

February 19, 2016

Alice Claim (aka Alice Lode) Amended Subdivision & Plat Amendment Applications

Project Description and Comparison to Previously Proposed Plans

The Applicant, King Development Group, LLC, requests that the City Staff and Planning Commission review a modified development proposal for the Alice Claim property that has been coined the “Gully Plan.” In the December work session with Planning Commission, the Gully Plan illustrated how all the lots have been relocated to the bottom of the gully comprising the predominate landform of the Alice Claim.

The Gully Plan is for approval of a nine (9) residential lot Preliminary and Final Subdivision Plat on 8.65 acres and for a Plat Amendment on 0.38 acres, located at approximately the intersection of King Road and Sampson Avenue within the City’s Historic Residential Low Density (HRL), Historic Residential (HR-1) and Estate (E) Zone Districts. In addition, the Gully Plan proposes to amend the existing Ridge Avenue Subdivision to “square up” lot 1 (#123) of that subdivision and provide a land swap. The resulting land pattern is much more compatible with the pattern found throughout the historic districts in the City providing good cause for both subdivisions.

The Gully Plan proposes Lots 2-8 that are clustered within a very small portion of the HR-1 District area of the site, each 0.10 acres in size (reduced from 0.19 acres), and each restricted to a maximum 1,750 SF building footprint (reduced from 2,500 SF). Proposed Lot 1 in Alice Claim is within the Estate District, is 3 acres in size, will have a disturbance area of approximately 0.15 acres, has been moved down into the bottom of the gully, and is clustered closer to the other Lots 2-8 within the HR-1 District. The proposed location of the 9 home sites has resulted from input from City Staff and the Planning Commission over 11 years of discussion, nine work sessions, and five public hearings.

The Gully Plan preserves several existing large evergreen trees, moves home sites down into the bottom of the gully, clusters the home sites closely together, reduces the amount of disturbance within the 9 acres, maximizes the open space within the 9 acres, provides trail access, places the lots on less steep areas, and makes the lots compatible with the surrounding neighborhood.

Regarding the Estate Lot 1 building envelope, the applicant has relocated this to a lower, flatter location than shown in previous site plan submittals in response to feedback received from the Planning Staff and Planning Commission. The home site also has been shifted from the location shown at the December 2015 work session away from a large evergreen tree and more congruent with the Lots 2-8 in the HR-1 zone.

Each of the proposed home sites has been remediated with removal and capping of hazardous mine tailings that once polluted Alice Claim, including the City's parcel bisecting Alice Claim. That remediation project was a very successful public/private partnership between the Applicant and the City that cleaned up a heavily contaminated brownfield site for Park City. The City joined as co-applicant with King Development into the State Voluntary Cleanup Agreement, which was based on a nine home development plan consistent with the Gully Plan and had home sites located much farther up the hillside. In exchange, King Development funded 100% of the approximately \$1 million in cleanup costs for not only its land but the City's parcel as well, which had the highest levels of contamination. The joint cleanup has resulted in land that is now ready for the nine home residential development that will financially reimburse the cleanup effort. These Gully Plan home locations are within the area remediated by King Development.

Vehicular access to the property is via the existing platted King Road right of way, which provides legal access to the property. The access road then aligns onto the existing City property along the existing gravel road that then crosses an easement over Applicant's property to the water tank. This road is currently constructed at approximately 14% grade and will be improved within the subdivision with asphalt paving at the same gradient with a maximum of 14% slope. Access to all lots, and to re-platted lot 1 of the Ridge Avenue Subdivision, will be from this road. A 'hammerhead' turn-around designed for emergency vehicles is proposed across from lot 1 of Alice Claim. A modified Conditional Use Permit (CUP) has been requested for the access road retaining walls at the entrance of the property because the three walls are greater than 6' in height. The walls have been stepped back in increments of maximum 10' tall walls with extensive landscape planting proposed between each wall. The walls will be stone veneered as well. A technique using "soil nails" will be used to minimize construction impacts of the walls while also eliminating the need for an extensive footing.

The Applicant has offered to dedicate to the City the 0.38 acre of platted City lots (13 partial or full lots) within the HRL District that contains the existing King Road and potentially developable land. In addition, the Applicant has agreed to work with the City Engineer to make improvements to the existing intersection and potentially using Applicant's land for the same. The Applicant's traffic engineer has demonstrated that the addition of 9 homes in this area has negligible traffic impact. The City Engineer has confirmed this.

As part of the cleanup project, the drainage channel that runs through the site and carries seasonal run off was completely relocated and reconstructed as a rip rap channel. That channel will be piped and relocated beyond 50' from the lot 1 home.

Utility services are located near the entry point to the community and are easily extended onto the site. The Applicant's engineer has studied the projected water pressure to all home sites in the previous plans in

detail and found that all lots will have adequate pressure for domestic use and fire suppression. The newly proposed Gully Plan lowers the homes, some by as much as 70' in elevation, further improving water pressure to the homes. The Applicant's engineer continues to work with the City Engineer to assure utilities for the Alice Claim subdivision will not conflict with the new City water line in accordance with the City standards.

The site is currently used by recreation enthusiasts to access several recreational trails. Access to these trails will be allowed to continue across Alice Claim and enhanced with trail signage and trailhead markers. Additionally, large portions of the site will be platted as open space or no disturbance areas, and prohibited for development. Within the HR-1 zone district, 2.69 acres of land will be designated as no disturbance/open space; this represents 75.4% of the property's total 3.57 acres of HR-1 zone district land. Within the Estate zone district, 4.82 acres of land will be designated as no disturbance/open space; this represents 94.8% of the property's total 5.08 acres of Estate zone district land.

Please note that Lot 9 includes a triangle of land that is currently part of adjoining lot #123 of the Ridge Avenue subdivision. This triangle will be transferred into Alice Claim and become part of Lot 9. There is a corresponding triangle of land within Alice Claim that also is adjacent to lot #123 and will be transferred into lot #123. The owners of both parcels are affiliated companies and have agreed to these transfers, but the transfer will not be completed until after the subdivision plat has been approved by the City Council.

Alice Claim Project Data

- Existing Zoning: Historic Residential Low Density (HRL), Historic Residential (HR-1) and Estate (E) Zone Districts.
- Current Use of Property: Remediated brownfield mine scarred land ready for use as a residential single family home subdivision.
- Land has been previously platted, in part.
- 9.03 acres
- 9 Single family lots proposed; 8 within HR-1 Zone District and 1 within Estate Zone District
- Maximum Building Footprint of 1,750 SF in HR-1 Zone District
- Minimum 2 off-street parking spaces per lot
- Project Access via platted King Road ROW at intersection with Sampson Avenue
- Road within the community will be privately maintained by the HOA
- Utility services are currently available for the community
- Pedestrian trail access will be continued to be allowed and improved
- Proposed dedicated no disturbance/open space in HR1 zone is 2.69 acres, which is 75.4% of property's total HR1 land area.

- Proposed no disturbance/open space area of the Estate zone is 4.82 acres, which is 94.8% of the total 5.08 acre Estate zone.

Consistent with past correspondence on this matter, please be advised that in amending its applications with the Gully Plan and presenting it to City Staff and the Planning Commission, King Development is not waiving or otherwise relinquishing any of its rights, claims, causes of action, defenses, or privileges relating to its "Current Plan" that on August 12, 2015 received a negative recommendation from the Planning Commission. In this respect, King Development acknowledges receipt of the email dated October 20, 2015 from Polly Samuels McLean of the Park City Legal Department stating that the "City agrees that you may amend your application back to the [Current] Plan so long as the application is pending."

Thank you for your consideration.

Sincerely,



DHM Design Corporation
Marc Diemer, Associate Principal

cc: King Development Group, LLC
Bradley R. Cahoon, Esq.

ALICE CLAIM

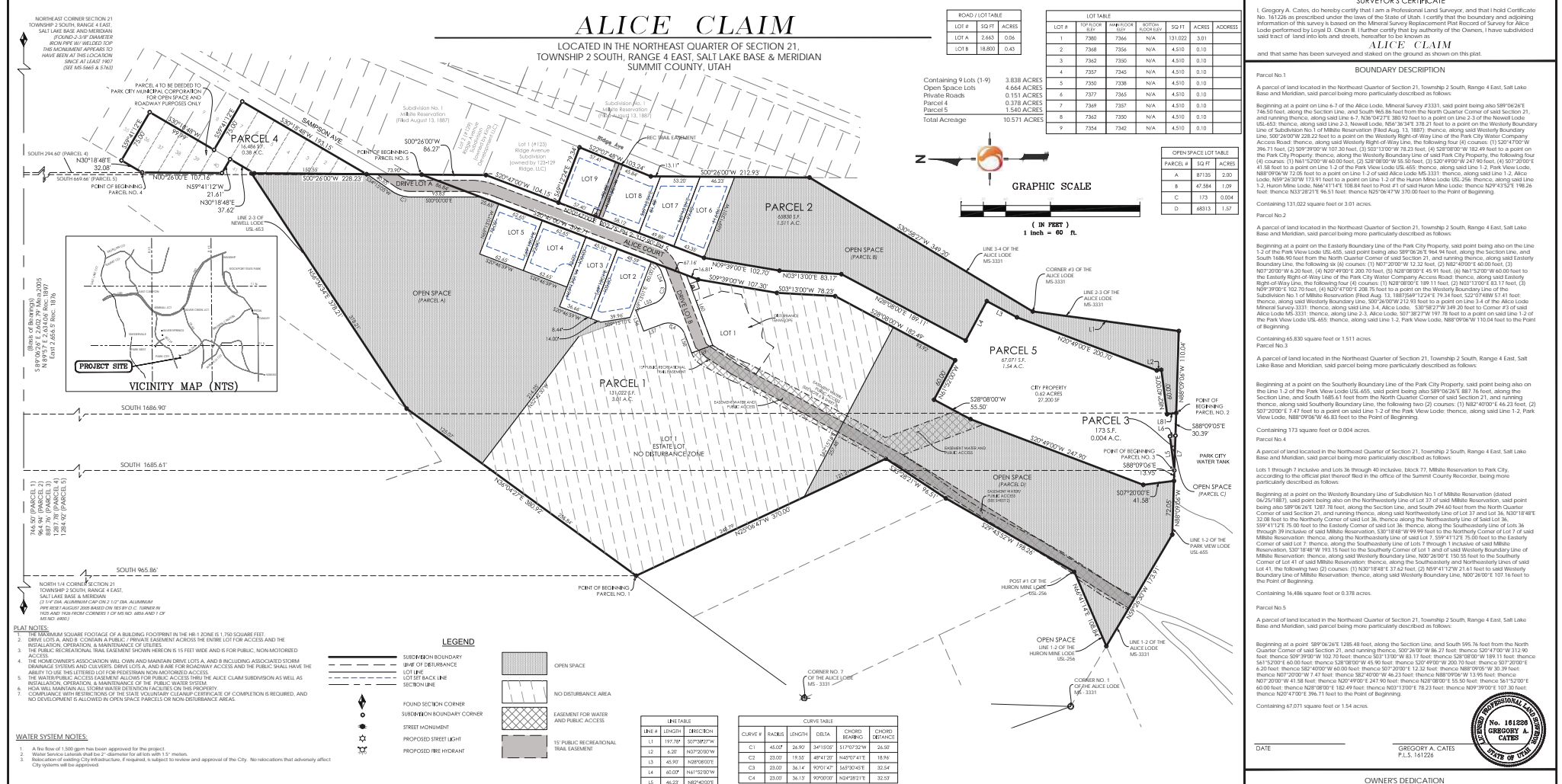
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

ROAD / LOT TABLE	LOT #	SQ.FT.	ACRES
LOT #	1	2,663	0.06
LOT #	8	16,801	0.43

LOT #	TOTAL SQ. FT.	ACRES	ADDRESS
1	7360	0.168	131.022
2	7368	0.163	4.510
3	7362	0.159	N/A
4	7357	0.163	N/A
5	7350	0.160	N/A
6	7377	0.163	N/A
7	7369	0.163	N/A
8	7362	0.160	N/A
9	7354	0.160	N/A

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

GRAPHIC SCALE



PLAT NOTES

- The minimum square footage of a building footprint in the NE 1/4 of Section 21 shall not exceed 1,500 square feet.
- Drive Lots A, AND B, CONTAIN A PUBLIC, PRIVATE EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS AND THE INSTALLATION, OPERATION, & MAINTENANCE OF UTILITY LINES.
- THE PUBLIC RECREATIONAL TRAIL EASEMENT SHOWN HEREON IS 15 FEET WIDE AND IS FOR PUBLIC, NON-MOTORIZED ACCESS.
- 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 LETTERED LOT FOR PEDESTRIAN NON-MOTORIZED ACCESS.
- THE WATER ACCESS EASEMENT ALLOWED FOR PUBLIC ACCESS FROM THE ALICE CLAIM SUBDIVISION SHALL BE FOR INSTALLATION, OPERATION, & MAINTENANCE OF THE PUBLIC WATER SYSTEM.
- HOMEOWNERS SHALL MAINTAIN ALL STORM WATER DRAINAGE FACILITIES ON THIS PROPERTY.
- COMPLIANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION CLEARANCE CERTIFICATE OF COMPLETION IS REQUIRED, AND NO DEVELOPMENT IS ALLOWED IN OPEN SPACE PARCELS OR NON-DISTURBANCE AREAS.

LEGEND

- SUBDIVISION BOUNDARY
- LINE OF DISTURBANCE
- LOT LINE
- EXISTING BACKLASH SECTION LINE
- SECTION LINE
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- OPEN SPACE
- NO DISTURBANCE AREA
- EASEMENT FOR WATER AND PUBLIC ACCESS
- 15' PUBLIC RECREATIONAL TRAIL EASEMENT

TABLES

LINE #	LENGTH	BEARING	CURVE #	RADIUS	LENGTH	DELTA	CURVE BEARING	CURVE DEFERENCE
L1	131.022	S01°10'00"E						
L2	6.20	N03°20'00"W	C1	45.07	26.90	341°10'00"	S17°07'32"W	26.50
L3	45.91	N03°00'00"E	C2	23.00	19.50	48°44'28"	N42°07'41"E	18.96
L4	60.07	N41°10'00"W	C3	23.00	36.14	109°07'48"	S49°24'45"E	29.24
L5	46.29	N04°00'00"E	C4	23.00	36.13	109°09'00"	N49°24'11"	30.29
L6	7.47	S03°00'00"E						
L7	66.68	N03°00'00"W						
L8	13.42	N03°00'00"E						
L9	26.99	S03°00'00"E						
L10	30.07	N43°31'39"W						
L11	27.00	N43°31'39"W						
L12	27.00	N43°31'39"W						
L13	10.43	S49°24'45"E						
L14	12.32	N03°00'00"W						

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 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 Mineral Survey Reclamation Plat Record of Survey for Alice Lodge performed by Lloyd D. Dixon II. I 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 6 of the Alice Lodge Mineral Survey #3331, said point being also S89°06'24"E 746.50 feet, along the Section Line, and South 96.8 feet from the North Quarter Corner of said Section 21, and turning thence, along said Line 6, N30°47'33" 309.92 feet to a point on Line 2 of the Newell Lode US-453, thence, along said Line 2, Newell Lode, N68°36'34" 378.21 feet to a point on the Western Boundary Line of Subdivision No. 1 of Millie Reservation (Filed Aug. 13, 1887), thence, along said Line 2, Newell Lode, 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 396.71 feet, (2) S09°39'00"W 107.30 feet, (3) S01°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°52'00"W 46.00 feet, (2) S28°08'00"W 35.56 feet, (3) S20°49'00"W 247.90 feet, (4) S07°20'00"E 41.88 feet to a point on Line 1, 2 of the Park View Lode US-455, thence, along said Line 1, Park View Lode, N88°09'06"W 72.05 feet to a point on Line 1, 2 of said Alice Lode MS-331, thence, along said Line 1, 2, Alice Lode, N02°23'00"W 173.91 feet to a point on Line 1, 2 of the Huron Mine Lode US-256, thence, along said Line 1, 2, Huron Mine Lode, N66°41'14"E 108.84 feet to Post #1 of said Huron Mine Lode, thence, along said Line 1, 2, Huron Mine Lode, N62°02'17"E 96.53 feet, thence, along said Line 1, 2, Huron Mine Lode, N02°26'00"E 107.14 feet to the Point of Beginning.

Containing 131.022 square feet or 3.01 acres.

Parcel No. 2
 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 Lode US-455, said point being also S89°06'24"E 746.50 feet, along the Section Line, and South 96.8 feet from the North Quarter Corner of said Section 21, and turning thence, along said Eastern Boundary Line, the following six (6) courses: (1) N07°20'00"W 1.32 feet, (2) N49°40'00" 4.00 feet, (3) N07°20'00"W 4.20 feet, (4) N02°49'00" 2.00 feet, (5) N02°08'00"E 4.51 feet, (6) N61°52'00"W 46.00 feet to the Eastern Right-of-Way Line of the Park City Access Road, thence, along said Eastern Right-of-Way Line, the following four (4) courses: (1) N02°08'00"E 18.11 feet, (2) N03°13'00"E 31.17 feet, (3) N07°00'00"E 102.70 feet, (4) N02°47'00"E 102.70 feet to a point on Line 1, 2 of the Alice Lode MS-331, thence, along said Western Boundary Line, the following four (4) courses: (1) N02°08'00"E 18.11 feet, (2) S27°00'00"E 57.41 feet, thence, along said Western Boundary Line, S00°26'00"W 228.22 feet to a point on Line 1, 2 of the Park View Lode US-455, thence, along said Line 1, 2, Park View Lode, N88°09'06"W 46.83 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 Southerly Boundary Line of the Park City Property, said point being also on the Line 1, 2 of the Park View Lode US-455, said point being also S89°06'24"E 746.50 feet, along the Section Line, and South 96.8 feet from the North Quarter Corner of said Section 21, and turning thence, along said Southerly Boundary Line, the following two (2) courses: (1) N12°40'00" 46.23 feet, (2) S02°20'00"E 1.47 feet to a point on said Line 1, 2 of the Park View Lode US-455, thence, along said Line 1, 2, Park View Lode, N88°09'06"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 Western Boundary Line of Subdivision No. 1 of Millie Reservation (dated 06/25/1887), said point being also on the Northwesterly Line of Lot 37 of said Millie Reservation (said point being also S89°06'24"E 1287.35 feet, along the Section Line, and South 294.60 feet from the North Quarter Corner of said Section 21, and turning thence, along said Northwesterly Line of Lot 37 and Lot 36, N02°18'48"E 23.88 feet to the Northern Corner of said Lot 36, thence, along the Northwesterly Line of said Lot 36, S59°41'72"E 75.00 feet to the Eastern Corner of said Lot 36, thence, along the Southerly Line of Lot 36 through 39 inches of said Millie Reservation, S37°18'48"E 99.99 feet to the Northern Corner of Lot 1 of said Millie Reservation, thence, along the Northwesterly Line of said Lot 1, S39°11'21"E 75.00 feet to the Eastern Corner of said Lot 1, thence, along the Southerly Line of Lot 1 and of said Western Boundary Line of Millie Reservation, thence, along said Southerly Boundary Line, N07°00'00"E 150.58 feet to the Southerly Corner of said Lot 1, thence, along the Southerly Line of Lot 1 and of said Western Boundary Line of Millie Reservation, thence, along said Southerly Boundary Line, N07°00'00"E 150.58 feet to the Southerly Corner of said Lot 1, thence, along the Southerly and Northwesterly Lines of said Lot 1, the following two (2) courses: (1) N07°18'48"E 37.64 feet, (2) N09°41'12"W 81.63 feet to said Western Boundary Line of Millie Reservation, thence, along said Western Boundary Line, N00°26'00"E 107.14 feet to the Point of Beginning.

Containing 34.48 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°06'24"E 1288.48 feet, along the Section Line, and South 99.5 feet from the North Quarter Corner of said Section 21, and turning thence, S00°26'00"W 88.27 feet, thence, S27°47'00"W 312.90 feet, thence, S09°39'00"W 107.30 feet, thence, S01°13'00"E 81.17 feet, thence, S28°08'00"W 189.11 feet, thence, S41°52'00"E 60.00 feet, thence, S28°08'00"W 45.90 feet, thence, S20°49'00"W 200.70 feet, thence, S07°20'00"E 41.88 feet, thence, S02°26'00"W 228.22 feet, thence, S02°26'00"W 228.22 feet, thence, N88°09'06"W 39.39 feet, thence, N07°20'00"W 4.20 feet, thence, N02°49'00" 2.00 feet, thence, N49°40'00" 4.00 feet, thence, N07°20'00"W 1.32 feet, thence, N61°52'00"W 46.00 feet, thence, N02°08'00"E 4.51 feet, thence, N62°08'00"E 46.23 feet, thence, N88°09'06"W 13.95 feet, thence, N03°13'00"E 41.58 feet, thence, N02°47'00"E 102.70 feet, thence, N02°08'00"E 18.11 feet, thence, N02°08'00"E 78.23 feet, thence, N03°00'00"E 107.30 feet, thence, N02°47'00"E 396.71 feet to the Point of Beginning.

Containing 87.071 square feet or 1.54 acres.

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 _____ of _____, and that the within document was executed 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, _____, undersigned Notary Public, in and for said County of _____, in said State of Utah, _____, who, being by me duly sworn or affirmed, did say that 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:	MAYOR	PARK CITY ENGINEER	APPROVAL AS TO FORM
KING DEVELOPMENT GROUP LLC	[Signature]	[Signature]	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____
P.O. BOX 244 PARK CITY, UTAH 84060	[Signature]	[Signature]	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

Project Number	DATE	BY	REVISION
00803962	08/08/2018	SR	1
00803962	08/08/2018	SR	2
00803962	08/08/2018	SR	3
00803962	08/08/2018	SR	4

Stantec

Stantec Consulting Services Inc.
 3995 S. 1000 East, Ste. 500
 Salt Lake City, UT 84107-2640
 Tel: 801.261.9000
 Fax: 801.261.1671
 www.stantec.com

OWNER'S DEDICATION

I, _____, 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 _____, I have hereunto set my _____ this _____ day of _____ AD 20____

ALICE CLAIM

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

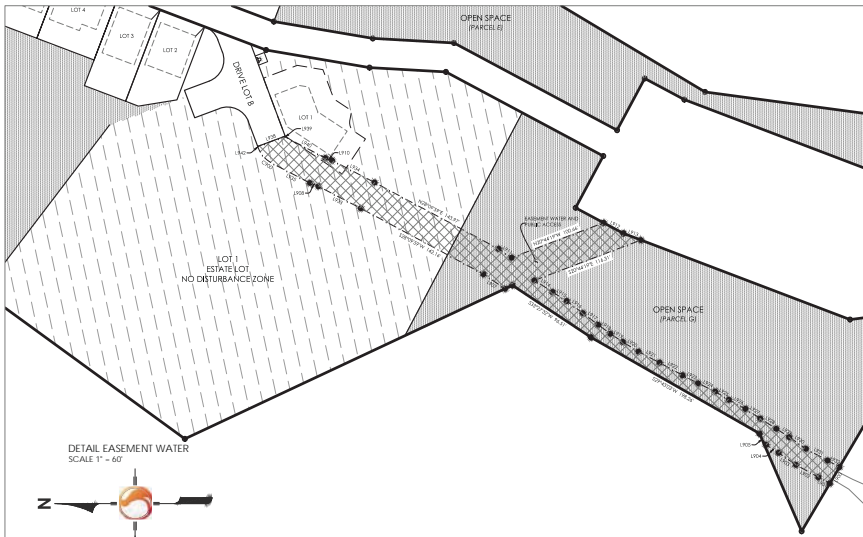
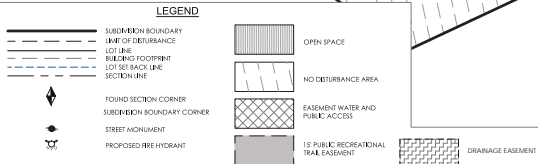
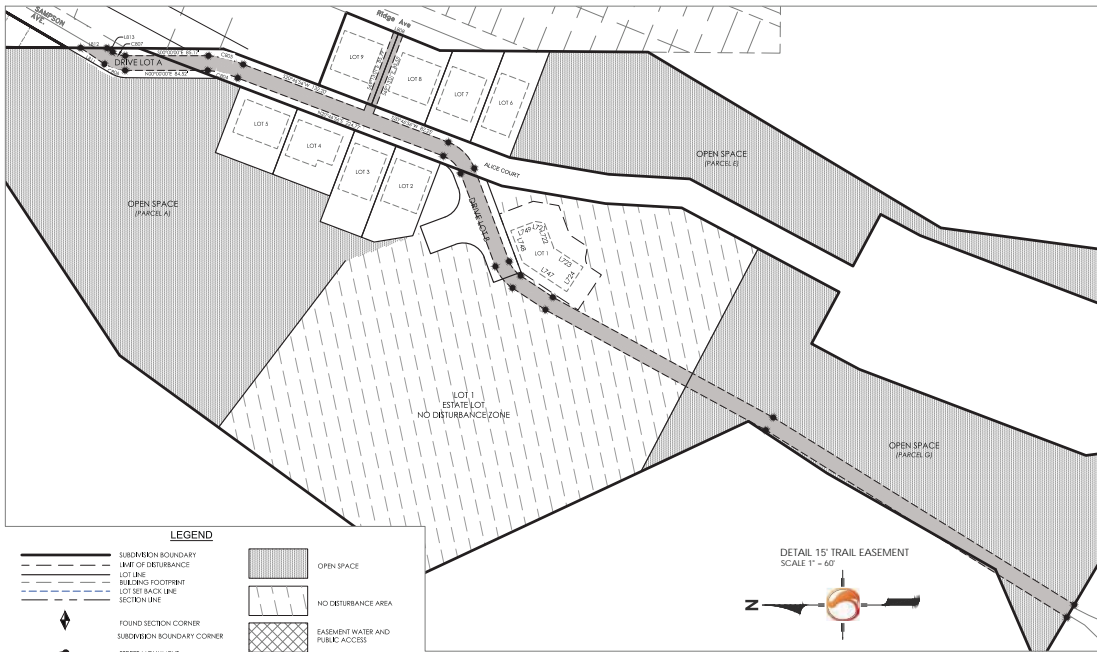
RECORDED # _____
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
 COUNTY RECORDER'S OFFICE
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

PROFESSIONAL LAND SURVEYOR

No. 161226
 GREGORY A. CATES
 STATE OF UTAH

ALICE CLAIM

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



DRAINAGE EASEMENT TABLE

PARCEL	BEARING	DISTANCE
LOT 9	S45°15'00"	10.07'
LOT 1	N00°00'00"	40.22'
LOT 2	N00°00'00"	29.84'
LOT 3	N00°00'00"	66.22'
LOT 4	N00°00'00"	20.18'
LOT 5	N00°00'00"	60.08'
LOT 6	N00°00'00"	102.22'
LOT 7	S07°45'00"	11.22'
LOT 8	N00°00'00"	11.82'
LOT 9	S07°45'00"	22.06'
LOT 1	N00°00'00"	27.20'
LOT 2	N00°00'00"	19.86'
LOT 3	S47°30'00"	13.14'
LOT 4	S05°20'00"	1.71'

TRAIL EASEMENT CURVE TABLE

CURVE #	BEARING	CHORD	CHORD BEARING	CHORD DISTANCE
C001	S00°00'00"	22.17'	S00°00'00"	22.17'
C002	S15°00'00"	24.22'	S15°00'00"	24.22'
C003	S30°00'00"	26.27'	S30°00'00"	26.27'
C004	S45°00'00"	28.32'	S45°00'00"	28.32'
C005	S60°00'00"	30.37'	S60°00'00"	30.37'
C006	S75°00'00"	32.42'	S75°00'00"	32.42'
C007	S90°00'00"	34.47'	S90°00'00"	34.47'
C008	S105°00'00"	36.52'	S105°00'00"	36.52'
C009	S120°00'00"	38.57'	S120°00'00"	38.57'
C010	S135°00'00"	40.62'	S135°00'00"	40.62'
C011	S150°00'00"	42.67'	S150°00'00"	42.67'
C012	S165°00'00"	44.72'	S165°00'00"	44.72'
C013	S180°00'00"	46.77'	S180°00'00"	46.77'
C014	S195°00'00"	48.82'	S195°00'00"	48.82'
C015	S210°00'00"	50.87'	S210°00'00"	50.87'
C016	S225°00'00"	52.92'	S225°00'00"	52.92'
C017	S240°00'00"	54.97'	S240°00'00"	54.97'
C018	S255°00'00"	57.02'	S255°00'00"	57.02'
C019	S270°00'00"	59.07'	S270°00'00"	59.07'
C020	S285°00'00"	61.12'	S285°00'00"	61.12'
C021	S300°00'00"	63.17'	S300°00'00"	63.17'

TRAIL EASEMENT TABLE

PARCEL	BEARING	DISTANCE
LOT 1	N00°00'00"	20.22'
LOT 2	S05°00'00"	24.22'
LOT 3	S05°00'00"	1.00'

WATER / PUBLIC EASEMENT ACCESS TABLE

PARCEL	BEARING	DISTANCE	PARCEL	BEARING	DISTANCE
LOT 9	S05°00'00"	19.22'	LOT 4	N00°00'00"	19.22'
LOT 1	S05°00'00"	19.22'	LOT 5	N00°00'00"	16.46'
LOT 2	S05°00'00"	20.22'	LOT 6	N00°00'00"	19.22'
LOT 3	S45°00'00"	21.22'	LOT 7	N00°00'00"	16.13'
LOT 4	S05°00'00"	19.44'	LOT 8	N00°00'00"	19.22'
LOT 5	S05°00'00"	19.44'	LOT 9	N00°00'00"	19.22'
LOT 6	S45°00'00"	20.22'	LOT 1	N00°00'00"	20.22'
LOT 7	S45°00'00"	20.22'	LOT 2	N00°00'00"	19.22'
LOT 8	S05°00'00"	19.44'	LOT 3	N00°00'00"	25.17'
LOT 9	N00°00'00"	6.00'	LOT 4	N00°00'00"	19.22'
LOT 1	N00°00'00"	11.89'	LOT 5	S07°20'00"	48.53'
LOT 2	N00°00'00"	22.08'	LOT 6	N00°00'00"	49.21'
LOT 3	N00°00'00"	19.44'	LOT 7	N00°00'00"	46.40'
LOT 4	N02°45'00"	21.08'	LOT 8	S07°00'00"	30.22'
LOT 5	N00°00'00"	17.24'	LOT 9	N00°00'00"	1.08'
LOT 6	N00°00'00"	20.44'	LOT 1	N00°00'00"	44.81'
LOT 7	N00°00'00"	19.22'	LOT 2	N00°00'00"	1.58'
LOT 8	N00°00'00"	18.33'			
LOT 9	N00°00'00"	18.33'			
LOT 1	N00°00'00"	18.84'			
LOT 2	N00°00'00"	20.46'			
LOT 3	N00°00'00"	17.87'			

WATER / PUBLIC EASEMENT CURVE TABLE

CURVE #	BEARING	CHORD	CHORD BEARING	CHORD DISTANCE
C001	S00°00'00"	21.14'	S00°00'00"	21.14'
C002	S15°00'00"	23.19'	S15°00'00"	23.19'

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

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



Stantec Consulting Services Inc.
3995 S. 700 E. Ste. 300
Salt Lake City, UT
84106-2640
Tel: 801.261.0090
Fax: 801.566.1671
www.stantec.com

No.	Revisions	By	Date	Scale	Date Eased
1	Total plat revision	BD	3-20-16	1" = 60'	

Project Number: P16-2033/0267
File Name: P16-2033/0267
Designed By: [Signature]
Checked By: [Signature]
Date: [Signature]
Scale: 1" = 60'
Date Eased: [Signature]

16: 2025.04.14 10:52:55 AM \\p1601\proj\16-2033\16-2033-0267-01.dwg
 2: 2/27/2016 10:52:55 AM \\p1601\proj\16-2033\16-2033-0267-01.dwg

