

88 East Center Street  
Moab, UT 84532  
435.259.8171

STANDARD LEGEND

PROPERTY LINES  
EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)  
PROPERTY ADJOINING

PROG. CORNER FOUND  
PROG. CORNER SET  
MAG. NAIL FOUND  
MAG. NAIL SET  
BLOCK CORNER  
SECTION CORNER MONUMENT

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
2200 W. Rassmussen Road  
Park City, Utah 84098

PROJECT LOCATION:  
SUMMIT COUNTY, STATE OF UTAH

PREPARED FOR:  
Park City RV Resort, LLC

DATE:  
1/23/22

JOB NUMBER:  
213-21

SHEET 1 OF 2

Permitted Uses and Restrictions

In addition to all of the covenants contained in the CC&R's, the use of the Property and each Lot therein - excepting Lot 1, which is defined as the future Annexable Area in the CC&R's - is subject to the following (from the CC&R's):

6.01 Improvements and Use.

Except as expressly proceeded herein, the Lots shall be used exclusively for the parking and use of Motorcoach Vehicles. The construction or maintenance of permanent residential structures on the individual Lots is prohibited. Permanent residential occupancy is hereby prohibited. "permanent" as used herein shall mean continuous occupancy of a Motorcoach Vehicle on a Lot by a person that extends more than thirty (30) consecutive days or such shorter period as may be proscribed by any laws or ordinances restricting permanent occupancy on the Property. Lot Owners, their guests, successors and assigns, are prohibited from erecting or placing on any Lot any structure, vehicle or other object other than a Motorcoach Vehicle or any other structure, vehicle or object expressly permitted herein, Such prohibited structures, vehicles or objects include, without limitation:

- (a) Permanent screened rooms, carports, awnings, fences, pools, jacuzzis, spas, bathing facilities, satellite dishes, sporting equipment, lights, animal shelters, gates, clotheslines, or any type of permanent extended overhang;
- (b) Mobile homes and park models;
- (c) Any structure that cannot be readily transported by the Motorcoach Vehicle of the Owner of the Lot.
- (d) Any structure placed on the Lot on blocks, or other supports which are permanent or semi-permanent in nature or any structure with removed hitches;
- (e) Any structure or plumbing or electrical facilities (other than plumbing and electrical facilities installed by Declarant or the Association) not intended to be temporary or readily movable; and
- (f) any structure designated, intended or used as permanent living quarters or a primary residence. the provisions of this Section 6.01 do not prevent the erection of tables, benches, and grills, however, no personal property except as provided in the immediately preceding clause shall be permitted to remain where it can be seen by the other Owners or visitors to the area, except when the Lot is actually in use. This requirement shall not apply to any permissible vehicle or trailer, which may be allowed to remain on a Lot even though not in use for a maximum period of (6) month from the date last used for occupancy. Notwithstanding anything contained to the contrary in this Section 6.01 or otherwise in this Declaration, Declarant may use any Lots owned by Declarant, including without limitation, the Declarant's Lots, to maintain reasonable construction, sales, leasing operations, and marketing of the development and related uses, and no Owner or Lessee shall be entitled to use its Lot in any manner that unreasonable interferes with such rights of Declarant.
- (g) The lots are to be used for recreational purposes only, and no part of the development and no lot shall be used in any way for business, professional, commercial, manufacturing, mercantile, storing, vending, industrial, or other non-recreational purpose.

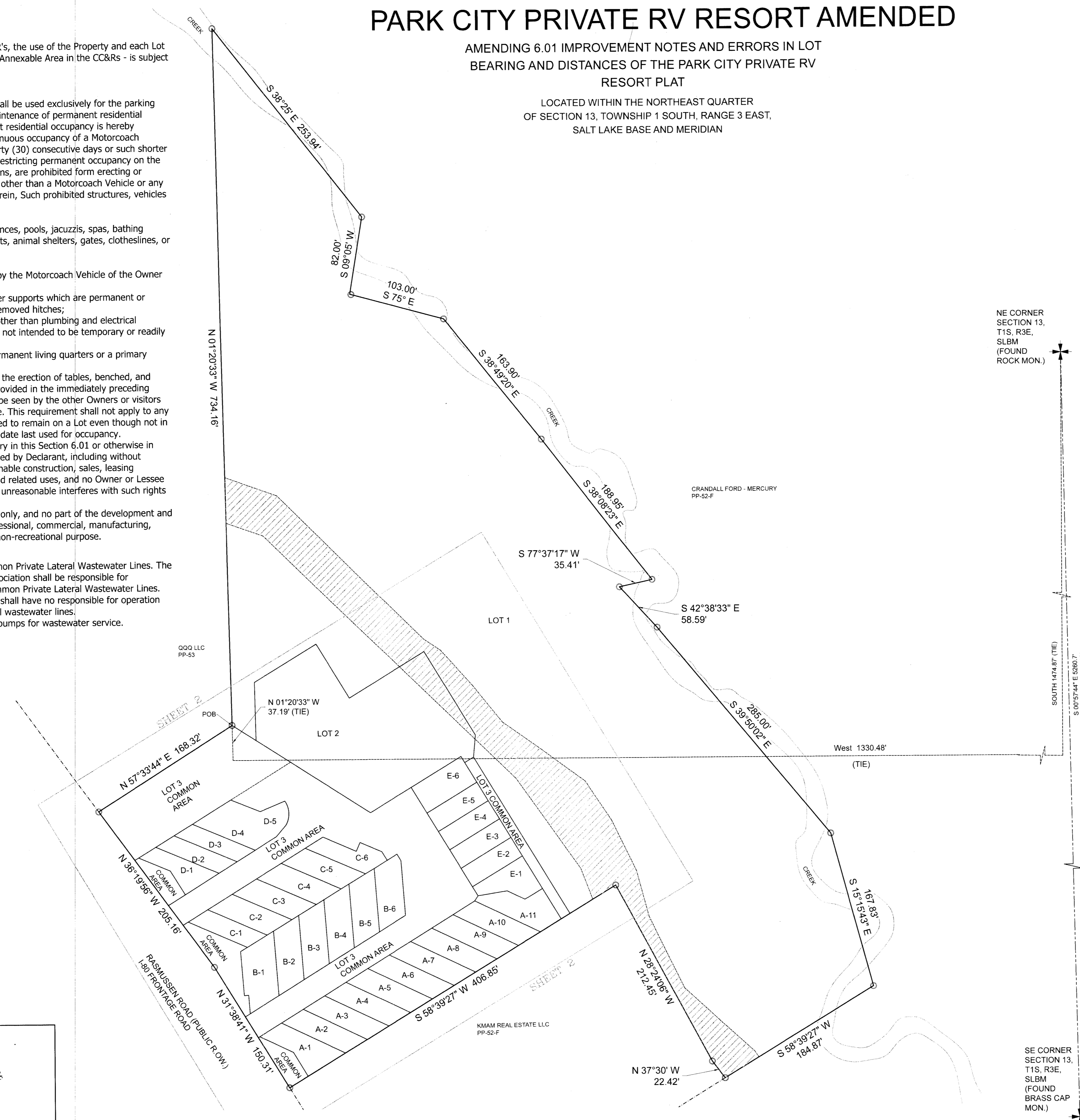
Note:

1. The lots of this development are served by Common Private Lateral Wastewater Lines. The park City Private RV Resort Property Owner's Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines. The Snyderville Basin Water Reclamation District shall have no responsible for operation and maintenance of these common private lateral wastewater lines.
2. Some areas of Lot 1 may require private ejector pumps for wastewater service.

# PARK CITY PRIVATE RV RESORT AMENDED

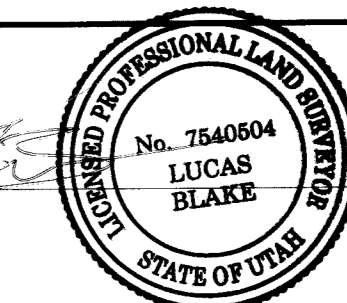
AMENDING 6.01 IMPROVEMENT NOTES AND ERRORS IN LOT BEARING AND DISTANCES OF THE PARK CITY PRIVATE RV RESORT PLAT

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN



## SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as PARK CITY PRIVATE RV RESORT AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



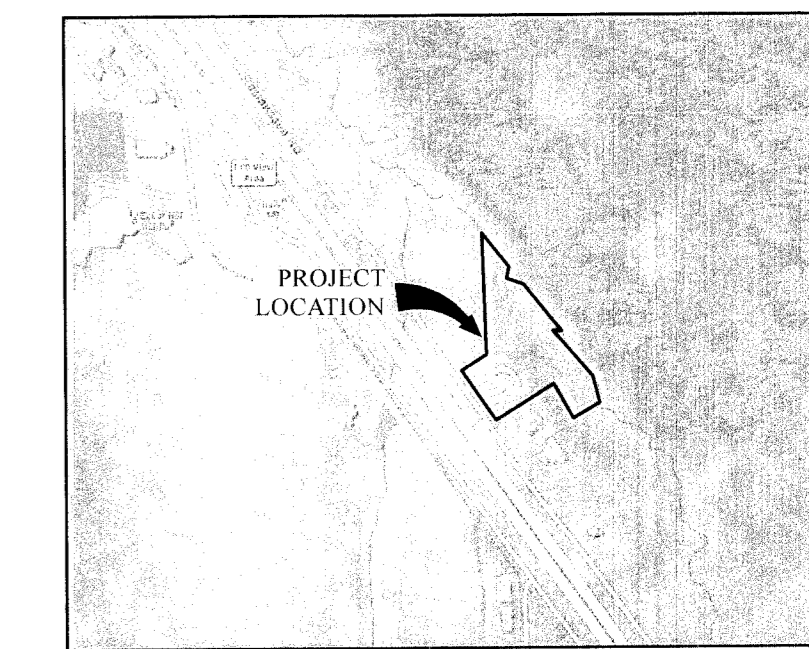
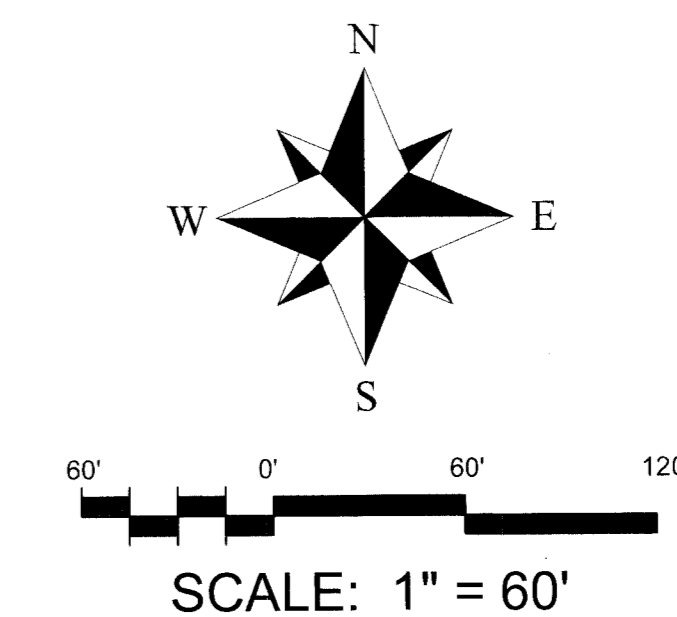
Lucas Blake  
License No. 7540504

3/14/22  
DATE

### LEGAL DESCRIPTION

Beginning at a point which is South 1474.87 feet and West 1330.48 feet and North 01°20'33" West 37.19 feet from the Northeast corner of Section 13, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence along an existing fence line and the forty acre line North 01°20'33" West 734.16 feet to the meander line of a creek; thence along said meander line the following 9 courses; thence South 38°25'00" East 253.94 feet; thence South 09°05'00" West 82.00 feet; thence South 75°00'00" East 103.00 feet; thence South 38°49'20" East 163.90 feet; thence South 38°08'23" East 188.95 feet; thence South 77°37'17" West 35.41 feet; thence South 42°38'33" East 58.59 feet; thence South 39°50'02" East 285.00 feet; thence South 15°15'43" East 167.83 feet; thence South 58°39'27" West 184.87 feet; thence North 37°30'00" West 22.42 feet; thence North 28°24'06" West 212.45 feet; thence South 58°39'27" West 406.85 feet to a State Highway right of way; thence North 31°38'41" West 150.31 feet along said right of way to an existing right-of-way monument; thence North 36°19'56" West 205.16 feet along said right of way to an existing fence line and the line described in a Boundary Line Agreement recorded in Book 1002 at page 426; thence North 57°33'44" East 168.32 feet along said fence line and Boundary Line Agreement line to the point of beginning.

Containing 9.27 acres net



VICINITY MAP  
NOT TO SCALE

### SURVEYOR NOTES

THE BASIS OF BEARING IS S 00°57'44" E BETWEEN THE NE CORNER AND THE SE CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.  
THE AMENDED PLAT IS TO ADD THE NOTE "- excepting Lot 1, which is defined as the future Annexable Area in the CC&R's -" TO THE PLAT AND ADJUST AND FIX MISSING CALLS TO LOTS.  
BLANKET TELEPHONE EASEMENT ENCUMBERING SUBDIVISION BOOK 5, PAGE 52, ENTRY No. 41060.

PARK CITY FIRE SERVICE DISTRICT

APPROVED THIS 3<sup>rd</sup> DAY OF May 2022

*[Signature]*  
BY: PARK CITY FIRE SERVICE DISTRICT

SNYDERVILLE BASIN PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE SNYDERVILLE BASIN PLANNING COMMISSION THIS 9<sup>th</sup> DAY OF June 2022

*[Signature]*  
BY: COMMISSION CHAIR

WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS 2<sup>nd</sup> DAY OF May 2022

*[Signature]*  
S.B.W.R.D.

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS 6<sup>th</sup> DAY OF May 2022

*[Signature]*  
BY: JEFF WARD  
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

COUNTY ASSESSOR

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS 20<sup>th</sup> DAY OF May 2021.

*[Signature]*  
SUMMIT COUNTY ASSESSOR

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

19-May-22  
DATE

*[Signature]*  
SUMMIT COUNTY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 13<sup>th</sup> DAY OF June 2022

*[Signature]*  
SUMMIT COUNTY ATTORNEY

RECORDED

STATE OF UTAH, SUMMIT COUNTY, RECORDED AT THE REQUEST OF STEPHEN SAULS

ENTRY NO. 1190846 BOOK      PAGE     

DATE 6-15-2022 TIME 2:07 PM FEE 172.00

*[Signature]*  
COUNTY RECORDER



88 East Center Street  
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435.259.8171

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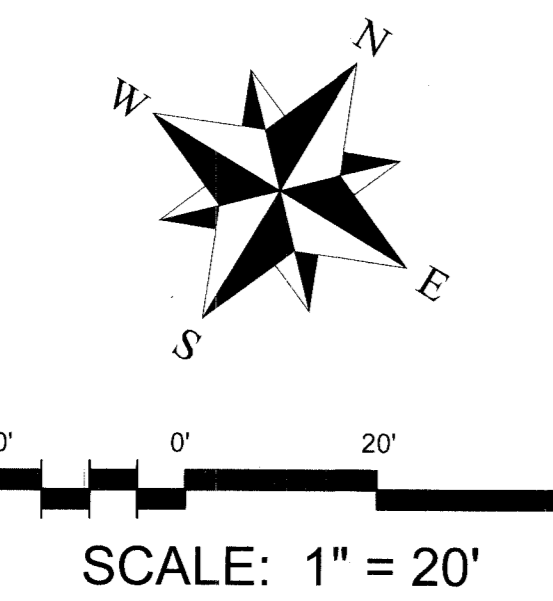
PREPARED FOR:  
Park City RV Resort, LLC

DATE:  
1/10/2022

JOB NUMBER:  
213-21

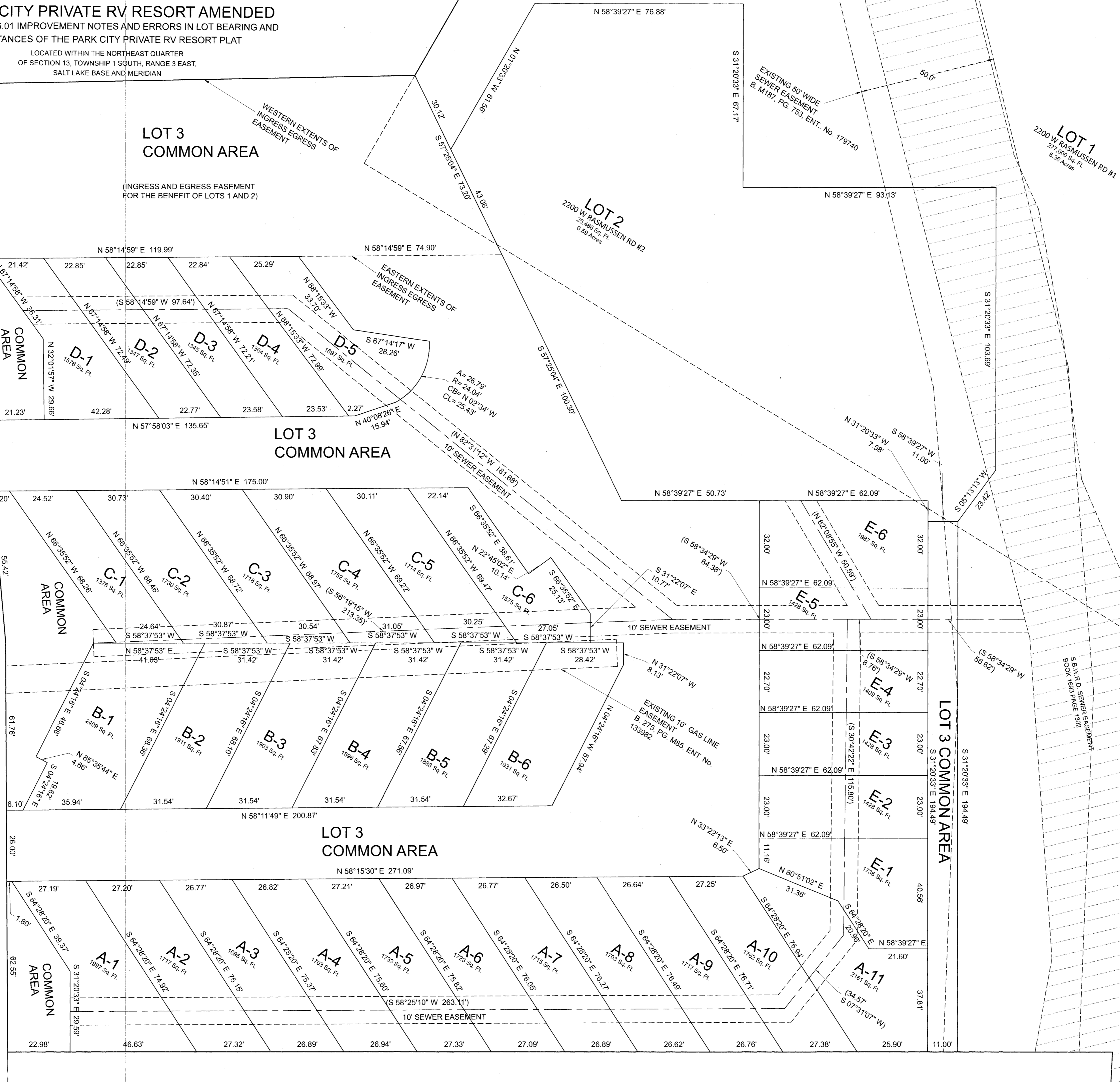
SHEET 2 OF 2

STANDARD LEGEND  
PROPERTY LINES  
EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)  
PROPERTY ADJOINING  
COMMON AREA  
PROF. CORNER FOUND  
PROP. CORNER SET  
MAG. NAIL FOUND  
BLOCK CORNER  
SECTION CORNER MONUMENT  
ACCESS EASEMENT TO LOT 1 & 2  
S.B.W. E.D. EASEMENT



PARK CITY PRIVATE RV RESORT AMENDED  
AMENDING 6.01 IMPROVEMENT NOTES AND ERRORS IN LOT BEARING AND  
DISTANCES OF THE PARK CITY PRIVATE RV RESORT PLAT  
LOCATED WITHIN THE NORTHEAST QUARTER  
OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN

RASMUSSEN ROAD (PUBLIC ROW.)



OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these presents: That the owners of the hereon described tract of land, hereby causes the same to be divided into lots and private streets, as set forth in this plat, hereafter to be known as Park City Private RV Resort, subject to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Park City Private RV Resort, recorded in the office of the Summit County, Utah, Recorder's office, Entry No.00749577 in Book 403-460A.

The owners hereby dedicate to Summit County, Snyderville Basin Water Reclamation District, and Park City Fire Service District, a non-exclusive easement over streets, driveways, restricted common areas, common areas 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 Park City Private RV Resort. The owners, or their representative, hereby irrevocably offers for dedication to Summit County all the land for local government uses, easements, parks and required utilities and easements shown on this Plat and construction plans in accordance with an irrevocable offer in dedication.

Executed this 25 day of March, 2022.  
By: Trevor Blyth/President  
PCRV Owners Association, Inc.

By: Scott Roberts, Managing Member  
VC Park City, LLC, a Utah limited liability company  
LOT(S) OWNER: 1,2,A-2,A-3,A-4,A-5,A-6,A-7  
A-8,B-2,C-2,C-3,C-4,C-5,D-3,D-4  
By: Linda Lavigne, Secretary  
PCRV Owners Association, Inc.

ACKNOWLEDGMENT

STATE OF Arizona } s.s.  
COUNTY OF Maricopa  
On the 25 day of March, 2022, personally appeared before me Scott Roberts, who being by me duly sworn, did say that he is a Managing Member of VC Park City LLC, a Utah Limited Liability Company and that the within and forgoing Owner's Dedication and Consent too Record was signed on behalf of said VC Park City, LLC, and duly acknowledged that said Company executed the same.

Notary Public  
COMMISSION NUMBER: 510211  
MY COMMISSION EXPIRES: March 21, 2023

ACKNOWLEDGMENT

STATE OF Arizona } s.s.  
COUNTY OF Maricopa  
On the 19 day of April, 2022, personally appeared before me Trevor Blyth, who being by me duly sworn, did say that they are Officers of PCRV Owners Association, Inc. and that the within and forgoing Owner's Dedication and Consent too Record was signed on behalf of said PCRV Owners Association, Inc. and duly acknowledged that said Company executed the same. Pursuant to the authority of its Bylaws, the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and a vote of approval by at least 67% of the members on November 10, 2021

Notary Public  
COMMISSION NUMBER: 987791  
MY COMMISSION EXPIRES: 06/10/2024

ACKNOWLEDGMENT

STATE OF Florida } s.s.  
COUNTY OF Citrus  
On the 11 day of April, 2022, personally appeared before me Linda Lavigne, who being by me duly sworn, did say that they are Officers of PCRV Owners Association, Inc. and that the within and forgoing Owner's Dedication and Consent too Record was signed on behalf of said PCRV Owners Association, Inc. and duly acknowledged that said Company executed the same. Pursuant to the authority of its Bylaws, the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and a vote of approval by at least 67% of the members on November 10, 2021

Notary Public  
COMMISSION NUMBER: 111308958  
MY COMMISSION EXPIRES: 01/28/2023

RECORDED  
STATE OF UTAH, SUMMIT COUNTY, RECORDED AT THE REQUEST OF  
**ENTRY NO. 01190846**  
06/15/2022 02:07:29 PM B: 2745 P: 0536  
PLAT PAGE 1/1  
BOOK 403-460A SUMMIT COUNTY RECORDER  
FEE: 172.00 BY STEPHEN SAULS

LOT NO.	ADDRESS	LOT NO.	ADDRESS	LOT NO.	ADDRESS	LOT NO.	ADDRESS	LOT NO.	ADDRESS
LOT 2	2200 W. RASMUSSEN ROAD	LOT A7	2200 W. RASMUSSEN ROAD #A-7	LOT B3	2200 W. RASMUSSEN ROAD #B-3	LOT C4	2200 W. RASMUSSEN ROAD #C-4	LOT D5	2200 W. RASMUSSEN ROAD #D-5
LOT A1	2200 W. RASMUSSEN ROAD #A-1	LOT A8	2200 W. RASMUSSEN ROAD #A-8	LOT B4	2200 W. RASMUSSEN ROAD #B-4	LOT C5	2200 W. RASMUSSEN ROAD #C-5	LOT E1	2200 W. RASMUSSEN ROAD #E-1
LOT A2	2200 W. RASMUSSEN ROAD #A-2	LOT A9	2200 W. RASMUSSEN ROAD #A-9	LOT B5	2200 W. RASMUSSEN ROAD #B-5	LOT C6	2200 W. RASMUSSEN ROAD #C-6	LOT E2	2200 W. RASMUSSEN ROAD #E-2
LOT A3	2200 W. RASMUSSEN ROAD #A-3	LOT A10	2200 W. RASMUSSEN ROAD #A-10	LOT B6	2200 W. RASMUSSEN ROAD #B-6	LOT D1	2200 W. RASMUSSEN ROAD #D-1	LOT E3	2200 W. RASMUSSEN ROAD #E-3
LOT A4	2200 W. RASMUSSEN ROAD #A-4	LOT A11	2200 W. RASMUSSEN ROAD #A-11	LOT C1	2200 W. RASMUSSEN ROAD #C-1	LOT D2	2200 W. RASMUSSEN ROAD #D-2	LOT E4	2200 W. RASMUSSEN ROAD #E-4
LOT A5	2200 W. RASMUSSEN ROAD #A-5	LOT B1	2200 W. RASMUSSEN ROAD #B-1	LOT C2	2200 W. RASMUSSEN ROAD #C-2	LOT D3	2200 W. RASMUSSEN ROAD #D-3	LOT E5	2200 W. RASMUSSEN ROAD #E-5
LOT A6	2200 W. RASMUSSEN ROAD #A-6	LOT B2	2200 W. RASMUSSEN ROAD #B-2	LOT C3	2200 W. RASMUSSEN ROAD #C-3	LOT D4	2200 W. RASMUSSEN ROAD #D-4	LOT E6	2200 W. RASMUSSEN ROAD #E-6