

**Ordinance No. 2018-57**

**AN ORDINANCE ABANDONING/VACATING THE MINE CART CONDOMINIUM RECORD OF SURVEY MAP, REPEALING ORDINANCE NO. 06-79, AND APPROVING THE MINE CART SUBDIVISION PLAT, A TWO (2) LOT SUBDIVISION, LOCATED AT 553 DEER VALLEY LOOP ROAD, PARK CITY, UTAH**

WHEREAS, the property owners of the property located at 553 Deer Valley Loop Road Unit A and Unit B, Park City, UT 84060, have petitioned the City Council for approval of the Subdivision Plat; and

WHEREAS, on October 6, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on October 10, 2018, the site was properly noticed and posted according to the requirements of the Land Management Code; and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on Condominium Plat Amendment; and

WHEREAS, the Planning Commission on October 24, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on November 15, 2018, the City Council held a public hearing to receive input on the Condominium Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to abandon the Mine Cart Condominiums Record of Survey Map located at 553 Deer Valley Loop Road.

WHEREAS, it is in the best interest of Park City, Utah to approve the Mine Cart Subdivision Plat located at 553 Deer Valley Loop Road.

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

**SECTION 1. APPROVAL.** The Mine Cart Subdivision Plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

**Findings of Fact:**

1. The subject site is located at 553 Deer Valley Loop Road, addressed (platted) as Unit A & Unit B.
2. The entire site consisting of 7,935 square feet (0.18 acres) has currently double frontage as it adjacent to both Deer Valley Loop Road and Deer Valley Drive.

3. The site is within the Residential-Medium Density District.
4. The proposal abandons / vacates the recorded Mine Cart Condominium Plat and subdivides the site into two (2) lots of record.
5. The recorded Mine Cart Condominiums has not been built and the site is currently vacant.
6. Proposed Lot 1 is 4,171 square feet.
7. Proposed Lot 2 is 3,764 square feet.
8. The minimum lot area within the Residential-Medium Density District is 2,812 square feet for a single family dwelling.
9. The applicant has indicated on their write-up to build one (1) single family dwelling on each lot.
10. The density of the site remains the same as it was originally platted as two (2) units or lots within this same site.
11. Proposed Lot 1 has a width of 61 feet.
12. Proposed Lot 2 has a width of 59 feet.
13. The minimum lot width in the Residential-Medium Density District is 37.5 feet.
14. Proposed Lot 1 has a minimum lot depth of approximately 70 feet.
15. Proposed Lot 2 has a minimum lot depth of 69 feet.
16. The minimum front setback for lots 75 feet deep or less is a minimum of 10 feet.
17. The minimum side setback is 5 feet.
18. The maximum building height in Residential-Medium Density District is 28 feet; however, structures with a gable, hip, barrel, and similar pitched roof may extend up to another 5 feet.
19. Proposed Lot 1 is to have access off Deer Valley Drive.
20. Proposed Lot 2 is to have access off Deer Valley Loop Road.
21. Due to the current designation of Deer Valley Drive, being a major residential collector road, staff recommends that Proposed Lot 1 does not back onto Deer Valley Drive, but rather provides its own turn around area within the proposed lot so vehicle traffic accesses Deer Valley Drive without having to back into traffic.
22. There is a concrete retaining wall built over the City Right-of-Way along Deer Valley Drive.
23. In order to have access to Deer Valley Drive as requested for Proposed Lot 1, the property owner shall be responsible of modifying the existing retaining wall.
24. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

**Conclusions of Law:**

1. There is good cause for this Subdivision Plat.
2. The Subdivision Plat is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendment.
3. Neither the public nor any person will be materially injured by the proposed Subdivision Plat.
4. Approval of the Subdivision 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 Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A plat note shall be added to limit one (1) single family dwelling per lot. No duplexes allowed.
4. A plat note shall be added indicating that vehicles on Lot 1 shall not back up onto Deer Valley Drive and that Lot 1 shall have its own turn around to accomplish this within their owner private property.
5. Before the Mine Cart Subdivision Plat is recorded, the applicant shall provide proof to the City indicating that the property has been withdrawn from the Utah Condominium Ownership Act in accordance with Utah Code 57-8-22.
6. Ten foot (10') public utility and snow storage easements shall be granted along Deer Valley Drive and Deer Valley Loop Road.
7. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the plat.
8. The property owner shall be responsible of obtaining applicable permit / encroachment agreement through the Engineering Department concurrently with the building permit for Proposed Lot 1 in order to modify the existing retaining wall on Deer Valley Drive.

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

PASSED AND ADOPTED this 15<sup>th</sup> day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Andy Beerman, MAYOR

ATTEST:

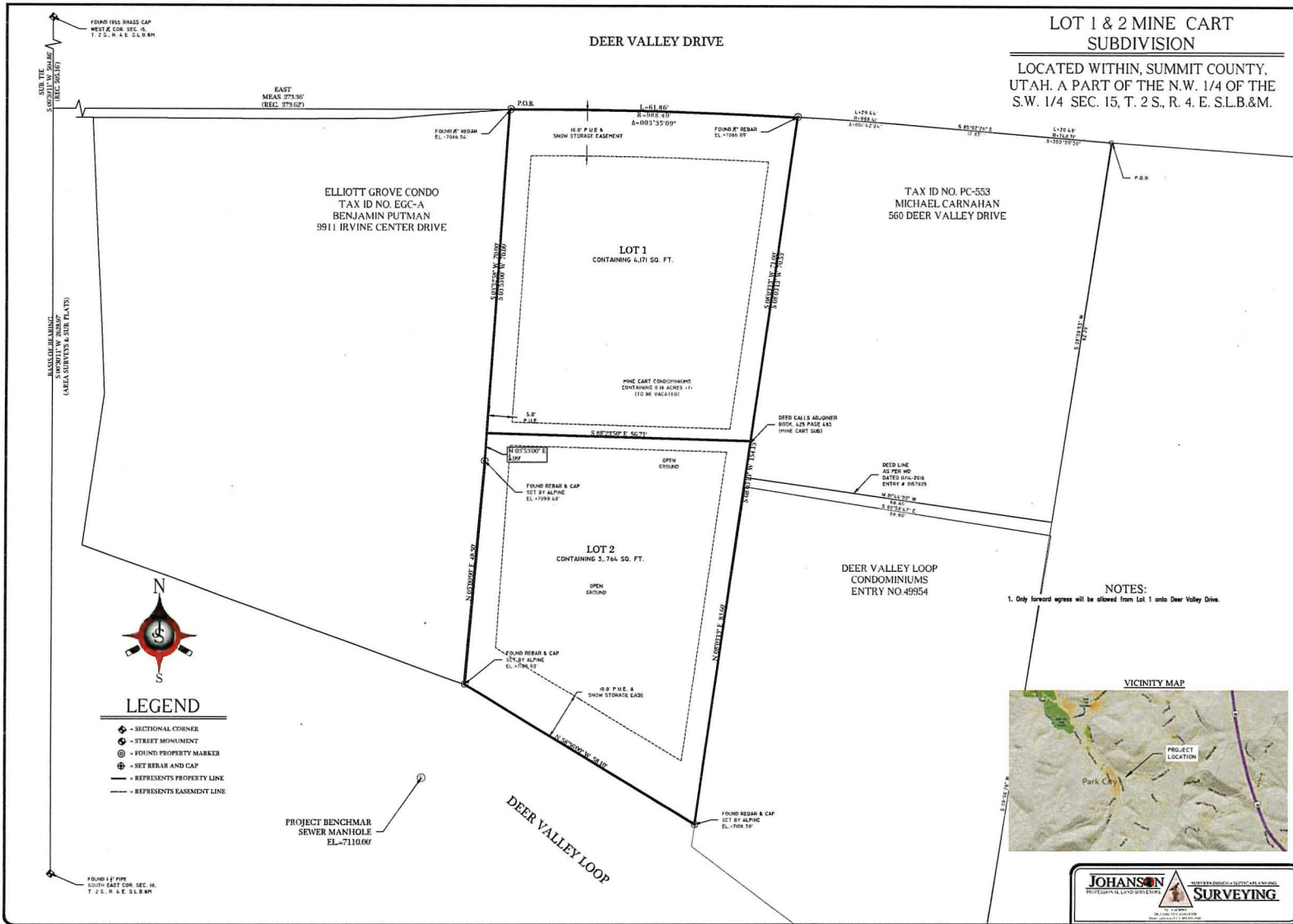
  
\_\_\_\_\_  
Michelle Kellogg, City Recorder



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Mark Harrington, City Attorney

# Attachment 1 – Mine Cart Subdivision



**LOT 1 & 2 MINE CART SUBDIVISION**  
LOCATED WITHIN, SUMMIT COUNTY, UTAH. A PART OF THE N.W. 1/4 OF THE S.W. 1/4 SEC. 15, T. 2 S, R. 4 E. S.L.B.&M.

**SURVEYOR'S CERTIFICATE**

I, Shove Johnson do hereby certify that I am a Licensed Surveyor, and that I hold certificate No. 2075114, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, hereafter to be known as **LOT 1 & 2 MINE CART SUBDIVISION**, and that same has been surveyed and shown on this plat. This survey was performed within the acceptance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000.

The purpose of this survey is to locate the boundaries of the described lots and to combine these lots into one single lot, for the eventual purpose of constructing and building future development.

**LEGAL DESCRIPTION**

Mine Cart Condo plot, File # 821719 On file with and recorded in the office of the Summit County Recorder. More particularly now described as follows:

Beginning at a point that is South 0°30'11" West 504.86 feet and East 273.36 feet from the West & corner of Section 10 Township 2 South, Range 4 East Salt Lake Base & Meridian; and thence 0°00'00" continuing on a 908.40 foot radius curve to the right and with an arc length (R.S.) of 81.85 feet with central angle of 2°35'22"; Thence South 0°30'11" West a distance of 154.13 feet; thence S83°30'00" West 58.10 feet; North 0°30'00" East a distance 48.30 feet; thence North 0°32'30" East a distance of 70.00 feet to the point of beginning. Containing 7,933 Sq. ft.

**OWNER'S DEDICATION**

Know all men by these presents that, the undersigned owner of the above described tract of land to be hereafter known as **LOT 1 & 2 MINE CART SUBDIVISION** do hereby certify that we have caused this plat to be prepared, in witness whereof, have hereunto set our \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

Dee Vee One ART, LLC  
Jack Lopez managing member

**ACKNOWLEDGMENT**

STATE OF UTAH | S.S.  
County of SUMMIT

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me Jack Lopez, who being by me duly sworn did say he is the owner of Lot 1 & 2 Mine Cart Subdivision, and that the within and foregoing instrument was signed voluntarily for the uses and purposes herein mentioned.

My commission expires: \_\_\_\_\_ Notary Public

residing in: \_\_\_\_\_

**PARK CITY PLANNING COMMISSION**  
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 14th DAY OF JUNE, 2017.

BY \_\_\_\_\_ date \_\_\_\_\_

**CERTIFICATE OF ATTEST**  
I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL ON THIS 13th DAY OF JULY 2017.

BY \_\_\_\_\_  
PARK CITY RECORDER

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**  
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_  
S.R.W.R.D.

**ENGINEERS CERTIFICATE**  
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_  
PARK CITY ENGINEER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_  
PARK CITY ATTORNEY

**COUNCIL APPROVAL AND ACCEPTANCE**  
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS 13th DAY OF JULY, 2017.

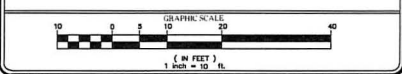
BY \_\_\_\_\_  
PARK CITY MAYOR

**COUNTY RECORDER#**  
State of Utah, County of Summit, recorded and filed at the request of \_\_\_\_\_

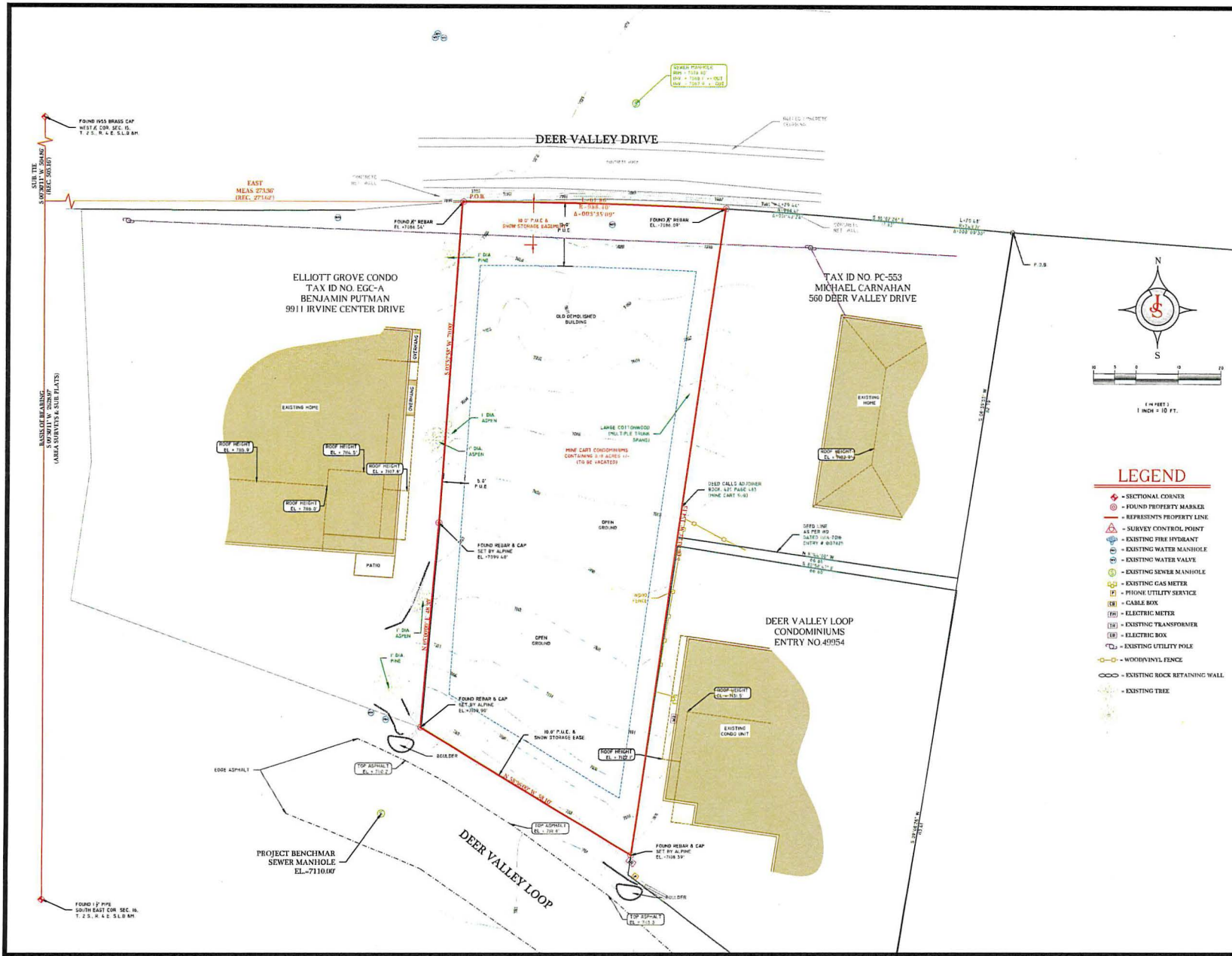
Date \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Fee \$ \_\_\_\_\_ County Recorder \_\_\_\_\_

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 1  
OF 1 SHEETS



# Exhibit B – Survey



## RECORD OF SURVEY TOPOGRAPHIC

CLIENT CONTACT  
**JACK LOPEZ**

MINE CART CONDOMINIUMS  
LOCATED WITHIN, SUMMIT  
COUNTY, UTAH. A PART OF THE  
N.W. 1/4 OF THE S.W. 1/4 SEC. 15, T. 2  
S., R. 4. E. S.L.B.&M.

PROPERTY DESCRIPTION  
533 Deer Valley Loop, Mine Cart Condominiums on file within the official records of Summit County, Utah  
Containing 0.18 +/- Acres

**SURVEYOR'S NARRATIVE**  
This Survey was performed at the request of Jack Lopez the purpose to locate corners and elevations of lot lines, future building and landscaping.  
The basis of bearing was derived from the found section corner and previously set rebar, and utilized on this survey as 5 2834076 as shown on Singercroft Subdivision, Plat A.  
Shown are Two Four Corners Highlighted at Ten foot Intervals as labeled. Found rebar have been tied, utilized and shown on this survey. The elevation base is determined by the field GPS Projection based on Utah North NAD 1983 Projection then rounded off to the nearest 10 foot mark for a more efficient Bench Mark base. The project bench mark is 7110.00 - Found sewer manhole on Deer Valley Loop Road as shown.

- NOTE:**
1. Surveyor has made no investigation or independent search for encumbrances of record encumbrances restrictive covenants membership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a current title insurance policy.
  2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
  3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavations. Contact local utilities and refer to utility maps for additional information.
  4. This is not a boundary survey, no corners have been set, this plot is intended for design review and approval purposes.
  5. Subdivision plat notes, pertaining to this lot and other restrictions obligations, covenants etc. that may affect the design and use of this lot, are subdivisions.

**SURVEYOR'S CERTIFICATE**  
I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7073114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plan and that this survey reflects true lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unvested rights of ownership or lines of possession may exist, I do not simply to certify any of those rights, unless agreed upon by the appropriate parties.

**REVISIONS:**

REV #	DESCRIPTION	DATE

**JOHANSON SURVEYING**  
SURVEY • DESIGN • SEPTIC • PLANNING  
TRUST • SMALL LAND SURVEYING

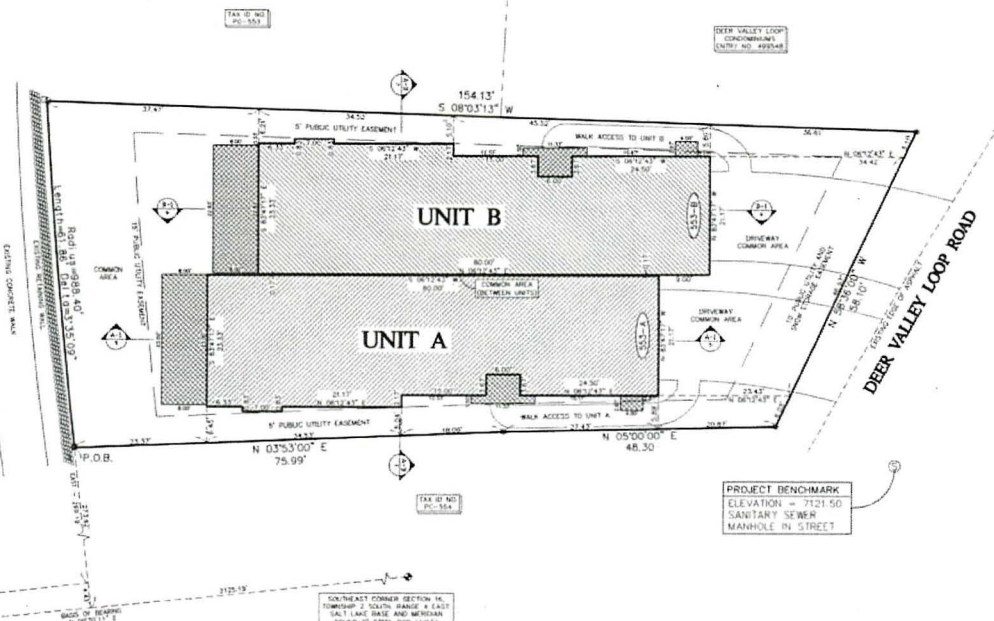
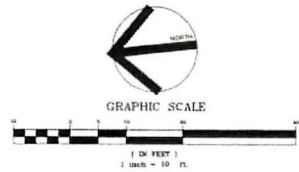
R. SHANE JOHANSON  
SULLY LAND SURVEYING PARTNER  
Shane R. Johanson P.L.L.C. 878-870-2543

**COPYRIGHT**  
This drawing is and all times remains the exclusive property of Johanson Surveying shall not be used with out complete authorization and written support.

STATE OF UTAH  
PROFESSIONAL LAND SURVEYOR  
R. SHANE JOHANSON

PROJECT NO:  
S-18-041  
DATE:  
4-12-2018  
DRAWN BY: NATHAN REESCO D.S.P. II  
CHECKED BY: SHANE R. JOHANSON P.L.L.C.  
SHEET NUMBER  
**SHEET - 001**

# Exhibit C – Mine Cart Condominiums Record of Survey Map (2007)



## RECORD OF SURVEY MAP MINE CART CONDOMINIUMS

— A 2 UNIT CONDOMINIUM PROJECT —  
A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER  
OF THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE  
BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

### LEGAL DESCRIPTION

COMMENCING SOUTH 58.81 FEET AND EAST 28.19 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, THENCE ALONG THE ARC OF A 988.4 FOOT RADIUS CURVE TO THE POINT 85.80 FEET LONG BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 89°30' EAST 48.80 FEET, THENCE SOUTH 08°31' WEST 134.13 FEET, THENCE NORTH 58°30' WEST 58.10 FEET, THENCE NORTH 05°00' EAST 48.30 FEET, THENCE NORTH 05°15' EAST 79.99 FEET TO THE POINT OF BEGINNING.  
CONTAINS 7,833.82 SQUARE FEET (0.180 ACRES)

### NOTES

- LOCATED WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.
- RANGE OF BEARING NORTH 05°00' EAST 38.00 FEET BETWEEN THE SOUTHWEST CORNER AND THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN ALSO FOUND AND ACCEPTED SURVEY MONUMENTS AT ALL PROPERTY CORNERS.
- PROPERTY CORNERS FOUND AND ACCEPTED SURVEY MONUMENTS AT ALL CORNERS, AS SHOWN HEREIN.
- PROJECT BENCHMARK ELEVATION 7121.50 (SANITARY SEWER MANHOLE IN DEER VALLEY LOOP ROAD AS SHOWN HEREIN, APPROXIMATELY 1000 FEET FROM QUAD SHEET).
- NON-EXCLUSIVE EASEMENT FOR ACCESS: 5' ALONG THE EAST AND WEST SIDE YARDS, 10' ALONG DEER VALLEY LOOP ROAD AND 15' ALONG DEER VALLEY DRIVE.
- THIS PLAT IS SUBJECT TO THE SUBSEQUENT ESTABLISHMENT OF EASEMENTS, CONDITIONS AND RESTRICTIONS OF THE "MINE CART CONDOMINIUMS" AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, ENTRY NO. \_\_\_\_\_.
- ALL SPACE WITHIN EACH INDIVIDUAL UNIT IS PRIVATE AREA, THIS INCLUDES ALL ATC AND GARAGE SPACE.
- A SINGLE WATER METER MUST BE SUPPLIED FOR BOTH UNITS AS WELL AS THE COMMON LANDSCAPING.
- BUILDING DEPARTMENT APPROVAL OF A FIRE SPRINKLER PLAN IS REQUIRED.

### SURVEYORS CERTIFICATE

I, GREGORY B. MERRITT, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I HAVE LICENSE NO. 18778, AS DESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.  
I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 17-2-13 OF CHAPTER 17, CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 17, REAL ESTATE.

GREGORY B. MERRITT  
STATE OF UTAH  
PROFESSIONAL LAND SURVEYOR  
No. 18778  
Exp. 12/31/10  
DATE: 11/20/07

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "MINE CART CONDOMINIUMS", CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AND THIS RECORD OF SURVEY PLAT TO BE PREPARED. WE DO HEREBY CONSENT TO THE RECORDATION OF THIS SURVEY PLAT AND OFFER FOR DEDICATION ALL EASEMENTS AND OTHER PARCELS OF LAND LOCATED TO BE PUBLIC DOMAIN, WITHIN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. WE CERTIFY THAT THE BOUNDARY ESTABLISHMENT SHOWN ON THIS PLAT WAS NOT UNDER CONSTRUCTION AT THE TIME THE PLAT IS RECORDED. WILL, WHEN COMPLETED, BE SUBSTANTIAL AS SHOWN ON THIS PLAT.

ARMIN HEDAYAT  
SANDRA PEREZ

### ACKNOWLEDGMENTS

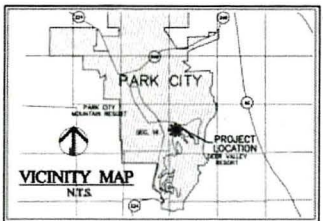
STATE OF UTAH: ARMIN HEDAYAT  
COUNTY OF SUMMIT  
ON THE 20th DAY OF NOVEMBER, 2007, PERSONALLY APPEARED BEFORE ME ARMIN HEDAYAT AND SANDRA PEREZ, WHO BEING BY ME DULY SWORN, DID SAY THAT HE AND SANDRA PEREZ, A HUSBAND AND WIFE AS JOINT TENANTS, ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND DULY ACKNOWLEDGED TO ME THAT HE AUTHORIZES THE FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN: \_\_\_\_\_ COUNTY, STATE: \_\_\_\_\_

STATE OF UTAH: SANDRA PEREZ  
COUNTY OF SUMMIT  
ON THE 20th DAY OF NOVEMBER, 2007, PERSONALLY APPEARED BEFORE ME SANDRA PEREZ, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE AND ARMIN HEDAYAT, A HUSBAND AND WIFE AS JOINT TENANTS, ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND DULY ACKNOWLEDGED TO ME THAT SHE AUTHORIZES THE FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN: \_\_\_\_\_ COUNTY, STATE: \_\_\_\_\_

SHEET 1 OF 7



SYMBOL LEGEND		HATCHING LEGEND	
●	FOUND & ACCEPTED REBAR & PLASTIC CAP 1/2" REBAR (NO CAP) IN 7807' E - 017' FROM CORNER	[Dotted]	COMMON AREA
○	FOUND & ACCEPTED 3/8" REBAR (NO CAP) IN 2832' E - 382' FROM CORNER	[Cross-hatched]	LIMITED COMMON AREA
□	FOUND NOT ACCEPTED 3/8" REBAR (NO CAP) IN 2832' E - 382' FROM CORNER	[Diagonal lines]	PRIVATE AREA
▲	FOUND & ACCEPTED REBAR CORNER (AS DESCRIBED)		

AREA TABULATIONS	
COMMON AREA	5,947.22 S.F.
LIMITED COMMON AREA	877.11 S.F.
UNIT A	459.89 S.F.
UNIT B	437.22 S.F.
PRIVATE AREA (UNITS)	8,984.35 S.F.
UNIT A	4,324.05 S.F.
UNIT B	4,327.30 S.F.

STREET ADDRESS	
553-A	DEER VALLEY LOOP ROAD
553-B	DEER VALLEY LOOP ROAD

**Evergreen Engineering, Inc.**  
Civil Engineering • Land Surveying • Land Planning  
50 Shadow Ridge Drive • Level 801 • Suite 200  
P.O. Box 2861 • Park City, Utah • 84060  
Phone: 435-649-4667 • Fax: 435-649-9219  
Email: office@evergreen-eng.com

**CITY ENGINEER**  
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS 16<sup>TH</sup> DAY OF NOV, A.D. 2007.  
*[Signature]*  
CITY ENGINEER

**SNYDERVILLE BASIN W.R.D.**  
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3<sup>RD</sup> DAY OF APR, A.D. 2007.  
BY: *[Signature]*  
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

**CITY PLANNING COMMISSION**  
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 25<sup>TH</sup> DAY OF OCTOBER, A.D. 2006.  
*[Signature]*  
CHAIRMAN

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM ON THIS 6<sup>TH</sup> DAY OF NOV, A.D. 2007.  
*[Signature]*  
CITY ATTORNEY

**CITY COUNCIL APPROVAL**  
PRESENTED TO THE BOARD OF PARK CITY CITY COUNCIL THIS 20<sup>TH</sup> DAY OF NOVEMBER, A.D. 2007 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.  
*[Signature]*  
CITY RECORDER

**RECORDED**  
No. 821719  
STATE OF Utah  
COUNTY OF Summit  
RECORDED AND FILED AT THE REQUEST OF:  
Armin Hedayat  
DATE: 11-20-07  
TIME: 12:02 PM  
*[Signature]*  
COUNTY RECORDER