

SURVEYOR'S CERTIFICATE

To: Park City Municipal Corporation; Summit County Conservancy, Stewart Title Guaranty Company; Coalition Title Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8 (only the improvements along the boundary as specified by the client), 13, 15, 16, 17, and 18 of Table A thereof. The field work was completed on September 29, 2023.

LEGAL DESCRIPTION

A boundary consisting of two (2) parcels of land located in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said boundary being more particularly described as follows:

Parcel 1:

Beginning at the center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being South 16°01'13" East, 74.98 feet, more or less from a Park City Monument at the intersection of Lowell Avenue and Shepard Street as shown on the Silver Hill ALTA Property Survey recorded December 29, 1994, as Survey No. S-1870 on file and of record in the office of the County Recorder, Summit County, Utah, thence South 35°16'39" East, 42.58 feet to the point of curvature of a curve to the left, of which the radius point bears North 54°04'32" East, a radial distance of 125.00 feet, thence easterly along the arc of said curve a distance of 275.37 feet, through a central angle of 126°13'13" to a point on the quarter section line of said Section 16, thence along said quarter section line North 89°56'24" East, 141.17 feet; thence South 27°00'12" East, 15.89 feet; thence South 42°57'14" East, 3.40 feet; thence South 55°53'00" West, 93.90 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet; thence South 38°06'27" East, 39.16 feet; thence South 57°40'08" East, 94.35 feet; thence North 33°32'19" East, 86.59 feet; thence North 23°38'00" West, 40.92 feet; thence South 66°22'00" West, 10.00 feet; thence North 20°02'58" East, 14.48 feet; thence South 69°44'50" East, 41.63 feet; thence South 70°15'52" East, 48.98 feet; thence South 66°22'00" West, 18.75 feet; thence South 32°43'26" West, 24.33 feet; thence South 14°07'38" West, 27.12 feet; thence South 23°38'00" East, 17.00 feet; thence South 45°11'38" East, 54.42 feet; thence South 23°38'00" East, 404.45 feet; thence North 66°52'00" East, 75.00 feet to the Northwest corner of Lot 14, Block 28 of the Park City Survey Amended Plat; thence South 23°38'00" East, 103.87 feet; to a point on the North boundary of the Treasure Hill Subdivision Phase 2 according to the official plat thereof recorded on August 20, 2003, as Entry No. 669916 in the office of the recorder, Summit County, Utah, thence along said boundary the following two (2) courses: 1) South 66°22'00" West, 224.99 feet; thence 2) South 23°38'00" East, 395.57 feet to the North boundary of the Treasure Hill Subdivision Phase 1 according to the official plat thereof recorded on April 15, 1996 as Entry No. 452295 in the office of the recorder, Summit County, Utah; thence along said boundary the following four (4) courses: 1) South 52°00'00" West, 223.20 feet; thence 2) South 84°00'00" West, 112.53 feet; thence 3) South 79°00'00" West, 825.00 feet; thence 4) South 33°32'19" West, 600.01 feet; thence North 47°25'46" West, 856.74 feet; thence North 08°56'27" East, 845.30 feet; thence North 02°31'24" West, 503.18 feet more or less to a point on the quarter section line of Section 16; thence along said section line North 89°56'30" East, 1,081.16 feet more or less to the point of beginning.

Parcel 2:

Beginning at a point that is North 89°56'24" East, 61.20 feet from the center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being South 49°08'54" East, 109.62 feet, more or less from a Park City Monument at the intersection of Lowell Avenue and Shepard Street as shown on the Silver Hill ALTA Property Survey recorded December 29, 1994, as Survey No. S-1870 on file and of record in the office of the County Recorder, Summit County, Utah; thence North 89°56'24" East, 129.05 feet to a point on a non tangent curve to the right, of which the radius point lies North 59°13'03" West, a radial distance of 75.00 feet; thence westerly along the arc of said curve a distance of 148.30 feet, through a central angle of 113°17'34"; thence North 35°16'39" West, 6.72 feet to the POINT OF BEGINNING.

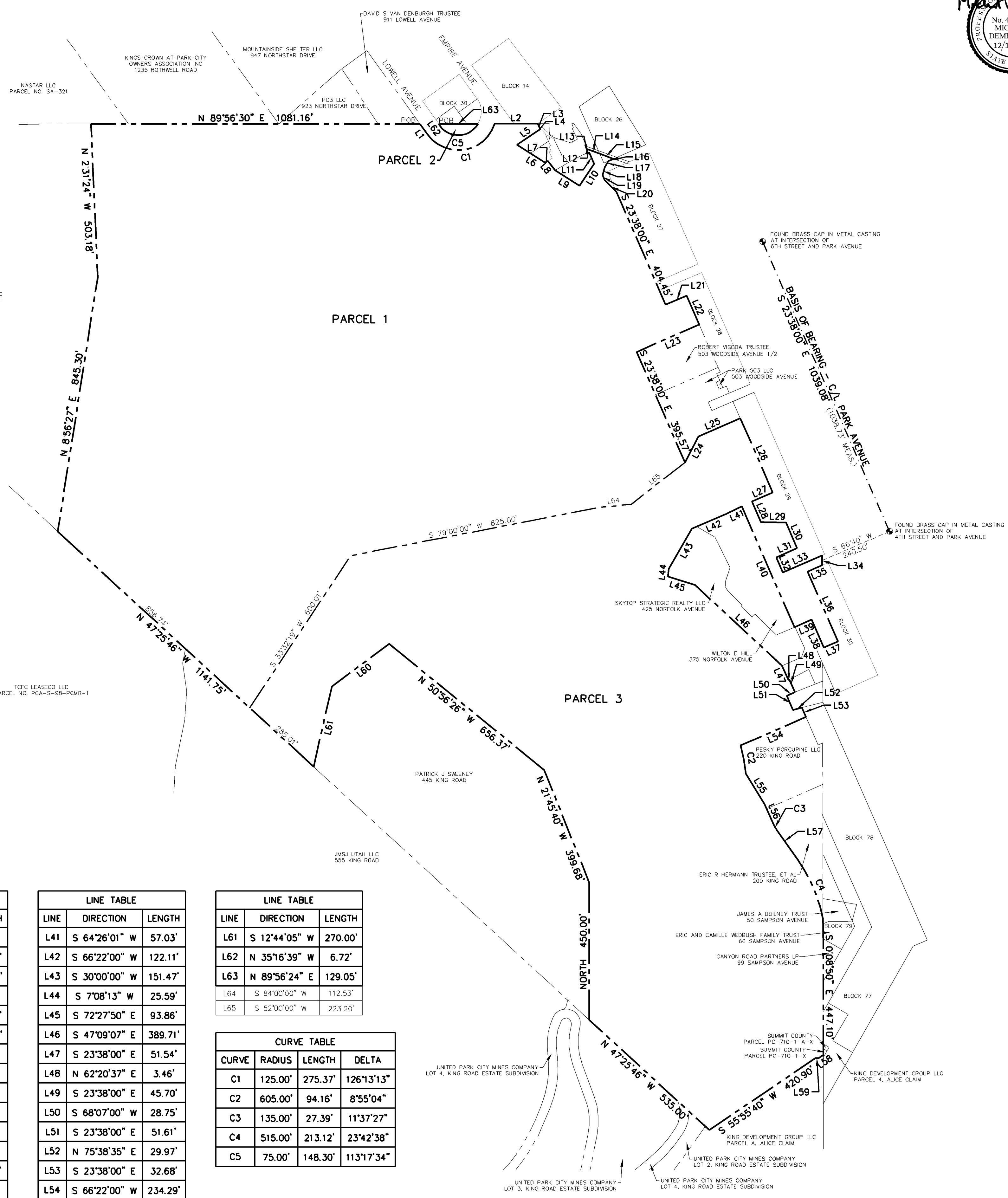
The basis of bearing for the above described parcels is South 23°38'00" East between the Park City Monuments located at the intersection of Park Avenue and Fourth Street and the intersection of Park Avenue and Sixth Street as shown on the Park City Monument Control Map prepared by Bush & Gudgeff Inc. dated June, 1981.

Parcel 3:

All of Lot 5 (Open Space Parcel) Phase 1, Treasure Hill Subdivision, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

NOTES

- This survey was performed in conjunction with a Commitment for Title Insurance, File No. 29959 and File No. 29960, issued by Coalition Title Agency with commitment dates of March 28, 2022.
- The following exceptions in Schedule B, Part II of the Title Commitment, File No. 29959 are not addressed by this survey: Items 1-4, 6-8, 10-11, 19-20 and 22-30.
- The following exceptions in Schedule B, Part II of the Title Commitment, File No. 29960, are not addressed by this survey: Items 1-4, 6-9, 14-15 and 18-25.
- The gross land area is 104.928 acres.
- No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting fieldwork was found.
- There are no known proposed changes to street right-of-way lines.
- There are no offsite appurtenant easements.
- Parcel 1, Parcel 2, and Parcel 3 are located in the south half of Section 16 and the northeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.
- Property corners were set or found as shown.



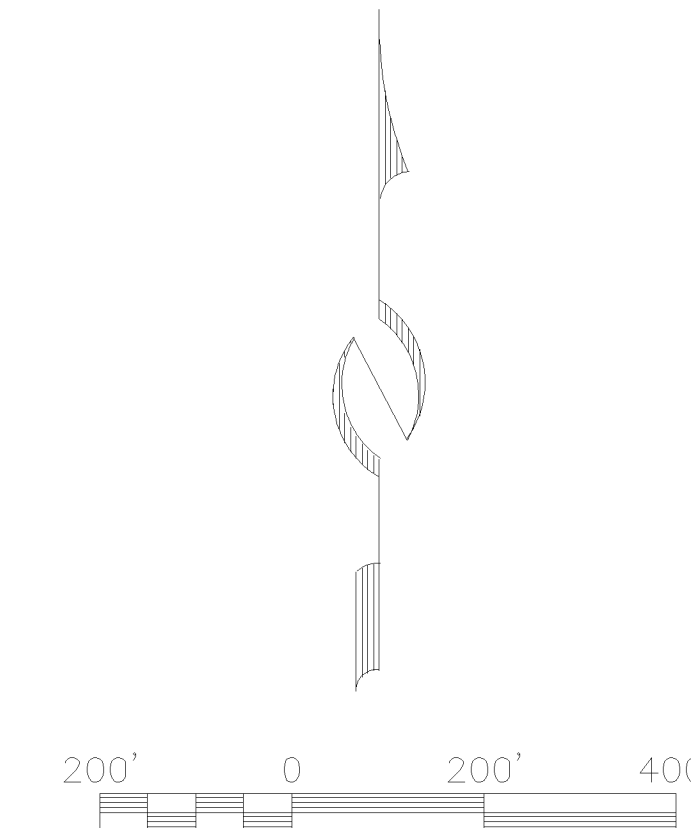
LINE	DIRECTION	LENGTH
L1	S 35°16'39" E	42.58'
L2	N 89°56'24" E	141.17'
L3	S 27°00'12" E	15.89'
L4	S 42°57'14" E	3.40'
L5	S 55°53'00" W	93.90'
L6	S 57°40'08" E	109.20'
L7	N 60°08'27" E	11.21'
L8	S 38°06'27" E	39.16'
L9	S 57°40'08" E	94.35'
L10	N 33°32'19" E	86.59'
L11	N 23°38'00" W	40.92'
L12	S 66°22'00" W	10.00'
L13	N 20°02'58" E	14.48'
L14	S 69°44'50" E	41.63'
L15	S 70°15'52" E	48.98'
L16	S 66°22'00" W	18.75'
L17	S 32°43'26" W	24.33'
L18	S 14°07'38" W	27.12'
L19	S 23°38'00" E	17.00'
L20	S 45°11'38" E	54.42'

LINE	DIRECTION	LENGTH
L21	N 66°52'00" E	75.00'
L22	S 23°38'00" E	103.87'
L23	S 66°22'00" W	224.99'
L24	N 27°40'34" E	96.07'
L25	N 66°22'00" E	150.00'
L26	S 23°38'00" E	266.09'
L27	S 66°22'00" W	75.00'
L28	S 23°38'00" E	74.67'
L29	S 89°36'41" E	82.11'
L30	S 23°38'00" E	91.91'
L31	S 66°22'00" W	75.00'
L32	S 23°38'00" E	53.98'
L33	N 66°40'00" E	141.00'
L34	S 0°08'50" E	32.64'
L35	S 66°40'00" W	52.99'
L36	S 23°38'00" E	250.00'
L37	S 66°40'00" W	50.00'
L38	N 23°38'00" W	100.00'
L39	S 66°22'00" W	62.00'
L40	N 23°38'00" W	432.85'

LINE	DIRECTION	LENGTH
L41	S 64°26'01" W	57.03'
L42	S 66°22'00" W	122.11'
L43	S 30°00'00" W	151.47'
L44	S 7°08'13" W	25.59'
L45	S 72°27'50" E	93.86'
L46	S 47°09'07" E	389.71'
L47	S 23°38'00" E	51.54'
L48	N 62°20'37" E	3.46'
L49	S 23°38'00" E	45.70'
L50	S 68°07'00" W	28.75'
L51	S 23°38'00" E	51.61'
L52	N 75°38'35" E	29.97'
L53	S 23°38'00" E	32.68'
L54	S 66°22'00" W	234.29'
L55	S 31°26'11" E	116.94'
L56	S 23°31'34" E	69.58'
L57	S 35°09'01" E	117.10'
L58	S 55°53'19" W	19.14'
L59	S 89°51'10" W	10.52'
L60	S 53°30'00" W	234.36'

LINE	DIRECTION	LENGTH
L61	S 12°44'05" W	270.00'
L62	N 35°16'39" W	6.72'
L63	N 89°56'24" E	129.05'
L64	S 84°00'00" W	112.53'
L65	S 52°00'00" W	223.20'

CURVE	RADIUS	LENGTH	DELTA
C1	125.00'	275.37'	126°13'13"
C2	605.00'	94.16'	8°55'04"
C3	135.00'	27.39'	11°37'27"
C4	515.00'	213.12'	23°42'38"
C5	75.00'	148.30'	113°17'34"



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MARSHALL KING
THOMAS VAUGHN
TYLER LEPORE
CHIP TOMSUDEN

DATE: 12/15/23

ALTA/NSPS LAND TITLE SURVEY
TREASURE HILL
OVERALL BOUNDARY

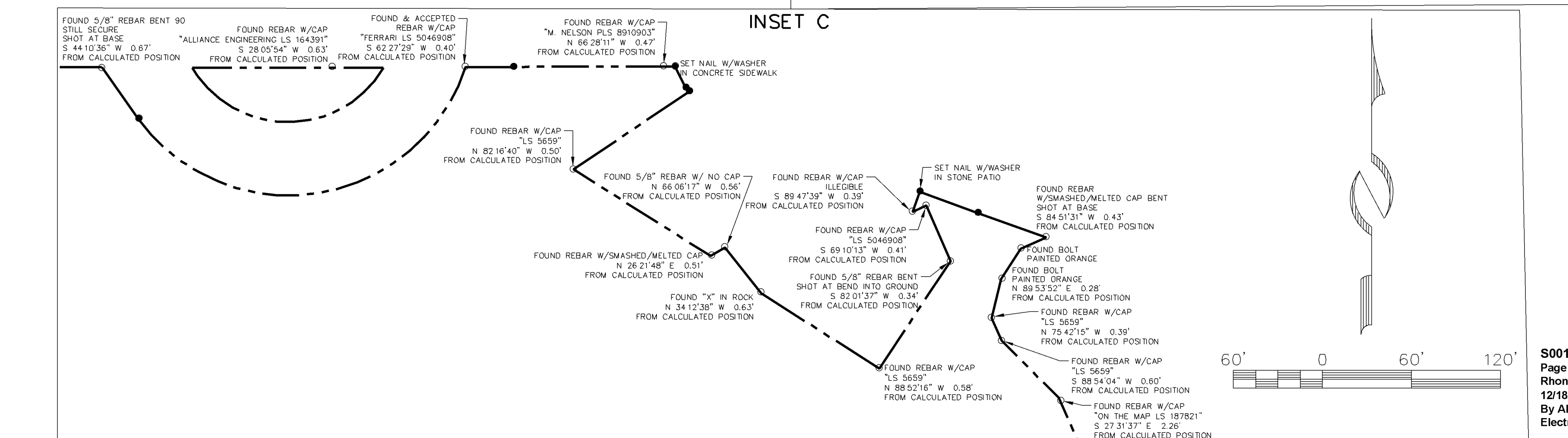
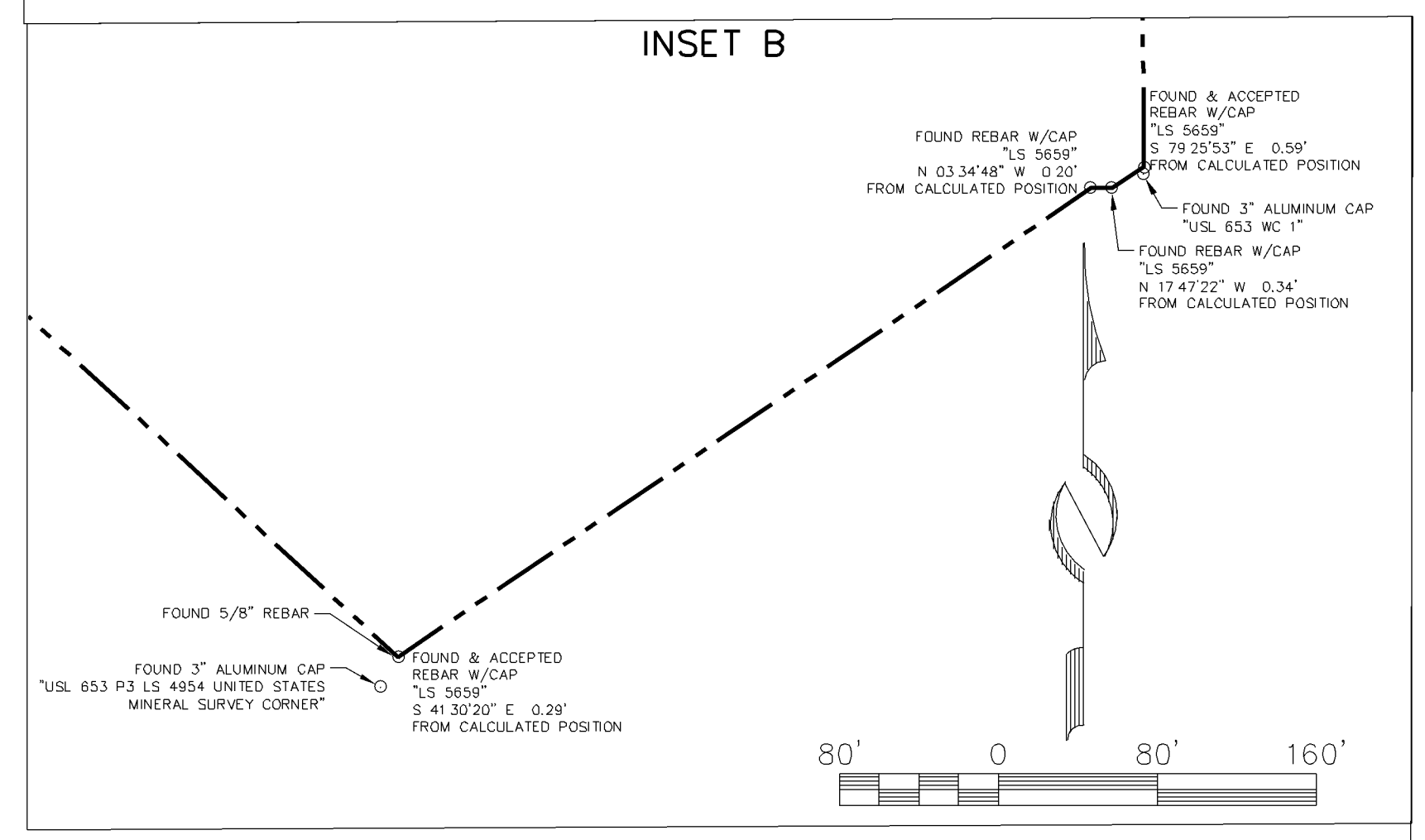
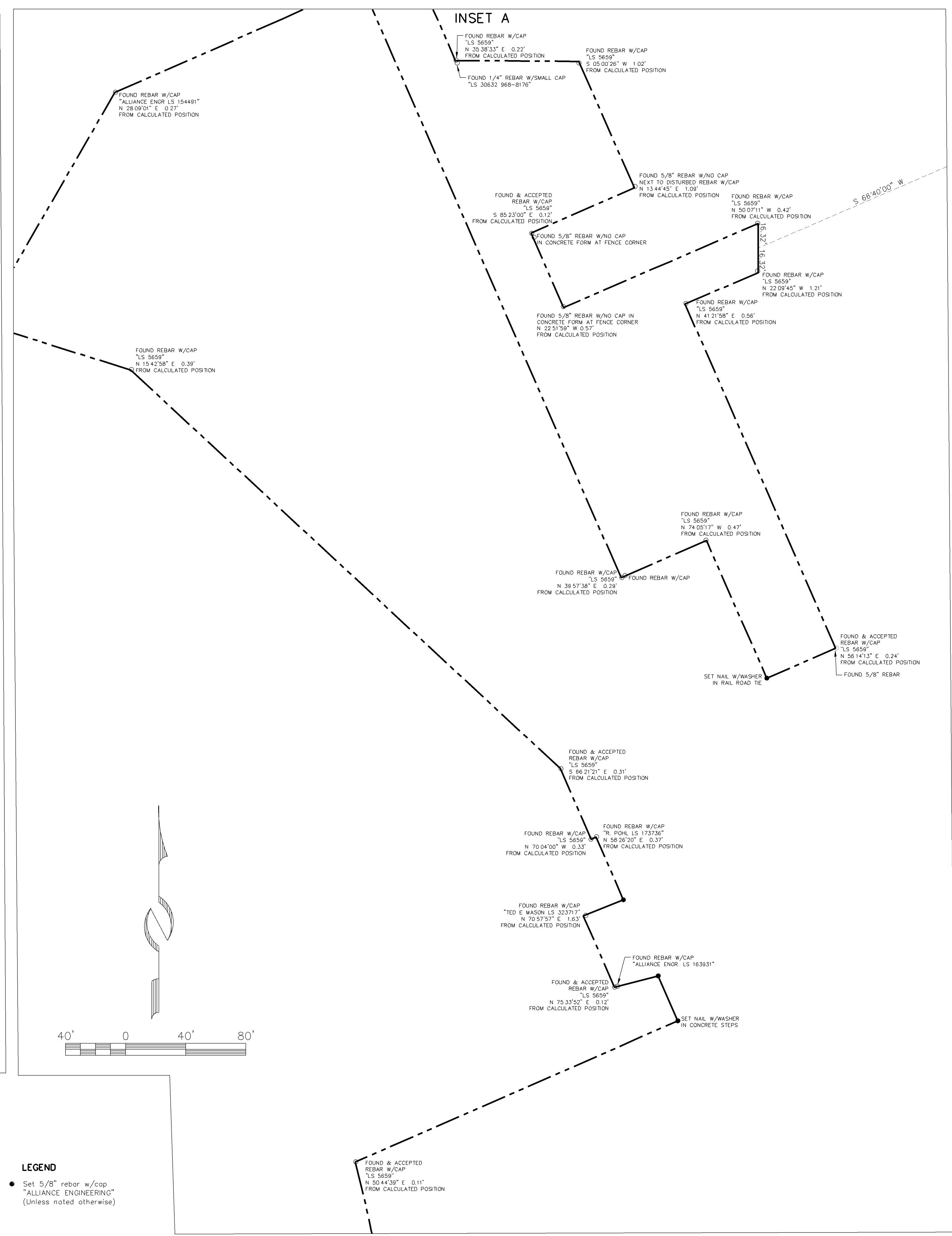
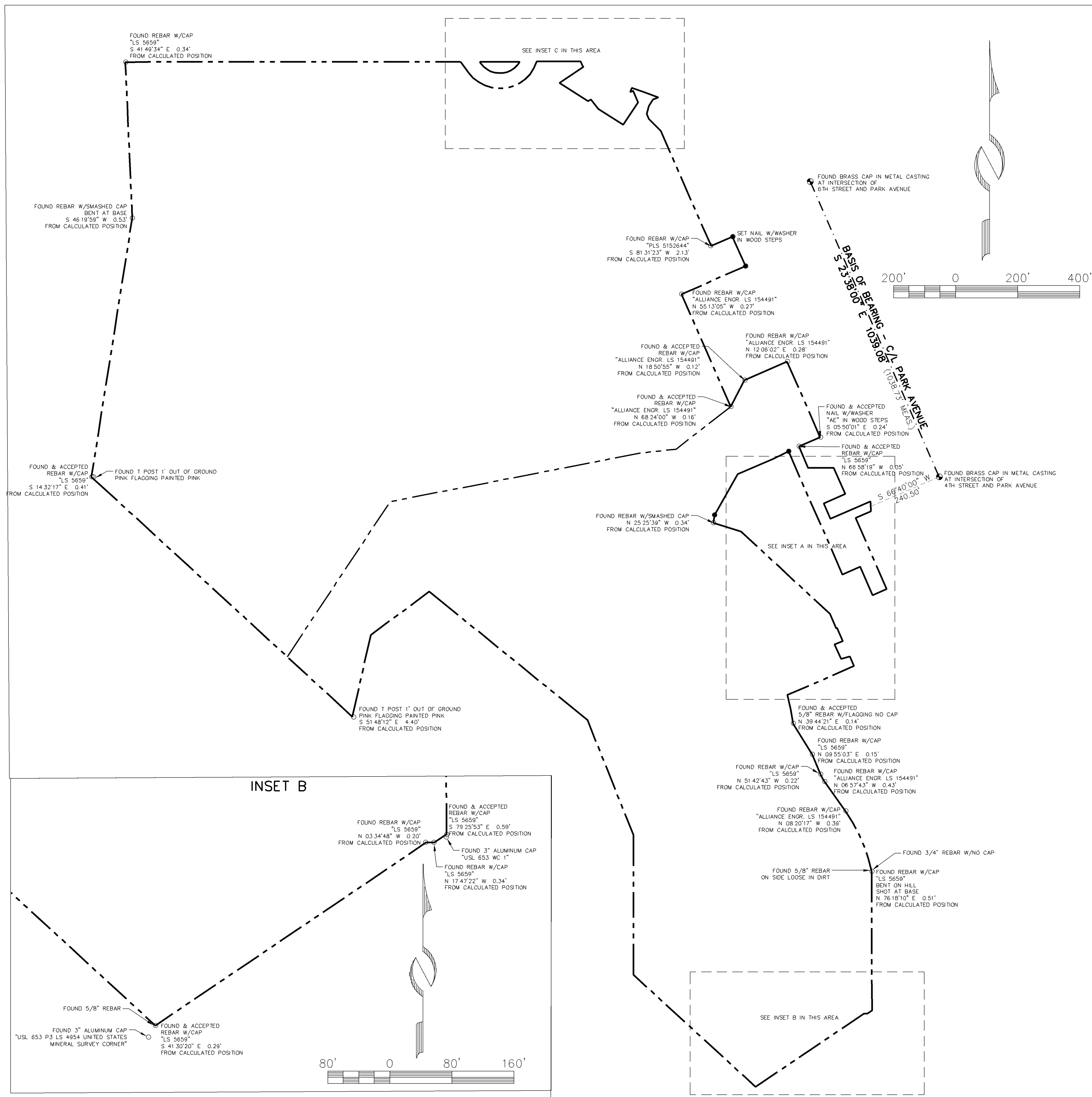
FOR: PARK CITY MUNICIPAL CORPORATION

JOB NO.: 11-6-21

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LEGEND
 • Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)

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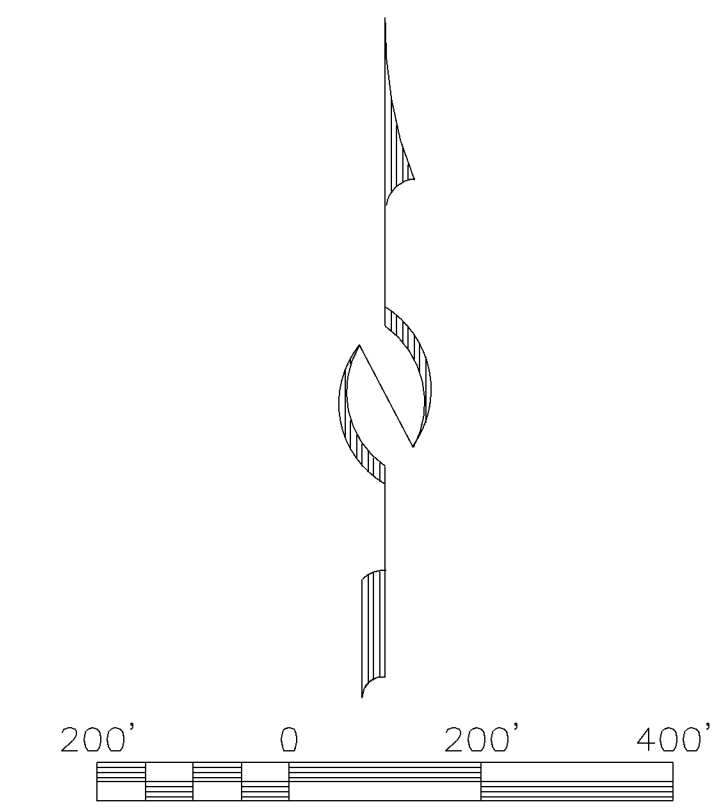
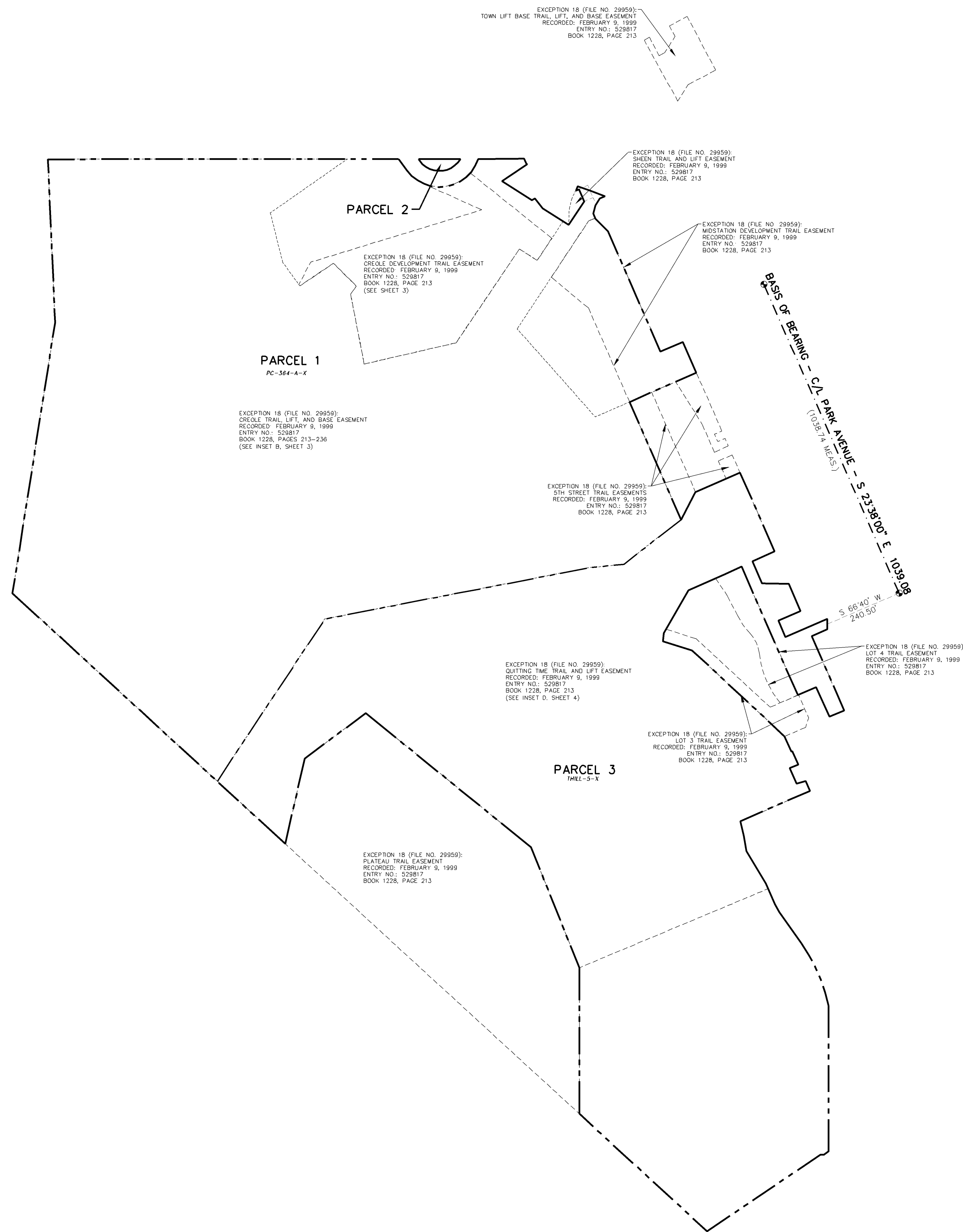
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STAFF:
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 THOMAS VAUGHN
 TYLER LEPORE
 CHIP TOMSDEN

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TREASURE HILL CORNERS
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EXCEPTION 18 (FILE NO. 29959):
TOWN LIFT BASE TRAIL, LIFT, AND BASE EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213

EXCEPTION 18 (FILE NO. 29959):
SHEEN TRAIL AND LIFT EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213

EXCEPTION 18 (FILE NO. 29959):
MOBILIZATION DEVELOPMENT TRAIL EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213

EXCEPTION 18 (FILE NO. 29959):
CREOLE DEVELOPMENT TRAIL EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213
(SEE SHEET 3)

EXCEPTION 18 (FILE NO. 29959):
CREOLE TRAIL, LIFT, AND BASE EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGES 213-236
(SEE INSET B, SHEET 3)

EXCEPTION 18 (FILE NO. 29959):
5TH STREET TRAIL EASEMENTS
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213

BASIS OF BEARING - C/A PARK AVENUE - S 23°30'00" E 1089.00'
(1089.7' MEAS.)

S 66°40' W
240.50'

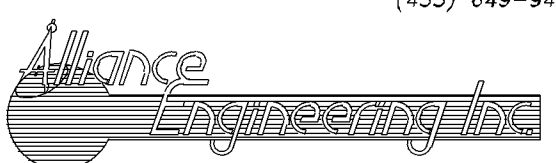
EXCEPTION 18 (FILE NO. 29959):
QUITTING TIME TRAIL AND LIFT EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213
(SEE INSET D, SHEET 4)

EXCEPTION 18 (FILE NO. 29959):
LOT 4 TRAIL EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213

EXCEPTION 18 (FILE NO. 29959):
LOT 3 TRAIL EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213

EXCEPTION 18 (FILE NO. 29959):
PLATEAU TRAIL EASEMENT
RECORDED: FEBRUARY 9, 1999
ENTRY NO.: 529817
BOOK 1228, PAGE 213

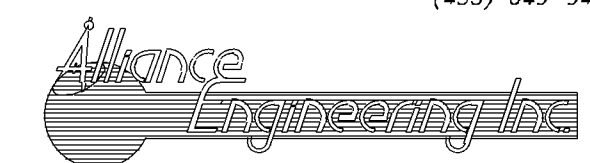
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 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS</small> <small>323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</small>	<small>(435) 649-9467</small> STAFF: MARSHALL KING THOMAS VAUGHN TYLER LEPORE CHIP TOMSUDEN	ALTA/NSPS LAND TITLE SURVEY TREASURE HILL EASEMENTS FROM ENTRY NO. 529817 FOR: PARK CITY MUNICIPAL CORPORATION JOB NO.: 11-6-21 FILE: X:\ParkCitySurvey\dwg\sr\svy2021\110621-recording.dwg	SHEET 5 OF 8
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Alliance Engineering Inc
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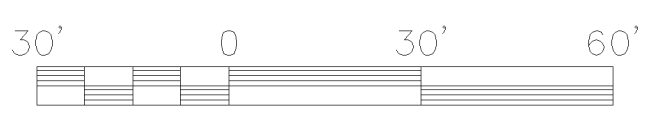
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