

DEED DESCRIPTION

ID NO. SA-315
LOTS 24 TO 32 INCLUSIVE, BLOCK 39 SNYDER'S ADDITION TO PARK CITY, TOGETHER WITH 1/2 VACATED PACIFIC AVE. & HALLADAY ST. ADJACENT TO SAID LOTS & QUAKING ASPEN AVE. & CRESCENT ST. (CONTAINS 0.39 ACRES) GMD-455 M4-109M9-120

PART OF ID NO. SA-318
LOTS 13 TO 16 INCLUSIVE, BLOCK 44 SNYDER'S ADDITION TO PARK CITY; ALSO LOTS 1, 2, 3, 4 & 15, BLOCK 45 & LOT 1, BLOCK 46 (NOT INCLUDED) SNYDER'S ADDITION TO PARK CITY (CONTAINS 0.47 ACRES) GMD455 M4-109.

PART OF ID NO. SA-321
ALL OF BLOCKS 49 & 52, SNYDER'S ADDITION TO PARK CITY; ALSO, LOTS 1 TO 44 INCLUSIVE, BLOCK 35; LOTS 1 TO 39 INCLUSIVE, BLOCK 38; LOTS 1 TO 23 INCLUSIVE, BLOCK 39; LOTS 1 TO 11, BLOCK 42; LOTS 1 TO 32 INCLUSIVE, BLOCK 43; LOTS 1 TO 12 AND LOTS 17 TO 22 INCLUSIVE, BLOCK 44; LOTS 5 TO 14 & LOTS 16 TO 18 INCLUSIVE, BLOCK 45; LOTS 1 TO 28 INCLUSIVE (ONLY LOTS 1-4 INCLUDED), BLOCK 47; BLOCK 49; LOTS 1 TO 31 INCLUSIVE, BLOCK 48; LOTS 1 TO 21 INCLUSIVE (ONLY LOTS 1-4 INCLUDED), BLOCK 50 (NOT INCLUDED); LOTS 1 TO 8, BLOCK 51 (NOT INCLUDED); THE WEST 10 FEET OF BLOCK 34; TOGETHER WITH VACATED STREETS ADJACENT TO SAID LOTS; ALL LOTS IN SNYDER'S ADDITION TO PARK CITY; SUBJECT TO EASEMENTS M92-683 FOR USE OF BLOCKS 32, 33, 40 AND 41 SNYDER'S ADDITION; MLD5-294 MI-623 M29-584 M4-66-67HC-96 M300-639.

BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED 13TH STREET (A.K.A. CALHOUN STREET) AND THE WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT OF BEGINNING IS LOCATED SOUTH 00° 31' 00" WEST, 1192.35 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 54°01'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, 236.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE; THENCE SOUTH 35°59'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, 595.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VACATED 12TH STREET (A.K.A. NELSON STREET); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, SOUTH 54°01'00" WEST, 140.00 FEET; THENCE SOUTH 35°59'00" EAST, 400.00 FEET TO THE SOUTHWEST CORNER OF BARBARA'S SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION; THENCE SOUTH 35°59'00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTHSTAR SUBDIVISION, 675.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION, SAID POINT ALSO BEING ON THE EAST-WEST CENTER SECTION LINE (SOUTH LINE OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'05" WEST ALONG SAID EAST-WEST CENTER SECTION LINE, 453.60 FEET TO THE CENTERLINE OF VACATED SUMMIT AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID CENTERLINE OF SUMMIT AVENUE, 346.25 FEET, MORE OR LESS, TO THE EASTERLY EDGE OF THE EXISTING KING'S CROWN SKI RUN; THENCE NORTH 13°14'53" WEST ALONG SAID EASTERLY EDGE OF THE KING'S CROWN SKI RUN, 26.76 FEET TO THE CENTERLINE OF VACATED 11TH STREET (A.K.A. CRESCENT STREET); THENCE NORTH 54°01'00" EAST ALONG SAID CENTERLINE OF 11TH STREET, 89.66 FEET; THENCE LEAVING SAID CENTERLINE NORTH 35°59'00" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF LOTS 1 THROUGH 4 OF BLOCK 47, SNYDER'S ADDITION TO PARK CITY, 115.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 47, SNYDER'S ADDITION TO PARK CITY; THENCE NORTH 54°01'00" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4, 100.00 FEET TO THE CENTERLINE OF VACATED PINYON AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID CENTERLINE OF PINYON AVENUE, 159.88 FEET; THENCE LEAVING SAID CENTERLINE NORTH 25°52'01" WEST A DISTANCE OF 142.33 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 44, SNYDER'S ADDITION TO PARK CITY; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID VACATED PINYON AVENUE; THENCE NORTH 55°59'00" EAST, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 45, SNYDER'S ADDITION TO PARK CITY; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE SOUTH 54°01'00" WEST, 25.00 FEET TO THE CENTERLINE OF SAID PINYON AVENUE; THENCE ALONG SAID CENTERLINE OF PINYON AVENUE NORTH 35°59'00" WEST, 50.00 FEET; THENCE LEAVING SAID CENTERLINE OF PINYON AVENUE, NORTH 54°01'00" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 653,761 SQUARE FEET (15,0083 ACRES) MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE SKI ACCESS EASEMENT OVER THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 45, SNYDER'S ADDITION TO PARK CITY, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF VACATED PINYON AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINYON AVENUE SOUTH 55°59'00" EAST, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 45, SNYDER'S ADDITION TO PARK CITY; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE SOUTH 54°01'00" WEST, 25.00 FEET TO THE CENTERLINE OF SAID PINYON AVENUE; THENCE ALONG SAID CENTERLINE OF PINYON AVENUE NORTH 35°59'00" WEST, 50.00 FEET; THENCE LEAVING SAID CENTERLINE OF PINYON AVENUE, NORTH 54°01'00" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,250 SQUARE FEET, MORE OR LESS.

PEDESTRIAN ACCESS EASEMENT FOR NASTAR, LLC

A 20.00 FOOT WIDE EASEMENT, LYING 10.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING ON THE NORTHERLY BOUNDARY LINE OF NORTHSTAR SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 39, SNYDER'S ADDITION TO PARK CITY, SAID POINT BEING LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN EXISTING FOOT PATH THE FOLLOWING NINE (9) COURSES: 1) NORTH 43°00'27" WEST 52.04 FEET TO A POINT ON A 330.00 FOOT RADIUS CURVE TO THE LEFT, 2) 144.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°02'12", 3) NORTH 68°02'39" WEST 80.24 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 4) 52.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°06'27", 5) NORTH 52°56'12" WEST 61.51 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 6) 15.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°33'09", 7) NORTH 48°23'03" WEST A DISTANCE OF 84.86 FEET TO A POINT ON A 65.00 FOOT RADIUS CURVE TO THE LEFT, 8) 92.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°30'18", 9) SOUTH 50°06'39" WEST A DISTANCE OF 48.39 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF VACATED PINYON AVENUE, AND TO THE EASTERLY EDGE OF THE KING'S CROWN SKI RUN.

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REVISIONS	COMMENTS

DATE: _____ BY: _____

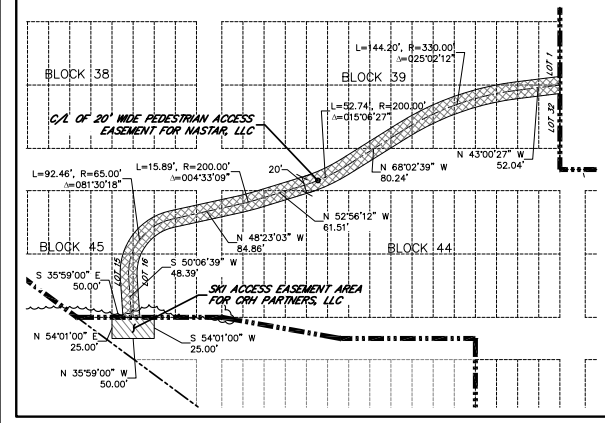
SURVEYED BY: GRW/ADM
DRAWN BY: ADM
CHECKED BY: ADM

EXISTING CONDITIONS SURVEY
KING'S CROWN
LOWELL-EXCON
FOR: **W.O.W. ATELIER**

SHEET C1

FLOTTED: MARCH 30, 2017

EASEMENT DETAIL



NARRATIVE

1. BASIS OF BEARING: N 35°59'00" W BETWEEN A FOUND BRASS CAP SURVEY MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET AND A FOUND BRASS CAP SURVEY MONUMENT ON THE CENTERLINE OF EMPIRE AVENUE AT AN ANGLE POINT LOCATED NORTH OF 13TH STREET, AS SHOWN HEREON.
2. THE BOUNDARY WAS RETRACED USING RECORD INFORMATION FROM EXISTING SUBDIVISION PLATS, CONDOMINIUM PLATS, SURVEYS OF RECORD, SECTION CORNER MONUMENT RECORDS ALONG WITH FIELD DATA GATHERED FROM AN ON THE GROUND SURVEY.
3. SURVEY MONUMENTS: FOUND IN PLACE OR PLACED AT ALL EXTERIOR CORNERS OF THE BOUNDARY OF THE PROPERTY, AS SHOWN HEREON.
4. PROPERTY LOCATED WITHIN: SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, PARK CITY, UTAH.
5. SITUS: PHYSICAL PROPERTY ADDRESS IS NOT GIVEN OR PROVIDED FOR IN COUNTY RECORDS, THE PROPERTY FRONTS ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE BETWEEN THE SOUTHERLY LINE OF VACATED 12TH STREET AND THE CENTERLINE OF VACATED 13TH STREET.
6. DATE OF SURVEY: SEPTEMBER 27 - NOVEMBER 8, 2016.
7. PURPOSE OF SURVEY: DEFINE EXISTING CONDITIONS OF PROPERTY FOR DEVELOPMENT.
8. CONTOURS SHOWN HEREON ARE TAKEN FROM FIELD DATA OBTAINED BY EVERGREEN ENGINEERING AS WELL AS AN AERIAL SURVEY PERFORMED BY OLYMPUS AERIAL SURVEYS, INC. IN 1996 (PROVIDED BY OWNER).
9. FOR TYPES OF TREES, VEGETATION, ETC., REFER TO ARBORIST REPORT PREPARED BY ARBORDOCS, LLC.
10. SURVEY REQUESTED BY: MR. RORY MURPHY.
11. A PRELIMINARY ALTA OWNER'S POLICY (TITLE REPORT) DATED: JANUARY 11, 2017, FILE NUMBER 26427, WAS PROVIDED TO THIS OFFICE BY THE OWNER'S REPRESENTATIVE.
12. VACATED ROADS (RIGHTS OF WAY) LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, WERE VACATED BY ORDINANCE M6-418. THESE INCLUDE: 10TH STREET (HALLADAY ST.), 11TH STREET (CRESCENT ST.), 12TH STREET (NELSON ST.), 13TH STREET (CALHOUN ST.), PACIFIC AVENUE, QUAKING ASP AVENUE, PINYON AVENUE AND SUMMIT AVENUE.
13. FEMA FLOOD ZONE DESIGNATION: "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FEMA FLOOD INSURANCE RATE MAP NUMBER 49043C0919C.
14. THERE ARE NO BUILDINGS, STRUCTURES OR ABOVE GRADE IMPROVEMENTS, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED AND SHOWN HEREON.
15. THERE ARE NO SURFACE IMPROVEMENTS (PARKING, LANDSCAPING, ETC) OTHER THAN DIRT TRAILS AND GRADED SKI RUNS, LOCATED WITHIN THE BOUNDARIES AS DESCRIBED AND SHOWN HEREON.
16. THERE IS NO VISUAL EVIDENCE OF ACTIVE OR OPERATIONAL UTILITIES, EITHER ABOVE OR BELOW GRADE, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED AND SHOWN HEREON.
17. THERE WAS NO RECORD OF EASEMENT FOUND FOR EITHER A SKI RUN OR SKIER ACCESS, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, IN THE PUBLIC RECORDS.
18. TYPICAL LOT SIZE WITHIN SNYDER'S ADDITION TO PARK CITY IS 25,775', THERE ARE ATYPICAL LOTS WITHIN BLOCKS 38, 42, 45, 46, 47, 48, 49, 50, 51 & 52. THE ORIGINAL PLAT OF RECORD DOES NOT DIMENSION THESE ATYPICAL LOTS AND BLOCKS.
19. TYPICAL ROAD RIGHTS OF WAY ARE 50' WIDE ON NORTH-SOUTH ROADS AND 30' WIDE ON EAST-WEST ROADS.
20. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED HEREON.
21. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES.
22. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HERON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

Gregory R. Wolbach
GREGORY R. WOLBACH
187788
March 30, 2017
DATE

