

## NOTE:

Note: This property is subject to the following unplotable easements:  
 1) Easement to B & G Co. recorded as Entry No. 135269 in Book 88, Page 95.  
 2) Right-of-way and easement to Mountain Fuel Supply Co. recorded as Entry No. 160512 in Book 144, Page 151.  
 3) Right-of-way and easement to Mountain States Telephone and Telegraph Company recorded as Entry No. 162585 in Book 148, Page 712.  
 4) Conditions and restrictions stated in Special Warranty Deeds from Royal Street Land Co. recorded as Entries No. 158626 in Book 134, Page 832, No. 158727 in Book 139, Page 635, No. 168937 in Book 163, Page 428, No. 170970 in Book 167, Page 692 and No. 201220 in Book 248, Page 21.

5) Project tenants of the buildings shown on this plat area are restricted to those "professional office" uses identified on the Conditions of Approval by the Park City Planning Commission dated September 14, 1994. Changes to the use shall be subject to approval by the Park City Planning Commission.

6) A basement will be allowed in Building B, of which a maximum of 800 square feet will be habitable space and subject to parking requirements as outlined in the Land Management Code. The balance of the square footage in the basement level of Building B shall be utilized as uninhabitable storage space. Uninhabitable crawl space and basement space shall be allowed in Buildings A, C, and D for storage space use only.

## NOTE CONTINUED:

7) Maintenance of sewer laterals is the responsibility of building owners.

8) The Snyderville Basin Sewer Improvement District will have the

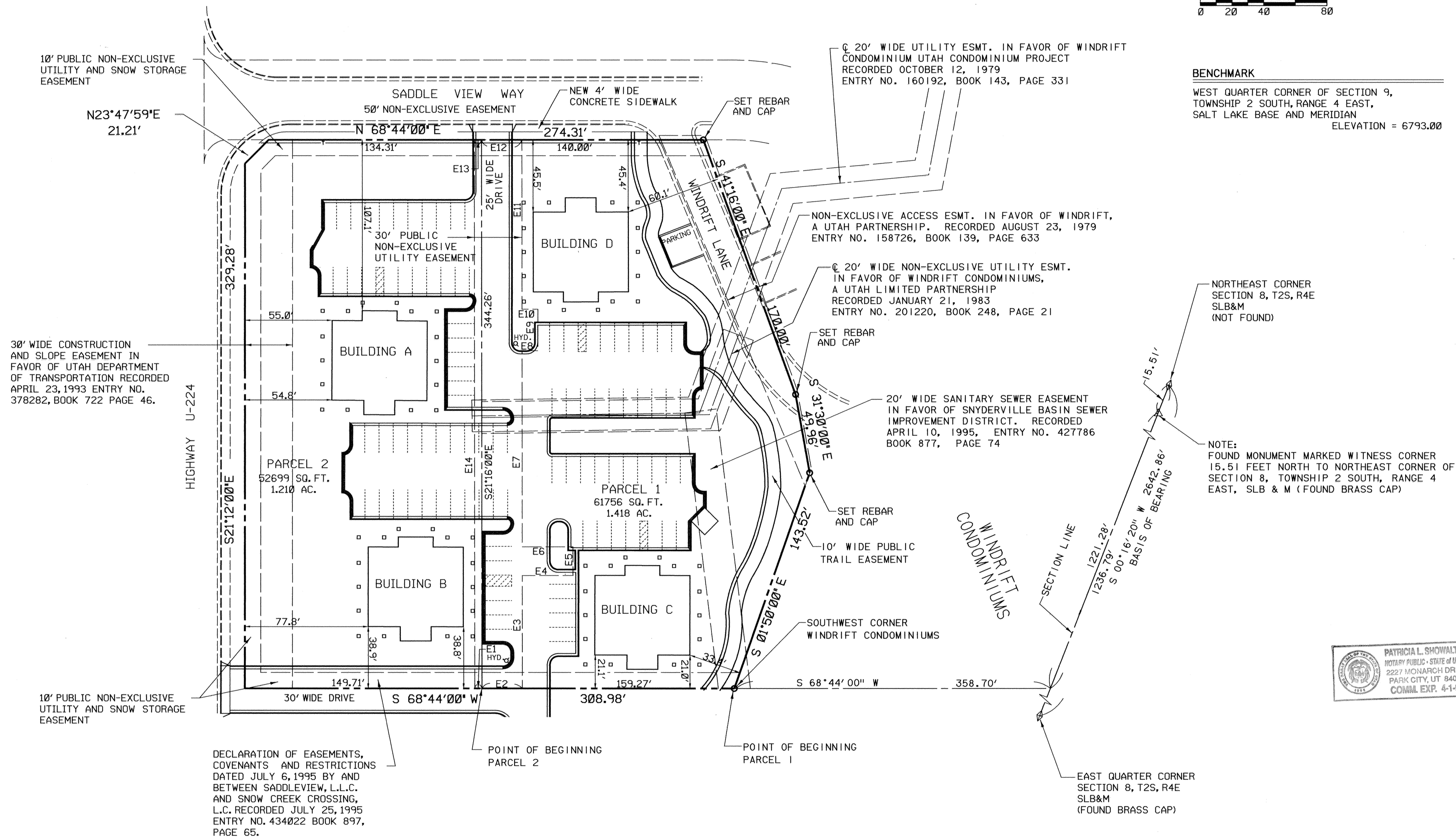
right to use driveways and parking lots for ingress, egress,

maintenance, and repair of sewer main and manholes.

## REFERENCES

- 1) An abstract of title by Coalition Title Agency, having order no. 00004975, dated Dec. 28, 1994.
- 2) A topographic map by Alliance Engineering, Inc., having job no. 28-3-94.
- 3) A map entitled "Record of Survey Map, Windrift Condominiums" by J.J. Johnson & Associates.

□ STREET ADDRESS IS 2200 PARK AVENUE, BUILDING



## LINE DATA FOR 30' PUBLIC NON-EXCLUSIVE UTILITY EASEMENT

E1	N68°44'00"E	4.50'
E2	N68°44'00"E	25.50'
E3	N21°16'00"W	71.00'
E4	N68°44'00"E	32.00'
E5	N21°16'00"W	18.00'
E6	S68°44'00"W	32.00'
E7	N21°16'00"W	123.00'
E8	N68°44'00"E	10.00'
E9	N21°16'00"W	25.00'
E10	S68°44'00"W	106.26'
E11	N21°16'00"W	25.50'
E12	S68°44'00"W	4.50'
E13	S68°44'00"W	4.50'
E14	S21°16'00"E	344.26'

A RECORD OF SURVEY MAP OF  
SADDLEVIEW OFFICE PARK

A UTAH EXPANDABLE CONDOMINIUM PROJECT  
 LOCATED IN:  
 SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 PARK CITY, SUMMIT COUNTY, UTAH

**THE SEAR-BROWN GROUP**  
 FULL SERVICE DESIGN PROFESSIONALS  
 2749 E. PARLEY'S WAY, SUITE 300  
 SALT LAKE CITY, UT 84109-1602  
 (801)486-8787 FAX (801)486-8870

## SEWER DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO  
 SNYDERVILLE BASIN SEWER IMPROVEMENT  
 DISTRICT STANDARDS THIS 17<sup>th</sup> DAY OF  
 October 1995.

S.B.S.I.D. *James R. Baird*

## CITY COUNCIL APPROVAL

PRESENTED TO THE PARK CITY COUNCIL ON THIS 22<sup>nd</sup> DAY OF APRIL 1995  
 AT WHICH TIME THIS RECORD OF SURVEY MAP  
 WAS APPROVED  
 MAYOR: *Steve H. Hinkle*  
 ATTEST CITY RECORDER: *Wanda E. Sheldahl*

## CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK  
 CITY ENGINEERING DEPARTMENT ON THIS  
 19<sup>th</sup> DAY OF OCTOBER A.D. 1995  
*Eric W. Octava PE*  
 CITY ENGINEER

## CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK  
 CITY PLANNING COMMISSION ON THIS  
 19<sup>th</sup> DAY OF OCTOBER A.D. 1995  
*B. Paul Teller*  
 CHAIRMAN

## APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS  
 19<sup>th</sup> DAY OF OCTOBER A.D. 1995  
*Mark D. Hoge*  
 CITY ATTORNEY

RECORDED # 441150

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE  
 REQUEST OF COALITION TITLE CO.

DATE 10-27-95 TIME 9:37 AM BOOK PAGE

64.02  
 FEE \$ *Alan Spriggs*  
 SUMMIT COUNTY RECORDER

## SURVEYORS CERTIFICATE

I, JEFFERY S. KEARL, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, HOLDING  
 CERTIFICATE (LICENSE) NUMBER 176631, DO HEREBY CERTIFY THAT, BY THE AUTHORITY  
 OF THE OWNERS, I HAVE SURVEYED THE FOLLOWING TRACT OF LAND:

ALL THAT PIECE OR PARCEL OF PROPERTY LOCATED WITHIN SECTION 8, TOWNSHIP 2 SOUTH,  
 RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS:

PARCEL 1  
 BEGINNING AT THE SOUTHWEST CORNER OF THE WINDRIFT CONDOMINIUM PLAT, SAID  
 POINT BEING S0°16'20"W, 1221.28 FEET AND S68°44'00"W, 358.70 FEET FROM A MONUMENT  
 USED AS THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN, MONUMENT MARKED WITNESS CORNER 15.51 FEET NORTH,  
 RUNNING THENCE S68°44'00"W, 159.27 FEET; THENCE N21°16'00"W, 344.26 FEET TO THE  
 SOUTH LINE OF A 50-FOOT WIDE NON-EXCLUSIVE EASEMENT; THENCE ALONG SAID  
 SOUTH LINE N68°44'00"E, 140.00 FEET TO THE WEST LINE OF SAID WINDRIFT  
 CONDOMINIUM PLAT; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE COURSES:  
 (1) S41°16'00"E, 170.00 FEET, (2) S31°30'00"E, 49.96 FEET AND (3) S1°50'00"E, 143.52 FEET  
 TO THE POINT OF BEGINNING, CONTAINING 61756 SQ. FT. (1.418 ACRES).

PARCEL 2  
 BEGINNING AT A POINT S68°44'00"W, 159.27 FEET FROM THE SOUTHWEST CORNER OF THE  
 WINDRIFT CONDOMINIUM PLAT, SAID POINT BEING S0°16'20"W, 1221.28 FEET AND  
 S68°44'00"W, 358.70 FEET FROM A MONUMENT USED AS THE NORTHEAST CORNER OF  
 SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,  
 MONUMENT MARKED WITNESS CORNER 15.51 FEET NORTH, RUNNING THENCE S68°44'00"W,  
 149.71 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY U-224; THENCE ALONG SAID  
 EAST LINE N21°12'00"W, 329.28 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE  
 N23°47'59"E, 21.21 FEET TO THE SOUTH LINE OF A 50-FOOT WIDE NON-EXCLUSIVE EASEMENT;  
 THENCE ALONG SAID SOUTH LINE N68°44'00"E, 134.31 FEET; THENCE S21°16'00"E, 344.26 FEET  
 TO THE POINT OF BEGINNING, CONTAINING 51358 SQ. FT. (1.179 ACRES).

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION DESCRIBES THE LAND SURFACE  
 UPON WHICH SADDLEVIEW OFFICE PARK IS TO BE BUILT, IN ACCORDANCE WITH THE  
 UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT REFERENCE MARKERS  
 SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY  
 RETRACE OR RE-ESTABLISH THIS SURVEY.

9-28-1995  
 DATE

JEFFERY S. KEARL  
 UTAH REGISTERED LAND SURVEYOR  
 CERTIFICATE (LICENSE) NO. 176631

## OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, SADDLEVIEW, L.L.C., A UTAH LIMITED LIABILITY COMPANY,  
 WHO IS THE FEE OWNER, AND FIRST SECURITY BANK OF UTAH, N.A., WHO IS THE MORTGAGE  
 HOLDER, OF THE TRACT OF LAND DESCRIBED HEREON AND THE SADDLEVIEW OFFICE PARK, A  
 UTAH CONDOMINIUM PROJECT LOCATED ON SAID LAND, DO HEREBY MAKE THIS CERTIFICATE  
 THAT THEY HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP, WHICH  
 CONSISTS OF TWO (2) SHEETS, TO BE PREPARED, AND SAID COMPANY AND MORTGAGE HOLDER  
 HAVE CONSENTED AND DO HEREBY CONSENT TO RECORDATION OF THIS RECORD OF SURVEY  
 MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. THE OWNER AND MORTGAGE  
 HOLDER HEREBY IRREVOCABLY OFFER FOR DEDICATION: 1) THE PUBLIC TRAIL EASEMENTS SHOWN ON  
 THIS PLAT, TO THE CITY OF PARK CITY, AND 2) THE EASEMENTS SHOWN ON THIS PLAT, FOR THE  
 USE BY ALL SUPPLIERS OF UTILITIES (INCLUDING PARK CITY) AND THE SNYDERVILLE BASIN SEWER  
 IMPROVEMENT DISTRICT. WE ALSO CERTIFY THAT BUILDINGS SHOWN ON THIS PLAT WILL, WHEN  
 COMPLETED, BE SUBSTANTIALLY AS SHOWN ON THIS PLAT. IN WITNESS WHEREOF, WE HAVE  
 HEREUNTO SET OUR HANDS THIS 16<sup>th</sup> DAY OF OCTOBER, 1995.

*Richard W. Dudley*  
 SADDLEVIEW, L.L.C.

*R. Paul Teller*  
 FIRST SECURITY BANK OF UTAH, N.A.

## ACKNOWLEDGEMENT

State of Utah )  
 County of Summit )  
 On the 16<sup>th</sup> day of October, 1995 personally appeared  
 before me *Richard W. Dudley*  
 who, being by me duly sworn, did say that he (is/are) the **MANAGER**  
 of **SADDLEVIEW L.L.C., A UTAH LIMITED LIABILITY COMPANY**  
 and that the within and foregoing Owner's Dedication and Consent to Record  
 was signed in behalf of said **SADDLEVIEW L.L.C.** by authority of  
**SADDLEVIEW L.L.C.** and the said,  
**Richard W. Dudley** duly acknowledged to me that said  
**Richard W. Dudley** executed the same.

PATRICIA L. SHOWALTER  
 NOTARY PUBLIC - STATE OF UTAH  
 2227 MONARCH DRIVE  
 PARK CITY, UT 84060  
 COMM. EXP. 4-1-97

*Patricia L. Showalter*  
 Notary Public

*Richard W. Dudley*  
 My commission expires 4/1/97  
 Residing in Park City, UT

## ACKNOWLEDGEMENT

State of Utah )  
 County of Summit )  
 On the 16<sup>th</sup> day of October, 1995 personally appeared  
 before me *Bonnie Curtis*  
 who, being by me duly sworn, did say that he (is/are) the **Vice President**  
 of **First Security Bank of Utah, N.A.**  
 and that the within and foregoing Owner's Dedication and Consent to Record  
 was signed in behalf of said **First Security Bank of Utah, N.A.** by authority of  
**First Security Bank of Utah, N.A.** and the said,  
**Bonnie Curtis** duly acknowledged to me that said  
**First Security Bank of Utah, N.A.** executed the same.

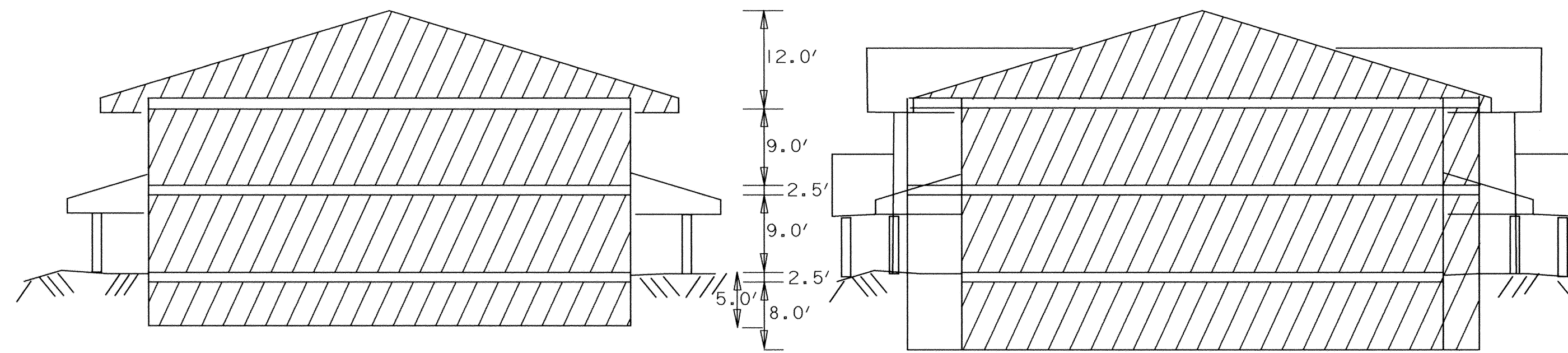
*Bonnie Curtis*  
 Notary Public

*Bonnie Curtis*  
 My commission expires 2-19-99  
 Residing in S.P.C., Utah

NOTARY PUBLIC  
 BONNIE CURTIS  
 1441 Fernwood Dr.  
 SLC, UT 84123  
 COMMISSION EXPIRES  
 FEB. 19, 1999  
 STATE OF UTAH

SHEET 1 OF 2  
 F: 12302\SURVEYS\SU1 2.DGN

BUILDING "A" &amp; "B"



X-SECTION "A"

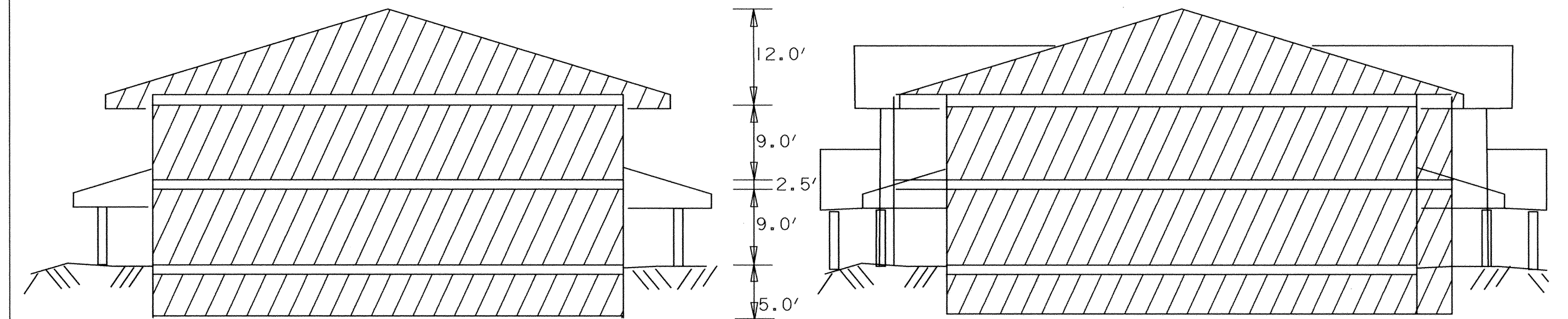
BUILDING ELEVATIONS "A"		
FLOOR NO.	FLOOR	CEILING
CRAWL	6775.5'	6778.0'
1	6780.5'	6789.5'
2	6792.0'	6801.0'
ATTIC	6803.5'	6813.0'

INSERT  
NOT TO SCALE

X-SECTION "B"

BUILDING ELEVATIONS "B"		
FLOOR NO.	FLOOR	CEILING
BSMT.	6770.5'	6778.5'
1	6781.0'	6790.0'
2	6792.5'	6801.5'
ATTIC	6804.0'	6813.5'

BUILDING "C" &amp; "D"



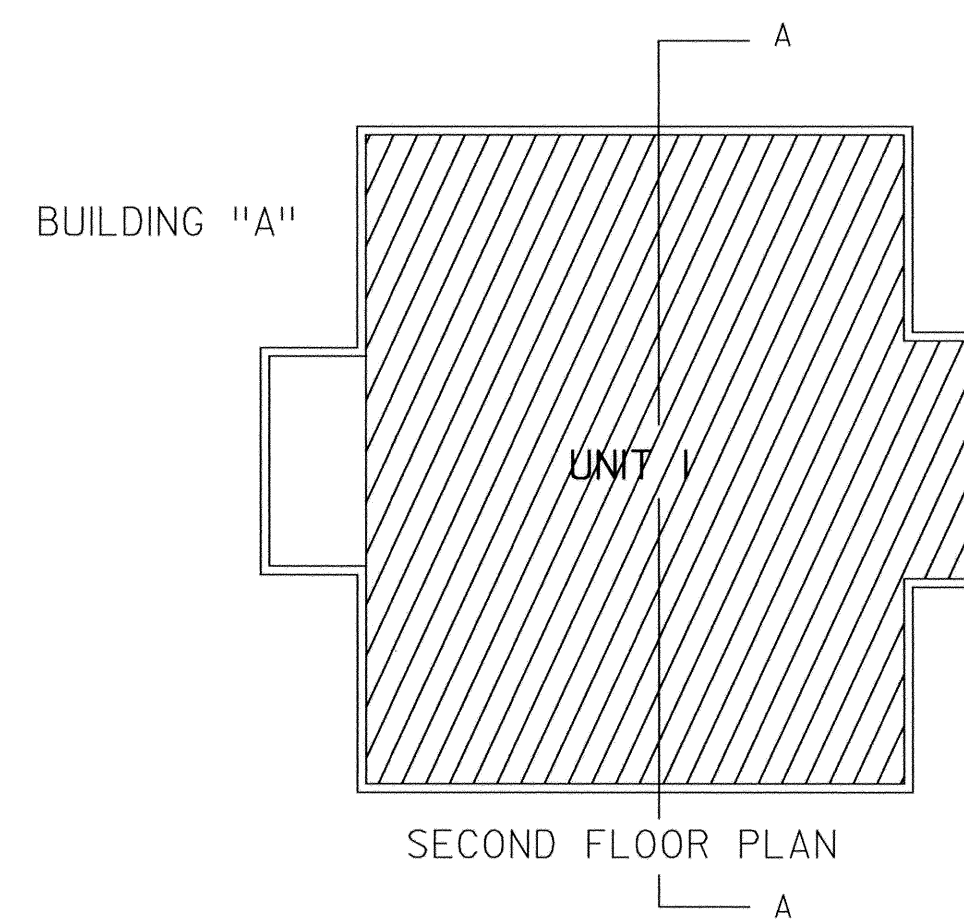
X-SECTION "C"

BUILDING ELEVATIONS "C"		
FLOOR NO.	FLOOR	CEILING
CRAWL	6772.0'	6774.5'
1	6777.0'	6786.0'
2	6788.5'	6797.5'
ATTIC	6800.0'	6809.5'

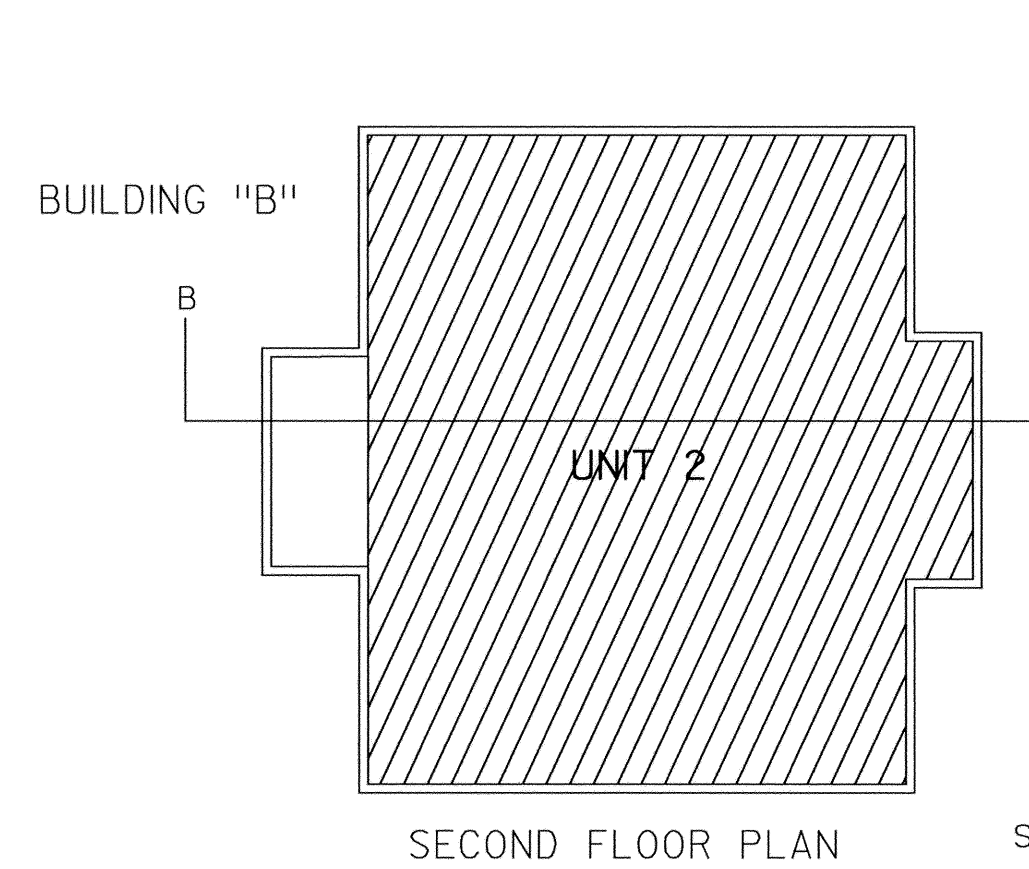
INSERT  
NOT TO SCALE

X-SECTION "D"

BUILDING ELEVATIONS "D"		
FLOOR NO.	FLOOR	CEILING
CRAWL	6771.5'	6774.0'
1	6776.5'	6785.5'
2	6788.0'	6797.0'
ATTIC	6799.5'	6809.0'

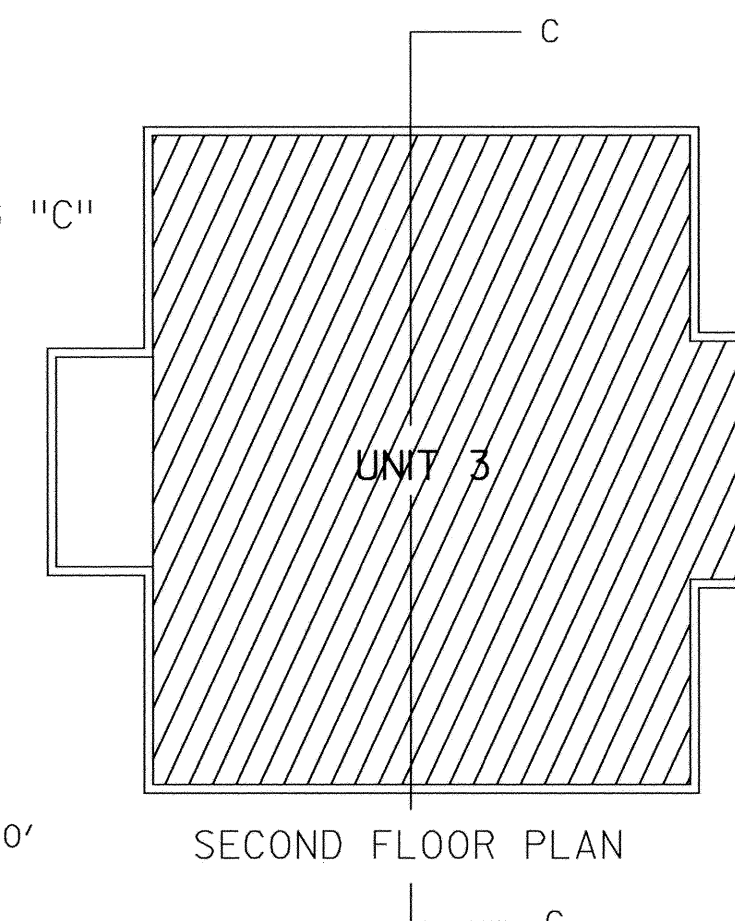


SECOND FLOOR PLAN

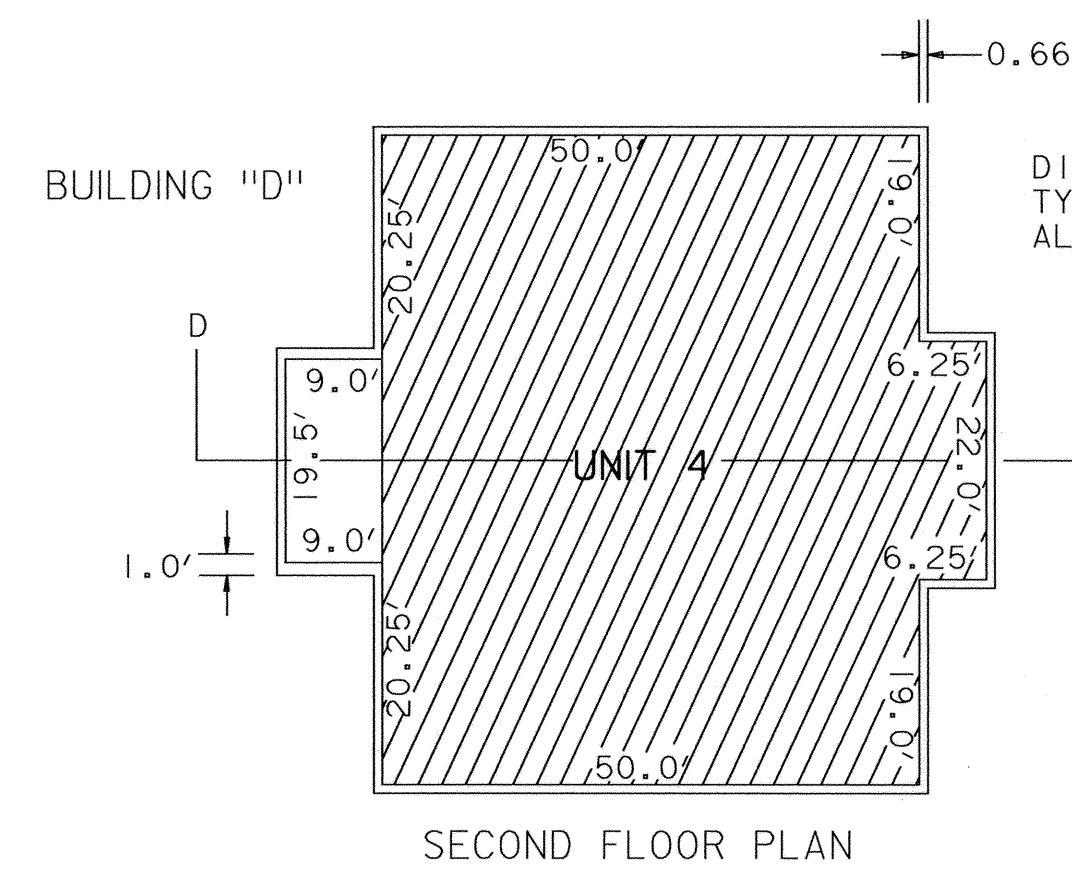


SECOND FLOOR PLAN

SCALE: 1" = 20'



SECOND FLOOR PLAN

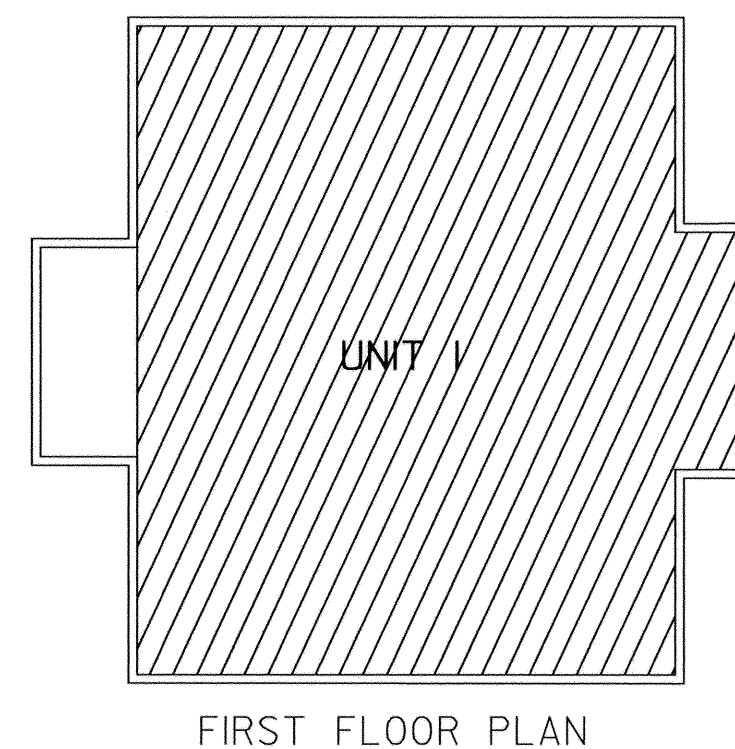


SECOND FLOOR PLAN

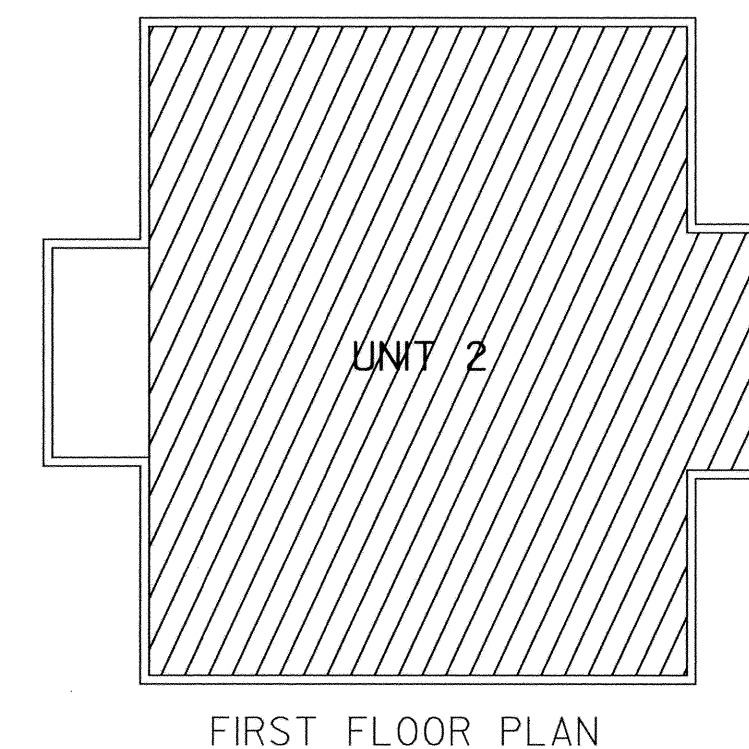
DIMENSIONS SHOWN HERE ARE  
TYPICAL FOR ALL FLOORS OF  
ALL BUILDINGS.

## NOTES:

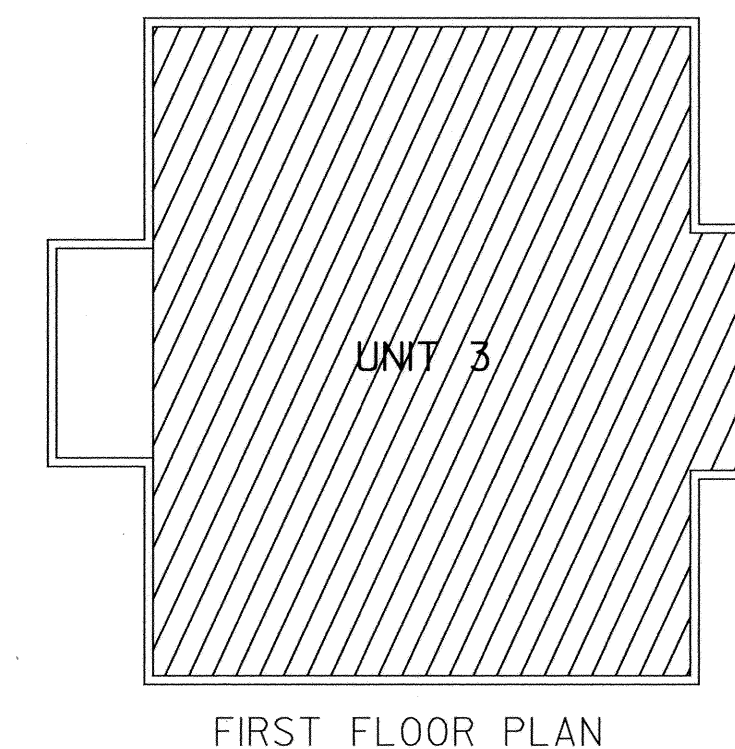
1. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
2. ALL AREAS NOT HATCHED ON THIS SHEET ARE TO BE COMMON OWNERSHIP.
3. ALL AREAS HATCHED ON THIS SHEET ARE TO BE PRIVATE OWNERSHIP.
4. ALL BUILDING CORNERS ARE 90 DEGREES.
5. UNIT 2 IS 9,412.50 SQUARE FEET.
6. UNITS 1, 3 AND 4 ARE 6,275.00 SQUARE FEET.



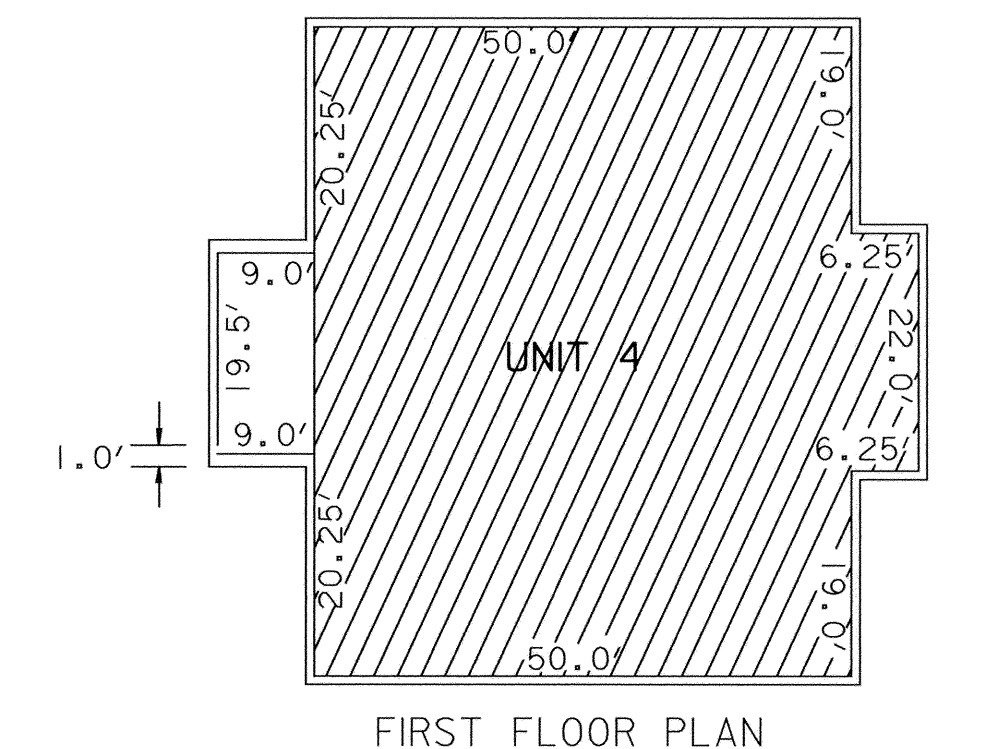
FIRST FLOOR PLAN



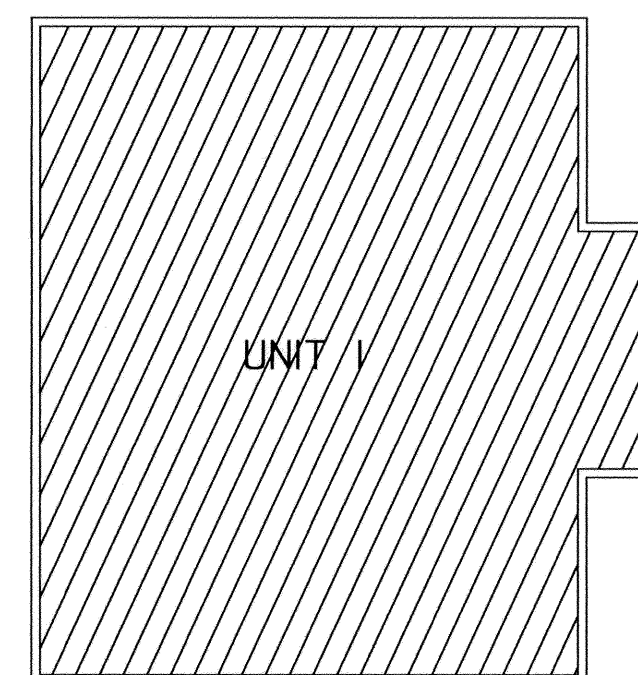
FIRST FLOOR PLAN



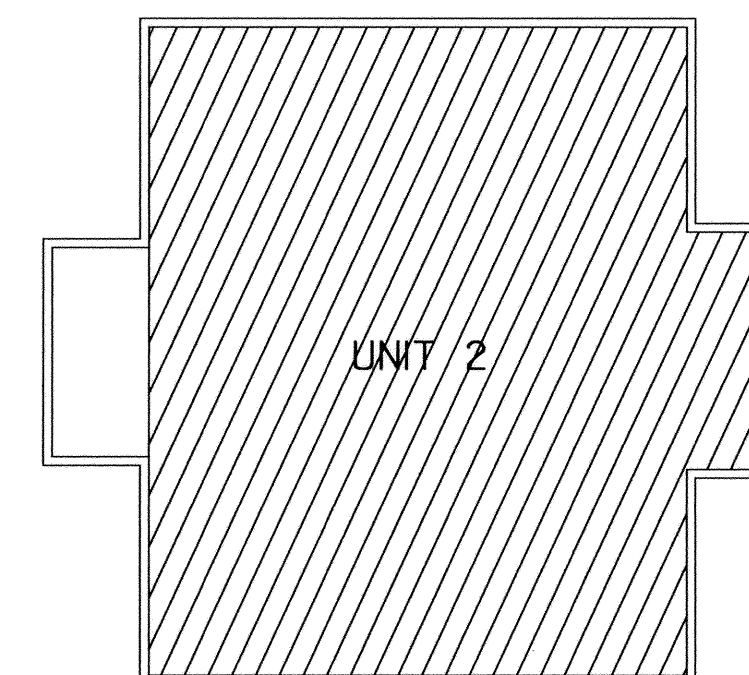
FIRST FLOOR PLAN



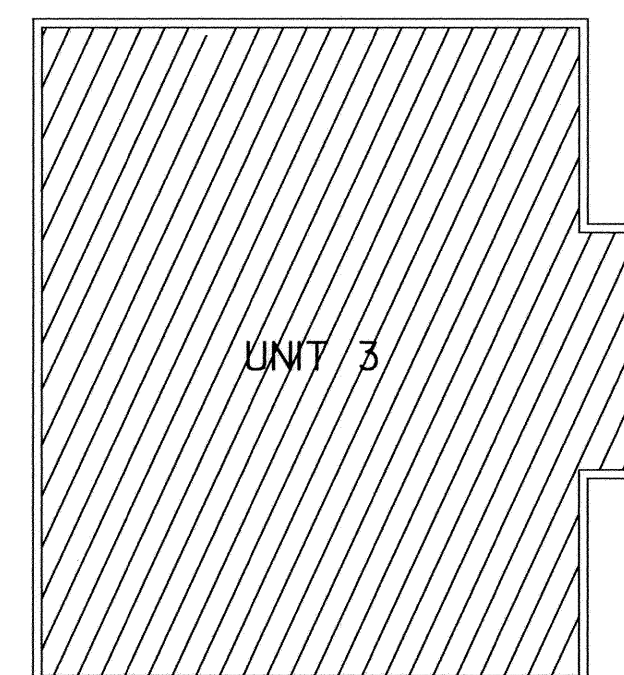
FIRST FLOOR PLAN



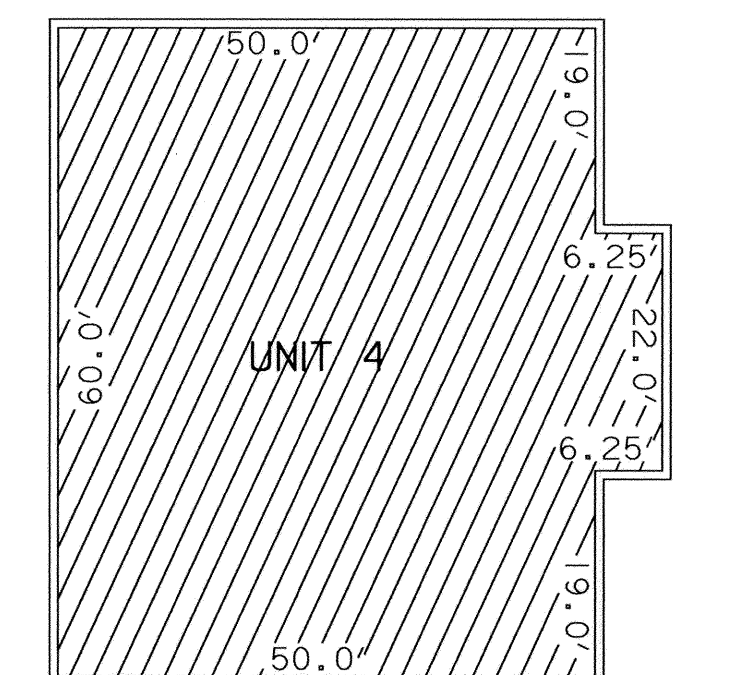
CRAWLSPACE PLAN



BASEMENT PLAN



CRAWLSPACE PLAN



CRAWLSPACE PLAN

BENCHMARK: WEST QUARTER CORNER OF  
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE & MERIDIAN. ELEV. = 6793.00'

## SADDLEVIEW OFFICE PARK

12302 SU - 2

SHEET 2 OF 2

**THE SEAR-BROWN GROUP**  
FULL SERVICE DESIGN PROFESSIONALS  
2749 E. PARLEY'S WAY, SUITE 300  
SALT LAKE CITY, UT. 84109-1619  
(801)486-8787 FAX (801)486-8870

RECORDED # 441150

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE  
REQUEST OF COALITION TITLE CO

DATE 10-27-95 TIME 9:37 AM BOOK PAGE

FEE \$ 64.00 Alan Spriggs  
SUMMIT COUNTY RECORDER