

Ordinance No. 15-39

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE PARKITE COMMERCIAL CONDOMINIUMS RECORD OF SURVEY PLAT, LOCATED AT 333 MAIN STREET, PARK CITY, UTAH.

WHEREAS, owners of the property known as 333 Main Street, Lot A of the 333 Main Street plat amendment, have petitioned the City Council for approval to amend the Parkite Commercial Condominiums record of survey plat to create commercial condominium units D and E from a portion of the platted commercial convertible space.

WHEREAS, the property was properly noticed and posted on September 30, 2015, according to requirements of the Land Management Code; and

WHEREAS, courtesy notice letters were sent to all affected property owners on September 30, 2015, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 14, 2015, to receive input on the amended condominium plat and forwarded a recommendation to the City Council; and

WHEREAS, on November 5, 2015, the City Council held a public hearing on The First Amendment to The Parkite Commercial Condominiums record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the First Amendment to The Parkite Commercial Condominiums record of survey plat.

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 condominium 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 333 Main Street between Main Street and Park Avenue and consists of Lot A of the 333 Main Street plat amendment. There is an existing four story commercial building on the property that was recently remodeled and a certificate of occupancy was issued in October 2015.
2. On February 27, 2009, a Historic District Design Review (HDDR) was approved for a complete renovation of the building. On May 2, 2011, a revised Historic District Design Review application was approved for modifications to the interior space and exterior skin of the building in compliance with the revised 2009 Design Guidelines for Historic Districts and Sites and to reflect the proposed residential uses where the interior spaces changed the exterior elevations, windows, access, patios, etc. An additional revision to the May 2, 2011 HDDR action letter clarifying access to the building, to include language that the north and south tunnels provide access to

the building in addition to Main Street and Park Avenue, was approved on July 30, 2012.

3. On March 26, 2009, the City Council approved a plat amendment to create a single lot of record from the multiple underlying lots for the existing Main Street Mall building known as the 333 Main Street Subdivision. On March 8, 2010, the Council extended the approval for one year. The 333 Main Street one lot subdivision plat was recorded at Summit County on April 12, 2011.
4. Commercial uses within the HCB zone are allowed uses. Commercial uses within the HR2 portion are below the grade of Park Avenue and are existing non-conforming uses.
5. Residential condominium spaces within the building were platted with The Parkite Residential Condominiums record of survey plat application that was approved by the City Council on July 10, 2014 and recorded at Summit County on December 5, 2014.
6. Commercial areas within the building were platted with The Parkite Commercial Condominiums record of survey plat approved by City Council on September 18, 2014 and recorded at Summit County on December 5, 2014.
7. The property is encumbered with a recorded 99 year lease agreement to provide parking for the property at 364 Park Avenue. This lease agreement is identified on the plat because of the duration of the lease. The parking subject to the lease is currently provided within a garage in the Main Street Mall building with access to Park Avenue. The private 559 sf garage space is platted as unit 1G on the residential condominium record of survey plat for this property.
8. Five (5) easements for existing emergency and pedestrian access, utility, and parking easements as described in the title report and land title of survey for 333 Main Street were memorialized with the recorded subdivision plat.
9. This plat amendment does not change the existing access, utility, and parking easements.
10. This property is subject to a February 28, 1986 Master Parking Agreement which was amended in 1987 to effectuate an agreement between the City and the owner with regards to providing parking for a third floor of the Main Street Mall (for office uses proposed with the original construction). The property was assessed and paid into the Main Street Parking Improvement District for the 1.5 FAR (for commercial and retail on the main and lower floors).
11. This plat amendment does not change the parking requirements or parking agreements.
12. Commercial space is located at the street along the Main Street frontage, including commercial space within the historic structures, with residential space located above and/or behind commercial space. All of the storefront units are subject to the vertical zoning ordinance as described in LMC Chapter 15-26-2 Uses.
13. Access is provided to a parking garage via the existing north tunnel for residential condominium units only. The parking garage is located on the lowest level and is designated as common area for the residential uses.
14. Loading and services for the commercial uses, which are retail uses, will be from Swede alley via the south tunnel and from Main Street. No loading for commercial uses will be from Park Avenue as there is no access to Park Avenue from the commercial units, other than required emergency egress.
15. An elevator was constructed at the Main Street level to provide ADA access to Unit

C-1 on the Lower Level. A walkway from the elevator to Unit C-1 provides ADA access. Easements for the elevator and walkway were recorded and documented on The Parkite Commercial Condominium plat providing perpetual ADA access to Commercial Unit C-1, as well as access to the south tunnel.

16. Following recordation of the Parkite Residential Condominium record of survey plat on December 5, 2014, the residential HOA granted an easement to the commercial HOA over this space (elevator and walkway) for the benefit of the commercial units consistent with the limited common ownership designation on the commercial plat.
17. The access easement for C-2 is memorialized on Sheet 3 of this amended plat.
18. On September 1, 2015, an application was submitted to the Planning Department requesting an amendment to The Parkite Commercial Condominium record of survey plat to create two commercial condominium units (Unit D and Unit E) from platted commercial convertible space and to memorialize the access easement for Unit C-2 on the lower level.
19. Unit D is identified as 1,851 square feet in area. Unit E is identified as 2,758 square feet in area. The remaining commercial convertible space decreases by 4,609 square feet to 10,883 square feet.
20. Creation of private commercial condominium units allows this commercial area to be sold as a private commercial unit, as opposed to being a tenant leased space. No change of use or changes to any existing easements or agreements are proposed with this requested plat amendment.

Conclusions of Law:

1. There is good cause for this amended condominium plat.
2. The amended condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed amended condominium plat.
4. Approval of the amended condominium plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the condominium plat for compliance with State law, the Land Management Code, the recorded subdivision plat, and any conditions of approval, prior to recordation of the plat.
2. The applicant will record the condominium plat 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 plat will be void, unless an extension request is made in writing prior to the expiration date and the extension is granted by the City Council.
3. All conditions of approval of the 333 Main Street Subdivision plat and approved Historic District Design Review shall continue to apply.
4. All new construction at this property shall comply with applicable building and fire codes and any current non-compliance issues for tenant spaces, such as ADA access and bathrooms, emergency access, etc. shall be addressed prior to building permit issuance.
5. Elevator space and associated easements are to be shown on the record of survey plat.

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

PASSED AND ADOPTED this 5th day of November, 2015.



PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:



Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney

EXHIBIT A

SURVEYOR'S CERTIFICATE

I, John Demerco, do hereby certify that I am a Registered Land Surveyor and that I have been duly licensed by the State of Utah, and that I have prepared this plat in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown herein is correct.



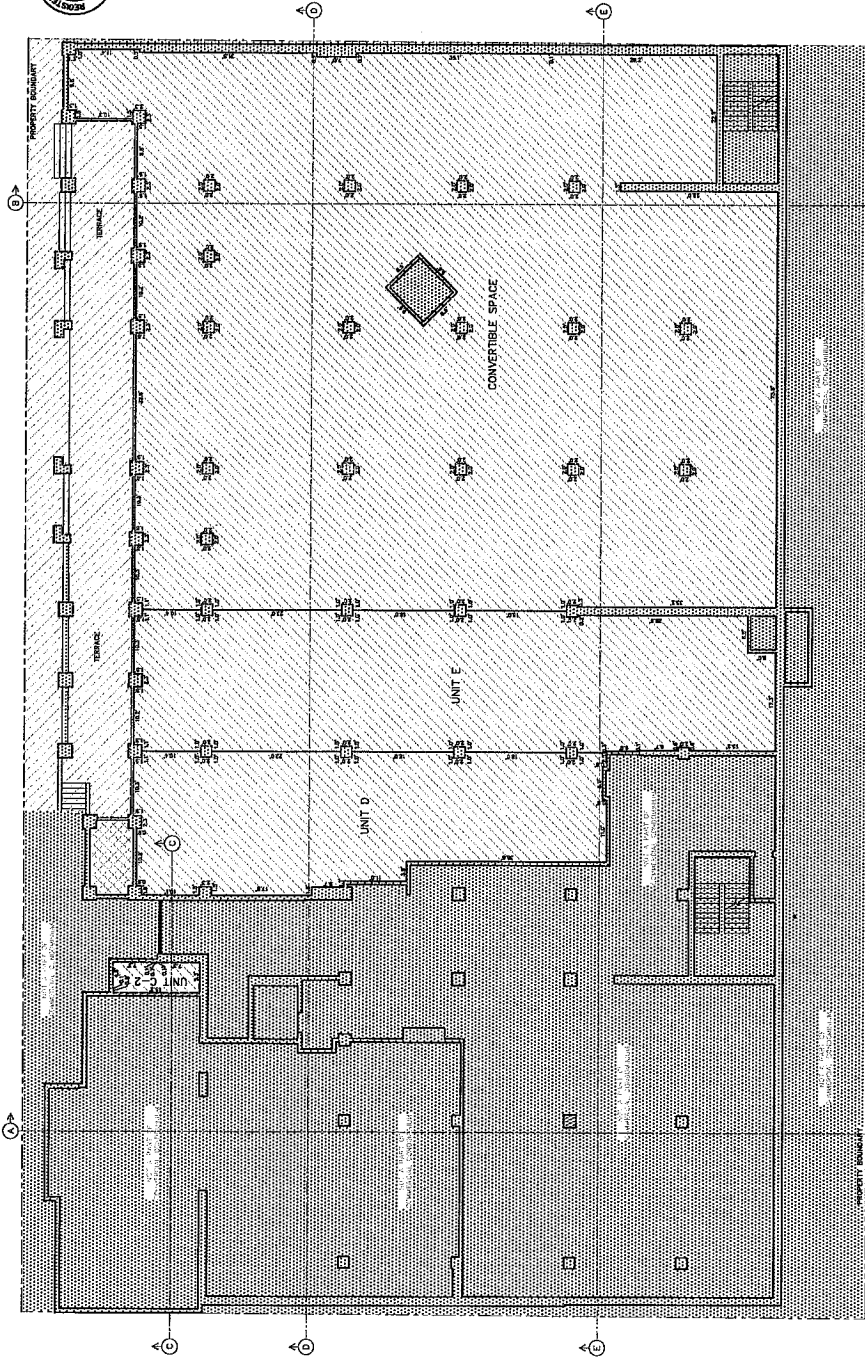
LEGAL DESCRIPTION

Parcel 1

All of the convertible space (also known as Unit C3) of The Parkite Commercial Condominiums, together with the department undivided interest in the common areas and easements appurtenant thereto, as shown on the plat recorded in the Office of the Summit County Recorder on December 5, 2014, as Entry No. 1008445, and the department undivided interest in the common areas and easements appurtenant thereto, as shown on the plat recorded in the Office of the Summit County Recorder on July 23, 2015, as Entry No. 1024305, in Book 2306, at Page 1294, Summit County Recorder's Office.

Parcel 2

Together with the easements appurtenant to commercial project under the Declaration of Condominiums, Conditions and Restrictions for the Parkite Commercial Condominiums, as shown on the plat recorded in the Office of the Summit County Recorder on December 5, 2014, as Entry No. 1008445, and the easements appurtenant to commercial project under the Declaration of Condominiums, Conditions and Restrictions for the Parkite Commercial Condominiums, as shown on the plat recorded in the Office of the Summit County Recorder on July 23, 2015, as Entry No. 1024305, in Book 2306, at Page 1295, Summit County Recorder's Office.



UNIT	PRIVATE OWNERSHIP AREA	COMMON OWNERSHIP AREA
UNIT C-1	8,138 SQ. FT.	5,772 SQ. FT.
UNIT C-2	8,138 SQ. FT.	5,772 SQ. FT.
UNIT C-3	2,709 SQ. FT.	10,987 SQ. FT.
CONVERTIBLE SPACE		10,987 SQ. FT.

OWNERSHIP DESIGNATIONS	
	PRIVATE OWNERSHIP
	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP APPURTENANT TO UNIT C-1 (EASEMENT RIGHTS ONLY)
	SEE NOTE 1
	LIMITED COMMON OWNERSHIP APPURTENANT TO UNITS D, E & CONVERTIBLE SPACE (EASEMENT RIGHTS ONLY)
	NOT A PART OF COMMERCIAL CONDOMINIUM

NOTES
 1. The Interior Declaration of Condominiums, Conditions and Restrictions for the Parkite Commercial Condominiums, recorded December 5, 2014, as Entry No. 1008445, and the Declaration of Condominiums, Conditions and Restrictions for the Parkite Commercial Condominiums, recorded July 23, 2015, as Entry No. 1024305, in Book 2306, at Page 1294, Summit County Recorder's Office, are hereby incorporated by reference into this plat. The project is a commercial project and is not subject to the Utah Condominium Ownership Act. The project is a commercial project and is not subject to the Utah Condominium Ownership Act. The project is a commercial project and is not subject to the Utah Condominium Ownership Act.

LEVEL 1

THIS SHEET REPLACES SHEET 3 OF THE PARKITE COMMERCIAL CONDOMINIUMS, RECORDED DECEMBER 5, 2014, AS ENTRY NO. 1008445.

THE PARKITE COMMERCIAL CONDOMINIUMS

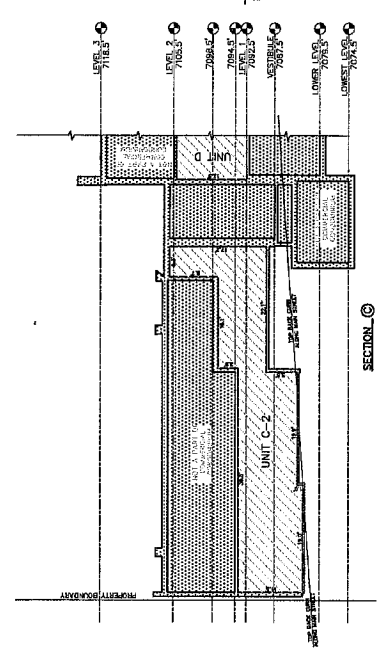
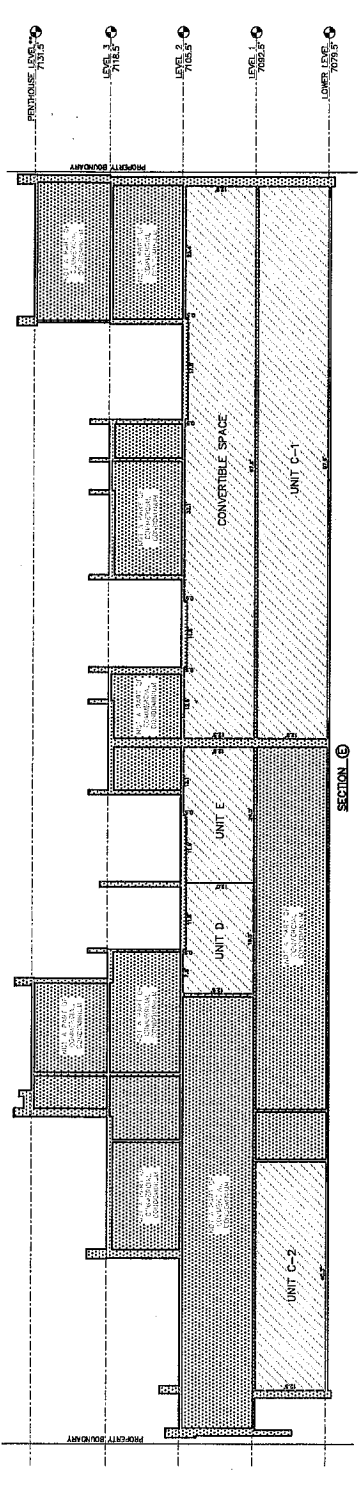
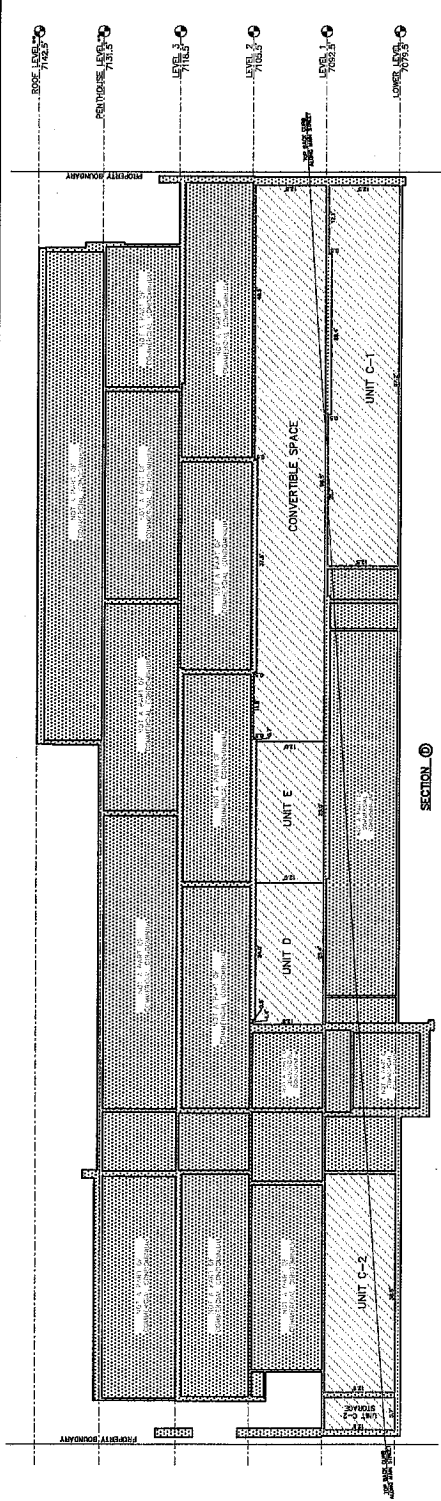
A UTAH CONDOMINIUM PROJECT

LOCATED IN BLOCK 11, PARK CITY SURVEY AND ALSO THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ 2015 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2015 BY _____ CHAIR	ENGINEER'S CERTIFICATE ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 2015 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ 2015 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2015 BY _____ MAYOR	CERTIFICATE OF ATTEST I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON _____ DAY OF _____ 2015. BY _____ PARK CITY RECORDER
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ ENTRY NO. _____ DATE _____ TIME _____					

10' 0 10' 20'





OWNERSHIP DESIGNATIONS

	PRIVATE OWNERSHIP
	COMMON OWNERSHIP
	NOT A PART OF COMMERCIAL CONDOMINIUM



FIRST AMENDMENT TO
THE PARKITE COMMERCIAL CONDOMINIUMS

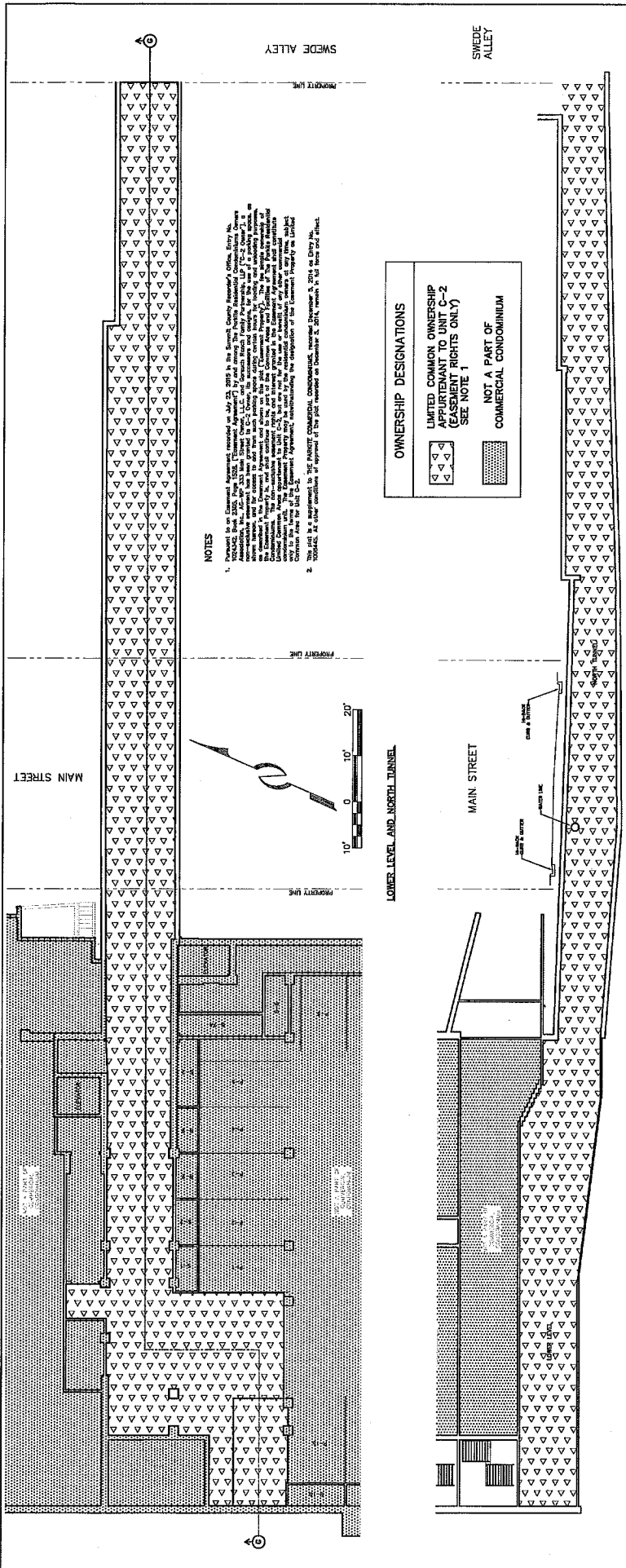
THIS SHEET REPLACES SHEET 5 OF THE PARKITE COMMERCIAL CONDOMINIUMS, RECORDED DECEMBER 5, 2014, AS ENTRY NO. 1008445.

SHEET 2 OF 3
 RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
 AT THE REQUEST OF
 DATE _____ TIME _____ ENTRY NO. _____
 FEE _____ RECORDER _____

NOTE
 This sheet is an amendment to THE PARKITE COMMERCIAL CONDOMINIUMS, recorded December 5, 2014, as Entry No. 1008445. It is subject to the terms and conditions of the Plat recorded on December 5, 2014, in full text and effect, and other conditions of approval of the Plat recorded on December 5, 2014, in full text and effect.



(435) 462-2447
 200 West 200th St., Ste. 200, Park City, Utah 84302-2004



NOTES

1. Pursuant to the terms of the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, the Limited Common Owners of the Units in this Condominium Project shall have the right to use the common areas of the project for the purpose of parking their vehicles. The use of the common areas for parking shall be subject to the terms and conditions set forth in the Declaration of Condominiums and the rules and regulations of the project. The Limited Common Owners shall not be permitted to use the common areas for any other purpose. The Limited Common Owners shall be responsible for obtaining all necessary permits and approvals for the use of the common areas for parking. The Limited Common Owners shall be responsible for maintaining the common areas in a safe and sound condition. The Limited Common Owners shall be responsible for paying all costs associated with the use of the common areas for parking.
2. This sheet is a supplement to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners shall be responsible for reading and understanding the Declaration of Condominiums and the rules and regulations of the project. The Limited Common Owners shall be responsible for complying with all applicable laws and regulations. The Limited Common Owners shall be responsible for obtaining all necessary permits and approvals for the use of the common areas for parking. The Limited Common Owners shall be responsible for maintaining the common areas in a safe and sound condition. The Limited Common Owners shall be responsible for paying all costs associated with the use of the common areas for parking.

OWNERSHIP DESIGNATIONS

	LIMITED COMMON OWNERSHIP APPURTENANT TO UNIT C-2 (EASEMENT RIGHTS ONLY) SEE NOTE 1
	NOT A PART OF COMMERCIAL CONDOMINIUM

THIS SHEET IS AN ADDITION TO THE PARKITE COMMERCIAL CONDOMINIUMS, RECORDED DECEMBER 5, 2014, AS ENTRY NO. 1008445.

FIRST AMENDMENT TO
**THE PARKITE
COMMERCIAL
CONDOMINIUMS**

OWNER'S DEDICATION AND CONSENT TO RECORD

THE PARKITE COMMERCIAL CONDOMINIUMS, a California limited liability company, owned by the Limited Common Owners of the Units in this Condominium Project, hereby dedicates and consents to record this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project.

In witness whereof, Declaration has executed this Owner's Declaration on the _____ day of _____, 2015.

By: _____
Title: _____

ACKNOWLEDGMENT

State of _____
County of _____

On _____ day of _____, 2015, before me, _____, Notary Public personally appeared _____, the Limited Common Owners of the Units in this Condominium Project, who acknowledged to me that he executed this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing is a true and correct statement of the facts and contents of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project.

Witness my hand and official seal.

Notary Public

OWNER'S DEDICATION AND CONSENT TO RECORD

THE PARKITE COMMERCIAL CONDOMINIUMS, a California limited liability company, owned by the Limited Common Owners of the Units in this Condominium Project, hereby dedicates and consents to record this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project.

In witness whereof, Declaration has executed this Owner's Declaration on the _____ day of _____, 2015.

By: _____
Title: _____

ACKNOWLEDGMENT

State of _____
County of _____

On _____ day of _____, 2015, before me, _____, Notary Public personally appeared _____, the Limited Common Owners of the Units in this Condominium Project, who acknowledged to me that he executed this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing is a true and correct statement of the facts and contents of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project.

Witness my hand and official seal.

Notary Public

OWNER'S DEDICATION AND CONSENT TO RECORD

THE PARKITE COMMERCIAL CONDOMINIUMS, a California limited liability company, owned by the Limited Common Owners of the Units in this Condominium Project, hereby dedicates and consents to record this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. The Limited Common Owners of the Units in this Condominium Project hereby agree to be bound by the terms and conditions of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project.

In witness whereof, Declaration has executed this Owner's Declaration on the _____ day of _____, 2015.

By: _____
Title: _____

ACKNOWLEDGMENT

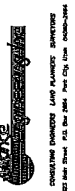
State of _____
County of _____

On _____ day of _____, 2015, before me, _____, Notary Public personally appeared _____, the Limited Common Owners of the Units in this Condominium Project, who acknowledged to me that he executed this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project. I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing is a true and correct statement of the facts and contents of this First Amendment to the Declaration of Condominiums, recorded as Subdivision Map No. 2015-001, and the rules and regulations of the project.

Witness my hand and official seal.

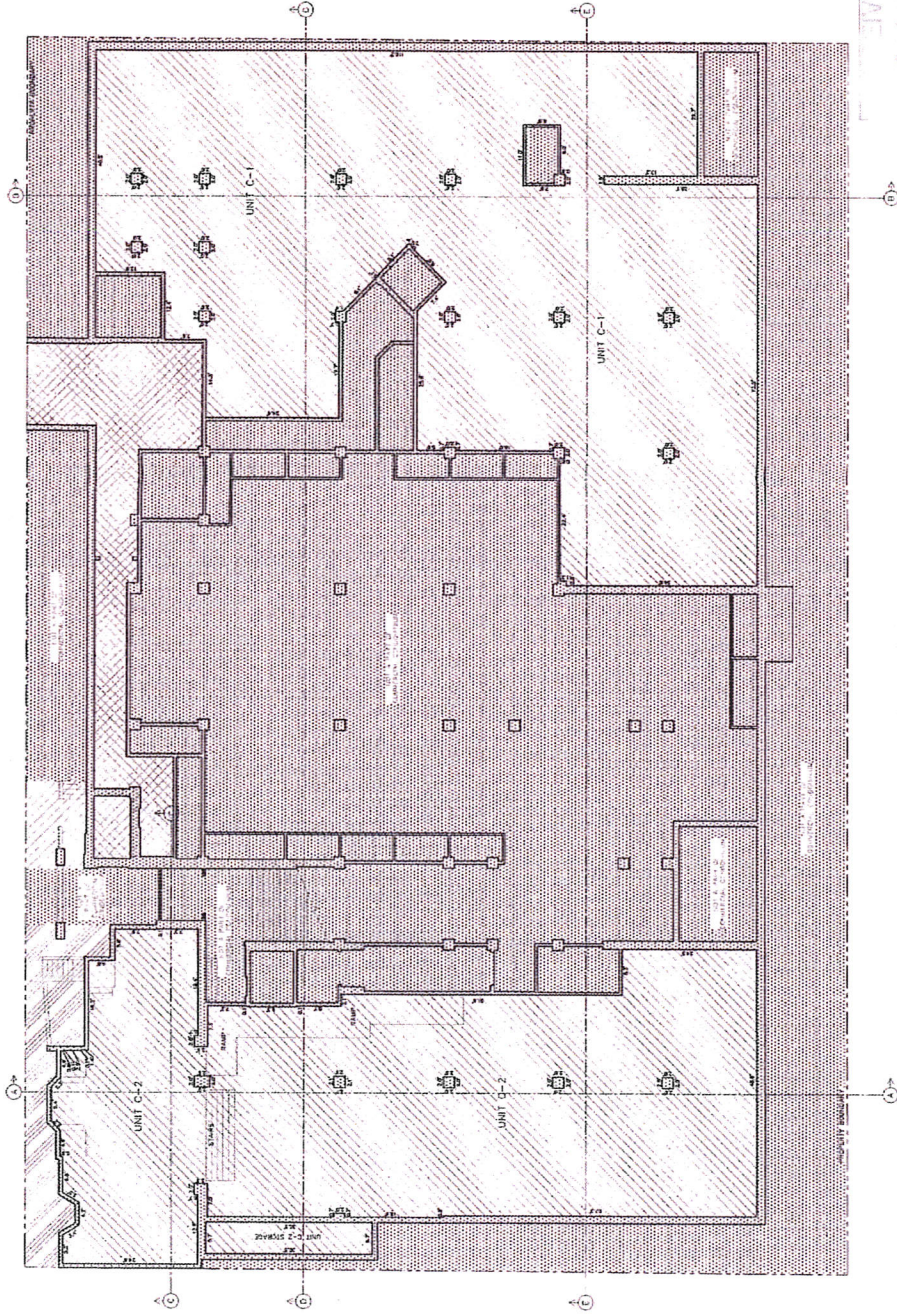
Notary Public

SHEET 3 OF 3
FILED IN PUBLIC RECORDS DIVISION
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ ENTRY NO. _____
FEE _____
RECORDER



COMMERCIAL CONDOMINIUMS LAW FIRM, INC. 200 West 100th St., Ste. 2000, West Valley City, Utah 84115-1000

MAIN STREET



LOWER LEVEL

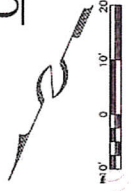
UNIT AREA TABLE	
UNIT	PRIVATE OWNERSHIP AREA
UNIT C-1	8,138 SQ. FT.
UNIT C-1-1	8,138 SQ. FT.
UNIT C-1-2	8,138 SQ. FT.
UNIT C-2	8,138 SQ. FT.

OWNERSHIP DESIGNATIONS	
	PRIVATE OWNERSHIP
	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP APPURTENANT TO UNIT C-1 (EASEMENT RIGHTS ONLY) SEE NOTE 1
	LIMITED COMMON OWNERSHIP APPURTENANT TO CONVERTIBLE SPACE (EASEMENT RIGHTS ONLY)
	LIMITED COMMON OWNERSHIP APPURTENANT TO UNIT C-2 (EASEMENT RIGHTS ONLY)

NOT A PART OF COMMERCIAL CONDOMINIUM

THE PARKITE COMMERCIAL CONDOMINIUMS

RECEIVED
 SEP 01 2015
 PLANNING DEPT.
 CITY OF SALT LAKE CITY

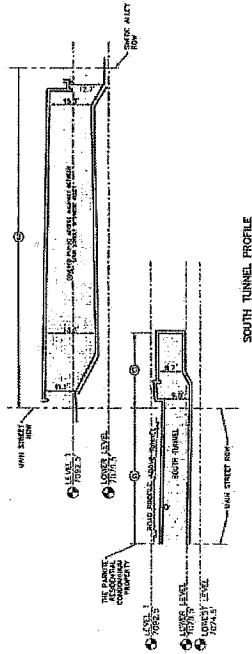
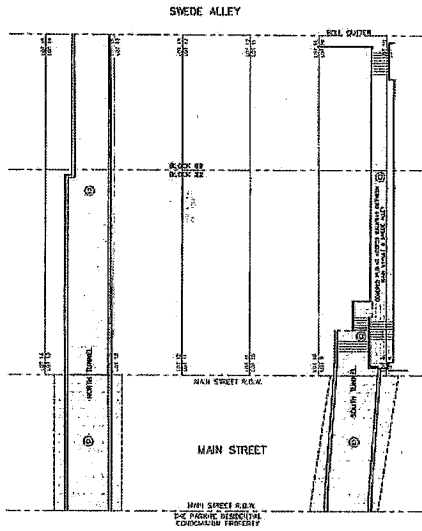
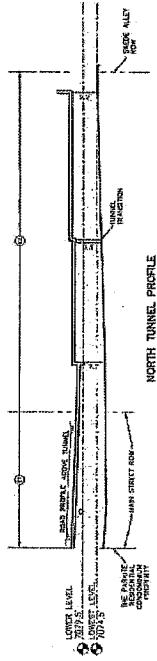


NOTE
 1. The undersigned hereby certifies that the information contained in this plat was prepared by a duly licensed professional engineer or architect in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code, and the Utah Professional Architects Act, Chapter 49, Utah Code. The undersigned also certifies that the information contained in this plat was prepared by a duly licensed professional engineer or architect in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code, and the Utah Professional Architects Act, Chapter 49, Utah Code. The undersigned also certifies that the information contained in this plat was prepared by a duly licensed professional engineer or architect in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code, and the Utah Professional Architects Act, Chapter 49, Utah Code.

RECORDED
 STATE OF UTAH, COUNTY OF SALT LAKE, AND FILED
 AT THE REQUEST OF COMMERCIAL CONDO UNIT
JACK/14 THIS 23 DAY OF SEP
2015 1152 C. J. HILLMAN, C.E.

COMMERCIAL CONDOMINIUMS UNIT PLANNING SURVEYOR
 (435) 244-1444

SHEET 2 OF 6



LEGEND

①	EXISTING TUNNEL
②	NEW TUNNEL
③	EXISTING SIDEWALK
④	NEW SIDEWALK
⑤	EXISTING DRIVEWAY
⑥	NEW DRIVEWAY

NOTES

1. Section 1003.1-3-1.1 of the 2015 Utah State Code requires that all plans submitted to the Utah State Board of Professional Engineers and Surveyors be prepared by a registered Professional Engineer or Surveyor.
2. Construction in this project is to be in accordance with the 2015 Utah State Code, the International Building Code, and the International Residential Code.
3. Construction in this project is to be in accordance with the 2015 Utah State Code, the International Building Code, and the International Residential Code.
4. Construction in this project is to be in accordance with the 2015 Utah State Code, the International Building Code, and the International Residential Code.
5. Construction in this project is to be in accordance with the 2015 Utah State Code, the International Building Code, and the International Residential Code.

OFFSITE EASEMENTS APPURTENANT TO
THE PARKITE
COMMERCIAL
CONDOMINIUMS

SEP 01 2015
 PARKITE CITY
 PLANNING DEPARTMENT

JOB NO. 15-111111 FILE NO. 15-111111 SHEET 6 OF 6
 RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
 AT THE REQUEST OF *CONRADSON TITLE COMPANY*
 DATE *08/27/15* TIME *2:30 PM*
 BY *MS* *085*
C. Williams Agency



EXHIBIT C



(602) 968-9667
Aerial Photography
123 Main Street, Suite 100, Phoenix, AZ 85001
www.aerialphoto.com

STAFF: MARSHALL KING
DATE: 8/27/15

ARIAL PHOTOGRAPHY
333 MAIN STREET
BLOCK 11, PARK CITY SURVEY
FOR: OSBORN RANCH FAMILY PARTNERSHIP, LLP
JOB: 15-0001
FILE: 15-ParkCitySurvey.dwg
skk.com@arphoto.com

SHEET 1 OF 1

EXHIBIT D

THE PARKITE COMMERCIAL CONDOMINIUMS
FIRST AMENDED
333 MAIN STREET

PROJECT INTENT

The Parkite Commercial Condominiums was recorded December 5, 2014, as Entry No. 1008445. The purpose of this plat application is to create a Unit D and a Unit E on Sheet 3 of 6 within the convertible space and will replace Sheet 3 of the current recorded plat. Sheet 5 of the currently recorded plat shows sections and will be replaced as well. Sheet 3 of the proposed amended plat shows an easement and access to a parking space for Unit C-2 that was recorded after the recording of the original plat.

