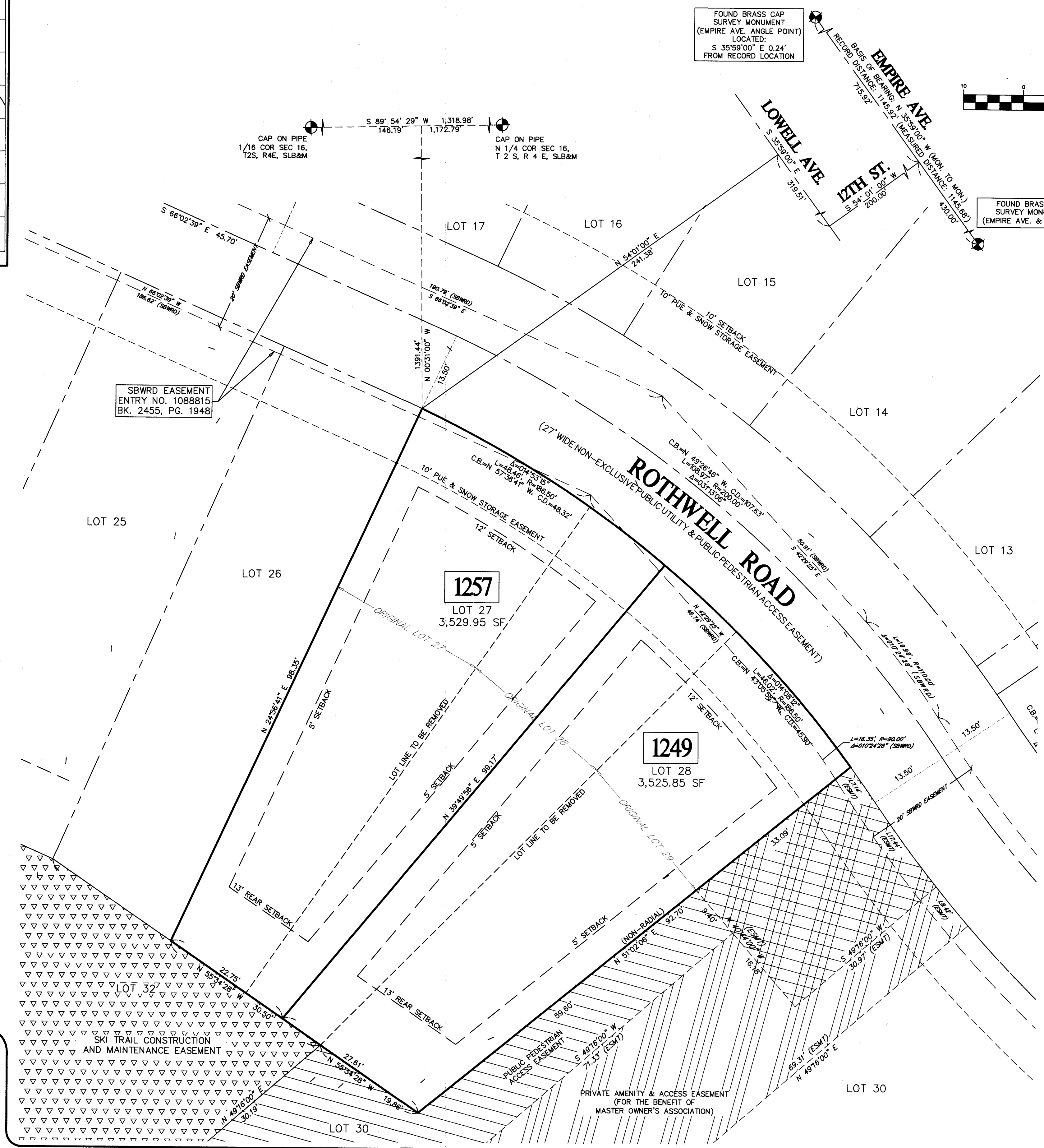
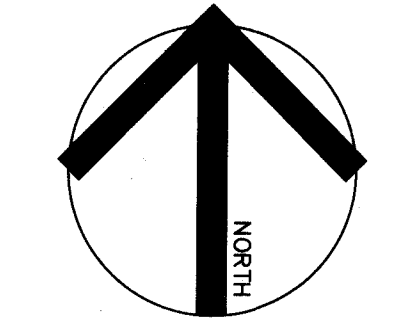


KING'S CROWN RE-SUBDIVISION SECOND AMENDED

LOT LINE ADJUSTMENT PLAT (AMENDING LOTS 27, 28 & 29)

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



LEGAL DESCRIPTION

ALL OF LOTS 27, 28 & 29, KING'S CROWN RE-SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED MAY 16, 2018 AS ENTRY NO. 1091847, OF THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER.

CONTAINS: 7,056 SQUARE FEET (0.1620 ACRES) MORE OR LESS.

EASEMENT A: SKI ACCESS EASEMENT AREA FOR CRH PARTNERS, LLC

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 45, SNYDER'S ADDITION TO PARK CITY, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF VACATED PINYON AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINYON AVENUE SOUTH 35°59'00" EAST, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 45, SNYDER'S ADDITION TO PARK CITY; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE SOUTH 4°01'00" WEST, 25.00 FEET TO THE CENTERLINE OF SAID PINYON AVENUE; THENCE ALONG SAID CENTERLINE OF SAID PINYON AVENUE NORTH 35°59'00" WEST, 50.00 FEET; THENCE LEAVING SAID CENTERLINE OF PINYON AVENUE, NORTH 54°01'00" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,250 SQUARE FEET, MORE OR LESS

EASEMENT B: PEDESTRIAN ACCESS EASEMENT FOR NASTAR, LLC & PUBLIC

A 20.00 FOOT WIDE EASEMENT, LYING 10.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING ON THE NORTHERLY BOUNDARY LINE OF NORTHSTAR SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 39, SNYDER'S ADDITION TO PARK CITY, SAID POINT BEING LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN EXISTING FOOT PATH THE FOLLOWING NINE (9) COURSES: 1) NORTH 43°00'27" WEST 52.04 FEET TO A POINT ON A 330.00 FOOT RADIUS CURVE TO THE LEFT, 2) 144.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'27", 3) NORTH 52°56'12" WEST 81.51 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 4) 52.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°33'09", 5) NORTH 48°23'03" WEST 84.88 FEET TO A POINT ON A 65.00 FOOT RADIUS CURVE TO THE LEFT, 6) 92.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°31'18", 7) SOUTH 50°08'59" WEST A DISTANCE OF 48.39 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF VACATED PINYON AVENUE, AND TO THE EASTERLY EDGE OF THE KING'S CROWN SKI RUN.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "KING'S CROWN RE-SUBDIVISION SECOND AMENDED", CERTIFY THAT I HAVE CAUSED THIS SURVEY TO BE MADE AND THIS SUBDIVISION PLAT TO BE PREPARED. I DO HEREBY CONSENT TO THE RECORDATION OF THIS SUBDIVISION PLAT. ALSO, THE OWNER, OR HIS/HER REPRESENTATIVES, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY, ALL THE LAND FOR LOCAL GOVERNMENT USES, EASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. THE OWNER ALSO DEDICATES TO PARK CITY MUNICIPAL CORPORATION, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, A NON-EXCLUSIVE EASEMENT OVER THE PRIVATE DRIVE AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT AND TO PROVIDE EMERGENCY SERVICES TO SAID "KING'S CROWN RE-SUBDIVISION SECOND AMENDED". THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER AREAS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

CRH PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY. BY: RORY MURPHY, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT)
ON THIS 21 DAY OF February, 2021, PERSONALLY APPEARED BEFORE ME, RORY MURPHY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY HIS/HER SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF CRH PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID RORY MURPHY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: Gregory R. Wolbach, My Commission Expires: 3/29/21, Residing in: Utah, State: Utah

SIGNING IN A REPRESENTATIVE CAPACITY: AN AUTHORIZED OFFICER, AGENT, PARTNER, TRUSTEE, MEMBER OR OTHER REPRESENTATIVE MAY SIGN ON BEHALF OF THEIR REPRESENTATIVE BUSINESS, BE IT A CORPORATION, PARTNERSHIP, TRUST, LIMITED LIABILITY COMPANY OR OTHER ENTITY PROVIDING THEY HAVE BEEN GIVEN AUTHORITY TO SIGN IN THEIR REPRESENTATIVE CAPACITY.

THE NOTARY MUST REQUIRE THE SIGNER TO PRESENT SATISFACTORY DOCUMENTARY EVIDENCE AND ADMINISTER AN OATH OR AFFIRMATION.

NARRATIVE

1. BASIS OF BEARING: N 35°59'00" W BETWEEN A FOUND BRASS CAP SURVEY MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET AND A FOUND BRASS CAP SURVEY MONUMENT ON THE CENTERLINE OF EMPIRE AVENUE AT AN ANGLE POINT LOCATED NORTH OF 13TH STREET, AS SHOWN HEREON.
2. SURVEY MONUMENTS: FOUND IN PLACE OR PLACED AT ALL EXTERIOR CORNERS OF THE BOUNDARY OF THE PROPERTY, AS SHOWN HEREON.
3. PROPERTY LOCATED WITHIN: SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, PARK CITY, UTAH.
4. THIS PLAT REPRESENTS AN AMENDMENT TO LOTS 27, 28 & 29 OF KING'S CROWN RE-SUBDIVISION (RECORDED AS ENTRY NO. 1091847). ALL OTHER LOTS IN THE ORIGINAL SUBDIVISION REMAIN UNCHANGED.
5. ROTHWELL ROAD IS A PRIVATE ROAD.
6. A RECREATION USE EASEMENT WAS CREATED OVER ALL OF LOT 32 FOR TRAIL INSTALLATION & MAINTENANCE UPON RECORDATION OF KING'S CROWN RE-SUBDIVISION (RECORDED AS ENTRY NO. 1091847). SAID RECREATION USE EASEMENT SHALL REMAIN IN PLACE.
7. AT THE TIME OF RESURFACING OF ROTHWELL ROAD, THE MASTER OWNER'S ASSOCIATION SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED.
8. DUE TO THE PROXIMITY OF WATER SERVICES TO THE WATER TRANSMISSION LINE AND THE RESULTING POTENTIAL FOR ASSOCIATED WATER PRESSURE FLUCTUATIONS, INDIVIDUAL PRESSURE SURGE TANKS MAY BE REQUIRED FOR BUILDINGS ON EACH LOT.
9. ALL CONDITIONS OF APPROVAL FROM AMENDED CUP/MPD & HOUSING MITIGATION PLAN STILL APPLY.
10. THE MAXIMUM BUILDING FOOTPRINT FOR LOT 27 IS 1,447 SF. THE MAXIMUM BUILDING FOOTPRINT FOR LOT 28 IS 1,446 SF.
11. THE SITE PLANS AND BUILDING DESIGNS SHALL RESOLVE SNOW STORAGE AND RELEASE TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL.
12. THE SINGLE-FAMILY DWELLINGS ON LOT 27 AND LOT 28 SHALL COMPLY WITH THE DESIGN GUIDELINES FOR HISTORIC DISTRICTS AND SITES.
13. DRY UTILITY INFRASTRUCTURE MUST BE LOCATED ON THE LOT AND SHOWN ON THE BUILDING PLANS PRIOR TO BUILDING PERMIT ISSUANCE TO ENSURE THAT UTILITY COMPANIES VERIFY THAT THE AREA PROVIDED FOR THEIR FACILITIES ARE VISIBLE AND THAT EXPOSED METERS AND BOXES CAN BE SCREENED WITH LANDSCAPING.
14. MODIFIED 13-D SPRINKLERS WILL BE REQUIRED FOR NEW CONSTRUCTION BY THE CHIEF BUILDING OFFICIAL AT THE TIME OF BUILDING PERMIT SUBMITTAL.
15. DEVELOPMENT ON EACH LOT IS LIMITED TO ONE (1) SINGLE-FAMILY DWELLING AND THE REMOVED LOT AND DENSITY UNIT IS ELIMINATED AND MAY NOT BE RE-ALLOCATED.
16. DUE TO THE PROXIMITY OF WATER SERVICES TO THE WATER TRANSMISSION LINE AND THE RESULTING POTENTIAL FOR ASSOCIATED WATER PRESSURE FLUCTUATIONS, INDIVIDUAL PRESSURE SURGE TANKS MAY BE REQUIRED FOR BUILDINGS ON EACH LOT.
17. THE GROSS FLOOR AREA FOR EACH SINGLE-FAMILY DWELLING SHALL BE 3,900 SQUARE FEET.
18. THE EXTRA SANITARY SEWER LATERAL STUB MUST BE ABANDONED. THIS MUST BE ACCOMPLISHED BY EXPOSING THE LATERAL CONNECTION AT THE MAINLINE (IN THE ROAD) AND DISCONNECTING THE LATERAL, INSTALLING A CAP OR PUSH-IN PLUG AT THE HDPE CONNECTION TEE, AND INSTALLING A CAP IN THE UPSTREAM ABANDONED LINE. THIS MUST BE COMPLETED BEFORE SBWRD GRANTS THE PROJECT FINAL PROJECT APPROVAL.

SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS SUBDIVISION PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

GREGORY R. WOLBACH, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 187788, STATE OF UTAH, DATE: FEBRUARY 4, 2021

XXX STREET ADDRESS

HATCHING LEGEND

- PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRIVATE AMENITY & ACCESS EASEMENT (FOR THE BENEFIT OF MASTER OWNER'S ASSOCIATION)
- SKI TRAIL CONSTRUCTION & MAINTENANCE EASEMENT

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1878 Seward Drive • Suite C
P.O. Box 2861 • Park City • Utah • 84060
Phone: 801.557.5482
E-mail: office@evergreen-eng.com

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 25 DAY OF February A.D. 20 21.
Jeff Ward, GIS COORDINATOR/ADDRESSING AUTHORITY

CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS 21 DAY OF February A.D. 20 21.
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21 DAY OF February A.D. 20 21.
BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 9th DAY OF December A.D. 20 20.

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 18th DAY OF February A.D. 20 21.
CITY ATTORNEY

COUNCIL APPROVAL & ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 7th DAY OF January A.D. 20 21.
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS 7th DAY OF January A.D. 20 21.
CITY RECORDER

RECORDED
No. 166291, 2/25/2021, STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: DEAN ADAMS, TITLE, Park City, UTAH COUNTY RECORDER