

**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 WEST CENTER SECTION LINE TO SAID LOTS & QUAKING ASPEN AVE. & CRESCENT ST. (CONTAINS 0.39 ACRES) GMD-455 M4-109M79-120

**PART OF ID NO. SA-318**  
 LOTS 1 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 32 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 48; LOTS 1 TO 31 INCLUSIVE, BLOCK 48; LOTS 1 TO 21 INCLUSIVE, 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 M92-663 FOR USE OF BLOCKS 32, 33, 40 AND 41 SNYDER'S ADDITION; M105-294 M10-623 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 NORTHEAST 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 NORTHERLY BOUNDARY LINE OF NORTHSTAR SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE SOUTH 54°01'00" WEST ALONG SAID NORTHERLY BOUNDARY LINE, 235.00 FEET TO 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, 493.60 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 131°4'53" 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 VACATED 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 LINE 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 35°59'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINYON AVENUE, 171.59 FEET TO THE WEST LINE OF SAID 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 SAID SECTION 16; THENCE NORTH 00°31'00" EAST ALONG SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, AND ALONG SAID NORTH-SOUTH 1/16 SECTION LINE, 526.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 653,761 SQUARE FEET (15,003 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 35°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

**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 4904300919.
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'x75'. 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**

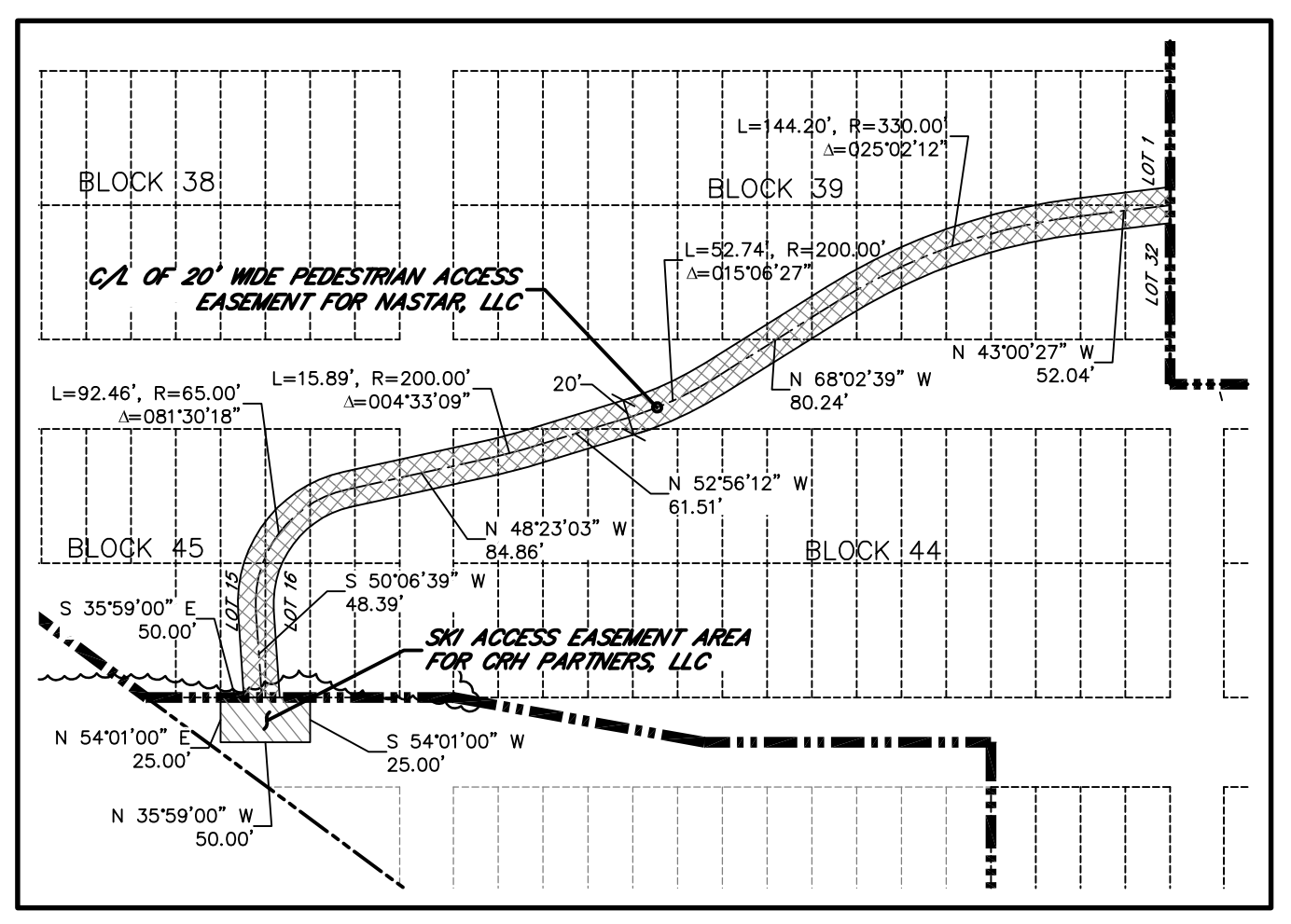
I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

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  
 No. 187788  
 STATE OF UTAH  
 PROFESSIONAL LAND SURVEYOR

March 30, 2017  
 DATE

**EASEMENT DETAIL**



**Evergreen Engineering, Inc.**  
 Civil Engineering • Land Surveying • Land Planning  
 1670 Bonanza Drive • Suite 104 • 84606  
 Phone: (435) 649-4687 • Fax: (435) 649-9219  
 E-mail: office@evergreen-eng.com

REVISIONS	COMMENTS
DATE	BY

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

EXISTING CONDITIONS SURVEY  
**KING'S CROWN**  
 LOWELL-EXCON  
 W.O.W. ATELIER  
 SHEET C1