

Ordinance No. 2018-12

**AN ORDINANCE APPROVING THE SECOND AMENDED SILVER STRIKE LODGE
CONDOMINIUM PLAT LOCATED AT 8902 EMPIRE CLUB DRIVE, PARK CITY,
UTAH**

WHEREAS, the owners of the property known as the Silver Strike Lodge, located at 8902 Empire Club Drive, Lot 14 of the Village at Empire Pass West Side Subdivision, have petitioned the City Council for approval of the Second Amended Silver Strike Lodge Condominium plat; and

WHEREAS, on February 14, 2018, the property was posted and notice was sent to all affected property owners according to the requirements of the Land Management Code; and

WHEREAS, on February 10, 2018, proper legal notice was published in the Park Record and posted to the public notice website according to requirements of the Land Management Code; and

WHEREAS, on February 28, 2018, the Planning Commission held a public hearing to receive input on the Second Amended Silver Strike Lodge condominium plat; and

WHEREAS, on February 28, 2018, the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS, on March 29, 2018, the City Council held a public hearing to receive input on the Second Amended Silver Strike Lodge condominium plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Second Amended Silver Strike Lodge condominium plat.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Second Amended Silver Strike Lodge condominium plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 8902 Empire Club Drive.
2. The Silver Strike Lodge is located in the RD-MPD zoning district.
3. The City Council approved the Flagstaff Mountain Development Agreement/Annexation Resolution 99-30 on June 24, 1999. The Development

Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement, which was amended and recorded in March of 2007, sets forth maximum densities, location of densities, and developer-offered amenities.

4. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A. Silver Strike Lodge is Building 6 of the MPD.
5. On May 26, 2005, City Council approved the Village at Empire Pass West Side subdivision plat which was recorded on August 12, 2005. Silver Strike Lodge is located on Lot 14.
6. On January 25, 2006, the Planning Commission approved a Conditional Use Permit for the Silver Strike Lodge. The Conditional Use Permit approved 34 units totaling approximately 71,200 square feet for approximately 35.6 Unit Equivalents. In addition, 2 ADA units, one Employee Housing Unit, and 1,106 square feet of retail commercial space were proposed within the building.
7. On August 24, 2006, the City Council approved the Silver Strike Lodge condominium record of survey for 34 residential units ranging in size from 1,647 square feet to 3,386 square feet. The previously proposed retail space was eliminated. An Employee Housing Unit (EHU) of 874 square feet (Unit #201) was provided.
8. The recorded page 3 of 11 showed Employee Housing Unit 203 as Common, contrary to what was reviewed and approved by the City or intended by the applicant.
9. A First Amended Silver Strike Lodge condominium plat was approved by City Council on August 27, 2009, recorded at Summit County on March 17, 2010. The first amended condominium plat corrected the designation for Unit 201 from common to private area.
10. In August of 2017, due to issues regarding the high monthly Homeowners Association (HOA) dues and issues between the Owners and the HOA, the City agreed to purchase Unit 201 to resolve the unaffordable HOA fees and eliminate future payments to the HOA. In October, the affordable unit was sold at market rate and revenue from that sale went to the City's affordable housing program. The deed restriction was removed from the unit.
11. This Second Amended Silver Strike Lodge condominium plat combines Units 201 (874 sf) and 203 (1,364 sf) with 334 sf of adjacent hallway to create a single Unit 203 consisting of 2,572 sf. The amendment also changes the designation of the hallway from common area to private area.
12. Combining Units 201 and 203 does not change the number of market units and increases the UE from 35.6 to 36.2, to be noted on the amended Flagstaff Development density summary.
13. No exterior changes are proposed. The Silver Strike Lodge meets the minimum setback requirements.
14. At the time of the MPD approval, a height exception was granted for this building for a total height of 92 feet above existing grade and no changes are proposed to the existing building height.

15. Parking is provided at 75% of the Code requirement consistent with the Development Agreement. No additional parking is required with this plat amendment.
16. The proposed amended plat is consistent with the approved Master Planned Development for the Village at Empire Pass.

Conclusions of Law:

1. There is good cause for this amended condominium plat.
2. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed amended plat.
4. Approval of the amended plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the amended plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat amendment will be void.
3. A plat note indicating that all conditions of approval of the Village at Empire Pass Master Planned Development, the Village at Empire Pass West Side subdivision plat, and the Silver Strike Conditional Use Permit shall continue to apply.
4. Prior to plat recordation and issuance of a building permit to combine the hallway with the Units 201 and 203, any common utilities within the hallway area shall be relocated as determined by the Chief Building Official, and an emergency and ADA exit plan for the building shall be approved by the Park City Fire District and Park City Building Department.
5. Flagstaff Development density summary shall be amended to reflect the change of Unit Equivalents from 35.6 to 36.2.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 29th day of March, 2018.

PARK CITY MUNICIPAL CORPORATION


Andy Beerman, MAYOR



ATTEST:

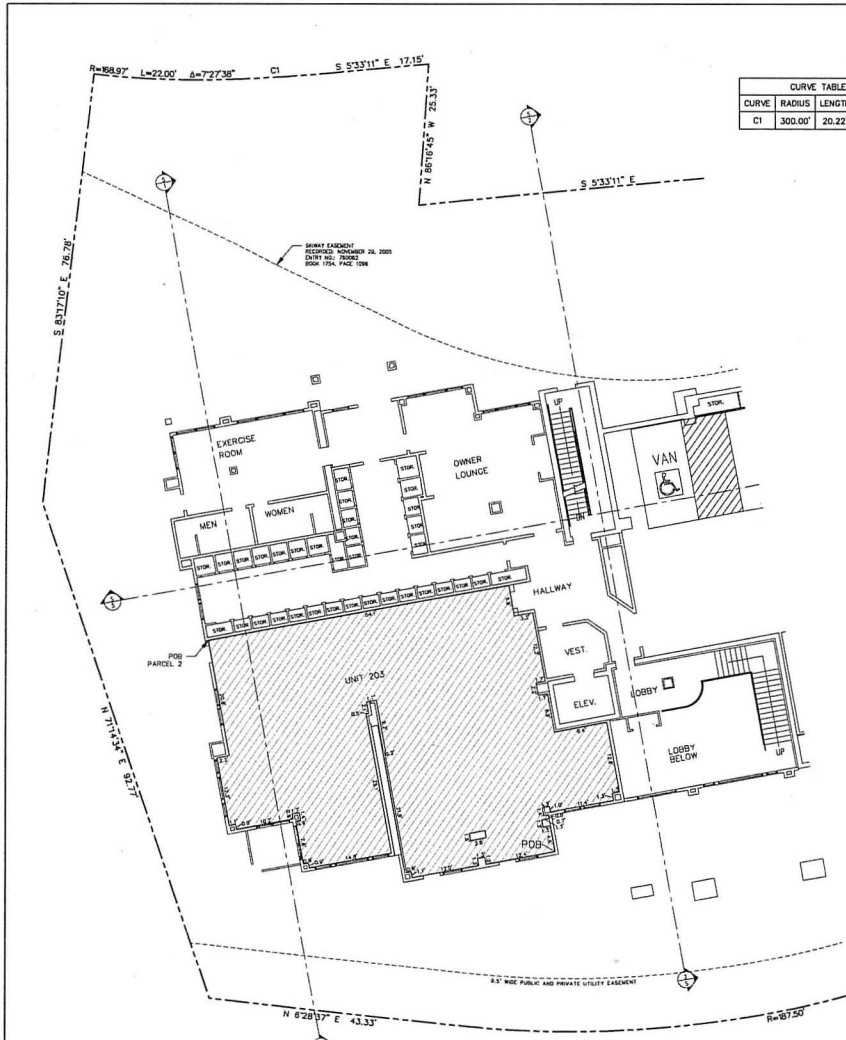
Michelle Kellogg
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

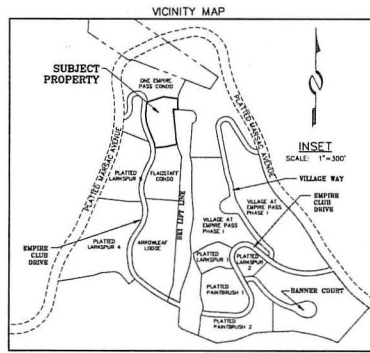
Mark Harrington
Mark Harrington, City Attorney

Exhibit A – Amended Condominium plat

EXHIBIT A



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	20.22'	3°51'42"



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owners, this SECOND AMENDED SILVER STRIKE LODGE, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

PARCEL 1
Units 201 and Unit 203, First Amended Sheet 3 of 11 Condominium Record of Survey Plat of Silver Strike Lodge, a Utah condominium project, together with the apartment undivided interest in the common areas, as identified on the original condominium plat recorded November 28, 2006, as Entry No. 894239 and the Amendment thereto recorded March 17, 2010, as Entry No. 797589 in Book 1831 at Page 1878 and the First Amendment thereto recorded March 17, 2010 as Entry No. 894240 in Book 2024 at Page 1406 in the office of the Summit County Recorder.

PARCEL 2
An area within Silver Strike Lodge, a Utah Condominium Project, located on Lot 14, The Village of Empire Pass West Side, recorded August 12, 2005, as Entry No. 746744 in the Office of the Recorder, Summit County, Utah, said area being described as follows:
Beginning at a point that is South 89°40'33" West 63.54 feet from the northwesterly corner of Lot 14, the Village of Empire Pass West Side, recorded August 12, 2005, as Entry No. 746744 in the Office of the Recorder, Summit County, Utah, said point also being the northwesterly corner of a hallway as shown on the attached Exhibit "A"; said hallway being on Level 2 of Silver Strike Lodge First Amended Sheet 3 of 11, recorded March 17, 2010, as Entry No. 894239 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the easterly wall of said hallway South 10°26'39" East 54.3 feet; thence South 79°33'21" West 5.6 feet to a point on the interior wall of Unit 203 as shown on Level 2 of said Silver Strike Lodge; thence coincident with the interior wall of Unit 203 the following six (6) courses: 1) North 10°26'39" West 7.0 feet; thence 2) South 79°33'21" West 1.2 feet; thence 3) North 10°26'39" West 6.1 feet; thence 4) North 79°33'21" East 1.2 feet; thence 5) North 10°26'39" West 14.3 feet; thence 6) South 79°33'21" West 10.2 feet; thence North 10°26'39" West 1.3 feet to a point on the interior wall of Employee Unit 201 as shown on Level 2 of said Silver Strike Lodge; thence coincident with the interior wall of Employee Unit 201 the following four (4) courses: 1) North 79°33'21" East 7.9 feet; thence 2) North 10°26'39" West 5.5 feet; thence 3) North 79°33'21" East 2.3 feet; thence 4) North 10°26'39" West 20.1 feet; thence North 79°33'21" East 5.6 feet to the point of beginning.

ASSOCIATION CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, on behalf of Silver Strike Lodge Owners Association, Inc., a Utah non-profit corporation, as to Parcel 2, having complied with the requirements of both Statutes and the Recorded Declaration as amended hereby consents to the recording of this amended record of survey map.

Burt Longson, President
Silver Strike Lodge Owners Association, Inc.

ACKNOWLEDGMENT

State of Utah: _____
County of Summit: _____

On this _____ day of _____, 2018, personally appeared before me, the undersigned Notary Public, in and for said County and State, Burt Longson, being duly sworn, acknowledged to me that he is the president of Silver Strike Lodge Owners Association, Inc., and that he signed the above Owner's Consent to Record for, on, and in behalf of all of the unit owners at Silver Strike Lodge acting as a group (under the name of Silver Strike Lodge Owners Association, Inc.) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1993) as amended and supplemented, and the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Silver Strike Lodge, a Utah Condominium Project.

A Notary Public Commissioned in Utah
Printed Name _____
Residing in: _____
My commission expires: _____

OWNER'S CONSENT TO RECORD

Know all men by these presents that the owners of Unit 201 and Unit 203 of this SECOND AMENDED SILVER STRIKE LODGE, hereby certify that they have caused this condominium plat to be prepared, and we, Elie Antor and Joni Antor, husband and wife as joint tenants, as to Parcel 1, do hereby consent to the recording of the Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication this _____ day of _____, 2018.

Elie Antor _____

Joni Antor _____

ACKNOWLEDGMENT

State of _____ ss
County of _____

On this _____ day of _____, 2018, Elie Antor personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature _____ Residing in: _____
A Notary Public Commissioned in _____
Printed Name _____ My Commission Expires: _____

ACKNOWLEDGMENT

State of _____ ss
County of _____

On this _____ day of _____, 2018, Joni Antor personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that she has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

Signature _____ Residing in: _____
A Notary Public Commissioned in _____
Printed Name _____ My Commission Expires: _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2018-_____
2. All conditions of approval of the Village of Empire Pass Master Planned Development, the Village of Empire Pass Subdivision Plat, and the Silver Strike Conditional Use Permit remain in full force and effect and shall continue to apply.
3. The declarations recorded with the Summit County Recorder's Office bearing Entry #00797589 have not been modified to date and remains the operative Declaration for this property.
4. This plat amendment combines Unit 201, Unit 203 and the adjacent hallway as shown on the First Amended Sheet 3 of 11, Silver Strike Lodge, recorded March 17, 2010, as Entry No. 894239 in the Office of the Summit County Recorder.

SECOND AMENDED SHEET 3 OF 11 CONDOMINIUM RECORD OF SURVEY PLAT SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

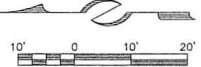
LEVEL TWO

UNIT SQUARE FOOTAGE AND P.O.B. TIE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION	P.O.B. TIE
203	2672	8081.00'	N 175°23.62' E 23400.46

- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP

NOTE:
SEE SHEET 1 OF 11 FOR BOUNDARY CORNER REFERENCE COORDINATES & BEARINGS.



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2018
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2018
BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2018
BY _____ MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018
BY _____ PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____

322 West Street P.O. Box 2884 Park City, Utah 84002-2884

SURVEYOR'S CERTIFICATE
I, John C. Schmitt, do hereby certify that I am a Registered Land Surveyor and that I have surveyed the above described land in accordance with the provisions of the Utah Condominium Act. Further, I certify that the subdivision shown hereon is correct.

OWNER'S DEDICATION AND CONSENT TO RECORD
I, John C. Schmitt, do hereby certify that I am a Registered Land Surveyor and that I have surveyed the above described land in accordance with the provisions of the Utah Condominium Act. Further, I certify that the subdivision shown hereon is correct.

ACKNOWLEDGMENT
I, Jeffrey C. Schmitt, do hereby certify that I am the owner of the above described land and that I have read and understand the contents of this instrument and the same are true and correct.

UPCM SUBORDINATION
The undersigned, on behalf of the Board of Directors of Summit County, Utah, do hereby certify that the above described land is subject to the Utah Condominium Act and that the same are true and correct.

ACKNOWLEDGMENT
I, Jeffrey C. Schmitt, do hereby certify that I am the owner of the above described land and that I have read and understand the contents of this instrument and the same are true and correct.

BOUNDARY DESCRIPTION
All of Lot 14, the Village of Empire Pass West Subdivision, according to the official map of record and on file in the office of the Summit County Recorder, recorded August 12, 2005, in Title No. 74274.

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH	AREA
1	S 89°23'42" W	25.53	214.20
2	S 89°23'42" W	25.53	214.20
3	S 89°23'42" W	25.53	214.20
4	S 89°23'42" W	25.53	214.20

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	AREA
1	100.00	15.71	147.26
2	100.00	15.71	147.26
3	100.00	15.71	147.26
4	100.00	15.71	147.26

FOUNDATION LINE TABLE

LINE	BEARING	DISTANCE
1	N 89°23'42" W	25.53
2	S 89°23'42" W	25.53
3	S 89°23'42" W	25.53
4	S 89°23'42" W	25.53
5	S 89°23'42" W	25.53
6	S 89°23'42" W	25.53
7	S 89°23'42" W	25.53
8	S 89°23'42" W	25.53
9	S 89°23'42" W	25.53
10	S 89°23'42" W	25.53
11	S 89°23'42" W	25.53
12	S 89°23'42" W	25.53
13	S 89°23'42" W	25.53
14	S 89°23'42" W	25.53
15	S 89°23'42" W	25.53
16	S 89°23'42" W	25.53
17	S 89°23'42" W	25.53
18	S 89°23'42" W	25.53

LEGEND
1. Property corner to be set
2. Street Address on Empire Club Drive
3. COMMON OWNERSHIP
4. PRIVATE OWNERSHIP
5. UNITS COMMON OWNERSHIP

CONDOMINIUM RECORD OF SURVEY PLAT
SILVER STRIKE LODGE
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Silver Strike Lodge.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 20th DAY OF AUGUST, 2006 A.D.
BY: [Signature]

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 20th DAY OF AUGUST, 2006 A.D.
BY: [Signature]

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 20th DAY OF AUGUST, 2006 A.D.
BY: [Signature]

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 20th DAY OF AUGUST, 2006 A.D.
BY: [Signature]

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 24TH DAY OF AUGUST, 2006 A.D.
BY: [Signature]

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 24TH DAY OF AUGUST, 2006 A.D.
BY: [Signature]

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coal-Hon Title DATE 11-23-06 TIME 5:28:58 PM 2006 PAGE 1 OF 11
BY: [Signature]



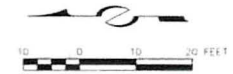
LEVEL ONE

-  COMMON OWNERSHIP
-  PRIVATE OWNERSHIP
-  LIMITED COMMON OWNERSHIP

CONDOMINIUM RECORD OF SURVEY PLAT
SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28
 TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
 Recorded concurrently herewith in the Declaration of Condominium for Silver Strike Lodge

SHEET 2 OF 11



#797588 RECORDED
 STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF Coalition Title
 DATE 11-21-05 TIME 8:00 AM BOOK PAGE
 \$325 Kimberly Brown, Deputy
 FEE RECORDER



LEVEL TWO

UNIT SQUARE FOOTAGE AND P.O.B. TIE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION	P.O.B. TIE	
201	874	8081.00'	N 17°52.60'	E 23480.21'
203	1364	8081.00'	N 17°52.62'	E 23460.46'

NOTE: SEE SHEET 1 OF 11 FOR BOUNDARY CORNER REFERENCE COORDINATES & BEARINGS.

-  COMMON OWNERSHIP
-  PRIVATE OWNERSHIP
-  LIMITED COMMON OWNERSHIP

CONDOMINIUM RECORD OF SURVEY PLAT
SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.
 Recorded concurrently herewith is the Declaration of Condominium for Silver Strike Lodge.

SHEET 3 OF 11



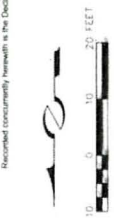
1997555
 RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
 AT THE REQUEST OF Carlton T. J. Jr.
 DATE 11-26-04 TIME 5:28 PM BOOK PAGE
 RECORDER



CONDOMINIUM RECORD OF SURVEY PLAT SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE SOUTHWEST QUARTER SECTION 21, AND THE NORTHWEST QUARTER SECTION 25,
 TOWNSHIP 12 NORTH, RANGE 14 EAST, COUNTY OF KANE, STATE OF UTAH
 RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR THE COUNTY OF KANE, UTAH
 RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR THE COUNTY OF KANE, UTAH

SHEET 4 OF 11
 7/17/2018 RECORDED
 STATE OF UTAH COUNTY OF KANE AND FILED
 AT THE REQUEST OF **Continuum Title**
 DATE **8/28/18** TIME **2:28** BOOK **100** PAGE **10**
Continuum Title

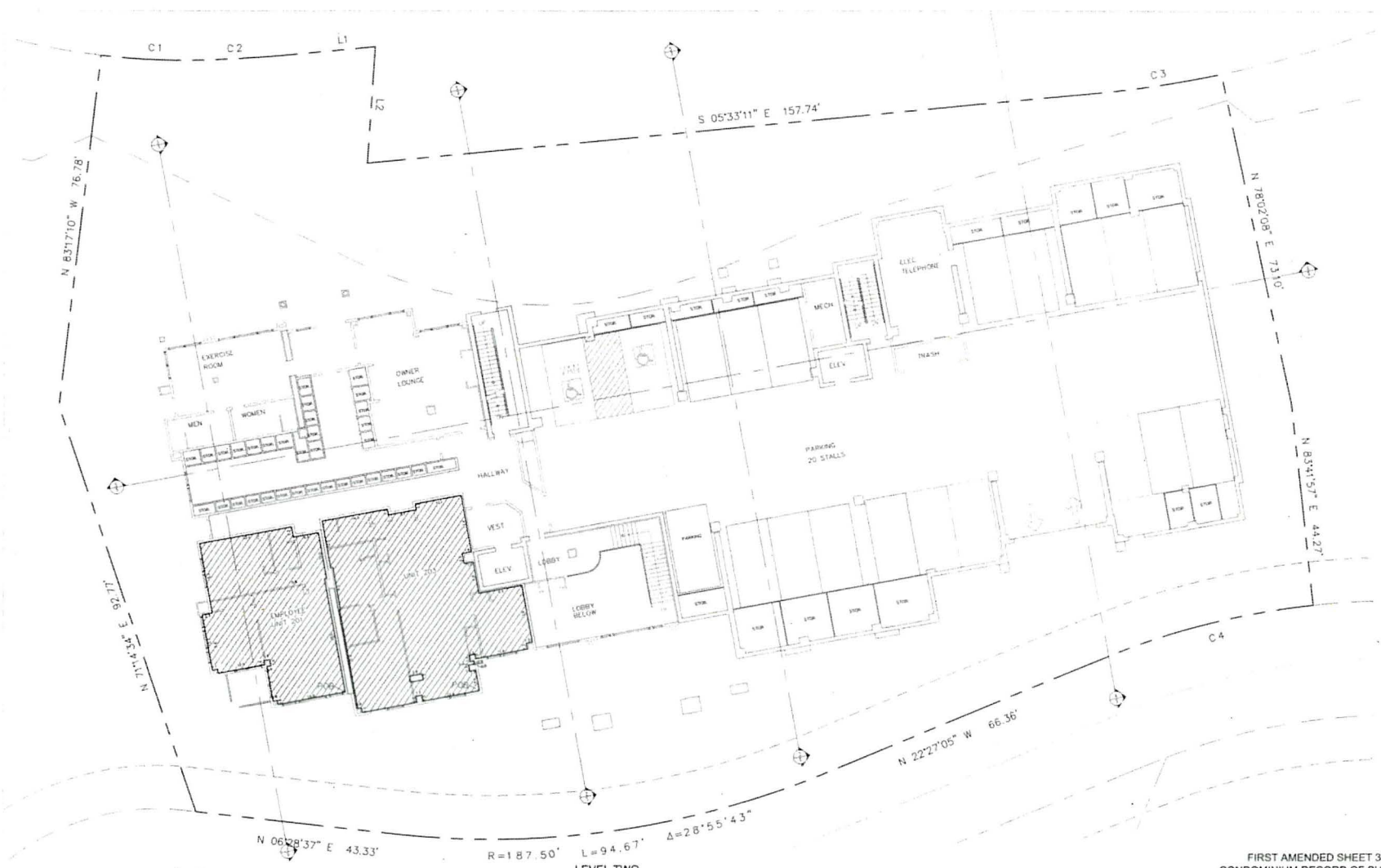


- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP

**LEVEL THREE
 UNIT SQUARE FOOTAGE AND P.O.B. TIE TABLE**

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION	P.O.B. TIE
301	2297	8093.00	N 17523.94 E 22481.48
302	2235	8093.00	N 17566.77 E 22039.85
303	1647	8093.00	N 17511.28 E 22462.90
304	1474	8093.00	N 17468.55 E 22462.90
305	1477	8093.00	N 17468.55 E 22462.90
306	2140	8093.00	N 17400.48 E 22565.68
307	2190	8093.00	N 17431.85 E 22521.25

NOTE:
 SEE SHEET 1 OF 11 FOR BOUNDARY CORNER REFERENCE COORDINATES & BEARINGS.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the SWORDCOOP ON EMPIRE PASS, LLC, a Delaware limited liability company, the owner of the tract of land described herein as LOT 2700, a Unit Condominium project located on west part of west 28th Street in the City of Park City, Utah, hereby certifies that it has caused the survey to be made and this Record of Survey Map consisting of sheets 111 through 116 to be prepared, and does hereby consent to the publication of this Record of Survey Map and support this property to the Utah Condominium Ownership Act.

The owner certifies that the building shown on this plan, but that construction of the same has not yet commenced, and, when completed, be substantially in accord with the plan.

The owner of this representative declares to Park City Municipal Corporation and Summit Basin Water Reclamation District all public utility, water, sewer, and other charges, assessments, taxes, fees, and assessments with an irrevocable offer of dedication in witness whereof the undersigned has executed this certificate and dedication this 1st day of February, 2010.

ACKNOWLEDGMENT

Utah
County of Summit

On this 1st day of February, 2010, I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original of the operating agreement, and that I am duly qualified to perform the duties of a notary public in and for the State of Utah.

Notary Public, Commission #1010
Summit
Summit County
My commission expires April 10, 2012

LEVEL TWO

UNIT SQUARE FOOTAGE AND P.O.B. TIE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION	P.O.B. TIE
201	874	8081.00'	N 17552.60' E 23460.21'
203	1364	8081.00'	N 17523.62' E 23460.46'

- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP

NOTES:

- All conditions of approval of the Village of Empire Pass Master Planned Development, the Village of Empire Pass West Side Subdivision Plat, and the Silver Strike Condominium Site Plan shall continue to apply.
- The dedications recorded with the Summit County Recorder's Office bearing Entry # 00737589 have not been modified to date and remain the operative dedication for this property.

FIRST AMENDED SHEET 3 OF 11
CONDOMINIUM RECORD OF SURVEY PLAT
SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3rd DAY OF February, 2010 A.D.
By: S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 14th DAY OF AUGUST, 2010 A.D.
By: Chapman

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 17th DAY OF August, 2010 A.D.
By: Park City Engineer

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 11th DAY OF August, 2010 A.D.
By: Park City Attorney

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 24th DAY OF August, 2009 A.D.
By: Park City Recorder

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 27th DAY OF AUGUST, 2009 A.D.
By: Mayor

JOB NO. 10-005 FILE: Silver Strike Lodge Plat 2010-111-116, 117, 118, 119
894239
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Condition Title
DATE 2-17-10 TIME 2:00 PM PAGE 3
FEE \$10.00
By: Recorder