

## Ordinance 11-24

### AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE SHADOW RIDGE CONDOMINIUMS RECORD OF SURVEY PLAT LOCATED AT 50 SHADOW RIDGE DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property known as the Shadow Ridge Condominiums, located at 50 Shadow Ridge Drive, have petitioned the City Council for approval of plat amendments to the Shadow Ridge Condominium plat amending non-residential Units 4119, 4004, 4005, 4006, 4120, 4121, 4122, and 4123 and amending associated common and limited common areas within the plat; 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 September 28 2011, to receive input on the proposed amendments to the Shadow Ridge Condominiums plat;

WHEREAS, on September 28, 2011, the Planning Commission forwarded a recommendation to the City Council; and,

WHEREAS, on October 13, 2011, the City Council held a public hearing on the proposed amendments to the Shadow Ridge Condominiums plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Second Amended Shadow Ridge Condominiums 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 Shadow Ridge 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 50 Shadow Ridge Drive.
2. The property is subject to the 1979 Shadow Ridge Conditional Use permit.
3. The proposed plat amendment amends Shadow Ridge Condominium Units 4119, 4004, 4005, 4006, 4120, 4121, 4122, and 4123 and amends associated common and limited common areas within the plat. These are non-residential private units.
4. Shadow Ridge Condominiums plat created 56 residential units on 4 floors; convertible space on the first floor (10,980 sf) and convertible space on the lower level (9,770 sf); 30,000 sf of limited common parking area (spaces were not designated on the plat); limited common area for decks, balconies, and other common area for circulation, access, entry, lobby, etc. The first plat was approved

by City Council and recorded at Summit County on May 1, 1980

5. The plat amendment is not changing the building height, setbacks, floor area, parking configuration, or making any exterior changes. The building complies with the rear 10' setbacks and the 20' front setbacks of the Recreation Commercial (RC) zone, with the exception that all decks and balconies extend into the 20' front yard area by 2' to 4'. These decks and balconies were permitted as an exception in the setback area with the Conditional Use permit. The building height is 40' feet and in compliance with the height permitted with the Conditional Use permit, however the building is non-complying with respect to the current 35' building height of the RC zone, as mansard roofs do not qualify for the 5' height exception in the current LMC.
6. In June of 1984 a first amended plat was approved. The plat was recorded at Summit County on June 21, 1984. The first amended plat created, from the convertible space, eight commercial condominium units (units 4116 to 4123) on the first floor and six commercial condominium units (units 4001 to 4006) on the lower level. These units were all designated as private area for non-residential uses.
7. On January 22, 2010, the Shadow Ridge Condominium owner's association voted to approve the proposed plat amendments.
8. On March 25, 2010, the City received a completed application for a condominium record of survey plat amendment requesting these amendments to the First Amended Shadow Ridge Condominium plat.
9. On March 4, 2011, the City received a revised plat.
10. There is no change to any residential unit and no change in the overall building floor area. No exterior changes are proposed with this plat amendment.
11. Ninety (90) parking spaces exist within the parking structure and the plat amendment identifies these spaces within the limit common area on the lower levels. No additional parking is proposed.
12. The project was approved with 67 parking spaces per the Land Management Code at the time of Conditional Use approval. The current Land Management Code requires 2 parking spaces for each unit greater than 1,000 sf and 3 spaces per 1,000 sf of commercial space (support commercial and common areas do not require parking).
13. The current LMC would require 112 parking spaces for the 56 units, unless a parking reduction is granted by the Planning Commission at the time of approval of a Master Planned Development. At the time of CUP approval it was determined that 67 parking spaces were required for the units.
14. No additional floor area or new residential units are created with the plat amendment and no additional parking is required.
15. The commercial areas within the Shadow Ridge condominium building are restricted to support commercial uses. The current proposal is a request to divide up one of the existing commercial condominium units into four separate units and does not create new support commercial space.
16. At the time of business license review, proposed uses within the Shadow Ridge condominium building will be reviewed by Planning, Building, and Finance for compliance with the Building and Fire Codes and the RC zone requirements.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The record of survey 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 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 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.
2. The applicant will record the plat amendment 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, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All construction requires a Building Permit and approvals from the Building and Planning Departments.
4. The commercial areas within the Shadow Ridge condominium building are restricted to support commercial uses as provided in the Recreation Commercial (RC) zone.
5. Any change of use requires a business license with review by the Planning, Building, and Finance Departments.
6. All conditions of approval of the 1979 Shadow Ridge Conditional Use Permit and the 1984 First Amended Shadow Ridge Condominium plat continue to apply.


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

PASSED AND ADOPTED this 13<sup>th</sup> day of October, 2011.

PARK CITY MUNICIPAL CORPORATION

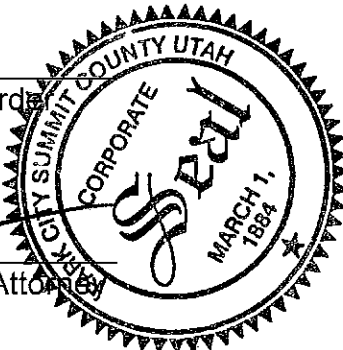
  
\_\_\_\_\_  
Mayor Dana Williams

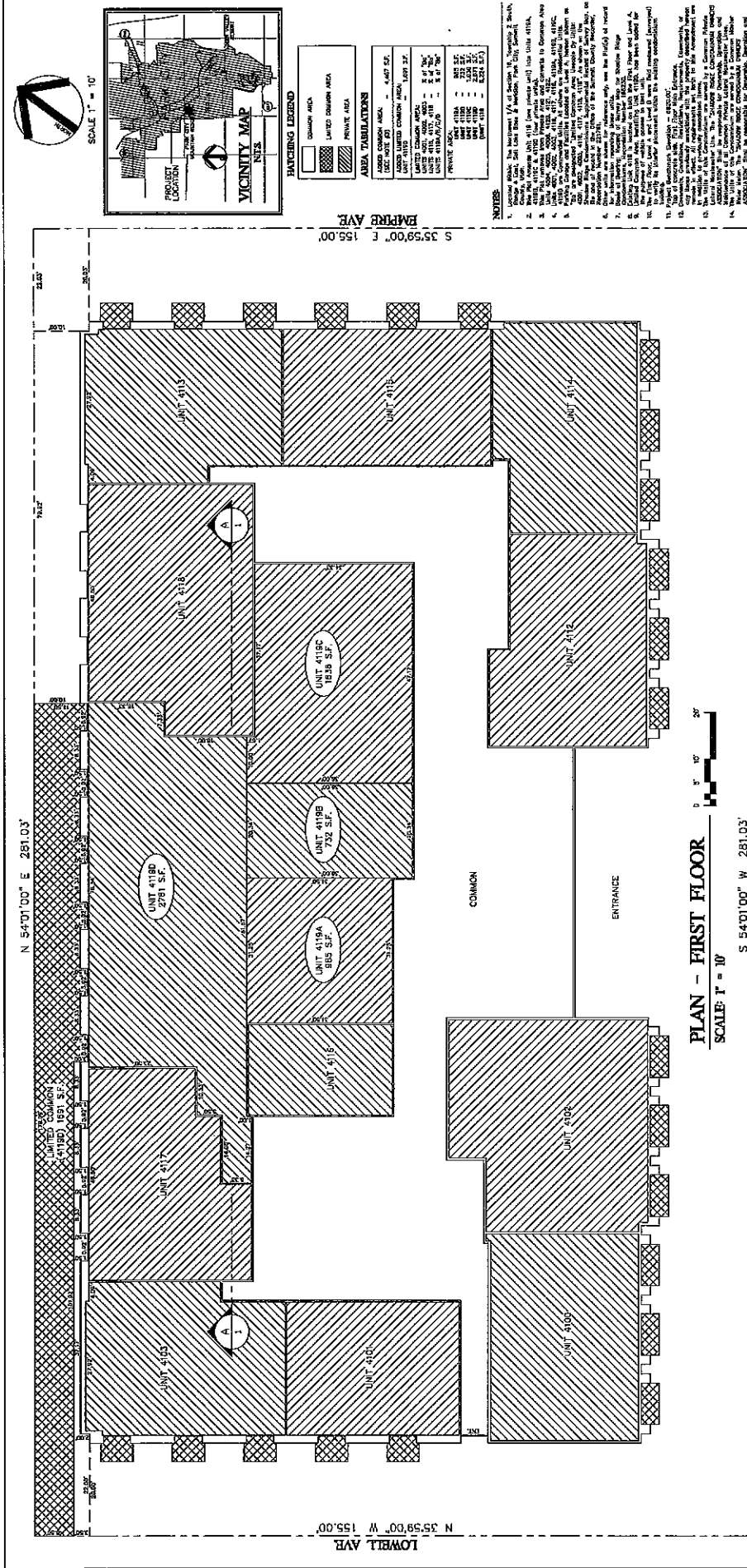
Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney





**PLAN - FIRST FLOOR**  
SCALE: 1" = 10'

**CONDOMINIUM FLAT**  
**SHADOW RIDGE CONDOMINIUMS**  
**SECOND AMENDED**

A CONDOMINIUM PROJECT LOCATED WITHIN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 EAST, 3RD 7-LANE BASE AND MESA, PARK CITY, SUMMIT COUNTY, UTAH

**OWNER'S DEMONSTRATION AND CONSENT TO RECORD**

UNIT 4110 (898 S.F.)  
UNIT 4111 (932 S.F.)  
UNIT 4112 (1038 S.F.)  
UNIT 4113 (1038 S.F.)  
UNIT 4114 (932 S.F.)  
UNIT 4115 (898 S.F.)  
UNIT 4116 (1238 S.F.)  
UNIT 4117 (1238 S.F.)  
UNIT 4118 (1038 S.F.)  
UNIT 4119 (1038 S.F.)  
UNIT 4120 (1238 S.F.)  
UNIT 4121 (1238 S.F.)

**COMMON**  
**ENTRANCE**

LOWELL AVE  
N 35°59'00" W 155.00'

EMPIRE AVE  
S 35°59'00" E 155.00'

**NEIGHBORHOOD MAP**  
VICINITY MAP  
SCALE: 1" = 10'

**NOTES**

1. Owner's Demonstration and Consent to Record shall be in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code, and the Utah Condominium Act, Title 66, Chapter 2, Utah Code.
2. The Condominium Association shall be organized in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code.
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17. The Condominium Association shall be organized in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code.
18. The Condominium Association shall be organized in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code.
19. The Condominium Association shall be organized in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code.
20. The Condominium Association shall be organized in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code.

**OWNER'S DEMONSTRATION AND CONSENT TO RECORD**

I, the undersigned, owner of the above described real property, do hereby demonstrate and consent to the recording of the plat of the above described real property and the creation of the condominium project thereon, in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code.

**CONDOMINIUM ACKNOWLEDGMENT**

I, the undersigned, owner of the above described real property, do hereby acknowledge that I have read and understand the contents of the plat of the above described real property, and I consent to the recording of the plat of the above described real property and the creation of the condominium project thereon, in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code.

**ENGINEERS CERTIFICATE**

I, the undersigned, Engineer, do hereby certify that I am a duly licensed Engineer in the State of Utah, and I have prepared the above described plat in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code, and the rules and regulations of the State Board of Professional Engineers.

**PARK CITY PLANNING COMMISSION**

I CERTIFY THIS RECORD OF SURVEY MAP HAS BEEN APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011 A.D.

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011 A.D.

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**

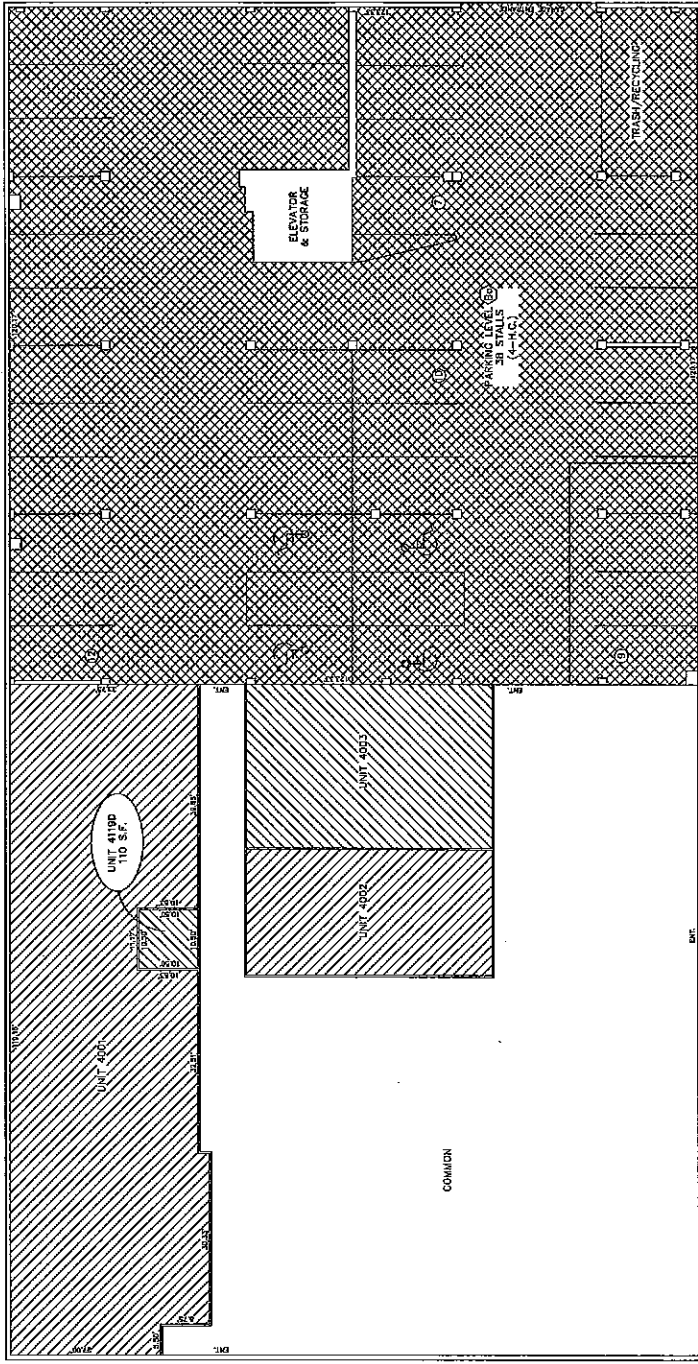
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011 A.D.

**SHADEWOOD RECORDS**

RECORDED  
STATE OF UTAH COUNTY OF SUMMIT AND FILED  
AT THE REQUEST OF \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PLACE \_\_\_\_\_  
BY \_\_\_\_\_ RECORDER

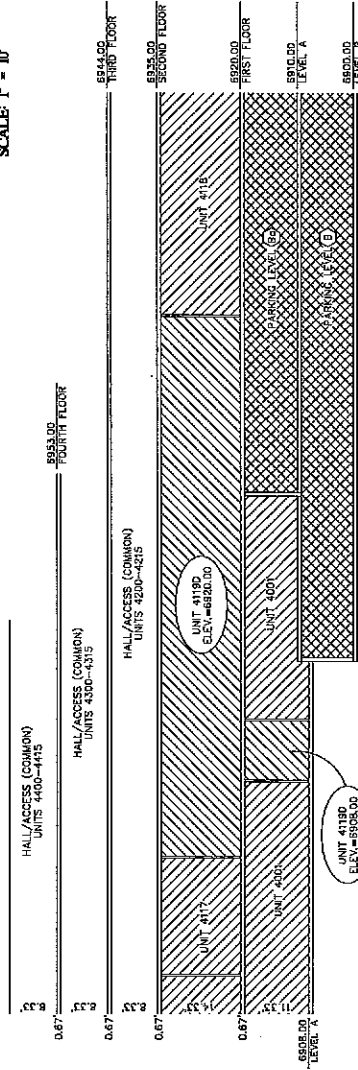


**EVERGREEN ENGINEERING, INC.**  
1234 Main Street  
Park City, Utah 84302  
Phone: (435) 555-1234  
Fax: (435) 555-5678  
Email: info@evergreeneng.com



**PLAN - LEVEL A**

SCALE: 1" = 10'



**SECTION - A**

SCALE: 1" = 10'



SECRET 2 OF 3



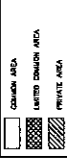
**Evergreen Engineering, Inc.**  
 3700 Granddave Blvd., Suite 200, West Valley City, UT 84113  
 Phone: (801) 373-0111 Fax: (801) 373-0120  
 Email: info@evergreeneng.com

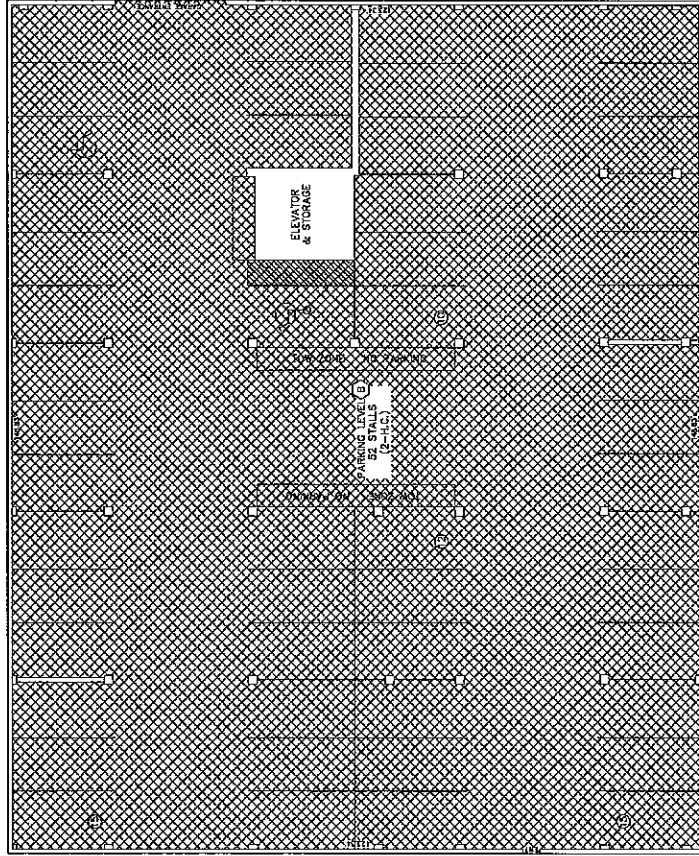
RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED  
 AT THE REQUEST OF \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_

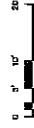
FEE \_\_\_\_\_ RECORDERY \_\_\_\_\_

**HATCHING LEGEND**





**PLAN - LEVEL B**  
 SCALE: 1" = 10'



**HATCHING LEGEND**

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE AREA



SHEET 3 OF 3

**Evergreen Engineering, Inc.**  
 1070 South Main Street, Suite 100 • Salt Lake City, Utah 84143  
 Phone: (801) 464-1111 • Fax: (801) 464-2319  
 E-mail: info@evergreeneng.com

RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED  
 AT THE REQUEST OF \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_

FEE \_\_\_\_\_ RECORPER \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I, **PATRICK G. AYOUB**, do hereby certify that I am a Registered Civil Engineer and a Land Surveyor and that I had surveyed the above described land in accordance with the Utah Condominium Ownership Act, and that the description correctly describes the land surface upon which there has been constructed

**SHADOW RIDGE CONDOMINIUMS**

BOUNDARY LEGEND:

SYMBOL	MEASUREMENT	DESCRIPTION
[Solid line]	15.00'	RESERVING A POINT WHICH LIES ON THE CENTERLINE OF THE HIGHWAY
[Dashed line]	15.00'	RESERVING A POINT WHICH LIES ON THE CENTERLINE OF THE HIGHWAY
[Dotted line]	15.00'	RESERVING A POINT WHICH LIES ON THE CENTERLINE OF THE HIGHWAY
[Line with 'X' marks]	15.00'	RESERVING A POINT WHICH LIES ON THE CENTERLINE OF THE HIGHWAY
[Line with 'o' marks]	15.00'	RESERVING A POINT WHICH LIES ON THE CENTERLINE OF THE HIGHWAY
[Line with 'x' marks]	15.00'	RESERVING A POINT WHICH LIES ON THE CENTERLINE OF THE HIGHWAY
[Line with 'o' marks]	15.00'	RESERVING A POINT WHICH LIES ON THE CENTERLINE OF THE HIGHWAY
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[Line with 'o' marks]	15.00'	RESERVING A POINT WHICH LIES ON THE CENTERLINE OF THE HIGHWAY

**CERTIFICATE OF CONSENT TO RECORD**

I, the undersigned, do hereby certify that the undersigned owners of the above described tract of land have caused a survey to be made and this record of survey map to be prepared, and do hereby consent to the recording of this record of survey map in accordance with the Utah Condominium Ownership Act.



Witness my hand and the seal of my office this 14th day of September, 1978.

*John E. Christiansen, Roy J. Mortenson, Christine G. Roy, D. Mortenson, D. J. Mortenson, Christine G. Roy*

**ACKNOWLEDGMENT**

STATE OF UTAH }  
County of Summit }  
On this 14th day of September, 1978, personally appeared before me, the undersigned Notary Public, and to my County of Salt Lake in said State of Utah, the signers of the above Consent to Record signed in conformity and in accordance with the laws and purposes therein mentioned.

*John E. Christiansen, Roy J. Mortenson, Christine G. Roy, D. Mortenson, D. J. Mortenson, Christine G. Roy*

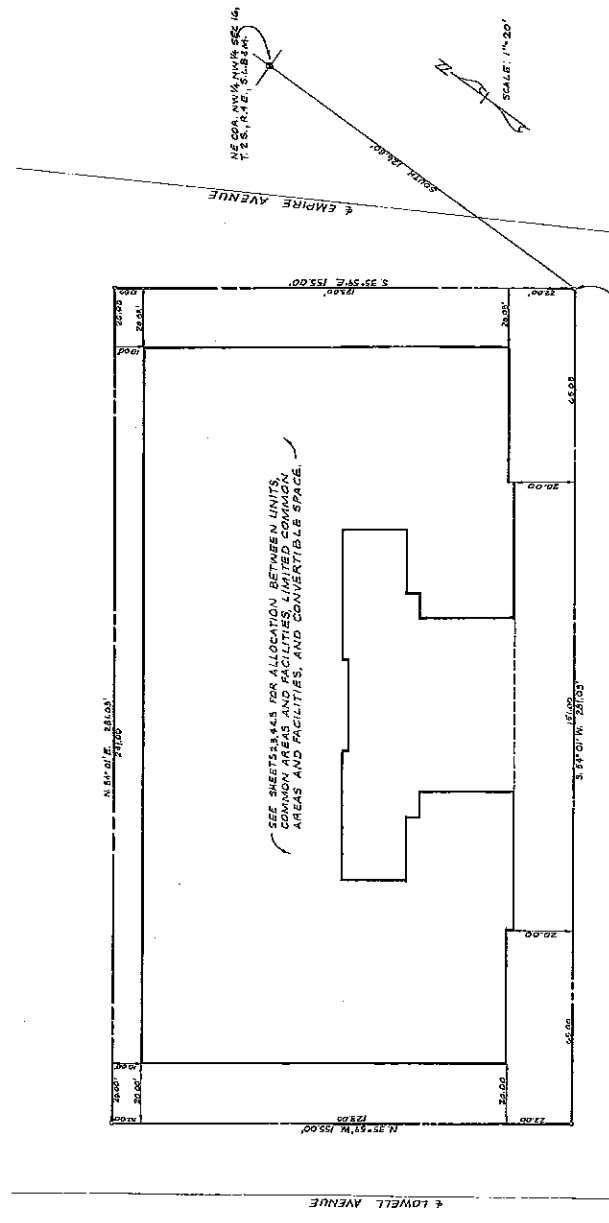
My commission expires: 12/31/80.

*[Signature]*  
NOTARY PUBLIC  
RESIDING IN: Salt Lake City, UT.

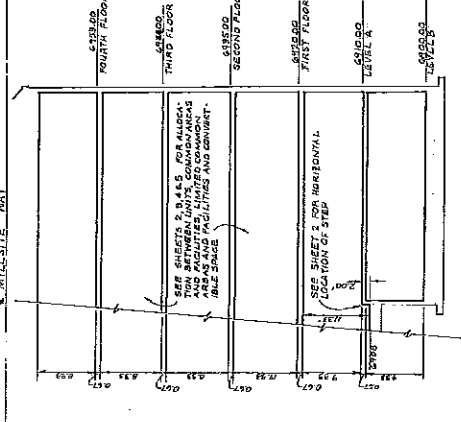
**SHADOW RIDGE CONDOMINIUMS**  
LOCATED IN SECTION 10, T. 2 S., R. 4 E.

RECORDED IN BOOK 10, PAGE 272  
COUNTY OF UTAH, COUNTY OF SUMMIT, RECORDED JAN 11, 1979

*[Signature]*  
DEPUTY CLERK



**NOTE: REFER TO SHEETS 5 FOR LEGEND AND NOTES.**



ACKNOWLEDGMENT  
COUNTY OF SUMMIT, STATE OF UTAH }  
APPEARED BEFORE ME this 14th day of September, 1978, personally  
before me, Notary Public, and to my County of Salt Lake in said State of Utah, the signers of the above Consent to Record signed in conformity and in accordance with the laws and purposes therein mentioned.

*John E. Christiansen, Roy J. Mortenson, Christine G. Roy, D. Mortenson, D. J. Mortenson, Christine G. Roy*

My commission expires: 12/31/80.

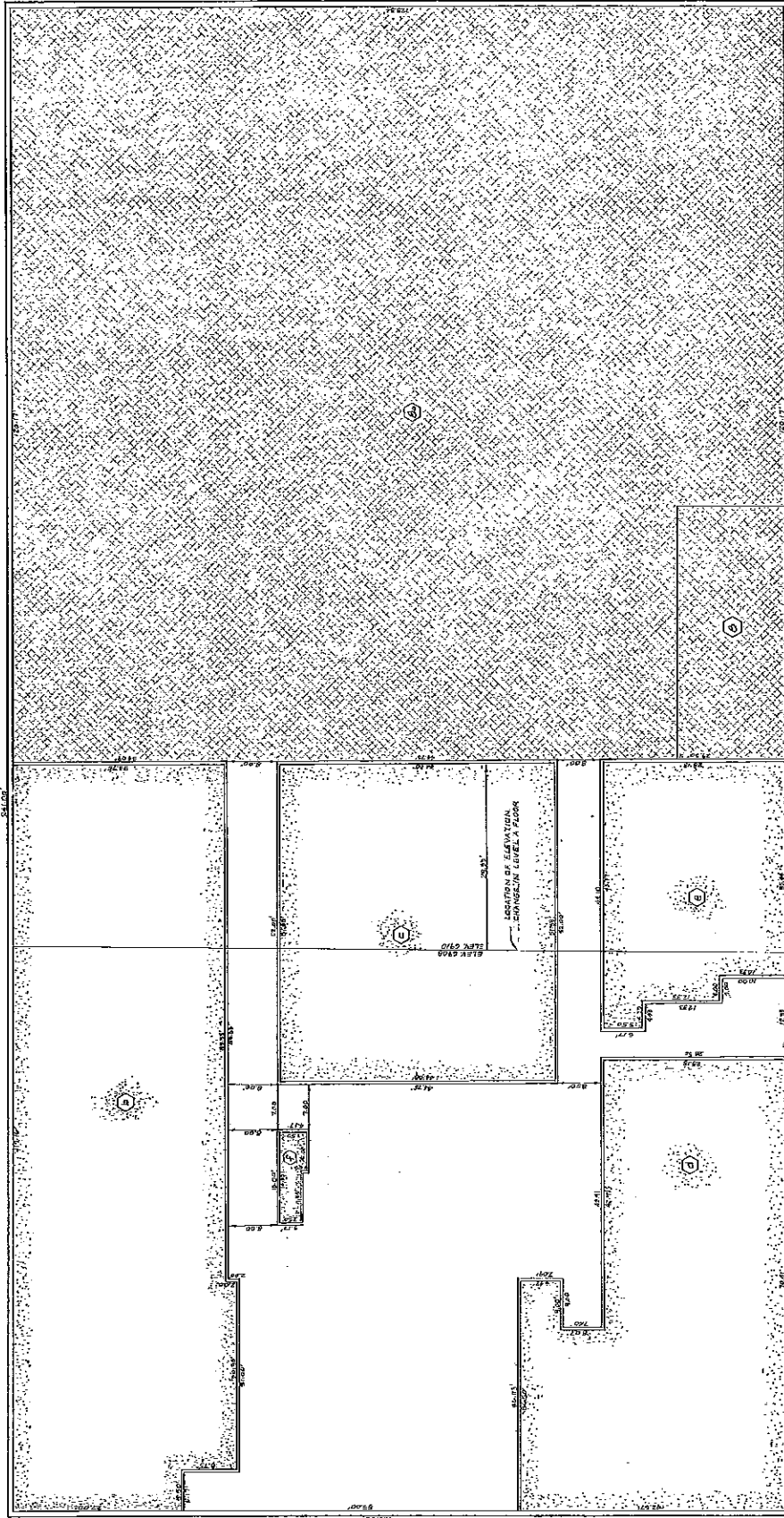
*[Signature]*  
NOTARY PUBLIC  
RESIDING IN: Salt Lake City, UT.

PREPARED BY  
**PM ENGINEERS INC.**  
3881 SOUTH WEST TEMPLE  
SALT LAKE CITY, UTAH  
PHONE (801) 588-3883

APPROVED THIS 14th DAY OF SEPTEMBER, 1978  
BY THE PARK CITY COMMISSION

*[Signature]*  
MAYOR OF PARK CITY

RECORDED IN BOOK 10, PAGE 272  
COUNTY OF UTAH, COUNTY OF SUMMIT, RECORDED JAN 11, 1979



LEVEL A FLOOR PLAN

SHADOW RIDGE CONDOMINIUMS

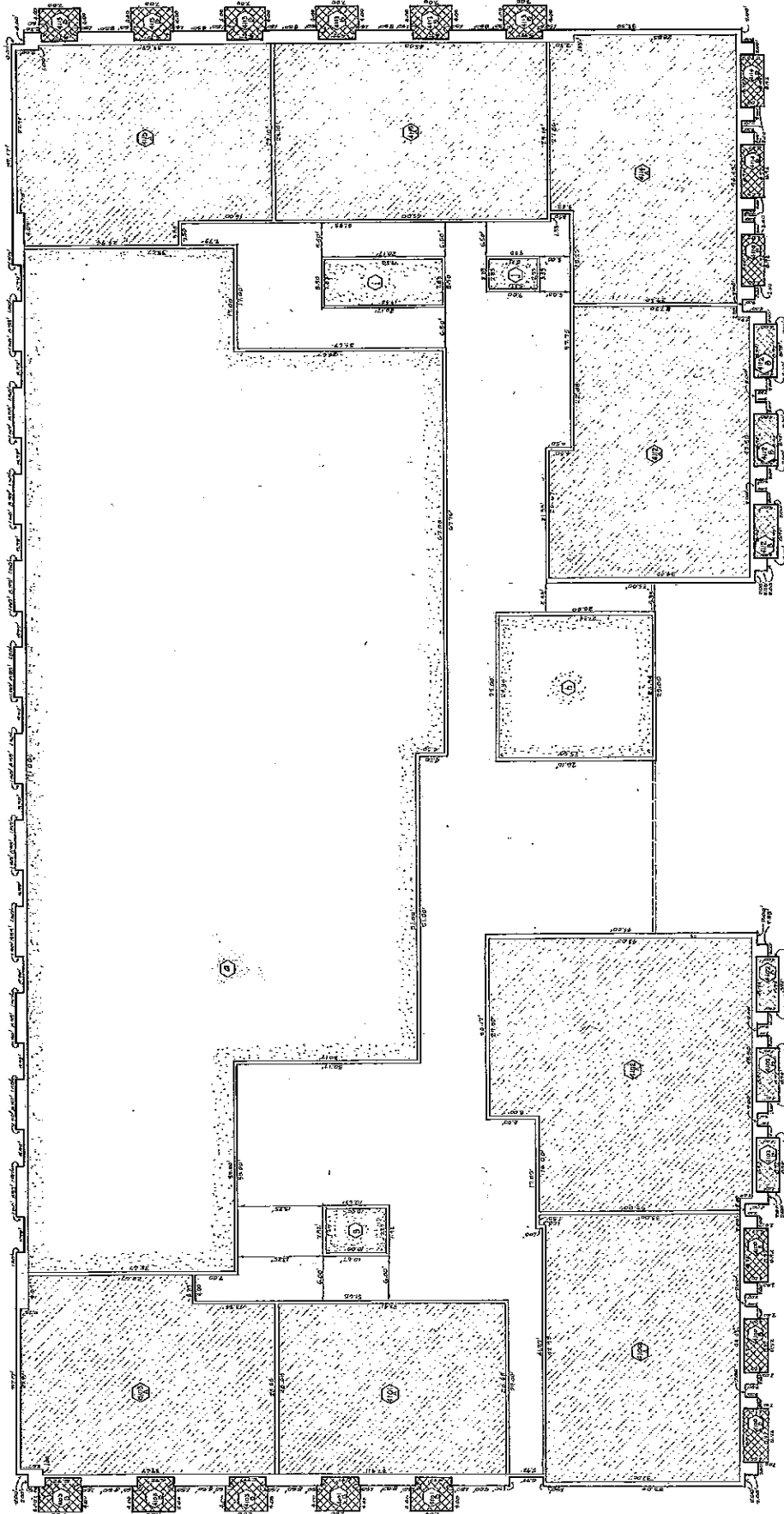
NOTE REFER TO SHEET 5 FOR LEGEND AND NOTES.

RECORDED 2014.03.10  
 STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REC-  
 GUEST BY *[Signature]*  
 DATE 03/10/14 TIME 2:15:05 ROOM 1010 BY *[Signature]*  
 2014.03.10 2:15:05  
 SUMMIT COUNTY RECORDER

REVISED 2014.02.04  
 PREPARED BY  
**PM ENGINEERS INC.**  
 3991 SOUTH WEST TEMPLE  
 SALT LAKE CITY, UTAH  
 PHONE (801) 588-2888 FAX (801) 588-2889

SHEET 2 of 5 SHEETS





FIRST FLOOR PLAN

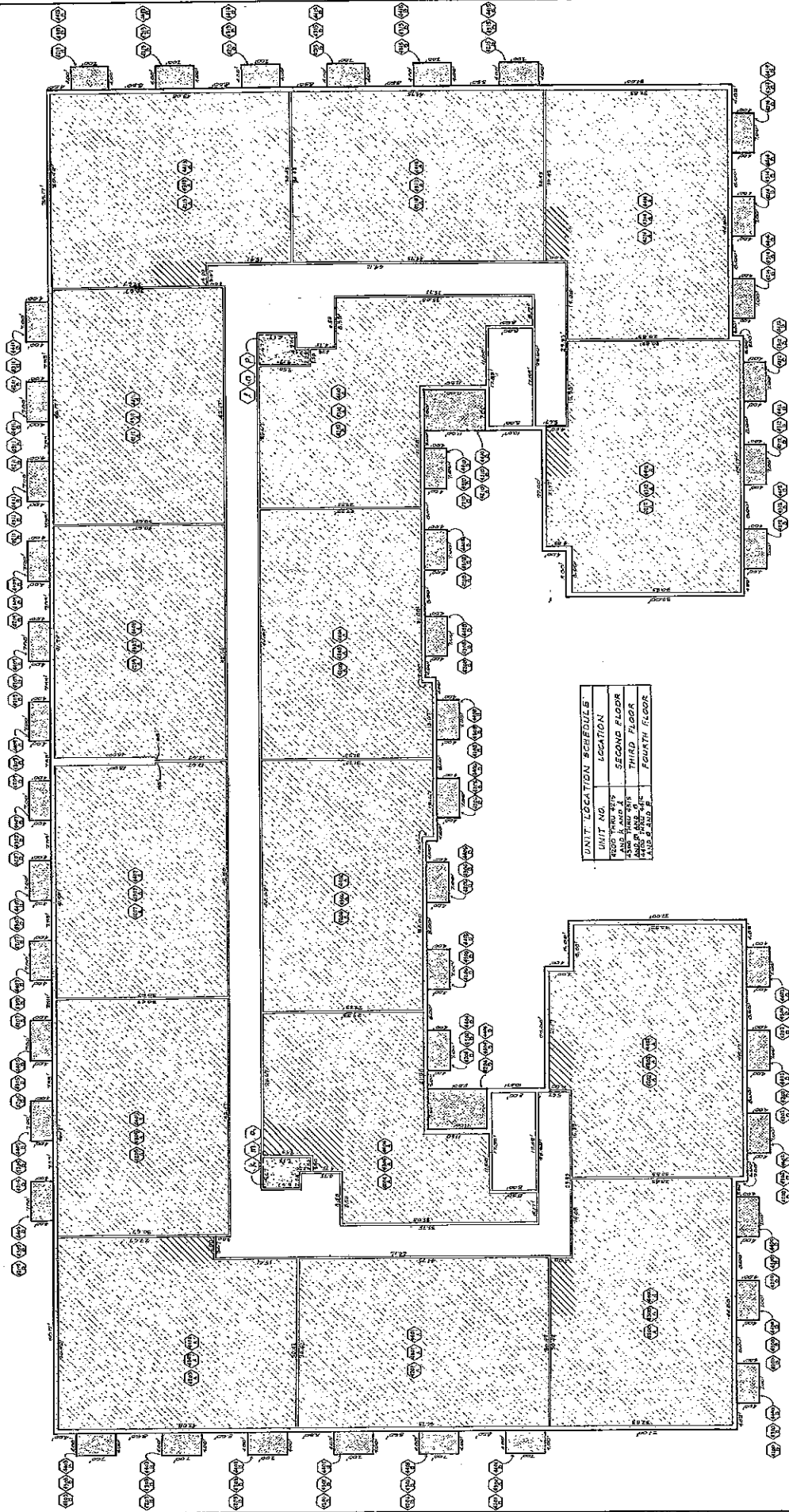
SHADOW RIDGE CONDOMINIUMS

PREPARED BY  
 PM ENGINEERS INC.  
 3891 SOUTH WEST TEMPLE  
 SALT LAKE CITY, UTAH  
 PHONE (801) 534-8888 DATE: OCT. 07, 2013

RECORDED IN UTAH COUNTY OF SUMMIT, RECORDED AND FILED AT THE  
 RECORDS DEPARTMENT OF THE COUNTY CLERK OF SUMMIT COUNTY, UTAH  
 DATE: OCT. 22, 2013 TIME: 11:25 AM BOOK: 2013-0000 PAGE: 27 OF 50  
 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: AS SHOWN

NOTE: REFER TO SHEETS FOR LEGEND AND NOTES.

SHEET 2 OF 8 SHEETS



UNIT NO.	LOCATION
RESIDENTIAL	SECOND FLOOR
RESIDENTIAL	THIRD FLOOR
RESIDENTIAL	FOURTH FLOOR

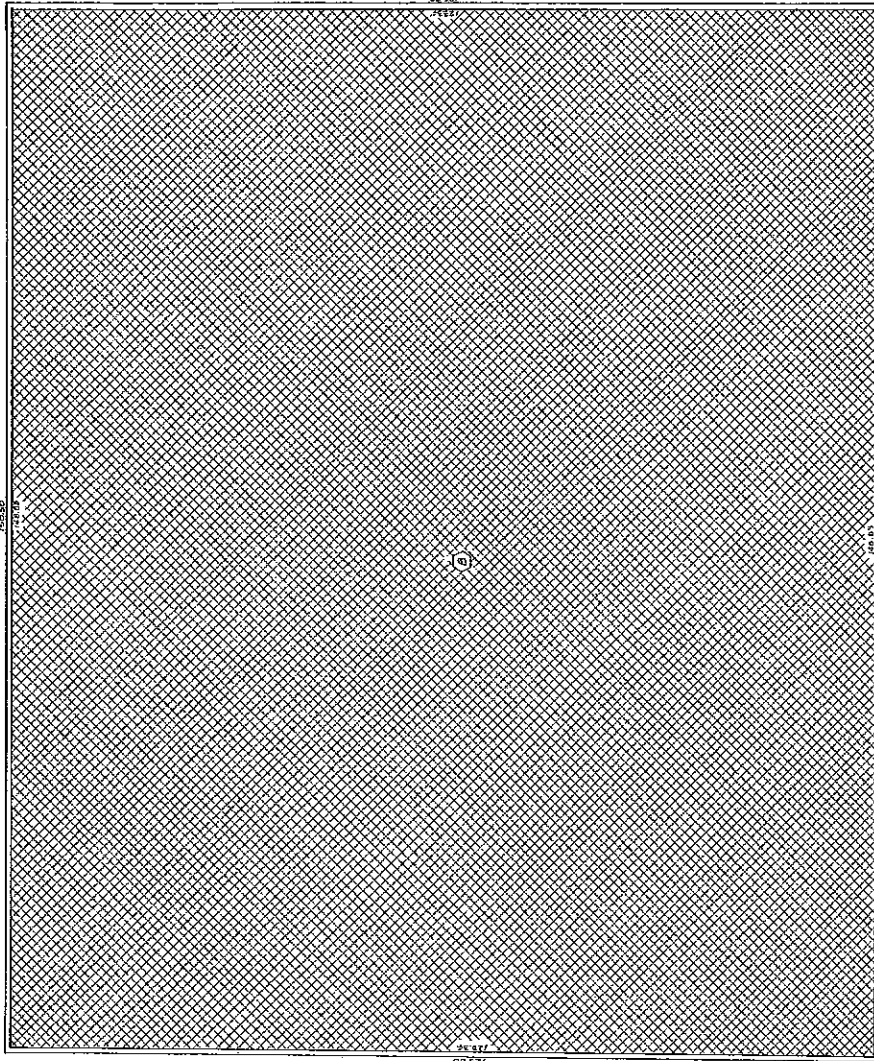
SECOND, THIRD & FOURTH FLOOR PLANS

SHADOW RIDGE CONDOMINIUMS

REVISION 3/10/84  
 PREPARED BY  
**P M ENGINEERS INC.**  
 380 SOUTH WEST TEMPLE  
 SALT LAKE CITY, UTAH  
 PHONE (801) 586-3805 DATE: 06/11/79

SHT. 4 OF 5 SHEETS

NOTE: REFER TO SHEET 5 FOR LEGEND AND NOTES.  
 RECORDED BY J.E.S.C.  
 STATE OF UTAH, COUNTY OF KANE, BOOKED AND DATED BY THE RECORDER OF  
 KANE COUNTY, UTAH, ON 11/11/82  
 DATE: 11/11/82 THE S.I.C. No. 11/11/82  
 11/11/82  
 KANE COUNTY RECORDER



**LEGEND:**

- BUILDING LINE
- PROPERTY LINE
- STREET CENTER LINE
- HALLS AND PARTITIONS
- COMMON LINE SPACES (LETTERS A, B, C, etc. REFER TO COMMON LINE SPACES)
- COMMON AREAS AND FACILITIES
- LIMITED COMMON AREAS AND FACILITIES (LETTERS A, B, C, etc. REFER TO LIMITED COMMON AREAS AND FACILITIES ALLOCATED TO THE RESPECTIVE UNITS/AREA UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12)
- UNITS (LETTERS A THROUGH TO UNIT NUMBERS)

**NOTES:**

1. (B) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:  

4101	4201	4311	4401	4501	4611
4102	4202	4312	4402	4502	4612
4111	4211	4321	4411	4511	4621
4112	4212	4322	4412	4512	4622
4121	4221	4331	4421	4521	4631
4122	4222	4332	4422	4522	4632
4131	4231	4341	4431	4531	4641
4132	4232	4342	4432	4532	4642
4141	4241	4351	4441	4541	4651
4142	4242	4352	4442	4542	4652
4151	4251	4361	4451	4551	4661
4152	4252	4362	4452	4552	4662
2. (A) LIMITED COMMON AREA DESIGNATED TO THE FOLLOWING UNITS:  

4101	4201	4301	4401	4501	4601
4102	4202	4302	4402	4502	4602
4111	4211	4311	4411	4511	4611
4112	4212	4312	4412	4512	4612
4121	4221	4321	4421	4521	4621
4122	4222	4322	4422	4522	4622
4131	4231	4331	4431	4531	4631
4132	4232	4332	4432	4532	4632
4141	4241	4341	4441	4541	4641
4142	4242	4342	4442	4542	4642
4151	4251	4351	4451	4551	4651
4152	4252	4352	4452	4552	4652

LEVEL B FLOOR PLAN

SHADOW RIDGE CONDOMINIUMS

PREPARED BY:  
**PM ENGINEERS INC.**  
 3891 SOUTH WEST TEMPLE  
 SALT LAKE CITY, UTAH  
 PHONE (801) 246-2262 FAX: (801) 246-1266

SHEET 5-17.5 SHEETS

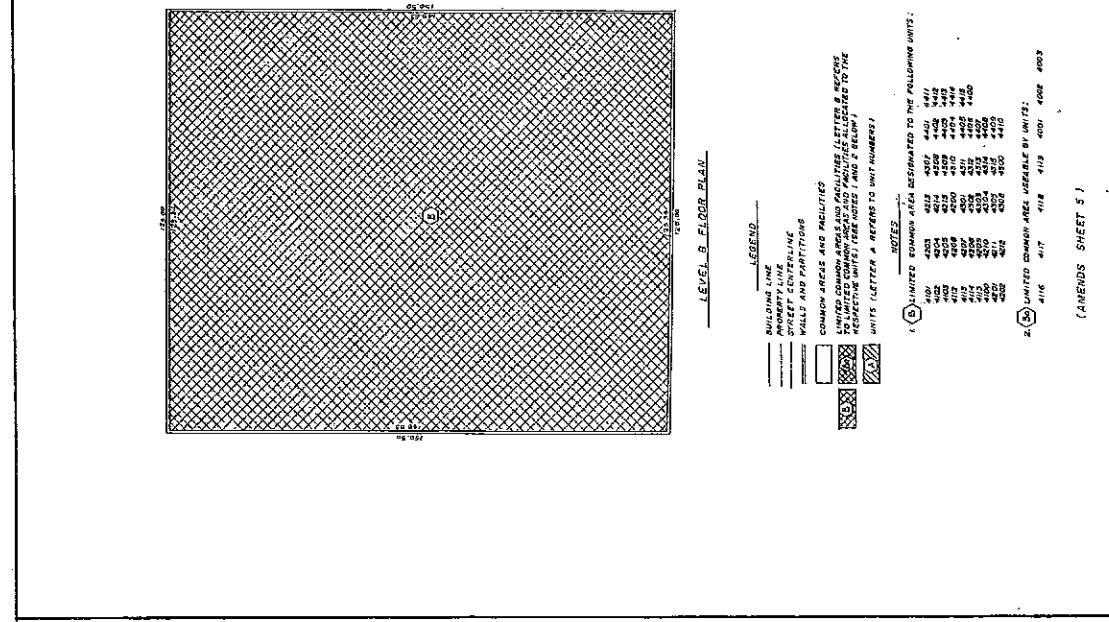
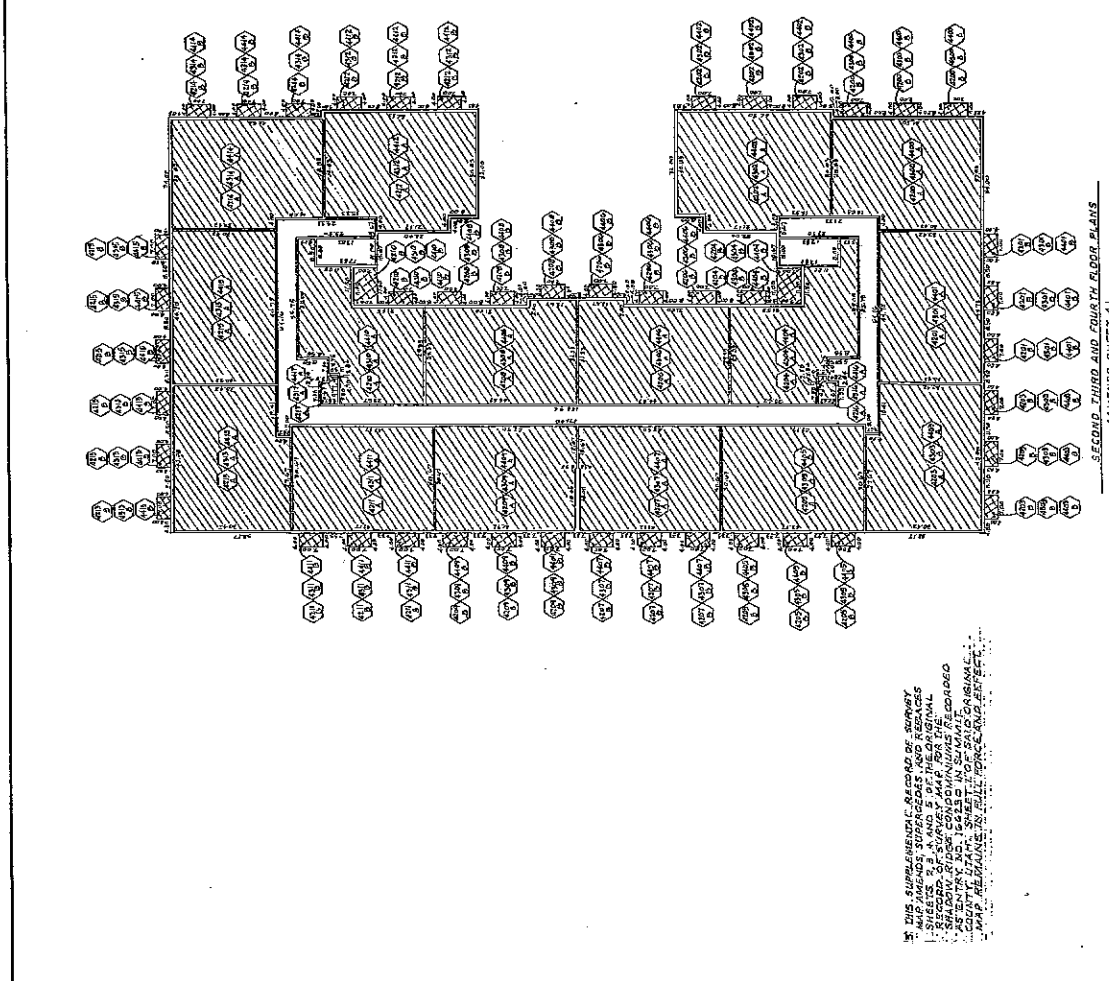
NOTE: REFER TO THIS SHEET FOR LEGEND AND NOTES.  
 RECORDED BY: 1/16/2006  
 STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE  
 RECORDS OFFICE OF SUMMIT COUNTY, UTAH  
 DATE 5-17-06 TIME 2:15 P.M. BOOK 111 PAGE 111  
 111-111-111

STATE OF IOWA, County of Des Moines, Iowa, ss. I, James E. ...

On this 15th day of June, 1984, personally appeared before me, the undersigned, the following persons, to-wit: ...

THE CITY-STRONG RIDGE CO., a Utah limited partnership, with its principal office at 1000 North ...

By: *[Signature]*  
 JAMES E. ...  
 Notary Public  
 Des Moines, Iowa



UNIT LOCATION SCHEDULE

UNIT NO.	FLOOR
4000-4217	SECOND
4000-4517	THIRD
4400-4417	FOURTH

RECORDED NO. 221151  
 STATE OF IOWA, COUNTY OF DES MOINES  
 THE REQUEST OF THE UNDERSIGNED BEING HEREBY RECEIVED AT THE OFFICE OF THE CLERK OF COURTS, COUNTY OF DES MOINES, IOWA, THIS 15th DAY OF JUNE, 1984.

APPROVED THIS 15th DAY OF JUNE, 1984  
*[Signature]*  
 CLERK OF COURTS

DES MOINES CITY PLANNING COMMISSION  
 APPROVED THIS 15th DAY OF JUNE, 1984  
*[Signature]*  
 MAYOR

DES MOINES CITY COUNCIL  
 APPROVED THIS 20th DAY OF JUNE, 1984  
*[Signature]*  
 MAYOR

DES MOINES CITY RECORDS  
 APPROVED THIS 20th DAY OF JUNE, 1984  
*[Signature]*  
 CLERK OF COURTS

LEGEND

- BUILDING LINE
- PROPERTY LINE
- STREET CENTERLINE
- WALLS AND PARTITIONS
- COMMON AREAS AND FACILITIES

UNITED COMMON AREAS AND FACILITIES (LETTERS A THROUGH F) RESPECTIVE UNITS (SEE NOTES 1 AND 2 BELOW)  
 UNITS (LETTER A REFERS TO UNIT NUMBERS)

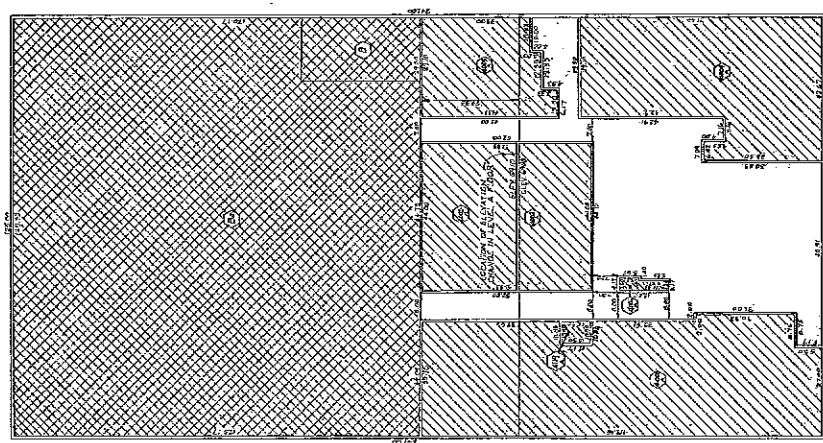
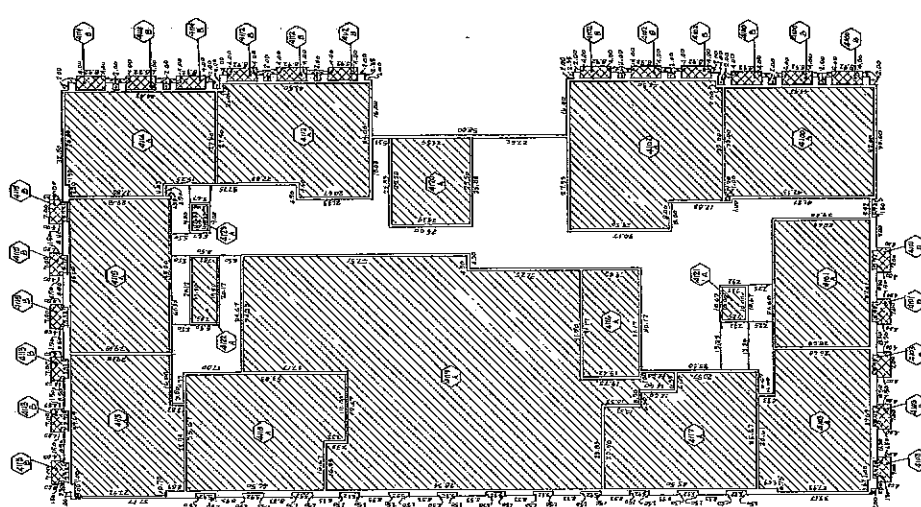
NOTES

- UNITED COMMON AREAS DESIGNATED TO THE FOLLOWING UNITS:  
 A 4001 4002 4003 4004 4005 4006 4007 4008 4009 4010 4011 4012 4013 4014 4015 4016 4017 4018 4019 4020 4021 4022 4023 4024 4025 4026 4027 4028 4029 4030 4031 4032 4033 4034 4035 4036 4037 4038 4039 4040 4041 4042 4043 4044 4045 4046 4047 4048 4049 4050 4051 4052 4053 4054 4055 4056 4057 4058 4059 4060 4061 4062 4063 4064 4065 4066 4067 4068 4069 4070 4071 4072 4073 4074 4075 4076 4077 4078 4079 4080 4081 4082 4083 4084 4085 4086 4087 4088 4089 4090 4091 4092 4093 4094 4095 4096 4097 4098 4099 4100 4101 4102 4103 4104 4105 4106 4107 4108 4109 4110 4111 4112 4113 4114 4115 4116 4117 4118 4119 4120 4121 4122 4123 4124 4125 4126 4127 4128 4129 4130 4131 4132 4133 4134 4135 4136 4137 4138 4139 4140 4141 4142 4143 4144 4145 4146 4147 4148 4149 4150 4151 4152 4153 4154 4155 4156 4157 4158 4159 4160 4161 4162 4163 4164 4165 4166 4167 4168 4169 4170 4171 4172 4173 4174 4175 4176 4177 4178 4179 4180 4181 4182 4183 4184 4185 4186 4187 4188 4189 4190 4191 4192 4193 4194 4195 4196 4197 4198 4199 4200 4201 4202 4203 4204 4205 4206 4207 4208 4209 4210 4211 4212 4213 4214 4215 4216 4217 4218 4219 4220 4221 4222 4223 4224 4225 4226 4227 4228 4229 4230 4231 4232 4233 4234 4235 4236 4237 4238 4239 4240 4241 4242 4243 4244 4245 4246 4247 4248 4249 4250 4251 4252 4253 4254 4255 4256 4257 4258 4259 4260 4261 4262 4263 4264 4265 4266 4267 4268 4269 4270 4271 4272 4273 4274 4275 4276 4277 4278 4279 4280 4281 4282 4283 4284 4285 4286 4287 4288 4289 4290 4291 4292 4293 4294 4295 4296 4297 4298 4299 4300 4301 4302 4303 4304 4305 4306 4307 4308 4309 4310 4311 4312 4313 4314 4315 4316 4317 4318 4319 4320 4321 4322 4323 4324 4325 4326 4327 4328 4329 4330 4331 4332 4333 4334 4335 4336 4337 4338 4339 4340 4341 4342 4343 4344 4345 4346 4347 4348 4349 4350 4351 4352 4353 4354 4355 4356 4357 4358 4359 4360 4361 4362 4363 4364 4365 4366 4367 4368 4369 4370 4371 4372 4373 4374 4375 4376 4377 4378 4379 4380 4381 4382 4383 4384 4385 4386 4387 4388 4389 4390 4391 4392 4393 4394 4395 4396 4397 4398 4399 4400 4401 4402 4403 4404 4405 4406 4407 4408 4409 4410 4411 4412 4413 4414 4415 4416 4417 4418 4419 4420 4421 4422 4423 4424 4425 4426 4427 4428 4429 4430 4431 4432 4433 4434 4435 4436 4437 4438 4439 4440 4441 4442 4443 4444 4445 4446 4447 4448 4449 4450 4451 4452 4453 4454 4455 4456 4457 4458 4459 4460 4461 4462 4463 4464 4465 4466 4467 4468 4469 4470 4471 4472 4473 4474 4475 4476 4477 4478 4479 4480 4481 4482 4483 4484 4485 4486 4487 4488 4489 4490 4491 4492 4493 4494 4495 4496 4497 4498 4499 4500 4501 4502 4503 4504 4505 4506 4507 4508 4509 4510 4511 4512 4513 4514 4515 4516 4517 4518 4519 4520 4521 4522 4523 4524 4525 4526 4527 4528 4529 4530 4531 4532 4533 4534 4535 4536 4537 4538 4539 4540 4541 4542 4543 4544 4545 4546 4547 4548 4549 4550 4551 4552 4553 4554 4555 4556 4557 4558 4559 4560 4561 4562 4563 4564 4565 4566 4567 4568 4569 4570 4571 4572 4573 4574 4575 4576 4577 4578 4579 4580 4581 4582 4583 4584 4585 4586 4587 4588 4589 4590 4591 4592 4593 4594 4595 4596 4597 4598 4599 4600 4601 4602 4603 4604 4605 4606 4607 4608 4609 4610 4611 4612 4613 4614 4615 4616 4617 4618 4619 4620 4621 4622 4623 4624 4625 4626 4627 4628 4629 4630 4631 4632 4633 4634 4635 4636 4637 4638 4639 4640 4641 4642 4643 4644 4645 4646 4647 4648 4649 4650 4651 4652 4653 4654 4655 4656 4657 4658 4659 4660 4661 4662 4663 4664 4665 4666 4667 4668 4669 4670 4671 4672 4673 4674 4675 4676 4677 4678 4679 4680 4681 4682 4683 4684 4685 4686 4687 4688 4689 4690 4691 4692 4693 4694 4695 4696 4697 4698 4699 4700 4701 4702 4703 4704 4705 4706 4707 4708 4709 4710 4711 4712 4713 4714 4715 4716 4717 4718 4719 4720 4721 4722 4723 4724 4725 4726 4727 4728 4729 4730 4731 4732 4733 4734 4735 4736 4737 4738 4739 4740 4741 4742 4743 4744 4745 4746 4747 4748 4749 4750 4751 4752 4753 4754 4755 4756 4757 4758 4759 4760 4761 4762 4763 4764 4765 4766 4767 4768 4769 4770 4771 4772 4773 4774 4775 4776 4777 4778 4779 4780 4781 4782 4783 4784 4785 4786 4787 4788 4789 4790 4791 4792 4793 4794 4795 4796 4797 4798 4799 4800 4801 4802 4803 4804 4805 4806 4807 4808 4809 4810 4811 4812 4813 4814 4815 4816 4817 4818 4819 4820 4821 4822 4823 4824 4825 4826 4827 4828 4829 4830 4831 4832 4833 4834 4835 4836 4837 4838 4839 4840 4841 4842 4843 4844 4845 4846 4847 4848 4849 4850 4851 4852 4853 4854 4855 4856 4857 4858 4859 4860 4861 4862 4863 4864 4865 4866 4867 4868 4869 4870 4871 4872 4873 4874 4875 4876 4877 4878 4879 4880 4881 4882 4883 4884 4885 4886 4887 4888 4889 4890 4891 4892 4893 4894 4895 4896 4897 4898 4899 4900 4901 4902 4903 4904 4905 4906 4907 4908 4909 4910 4911 4912 4913 4914 4915 4916 4917 4918 4919 4920 4921 4922 4923 4924 4925 4926 4927 4928 4929 4930 4931 4932 4933 4934 4935 4936 4937 4938 4939 4940 4941 4942 4943 4944 4945 4946 4947 4948 4949 4950 4951 4952 4953 4954 4955 4956 4957 4958 4959 4960 4961 4962 4963 4964 4965 4966 4967 4968 4969 4970 4971 4972 4973 4974 4975 4976 4977 4978 4979 4980 4981 4982 4983 4984 4985 4986 4987 4988 4989 4990 4991 4992 4993 4994 4995 4996 4997 4998 4999 5000
- UNITED COMMON AREA USABLE BY UNITS:  
 4116 4117 4118 4119 4001 4002 4003

(AMENDS SHEET 5)

AREAS IN SQUARE FEET

UNIT NO.	AREA	LIMITED COMMON	NET WT.	UNIT COST
400	3234.0	35,417.6	4216	41.9
401	2952.8	-	4217	41.9
402	1324.3	-	4220	1406.6
403	2221.3	-	4221	1301.3
404	1085.1	-	4222	1406.6
405	1085.1	-	4223	1406.6
406	1085.1	-	4224	1406.6
407	1085.1	-	4225	1406.6
408	1085.1	-	4226	1406.6
409	1085.1	-	4227	1406.6
410	1085.1	-	4228	1406.6
411	1085.1	-	4229	1406.6
412	1085.1	-	4230	1406.6
413	1085.1	-	4231	1406.6
414	1085.1	-	4232	1406.6
415	1085.1	-	4233	1406.6
416	1085.1	-	4234	1406.6
417	1085.1	-	4235	1406.6
418	1085.1	-	4236	1406.6
419	1085.1	-	4237	1406.6
420	1085.1	-	4238	1406.6
421	1085.1	-	4239	1406.6
422	1085.1	-	4240	1406.6
423	1085.1	-	4241	1406.6
424	1085.1	-	4242	1406.6
425	1085.1	-	4243	1406.6
426	1085.1	-	4244	1406.6
427	1085.1	-	4245	1406.6
428	1085.1	-	4246	1406.6
429	1085.1	-	4247	1406.6
430	1085.1	-	4248	1406.6
431	1085.1	-	4249	1406.6
432	1085.1	-	4250	1406.6
433	1085.1	-	4251	1406.6
434	1085.1	-	4252	1406.6
435	1085.1	-	4253	1406.6
436	1085.1	-	4254	1406.6
437	1085.1	-	4255	1406.6
438	1085.1	-	4256	1406.6
439	1085.1	-	4257	1406.6
440	1085.1	-	4258	1406.6
441	1085.1	-	4259	1406.6
442	1085.1	-	4260	1406.6
443	1085.1	-	4261	1406.6
444	1085.1	-	4262	1406.6
445	1085.1	-	4263	1406.6
446	1085.1	-	4264	1406.6
447	1085.1	-	4265	1406.6
448	1085.1	-	4266	1406.6
449	1085.1	-	4267	1406.6
450	1085.1	-	4268	1406.6
451	1085.1	-	4269	1406.6
452	1085.1	-	4270	1406.6
453	1085.1	-	4271	1406.6
454	1085.1	-	4272	1406.6
455	1085.1	-	4273	1406.6
456	1085.1	-	4274	1406.6
457	1085.1	-	4275	1406.6
458	1085.1	-	4276	1406.6
459	1085.1	-	4277	1406.6
460	1085.1	-	4278	1406.6
461	1085.1	-	4279	1406.6
462	1085.1	-	4280	1406.6
463	1085.1	-	4281	1406.6
464	1085.1	-	4282	1406.6
465	1085.1	-	4283	1406.6
466	1085.1	-	4284	1406.6
467	1085.1	-	4285	1406.6
468	1085.1	-	4286	1406.6
469	1085.1	-	4287	1406.6
470	1085.1	-	4288	1406.6
471	1085.1	-	4289	1406.6
472	1085.1	-	4290	1406.6
473	1085.1	-	4291	1406.6
474	1085.1	-	4292	1406.6
475	1085.1	-	4293	1406.6
476	1085.1	-	4294	1406.6
477	1085.1	-	4295	1406.6
478	1085.1	-	4296	1406.6
479	1085.1	-	4297	1406.6
480	1085.1	-	4298	1406.6
481	1085.1	-	4299	1406.6
482	1085.1	-	4300	1406.6
483	1085.1	-	4301	1406.6
484	1085.1	-	4302	1406.6
485	1085.1	-	4303	1406.6
486	1085.1	-	4304	1406.6
487	1085.1	-	4305	1406.6
488	1085.1	-	4306	1406.6
489	1085.1	-	4307	1406.6
490	1085.1	-	4308	1406.6
491	1085.1	-	4309	1406.6
492	1085.1	-	4310	1406.6
493	1085.1	-	4311	1406.6
494	1085.1	-	4312	1406.6
495	1085.1	-	4313	1406.6
496	1085.1	-	4314	1406.6
497	1085.1	-	4315	1406.6
498	1085.1	-	4316	1406.6
499	1085.1	-	4317	1406.6
500	1085.1	-	4318	1406.6
501	1085.1	-	4319	1406.6
502	1085.1	-	4320	1406.6
503	1085.1	-	4321	1406.6
504	1085.1	-	4322	1406.6
505	1085.1	-	4323	1406.6
506	1085.1	-	4324	1406.6
507	1085.1	-	4325	1406.6



FIRST FLOOR PLAN  
(AMPHOS SHEET THREE)

SUBPLEMENTAL RECORD OF SURVEY MAP FOR SHADOW RIDGE CONDOMINIUMS  
(AMPHOS SHEETS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

LEVEL A FLOOR PLAN  
(AMPHOS SHEET TWO)

RECORDED NO. 225,785  
STATE OF UTAH, COUNTY OF SUMMIT  
AT THE OFFICE OF THE COUNTY CLERK  
ON THIS 15TH DAY OF JANUARY 1988  
BY: \_\_\_\_\_  
COUNTY CLERK

SHEET TWO OF TWO SHEETS

SHADOW RIDGE  
Z-2

