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Page 1 of 32

Rhonda Francis Summit County Recorder

05/07/2019 01:52:15 PM Fee \$138.00

By COALITION TITLE AGENCY, INC.

Electronically Recorded

When Recorded Return to:

Craig B. Terry

Parsons Behle & Latimer

2901 Ashton Boulevard, Suite 210

Lehi, Utah 84043

**AN AFFIDAVIT PERTAINING TO THE INTENT AND PURPOSE OF THE
APPROVAL AND RECORDING OF THE 2017 2ND AMENDMENT
TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION, THAT ALSO AMENDED THE
SILVER LAKE VILLAGE NO. 1 SUBDIVISION**

THIS AFFIDAVIT PERTAINS TO THE INTENT OF APPROVAL AND RECORDING OF THE 2017 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION that also amended LOT D OF THE SILVER LAKE VILLAGE NO. 1 SUBDIVISION (this "Affidavit") is executed by ECCKIDS LIMITED LIABILITY COMPANY, a Wyoming limited liability company ("ECCKIDS"), DVP, LLC, a Utah limited liability company ("DVP"), SILVER LAKE VILLAGE PLAZA ASSOCIATION, a Utah non-profit corporation (the "Association"), and PARK CITY MUNICIPAL CORPORATION (the "City").

RECITALS

A. SILVER LAKE VILLAGE NO. 1 SUBDIVISION was recorded in the Office of the Recorder of Summit County on June 21, 1989 as Entry No. 309534. A copy of the recorded Silver Lake Village No. 1 Subdivision is attached hereto as **Exhibit A**.

B. RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION was recorded in the Office of the Recorder of Summit County, Utah on November 8, 1989 as Entry No. 315566. A copy of the recorded Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision is attached hereto as **Exhibit B**.

C. THE RECORD OF SURVEY MAP OF GOLDEN DEER PHASE I, A UTAH CONDOMINIUM PROJECT (the "Golden Deer Condominium Plat") was recorded in the Office of the Recorder of Summit County, Utah on December 27, 1990 as Entry No. 334606. A copy of the recorded Golden Deer Condominium Plat is attached hereto as **Exhibit C**.

D. A FIRST AMENDED GOLDEN DEER CONDOMINIUM PLAT was recorded in the Office of the Recorder of Summit County, Utah on November 2, 2007 as Entry No. 00829718. A copy of the recorded First Amended Golden Deer Condominium plat is attached hereto as **Exhibit D**.

E. The 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION that also amended SILVER LAKE VILLAGE NO. 1 SUBDIVISION (also known as the "2017 2nd Amendment"), was recorded in

the Office of the Recorder of Summit County, Utah on September 12, 2017 as Entry No. 1077411. A copy of the recorded 2017 2nd Amendment is attached hereto as **Exhibit E**.

F. The boundary description of the real property (the "Real Property") that is described within the 2017 2nd Amendment is set forth in **Exhibit F** attached hereto and incorporated herein by this reference. The Real Property subject to the 2017 2nd Amendment is more simply described as Lot D of SILVER LAKE VILLAGE NO. 1 SUBDIVISION and Lots E, F and G of the RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION. The Golden Deer Condominiums are located on Lot D.

G. A portion of the Real Property described by the 2017 2nd Amendment and which is described in **Exhibit F** attached hereto is referred to as LOT D ("LOT D").

H. The Golden Deer Condominium Plat pertains to and affects all or most of the portion of the Real Property that is described within the 2017 2nd Amendment as LOT D.

I. The 2017 2nd Amendment was approved by the Park City Council upon passing and adopting ORDINANCE 2016-53, on December 15, 2016, set forth and attached as **Exhibit G**.

J. ORDINANCE 2016-53 states that the 2017 2nd Amendment amends Lots D, F, G and H, as further described above, subject to specific Findings of Fact, Conclusions of Law and Conditions of Approval that provide for the intent of this plat amendment.

K. Finding of Fact #3 of Ordinance 2016-53 states the property subject to this 2017 2nd Amendment consists of platted Lots D, F, G and H of the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision.

L. Finding of Fact #4 of Ordinance 2016-53 states this plat amendment (2017 2nd Amendment) creates one (1) lot of record, to be known as Lot I, from three platted lots, namely F, G and H.

M. Finding of Fact #7 of Ordinance 2016- 53 states per the existing plat, Lot D consists of 10,082 sf of fee simple lot area and 5,122 sf of pedestrian and skier circulation and easement area. Lot D is amended to reflect the as-built condition of the building by increasing the skier and pedestrian circulation easement by 749 sf and decreasing the fee simple area by the same amount. An easement for the bridge connection is proposed on a portion of Lots D and I. Amending Lot D will result in 9,333 sf of fee simple area and 5,871 sf of skier easement.

N. Finding #16 of Ordinance 2016-53 states, a condominium plat known as Golden Deer Condominiums, was recorded on Lot D, as the existing Goldener Hirsch Inn. The condominium plat was amended in 2007 to add 272 sf to the restaurant.

O. Findings of Fact #13 and #14 of Ordinance 2016-53 state that a condominium plat known as Mont Cervin Villas, was recorded on Lot F, as Phase 2 of the existing Mont Cervin Villas Condominiums, which were constructed on Lot E. Lot E is not part of this plat amendment. Mont Cervin Villas on Lot F, owned by the applicant, were not constructed. Further Finding of Fact #14 states that the applicant will vacate the Mont Cervin Villas

condominium plat on Lot F with recordation of this plat amendment, or with recordation of a new condominium plat. Note 5 on the 2017 2nd Amendment memorializes an agreement vacating the unbuilt Mont Cervin Villa condominium units by referencing the recording book and page of the agreement.

P. There are no Findings, Conclusions or Conditions stated in Ordinance 2016-53 that approve or indicate intent to vacate the recorded Golden Deer Condominiums that are located on Lot D.

Q. The 2017 2nd Amendment did not intend to change the boundary or total area of Lot D that remains at 15,204 square feet and intended only to amend the pedestrian and skier circulation easements located outside of the building.

R. The 2017 2nd Amendment did not intend to vacate the Golden Deer Condominium Plat from the fee simple area of Lot D that represents an accurate and surveyed description of the Golden Deer Condominium building and common area.

S. By executing and causing to be recorded the 2017 2nd Amendment, DVP, ECCKIDS, the Association and the City did not intend to vacate nor to amend the Golden Deer Condominium Plat, and DVP, ECCKIDS, the Association and the City desire to evidence such intention by executing and causing to be recorded this Affidavit.

CERTIFICATION

NOW THEREFORE, in consideration of the foregoing Recitals, DVP, ECCKIDS, the Association and the City, do hereby certify and affirm that DVP, ECCKIDS, the Association and the City, by executing and causing the 2017 2nd Amendment to be recorded in the Office of the Recorder of Summit County, Utah: (i) did not vacate nor amend the Golden Deer Condominium Plat; (ii) did not have any approval, as evidenced in Ordinance 2016-53, to vacate or amend the Golden Deer Condominium Plat; and (iii) any conflict between the 2017 2nd Amendment and Golden Deer Condominium Plat was clerical error, as the parties did not intend to vacate nor to amend the Golden Deer Condominium Plat. Park City further requests that the County assess each of the separate condominium units identified on the original Golden Deer Condominium Plat as a separate tax parcel.

[Signatures on following page]

IN WITNESS WHEREOF, DVP, ECCKIDS, the Association and the City have caused this Affidavit to be executed by persons duly authorized to execute the same.

ECCKIDS LIMITED LIABILITY COMPANY,
a Wyoming limited liability company

By: C Hope Eccles
Name: C. Hope Eccles
Title: Manager

Approved as to Form:

DVP, LLC, a Utah limited liability company

Craig B. Terry
Craig B. Terry of Parsons Behle &
Latimer, Attorney for Eckkids Limited
Liability Company and for DVP, LLC

By: C Hope Eccles
Name: C. Hope Eccles
Title: Manager

SILVER LAKE VILLAGE PLAZA
ASSOCIATION, a Utah non-profit corporation

By: Steven Issovits
Name: Steven Issovits
Title: President

Approved as to Form:

PARK CITY MUNICIPAL CORPORATION

Mark Harrington
Mark Harrington
Park City Attorney

By: Andy B
Title: Mayor

Attest:

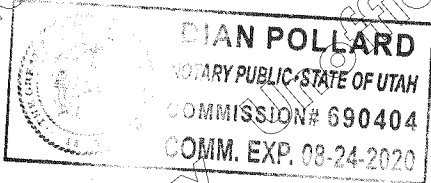
Michelle Kellogg
City Recorder of Park City Municipal
Corporation



STATE OF UTAH)

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 2 day of May, 2019, by C. Hope Eccles, in her capacity as the Manager of ECCKIDS LIMITED LIABILITY COMPANY, a Wyoming limited liability company.

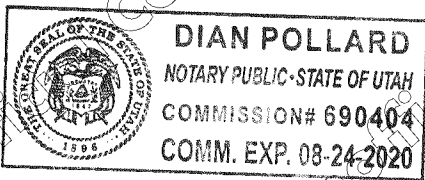


[Signature]
NOTARY PUBLIC

STATE OF UTAH)

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 2 day of May, 2019, by C. Hope Eccles, in her capacity as the Manager of DVP, LLC, a Utah limited liability company.



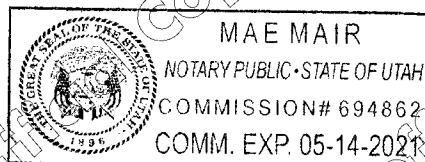
[Signature]
NOTARY PUBLIC

STATE OF UTAH)

COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 10th day of May, 2019, by Steven Issowits, in his capacity as the President of SILVER LAKE VILLAGE PLAZA ASSOCIATION, a Utah non-profit company.

[Signature]
NOTARY PUBLIC



STATE OF UTAH)

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 2 day of May, 2019, by Craig B. Terry.



Kathie L. Richmond
NOTARY PUBLIC

STATE OF UTAH)

COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 6th day of May, 2019, by Mark Harrington, in his capacity as the City Attorney for Park City Municipal Corporation.

Lisa Roadfuss
NOTARY PUBLIC

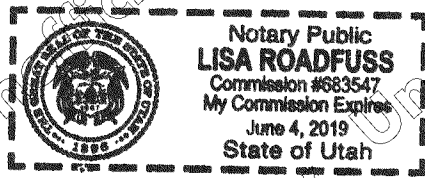


EXHIBIT A

COPY OF THE RECORDED SILVER LAKE VILLAGE NO. 1 SUBDIVISION

CITY ENGINEER
[Signature]

CITY CLERK
[Signature]

APPROVAL AS TO FORM
[Signature]

RECORDED
[Signature]

THE SEAR-BROWN GROUP
P.L.L.C.
FULL SERVICE DESIGN PROFESSIONALS

**SILVER LAKE VILLAGE
NO. 1 SUBDIVISION**
LOCATED IN THE SE 1/4 OF SECTION 22,
RANGE 125N, TOWNSHIP 12N, RANGE 125E,
SOUTH PLATS, COUNTY OF SUMMIT, COLORADO. 1946.

STEIN EMKSEN LODGE

ROYAL STREET EAST

LOT A, LOT B, LOT C, LOT D, LOT E

80' R.W. (Right of Way)

SUBDIVISION AND LOT LAYOUT

SEE PLAN SHEET NO. 1 FOR COMPLETE LAYOUT AND DESCRIPTIONS.

SEE PLAN SHEET NO. 2 FOR COMPLETE LAYOUT AND DESCRIPTIONS.

SEE PLAN SHEET NO. 3 FOR COMPLETE LAYOUT AND DESCRIPTIONS.

SEE PLAN SHEET NO. 4 FOR COMPLETE LAYOUT AND DESCRIPTIONS.

SEE PLAN SHEET NO. 5 FOR COMPLETE LAYOUT AND DESCRIPTIONS.

EXHIBIT B

**COPY OF THE RECORDED RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER
LAKE VILLAGE NO. 1 SUBDIVISION**

Unofficial Copy

LOT NO. 1

LOT NO. 2

50' R-W ROYAL STREET EAST

LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H

LOT NO. 1
LOT NO. 2

GENERAL NOTES:

1. There is a 10' wide utility easement located along the east boundary of Lot A and Lot B.
2. All lots are to be platted and recorded as one subdivision.
3. All lots are to be platted and recorded as one subdivision.
4. All lots are to be platted and recorded as one subdivision.
5. All lots are to be platted and recorded as one subdivision.

APPROVALS:

CITY ENGINEER: [Signature]

CITY PLANNING COMMISSION: [Signature]

APPROVAL AS TO FORM: [Signature]

RECORDED: [Signature]

DEAN BROWN

**A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION**

A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
RECORDED AS ENTRY NO. 309534 JUNE 21, 1989
LOCATED IN T19S-R5W-1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN & MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

4815-7553-0133v2

B-2 01110230 Page 10 of 32 Summit County

EXHIBIT C

COPY OF THE RECORDED GOLDEN DEER CONDOMINIUM PLAT

Unofficial Copy

Unofficial Copy

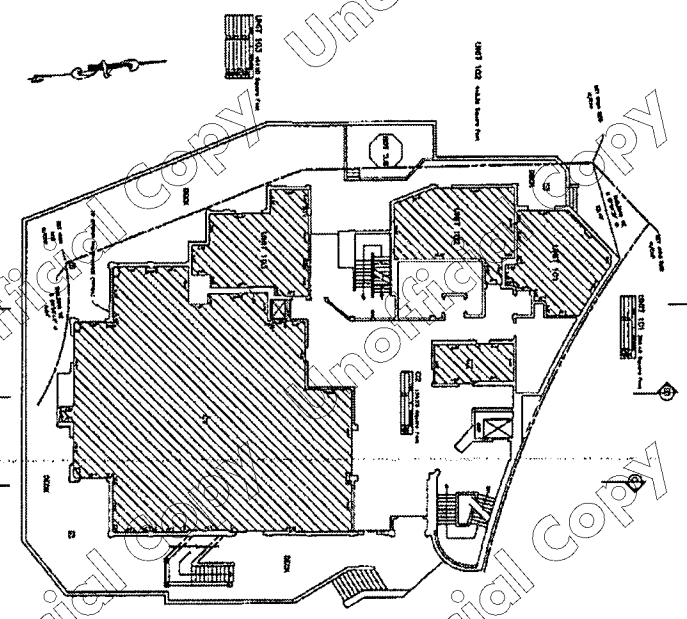
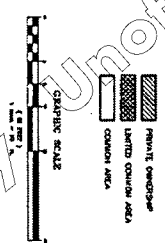
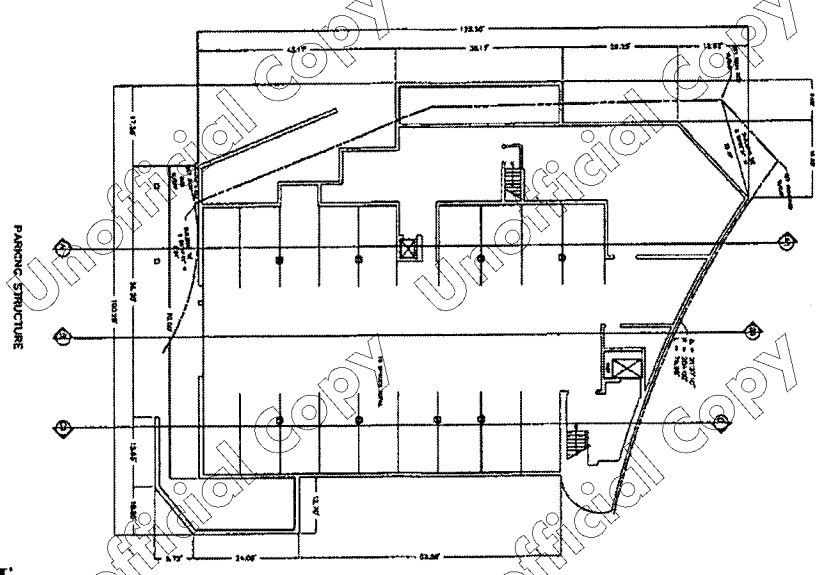
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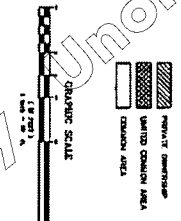
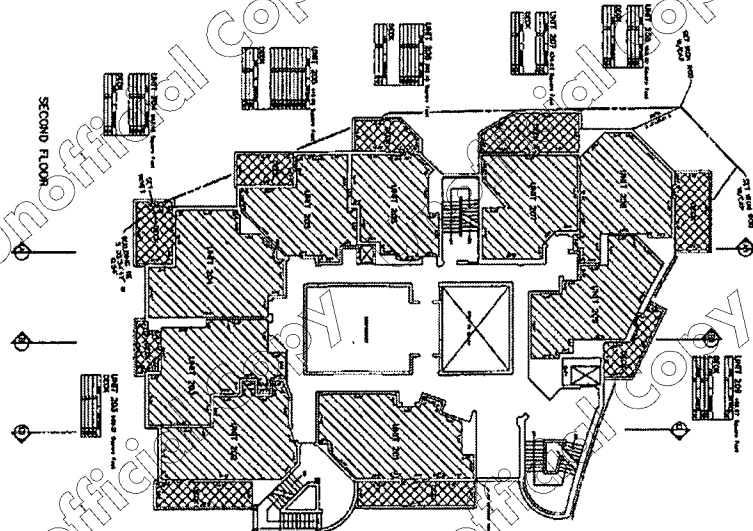
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 COUNTY OF KANE
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 KANE COUNTY CLERK

THE SEAR-BROWN GROUP
 ARCHITECTS
 1000 WEST 1000 SOUTH
 SUITE 200
 SALT LAKE CITY, UT 84119
 801.466.1111

Unofficial Copy

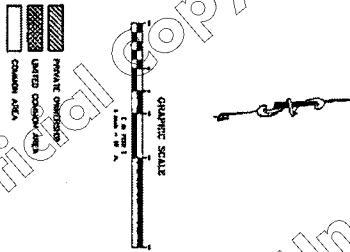
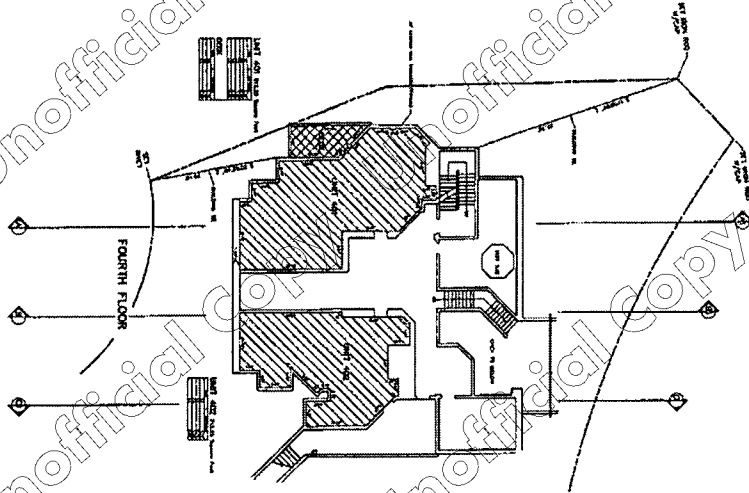


RECORDED
 No. 221141
 Record and Map of the Golden Deer Phase of the
 Mt. Carmel 2nd Addition
 City of Summit, Colorado
 Approved: [Signature]
 Recorder: [Signature]

THE SEAR-BROWN GROUP
 ARCHITECTS
 1000 14th Street, Suite 1000
 Summit, Colorado 80460
 Phone: 970.462.1111
 Fax: 970.462.1112
 www.searbrown.com

GOLDEN DEER PHASE (1)
 THIRD FLOOR
 A UNIT OPERATIONAL PLAN IS LOCATED IN SECTION 20, TOWER 3, BOOK 1
 OF THE RECORDS OF THE COUNTY OF SUMMIT, COLORADO.
 PAGE 3 OF 8

Unofficial Copy



RECORDED
 No. 331244
 Record No. 24 of 24
 10/21/2014
 10/21/2014
 10/21/2014

THE SEAR-BROWN GROUP
 ARCHITECTS
 1000 14th Street, Suite 1000
 Boulder, CO 80502
 303-440-1010

GRAPHIC DATE: 04/14/15

GOLDEN DEER PHASE I
 PART 4 OF 5

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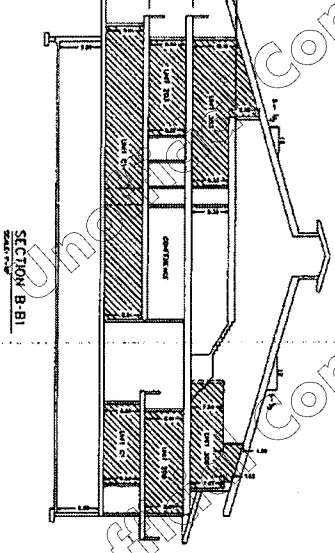
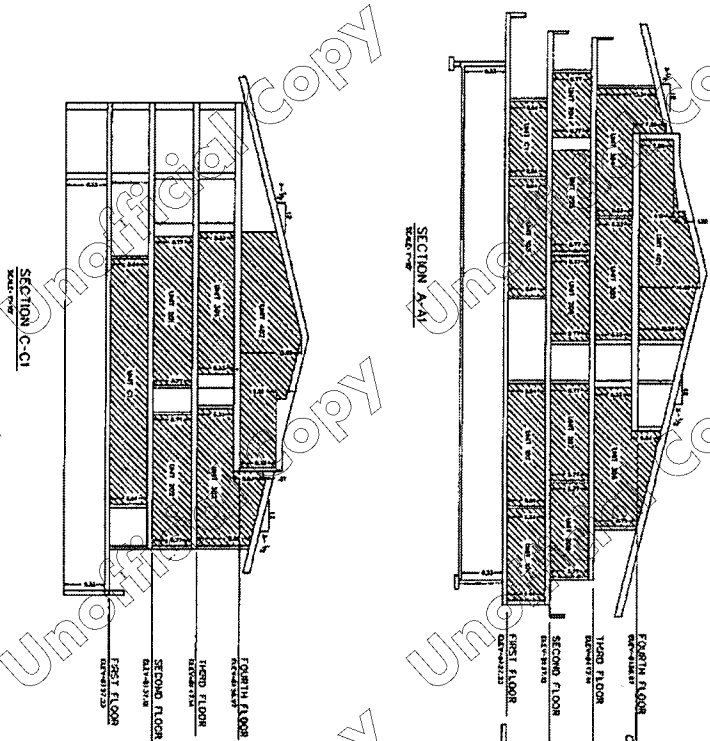
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RECORDED

NO. 274244
 COUNTY AND CITY OF THE STATE OF
 COLORADO
 COUNTY OF SOUTHERN
 CITY OF GOLDEN

THE SEAR-BROWN GROUP
 CIVIL ENGINEERS ARCHITECTS
 1001 F STREET, SUITE 100, GOLDEN, CO 80401
 (303) 231-1100

GOLDEN DEER PHASE I

SECTION B-B1

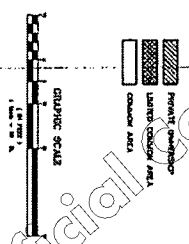


EXHIBIT D

**COPY OF THE RECORDED FIRST AMENDED GOLDEN DEER CONDOMINIUM
PLAT**

**First Amendment
Golden Deer Phase I Condominiums
Addition to Unit C1**

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE AND THE 2018 INTERNATIONAL FIRE AND ALARM CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE AND THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE AND THE 2018 INTERNATIONAL ELECTRICAL CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE AND THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE AND THE 2018 INTERNATIONAL FIRE AND ALARM CODE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE AND THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE AND THE 2018 INTERNATIONAL FIRE AND ALARM CODE.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE AND THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE AND THE 2018 INTERNATIONAL FIRE AND ALARM CODE.

APPROVALS:

OWNER: *[Signature]*

ARCHITECT: *[Signature]*

ENGINEER: *[Signature]*

PLUMBER: *[Signature]*

ELECTRICIAN: *[Signature]*

MECHANICAL: *[Signature]*

CONTRACTOR: *[Signature]*

REVISIONS:

NO.	DESCRIPTION	DATE
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100	REVISIONS AS NOTED	06/01/2024

EXHIBIT E

COPY OF THE RECORDED 2017 2ND AMENDMENT

EXHIBIT F

REAL PROPERTY DESCRIBED ON THE 2017 2ND AMENDMENT

2nd Amendment to a Re-Subdivision of Lots No. 1 and No. 2, Silver Lake Village No. 1 Subdivision

CURRENT LOTS: D, F, G & H of the A Re-subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision.

More particularly described as follows:

LOT 1

Beginning at a point South 653.91 feet and East 677.23 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:

thence Easterly 117.93 feet along the arc of a 275.00 foot radius curve to the left (center bears North 24°34'16" East and the chord bears South 77°42'52" East 117.03 feet with a central angle of 24°34'16");

thence Southeasterly 173.45 feet along the arc of a 212.36 foot radius curve to the right (center bears South and the chord bears South 66°36'05" East 168.67 feet with a central angle of 46°47'50");

thence Southerly 28.88 feet along the arc of a 20.01 foot radius curve to the right (center bears South 60°48'00" West and the chord bears South 12°08'45" West 26.44 feet with a central angle of 82°41'31");

thence South 53°30'00" West 10.00 feet;

thence Southwesterly 47.67 feet along the arc of a 57.50 foot radius curve to the left (center bears South 36°30'00" East and the chord bears South 29°45'00" West 46.32 feet with a central angle of 47°30'00");

thence South 06°00'00" West 64.18 feet;

thence Southerly 33.82 feet along the arc of a 96.90 foot radius curve to the left (center bears South 84°00'00" East and the chord bears South 04°00'00" East 33.65 feet with a central angle of 20°00'00");

thence South 14°00'00" East 88.27 feet;
thence South 45°00'00" West 19.95 feet;
thence South 77°40'00" West 87.51 feet;
thence North 12°20'00" West 163.89 feet;
thence North 29°30'00" West 241.89 feet;
thence North 24°34'16" East 10.00 feet to the point of
beginning.

Contains 50,785 square feet or 1.166 acres.

LOT D

Beginning at a point East 997.541 feet and South 974.43 feet from
the Southwest Corner of Section 22, Township 2 South, Range 4
East, Salt Lake Base & Meridian, and running:

thence Northwesterly 45.54 feet along the arc of a 38.00
foot radius curve to the left (center bears South 63°03'14" West
and the chord bears North 61°16'49" West 42.87 feet with a
central angle of 68°40'06");

thence Northwesterly 14.24 feet along the arc of a 10.00
foot radius curve to the right (center bears North 05°36'52" West
and the chord bears North 54°48'26" West 13.07 feet with a
central angle of 81°36'52");

thence North 14°00'00" West 40.78 feet;

thence Northerly 21.61 feet along the arc of a 61.90 foot
radius curve to the right (center bears North 76°00'00" East and
the chord bears North 04°00'00" West 21.50 feet with a central
angle of 20°00'00");

thence North 06°00'00" East 64.18 feet;

thence Northeasterly 18.65 feet along the arc of a 22.50
foot radius curve to the right (center bears South 84°00'00" East
and the chord bears North 29°45'00" East 18.12 feet with a central
angle of 47°30'00");

thence North 53°30'00" East 15.00 feet;

thence Easterly 23.76 feet along the arc of a 19.59 foot
radius curve to the right (center bears South 37°18'49" East and

the chord bears North $87^{\circ}25'44''$ East 22.33 feet with a central angle of $69^{\circ}29'04''$);

thence Southeasterly 63.80 feet along the arc of a 178.64 foot radius curve to the left (center bears North $44^{\circ}25'32''$ East and the chord bears South $55^{\circ}48'18''$ East 63.46 feet with a central angle of $20^{\circ}27'40''$);

thence Southeasterly 19.10 feet along the arc of a 15.00 foot radius curve to the right (center bears South $23^{\circ}58'02''$ West and the chord bears South $29^{\circ}33'23''$ East 17.83 feet with a central angle of $72^{\circ}57'10''$);

thence South $06^{\circ}55'12''$ West 108.62 feet;

thence South $63^{\circ}03'50''$ West 43.33 feet to the point of beginning.

Contains 15,206 square feet or 0.349 acres.

EXHIBIT G

COPY OF ORDINANCE 2016-53

Ordinance No. 2016-53

AN ORDINANCE APPROVING A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION, AMENDING LOT D OF SILVER LAKE VILLAGE NO. 1 SUBDIVISION, AND AMENDING LOTS F, G, AND H OF A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION LOCATED AT 7520-7570 ROYAL STREET EAST, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 7520-7570 Royal Street East has petitioned the City Council for approval of a plat amendment; and

WHEREAS, on September 10, 2016, the property was properly noticed according to the requirements of the Land Management Code and legal notice was published in the Park Record; and

WHEREAS, on September 14, 2016, the property was posted and notice was sent to property owners within 300 feet; and

WHEREAS, the Planning Commission held a work session on January 13, 2016, and public hearings on September 28th, October 26th, November 9th, and November 30th, 2016, to receive input on the plat amendment; and

WHEREAS, the Planning Commission, on November 30, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 15, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. APPROVAL. The 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat amendment, Amending Lots D, F, G, and H located at 7520-7570 Royal Street East, as shown on 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 7520, 7530, 7540, and 7570 Royal Street East.
2. The property is in the Residential Development (RD) Zoning District and is subject to the Deer Valley Master Planned Development, as amended.

3. The subject property consists of platted Lots D, F, G, and H of the Re-Subdivision of Lots No.1 and No. 2 Silver Lake Village No. 1 Subdivision.
4. This plat amendment creates one (1) lot of record, to be known as Lot I, from three platted lots, namely Lots F, G, and H.
5. Lots F, G, and H are currently vacant, undeveloped lots. The applicant desires to construct a multi-family building on Lot I, consistent with the Deer Valley MPD and subject to an approved Conditional Use Permit.
6. These Lots are currently utilized as temporary parking for Silver Lake Village and Deer Valley Resort. The parking is roughly paved and not striped and depending on the level of parking management can accommodate 60 to 100 vehicles.
7. Per the existing plat, Lot D consists of 10,082 sf of fee simple lot area and 5,122 sf of pedestrian and skier circulation and easement area. Lot D is amended to reflect the as-built condition of the building by increasing the skier and pedestrian circulation easement by 749 sf and decreasing the fee simple area by the same amount. An easement for the bridge connection is proposed on a portion of Lots D and I and over Sterling Court. Amending Lot D will result in 9,333 sf of fee simple area and 5,871 sf of skier easement.
8. Per the existing plat, Lot F consists of 8,766 sf of fee simple area and 6,622 sf of pedestrian and skier circulation and easement area.
9. Per the existing plat Lot G consists of 7,772 sf of fee simple area and 8,581 sf of pedestrian and skier circulation and easement area.
10. Per the existing plat Lot H consists of 7,879 sf of fee simple area and 11,166 sf of pedestrian and skier circulation and easement area.
11. Lot I is proposed to consist of 50,786 sf (1.17 acres) with platted utility and access easement areas.
12. The fee simple areas of Lots F, G, and H are to be owned by the applicant. Transfer of ownership of the easement areas around Lots F, G, and H was approved by the Silver Lake Village Owner's Association on June 3, 2016. Easement area around Lot D will continue to be owned by the Silver Lake Village Owner's Association.
13. A condominium plat, known as Mount Cervin Villas, was recorded on Lot F, as Phase 2 of the existing Mount Cervin Condominiums, which were constructed on Lot E. Lot E is not part of this plat amendment. Mount Cervin Villas on Lot F, owned by the applicant, were not constructed.
14. The applicant will vacate the Mount Cervin Villas condominium plat on Lot F (which they also have title to) with recordation of this plat amendment or with recordation of a new condominium plat for the Goldener Hirsch Inn CUP.
15. A condominium plat for the multi-unit residential building proposed on Lot I, subject to the Goldener Hirsch Inn CUP, is required prior to individual sale of any units.
16. A condominium plat, known as Golden Deer Condominiums, was recorded on Lot D, as the existing Goldener Hirsch Inn. The condominium plat was amended in 2007 to add 272 sf to the restaurant. A second amended Golden Deer Condominium plat will be submitted for review and approval to memorialize amendments proposed with the Goldener Hirsch Inn Conditional Use Permit, including converting two existing residential units (843 sf) into common area to

accommodate the proposed bridge connection to the multi-unit residential building proposed on Lots F, G, and H.

17. The plat amendment combines Lots F, G, and H, and the associated pedestrian and skier circulation easement areas, into one (1) 1.166 acre (60,786sf) lot of record, to be known as Lot I and associated utility, skier and pedestrian circulation easement areas.
18. The plat amendment provides a bridge easement for the proposed bridge connecting Lot D to proposed Lot I across Sterling Court, a private street.
19. There are no minimum or maximum lot sizes in the RD District.
20. Silver Lake Village No. 1 Subdivision was approved by City Council on April 20, 1989 and recorded at Summit County on June 21, 1989.
21. Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision was approved by City Council on October 5, 1989 and recorded at Summit County on November 8, 1989.
22. Multi-family buildings are allowed in the RD District, subject to requirements of the Deer Valley MPD, as amended.
23. Access to the property is from Royal Street East, a public street, and Sterling Court, a private street.
24. Public utility and access easements, as required by the City Engineer and other service providers, consistent with the final utility plan for the Goldener Hirsch Inn Conditional Use Permit shall be shown on the plat prior to recordation.
25. The final mylar plat is required to be signed by the Snyderville Basin Water Reclamation District to ensure that requirements of the District are addressed prior to plat recordation.
26. Snow storage area is required along Royal Street East due to the possibility of large amounts of snowfall in this location.
27. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code, the Deer Valley MPD, and applicable State law regarding plat amendments.
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:

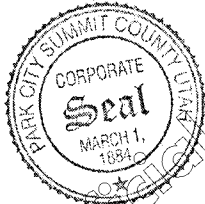
1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If the plat is not recorded 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 expiration and an extension is granted by the City Council.


3. A ten foot (10') wide public snow storage easement is required along the Royal Street East frontage of the property and shall be shown on the plat prior to recordation.
4. Easements, as required by the City Engineer and other utility service providers, and consistent with the final approved utility plan for the Goldener Hirsch Inn Conditional Use Permit, shall be shown on the plat prior to recordation, including but not limited to placement of utility structures, boxes and transformers, storm water detention, and requirements of an approved fire plan.
5. Modified 13-D fire sprinklers are required per the Chief Building Official and shall be noted on the plat.
6. All requirements of the Snyderville Basin Water Reclamation District shall be satisfied prior to recordation of the plat and/or noted on the plat.
7. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the Lot or within easement areas on the property.
8. The final utility plan must address storm water detention on the Lot, or within the easement areas.

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


PASSED AND ADOPTED this 15th day of December, 2016.

PARK CITY MUNICIPAL CORPORATION




Jack Thomas, MAYOR

ATTEST:


Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

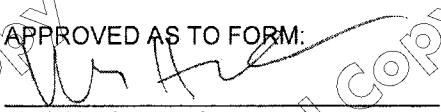

Mark Harrington, City Attorney

Exhibit A- Proposed plat

EXHIBIT A

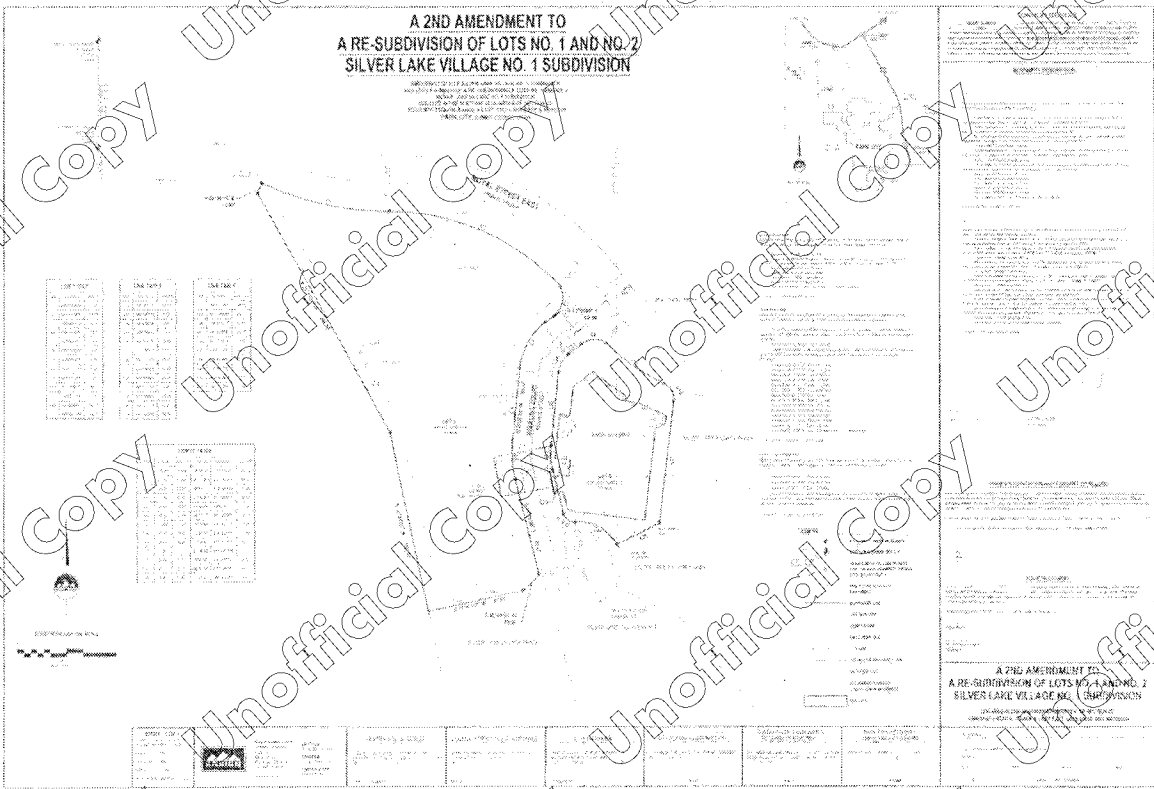


EXHIBIT B

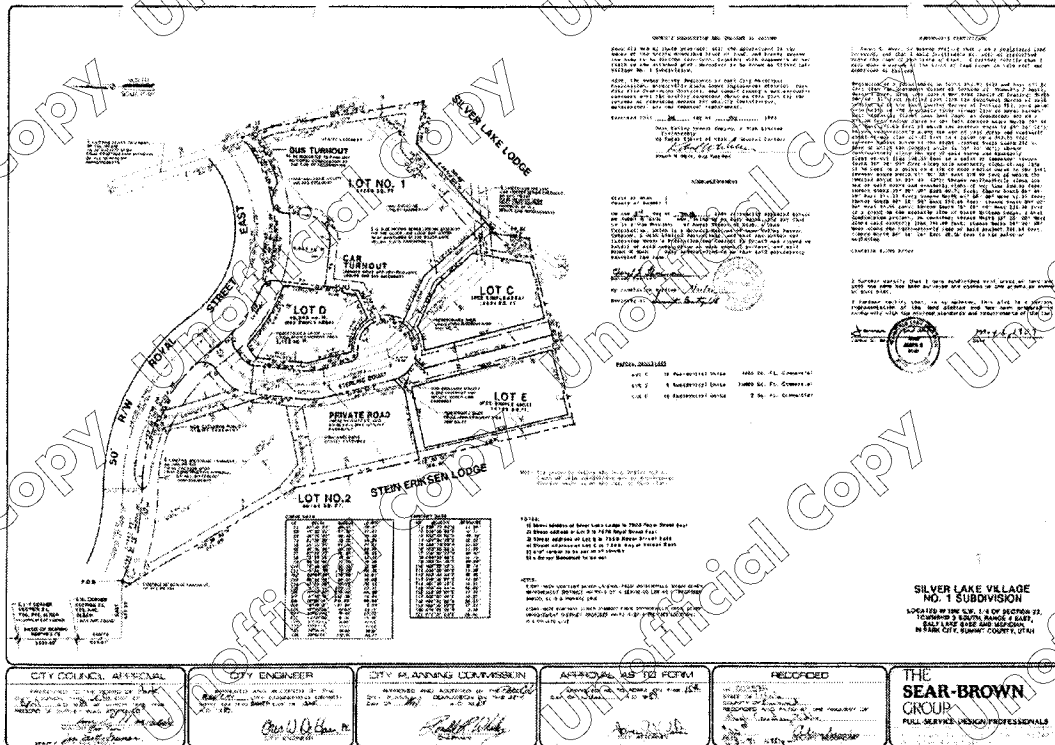
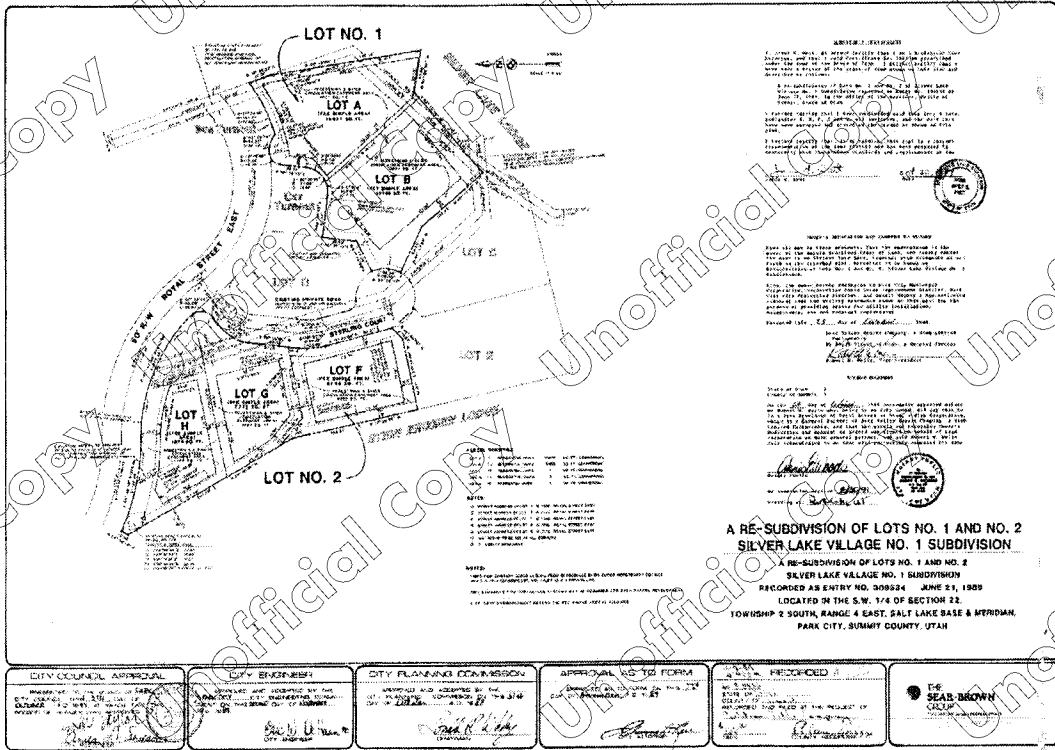


EXHIBIT C



ARTICLE I. PURPOSE
 The purpose of this plan is to re-subdivide the land described in the plat of Silver Lake Village No. 1 Subdivision, recorded as Entry No. 308824, June 21, 1989, into lots A through H, as shown on this plan.

ARTICLE II. DESCRIPTION OF LAND
 The land described in this plan is located in the S.W. 1/4 of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Summit County, Utah.

ARTICLE III. DESCRIPTION OF LOTS
 The lots shown on this plan are described as follows:
 Lot A: 0.15 acre
 Lot B: 0.15 acre
 Lot C: 0.15 acre
 Lot D: 0.15 acre
 Lot E: 0.15 acre
 Lot F: 0.15 acre
 Lot G: 0.15 acre
 Lot H: 0.15 acre

ARTICLE IV. EASEMENTS
 There are easements shown on this plan for utility lines and for access to the lots.

ARTICLE V. RECORDATION
 This plan is being recorded as Entry No. 308824, June 21, 1989.

**A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
 SILVER LAKE VILLAGE NO. 1 SUBDIVISION**
 A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
 SILVER LAKE VILLAGE NO. 1 SUBDIVISION
 RECORDED AS ENTRY NO. 308824 JUNE 21, 1989
 LOCATED IN THE S.W. 1/4 OF SECTION 22,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH

<p>CITY COUNCIL APPROVAL APPROVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF PARK CITY, UTAH, THIS 21st DAY OF JUNE, 1989.</p>	<p>CITY ENGINEER APPROVED AND ORDERED BY THE CITY ENGINEER OF THE CITY OF PARK CITY, UTAH, THIS 21st DAY OF JUNE, 1989.</p>	<p>CITY PLANNING COMMISSION APPROVED AND ORDERED BY THE CITY PLANNING COMMISSION OF THE CITY OF PARK CITY, UTAH, THIS 21st DAY OF JUNE, 1989.</p>	<p>APPROVAL NO. 308 FORM APPROVED AND ORDERED BY THE CITY CLERK OF THE CITY OF PARK CITY, UTAH, THIS 21st DAY OF JUNE, 1989.</p>	<p>RECORDED RECORDED AS ENTRY NO. 308824 JUNE 21, 1989</p>	<p>SEAS BROWN COUNTY CLERK</p>
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Tax Serial Nos.

GHC-1, GHC-2, GHC-3, GHC-4, GHC-211, GHC-212, GHC-213, GHC-214, GHC-221, GHC-222, GHC-223, GHC-224, GHC-311, GHC-312, GHC-313, GHC-314, GHC-321, GHC-322, GHC-323, GHC-324, GHC-325, GHC-326, GHC-411, GHC-412, GHC-413, GHC-414, GHC-421, GHC-422, GHC-423, GHC-424, GHC-425, GHC-426, GHC-511, GHC-512, GHC-513, GHC-514, GHC-520, GHC-521, GHC-522, GHC-523, GHC-524, GHC-525, GHC-526,

SLV-RE-D-2AM

GD-C1-1AM, GD-C2, GD-101, GD-102, GD-103, GD-201, GD-202, GD-203, GD-204, GD-205, GD-206, GD-207, GD-208, GD-209, GD-301, GD-302, GD-303, GD-304, GD-305, GD-306, GD-401, GD-402