

February 19, 2016

**Ridge Avenue Subdivision Amendment Application associated with the
Alice Claim (aka Alice Lode) Amended Subdivision & Plat Amendment Applications**

Project Description and Comparison to Previously Proposed Plans

The Applicant, 123-129 Ridge, LLC , requests that the City Staff and Planning Commission review a Subdivision Plat Amendment for the Ridge Avenue Subdivision. Applicant owns Lot 1 (#123) and Lot 2 (#129) of that Subdivision. Applicant proposes a change to just Lot 1 (#123). Applicant is affiliated with King Development Group, LLC, the proponent of the Alice Claim Subdivision.

The proposed amendment “swaps” a 2,057 square foot triangular portion of Lot 1 (#230)) with corresponding 2,057 square foot triangular portion of Lot 9 of the proposed Alice Claim Subdivision.

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.

There is no increase or reduction in the size of either subdivision. The resulting reconfiguration allows for more buildable and livable lots 8 and 9 in the Alice Claim Subdivision while at the same time “squaring up” these lots and lot #123 of the Ridge Avenue Subdivision. This land pattern is much more compatible with the pattern found throughout the historic districts in the City providing good cause for both subdivisions.

Thank you for your consideration.

Sincerely,



DHM Design Corporation
Marc Diemer, Associate Principal

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

TOPOGRAPHICAL BOUNDARY SURVEY

RIDGE AVENUE SUBDIVISION LOT 1

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

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 by the laws of the State of Utah. I further certify that this survey was made by me or under my direct supervision, and I have made a survey of the tract of land as shown on this survey.



DATE _____ Gregory A. Cates
P.L.S. 161226

LEGAL DESCRIPTION

All of Lot 1 of the Ridge Avenue Subdivision recorded as Entry No. 444460 in the Summit County Recorder's Office, being more particularly described as follows:

A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base & Meridian, said parcel being more particularly described as follows:
Beginning at a point on the West boundary line of said Ridge Avenue Subdivision, said point being also the Northwest Corner of said Lot 1, said point being 0°58'59"26"E, along the Section Line, 1284.30 feet; and South 752.00 feet from the North Quarter Corner of said Section 21 and running thence, along the Northeastly line of said Lot 1, S69°12'24"E 83.20 feet to the Northeastly Corner of said Lot 1 and the Westly Right-of-Way line of Ridge Avenue; thence, along said Westly Right-of-Way line, S22°07'46"W 207.18 feet to the Southwesterly Corner of said Lot 1; thence, along the Westly boundary line of said Ridge Avenue Subdivision, N02°24'00"E 225.12 feet to the Point of Beginning.

Contains: 3,703 Square Feet or 0.20 Acres.

NARRATIVE

The Basis of Bearings of this Plat is between two existing Section Corner Monuments, the Bearing between the Northeast Corner and the North Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, is N69°12'24"E, as measured in the field.

The purpose of this plat is to show Lot 1, as shown on the original plat of Ridge Avenue Subdivision as recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office.

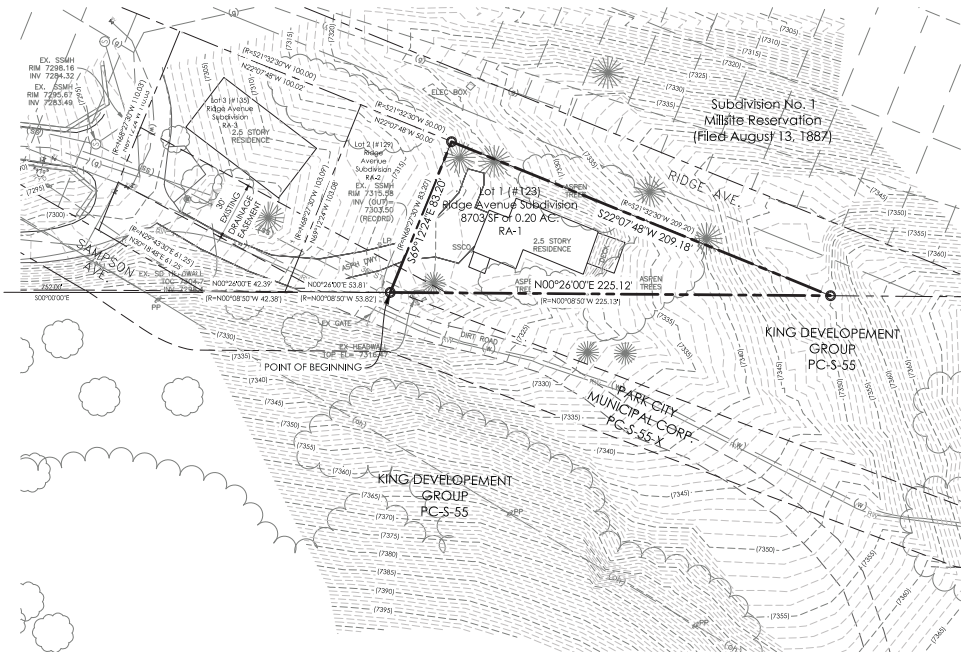
The dimensions shown in parentheses as record on this plat are taken from said recorded Ridge Avenue Subdivision plat, which shows the distances to be calculated, rather than measured or record.

NORTHEAST CORNER SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND 3.3" IF DIAMETER
BROWN PIPE BY REEDED TOP
THE MONUMENT APPEARS TO
HAVE BEEN EXCAVATED AT THIS
LOCATION SINCE AT LEAST 1907
(SEE 885-9465 & 5742)

1284.30
58°10'20"E 2,492.74' MSL 2,703.5'
N 71°12'24"E 1,000.00'
E 83°12'24"E 83.20'

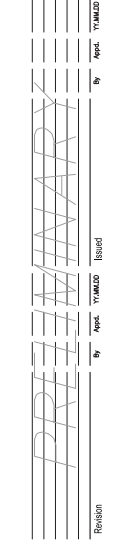
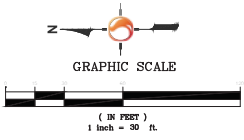
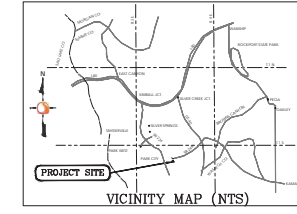
1284.30

NORTH 1/4 CORNER SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
2" 1/4" DIA. ALUMINUM CAP ON 2" 1/2" ALUMINUM
PIPE WITH ASSOCIATED MONUMENT ON 8" BY 8" CONCRETE IN
785' AND 100' FROM CORNERS 1 OF 88-101-5658 AND 1 OF
88-101-5659



LEGEND:

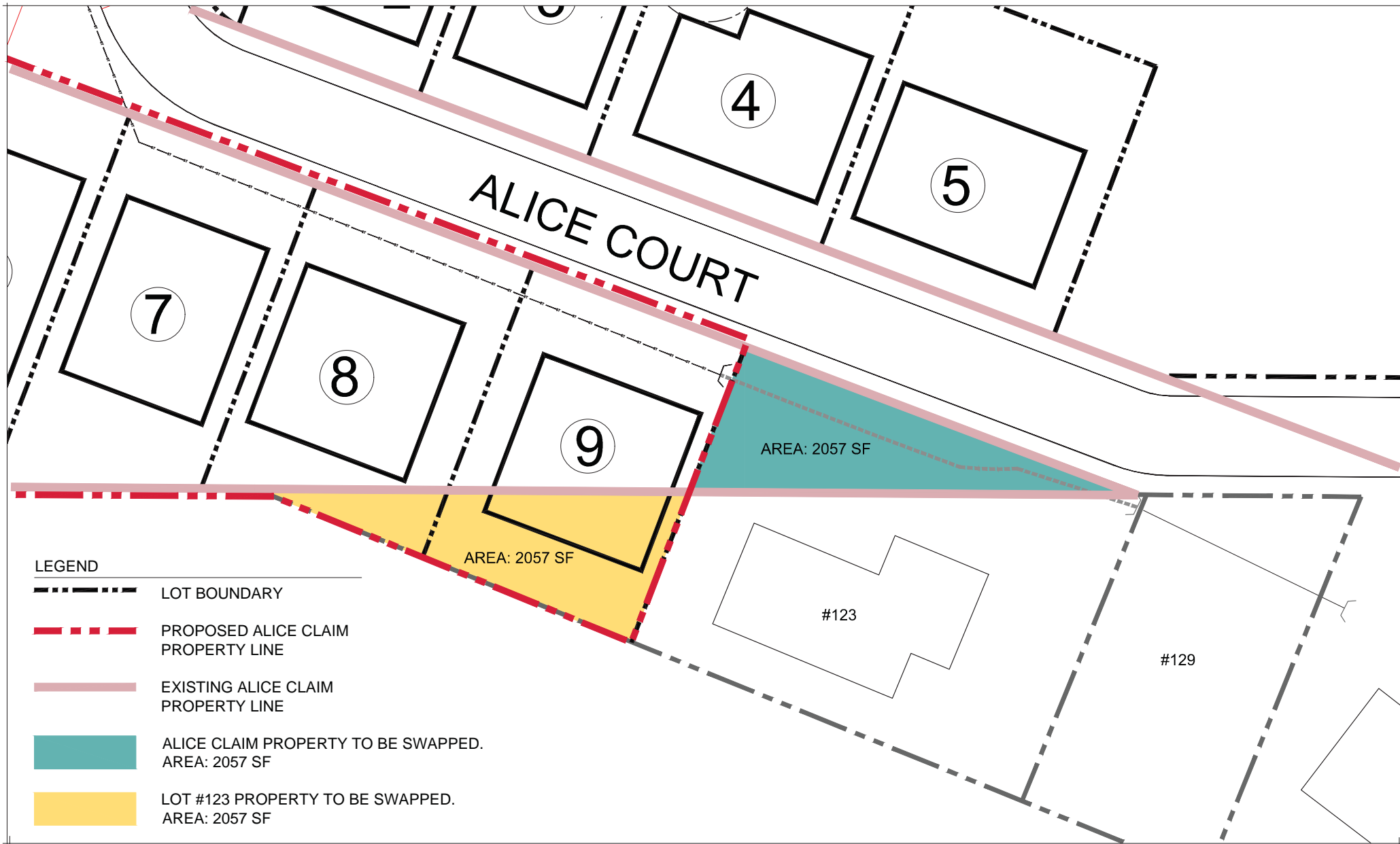
---	PROPERTY LINE
---	EASEMENT LINE
---	SANITARY SEWER
---	WATER LINE
---	RAW WATER LINE
---	OVERHEAD POWER LINE
---	GAS LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
●	PINE TREE



Client/Project
Ridge Avenue Lot 1
Teach Law Offices, PC
Section 21, T2S, R4E, S16B&M
Park City
Summit County, Utah
This
TOPOGRAPHICAL BOUNDARY SURVEY
Permit-Seal

Project Number: 205303057
File Name: 020724_16.dwg
GAC: SB GAC: 16/09/25
Dwg: Chk'd: Cgn: YMM/MD

Revision Sheet



ALICE CLAIM

PROPERTY SWAP DIAGRAM ENLARGEMENT

KING DEVELOPMENT GROUP, LLC
P.O. BOX 244
PARK CITY, UTAH 84060



0 5 10 20
SCALE: 1"=10'-0"
DATE: FEBRUARY 09 2015

