

ALICE CLAIM

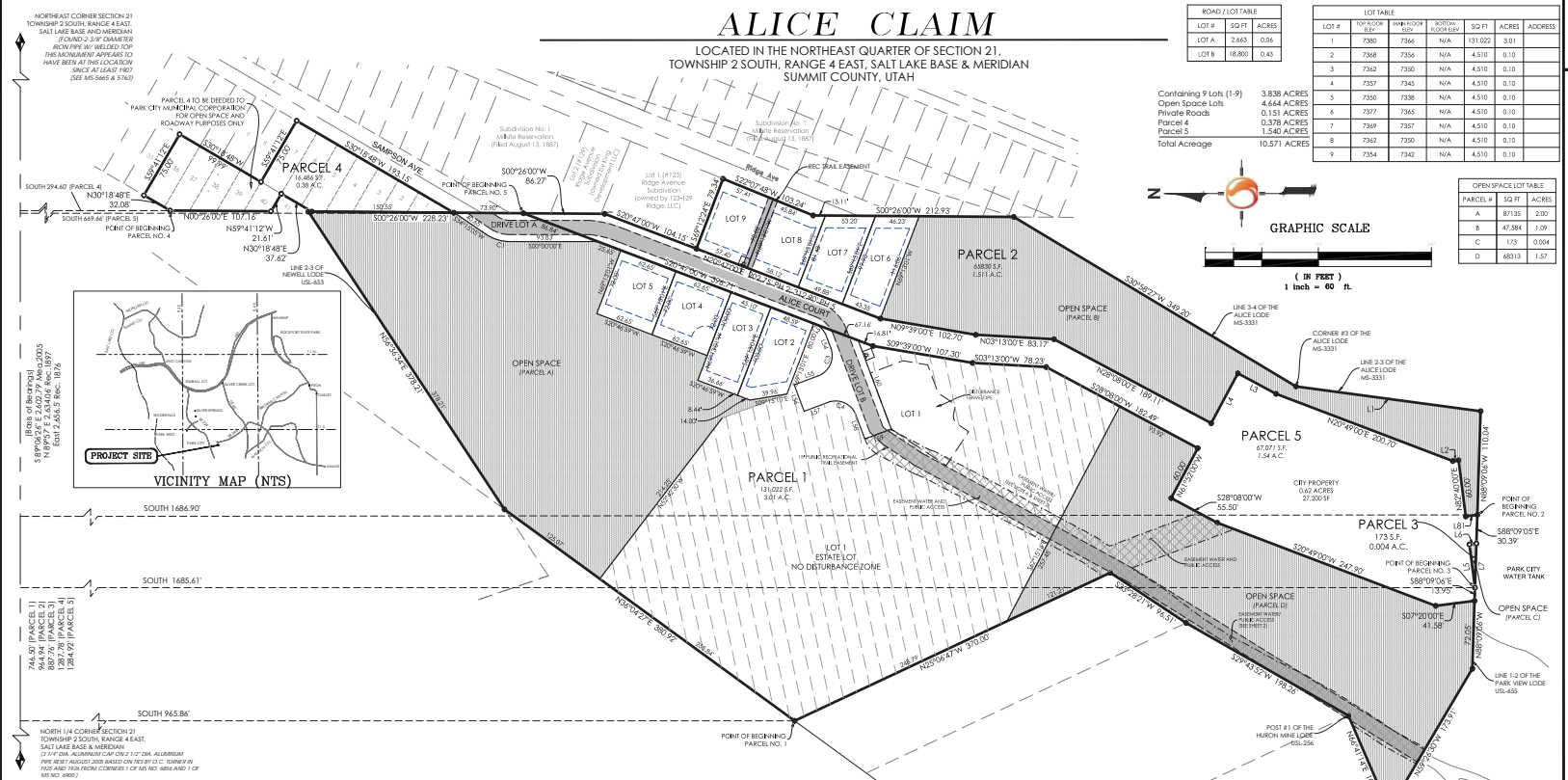
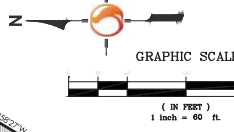
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

ROAD / LOT TABLE	LOT #	SQ FT	ACRES
	1	2,663	0.06
	18	18,001	0.43

LOT TABLE			OPEN SPACE LOT TABLE		
LOT #	TYPE/ACREAGE	ACRES	PARCEL #	SQ FT	ACRES
1	7360	7366	N/A	131,022	3.01
2	7368	7356	N/A	4,510	0.10
3	7362	7350	N/A	4,510	0.10
4	7357	7345	N/A	4,510	0.10
5	7350	7330	N/A	4,510	0.10
6	7327	7305	N/A	4,510	0.10
7	7369	7307	N/A	4,510	0.10
8	7342	7300	N/A	4,510	0.10
9	7354	7342	N/A	4,510	0.10

Containing 9 Lots (1-9)
Open Space Lots
Private Roads
Parcel 4
Parcel 5
Total Acreage

3,838 ACRES
4,644 ACRES
0.151 ACRES
0.378 ACRES
1,540 ACRES
10,571 ACRES



SURVEYOR'S CERTIFICATE
I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161228 as prescribed under the laws of the State of Utah. I certify that the boundary and adjoining information of this survey is based on the Natural Survey Replacement Plat Record of Survey for Alice Claim performed by Lloyd D. Olson, Jr. Further, certify that by authority of the Owners, I have subdivided said tract of land into lots and streets, hereinafter so described.

ALICE CLAIM
and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
Parcel No. 1
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point on Line 4.7 of the Alice Claim, Mineral Survey 8331, said point being also S89°26'21"E 746.50 feet, along the Section Line, and South 56.84 feet from the North Quarter Corner of said Section 21, and turning thence along said Line 4.7, N10°47'31"E 39.92 feet to a point on Line 2.3 of the Newell View Lot US-453, thence, along said Line 2.3, Newell View, S69°36'34"E 378.21 feet to a point on the Western Boundary Line, S00°26'00"W 228.22 feet to a point on the Western Right-of-Way Line of the Park City Water Company, Access Road, thence, along said Western Right-of-Way Line, the following four (4) courses: (1) S27°47'00"W 394.71 feet, (2) S20°39'00"W 107.30 feet, (3) S20°13'00"W 78.23 feet, (4) S28°08'00"W 182.49 feet to a point on the Park City Property, thence, along the Western Boundary Line of said Park City Property, the following four (4) courses: (1) N61°20'00"W 620.00 feet, (2) N10°20'00"W 55.50 feet, (3) S20°08'00"W 247.90 feet, (4) S20°20'00"E 41.88 feet to a point on Line 1.2 of the Park View Lot US-455, thence, along said Line 1.2, Park View Lot, N89°09'00"W 72.00 feet to a point on Line 1.2 of said Alice Claim MS-331, thence, along said Line 1.2, Alice Claim, N02°00'00"W 173.97 feet to a point on Line 1.2 of the Park View Lot US-256, thence, along said Line 1.2, Huron Mine Lot, N66°41'41"E 108.84 feet to Post #1 of said Huron Mine Lot, thence, along said Line 1.2 of said Park View Lot US-455, thence, along said Line 1.2, Park View Lot, N89°09'00"W 110.04 feet to the Point of Beginning.

Containing 65,830 square feet or 1.511 acres.
Parcel No. 3
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point on the Eastern Boundary Line of the Park City Property, said point being also on the Line 1.2 of the Park View Lot US-455, said point being also S89°26'21"E 746.50 feet, along the Section Line, and South 148.87 feet from the North Quarter Corner of said Section 21, and running thence, along said Eastern Boundary Line, the following six (6) courses: (1) N07°00'00"W 1.32 feet, (2) N89°00'00"E 620.00 feet, (3) N02°00'00"E 4.20 feet, (4) N02°00'00"E 200.70 feet, (5) N02°00'00"E 45.91 feet, (6) N41°52'00"W 60.00 feet to the Eastern Right-of-Way Line of the Park City Property, thence, along said Eastern Right-of-Way Line, the following four (4) courses: (1) N02°00'00"E 189.11 feet, (2) N03°10'00"E 83.17 feet, (3) N02°00'00"E 102.70 feet, (4) N02°00'00"E 62.70 feet to a point on the Northern Boundary Line of said Alice Claim, Mineral Survey 3331, thence, along said Line 1.2 of the Park View Lot US-455, thence, along said Line 1.2, Alice Claim, S30°27'27"W 349.20 feet to Post #1 of said Huron Mine Lot, thence, along said Line 1.2, Park View Lot, N89°09'00"W 46.83 feet to the Point of Beginning.

Containing 173 square feet or 0.004 acres.
Parcel No. 4
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point on the Southerly Boundary Line of the Park City Property, said point being also on the Section Line, and South 148.84 feet from the North Quarter Corner of said Section 21, and running thence, along said Southerly Boundary Line, the following two (2) courses: (1) N82°40'00"E 46.23 feet, (2) S20°00'00"E 7.47 feet to a point on said Line 1.2 of the Park View Lot, thence, along said Line 1.2, Park View Lot, N89°09'00"W 46.83 feet to the Point of Beginning.

Containing 173 square feet or 0.004 acres.
Parcel No. 5
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point on the Western Boundary Line of Subdivision No. 1 of Millite Reservation (dated 06/29/1887), said point being also on the Northwesterly Line of Lot 37 of said Millite Reservation, said point being also S89°26'21"E 1287.28 feet, along the Section Line, and South 294.60 feet from the North Quarter Corner of said Section 21, and running thence, along said Northwesterly Line of Lot 37, and Lot 36, N02°18'45"E 32.88 feet to the Northern Corner of said Lot 36, thence, along the Northwesterly Line of said Lot 36, S94°11'27"E 75.00 feet to the Eastern Corner of said Lot 36, thence, along the Southerly Line of Lot 36, thence, through 39 inches of said Millite Reservation, S32°18'45"E 9.99 feet to the Northern Corner of Lot 1 of said Millite Reservation, thence, along the Northwesterly Line of said Lot 1, S39°11'27"E 75.00 feet to the Eastern Corner of said Lot 1, thence, along the Southerly Line of Lot 1, and of said Southerly Boundary Line of Millite Reservation, thence, along said Southerly Boundary Line, N02°00'00"E 10.50 feet to the Southerly Corner of Lot 41 of said Millite Reservation, thence, along the Southerly and Northwesterly Lines of said Lot 41, the following two (2) courses: (1) N02°18'45"E 37.41 feet, (2) N04°11'27"E 61.41 feet to said Western Boundary Line of Millite Reservation, thence, along said Western Boundary Line, N02°26'00"E 107.14 feet to the Point of Beginning.

Containing 14,486 square feet or 0.378 acres.
Parcel No. 5
A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a point S89°26'21"E 1283.48 feet, along the Section Line, and South 995.74 feet from the North Quarter Corner of said Section 21, and turning thence, along said Section Line, S02°26'00"W 312.90 feet, thence, S99°09'00"W 123.03 feet, thence, S03°00'00"E 81.17 feet, thence, S99°09'00"W 189.11 feet, thence, S41°02'00"E 60.00 feet, thence, S28°08'00"W 45.90 feet, thence, S20°49'00"W 200.70 feet, thence, S20°20'00"E 42.00 feet, thence, S82°00'00"W 60.00 feet, thence, S99°09'00"E 12.32 feet, thence, N89°09'00"W 59.39 feet, thence, N07°00'00"W 74.49 feet, thence, S82°45'00"W 48.29 feet, thence, N89°09'00"W 13.95 feet, thence, N02°00'00"W 41.58 feet, thence, N02°00'00"E 241.99 feet, thence, N02°00'00"E 55.50 feet, thence, S01°52'00"E 60.00 feet, thence, N89°08'00"E 184.49 feet, thence, N03°10'00"E 78.23 feet, thence, N03°00'00"E 107.30 feet, thence, N02°00'00"E 39.91 feet to the Point of Beginning.



DATE _____ GREGORY A. CATES
P.L.S. 161228

OWNER'S DEDICATION
I, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets, to be hereinafter known as **ALICE CLAIM**, do hereby dedicate for perpetual use of the public all parcels of land, right-of-ways and easements as shown on this plat as intended for Public Use.

In witness whereof, _____ have hereunto set _____ this _____ day of _____ AD 20__.

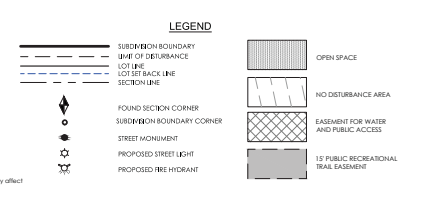
KING DEVELOPMENT GROUP LLC _____ PARK CITY MUNICIPAL CORPORATION (PARCEL NO. 5 ONLY)

ALICE CLAIM
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REGISTRY OFFICE
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ COUNTY RECORDER

PLAT NOTES:
1. THE MINIMUM SQUARE FOOTAGE OF A BUILDING FOOTPRINT IN THE 1/2 ACRES 1/200 SQUARE FEET.
2. DRIVE LOTS A, AND B, CONTAIN A PUBLIC, PRIVATE EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS AND THE INSTALLATION, OPERATION, & MAINTENANCE OF UTILITIES.
3. THE PUBLIC RECREATIONAL TRAIL EASEMENT SHOWN HEREON IS 15 FEET WIDE AND IS FOR PUBLIC, NON-MOTORIZED ACCESS.
4. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN DRIVE LOTS A, AND B INCLUDING ASSOCIATED STORM DRAINAGE SYSTEMS AND CURBS, DRIVE LOTS A, AND B ARE FOR ROADWAY ACCESS AND THE PUBLIC SHALL HAVE THE ABILITY TO USE THE REFERRED LOT FOR PEDESTRIAN NON-MOTORIZED ACCESS.
5. THE PUBLIC ACCESS EASEMENT ALLOWED FOR PUBLIC ACCESS THROUGH THE ALICE CLAIM SUBDIVISION AS WELL AS INSTALLATION, OPERATION, & MAINTENANCE OF THE PUBLIC WATER SYSTEM.
6. HOA WILL MAINTAIN ALL STORM WATER DETENTION FACILITIES ON THIS PROPERTY.
7. COMPLIANCE WITH RESTRICTIONS OF THE STATE UTILITY CLEARANCE CERTIFICATE OF COMPLETION IS REQUIRED, AND NO DEVELOPMENT IS ALLOWED IN OPEN SPACE PARCELS OR NON-DEURANCE AREAS.

WATER SYSTEM NOTES:
1. A flow line of 1,500 gpm had been approved for the project.
2. Water Service Lateral that is 2" diameter for 1500 gpm is 15' meters.
3. Installation of existing City infrastructure, if required, is subject to review and approval of the City. No retrofits that adversely affect City systems will be approved.



LINE TABLE				CURVE TABLE			
LINE #	LENGTH	BEARING	CHORD BEARING	CURVE #	RADIUS	LENGTH	DELTA
1	101.79	S01°30'00"W		C1	45.07	26.90	341°50'
2	6.20	N03°00'00"W		C2	23.00	19.50	48°44'20"
3	45.91	N89°00'00"E		C3	23.00	36.14	90°01'45"
4	60.07	N41°52'00"W		C4	23.00	36.10	89°00'51"
5	46.29	N82°40'00"E					
6	7.47	S02°00'00"E					
7	66.88	N89°09'00"W					
8	13.42	N82°00'00"E					
9	26.99	S20°20'00"E					
10	30.07	N89°20'11"E					
11	27.00	N02°31'29"W					
12	27.00	N89°20'11"E					
13	20.00	N02°31'29"W					
14	10.40	S49°05'11"W					
15	12.32	N03°00'00"W					

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF _____ s.s. _____
On this _____ day of _____ A.D. 20__ personally appeared before me, _____ who being duly sworn or affirmed, did say that he/she is the _____ and that the within written dedication was signed by him/her in behalf of the said corporation by authority of its bylaws, or Board of Directors, and that said corporation executed the same.

My commission number: _____ My commission expires: _____

MUNICIPAL ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF _____ s.s. _____
On this _____ day of _____ A.D. 20__ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, _____ he/she is the _____ of _____ a municipal corporation of the State of Utah, and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said municipal corporation, for the purposes therein mentioned, and he/she acknowledged to me that said municipal corporation executed the same.

My commission number: _____ My commission expires: _____

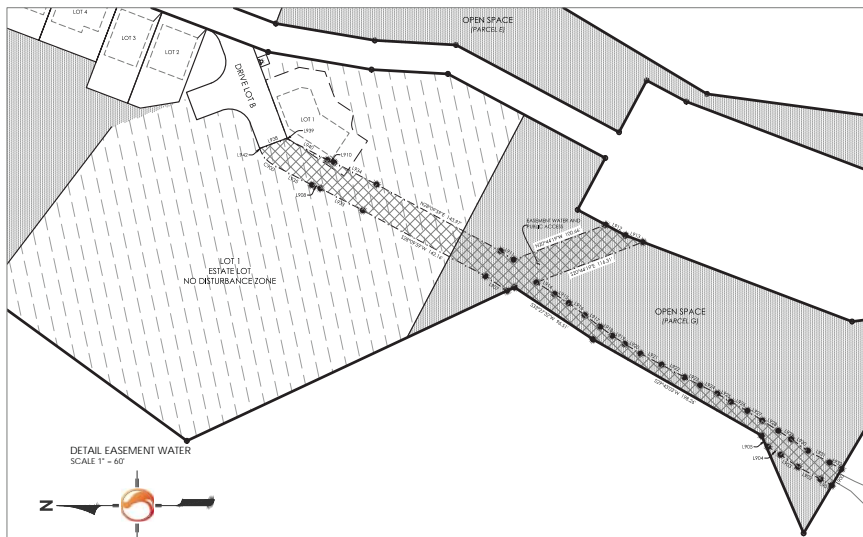
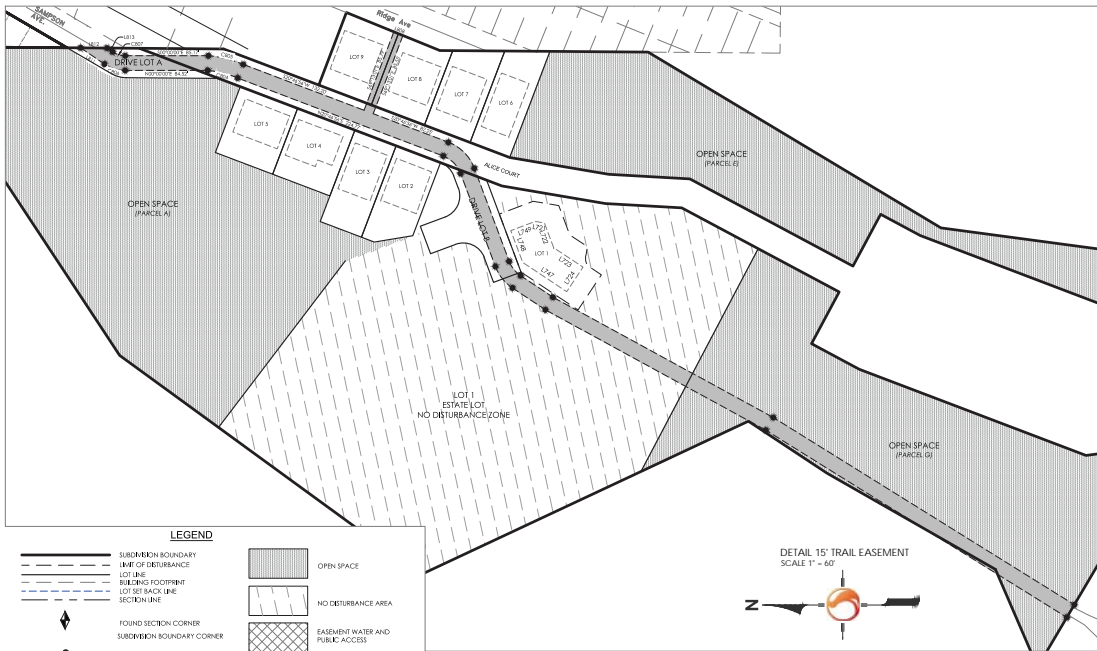
OWNER/SUBDIVIDER: KING DEVELOPMENT GROUP LLC	P.M. APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ A.D. 20__	MAYOR	PARK CITY ENGINEER	APPROVAL AS TO FORM
P.O. BOX 244 PARK CITY, UTAH 84060	APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ A.D. 20__	MAYOR	PARK CITY ENGINEER	APPROVED AS TO FORM THE _____ DAY OF _____ A.D. 20__
S.NYDERVILLE BASIN WATER RECLAMATION DISTRICT	REVIEW FOR CONFORMANCE ON THE _____ DAY OF _____ A.D. 20__	MAYOR	PARK CITY ENGINEER	APPROVED AS TO FORM THE _____ DAY OF _____ A.D. 20__

Stantec Consulting Services Inc.
3955 S. 1000 East, Ste. 500
Salt Lake City, UT 84107-2540
Tel: 801.241.0590
Fax: 801.248.1671
www.stantec.com

No.	Revisions	By	Date
2	Total plat revision	BD	03/01/24
1	Total plat revision	SV	06-16-21

ALICE CLAIM

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



LINE #	BEARING	DISTANCE
1001	S45°15'00"	150.00'
1002	N00°00'00"	40.00'
1003	N00°00'00"	30.00'
1004	N00°00'00"	30.00'
1005	N00°00'00"	30.00'
1006	N00°00'00"	30.00'
1007	S00°00'00"	11.00'
1008	N00°00'00"	11.00'
1009	N00°00'00"	11.00'
1010	N00°00'00"	11.00'
1011	N00°00'00"	11.00'
1012	S00°00'00"	11.00'
1013	S00°00'00"	11.00'
1014	S00°00'00"	11.00'

LINE #	BEARING	DISTANCE
1015	N00°00'00"	11.00'
1016	S00°00'00"	11.00'
1017	S00°00'00"	11.00'
1018	N00°00'00"	11.00'
1019	N00°00'00"	11.00'
1020	N00°00'00"	11.00'
1021	N00°00'00"	11.00'
1022	N00°00'00"	11.00'
1023	N00°00'00"	11.00'
1024	N00°00'00"	11.00'

LINE #	BEARING	DISTANCE
1025	N00°00'00"	11.00'
1026	S00°00'00"	11.00'
1027	S00°00'00"	11.00'
1028	N00°00'00"	11.00'
1029	N00°00'00"	11.00'
1030	N00°00'00"	11.00'
1031	N00°00'00"	11.00'
1032	N00°00'00"	11.00'
1033	N00°00'00"	11.00'
1034	N00°00'00"	11.00'

LINE #	BEARING	DISTANCE
1035	N00°00'00"	11.00'
1036	S00°00'00"	11.00'
1037	S00°00'00"	11.00'
1038	N00°00'00"	11.00'
1039	N00°00'00"	11.00'
1040	N00°00'00"	11.00'
1041	N00°00'00"	11.00'
1042	N00°00'00"	11.00'
1043	N00°00'00"	11.00'
1044	N00°00'00"	11.00'

LINE #	BEARING	DISTANCE
1045	N00°00'00"	11.00'
1046	S00°00'00"	11.00'
1047	S00°00'00"	11.00'
1048	N00°00'00"	11.00'
1049	N00°00'00"	11.00'
1050	N00°00'00"	11.00'
1051	N00°00'00"	11.00'
1052	N00°00'00"	11.00'
1053	N00°00'00"	11.00'
1054	N00°00'00"	11.00'

LINE #	BEARING	DISTANCE
1055	N00°00'00"	11.00'
1056	S00°00'00"	11.00'
1057	S00°00'00"	11.00'
1058	N00°00'00"	11.00'
1059	N00°00'00"	11.00'
1060	N00°00'00"	11.00'
1061	N00°00'00"	11.00'
1062	N00°00'00"	11.00'
1063	N00°00'00"	11.00'
1064	N00°00'00"	11.00'

SHEET
2 of 2

ALICE CLAIM
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



Stantec Consulting Services Inc.
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Salt Lake City, UT
84105-2680
Tel: 801.261.0090
Fax: 801.566.1671
www.stantec.com

Project Number	PA 2023/0287
File Name	PA
Plat Date	
Designed By	GD/MLB
Drawn By	GD/MLB
Checked By	BD
Date	
Scale	AS SHOWN
Date Plotted	
By	BD
Date	3-22-24
Revisions	1 of 60

RECORDED # _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
RECORDS OFFICE OF THE CLERK OF THE COUNTY OF SUMMIT
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ COUNTY RECORDER

3/22/2024 10:53:23 AM \\snp\p\proj\2023\PA_2023_0287\PA_2023_0287.dwg - 19' 00mm
 2/27/2024 10:53:23 AM \\snp\p\proj\2023\PA_2023_0287\PA_2023_0287.dwg - 19' 00mm