AREA	FINISH	HEIGHT	AREA	FINISH	HEIGHT
MAIN LEVEL	1	1,200	CONCRETE	10	12,000	WOOD	8
	28	1,200	CONCRETE	10	12,000	WOOD	8
UPPER LEVEL	1	612	CONCRETE	10	6,120	WOOD	8
	28	612	CONCRETE	10	6,120	WOOD	8



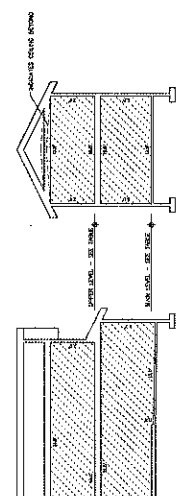
UNITS 2, 29, 32, 35
 1,299 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

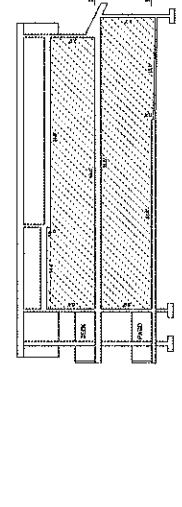
FLOOR	UNIT NUMBER	AREA	FINISH	HEIGHT	AREA	FINISH	HEIGHT
MAIN LEVEL	2	1,200	CONCRETE	10	12,000	WOOD	8
	29	99	CONCRETE	10	990	WOOD	8
UPPER LEVEL	2	99	CONCRETE	10	990	WOOD	8
	29	99	CONCRETE	10	990	WOOD	8



SECTION D-2



SECTION B-2



SECTION A-2

AMENDED, CONSOLIDATED AND RESTATED
 RECORD OF SURVEY MAP

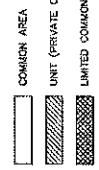
PARKVIEW CONDOMINIUMS

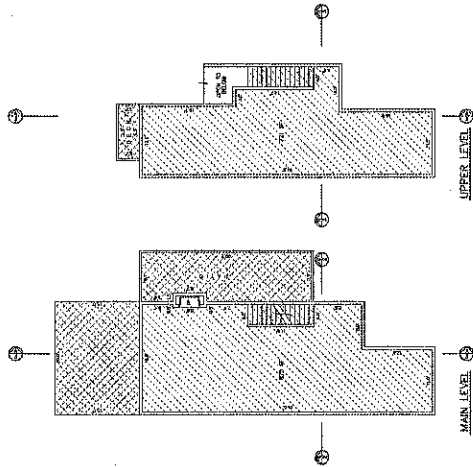
A CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 8
 TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASIN
 AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 6 OF 7
 FILE NO. 1-9-12
 FILE NO. 1-9-12

RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
 AT THE REQUEST OF _____ BOOK _____ PAGE _____
 DATE _____ TIME _____
 REC. _____

- NOTES:
1. PLANS AND DIMENSIONS SHOWN ON THIS SET OF WORK SHALL BE CONSIDERED TO BE THE FINAL DESIGN AND SHALL SUPERSEDE ALL PREVIOUS PLANS, SPECIFICATIONS AND CLERK WORK.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 4. SEE TO EXPLANATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION.
 5. ROOM-MARK: SEE SHEET 1 FOR LOCATION AND ELEVATION.



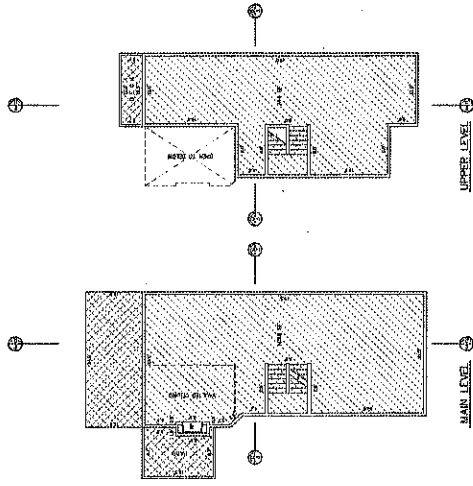


UNIT 3

1,586 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

FLOOR	AREA	FINISH
UPPER LEVEL	872	872
MAIN LEVEL	714	714
TOTAL	1,586	1,586

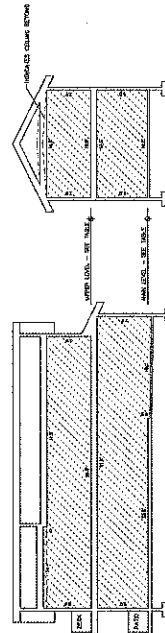


UNIT 31

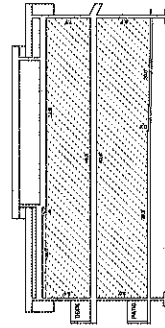
1,812 TOTAL SQUARE FEET

FLOOR ELEVATION TABLE

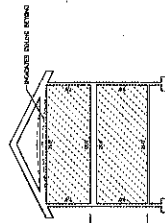
FLOOR	AREA	FINISH
UPPER LEVEL	872	872
MAIN LEVEL	940	940
TOTAL	1,812	1,812



SECTION A-3



SECTION C-3



SECTION D-3

LEGEND
COMMON AREA
UNIT (PRIVATE OWNERSHIP)
LIMITED COMMON AREA



LEGEND
COMMON AREA
UNIT (PRIVATE OWNERSHIP)
LIMITED COMMON AREA



AMENDED, CONSOLIDATED AND RESTATED
RECORD OF SURVEY MAP

PARKVIEW CONDOMINIUMS

A CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE
AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

- NOTES:
1. THIS SURVEY MAP IS THE PROPERTY OF THE ARCHITECTURAL FIRM AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
 2. ALL DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 4. THE DIMENSIONS OF COMMON AREAS ARE SHOWN IN THIS SURVEY MAP.
 5. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 6. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____ PAGE _____
DATE _____ TIME _____ BOOK _____
FEE _____ RECORDER _____