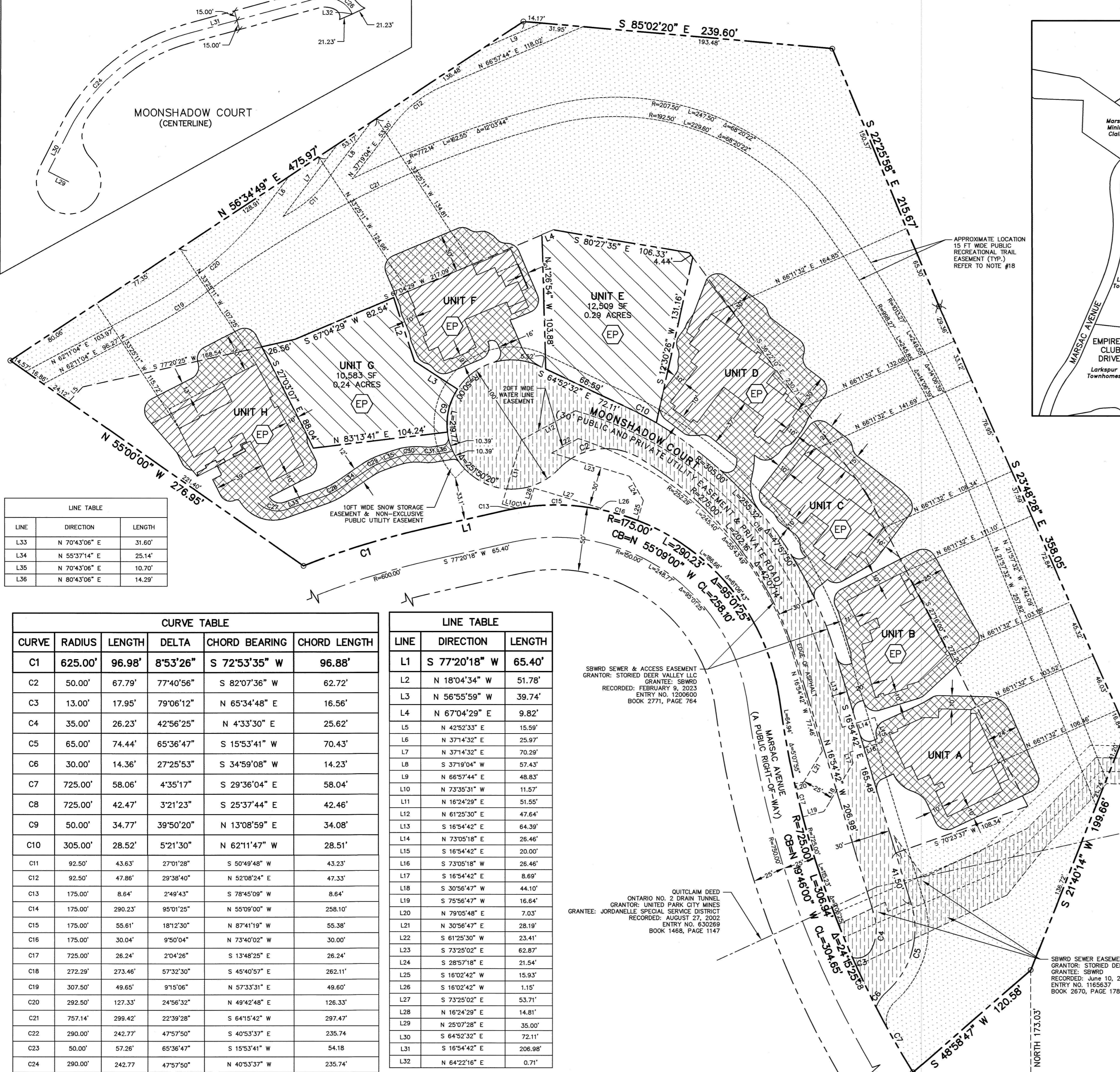
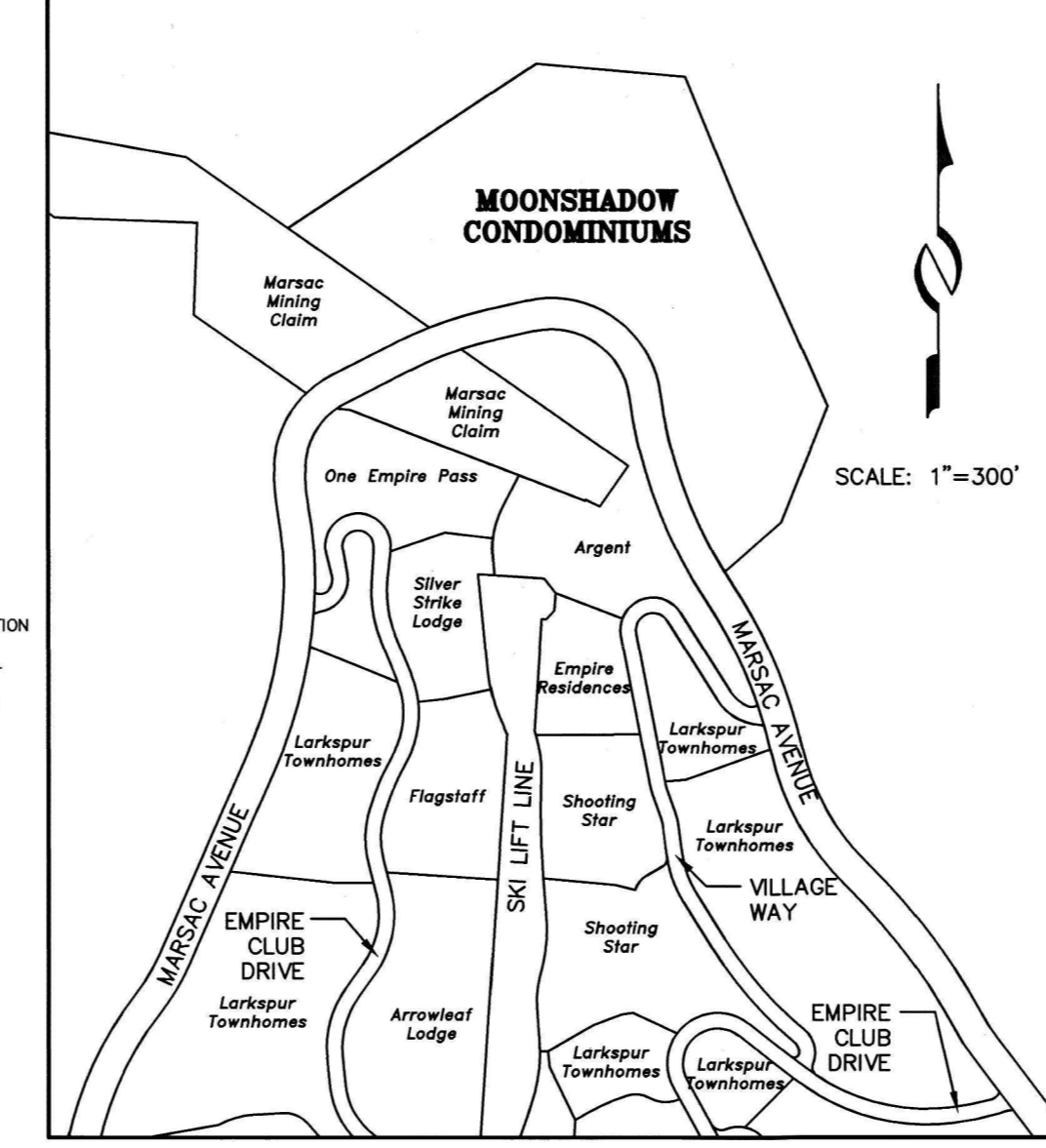


SCALE: 1"=100'



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed or directly supervised a survey of the hereon described property and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared the following amended plat, hereafter to be known as MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

LEGAL DESCRIPTION

Unit A, B, C, D, E, F, G and H, contained within MOONSHADOW CONDOMINIUMS, a Utah Condominium Project, as the same is identified in the Plat filed in the office of the Summit County Recorder, Utah, on July 1, 2019 as Entry No. 1113512 and in the declaration recorded July 1, 2019 as Entry No. 1113513 in Book 2515 at page 1703 (as said declaration may have been subsequently restated, amended and/or supplemented).

Together with the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

NOTES:

- 1. This plat is subject to the Conditions of Approval in the Final Action Letter dated June 26, 2024, on file with the planning department. (PL-24-06084)
2. The Conditions Approval of the Village at Empire Pass North Subdivision plot, recorded January 23, 2018, Entry No. 1085414, Conditions of Approval in Ordinance 2018-54, approved October 23, 2018, and the Village at Empire Pass Master Planned Development (POD A), approved July 28, 2004, shall continue to apply.
3. Administrative Conditional Use Permit (ACUP) approval will be required prior to issuance of building permits for each of the eight dwelling units shown hereon. ACUP may be combined. All ACUP applications and approvals are subject to the Amended Development Agreement and Technical Reports as approved or amended. A construction mitigation plan, including truck routing, final grading and utility plan, including storm water and drainage plans, shall be submitted with each conditional use permit application and in advance of issuing building permits. The design for development on Moonshadow Condominiums requires approval by the City Engineer and Snyderville Basin Water Reclamation District ("SBWRD"). No building permits shall be issued until all necessary utility easements are recorded.
4. An amendment to the Declaration of Condominium and a supplemental condominium plat for each unit to be constructed is required and shall be approved by Park City Municipal Corporation and recorded at Summit County prior to issuance of a certificate of occupancy. Supplemental condominium plats may be combined. The supplemental condominium plat shall be recorded by the Owner at such time as the Owner's dwelling is designed to memorialize and document the conditions of the constructed dwelling and to identify Common Area and Limited Common Area for each unit. Upon the completion of a Dwelling on the land underlying a Unit, there shall be Limited Common Areas and Facilities surrounding each Unit that extend thirty (30') feet from the rear boundary of each Unit and ten (10') feet on the sides and front boundary of each Unit (the "Buffer Areas"). The private ownership as shown on sheet 1 is a general description. See sheets 3 through 9 for specific private ownership of each unit.
5. All applicable conditions, regulations, requirements, and stipulations of the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, The 20-Acre Quinn's Junction Parcel, and Iron Mountain recorded at Summit County on March 2, 2007 as Entry No. 00806100 in Book 1850, Page 1897 (the "Development Agreement"), and associated technical reports and agreements shall continue to apply. Requirements and obligations of the Development Agreement, as applicable to the lots, shall be completed, or bonded for completion, prior to issuance of certificates of occupancy for any approved development located on Moonshadow Condominiums unless otherwise noted. This includes number of shuttles in operation, provision of affordable housing units, collection mechanism for reinvestment fees, and all other such obligations as are outlined in the Development Agreement, some of which are triggered by the number of certificates of occupancy issued.
6. At the time of final construction and re-plating with supplemental condominium plats, all floor area including basement area and any garage space greater than 600 square feet will be counted towards the Unit Equivalents as allowed by the Flagstaff Mountain Development Agreement. A maximum of 31 Equivalent Units of residential density may be utilized for the eight units and each unit shall not exceed 7,750 total square feet, including all floor area, including all basement areas and excluding 600 square feet of garage area. No more than eight residential PUD style units are allowed on this property. No commercial density is allocated to this property with this plat.
7. Moonshadow Condominiums has no on-site affordable housing obligations. Refer to Note 5, Village at Empire Pass North Subdivision Plat.
8. The Empire Pass Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass, as amended ("Master Declaration"), requires the membership of each lot or unit owner. Members are subject to the terms of its articles of incorporation, bylaws, rules and regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein. Building designs are subject to review by the Empire Pass Design Review Board.
9. Owners and potential buyers of any unit or land within the lots depicted on this plat are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, mountain bikers and other resort patrons, equipment, machine-made snow, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by such owner's agreements with such owner.
10. At the time of plat recording, Moonshadow Condominiums includes lands within the Empire Village MPD in the RD Zone and additional lands within the ROS Zone. The ROS zoning line shall be indicated on plans submitted with the administrative conditional use permit applications. All construction of units shall be restricted to the RD zoned portion. Construction disturbances within ROS portions are subject to the Amended Development Agreement and associated Technical Reports (e.g. for trails, ski runs and ski lifts, utilities, access roads, etc.). Construction on Moonshadow Condominiums shall conform to all applicable Land Management Code requirements in effect at the time of final application. Setback exceptions allow a minimum front setback of fifteen (15) feet with a minimum front setback to a front facing garage of twenty (20) feet. All other Land Management Code setbacks, setback exceptions and building height requirements of the RD Zone apply. The rear yard setback is coincident with the RD/ROS Zone line for all units.
11. This plat also depicts the following easements, each of which may be amended, relocated or revised, without amendment hereto, in accordance with each such easement's terms:
a. Right-of-Way and Easement Grant, recorded October 17, 2003, Entry No. 676842, Summit County Recorder's Office.
b. Grant of Nonexclusive Easement (Sewer Utility), recorded December 22, 2003, Entry No. 683570, Summit County Recorder's Office.
c. Easements as contained in Quit Claim Deed Ontario No. 2 Drain Tunnel, recorded August 27, 2002, Entry No. 630269, Summit County Recorder's Office.
d. Abandonment of Easements and Grant of Easement and Access Easement, recorded February 9, 2023, Entry No. 1200600, Summit County Recorder's Office.
e. Sanitary Sewer Easements, recorded June 10, 2021, Entry No. 1165637, Summit County Recorder's Office.
12. Public safety access and public utility easements are hereby dedicated for all public and private streets. Moonshadow Court is a private road and shall be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Empire Pass at Deer Valley in accordance with the Master Declaration. Moonshadow Court (a private street) shall be dedicated as "Public Utility Access" for purpose of operation, maintenance and repair. Moonshadow Court is not a public road or right-of-way.
13. Any proposed curb cuts for access directly to Marsac Avenue, a state highway (SR-224), must be approved by the City Engineer and Utah Department of Transportation ("UDOT"). Prior to building permit issuance for Moonshadow Condominiums, documentation from UDOT showing a valid, non-expired Conditional Access Permit and Encroachment Permit approval for access to Lot 1 Village at Empire Pass North Subdivision, also known as Moonshadow Condominiums off Marsac Avenue is required. This approval shall be submitted to the City Engineer.
14. Units B through H require privately owned and operated wastewater ejector pumps for wastewater service. At the time of any resurfacing of Moonshadow Court, the Master Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of adjustments and inspection by SBWRD is required. Trees, structures and retaining walls shall not be located within SBWRD easements.
15. A fire protection plan is a submittal requirement for each building permit and shall include fire protection in the form of the residential sprinklers and landscaping that complies with Urban Wildland Interface requirements of the Park City Building Department at the time of building permit issuance. Fire sprinklers will be required for new construction on the lots per the Chief Building Official at the time of review of a building permit.
15. A landscape plan, including provisions for water-efficient irrigation systems and drought tolerant plantings with limited turf, is a submittal requirement for each administrative conditional use permit application and building permit. An arborist report, identifying trees and the general condition of any trees located outside of the building pad that are proposed to be removed, is required to be submitted with the landscape plans. Final landscape plans, including plans to remove trees outside of the building pad, are subject to review by the Design Review Board prior to building permit issuance.
16. This development is part of a common plan of development and a MS4 Storm Water Permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance. Utility structures such as ground sleeves, transformers and other dry utility boxes must be located on the lots.
17. The Private Area/Building Pad shall be considered the Limits of Disturbance for each condominium unit. An additional disturbance area within 20 feet of the building foundation shall be allowed, consistent with the Arborist reports and visual analysis. Driveways and utility installation are exempt. Construction of units, patios, retaining walls and other permanent structures, such as gazebos, hot tubs, fire pits, etc. are not allowed in the ROS zoned area.
18. Public trails constructed and or re-constructed shall be within a fifteen foot public trail easement.
19. A twenty to thirty-foot (20'-30') wide waterline easement and access easement is dedicated to Park City Water Service District for the purpose of operating, maintaining, repairing, eventual replacement and upgrade of one or more underground pipelines and appurtenances for conveyance, distribution, and/or transmission of water.
20. A ten foot (10') wide snow storage easement along the private street frontage of all units shall be dedicated to the Empire Pass Master Owners Association.
21. This first amended and restated plat of Moonshadow Condominiums defines the private and limited common ownership of units A, B, C, D, F and H. This plat amendment also reflects changes in easements that have occurred since the recording of the original plat.
22. See recorded survey S-11673 in the Office of the Recorder, Summit County, Utah.

ADDRESS TABLE
UNIT # ADDRESS
A 8945 Moonshadow Court
B 8939 Moonshadow Court
C 8933 Moonshadow Court
D 8927 Moonshadow Court
E 8921 Moonshadow Court
F 8915 Moonshadow Court
G 8909 Moonshadow Court
H 8903 Moonshadow Court

LINE TABLE
LINE DIRECTION LENGTH
L33 N 70°43'06" E 31.60'
L34 N 55°37'14" E 25.14'
L35 N 70°43'04" E 10.70'
L36 N 80°43'04" E 14.29'

CURVE TABLE
CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LENGTH
C1 625.00' 96.98' 8°53'26" S 72°53'35" W 96.88'
C2 50.00' 67.79' 77°40'56" S 82°07'36" W 62.72'
C3 13.00' 17.95' 79°06'12" N 65°34'48" E 16.56'
C4 35.00' 26.23' 42°56'25" N 4°33'30" E 25.62'
C5 65.00' 74.44' 65°36'47" S 15°53'41" W 70.43'
C6 30.00' 14.36' 27°25'53" S 34°59'08" W 14.23'
C7 725.00' 58.06' 4°35'17" S 29°36'04" E 58.04'
C8 725.00' 42.47' 3°21'23" S 25°37'44" E 42.46'
C9 50.00' 34.77' 39°50'20" N 13°08'59" E 34.08'
C10 305.00' 28.52' 5°21'30" N 62°11'47" W 28.51'
C11 92.50' 43.63' 27°01'28" S 50°49'48" W 43.23'
C12 92.50' 47.86' 29°38'40" N 52°08'24" E 47.33'
C13 175.00' 8.64' 2°49'43" S 78°45'09" W 8.64'
C14 175.00' 290.23' 95°01'25" N 55°09'00" W 258.10'
C15 175.00' 55.61' 18°12'30" N 87°41'19" W 55.36'
C16 175.00' 30.04' 9°50'04" N 73°40'02" W 30.00'
C17 725.00' 26.24' 2°04'26" S 13°48'29" E 26.24'
C18 272.28' 273.46' 57°32'30" S 45°40'57" E 262.11'
C19 307.50' 49.65' 9°15'06" N 57°33'31" E 49.60'
C20 292.50' 127.33' 24°56'32" N 49°42'48" E 126.33'
C21 757.14' 299.42' 22°39'28" N 18°24'42" W 297.47'
C22 290.00' 242.77' 47°57'50" S 40°53'37" E 235.74'
C23 50.00' 57.28' 65°36'47" S 15°53'41" W 54.18'
C24 290.00' 242.77' 47°57'50" N 40°53'37" W 235.74'
C25 50.00' 41.80' 47°53'41" S 7°02'08" W 40.59'
C26 39.90' 23.25' 33°23'17" S 47°40'37" E 22.92'
C27 22.06' 23.90' 62°03'51" S 76°48'09" E 22.75'
C28 50.00' 13.18' 15°05'52" N 63°10'10" E 13.14'
C29 50.00' 13.18' 15°05'50" N 63°10'10" E 13.14'
C30 50.00' 22.52' 25°48'04" N 83°37'08" E 22.33'
C31 30.00' 8.27' 15°48'04" N 88°37'08" E 8.25'

LINE TABLE
LINE DIRECTION LENGTH
L1 S 77°20'18" W 65.40'
L2 N 18°04'34" W 51.78'
L3 N 56°55'59" W 39.74'
L4 N 67°04'29" E 9.82'
L5 N 42°50'33" E 15.59'
L6 N 37°43'32" E 25.97'
L7 N 37°43'32" W 70.29'
L8 S 37°19'04" W 57.43'
L9 N 66°57'44" E 48.83'
L10 N 73°35'31" W 11.57'
L11 N 16°24'29" E 51.55'
L12 N 61°25'30" E 47.64'
L13 S 16°54'42" E 64.39'
L14 N 73°05'18" E 26.46'
L15 S 16°54'42" E 20.00'
L16 S 73°05'18" W 26.46'
L17 S 16°54'42" E 8.69'
L18 S 30°56'47" W 44.10'
L19 S 70°56'47" W 16.64'
L20 N 70°08'48" E 7.03'
L21 N 30°56'47" E 28.19'
L22 S 61°25'30" W 23.41'
L23 S 73°25'02" E 62.87'
L24 S 28°57'18" E 21.54'
L25 S 16°02'42" W 15.93'
L26 S 16°02'42" W 1.15'
L27 S 73°25'02" E 53.71'
L28 N 16°24'29" E 14.81'
L29 N 26°07'28" E 35.00'
L30 S 64°52'32" E 72.11'
L31 S 16°54'42" E 206.98'
L32 N 64°22'16" E 0.71'

MOONSHADOW CONDOMINIUMS
FIRST AMENDED AND RESTATED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

LEGEND
Residential Development (RD) Zoning and Private Area / Building Pad
Recreational Open Space (ROS) Zoning and Common Area
Common Area and Landscape Buffer
Common Area / SBWRD Access Easement
Private Ownership
Limited Common Ownership
Ejector pumps for wastewater service required
Rebar & Cap

ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 26 DAY OF July, 2024
BY [Signature]

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 26TH DAY OF JUNE, 2024
BY [Signature] CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 1 DAY OF August, 2024
BY [Signature] PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 6th DAY OF August, 2024
BY [Signature] PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 15th DAY OF August, 2024
BY [Signature] SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF SNOW COUNTRY LODGING LLC
\$416.00 FEE
Stacey Reas DEPUTY RECORDER
TIME 4:13 PM DATE 8/13/24 ENTRY NO. 122371

THIS FIRST AMENDED AND RESTATED PLAT SUPERSEDES MOONSHADOW CONDOMINIUMS, RECORDED JULY 1, 2019, AS ENTRY NO. 1113512 IN THE SUMMIT COUNTY RECORDER'S OFFICE.

UNITS A, B, C, G & H
OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Snow Country Lodging, LLC, a Utah limited liability company, as to Units A, B, C, G and H, does hereby certify that it has caused this Plat to be prepared, to be known hereafter as MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED, and does hereby consent to the recordation of this Plat.

ALSO, the owner or its representative, hereby irrevocably offers for dedication to the city of Park City and Snyderville Basin Water Reclamation District all the easements and required utilities and easements shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 18th day of July, 2024.

Snow Country Lodging, LLC, a Utah limited liability company

By: Trent E. Timmons
Trent E. Timmons, Manager

ACKNOWLEDGEMENT

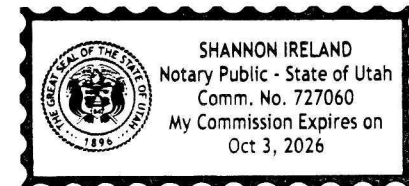
State of Utah)
: ss.

County of Summit)

On this 18 day of July, 2024, Trent E. Timmons personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Snow Country Lodging, 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 MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

Shannon Ireland
A Notary Public commissioned in Summit
Shannon Ireland
Printed Name

Residing in: Wasatch
My commission expires: October 3, 2026
Commission No. 727060



UNIT D
OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Marcia C. Seremet and Dennis M. Seremet, Trustees of the Marcia C. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009, as to Unit D, with an undivided 50% interest in the herein described Moonshadow Condominiums Unit, hereby certify that they have caused this Plat to be prepared, to be known hereafter as MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED and do hereby consent to the recordation of this Plat.

ALSO, the owners or their representative, hereby irrevocably offer for dedication to the city of Park City and Snyderville Basin Water Reclamation District all the easements and required utilities and easements shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set her hand this 24 day of July, 2024.

Marcia C. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009
By: Marcia C. Seremet
Marcia C. Seremet, Trustee

In witness whereof, the undersigned set his hand this 24 day of July, 2024.

Marcia C. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009
By: Dennis M. Seremet
Dennis M. Seremet, Trustee

ACKNOWLEDGMENT

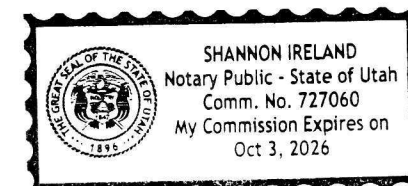
State of Utah)
: ss.

County of Summit)

On this 24 day of July, 2024, Marcia C. Seremet personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Trustee of the Marcia C. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

Shannon Ireland
A Notary Public commissioned in Summit
Shannon Ireland
Printed Name

Residing in: Wasatch
My commission expires: October 3, 2026
Commission No. 727060



ACKNOWLEDGMENT

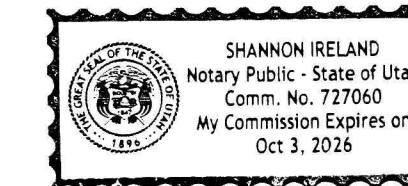
State of Utah)
: ss.

County of Summit)

On this 24 day of July, 2024, Dennis M. Seremet personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is a Trustee of the Marcia C. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009, and that said document was signed by him on behalf of said Trust by authority of the Trust, and he acknowledged to me that he executed MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

Shannon Ireland
A Notary Public commissioned in Summit
Shannon Ireland
Printed Name

Residing in: Wasatch
My commission expires: October 3, 2026
Commission No. 727060



UNIT D
OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Dennis M. Seremet and Marcia C. Seremet, Trustees of the Dennis M. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009, as to Unit D, with an undivided 50% interest in the herein described Moonshadow Condominiums Unit, hereby certify that they have caused this Plat to be prepared, to be known hereafter as MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED, and do hereby consent to the recordation of this Plat.

ALSO, the owners or their representative, hereby irrevocably offer for dedication to the city of Park City and Snyderville Basin Water Reclamation District all the easements and required utilities and easements shown on this Plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 24 day of July, 2024.

Dennis M. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009
By: Dennis M. Seremet
Dennis M. Seremet, Trustee

In witness whereof, the undersigned set her hand this 24 day of July, 2024.

Dennis M. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009
By: Marcia C. Seremet
Marcia C. Seremet, Trustee

ACKNOWLEDGMENT

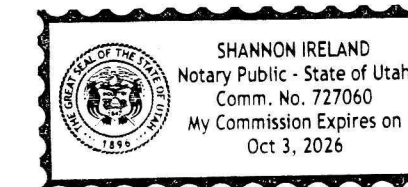
State of Utah)
: ss.

County of Summit)

On this 24 day of July, 2024, Dennis M. Seremet personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is a Trustee of the Dennis M. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009, and that said document was signed by him on behalf of said Trust by authority of the Trust, and he acknowledged to me that he executed MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

Shannon Ireland
A Notary Public commissioned in Summit
Shannon Ireland
Printed Name

Residing in: Wasatch
My commission expires: October 3, 2026
Commission No. 727060



ACKNOWLEDGMENT

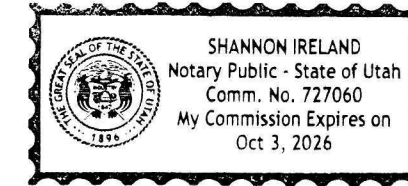
State of Utah)
: ss.

County of Summit)

On this 24 day of July, 2024, Marcia C. Seremet personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Trustee of the Dennis M. Seremet Qualified Personal Residence Trust U/A dated November 30, 2009, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

Shannon Ireland
A Notary Public commissioned in Summit
Shannon Ireland
Printed Name

Residing in: Wasatch
My commission expires: October 3, 2026
Commission No. 727060



UNIT E
OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Moonshadow Mountain, LLC, an Arizona limited liability company, as to Unit E, does hereby certify that it has caused this Plat to be prepared, to be known hereafter as MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED, and does hereby consent to the recordation of this Plat.

ALSO, the owner or its representative, hereby irrevocably offers for dedication to the city of Park City and Snyderville Basin Water Reclamation District all the easements and required utilities and easements shown on this Plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 22 day of July, 2024.

Moonshadow Mountain, LLC, an Arizona limited liability company
By: The McDonald Revocable Living Trust, created October 5, 1998,
its sole member
Scott McDonald
Scott McDonald, Trustee

In witness whereof, the undersigned set her hand this 22 day of July, 2024.

Moonshadow Mountain, LLC, an Arizona limited liability company
By: The McDonald Revocable Living Trust, created October 5, 1998,
its sole member
Erin McDonald
Erin McDonald, Trustee

ACKNOWLEDGEMENT

State of California)
: ss.

County of Orange)

On this 22 day of July, 2024, Scott McDonald personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is a Trustee of The McDonald Revocable Living Trust, created October 5, 1998, sole Member of Moonshadow Mountain, LLC, an Arizona 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 MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

Sharon Hubbard
A Notary Public commissioned in Orange County
Sharon Hubbard
Printed Name

Residing in: Orange County
My commission expires: April 27, 2027
Commission No. 2443577



ACKNOWLEDGEMENT

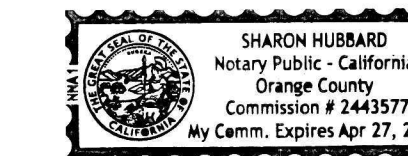
State of California)
: ss.

County of Orange)

On this 22 day of July, 2024, Erin McDonald personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Trustee of The McDonald Revocable Living Trust, created October 5, 1998, sole Member of Moonshadow Mountain, LLC, an Arizona limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

Sharon Hubbard
A Notary Public commissioned in Orange County
Sharon Hubbard
Printed Name

Residing in: Orange County
My commission expires: April 27, 2027
Commission No. 2443577



UNIT F
OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that ODFAM West, LLC., a Utah limited liability company, as to Unit F, does hereby certify that it has caused this Plat to be prepared, to be known hereafter as MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED, and does hereby consent to the recordation of this Plat.

ALSO, the owner or its representative, hereby irrevocably offers for dedication to the city of Park City and Snyderville Basin Water Reclamation District all the easements and required utilities and easements shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set her hand this 19th day of July, 2024.

ODFAM West, LLC., a Utah limited liability company

By: Lindsay N. O'Donnell
Lindsay N. O'Donnell, Managing Member

ACKNOWLEDGEMENT

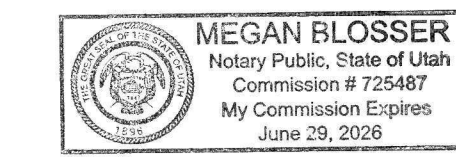
State of Utah)
: ss.

County of Summit)

On this 19th day of July, 2024, Lindsay N. O'Donnell personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Managing Member of ODFAM West, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed MOONSHADOW CONDOMINIUMS FIRST AMENDED AND RESTATED.

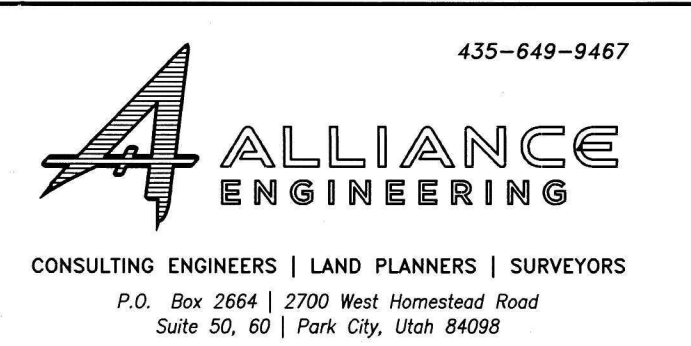
Megan Blosser
A Notary Public commissioned in Summit County
Megan Blosser
Printed Name

Residing in: Weber County
My commission expires:
Commission No. 7254187



MOONSHADOW CONDOMINIUMS
FIRST AMENDED AND RESTATED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



JOB NO.: 13-9-21 FILE: X:\Empire\dwg\srv\plat2023\Moonshadow\130921amd.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE **ENTRY NO. 01223761**

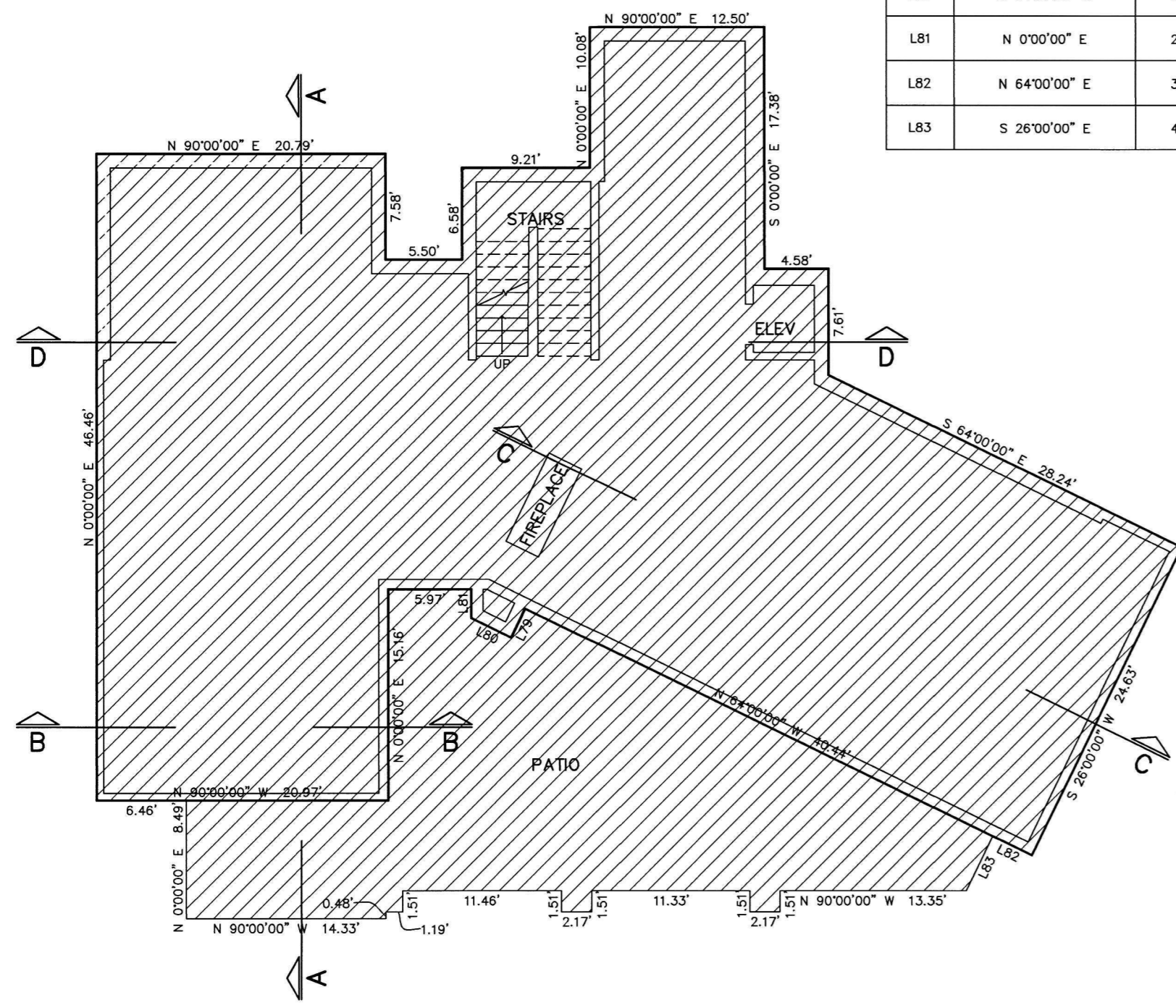
08/13/2024 04:13:56 PM B: 2828 P: 1521

PLAT PAGE 1/1

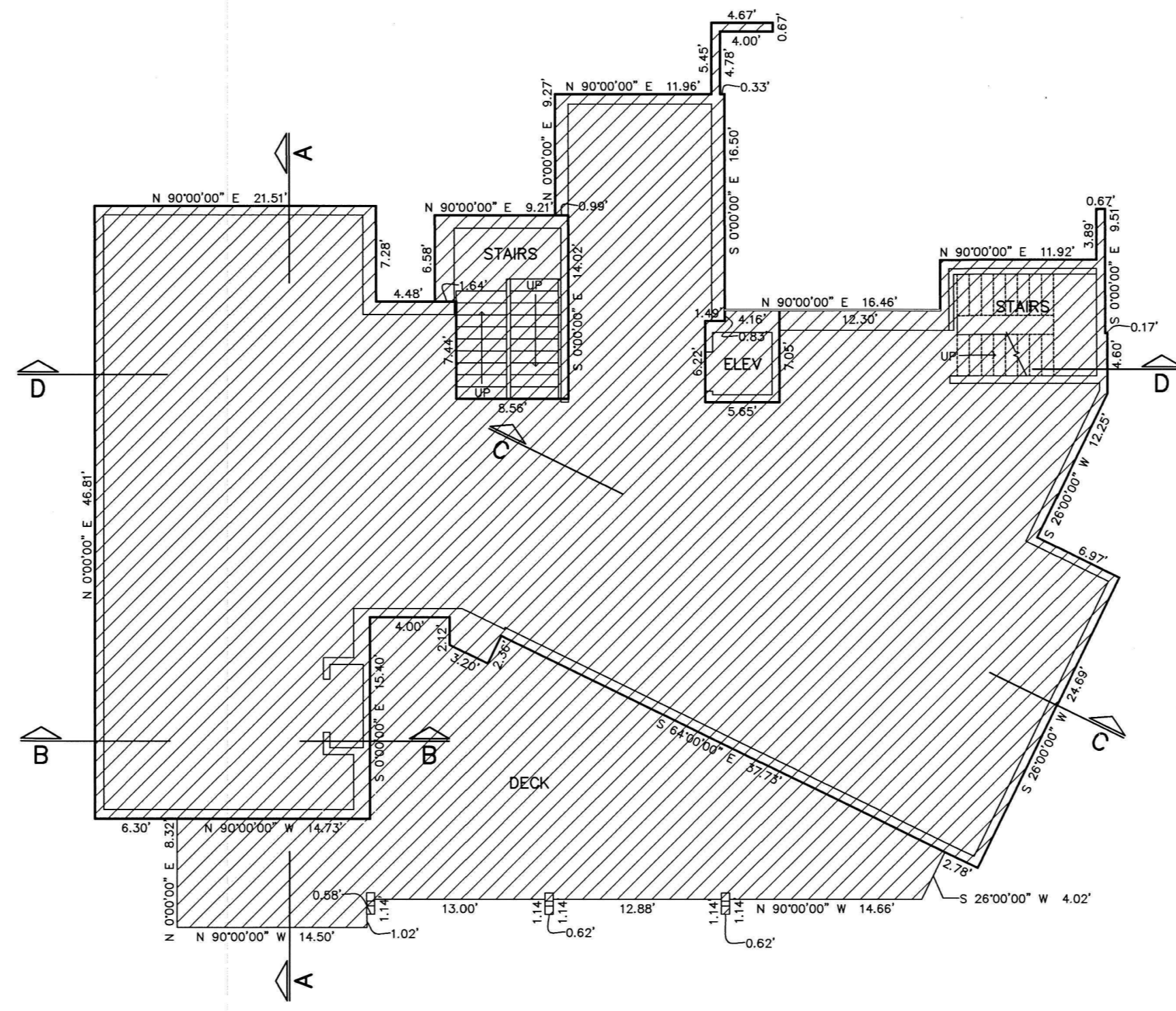
PREPARED BY: SUNNY COUNTRY LODGING, LLC

DATE _____ TIME _____ ENTRY NO. _____

LINE	DIRECTION	LENGTH
L79	S 28°00'00" W	2.31'
L80	N 64°00'00" W	3.20'
L81	N 0°00'00" E	2.06'
L82	N 64°00'00" E	3.08'
L83	S 28°00'00" E	4.36'



LOWER LEVEL
SCALE: 1" = 10'



MAIN LEVEL
SCALE: 1" = 10'

MAXIMUM GROSS FLOOR AREA (MGFA)

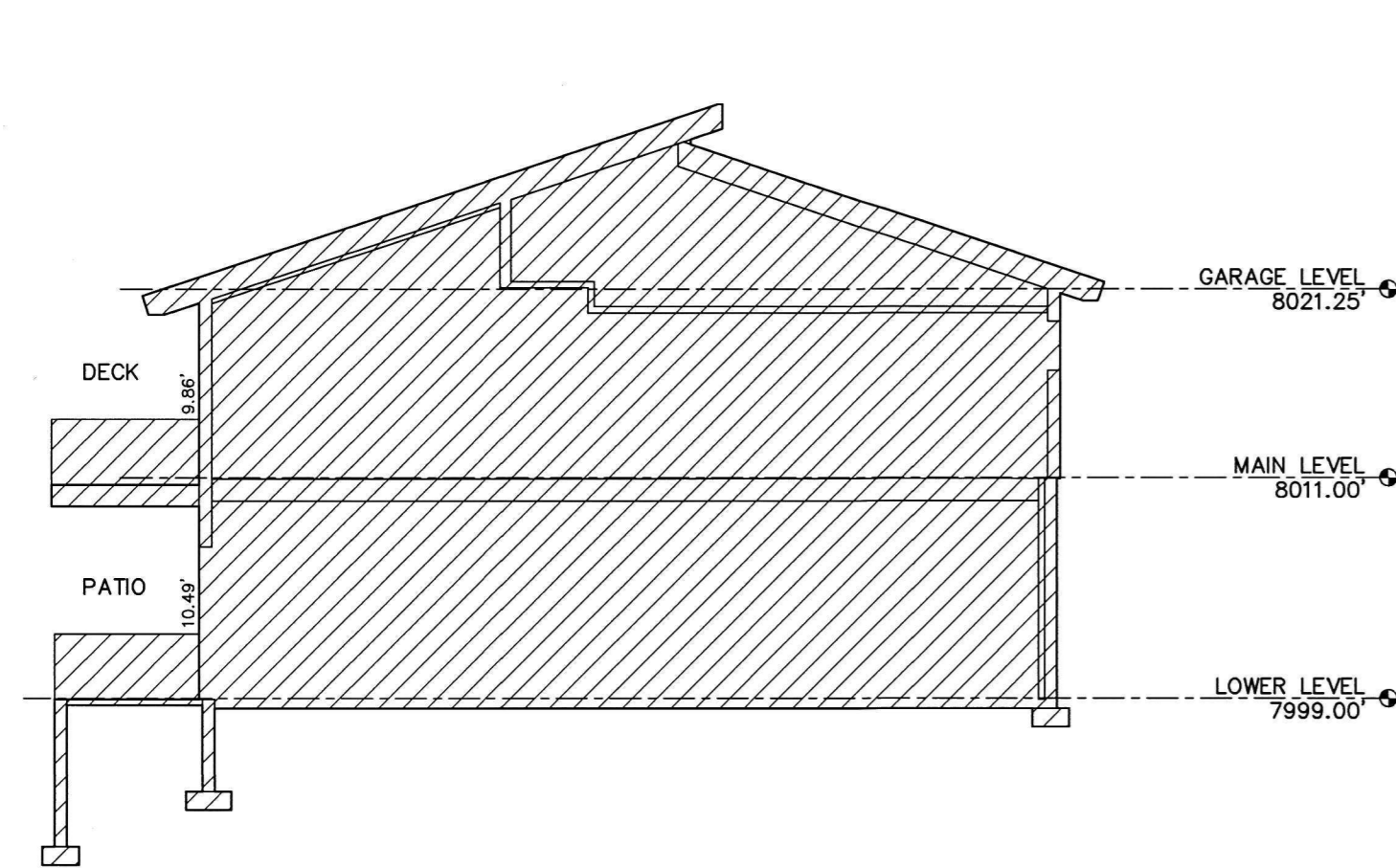
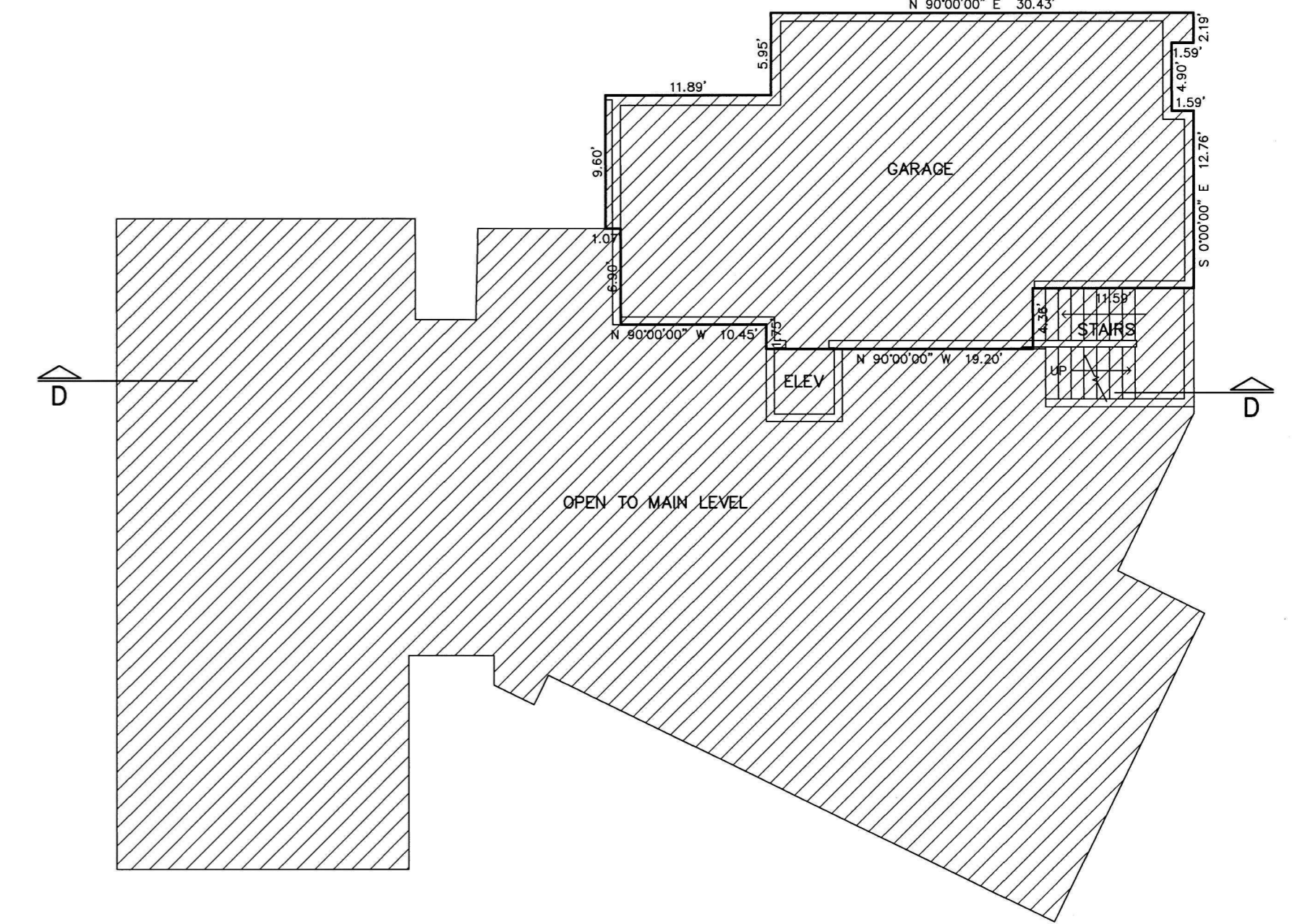
LEVEL	AREA (SQ FT)
LOWER	2,688
MAIN	2,921
GARAGE	161
TOTAL	5,770

GARAGE AREA EXCLUDED FROM MGFA = 600 SQ FT

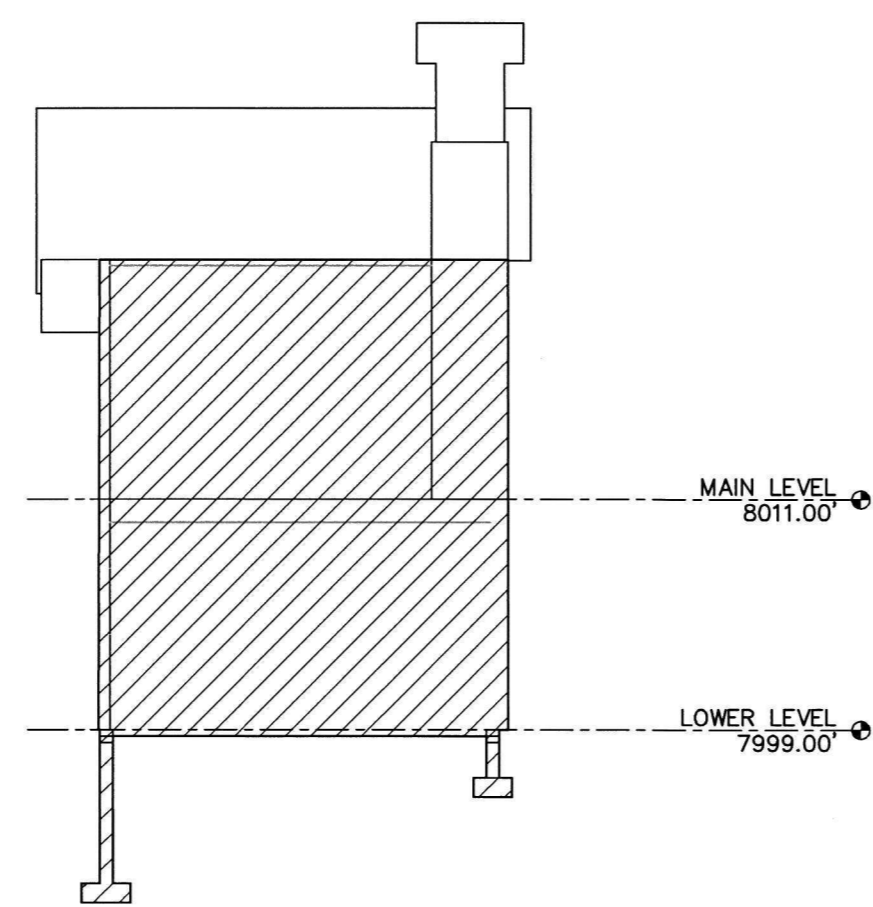
UNIT AREA TABLE

LEVEL	AREA (SQ FT)
LOWER	2,688
MAIN	2,921
TOTAL	5,609
GARAGE	761
PATIO	739
DECK	729

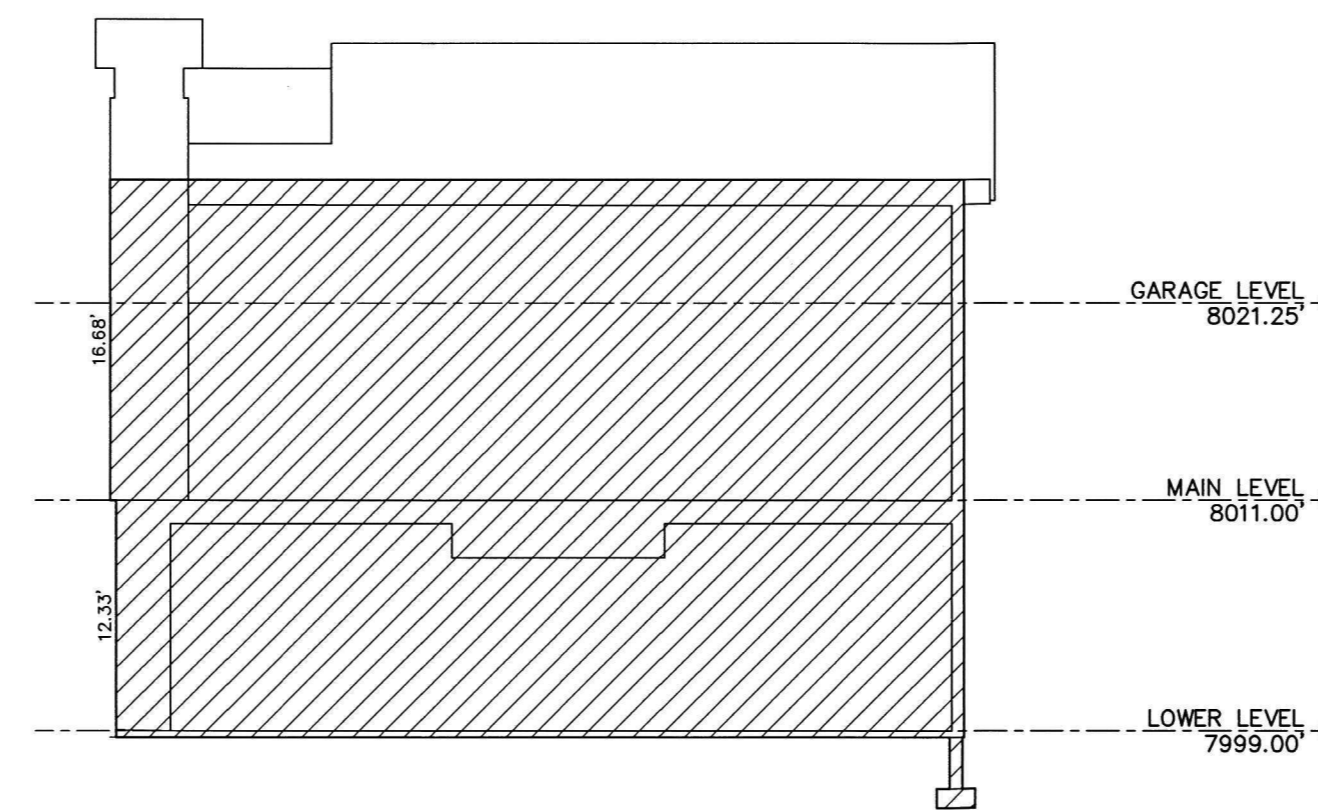
UPPER LEVEL
SCALE: 1" = 10'



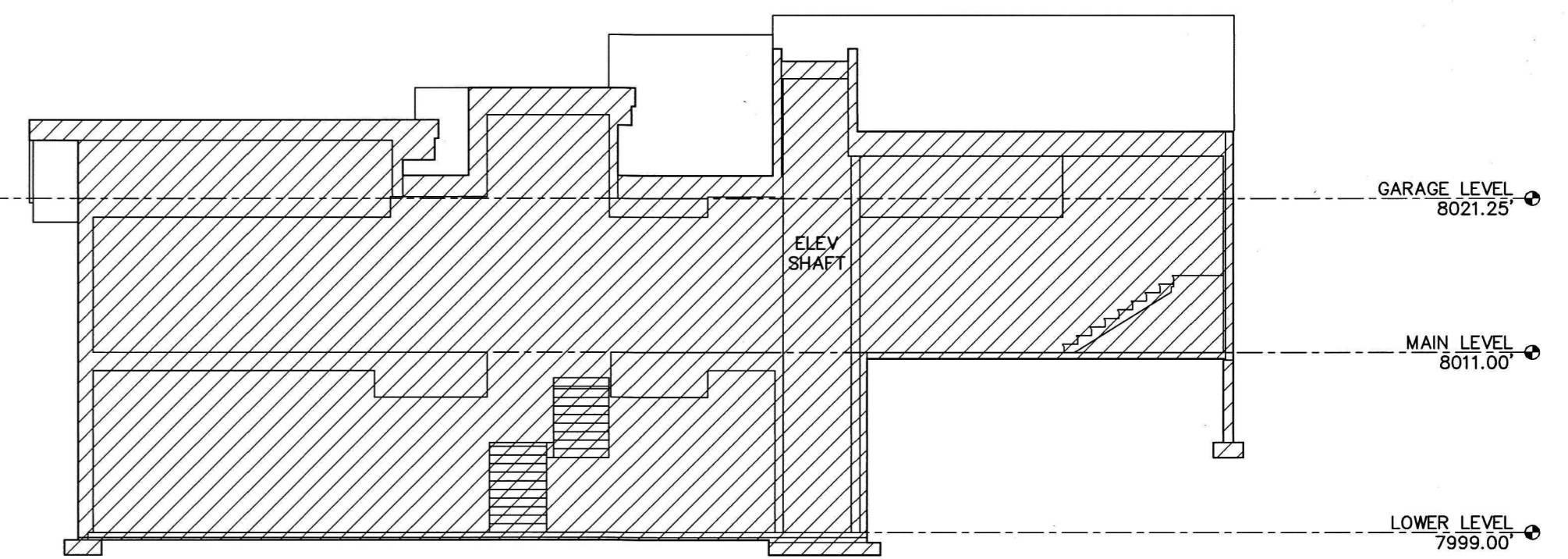
SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'

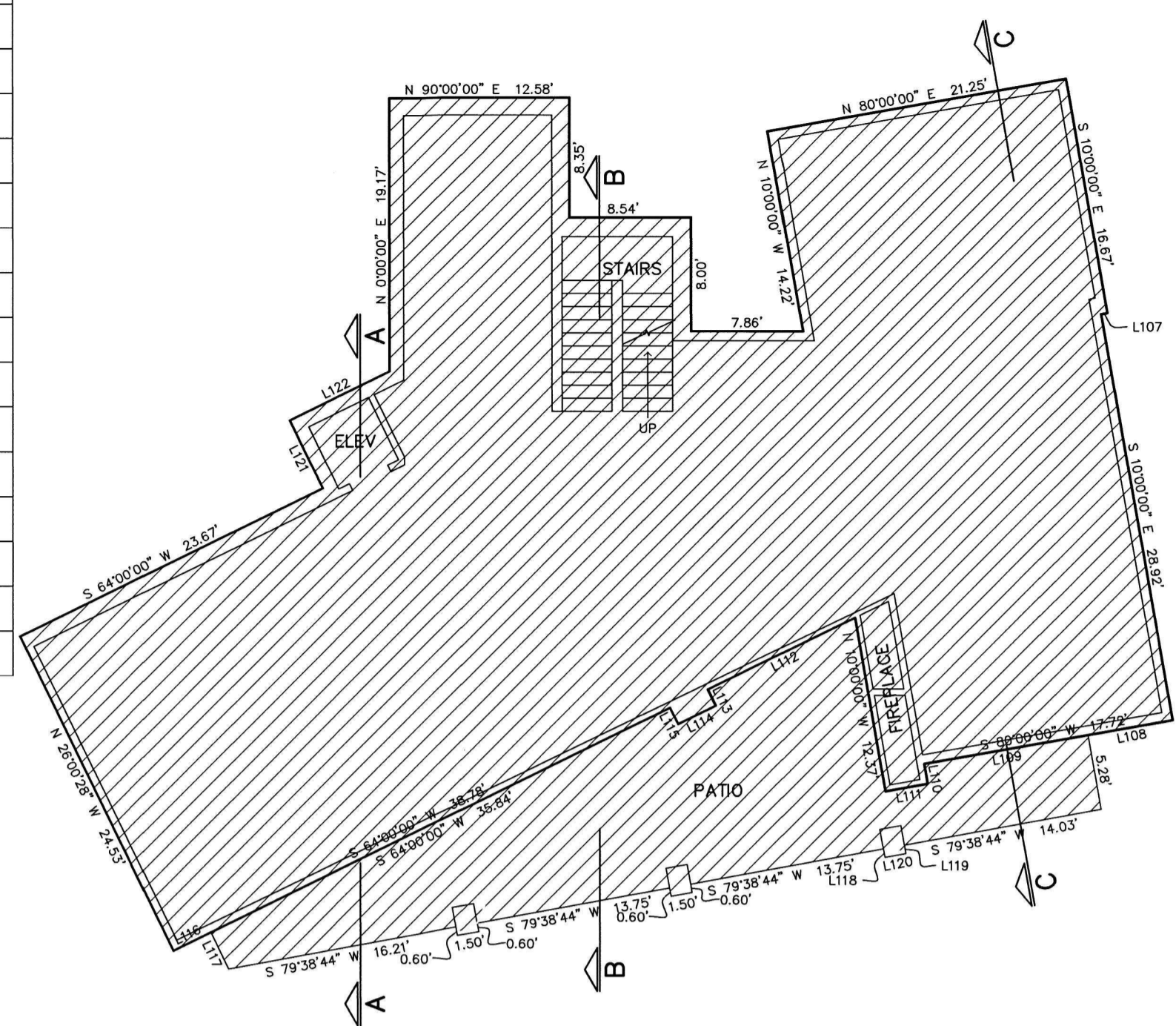


SECTION D-D
SCALE: 1" = 10'

UNIT A
MOONSHADOW CONDOMINIUMS
FIRST AMENDED AND RESTATED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

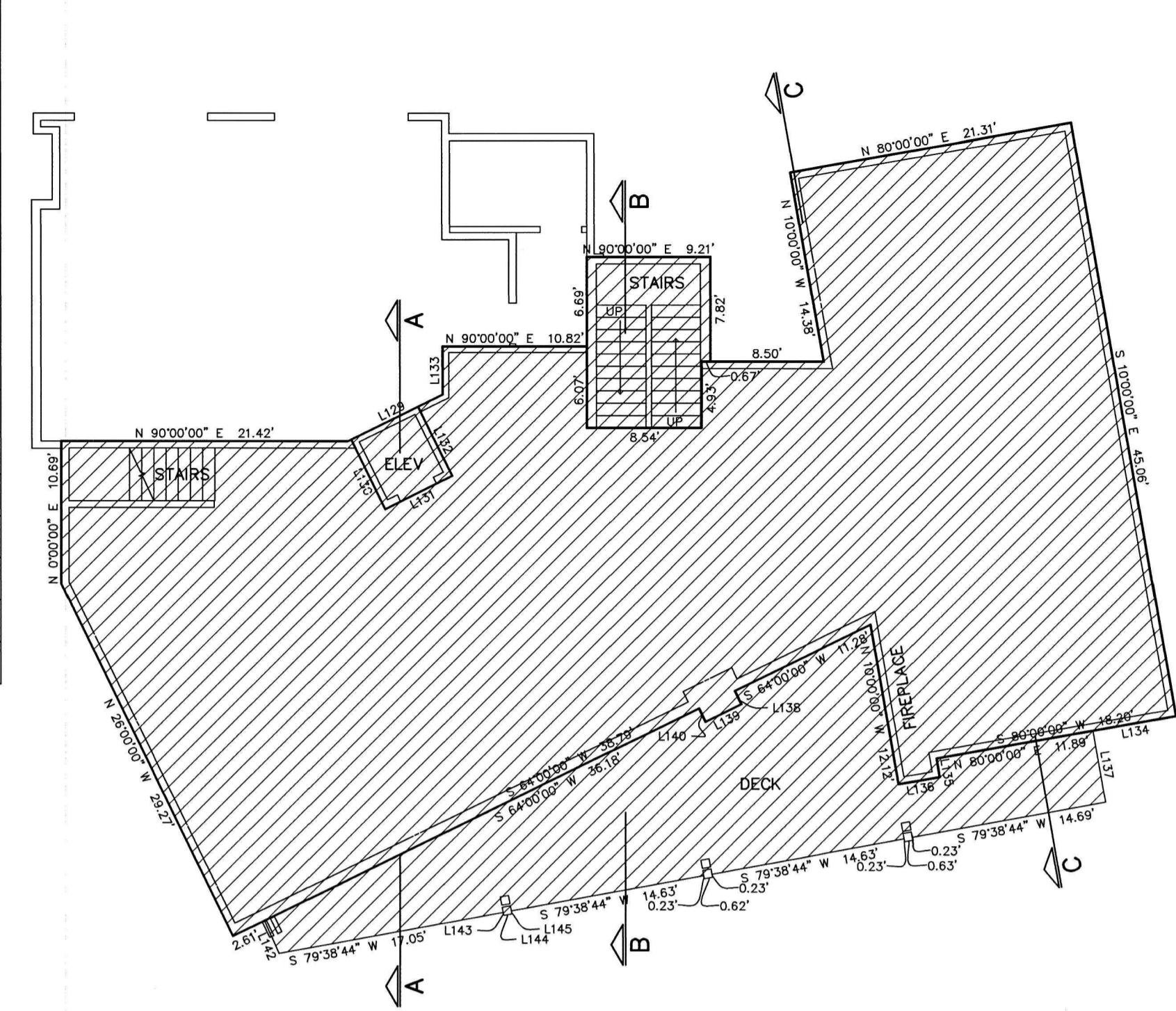
LINE	DIRECTION	LENGTH
L107	S 80°00'00" W	0.46'
L108	S 80°00'00" W	6.05'
L109	S 80°00'00" W	11.67'
L110	S 10°00'00" E	1.42'
L111	S 80°00'00" W	3.01'
L112	S 84°00'00" W	11.47'
L113	S 26°00'00" E	1.28'
L114	S 64°00'00" W	2.94'
L115	N 26°00'00" W	1.28'
L116	S 64°00'00" W	2.94'
L117	N 26°00'00" W	2.86'
L118	S 10°21'17" E	0.60'
L119	S 10°21'17" E	0.60'
L120	S 79°38'44" W	1.50'
L121	N 26°00'00" W	5.29'
L122	N 64°00'00" E	7.83'



LOWER LEVEL
SCALE: 1" = 10'

COMMON AREA OWNERSHIP
PRIVATE OWNERSHIP

LINE	DIRECTION	LENGTH
L129	N 64°00'00" E	7.97'
L130	N 26°00'00" W	5.80'
L131	S 64°00'00" W	5.55'
L132	S 26°00'00" E	5.73'
L133	N 0°00'00" E	3.61'
L134	N 80°00'00" E	6.31'
L135	S 10°00'00" E	1.42'
L136	S 80°00'00" W	3.11'
L137	S 10°00'00" E	5.41'
L138	S 26°00'00" E	1.10'
L139	S 64°00'00" W	3.03'
L140	N 26°00'00" W	1.10'
L141	N 64°00'00" E	2.61'
L142	N 26°00'00" W	2.73'
L143	N 10°21'17" W	0.23'
L144	S 79°38'43" W	0.63'
L145	S 10°21'17" E	0.23'



MAIN LEVEL
SCALE: 1" = 10'

MAXIMUM GROSS FLOOR AREA (MGFA)

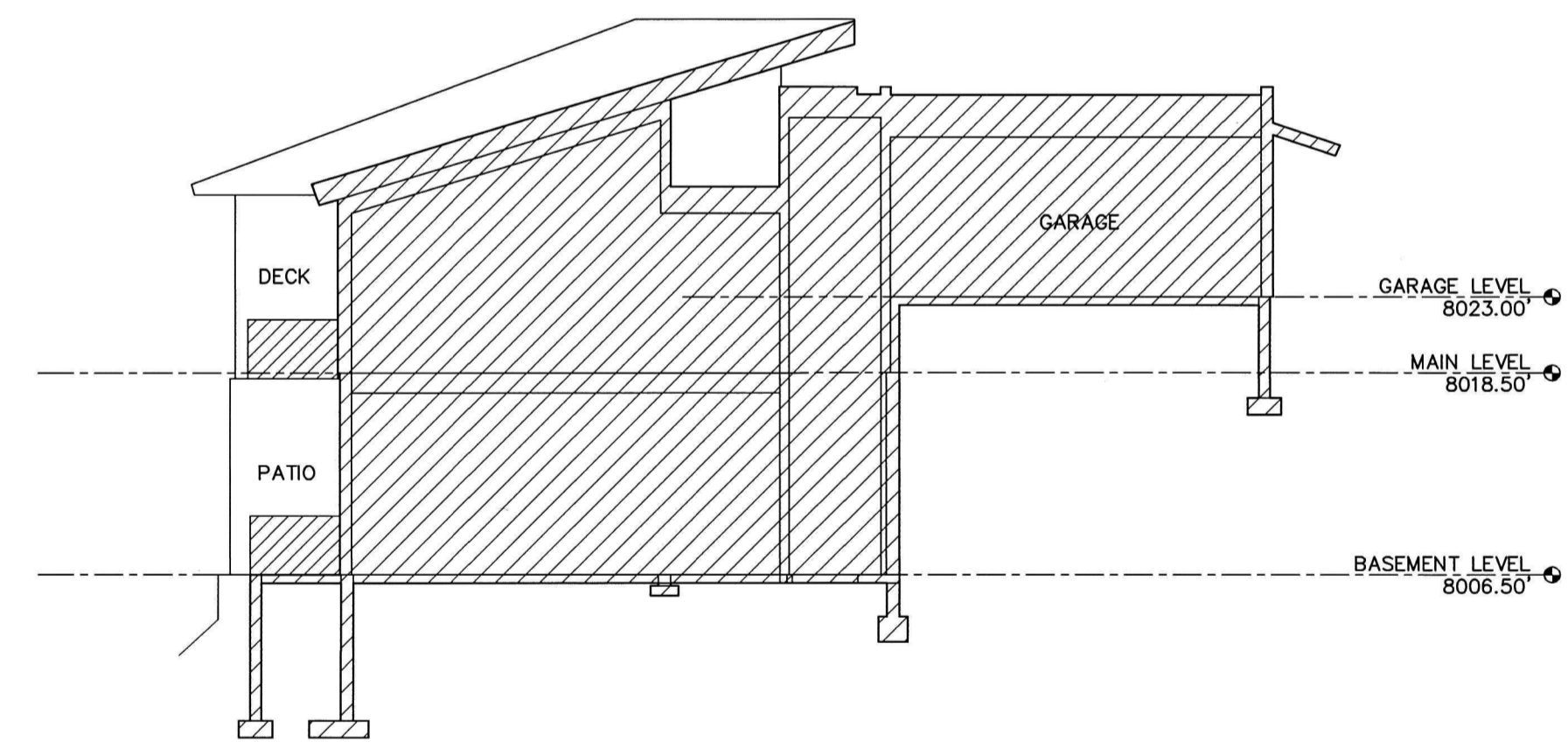
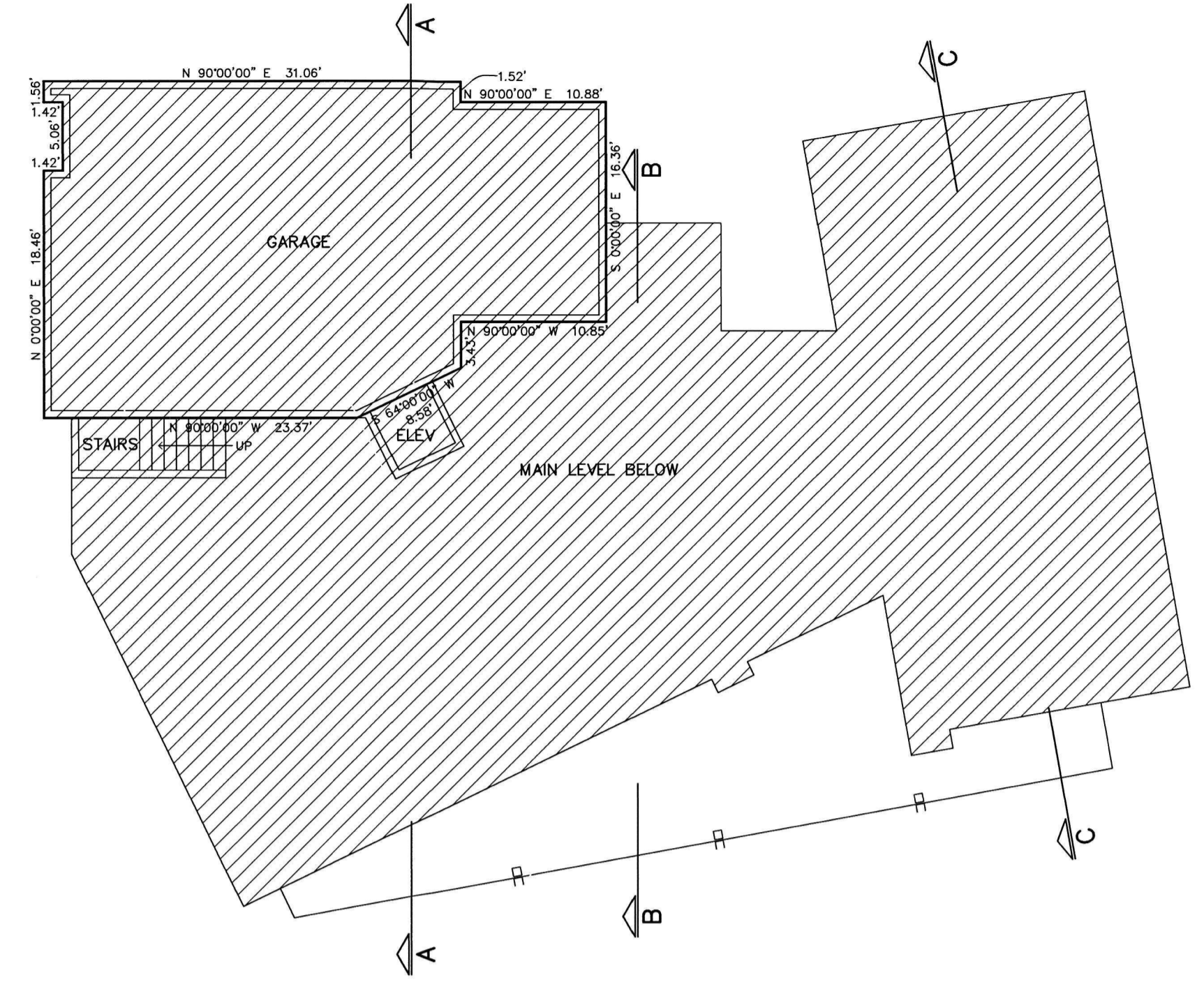
LEVEL	AREA (SQ FT)
LOWER	2,711
MAIN	2,589
GARAGE	336
TOTAL	5,636

GARAGE AREA EXCLUDED FROM MGFA = 600 SQ FT

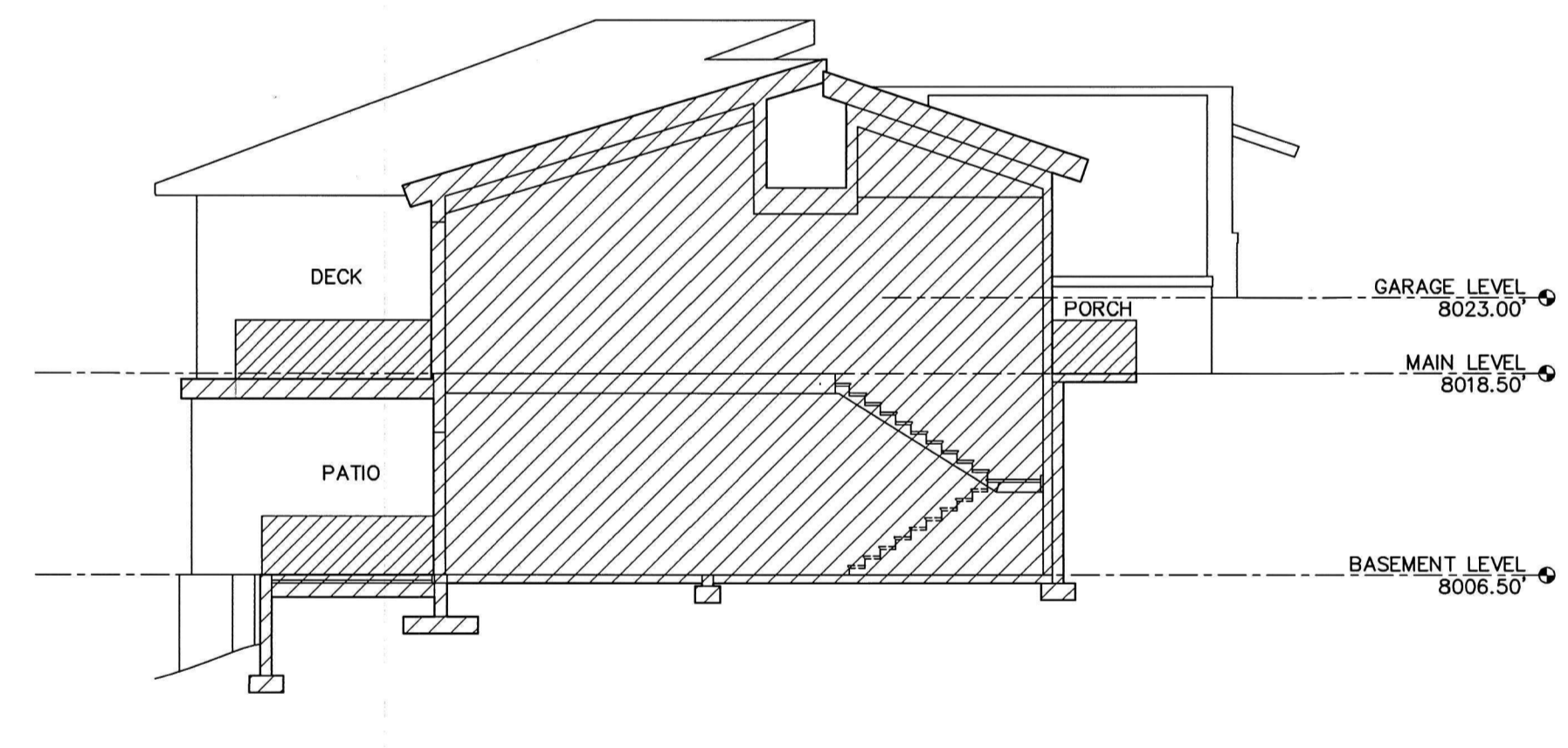
UNIT AREA TABLE

LEVEL	AREA (SQ FT)
LOWER	2,711
MAIN	2,589
TOTAL	5,300
GARAGE	936
PATIO	533
DECK	531

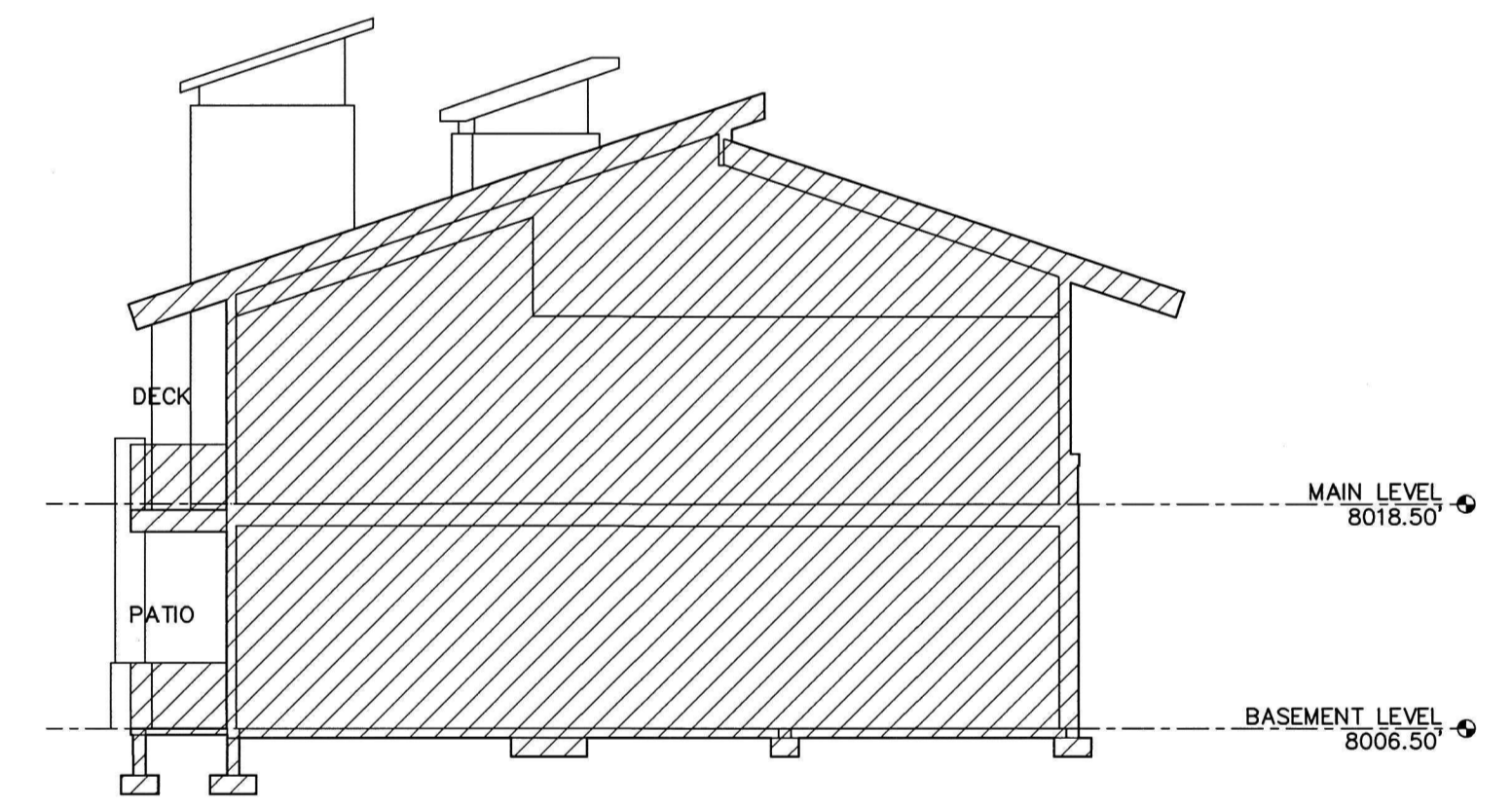
UPPER LEVEL
SCALE: 1" = 10'



SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'



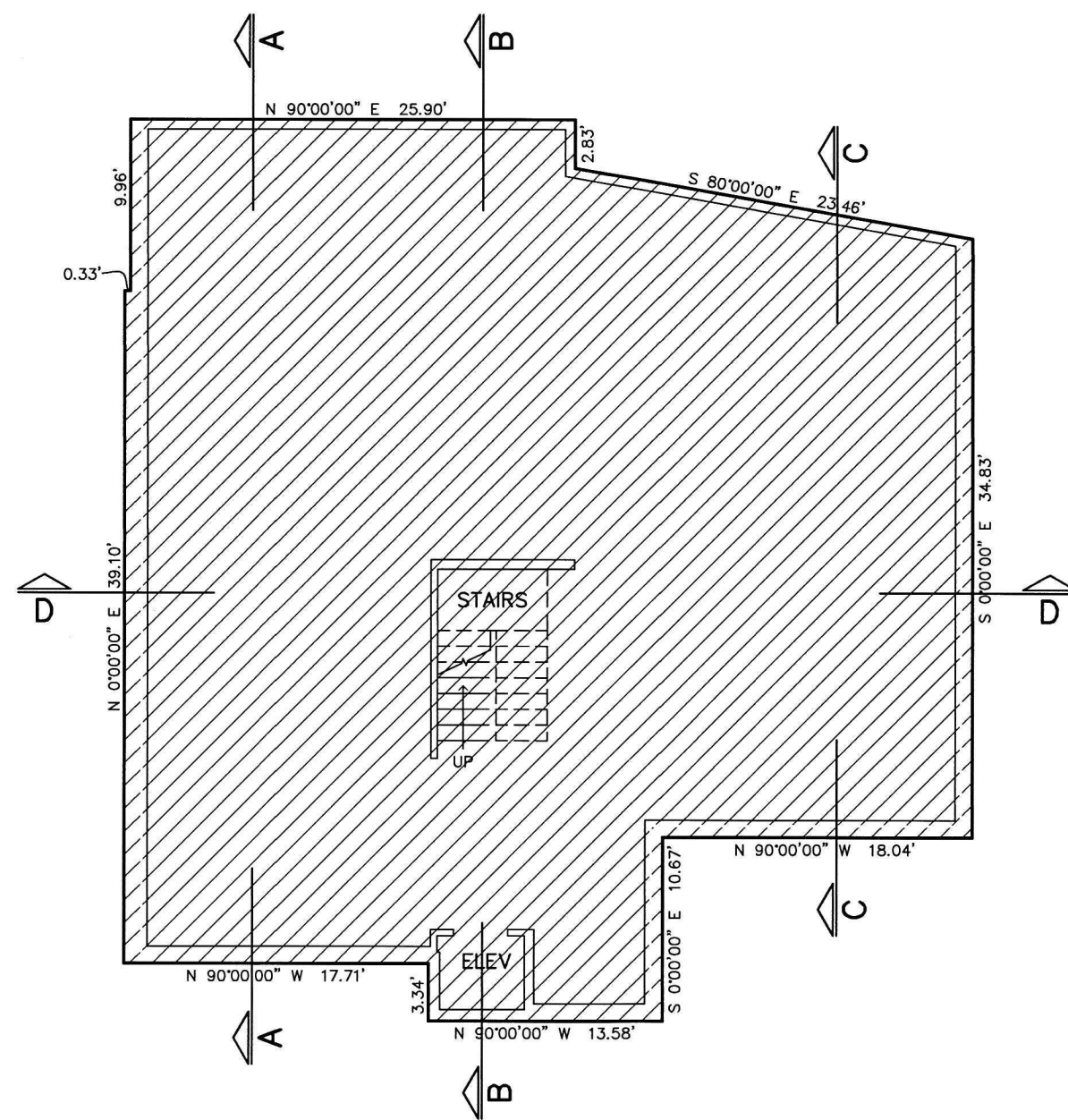
SECTION C-C
SCALE: 1" = 10'

UNIT B
MOONSHADOW CONDOMINIUMS
FIRST AMENDED AND RESTATED

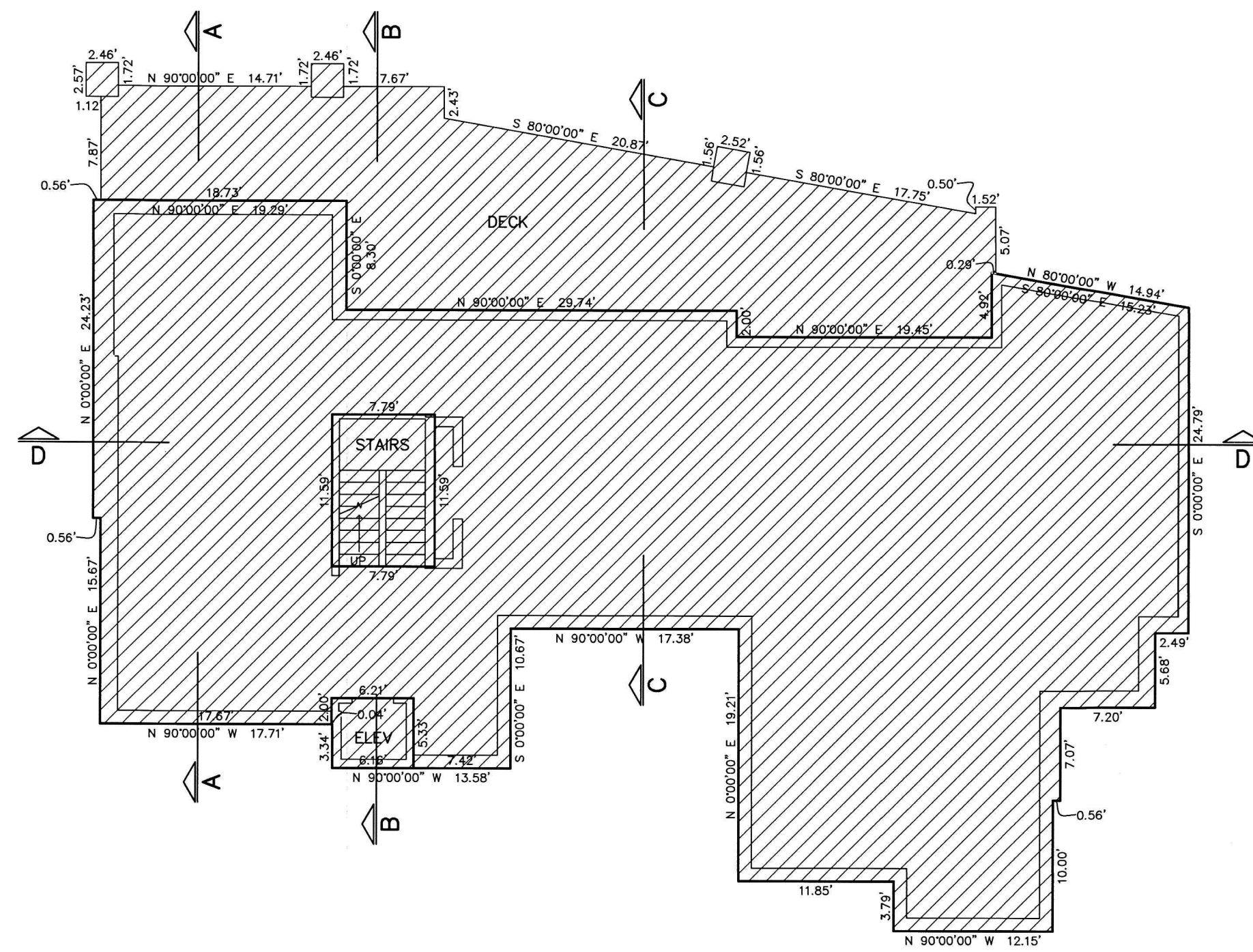
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

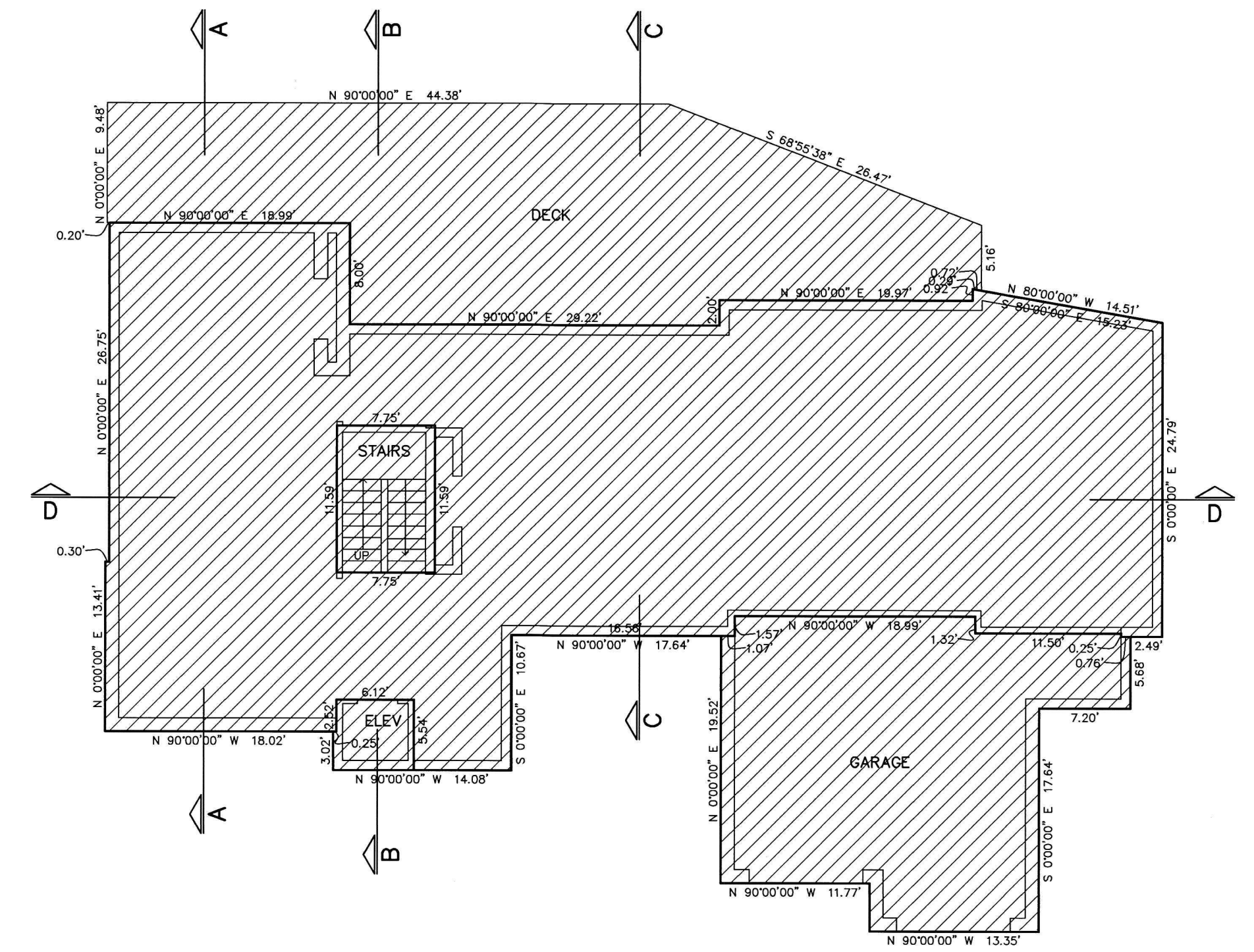
JOB NO.: 13-9-21 FILE: X:\Empire\dwg\sr\plat2023\Moonshadow\130921amd.dwg
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT TH **ENTRY NO. 01223761**
P144 PAGE 3/1
08/13/2024 04:13:56 PM B: 2828 P: 1521
RHDOR FBRIC16, SUMMIT COUNTY RECORDER
FEE: 416.00 BY SNOU COUNTRY LODGING LLC
DATE _____ TIME _____ ENTRY NO. _____



BASEMENT
SCALE: 1" = 10'



LOWER LEVEL
SCALE: 1" = 10'



MAIN LEVEL
SCALE: 1" = 10'

- COMMON AREA OWNERSHIP
- PRIVATE OWNERSHIP

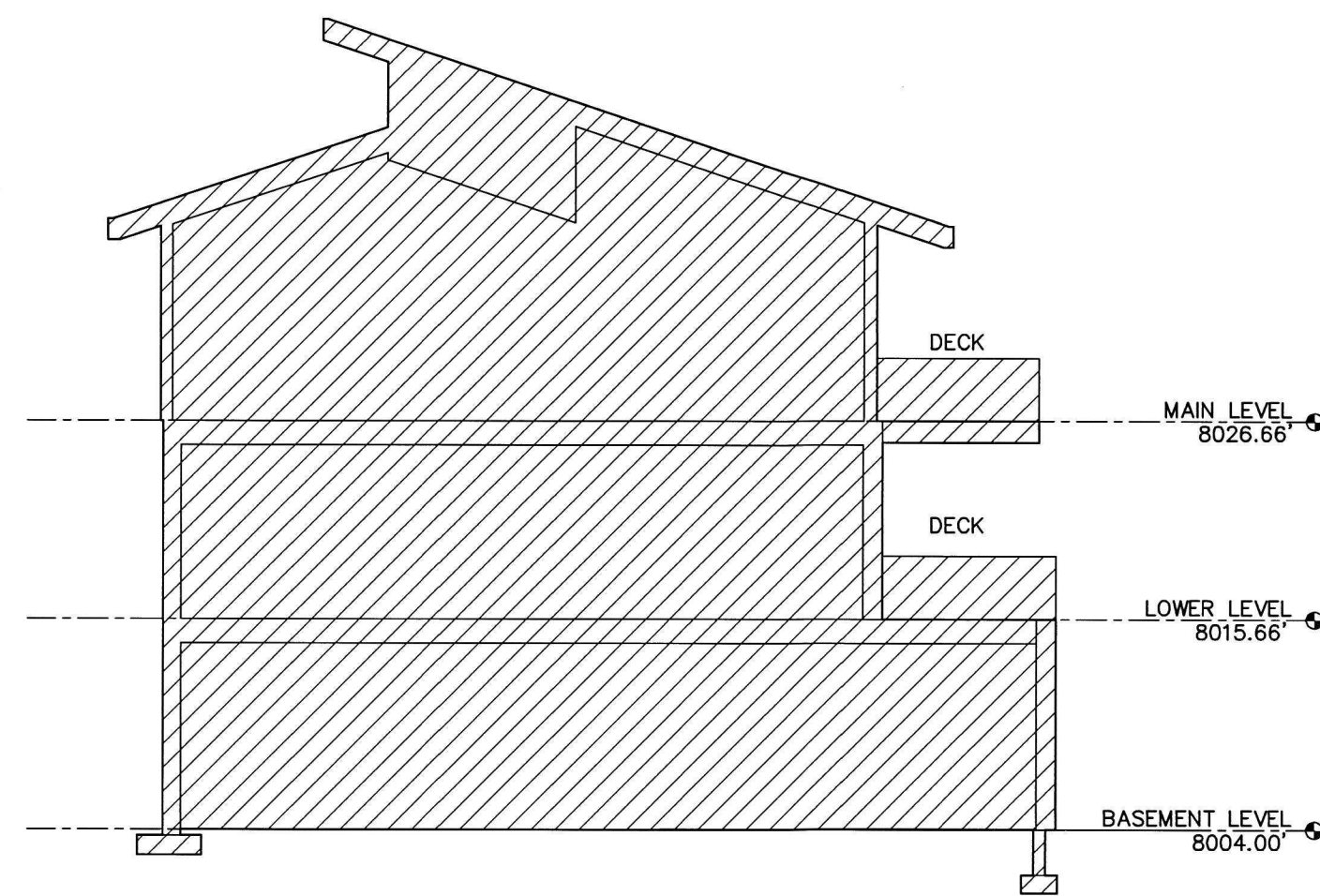
MAXIMUM GROSS FLOOR AREA (MGFA)

LEVEL	AREA (SQ FT)
BASEMENT	2,218
LOWER	2,875
MAIN	2,387
GARAGE	13
TOTAL	7,493

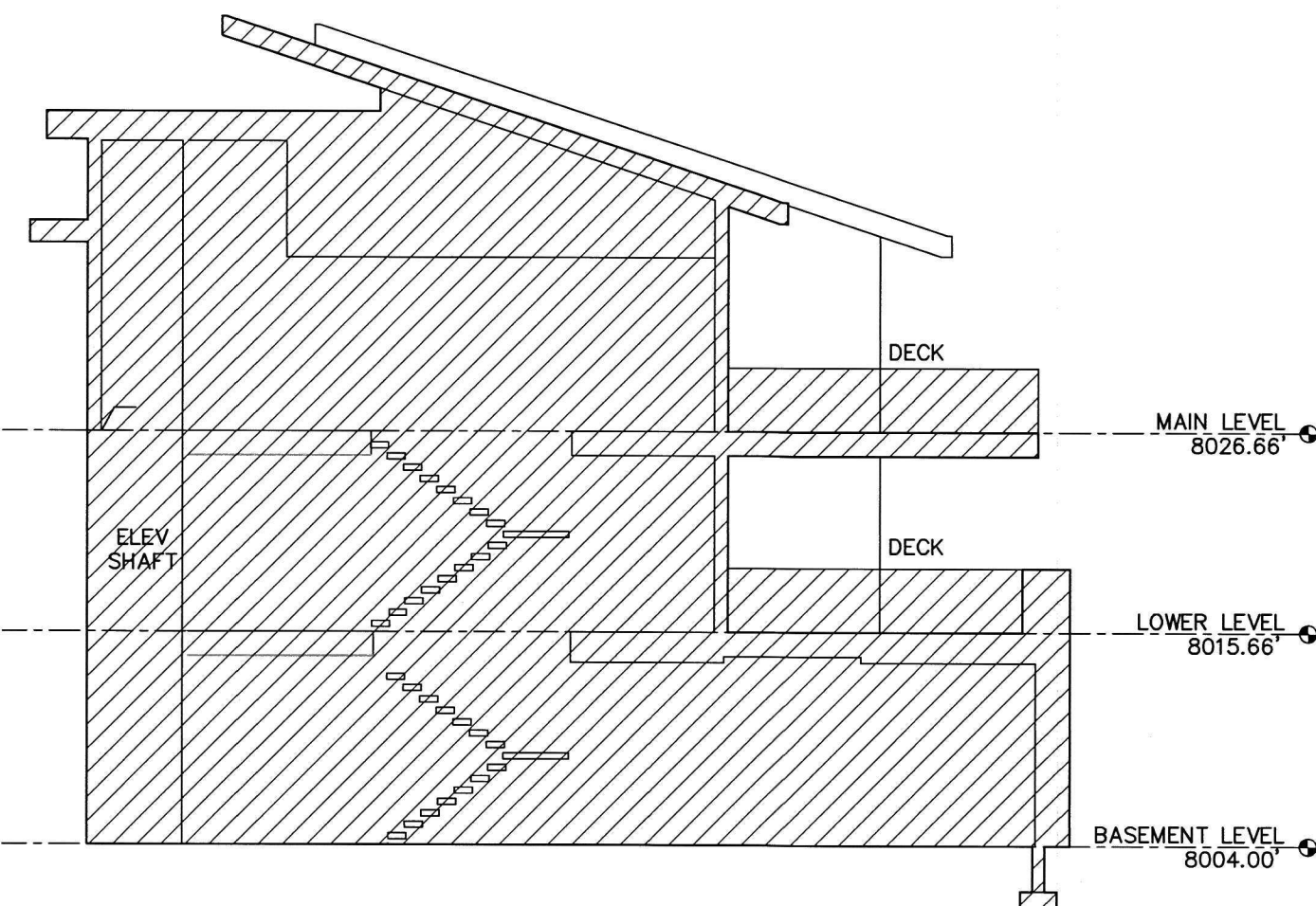
GARAGE AREA EXCLUDED FROM MGFA = 600 SQ FT

UNIT AREA TABLE

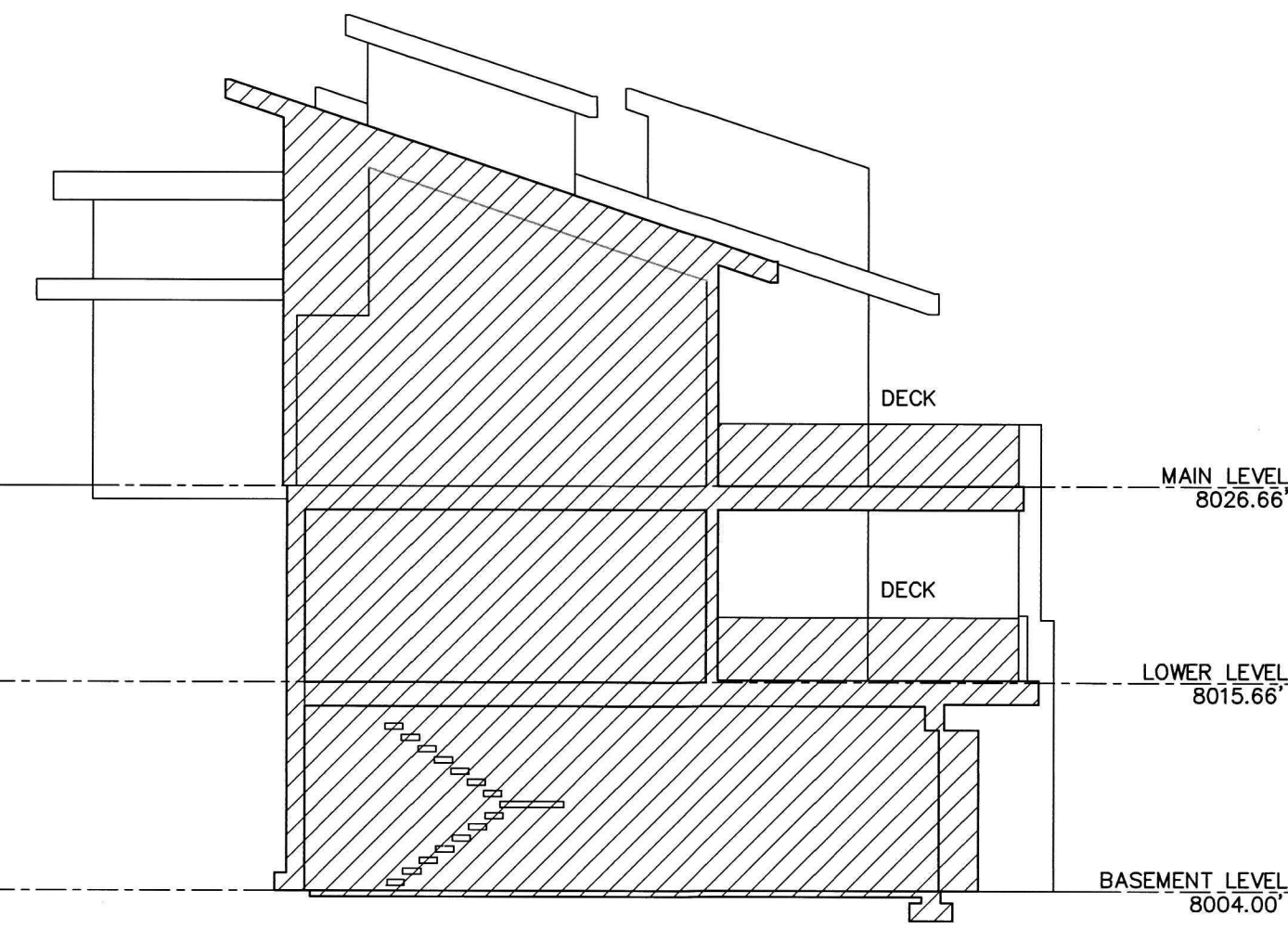
LEVEL	AREA (SQ FT)
BASEMENT	2,218
LOWER	2,875
MAIN	2,387
TOTAL	7,480
GARAGE	613
LOWER DECK	800
MAIN DECK	894



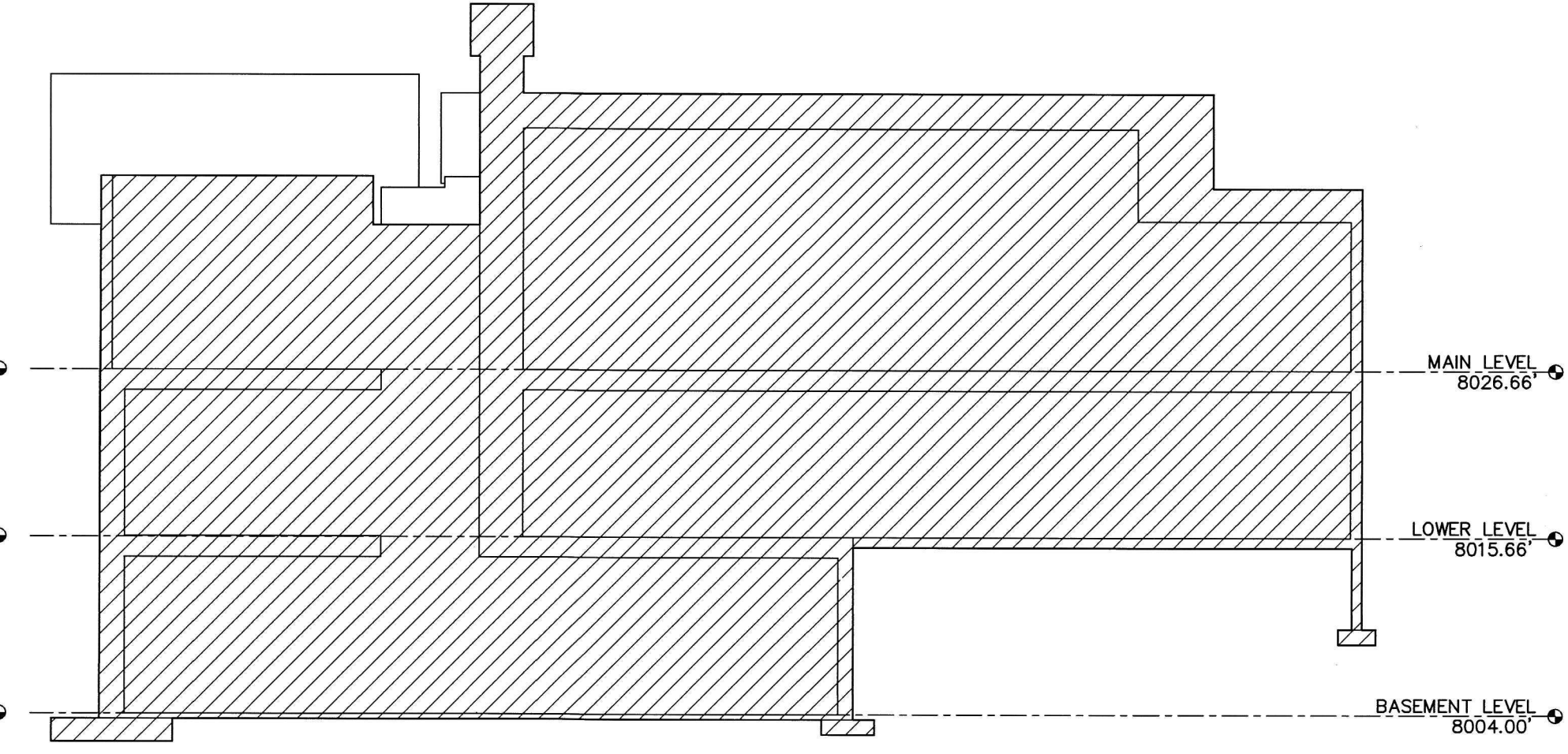
SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'



SECTION D-D
SCALE: 1" = 10'

UNIT C
MOONSHADOW CONDOMINIUMS
FIRST AMENDED AND RESTATED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

JOB NO.: 13-9-21 FILE: X:\Empire\dwg\sr\plat2023\Moonshadow\130921amd.dwg

RECORDED

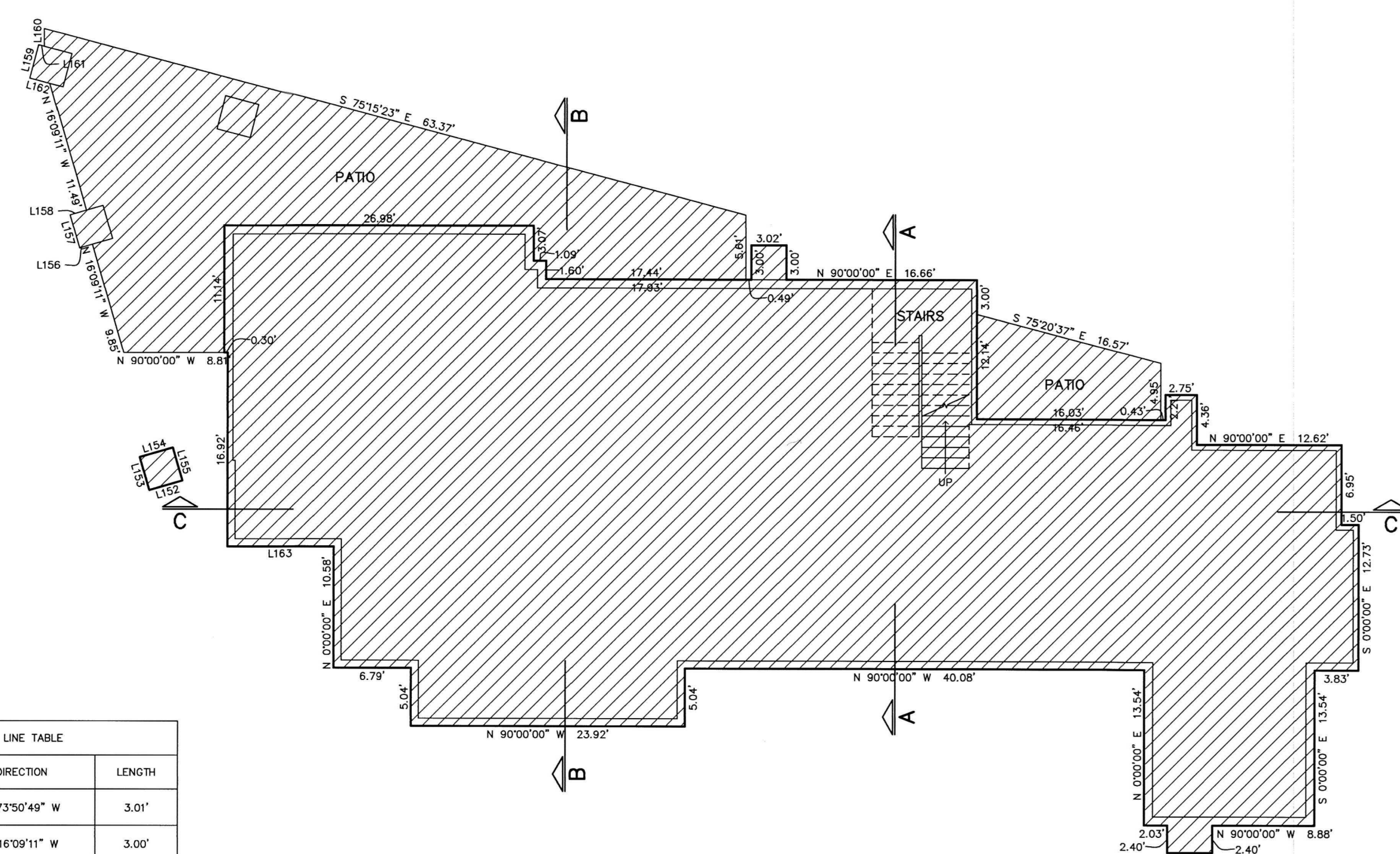
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE **ENTRY NO. 01223761**

08/13/2024 04:13:56 PM B: 2828 P: 1521

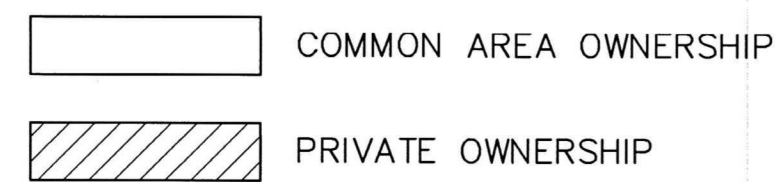
DATE

LINE	DIRECTION	LENGTH
L152	S 73°50'49" W	3.01'
L153	N 16°09'11" W	3.00'
L154	N 73°50'49" E	3.01'
L155	S 16°09'11" E	3.00'
L156	S 73°50'49" W	1.17'
L157	N 16°09'11" W	3.00'
L158	N 73°50'49" E	1.50'
L159	N 14°44'37" E	3.00'
L160	N 0°00'00" E	1.53'
L161	S 75°15'23" E	0.52'
L162	N 75°15'23" W	1.84'
L163	N 90°00'00" W	9.21'



LOWER LEVEL

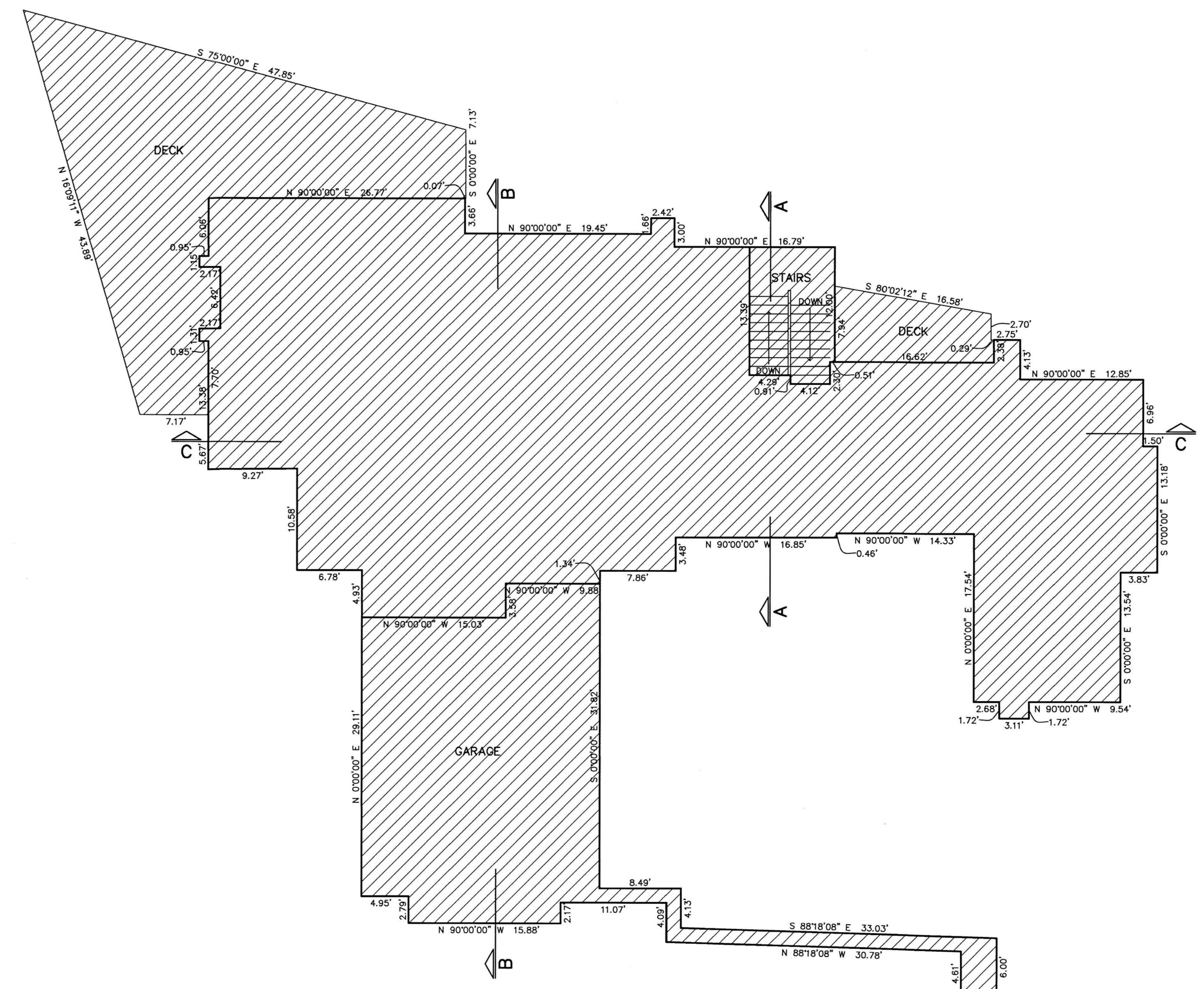
SCALE: 1" = 10'



MAXIMUM GROSS FLOOR AREA (MGFA)

LEVEL	AREA (SQ FT)
LOWER	3,286
MAIN	3,049
GARAGE	209
TOTAL	6,544

GARAGE AREA EXCLUDED FROM MGFA = 600 SQ FT

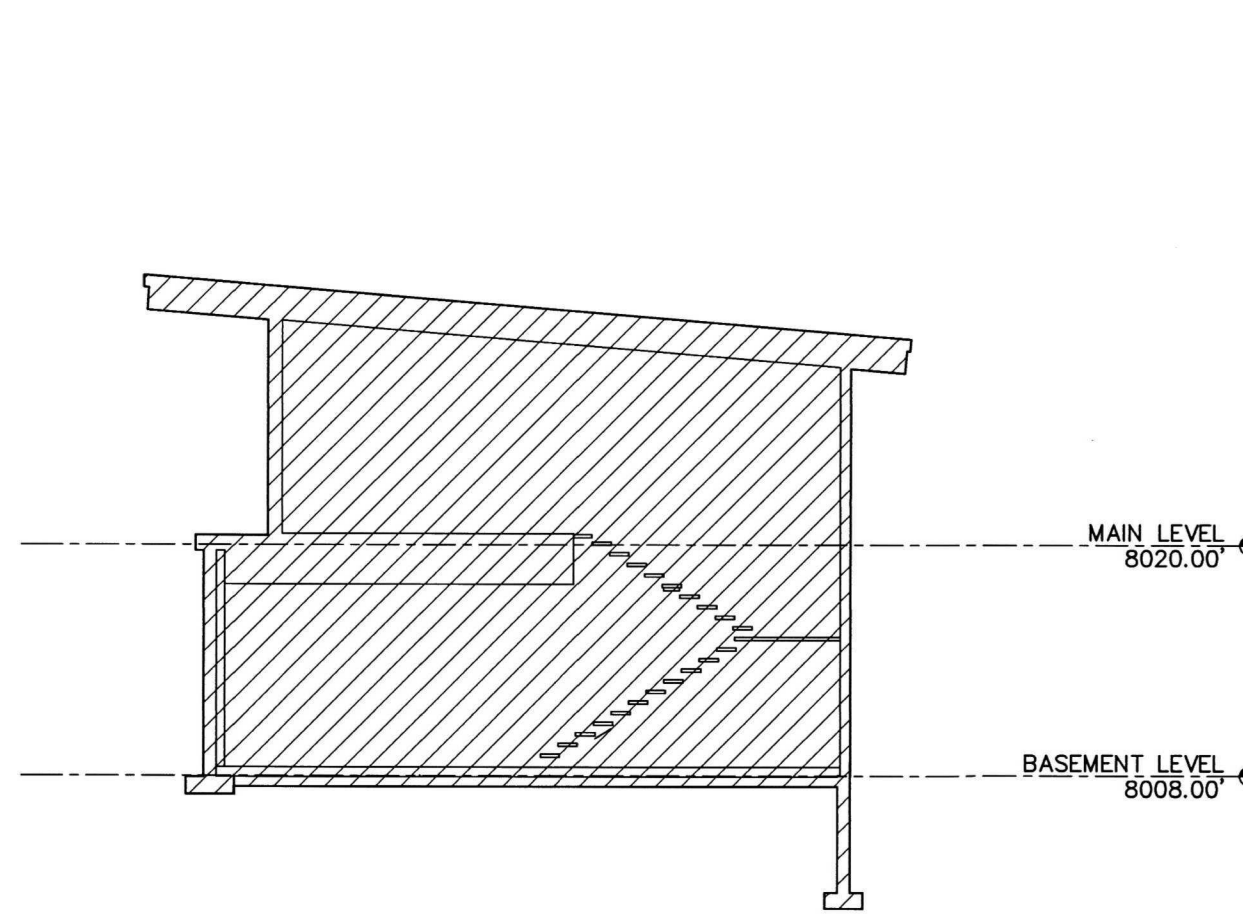


MAIN LEVEL

SCALE: 1" = 10'

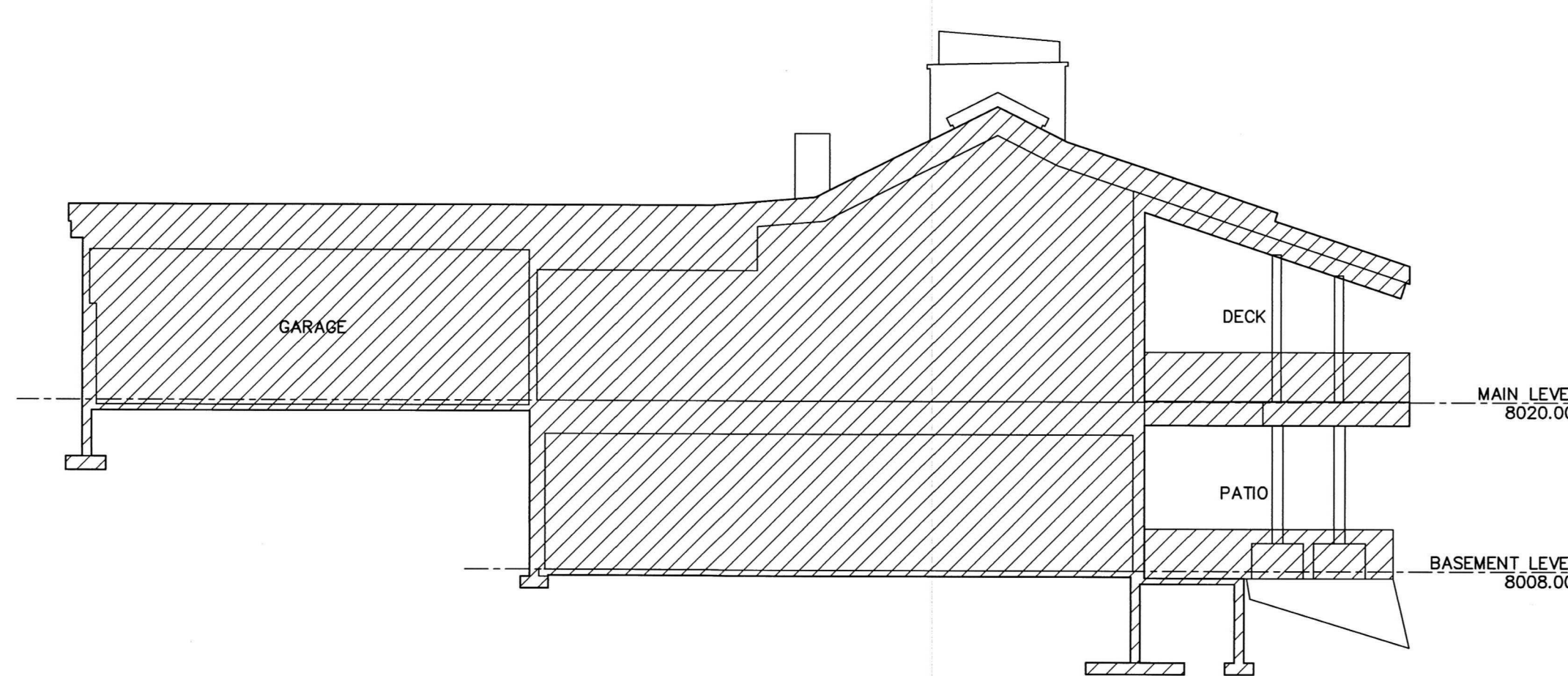
UNIT AREA TABLE

LEVEL	AREA (SQ FT)
LOWER	3,286
MAIN	3,049
TOTAL	6,335
GARAGE	809
PATIOS	845
DECKS	910



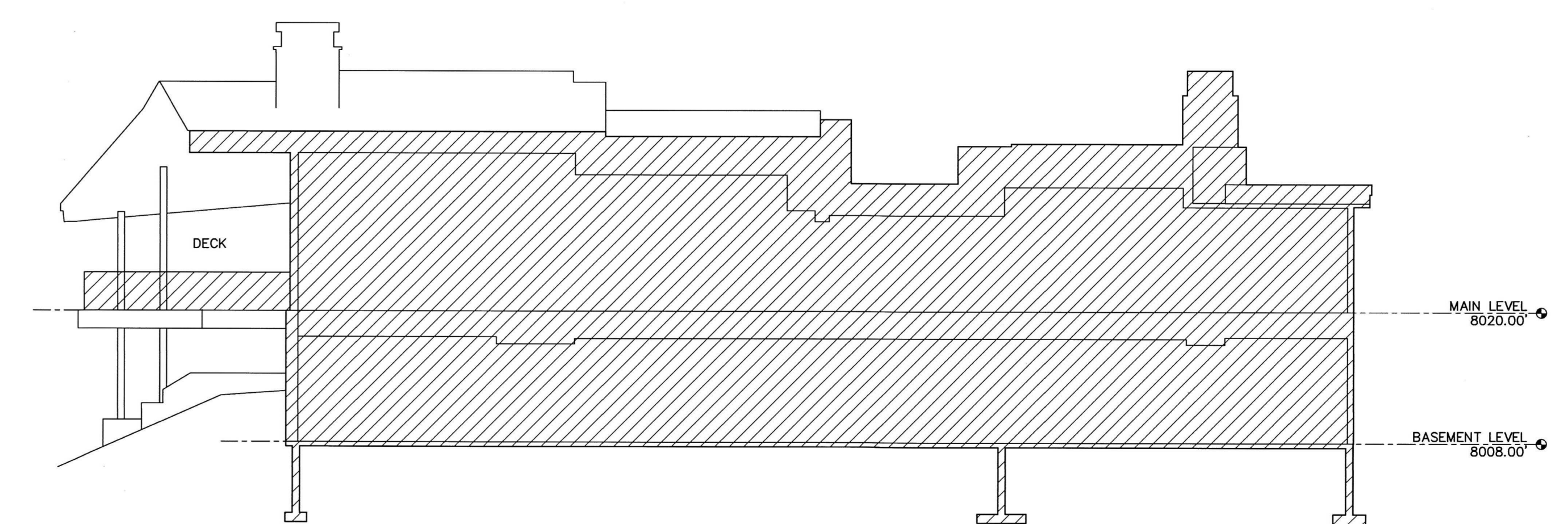
SECTION A-A

SCALE: 1" = 10'



SECTION B-B

SCALE: 1" = 10'



SECTION C-C

SCALE: 1" = 10'

UNIT D

MOONSHADOW CONDOMINIUMS

FIRST AMENDED AND RESTATED

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



JOB NO.: 13-9-21 FILE: X:\Empire\dwg\srvt\plat2023\Moonshadow\130921amd.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE RE **ENTRY NO. 01223761**

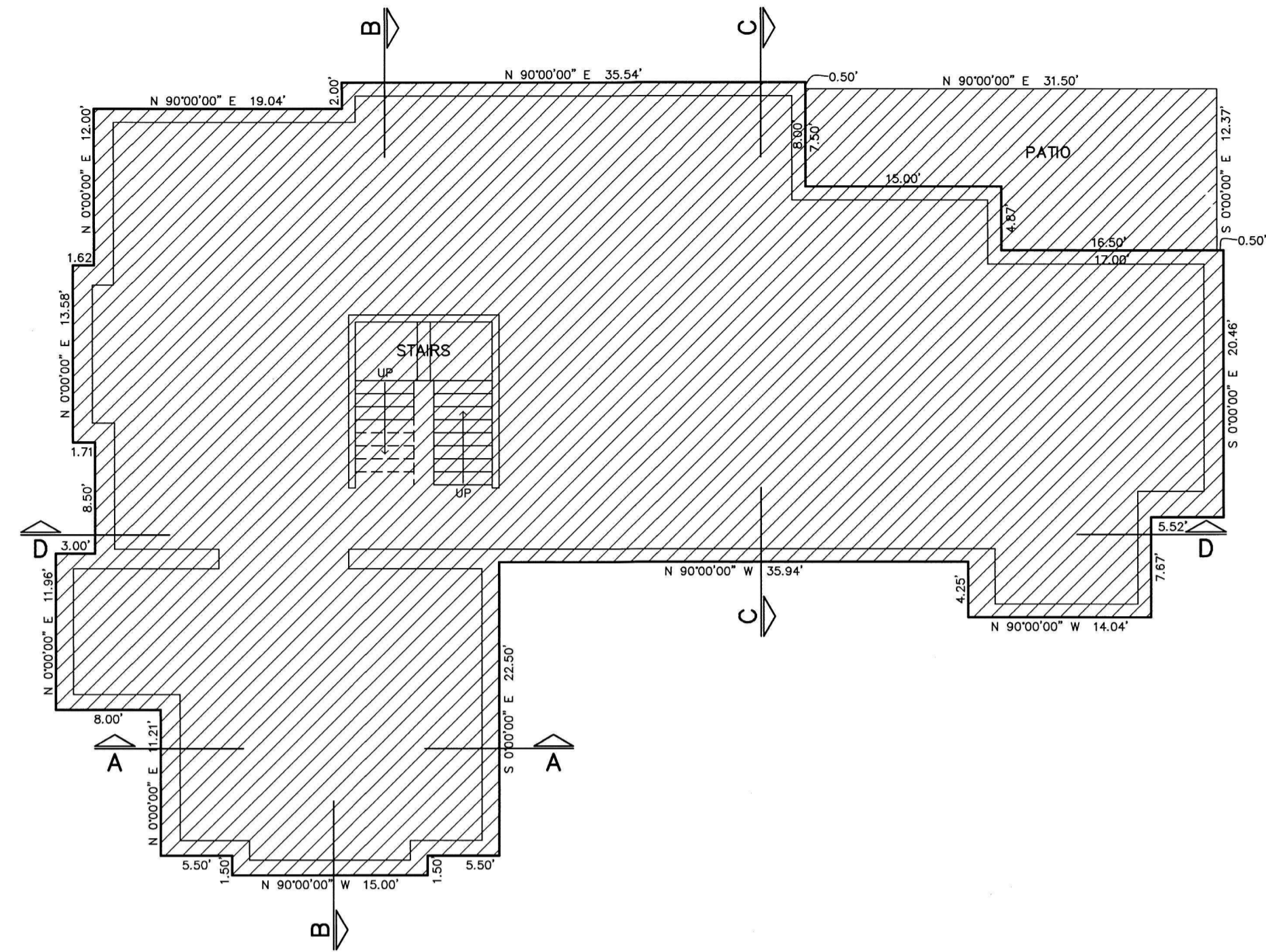
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FILED PRICE 1/1

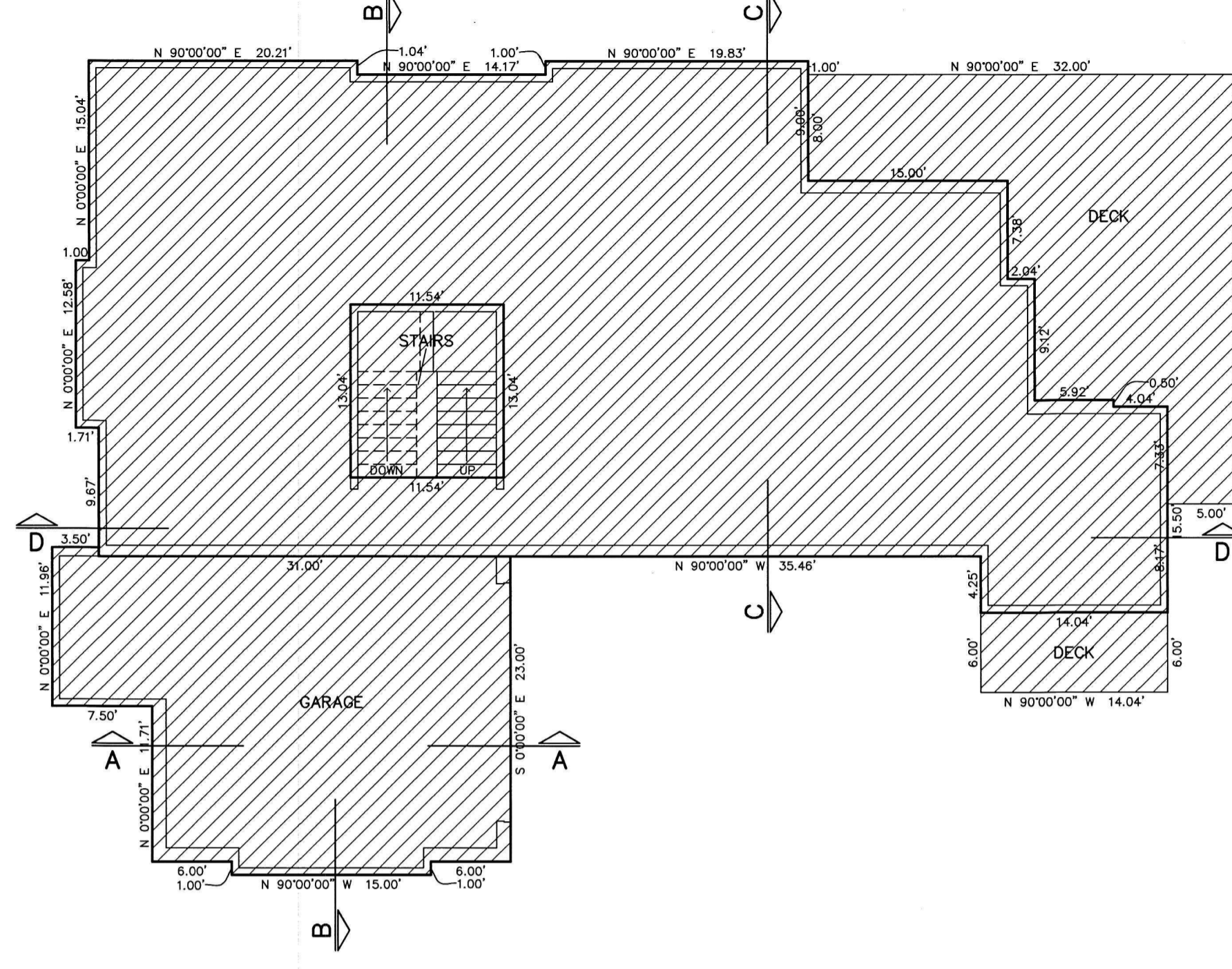
RHODOR FRERICHS | SUMMIT COUNTY RECORDER

FEE: \$10.00 BY SMOU COUNTRY LOGGING LLC

DATE _____



LOWER LEVEL
SCALE: 1" = 10'



MAIN LEVEL
SCALE: 1" = 10'

MAXIMUM GROSS FLOOR AREA (MGFA)

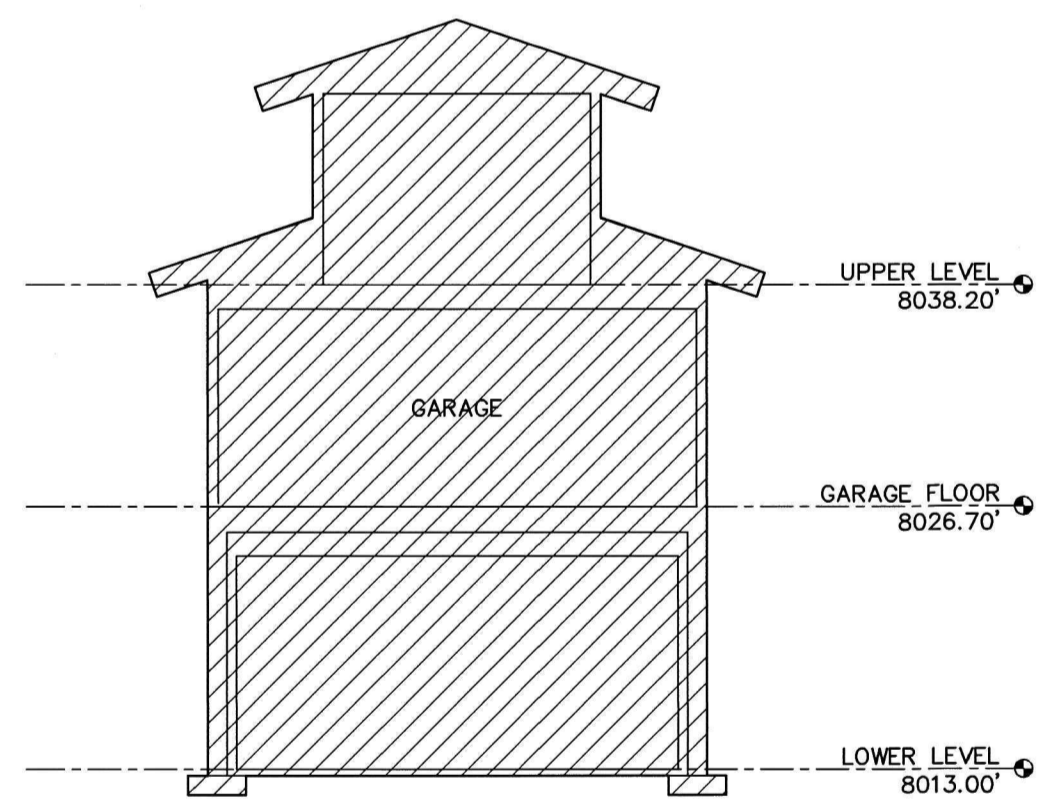
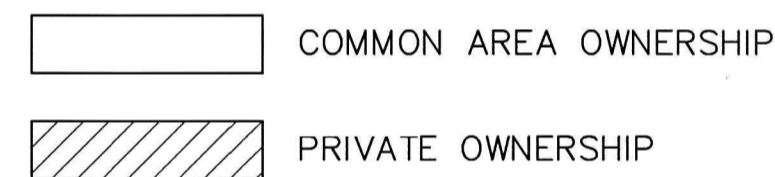
LEVEL	AREA (SQ FT)
LOWER	3,567
MAIN	2,502
UPPER	1,422
GARAGE	123
TOTAL	7,614

GARAGE AREA EXCLUDED FROM MGFA = 600 SQ FT

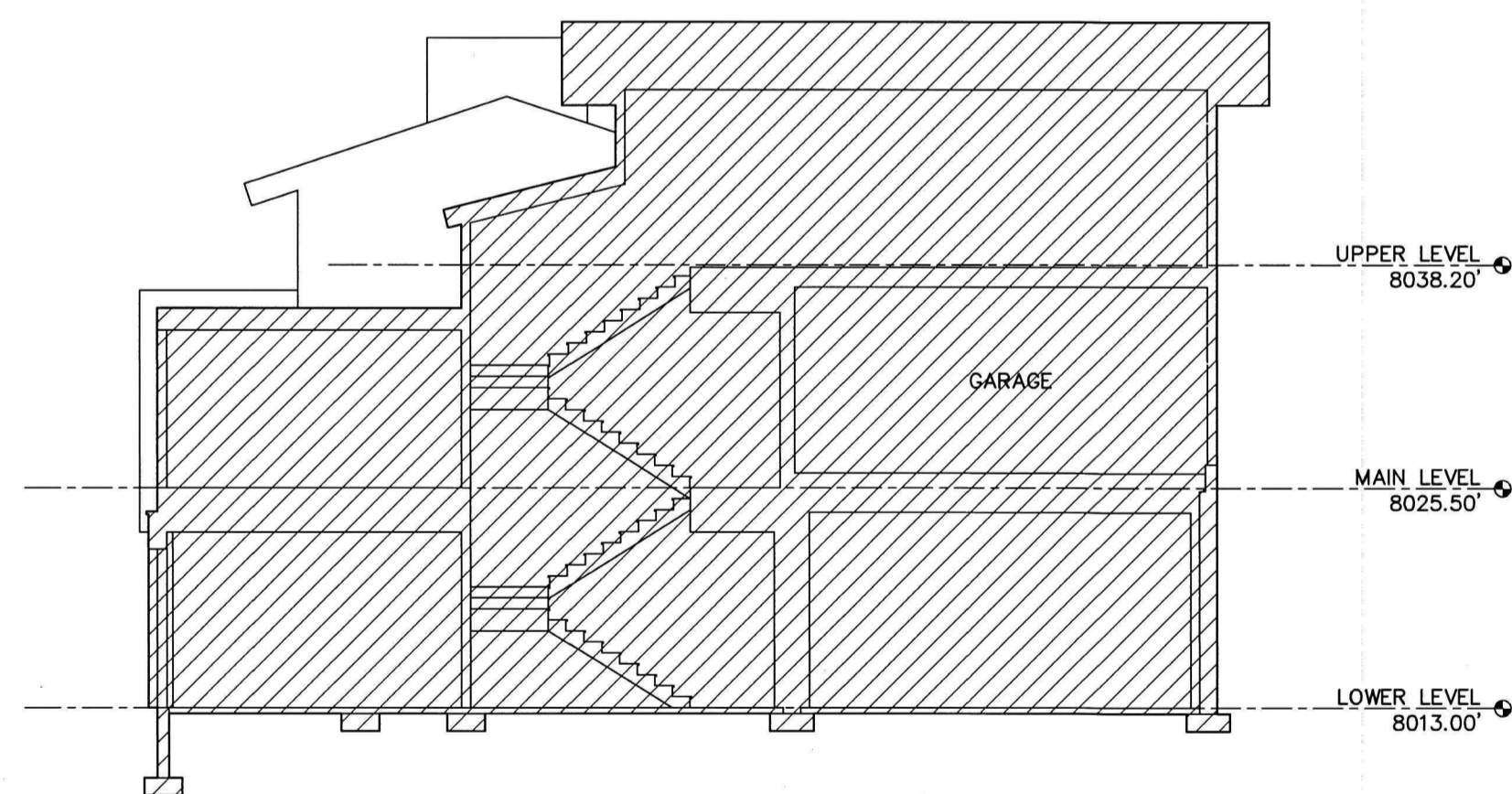
UNIT AREA TABLE

LEVEL	AREA (SQ FT)
LOWER	3,567
MAIN	2,502
UPPER	1,422
TOTAL	7,491
GARAGE	723
PATIO	317
DECKS	643

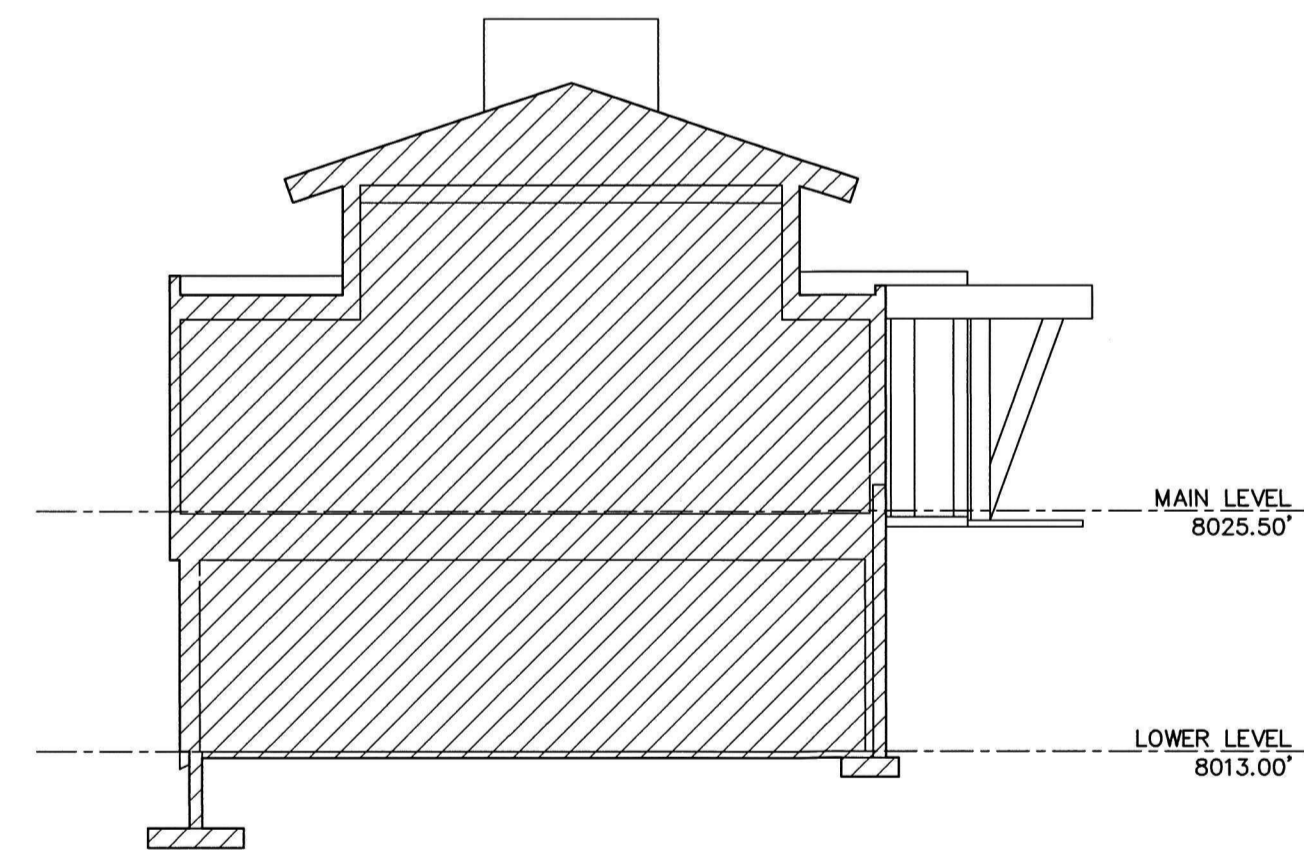
UPPER LEVEL
SCALE: 1" = 10'



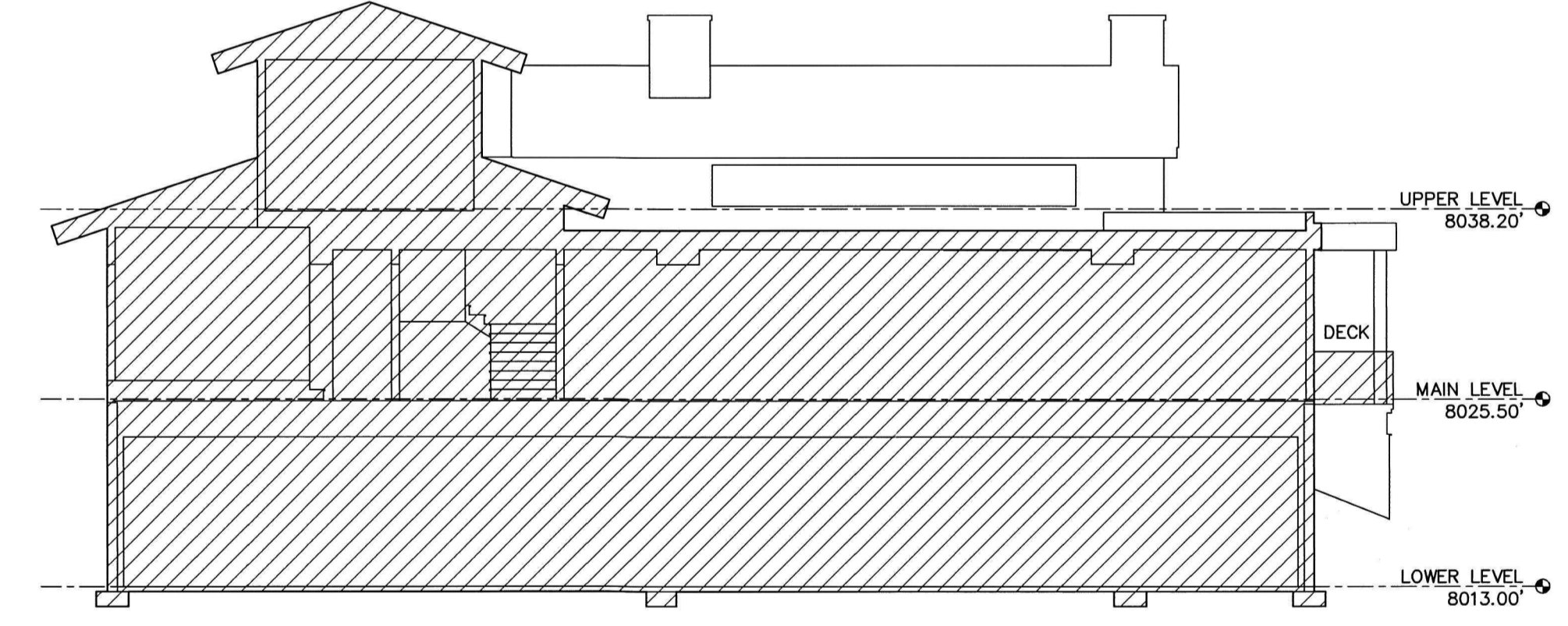
SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'



SECTION D-D
SCALE: 1" = 10'

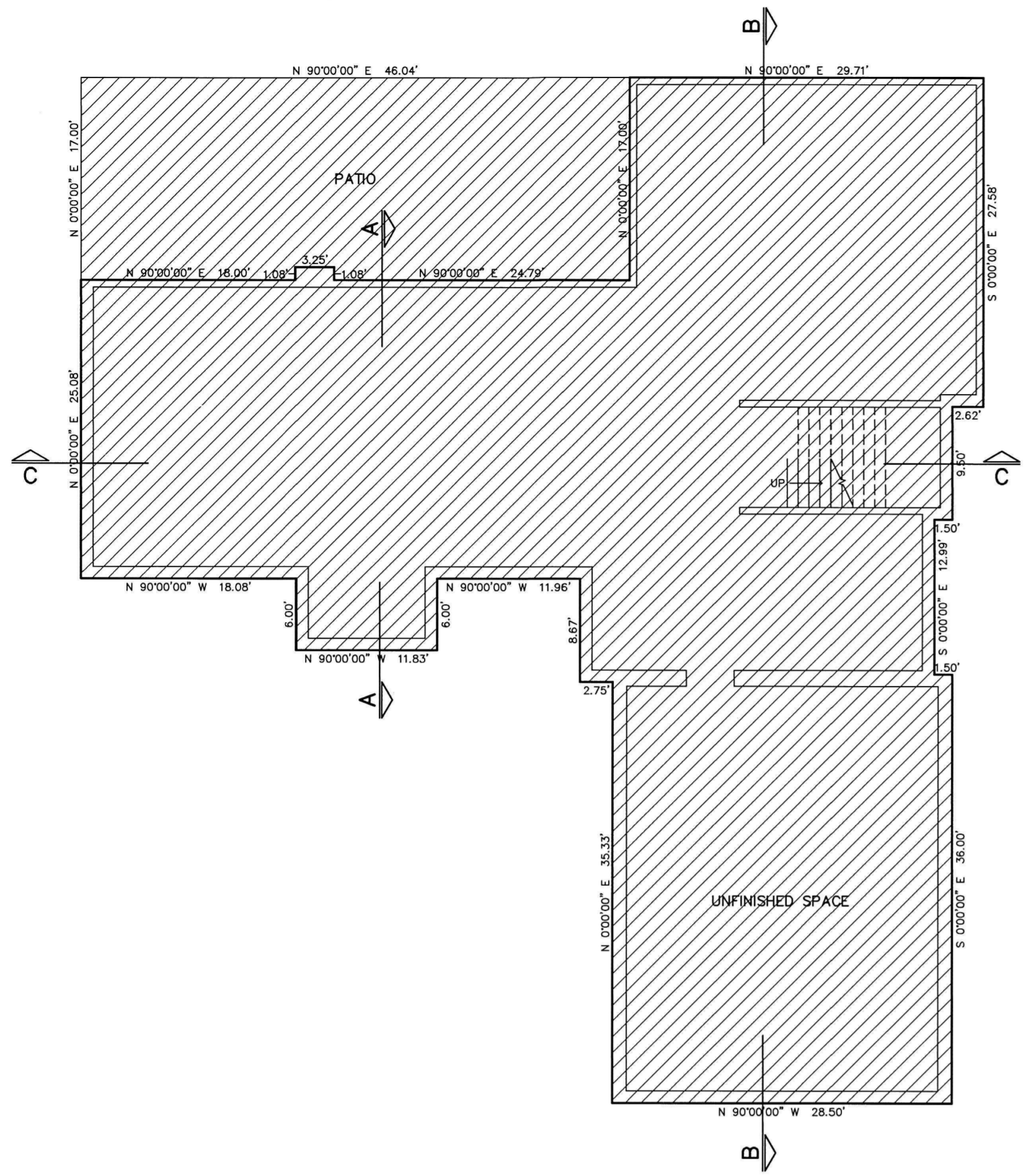
UNIT F

MOONSHADOW CONDOMINIUMS
FIRST AMENDED AND RESTATED

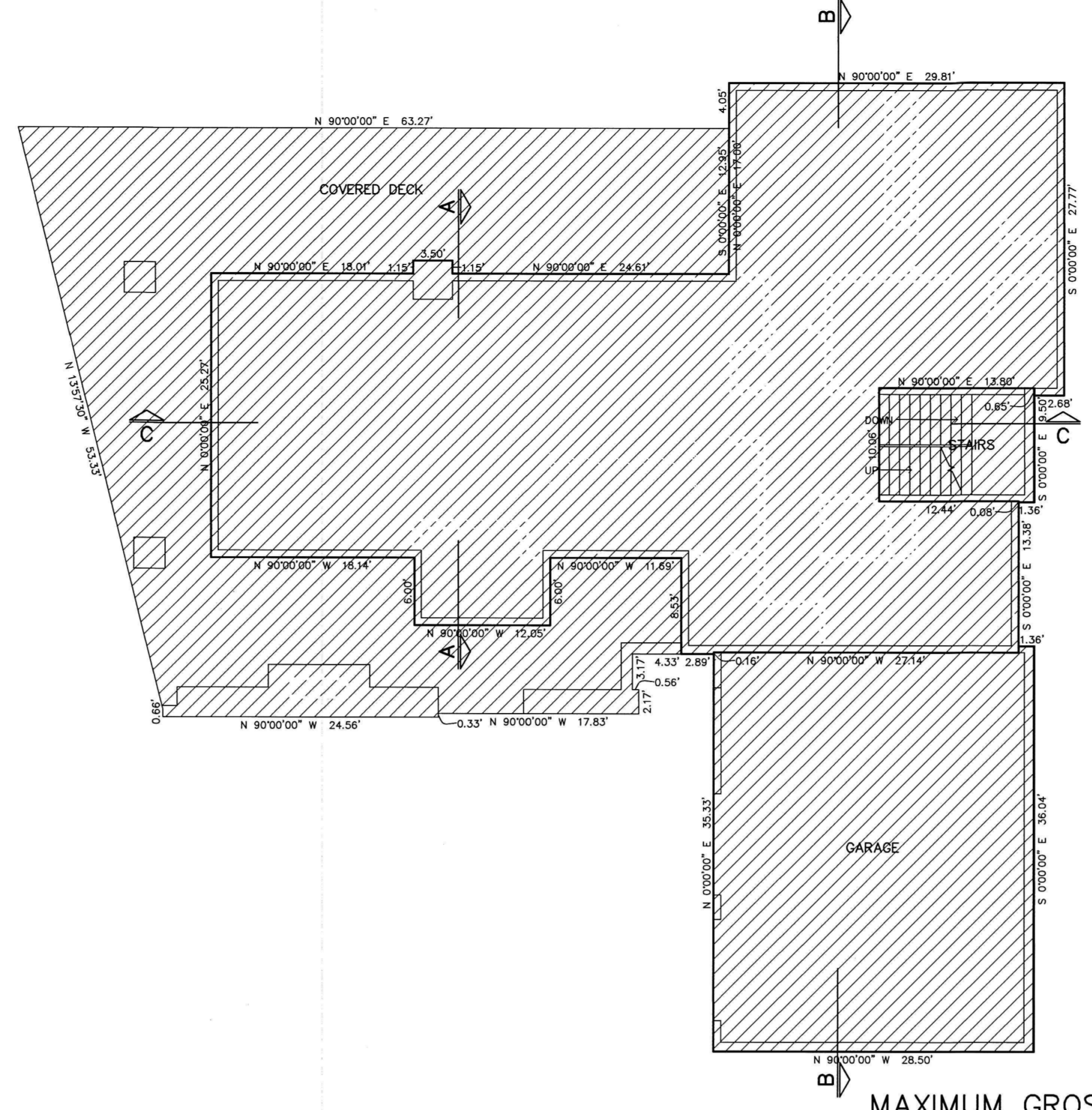
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

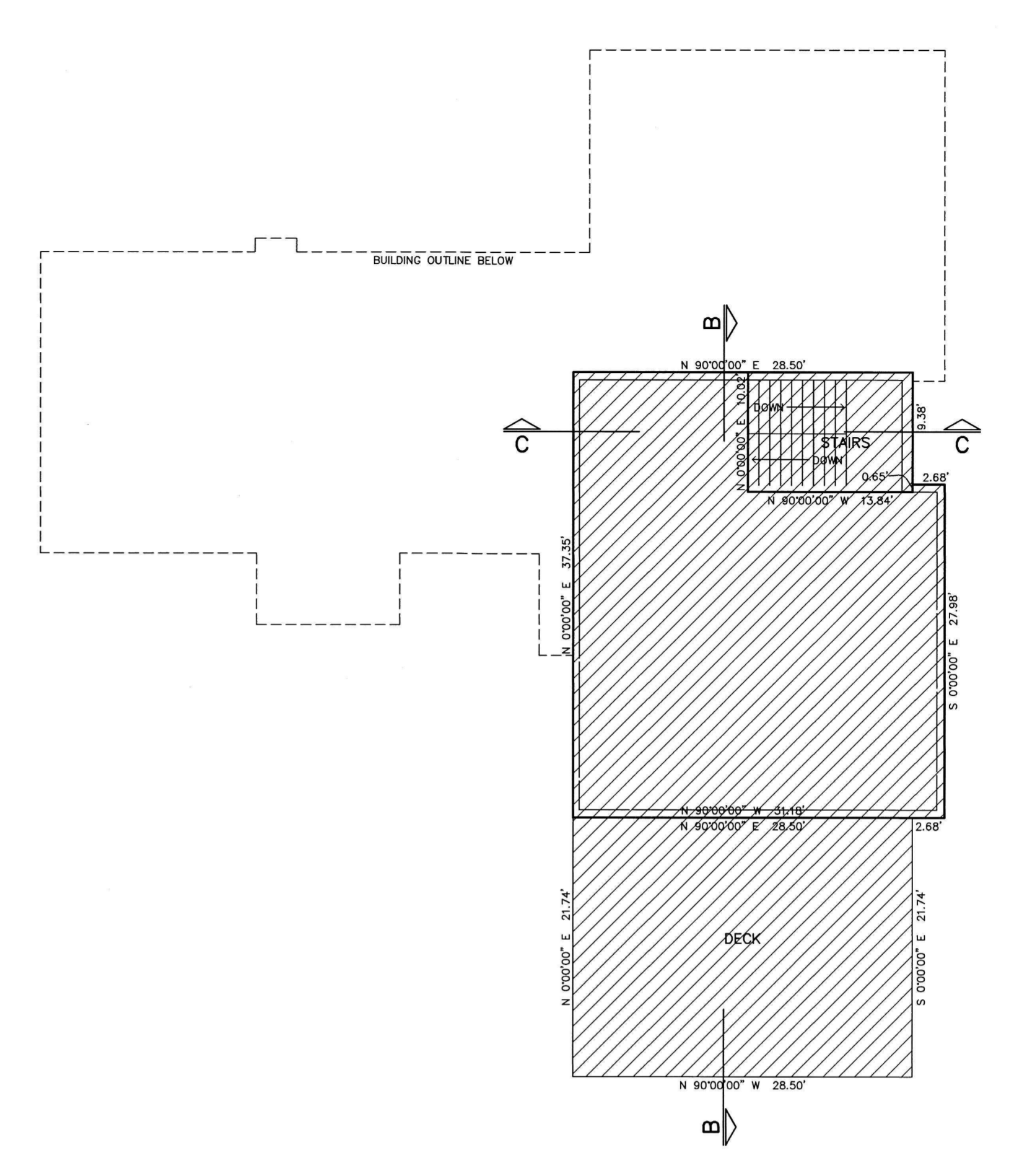
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RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE **ENTRY NO. 01223761**
08/13/2024 04:13:56 PM B: 2828 P: 1521
P144 PAGE 1/1
RWDOR FRANCIS, SUMMIT COUNTY RECORDER
FEE: \$16.00 BY: SNOW COUNTRY LOGGING LLC
DATE _____



LOWER LEVEL
SCALE: 1" = 10'



MAIN LEVEL
SCALE: 1" = 10'



UPPER LEVEL
SCALE: 1" = 10'

COMMON AREA OWNERSHIP
 PRIVATE OWNERSHIP

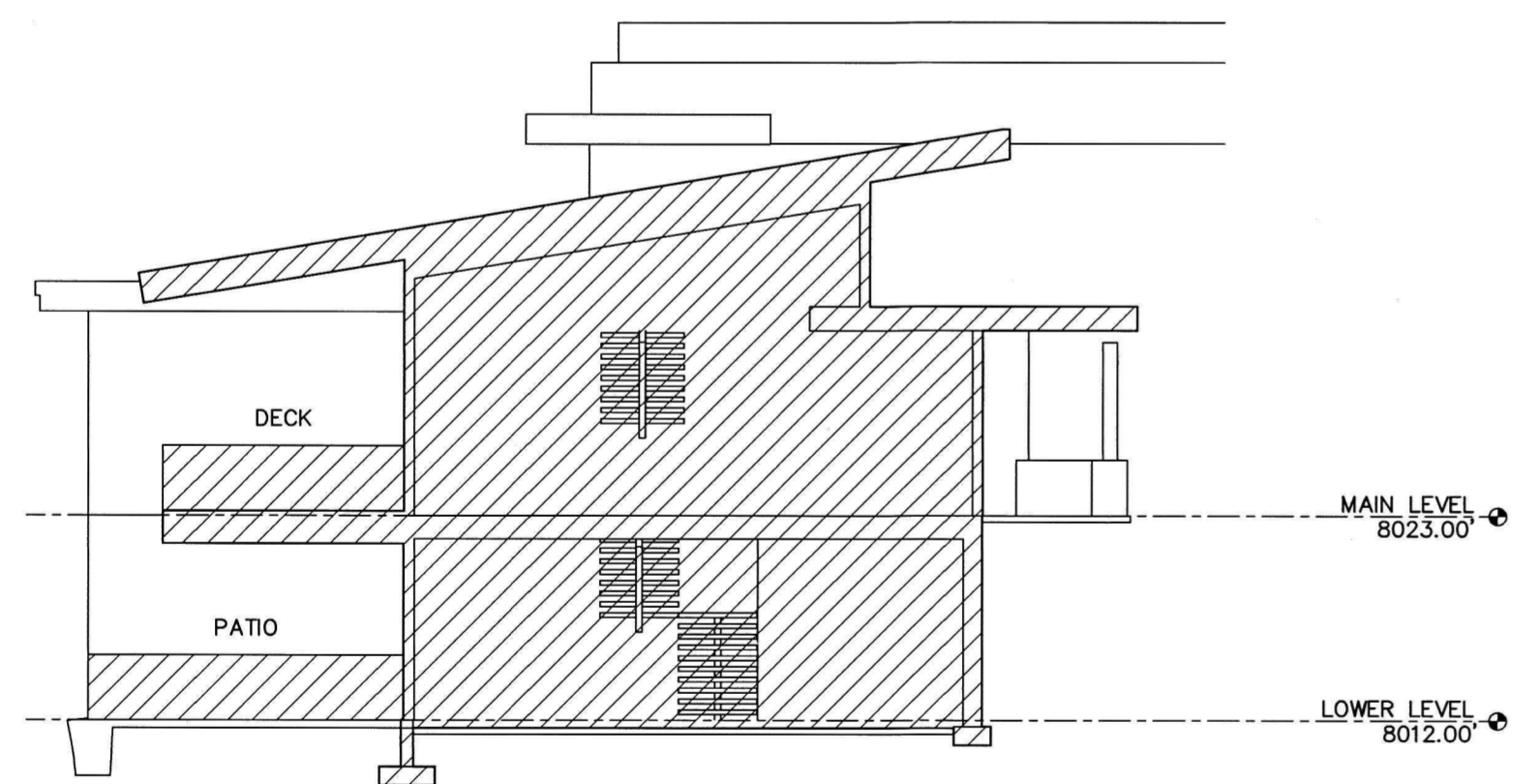
MAXIMUM GROSS FLOOR AREA (MGFA)

LEVEL	AREA (SQ FT)
LOWER	2,700
MAIN	3,576
UPPER	1,001
GARAGE	412
TOTAL	7,689

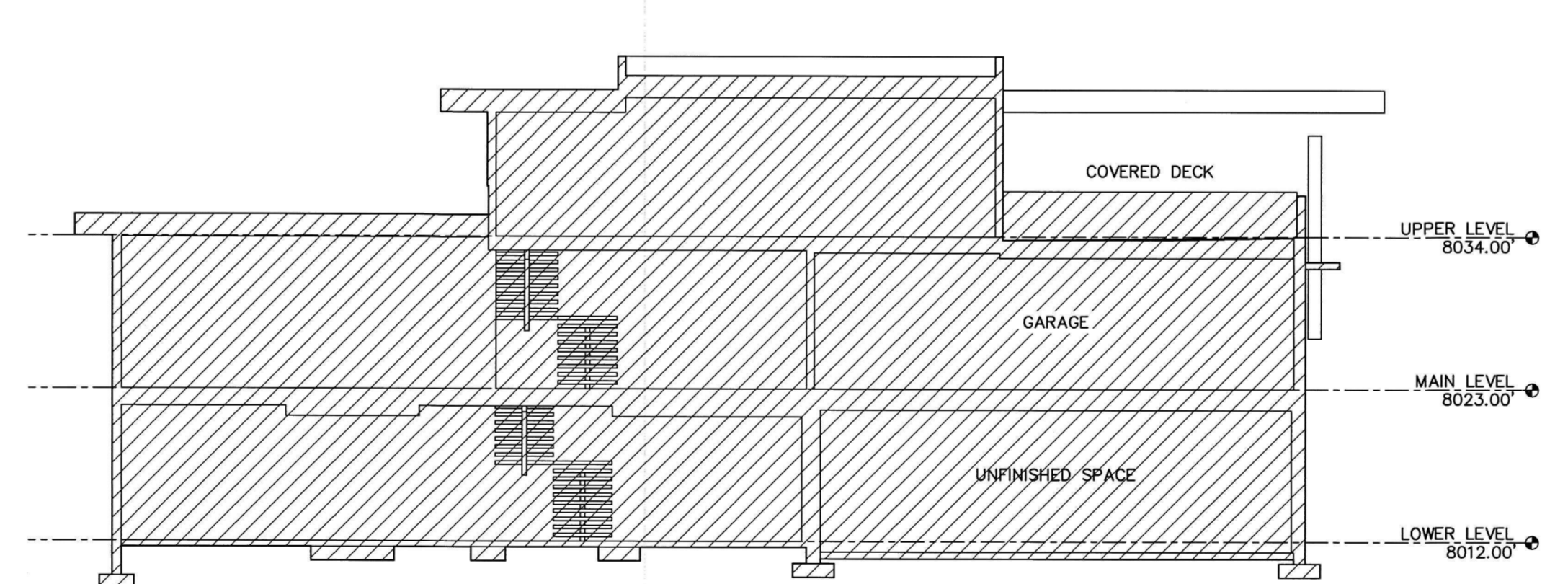
GARAGE AREA EXCLUDED FROM MGFA = 600 SQ FT

UNIT AREA TABLE

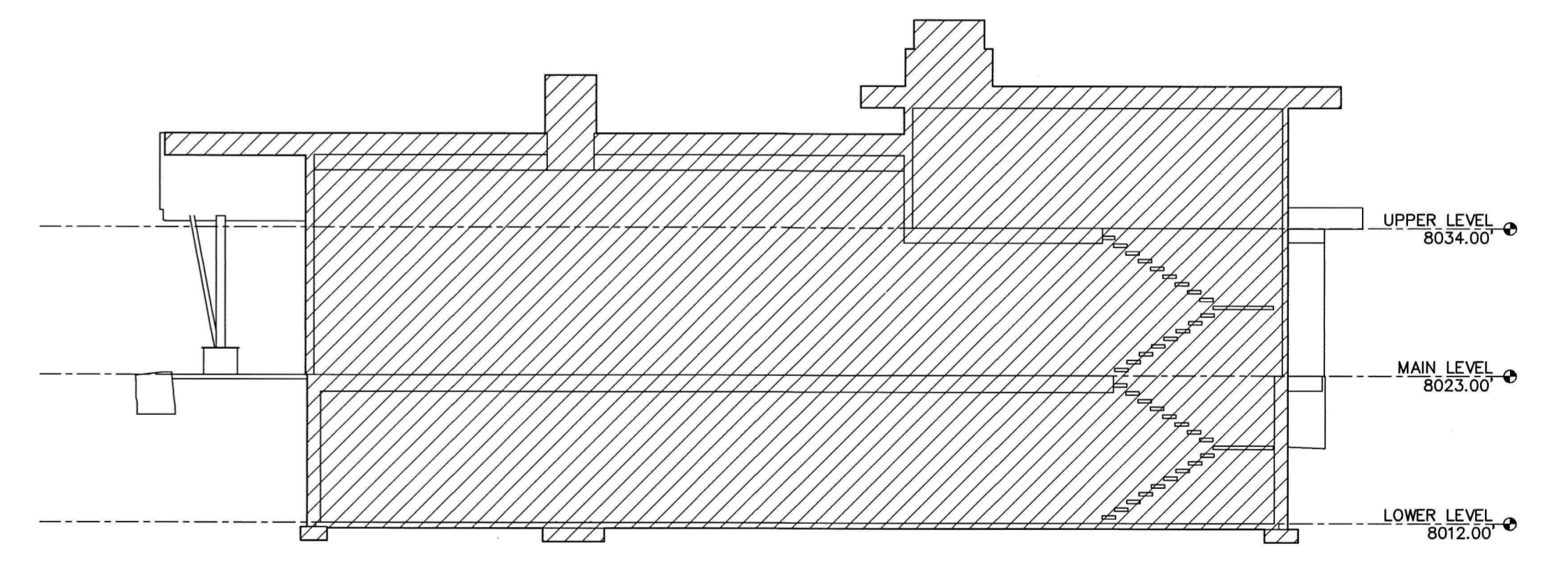
LEVEL	AREA (SQ FT)
LOWER	2,700
MAIN	3,576
UPPER	1,001
TOTAL	7,277
GARAGE	1,012
PATIO	779
MAIN DECK	1644
UPPER DECK	620



SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'



SECTION C-C
SCALE: 1" = 10'

UNIT H

MOONSHADOW CONDOMINIUMS
FIRST AMENDED AND RESTATED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTH HALF OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

435-649-9467

ALLIANCE ENGINEERING
 CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
 P.O. Box 2664 | 2700 West Homestead Road
 Suite 50, 60 | Park City, Utah 84098

JOB NO.: 13-9-21 FILE: X:\Empire\dwg\sr\plat2023\Moonshadow\130921amd.dwg
 RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
 AT THE RT **ENTRY NO. 01223761**
 08/13/2024 04:13:56 PM B: 2828 P: 1521
 PLAT PAGE 1/1
 REGION FRANCIS SUMMIT COUNTY RECORDER
 FEE: \$16.00 BY SMOU COUNTRY LOGGING LLC
 DATE