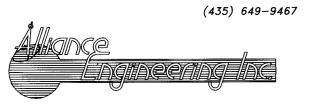


440 MAIN STREET PLAT AMENDMENT

BLOCK 23, PARK CITY SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1 8/27/19 **JOB NO.:** 14-1-19 **FILE:** X:\ParkCitySurvey\dwg\srv\plat2019\140119.dwg



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060—2664 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS __17+h__

DAY OF <u>September</u>, 2019

PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 12TH

ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 19th DAY OF <u>September</u>, 2019

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 27 DAY OF SELTEMBEL, 2019 PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 11TH DAY OF JULY,

CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY

COUNCIL THIS 11TH DAY

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF PARK CITY TITLE FEE

TIME 9:59 ADATE 10/2/2019 ENTRY NO. 1/18959

440 MAIN STREET PLAT AMENDMENT

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner. I have made a survey of the tract of land shown on this plat and described hereon, and have combined said tract of land into one (1) lot, hereafter to be known as 440 MAIN STREET PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1

All of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

PARCEL 2

Beginning at the Southeast corner of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, and running thence along the Easterly line of said Block 23 North 23°38' West 25.00 feet to the Northeast corner of Lot 11; thence leaving said block line and running North 66°22' East 50.00 feet to a point on Swede Alley as currently constructed; thence South 23°38' East along Swede Alley 25.00 feet; thence South 66°22' West 50.00 feet to the point of beginning.

PARCEL 3

Beginning at the Southwest corner of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, and running thence along the Southerly line of said Lot 11 North 66°22' East 75.00 feet to the Southeast corner of said Lot 11, said point also being on the East line of said Block 23; thence leaving said Block line and running North 66°22' East 50.00 feet to a point on Swede Alley as currently constructed; thence South 23°38' East 1.65 feet; thence South 66°44'33" West 125.00 feet; thence North 23°18' West .83 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that 440 MAIN, LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as 440 MAIN STREET PLAT AMENDMENT, does hereby certify that it has caused this plat amendment to be

prepared and does hereby consent to the recordation of this plat amendment.

In witness whereof, the undersigned set his hand this 4th day of September 2019

440 MAIN, LLC a Utah limited liability company By: SQCC Manager, LLC

. McKibben, Manager

ACKNOWLEDGMENT

COUNTY OF NASSAU

day of **Sepkmber**, 2019, Jeffrey McKibben personally appeared before me, by me duly sworn/affirmed, did say that he is the Manager of SQCC Manager, LLC, a Delaware limited liability company, Manager of 440 MAIN, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 440

JENNIFER K STEINLE NOTARY PUBLIC-STATE OF NEW YORK No. 01ST6229723 Qualified in Nassau County My Commission Expires 10-18-2022

Residing in: New York My commission expires: 10 18 2022 Commission No. OISTG229 723

NOTES

- 1. This plat amendment is subject to the Conditions of Approval in Ordinance 2019—39.
- 2. An Encroachment Agreement affecting the north boundary of the property was recorded October 31, 2017, as Entry No. 1080731 in Book 2435 at Page 843.
- 3. See Record of Survey S-9761 in the Office of the Recorder, Summit County, Utah.
- 4. Fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
- 5. The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore it is regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
- 6. The property is located in Zone A, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 938, Map Number 49043C0938C, and has an effective date of March 16, 2006.
- 7. All development shall provide elevation certificates certifying compliance with the minimum FEMA Flood Zone Requirements.
- 8. A Grant of Preservation Easement affecting this property was recorded September 30, 1987, as Entry No. 277421 in Book 446 at Page 136 in the Office of the Recorder, Summit County, Utah.