

Ordinance No. 2019-27

AN ORDINANCE APPROVING THE STAG LODGE PHASE IV THIRD AMENDED PLAT, AMENDING UNIT 46 LOCATED AT 8200 ROYAL STREET #46, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 8200 Royal Street #46 has petitioned the City Council for approval of a Plat Amendment; and

WHEREAS, on April 10, 2019, the property was properly noticed and posted, and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on April 6, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on April 24, 2019, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on April 24, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on May 16, 2019, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Stag Lodge Phase IV Third Amended Plat, Amending Unit 46 located at 8200 Royal Street #46.

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

SECTION 1. APPROVAL. The Stag Lodge Phase IV Third Amended Plat, Amending Unit 46, 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 property is located at 8200 Royal Street #46.
2. The site consists of Unit 46 of the Stag Lodge Phase IV Condominium development.
3. The property is in the Residential Development (RD) District.
4. The property is within the 12th Amended Deer Valley Master Planned Development.
5. On April 10, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on April 6, 2019, according to requirements of the Land Management Code.

6. The City received a complete Plat Amendment application for the Stag Lodge Phase IV Third Amended Plat, Amending Unit 46 on March 18, 2019.
7. The proposed changes include the creation of Private Ownership Area C to indicate newly created private area which may be used to create additional bedrooms.
8. The applicant is proposing to convert 1,520 square feet of unexcavated Common Ownership area to Private Ownership Area C belonging to Unit 46.
9. The proposal is to expand the lower level by 493 square feet and to create a new lowest level of 1,021 square feet.
10. The applicant is also proposing to excavate a 232 square feet patio for the new lowest level beneath the footprint of the patio/deck of the lower level to be identified as Private Ownership Area B.
11. There is also a 403 square foot crawl space area, identified as having common ownership, proposed on the lowest level within the existing footprint of the structure.
12. No other units will be affected by this proposal.
13. The footprint of the structure will not change.
14. All changes proposed are internal and will not alter the exterior appearance of Unit 46.
15. The proposed amendment increases the size of Unit 46 from 3,180 square feet to 4,700 square feet.
16. With the addition, the Unit will be compatible in size to surrounding units at Stag Lodge that range from 2,213 square feet to 6,806.8 square feet.
17. Two parking spaces are required. Unit 46 has an existing attached two car garage, and no additional parking is required.
18. The overall Stag Lodge Condominium project consists of a total of 52 units ranging in size from 2,213 square feet to 6,806.8 square feet.
19. Stag Lodge is limited to a maximum of 52 units with no Unit Equivalent or unit size restrictions.
20. There are currently 52 Stag Lodge units, and the proposed amendment does not change the number of units.
21. On July 30, 1992, the original Stag Lodge Phase IV condominium plat was recorded as a 6-unit condominium project in the Silver Lake area of Deer Valley after City Council approval on March 5, 1992.
22. The existing structure was constructed on this site in 1996 according to Summit County records.
23. On January 22, 2003, the Stag Lodge Phase IV First Amended plat was recorded after receiving City Council approval on June 6, 2002 and created two types of ownership for the Units.
24. On April 3, 2014, the Stag Lodge Phase IV Unit 52 Second Amended plat was recorded after receiving City Council approval on October 17, 2013.
25. Additionally, several additional Stag Lodge plat amendments have been recorded which have created additional private space within the existing footprint of individual Stag Lodge units including units 35, 47, 48, 49, and 52.
26. The subject property is within the Sensitive Lands Overlay.
27. There is no change to the open space because the footprint of the affected unit will not be changing.
28. The height and setbacks of the existing structure will not change.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, 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 will 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 and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. All other conditions of approval of the Stag Lodge Condominium plats as amended and the Deer Valley MPD shall continue to apply.

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

PASSED AND ADOPTED this 16th day of May, 2019.

PARK CITY MUNICIPAL CORPORATION



Andy Beerman
MAYOR ANDY BEERMAN

ATTEST:

Michelle Kellogg
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A - Proposed Plat



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 724696 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 owner, STAG LODGE PHASE IV, THIRD AMENDED, AMENDING UNIT 46, a Utah Condominium Project, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown herein is correct.

LEGAL DESCRIPTION

PARCEL 1
 UNIT 46, STAG LODGE CONDOMINIUM, A Utah assessable condominium project, together with an undivided appurtenant ownership interest in and to the common areas and facilities of the project as the same are identified and established in the Record of Survey Map recorded March 4, 1985, as Entry No. 231219 in Book 333 of Page 435, the Amendment to Declaration of Condominium for Stag Lodge recorded March 1, 1988, as Entry No. 260687 in Book 479 of Page 216, the Record of Survey Map for Stag Lodge Phase II recorded January 17, 1989, as Entry No. 303349 and the Second Amendment to Declaration of Condominium for Stag Lodge recorded January 17, 1989, as Entry No. 303349 in Book 508 of Page 836 of the Official Records, and the Record of Survey Map of Stag Lodge Phase III recorded March 1, 1990 as Entry No. 321267 in Book 556 of Page 536 and the Amended Record of Survey Map Stag Lodge Phase II, recorded December 3, 1992 as Entry No. 332684 and the Fourth Amendment to Condominium Declaration of Stag Lodge recorded December 1, 1992 as Entry No. 332684 in Book 589 of Page 188 and the Second Amendment to Declaration of Condominium for Stag Lodge recorded January 6, 1992 as Entry No. 352470 and the Fifth Amendment to Declaration of Condominium for Stag Lodge recorded January 6, 1992 as Entry No. 352470 in Book 679 of Page 214 and the First Amendment to Declaration of Condominium for Stag Lodge recorded July 30, 1992 as Entry No. 363086 in Book 679 of Page 214 and the First Amendment to Declaration of Condominium for Stag Lodge recorded January 17, 2003 as Entry No. 645262 in Book 1004 of Page 842, and the Second Amended Record of Survey Map recorded May 23, 2004, as Entry No. 732728, and the Stag Lodge Common Area Record of Survey Map recorded March 21, 2006, as Entry No. 849043, of the Official Records in the Office of the Summit County Recorder.

PARCEL 2
 Together with a 25 foot wide private roadway and non-exclusive public utility easement as set forth on said Record of Survey Map for Stag Lodge Phase II recorded January 17, 1989, as Entry No. 303349. And the Record of Survey Map for Stag Lodge Phase III recorded March 1, 1990 as Entry No. 321267.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that, All Leammom and Anuradha Leammom, Co-Trustees of the 2006 Leammom Family Trust, dated November 11, 2006, hereby certify that they have caused this plat amendment to be made and hereby consent to the recording of this plat amendment.

In witness whereof, the undersigned set his hand this ____ day of _____, 2019. In witness whereof, the undersigned set her hand this ____ day of _____, 2019.

By: _____
 All Leammom, Trustee

By: _____
 Anuradha Leammom, Trustee

ACKNOWLEDGMENT

State of _____
 County of _____

On this ____ day of _____, 2019, All Leammom personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Co-Trustee of the 2006 Leammom Family Trust, dated November 11, 2006, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed the STAG LODGE PHASE IV, THIRD AMENDED, AMENDING UNIT 46.

ACKNOWLEDGMENT

State of _____
 County of _____

On this ____ day of _____, 2019, Anuradha Leammom personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Co-Trustee of the 2006 Leammom Family Trust, dated November 11, 2006, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed the STAG LODGE PHASE IV, THIRD AMENDED, AMENDING UNIT 46.

ASSOCIATION CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned, on behalf of Stag Lodge Owners Association, a Utah nonprofit corporation, having complied with the requirements of both Statutes and the Recorded Declaration has given its consent to the recording of this Condominium Plat Amendment.

ACKNOWLEDGMENT

State of _____
 County of _____

On this ____ day of _____, 2019, personally appeared before me, the undersigned Notary Public, in and for said County and State, Michael DeJarmata, being duly sworn, acknowledged to me that he is the president of the Stag Lodge Owners Association, a Utah nonprofit corporation, and that he signed the above Consent to Record for, on, and in behalf of all of the unit owners of the Stag Lodge Condominium Project acting as a group (Under the name of the Stag Lodge Owners Association, a Utah nonprofit corporation) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 37-1-1 et seq. (1983) as amended and supplemented, and the Declaration of Condominium, Conditions, and Restrictions for Stag Lodge Condominium.

STAG LODGE PHASE IV
 THIRD AMENDED
 AMENDING UNIT 46

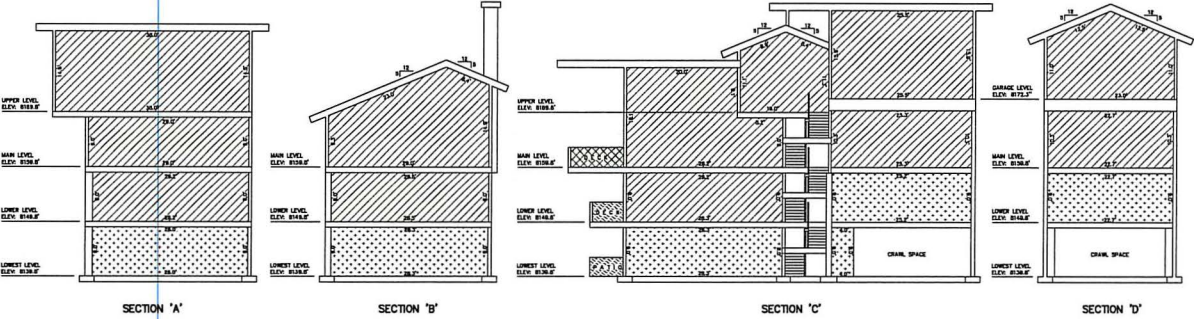
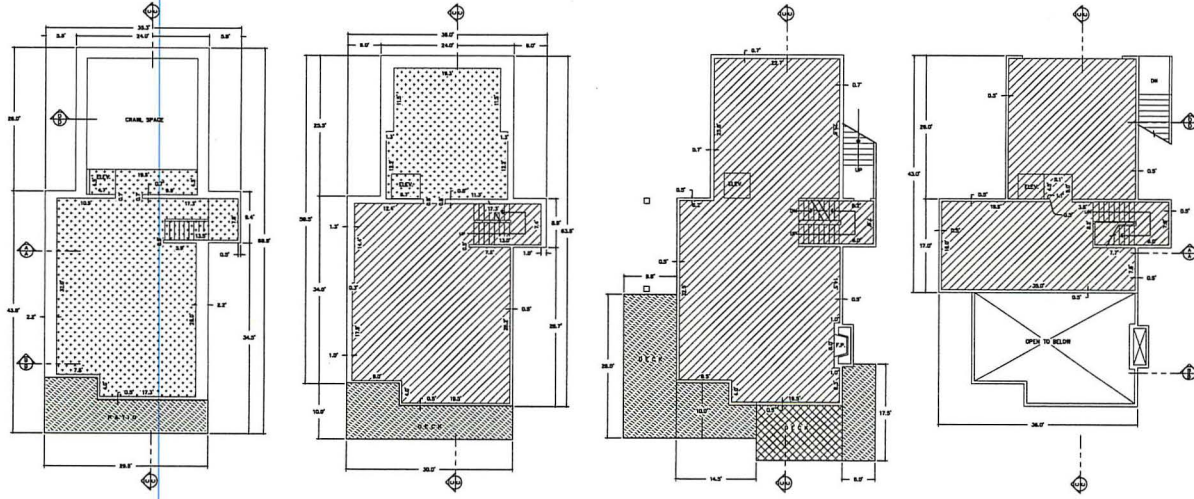
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

FLOOR AREA TABLE

LOWEST LEVEL	1,021 SQ. FT.
LOWER LEVEL	1,524 SQ. FT.
MAIN LEVEL	1,533 SQ. FT.
UPPER LEVEL	822 SQ. FT.
TOTAL SQ. FT.	4,700 SQ. FT.

OWNERSHIP DESIGNATIONS

[Pattern]	COMMON OWNERSHIP
[Pattern]	LIMITED COMMON OWNERSHIP
[Pattern]	"PRIVATE OWNERSHIP AREA A"
[Pattern]	"PRIVATE OWNERSHIP AREA B"
[Pattern]	"PRIVATE OWNERSHIP AREA C"



NOTES

1. Interior dimensions shown are to finished surfaces.
2. All structural elements are designated as common areas.
3. All physical features and improvements not shown are designated as common areas.
4. Refer to Declaration of Condominium for complete description of ownership.
5. Benchmark: See Sheet 1 of the Stag Lodge Phase IV Condominium, recorded July 30, 1992, as Entry No. 363086 in the Summit County Recorder's Office for location and elevation.
6. This plat is subject to the Conditions of Approval in Ordinance 2019-_____.

NOTES (cont'd)

7. All conditions of approval of the Stag Lodge Condominium Record of Survey plats, as amended, shall continue to apply.
8. This plat amendment consists of the conversion of "Common Ownership" to "Private Ownership" on the Lower Level and the addition of the Lower Level to "Private Ownership".
9. The two primary changes reflected on this plat that are different from the previous plat are: 1) The crawl space under the common areas on the Lower Level of the previous plat has been converted to private ownership on this plat. 2) The Lower Level as shown on this plat did not exist on the previous plat and has been added and is shown as private ownership and common areas.

Alliance Engineering Inc.
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
 323 Main Street, P.O. Box 2894, Park City, Utah 84002-2894
 (435) 844-8487

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____
 OF _____, 2019
 BY _____
 S.B.W.R.D.

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2019
 BY _____
 CHAIR

ENGINEER'S CERTIFICATE
 I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2019
 BY _____
 PARK CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2019
 BY _____
 PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
 I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2019
 BY _____
 PARK CITY RECORDER

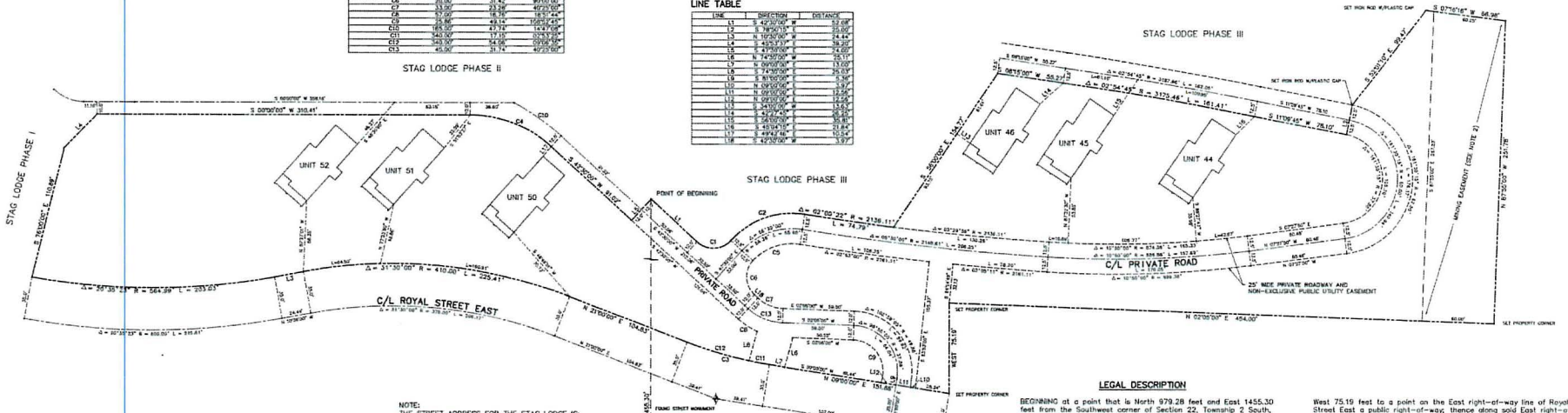
COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2019
 BY _____
 MAYOR

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

Exhibit B - Existing Plat

CURVE	BEARING	LENGTH	DELTA
C1	S 89°50'00" W	11.00	11.0000
C2	S 89°50'00" W	87.50	222.0000
C3	S 89°50'00" W	11.00	11.0000
C4	S 89°50'00" W	74.00	212.0000
C5	S 89°50'00" W	11.00	11.0000
C6	S 89°50'00" W	31.42	82.0000
C7	S 89°50'00" W	11.00	11.0000
C8	S 89°50'00" W	16.19	42.0000
C9	S 89°50'00" W	11.00	11.0000
C10	S 89°50'00" W	47.14	122.0000
C11	S 89°50'00" W	11.00	11.0000
C12	S 89°50'00" W	54.00	140.0000
C13	S 89°50'00" W	11.00	11.0000

LINE	DIRECTION	DISTANCE
L1	S 89°50'00" W	11.00
L2	S 89°50'00" W	87.50
L3	S 89°50'00" W	11.00
L4	S 89°50'00" W	74.00
L5	S 89°50'00" W	11.00
L6	S 89°50'00" W	31.42
L7	S 89°50'00" W	11.00
L8	S 89°50'00" W	16.19
L9	S 89°50'00" W	11.00
L10	S 89°50'00" W	47.14
L11	S 89°50'00" W	11.00
L12	S 89°50'00" W	54.00
L13	S 89°50'00" W	11.00
L14	S 89°50'00" W	47.14
L15	S 89°50'00" W	11.00
L16	S 89°50'00" W	54.00
L17	S 89°50'00" W	11.00
L18	S 89°50'00" W	47.14
L19	S 89°50'00" W	11.00
L20	S 89°50'00" W	54.00



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents, that Success at Stag, a Utah Limited Partnership, being the owners of the tract of land in Park City, Summit County, Utah, described on this sheet, do hereby consent to the recordation of the Record of Survey Map in the Office of the County Recorder of Summit County, Utah, in accordance with the Utah Condominium Ownership Act, and certify that all units will be constructed as shown on these two sheets.

Executed the 7th day of June, 1992.

Success at Stag
A Utah Limited Partnership
By Harry F. Reed
General Partner
By Stephen M. Schry
General Partner

ACKNOWLEDGMENT

State of Utah)
County of Summit)
On the 7th day of June, 1992, personally appeared before me Harry F. Reed, who, being by me duly sworn, did say that he is a General Partner of Success at Stag, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Limited Partnership as such general partner, and said Harry F. Reed duly acknowledged to me that said partnership executed the same.

Notary Public
My Commission Expires
Renee
Tombas, UT

NOTE: THE STREET ADDRESS FOR THE STAG LODGE IS: 8000 ROYAL STREET EAST

- NOTES:
- The Stag Lodge Homeowners Association is responsible for the maintenance of all 4" x 6" Sewer Saver Lines.
 - Mining Easement as described in the terms and conditions contained in the certain Notice of Option, recorded December 10, 1987 as Entry No. 281316 in Book 456 at Page 535 of the Official Records of Summit County, Utah.
 - Property corners to be set upon completion of landscaping.
 - All common area is a utility easement.

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 6164 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by authority of the owner(s), this Record of Survey Map of Stag Lodge Phase IV, a Utah Expandable Condominium Project, in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act.

JOHN DEMKOWICZ L.S. NO. 6164 6-2-92



LEGAL DESCRIPTION

BEGINNING at a point that is North 979.28 feet and East 1455.30 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the South boundary line of STAG LODGE PHASE II, and on the West boundary line of Stag Lodge Phase II First Amended, Utah expandable condominium projects according to the official plats thereof, as recorded in the office of the Summit County Recorder, Summit County, Utah; and running thence along the boundary line of said Stag Lodge Phase II First Amended thru the following 11 courses (1) S 42°30'00" W 52.08 feet to a point on a 20.00 foot radius curve to the left (center bears S 47°30'00" E 20.00 feet); thence (2) southerly along the arc of said curve 31.42 feet thru a central angle of 40°70'00" to a point on a 68.28 foot radius reverse curve to the right (center bears S 42°30'00" W 68.88 feet); thence (3) southerly along the arc of said curve 67.93 feet thru a central angle of 56°30'00" to a point on a 2136.11 foot radius reverse curve to the left (center bears S 81°00'00" E 2136.11 feet); thence (4) southerly along the arc of said curve 74.78 feet thru a central angle of 2°00'22"; thence (5) S 56°00'00" E 154.77 feet; thence (6) S 81°00'00" W 52.27 feet to a point on a 3175.46 foot radius curve to the right (center bears N 81°45'00" W 3175.46 feet); thence (7) southerly along the arc of said curve 181.41 feet thru a central angle of 2°34'43"; to a point of tangency; thence (8) S 11°04'45" E 78.10 feet; thence (9) S 78°50'12" E 25.00 feet; thence (10) S 62°11'10" E 99.47 feet; thence (11) S 71°16'18" W 68.98 feet; thence M 87°35'00" W 251.78 feet to a point on the East line of the Cache Condominium Project according to the official plat thereof on file in the office of the Summit County Recorder, Summit County, Utah; thence along the boundary line of said Cache Condominium Project thru the following 2 courses (1) N 2°05'00" E 454.00 feet; thence (2)

West 75.19 feet to a point on the East right-of-way line of Royal Street East a public right-of-way; thence along said East right-of-way line thru the following 5 courses (1) N 8°00'00" E 151.88 feet to a point on a 340.00 foot radius curve to the right (center bears S 81°00'00" E 340.00 feet); thence (2) northwesterly along the arc of said curve 71.21 feet thru a central angle of 12°00'00" to a point of tangency; thence (3) N 21°00'00" E 104.83 feet to a point on a 410.00 foot radius curve to the left (center bears N 69°00'00" W 410.00 feet); thence (4) northwesterly along the arc of said curve 225.41 feet thru a central angle of 31°00'00" to a point of tangency; thence (5) N 10°30'00" W 74.44 feet to a point on a 565.00 foot radius curve to the right (center bears N 78°30'00" E 565.00 feet); thence (6) northwesterly along the arc of said curve 203.03 feet thru a central angle of 20°35'20" to the southwest corner of STAG LODGE PHASE I a Utah expandable condominium project according to the official plat thereof on file in the office of the Summit County Recorder, Summit County, Utah; thence along the boundary line of said Stag Lodge Phase I thru the following 2 courses (1) S 78°00'00" E 110.89 feet; thence (2) S 45°33'37" E 39.20 feet to a point on the West line of STAG LODGE PHASE I a Utah expandable condominium project according to the official plat thereof on file in the office of the Summit County Recorder, Summit County, Utah; thence along the boundary line of said Stag Lodge Phase I thru the following 4 courses (1) South 310.41 feet to a point on a 99.83 foot radius curve to the right (center bears West 99.83 feet); thence (2) southwesterly along the arc of said curve 74.05 feet thru a central angle of 42°30'00" to a point of tangency; thence (3) S 42°30'00" W 91.02 feet; thence (4) S 47°50'00" E 24.00 feet to the point of beginning. CONTAINS 4.165 ACRES.

RECORD OF SURVEY MAP OF:
STAG LODGE PHASE IV

A UTAH EXPANDABLE CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



ALLIANCE ENGINEERING INC.

P.O. BOX 2664
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 20th DAY OF July, 1992 A.D.
BY Chairman
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 20th DAY OF July, 1992 A.D.
BY Eric W. DeHaven P.E.
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 20th DAY OF July, 1992 A.D.
BY Stephane
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY THE PLANNING COMMISSION THIS 20th DAY OF MARCH, 1992 A.D.
BY Ames R. Shelden
PARK CITY RECORDER

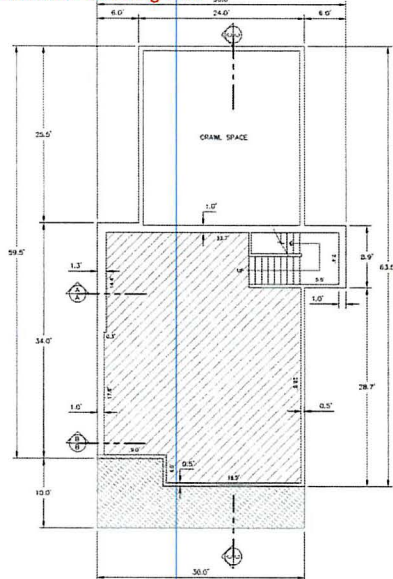
COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 5th DAY OF MARCH, 1992 A.D.
BY Barbara L. Orr
MAYOR

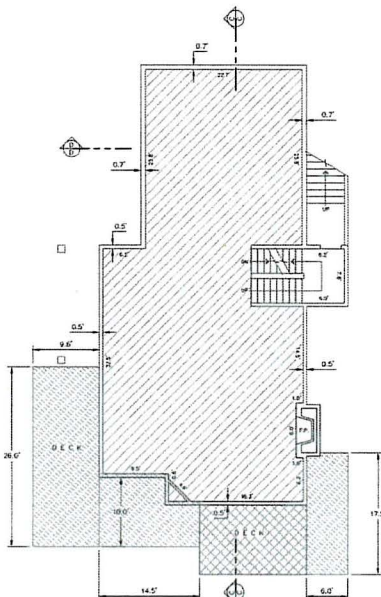
RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF High County Title TITLE
DATE 02-30-92 TIME 02:50 PM BOOK PAGE
FEE RECORDER Alan Springs

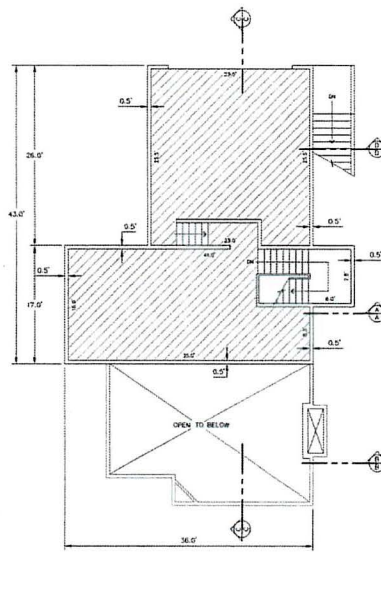
Exhibit B - Existing Plat



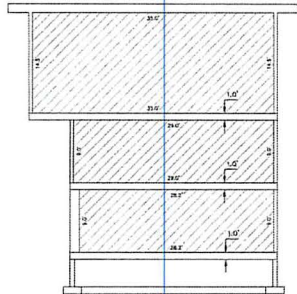
LOWER LEVEL



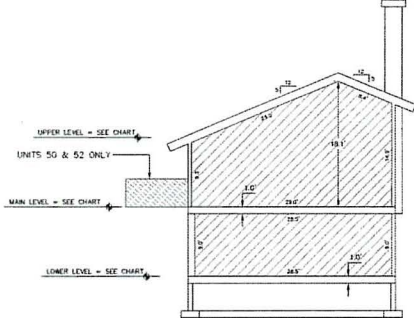
MAIN LEVEL



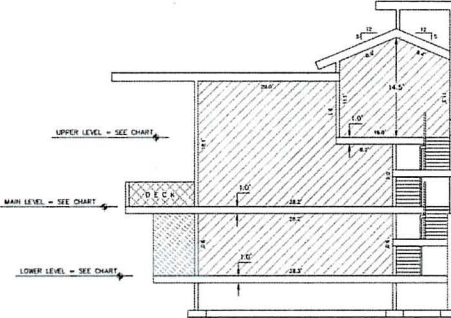
UPPER & GARAGE LEVEL



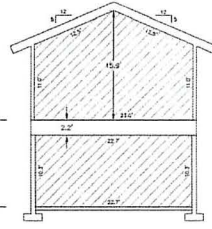
SECTION "A"



SECTION "B"



SECTION "C"

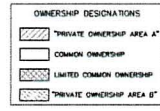


SECTION "D"

FLOOR AREA / FLOOR ELEVATION TABLE					
	UNIT 45	UNIT 46	UNIT 51	UNIT 52	
LOWER LEVEL	8149.0'	8149.8'	8100.2'	8105.1'	8100.5' SEA LEVEL ELEVATION
	1031 SQ. FT.	1031 SQ. FT.	1031 SQ. FT.	1031 SQ. FT.	
MAIN LEVEL	8159.0'	8159.8'	8100.2'	8104.3'	8100.5' SEA LEVEL ELEVATION
	1527 SQ. FT.	1527 SQ. FT.	1527 SQ. FT.	1527 SQ. FT.	
UPPER LEVEL	8169.0'	8169.8'	8110.2'	8114.3'	8110.5' SEA LEVEL ELEVATION
	622 SQ. FT.	622 SQ. FT.	622 SQ. FT.	622 SQ. FT.	
GARAGE LEVEL	8171.5'	8172.3'	8112.7'	8116.9'	8113.0' SEA LEVEL ELEVATION
	3180 SQ. FT.	3180 SQ. FT.	3180 SQ. FT.	3180 SQ. FT.	

UNITS 45, 46, 50, 51, & 52

- NOTE:**
- INTERIOR DIMENSIONS SHOWN ARE TO FINISH SURFACES.
 - ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 - ALL PHYSICAL FEATURES AND IMPROVEMENTS NOT SHOWN AREA DESIGNATED AS COMMON AREA.
 - REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
 - BENCHMARK: SEE SHEET 1 FOR LOCATION AND ELEVATION.



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, 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 unit owners of the STAG LODGE PHASE IV CONDOMINIUM PROJECT acting as a group in accordance with the Declaration of Covenants, Conditions, and Restrictions for STAG LODGE PHASE IV, a Utah Condominium project, this Amended Record of Survey Map of STAG LODGE PHASE IV, which consists of sheet 2, in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act, I further certify the information shown hereon is accurate.

John Demkowicz 4/16/04
John Demkowicz, LS #154491 Date

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner(s) of the herein described tract of land, hereby certify that they have caused this survey to be made and this Amended Record of Survey Map to be prepared and hereby consent to the recordation of this Amended Record of Survey Map.

Brad Scott 12-10-02
Brad Scott, President
Stag Lodge Condominium Homeowners Association, Inc.

ACKNOWLEDGMENT

State of Utah
County of Summit

On this 10th day of Dec, 2002, personally appeared before me, the undersigned Notary Public, in and for said County and State, Brad Scott, being duly sworn, acknowledged to me that he is the president of the Stag Lodge Homeowners Association, Inc. and that he signed the above Owner's Dedication and Consent to Record for, on and in behalf of all of the unit owners at the Stag Lodge Phase IV Condominium Project acting as a group (under the name of the Stag Lodge Homeowners Association, Inc.) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1983) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for Stag Lodge Phase IV Condominium.

Mary J. Carney
Notary Public
Residing in: Park City
My commission expires: 07-1-2004



- NOTES:**
- This Amended Record of Survey Map is an Amendment to sheet 2 of the Stag Lodge Phase IV Condominium, recorded July 30, 1992, as Entry #350084 in the Summit County Recorder's Office. Sheet 1 of Stag Lodge Phase IV Condominium as recorded July 30, 1992, shall remain intact.
 - All other conditions of approval of the Stag Lodge Condominium project continue to apply.
 - Recorded concurrently herewith an Amendment to the Condominium Declaration for Stag Lodge. This Amended Record of Survey Map has been prepared in connection with said Amended Declaration which provides for, but not limited to, the following:
 - "Private Ownership Area A" means and refers to all of the previously existing privately owned property as shown on the original Map or Mass, property privately owned prior to the Private Ownership Area B Effective Date.
 - "Private Ownership Area B" means and refers to the property changed from Common Area or Limited Common Area to private ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement. Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.
 - The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of Stag Lodge Condominium (See Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed.

FIRST AMENDED RECORD OF SURVEY MAP

STAG LODGE PHASE IV

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST
S.L.B. & M.
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 January, 2002 A.D.
BY *Do R. [Signature]*
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 6th DAY OF January, 2002 A.D.
BY *[Signature]*
CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 6th DAY OF January, 2002 A.D.
BY *Eric W. DeLano*
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 9th DAY OF January, 2002 A.D.
BY *[Signature]*
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 6th DAY OF January, 2002 A.D.
BY *[Signature]*
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 6th DAY OF January, 2002 A.D.
BY *[Signature]*
MAYOR

JOB NO: 5-7-01 FILE: Z:\stl\dwg\phase4-am\sh2
RECORDED
#645383
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF High County Title
DATE 1-20-02 TIME 2:52 PM BOOK PAGE
BY *[Signature]* Debra M. Deery
RECORDER
FEE