

Ordinance No. 10-29

**AN ORDINANCE APPROVING THE SNOW COUNTRY CONDOMINIUMS
AMENDMENT TO RECORD OF SURVEY PLAT LOCATED AT
1150 DEER VALLEY DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 1150 Deer Valley Drive have petitioned the City Council for approval of the Snow Country Condominiums Amendment to Record of Survey; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on October 28, 2009, December 9, 2010, April 28, 2010, and July 14, 2010, to receive input on the Snow Country Condominiums Amendment to Record of Survey Plat;

WHEREAS, the Planning Commission, on July 14, 2010, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Snow Country Condominiums Amendment to Record of Survey 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 Snow Country Condominiums Amendment to Record of Survey Plat as shown in Attachment 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 1150 Deer Valley Drive.
2. The property is located within the General Commercial (GC) District.
3. There are currently 71 units on site.
4. The existing Record of Survey Plat shows an area within one of the buildings that is platted common and labeled "laundry".
5. The applicant requests to amend 556 square feet from common (laundry) area to private area.
6. The proposed amendment adds one (1) additional dwelling unit in the existing multi-unit dwelling.
7. The parking area is approximately 24,179 square feet.
8. There is approximately 5,788 square feet of interior landscaping which equates to twenty-four percent (24%) of the total parking area.

9. There is approximately 12,544 square feet of area that can be utilized as snow storage.
10. The City Engineer has inspected the site and has found the same areas identified as interior landscaping as readily accessible locations for snow storage.
11. The layout of the parking area with the adjacent landscaping/snow storage area is very typical to other parking areas found in Park City.
12. A certificate of compliance was issued for this site in October 2008, relating to the soils ordinance.
13. The existing complex was approved by the City in 1976 which at the time required one (1) parking space per dwelling unit, which was a minimum of 71 spaces.
14. The plat has a note identifying two (2) areas on site accommodating 74 parking spaces, 50 along the front of the buildings and 24 along the east of the buildings.
15. There currently exist a total of 81 parking spaces.
16. The applicant has submitted a parking analysis which indicates that during the summer season the parking lot usage averages approximately 37% and in the winter season the parking lot usage averages approximately 74%.
17. The current LMC requires that a condominium unit not greater than 650 square feet to have one (1) parking space.
18. According to the number of existing units and their corresponding floor areas and also the proposed unit and its corresponding floor area the LMC mandates a total of 90 parking spaces.
19. The site is considered legal non-compliant because it does not comply with the current parking standard.
20. The site accommodates seven (7) additional parking spaces from the original plat approval that shows a total of 74.
21. The site has more parking (81 parking spaces) than what was approved in 1976 (74 parking spaces)
22. The proposed plat amendment to the record of survey plat does not increase the discrepancy between the existing condition and the development standards prescribed by the LMC.
23. The request does not increase the degree of non-compliance.
24. With 81 total spaces; the configuration will remain the same with 72 spaces dedicated to each of the 72 units and four (4) spaces for rental by the HOA, and five (5) spaces for visitors.
25. The applicant has met with the Building Official to inquire as to the appropriate requirements that the Building Department will suggest to come up with their accessibility compliance plan.
26. The proposed amendment will also modify the record of survey plat reflecting the area located on the northwest corner of the site to match what has been built.

Conclusions of Law:

1. There is good cause for this amendment to Record of Survey Plat
2. The amendment to Record of Survey 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 amendment to Record of Survey Plat.
4. Approval of the amendment to Record of Survey Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

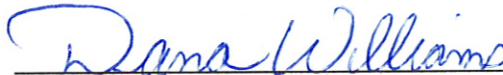
Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the amendment to the Record of Survey 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 amendment to the Record of Survey 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 will be void.
3. The applicant will make all necessary improvements to parking area lighting in compliance with Park City regulations prior to plat recordation.

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

PASSED AND ADOPTED this 29th day of July, 2010.

PARK CITY MUNICIPAL CORPORATION



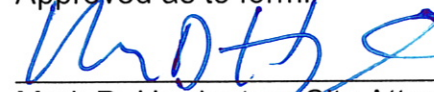
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

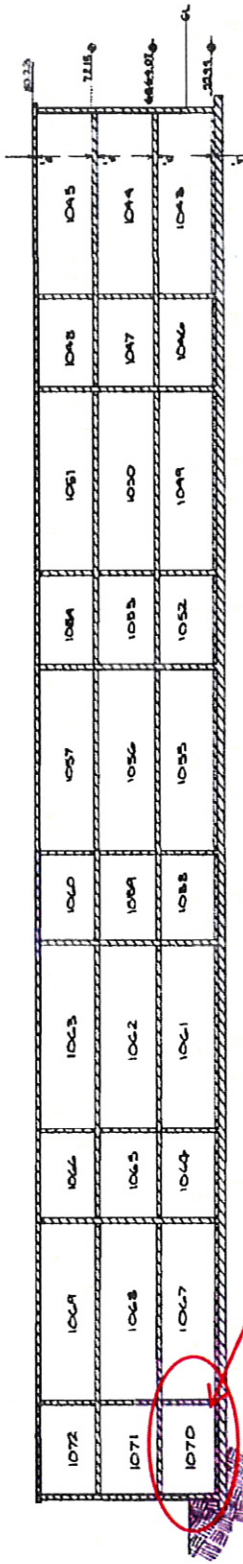
Approved as to form:



Mark D. Harrington, City Attorney



Attachment A - Proposed Amendment to Record of Survey Plat



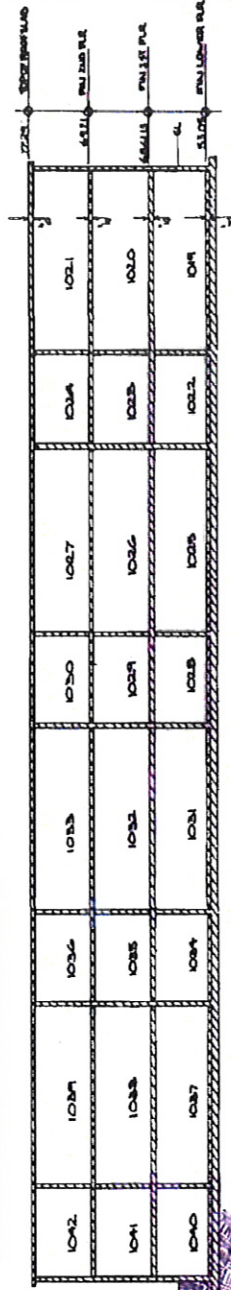
BUILDING NO. 2 (5 MODULE)
SECTION A.A.

NOTE: ALL DIMENSIONS ARE TO BE CONSIDERED AS TO THE COMMON OWNERSHIP AREAS NOT CONSIDERED TO BE PRIVATE OWNERSHIP

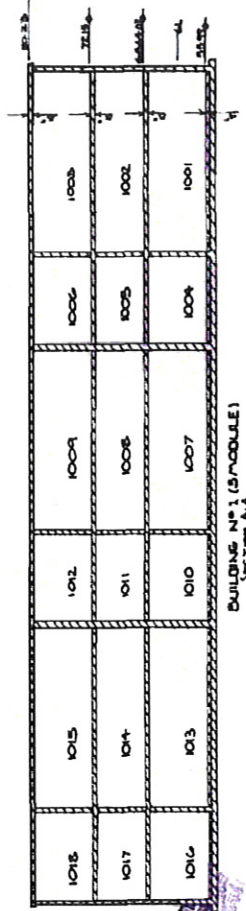
Unit 1070 will be created pursuant to this proposed plat amendment. The existing laundry area will become a unit.

IDENTIFY THAT THE BUILDING DIMENSIONS OF THE TYPICAL BAYS OF BUILDING 2 WITH 3 BAYS, BUILDING 2 WITH 4 BAYS, AND BUILDING 2 WITH 5 BAYS OF SNOW COUNTRY CONDOMINIUMS ALTAH CONDOMINIUM PROJECT ARE AS SHOWN ON THIS PLAT.

DATE: 2/27/24
BY: JAMES G. WEST
LICENSE # 193082



BUILDING NO. 3 (9 MODULE)
SECTION A.A.



BUILDING NO. 1 (5 MODULE)
SECTION A.A.

EXHIBIT A RECORD OF SURVEY MAP OF

SNOW COUNTRY
CONDOMINIUMS
"ALTAH CONDOMINIUM PROJECT"

LOCATED IN THE SLUG OF SEC 9 TOWNSHIP 2
SOUTH RANGE 4 EAST 11 C. BASE & MERIDIAN

PREPARED BY: J. JOHNSON & ASSOCIATES
1515 PARK AVENUE, PO BOX 1661
PARK CITY, UTAH 84060

RECORDED (ENTIRE) NO. _____
STATE OF UTAH COUNTY OF SUMMIT
RECORDED & FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
BY: _____ SHEET 2
OF 5
FEE: SUMMIT COUNTY RECORDER

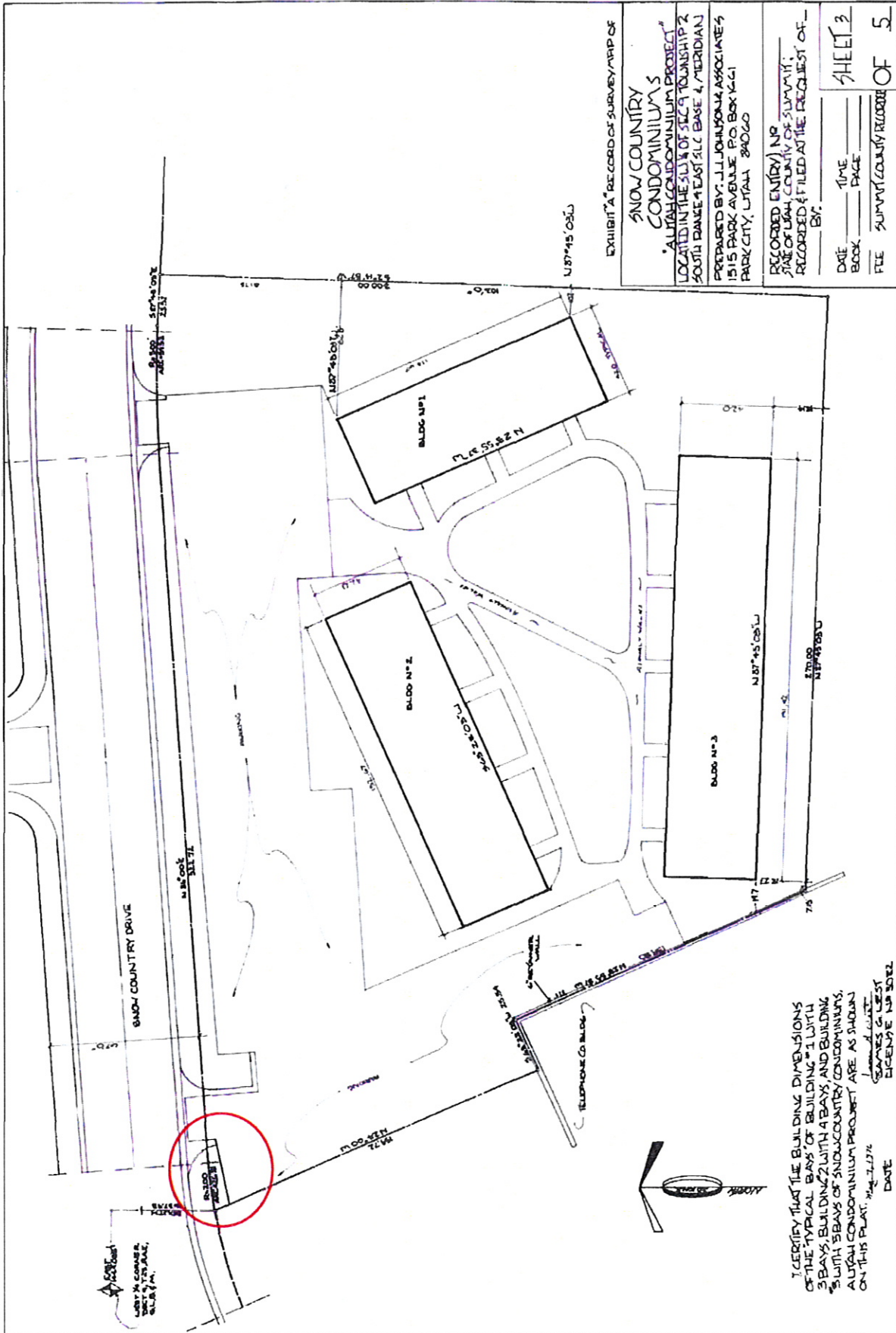


EXHIBIT 'A', RECORD OF SURVEY/MAP OF
SNOW COUNTRY CONDOMINIUMS
ALTAH CONDOMINIUM PROJECT
 LOCATED IN THE 31.5° OF SEC 9, TOWNSHIP 2
 SOUTH, RANGE 4 EAST, 11C BASE 4, MERIDIAN
 PREPARED BY: J.J. JOHNSON & ASSOCIATES
 1515 PARK AVENUE P.O. BOX 1611
 PARK CITY, UTAH 84060

RECORDED ENTRY: NR. _____
 STATE OF UTAH, COUNTY OF SUMMIT;
 RECORDED & FILED AT THE REQUEST OF: _____
 BY: _____

DATE: _____ TIME: _____ SHEET 2
 BOOK: _____ PAGE: _____
 FILE: SUMMIT COUNTY RECORDS OF 5

I CERTIFY THAT THE BUILDING DIMENSIONS
 OF THE TYPICAL BAYS OF BUILDING #1 WITH
 3 BAYS, BUILDING #2 WITH 4 BAYS, AND BUILDING
 #3 WITH 5 BAYS OF SNOW COUNTRY CONDOMINIUMS,
 ALTAH CONDOMINIUM PROJECT ARE AS SHOWN
 ON THIS PLAN. May 2, 1976
 J.J. JOHNSON & ASSOCIATES
 LICENSE NO. 3082

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT LE RAY JOHNSON, PRESIDENT AND MERLE H. HULSETH, VICE PRESIDENT, TREASURER, OF GREATER PARK CITY COMPANY, A UTAH CORPORATION, WHO ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND SNOW COUNTRY CONDOMINIUMS, A UTAH CONDOMINIUMS PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION BY AUTHORITY DULY PASSED AND RESOLUTIONS BY ITS BOARD OF DIRECTORS OF SAID CORPORATION, THAT SAID CORPORATION HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 5 SHEETS TO BE PREPARED AND SAID CORPORATION HAS CONSENTED AND DOES HEREBY CONSENT TO RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS THIS 21ST DAY OF June, AD 1976.

GREATER PARK CITY COMPANY
A UTAH CORPORATION

LE RAY JOHNSON
PRESIDENT

SURVEYOR'S CERTIFICATE

I, JAMES G. WEST, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 3082, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT EAST 144.03 FEET 4 SOUTH 143.78 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN, SAID POINT BEING ON A CURVE TO THE RIGHT, THE RADIAL POINT OF WHICH IS SOUTH 11° 40' 50" EAST 200.00 FEET; AND RUNNING THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE 22.81 FEET TO A POINT OF TANGENCY, THENCE NORTH 82° 00' EAST 522.72 FEET TO A POINT OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 54.93 FEET TO A POINT OF TANGENCY, THENCE SOUTH 87° 45' 03" EAST 23.51 FEET; THENCE SOUTH 2° 18' 17" WEST 3000.00 FEET; THENCE NORTH 87° 45' 03" WEST 2700.00 FEET; THENCE NORTH 28° 55' 37" WEST 184.80 FEET; THENCE SOUTH 65° 28' 03" WEST 25.54 FEET; THENCE NORTH 24° 00' WEST 181.72 FEET TO THE POINT OF BEGINNING, AREA BEING APPROXIMATELY 2.2945 ACRES.

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION DESCRIBES THE LAND SURFACE, UPON WHICH HAS BEEN CONSTRUCTED SNOW COUNTRY CONDOMINIUMS IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

DATE 21 June 1976

JAMES G. WEST
LICENSE NO. 3082

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SUMMIT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RAY JOHNSON, PRESIDENT AND MERLE H. HULSETH, VICE PRESIDENT, TREASURER OF GREATER PARK CITY COMPANY, A UTAH CORPORATION, WHO BEING, BY ME DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY SAID CORPORATION AND THAT THE WITHIN AND FOREGOING OWNERS CERTIFICATE OF CONSENT TO RECORD WAS SIGNED FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS AND A RESOLUTION DULY PASSED BY ITS BOARD OF DIRECTORS, AND RAY JOHNSON AND MERLE H. HULSETH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN Summit COUNTY, UTAH
MY COMMISSION EXPIRES 6-27-77
DATE

EXHIBIT "A" RECORD OF SURVEY MAP OF

**SNOW COUNTRY
CONDOMINIUMS**

A UTAH CONDOMINIUM PROJECT

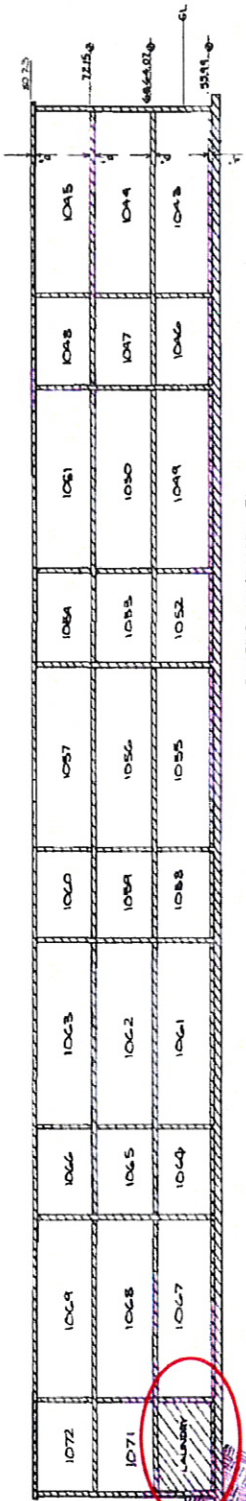
LOCATED IN THE S.W. ¼ OF SEC 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST SLC BASE & MERIDIAN.

PREPARED BY: J. JOHNSON & ASSOCIATES
1515 PARK AVE. PARK CITY, UTAH

RECORDED ENTRY NO. 139357 STATE OF UTAH,
COUNTY OF SUMMIT; RECORDED AS FILED AT THE REQUEST OF Summit

SHEET 1
OF 5

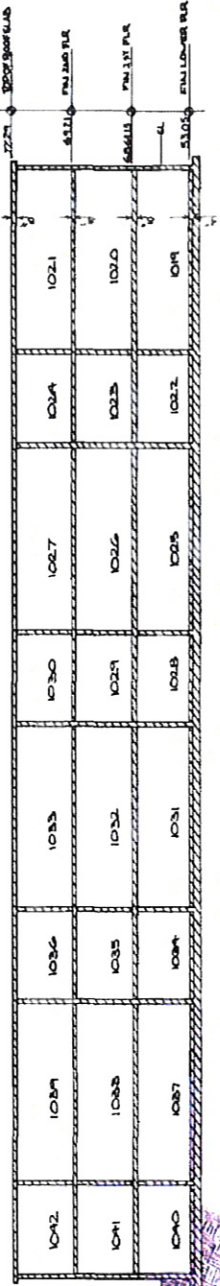
BY: _____
DATE: 26-7-76 TIME 2:05 BOOK _____ PAGE _____
FEE: 27.75
SUMMIT COUNTY RECORDER



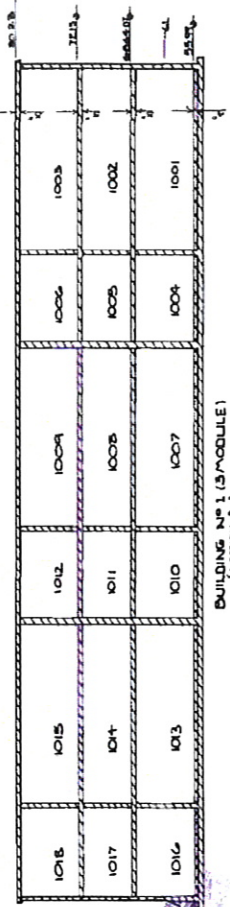
BUILDING NO. 3 (3 MODULES)
SECTION A-A

NOTE: ALL CROSS-HATCHED AREAS
INDICATE COMMON AREAS
TO BE OWNED BY THE
PRIVATE OWNERSHIP

VERIFY THAT THE BUILDING DIMENSIONS
OF THE TYPICAL BAYS OF BUILDING #1 WITH
3 BAYS, BUILDING #2 WITH 4 BAYS, AND BUILDING
#3 WITH 5 BAYS OF SNOWCOUNTRY CONDOMINIUMS
AUTAH CONDOMINIUM PROJECT ARE AS SHOWN
ON THIS PLAN.



BUILDING NO. 2 (4 MODULES)
SECTION A-A



BUILDING NO. 1 (3 MODULES)
SECTION A-A

DATE: 2/27/04
DRAWN BY: JAMES GRUBBS
LICENSE NO. 5082

EXHIBIT A RECORD OF SURVEY/MAP OF

SNOWCOUNTRY
CONDOMINIUMS
'AUTAH CONDOMINIUM PROJECT'
LOCATED IN THE 2 1/4 OF SEC 9 TOWNSHIP 2
SOUTH RANGE 4 EAST 11 C. BASE & MERIDIAN
PREPARED BY: J. JOHNSON ASSOCIATES
1515 PARK AVENUE, PO BOX 1641
PARK CITY, UTAH 84060
RECORDED (BY) NO. 233157
STATE OF UTAH COUNTY OF SUMMIT
EXCEEDED & FILED AT THE REQUEST OF
BY: _____
DATE 2.27.04 TIME 2:05
BOOK _____ PAGE _____
FEE SUMMIT COUNTY RECORDER OF 5

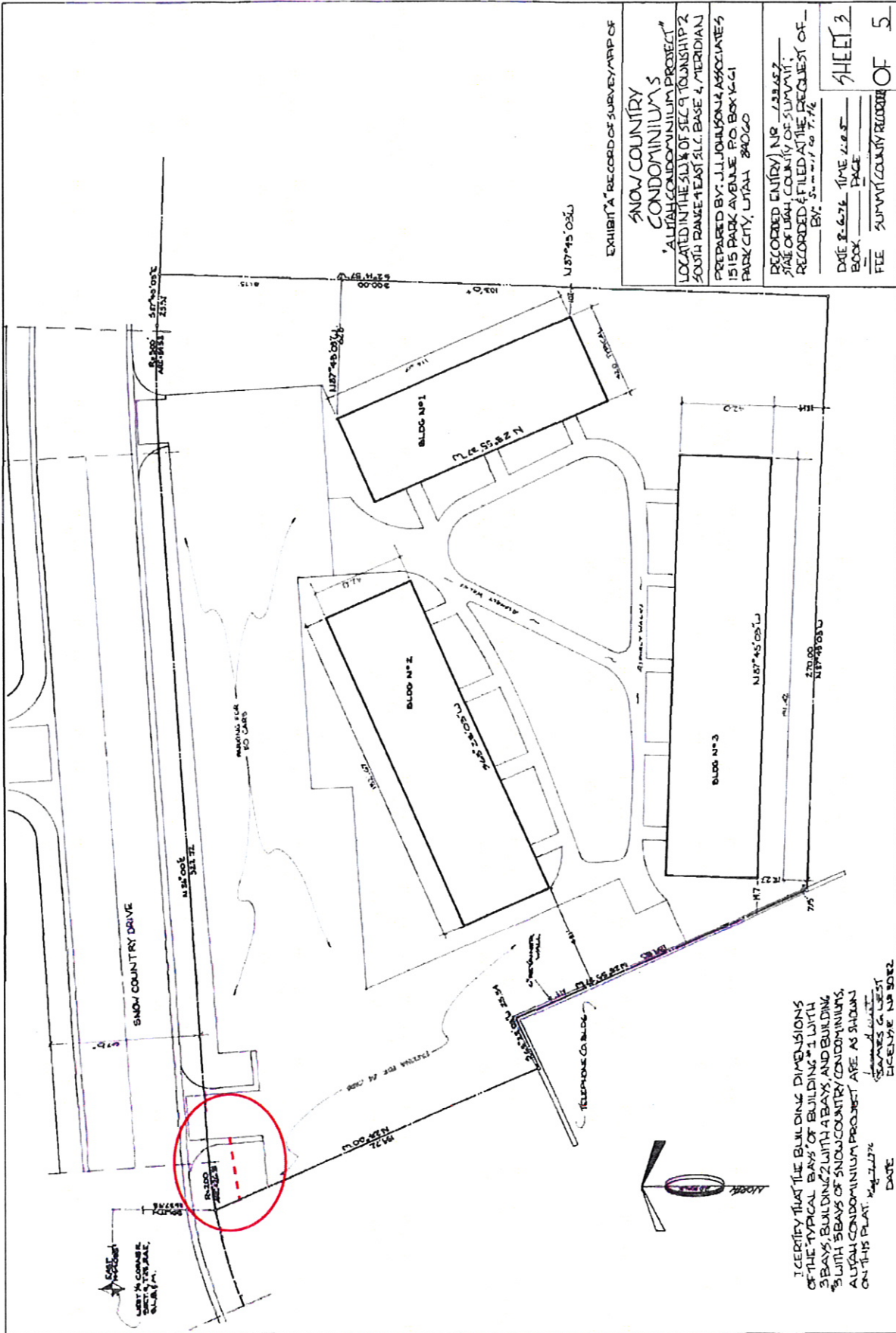
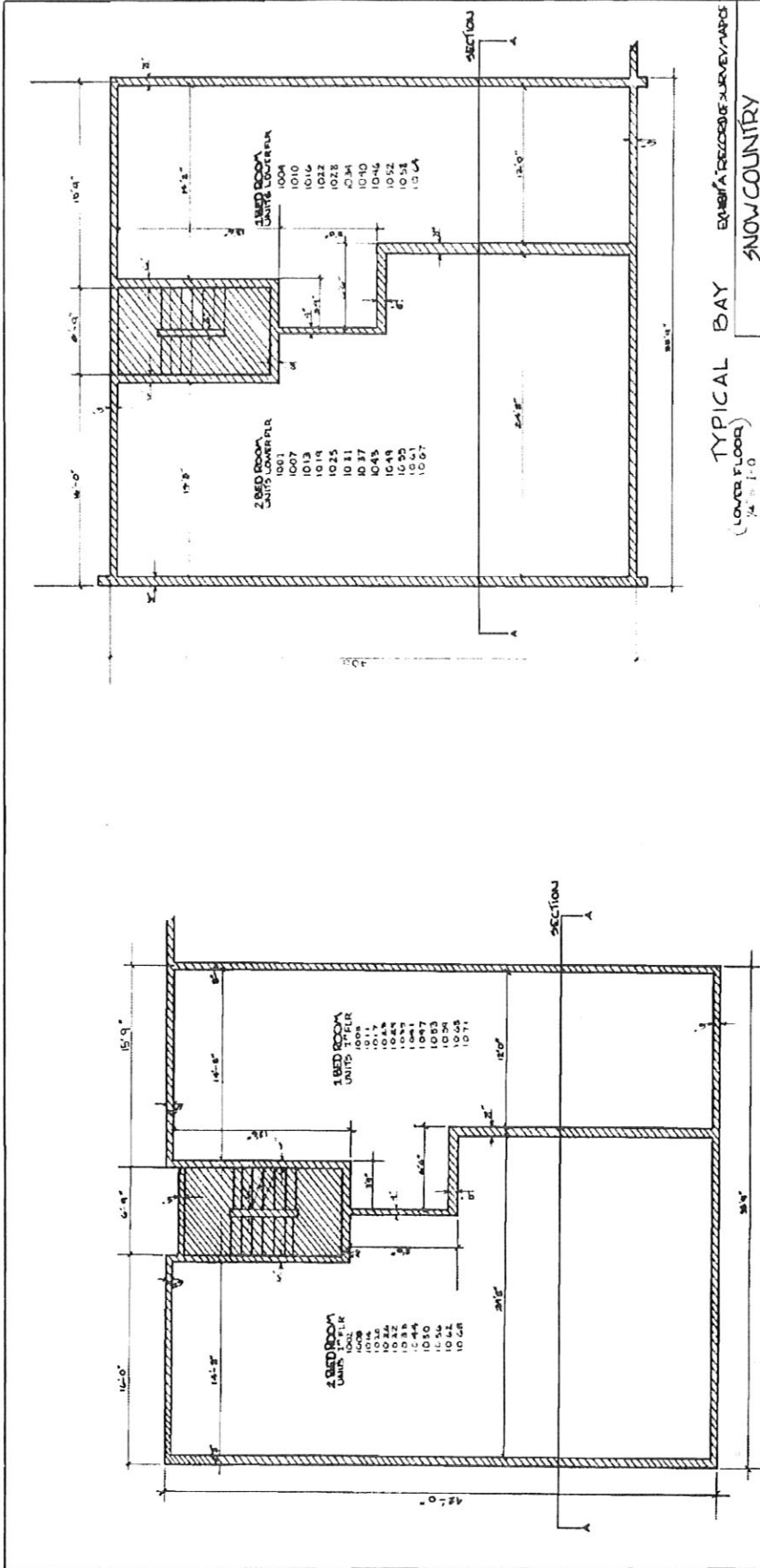


EXHIBIT "A" RECORD OF SURVEY/MP OF
**SNOW COUNTRY
 CONDOMINIUM 5**
 ALTAH CONDOMINIUM PROJECT
 LOCATED IN THE S1/4 OF SEC 9, TOWNSHIP 2,
 SOUTH RANGE 1 EAST S1/4, BASE 4, MERIDIAN
 PREPARED BY: J.J. JOHNSON & ASSOCIATES
 1515 PARK AVENUE, P.O. BOX 16-61
 PARK CITY, UTAH 84060

RECORDED ENTRY NO. 233,257
 STATE OF UTAH, COUNTY OF SUMMIT,
 RECORDED & FILED AT THE REQUEST OF -
 BY: J.J. JOHNSON & ASSOCIATES

DATE 8-6-76 TIME 1:05 P.M.
 BOOK PAGE
 SHEET 3
 FILE SUMMIT COUNTY RECORDS OF 5

I CERTIFY THAT THE BUILDING DIMENSIONS
 OF THE TYPICAL BAYS OF BUILDING #1 WITH
 3 BAYS, BUILDING #2 WITH 4 BAYS, AND BUILDING
 #3 WITH 5 BAYS OF SNOW COUNTRY CONDOMINIUMS,
 ALTAH CONDOMINIUM PROJECT ARE AS SHOWN
 ON THIS PLAN.
 DATE 8-6-76
 JAMES G. WEST
 LICENSE NO. 5082



TYPICAL BAY (FIRST FLOOR)

NOTE: ALL COMMON AREAS ARE TO BE COMMON OWNERSHIP UNLESS NOT OTHERWISE NOTED TO BE PERMANENT OWNERSHIP. ALL DIMENSIONS ARE TO THE FINISHED SURFACE.

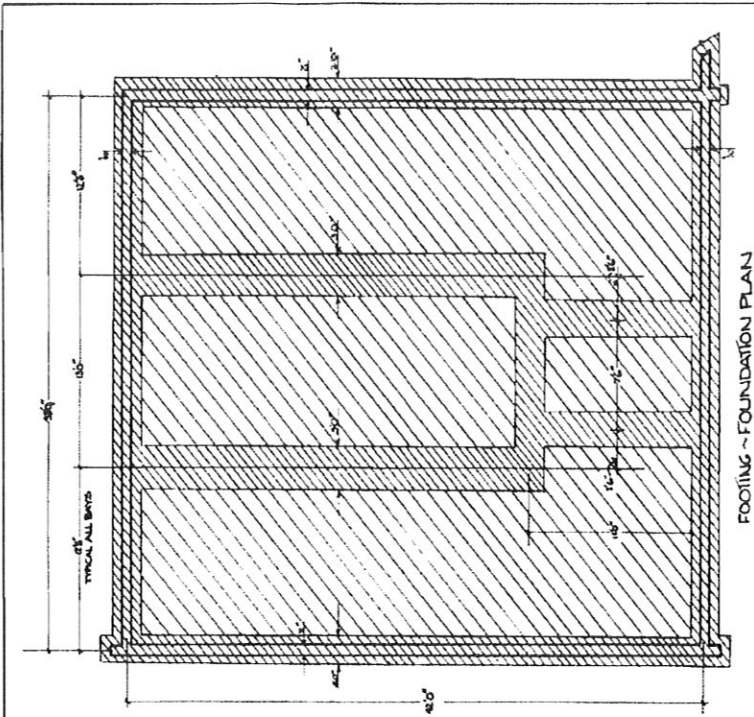
TYPICAL BAY (LOWER FLOOR)

NOTE: ALL COMMON AREAS ARE TO BE COMMON OWNERSHIP UNLESS NOT OTHERWISE NOTED TO BE PERMANENT OWNERSHIP. ALL DIMENSIONS ARE TO THE FINISHED SURFACE.

BAY EXHIBIT RECORD & SURVEY MAP

SNOW COUNTRY CONDOMINIUMS
 A UTAH CONDOMINIUM PROJECT LOCATED IN THE SW 1/4 OF SEC. 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST S.L.C. BASE & MERIDIAN
 PREPARED BY: JJ JOHNSON & ASSOCIATES
 1515 PARK AVENUE, P.O. BOX 1621
 PARK CITY, UTAH 84302
 RECORDED (ENTRY) NO. 211,257
 STATE OF UTAH, COUNTY OF SUMMIT,
 RECORDED & FILED AT THE REQUEST OF:
 BY: SUMMIT COUNTY RECORDER
 DATE 2.22.76 TIME 1:05
 BOOK PAGE
 FEE SUMMIT COUNTY RECORDER

SHEET 4 OF 5



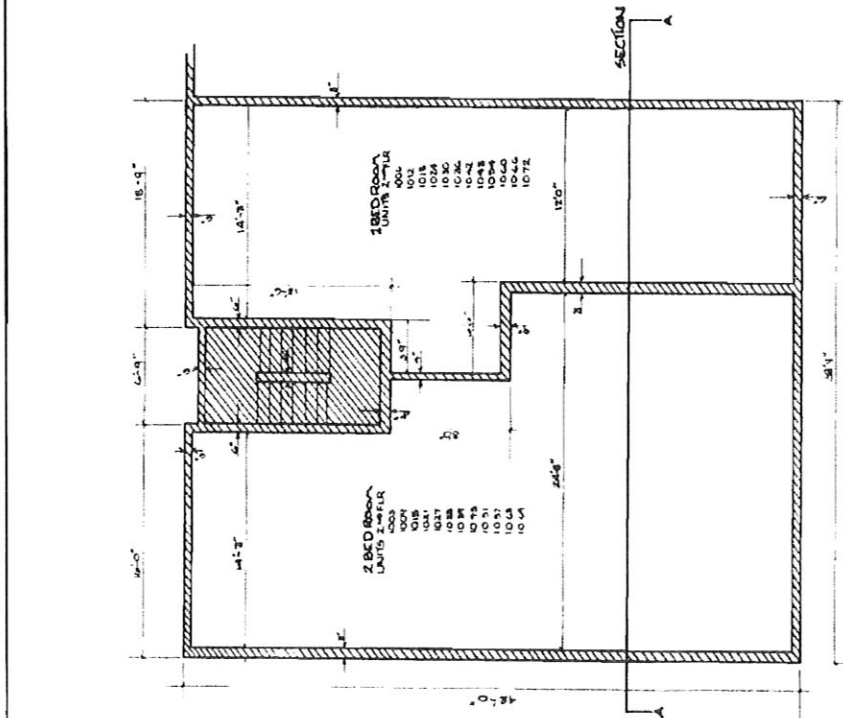
FOOTING ~ FOUNDATION PLAN

EXHIBIT 'A' RECORD OF SURVEY MAP OF
SNOW COUNTRY
CONDOMINIUMS
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE S.W. 1/4 OF SEC. 9 T. 36 N. R. 2
 SOUTH RANGE HEAST 1/4 SEC. 4 MERIDIAN
 PREPARED BY: JULIENKOWIA ASSOCIATES
 1515 PARK AVENUE, F.O. BOX 1461
 PARK CITY, UTAH 84302
 RECORDED (ENTRY) NO. 222257
 STATE OF UTAH COUNTY OF SUMMIT
 RECORDED & FILED AT THE REQUEST OF _____
 BY: _____
 DATE: 8-6-76 TIME: 1:46 P.M.
 BOOK: _____ PAGE: _____
 FILE: SUMMIT COUNTY RECORDED SHEET 5 OF 5

I CERTIFY THAT THE BUILDING DIMENSIONS OF THE TYPICAL BAYS OF BUILDING 1 WITH 3 BAYS, BUILDING 2 WITH 4 BAYS AND BUILDING 3 WITH 5 BAYS OF SNOW COUNTRY CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT ARE AS SHOWN ON THIS PLAN.

JAMES G. WEST
 LICENSE NUMBER _____

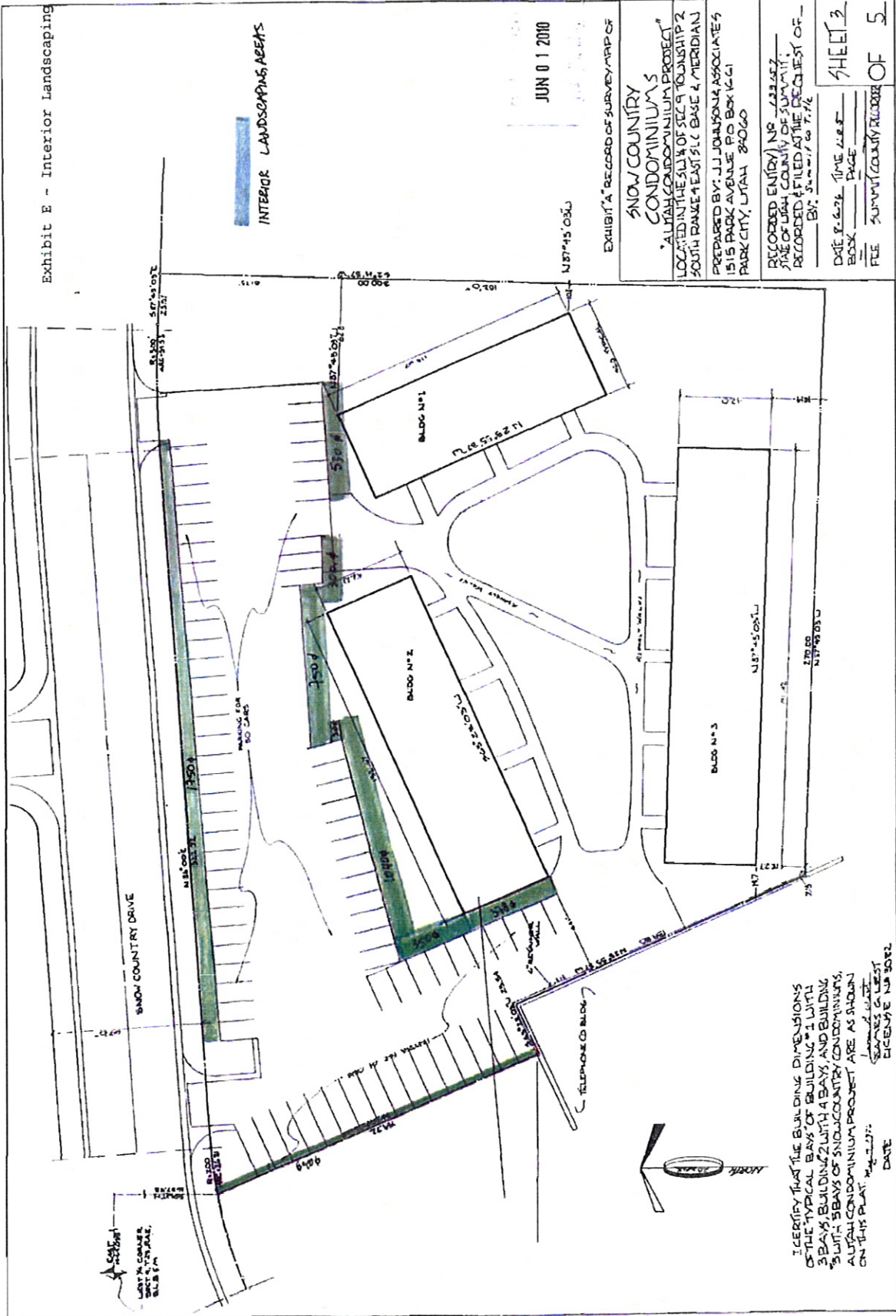
DATE: 2-27-76



TYPICAL BAY (SECOND FLOOR)

SCALE: 1/8" = 1'-0"
 NOTE: ALL CROSS-HATCHED AREAS ARE COMMON OWNERSHIP OR PRIVATE OWNERSHIP. ALL DIMENSIONS ARE TO THE FINISHED SURFACE.

Exhibit E - Interior Landscaping Areas



INTERIOR LANDSCAPING AREAS

JUN 01 2010

EXHIBIT "A" RECORD OF SURVEY MAP OF

SNOW COUNTRY
CONDOMINIUM 5
"ALTAH CONDOMINIUM PROJECT"
LOCATED IN THE S1/4 OF SEC 9 TOWNSHIP 2
SOUTH RANGE 4 EAST 51/4 BASE 4 MERIDIAN
PREPARED BY: J.J. JOHNSON ASSOCIATES
1515 PARK AVENUE PO BOX 1661
PARK CITY, UTAH 84060

RECORDED ENTRY NO. 2233452
STATE OF UTAH COUNTY OF SUMMIT
RECORDED & FILED AT THE DEPT. OF -
BY: SUMMIT CO. 7/17/10

DATE 8-6-10 TIME 2:05 P
BOOK PAGE
FILE SUMMIT COUNTY RECORDS OF 5

I CERTIFY THAT THE BUILDING DIMENSIONS OF THE TYPICAL BAYS OF BUILDING #1 WITH 3 BAYS, BUILDING #2 WITH 4 BAYS, AND BUILDING #3 WITH 5 BAYS OF SNOW COUNTRY CONDOMINIUMS, ALTAH CONDOMINIUM PROJECT ARE AS SHOWN ON THIS PLAN.
DATE: 8-6-10
DRAWN BY: J.J. JOHNSON
LICENSE NO. 2002

Notes:

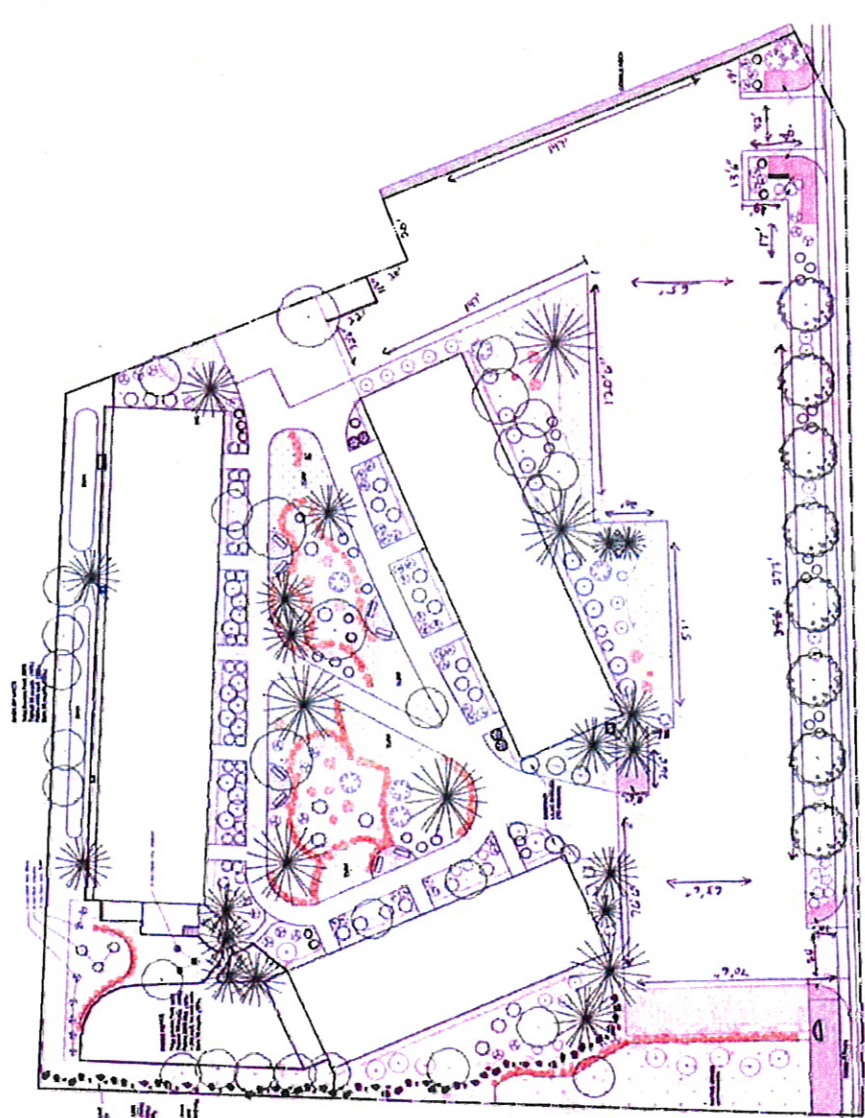
1. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL EXISTING TREES SHALL BE MAINTAINED TO REMAIN UNHARMED FROM EXISTING STRUCTURES AND EXISTING UTILITIES AND THE EXISTING CHANNEL PATTERNS.
3. ALL MATERIAL QUANTITIES ARE ESTIMATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE QUANTITIES FOR ALL MATERIALS TO BE USED. ALL MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR.
4. ALL EXPOSED ROOTS FROM THE EXISTING TREES SHALL BE COVERED WITH 6" OF GRANULAR FILL. ALL EXPOSED ROOTS SHALL BE PLACED TO EXCEED 7" ABOVE THE PLACEMENT OF BENTONITE.
5. ALL ROCK TRENCHES SHALL BE 2' WIDE BY 12" DEEP AND SHALL BE PLACED BY THE CONTRACTOR.
6. ALL ROCK TRENCHES AND BENTONITE ARE CONCEPTUAL. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ESTIMATOR AND PLACEMENT OF ALL ROCK ACCORDING TO THE APPROVAL OF THE H.O.A.
7. ALL LANDSCAPED AREAS SHALL BE COVERED WITH 2" OF GRANULAR FILL AND 2" OF MULCH.
8. ALL ROCKES SHOWN SHALL BE PLACED BY THE H.O.A.



DCM
Design & Construction Management
 11111 11th Street, Suite 100
 Deer Valley, UT 84015
 Phone: (435) 734-1111
 Fax: (435) 734-1112
 www.dcm.com

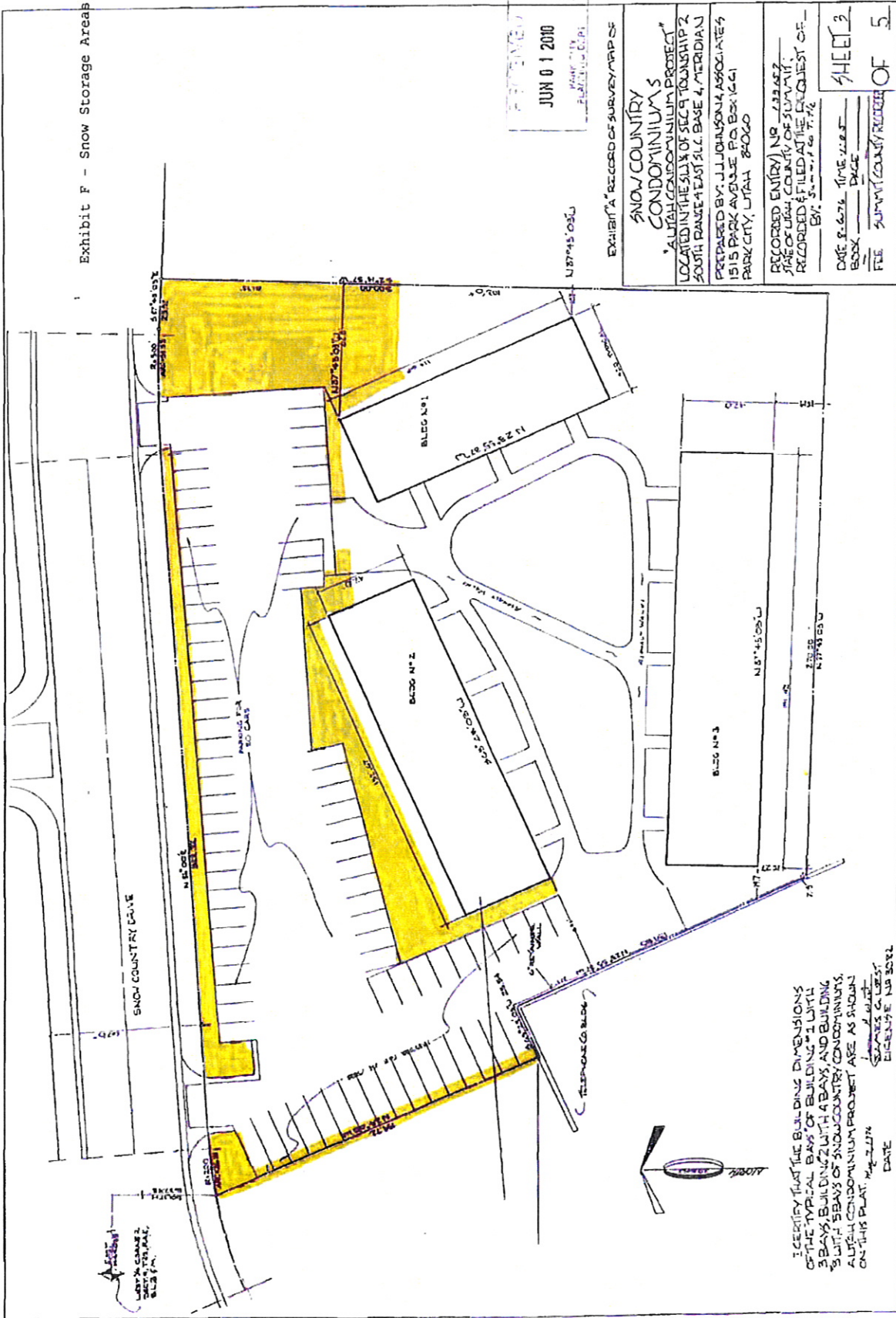
11111 11th Street, Suite 100
Deer Valley Country Club
Snow Country Condoms
 Parcel No. 111
 11111 11th Street, Suite 100

RECEIVED
 APR 11 2011
 11111 11th Street, Suite 100



DEER VALLEY DRIVE

Exhibit F - Snow Storage Areas



REVIEW
 JUN 01 2010
 PARK CITY
 ELECTRIC CO.

EXHIBIT A RECORD OF SURVEY MAP OF
**SNOW COUNTRY
 CONDOMINIUMS**
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE S1/4 OF SEC 9 TOWNSHIP 2
 SOUTH RANGE 4 EAST S1/4, MERIDIAN 4
 PREPARED BY: J.J. JOHNSON, ASSOCIATES
 1515 PARK AVENUE, P.O. BOX 1661
 PARK CITY, UTAH 84302
 RECORDED ENTRY NO. 432452
 STATE OF UTAH COUNTY OF SUMMIT
 RECORDED & FILED AT THE REQUEST OF
 BY: J.J. JOHNSON, ASSOCIATES
 DATE 8-6-09 TIME 12:03
 BOOK PAGE
 FILE SUMMIT COUNTY RECORDS OF 5

IDENTIFY THE BUILDING DIMENSIONS
 OF THE TYPICAL BAYS OF BUILDING #1 WITH
 3 BAYS BUILDING #2 WITH 4 BAYS AND BUILDING
 #3 WITH 2 BAYS OF SNOW COUNTRY CONDOMINIUMS.
 A USH CONDOMINIUM PROJECT ARE AS SHOWN
 ON THIS PLAN. 1/4" = 1'-0"
 DRAWN BY: J.J. JOHNSON
 DATE: 8-6-09