

3-260

Park City Municipal Corp

When Recorded Return to:  
 Anita Sheldon  
 Park City Municipal Corporation  
 P. O. Box 1480  
 Park City, Utah 84060

90 NOV -2 AM 9:28

ALAN SPRIGGS  
 SUMMIT COUNTY RECORDER  
 Fee Exempt per Utah Code  
 Annotated 1953 21-7-2

REC'D BY Dg. Nc

Notice of Approval of the  
 Amendment to the  
 Park City Neighborhood Development Plan

Please take notice that on October 18, 1990 the Redevelopment Agency of Park City adopted RDA Resolution No. 9-90 and the Park City Council adopted Ordinance No. 90-30 approving the Amendment to the Park City Neighborhood Development Plan. The Resolution and Ordinance were adopted by the authority granted in the Utah Neighborhood Development Act, Utah Code Ann. 17A-2-1201 through 1260 (1990 Supp.) The effective date of the Amendment to the Plan is October 30, 1990. A description of the boundary of the Amended Park City Neighborhood Development Plan project area is attached hereto as Exhibit A and incorporated herein by this reference.

This Notice is being recorded in the records of the Summit County Recorder to fulfill the requirements of Utah Code Ann. 17A-2-1257 (1990 Supp.), which requires that notice be recorded that the Amendment to the Park City Neighborhood Development Plan Area was approved, that the date of approval was October 18, 1990, and that a description of the boundary as amended (Exhibit A) was also recorded.

Further information regarding the Amendment to the Park City Neighborhood Development Plan is available from Toby Ross, Executive Director, Redevelopment Agency of Park City, Marsac Municipal Building, 445 Marsac Avenue, P. O. Box 1480, Park City, Utah 84060, Telephone (801) 649-9321.

Dated this 18th day of October, 1990.



Toby Ross  
 Executive Director  
 Redevelopment Agency of Park City

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EXHIBIT A

Beginning at a point at the intersection of State Highways 224 and 248, said point of beginning being North 89°48'51" East along the quarter section line 492.53 feet and South 220.62 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence Southeasterly along the Northeasterly right-of-way line of Park Avenue (State Highway 224) for seven courses:

- (1) South 34°48'30" East 317.58 feet, more or less, to a point of a 5769.58 foot radius curve to the right;
- (2) Southeasterly along the arc of said curve 1042.23 feet through a central angle of 10°21'00" to a point of tangency;
- (3) South 24°27'30" East 491.86 feet;
- (4) South 65°32'30" West 9.51 feet;
- (5) South 24°38'32" East 614.15 feet to a point of an 883.88 foot radius curve to the left;
- (6) Southeasterly along the arc of said curve 174.06 feet through a central angle of 11°16'58" to a point of tangency;
- (7) South 35°55'30" East 1382.04 feet, more or less, to the center of 12th Street; thence South 54°04'30" West along the centerline of said 12th Street 850.00 feet to the Southwesterly right-of-way line of Lowell Avenue; thence South 35°55'30" East along said Southwesterly right-of-way line 1290.0 feet to the centerline of 9th Street; thence North 54°04'30" East along said centerline 449.64 feet to the Northeasterly right-of-way line of Norfolk Avenue; thence Southeasterly along said Northeasterly right-of-way line for two courses:
  - (1) South 37°17'30" East 328.74 feet;
  - (2) South 23°38'00" East 1499.46 feet;thence North 89°56'45" East 195.62 feet; thence South 0°02'16" East 2399.45 feet to the Southeasterly right-of-way line of Ridge Avenue; thence North 21°33'00" East 1101.21 feet to the platted Southeasterly right-of-way line of 1st Street; thence North 66°22'00" East along said Southeasterly right-of-way line 316.29 feet to the Westerly right-of-way line of Daly Avenue; thence South 21°33'00" West along said Westerly right-of-way line 70.86 feet to the section line; thence North 89°57'00" East along the section line 495.94 feet; thence North 2°10'00" East 1502.33 feet to a point of a 145.00 foot radius curve to the right; thence Northeasterly along the arc of said curve 160.99 feet through a central angle of 63°36'44" to a point of tangency on the Northwesterly right-of-way line of Rossi Hill Drive; thence Northeasterly along said Northwesterly right-of-way line for seven courses:

- (1) North 65°46'44" East 74.48 feet to a point of a 135.05 foot radius curve to the right;
- (2) Northeasterly along the arc of said curve 39.76 feet through a central angle of 16°52'00" to a point of tangency;
- (3) North 82°38'44" East 201.41 feet to a point of a 345.00 foot radius curve to the right;
- (4) Easterly along the arc of said curve 119.02 feet through a central angle of 19° to a point of tangency;

EXHIBIT A (CONTINUED)

- (5) South 77°35'16" East 24.90 feet to a point of a 123.28 foot radius curve to the left;
- (6) Easterly along the arc of said curve 62.40 feet through a central angle of 29°00'00" to a point of tangency;
- (7) North 73°24'44" East 0.78 feet to boundary of Snow Park Subdivision; thence Southeasterly along said boundary for five courses:
  - (1) South 16°35'16" East 25.00 feet to a point of an 86.86 foot radius curve to the left;
  - (2) Southeasterly along the arc of said curve 89.44 feet through a central angle of 59°00'00" to a point of tangency;
  - (3) South 75°35'16" East 17.67 feet;
  - (4) South 12°54'44" West 291.68 feet;
  - (5) North 89°24'44" East 810.00 feet;thence South 72°35'16" East 373.55 feet; thence South 0°35'16" East 605.15 feet the Northerly right-of-way line of Lake Flat Road; thence Westerly along said Northerly right-of-way line for three courses:
  - (1) North 79°39'07" West 201.31 feet to a point of a 215.00 foot radius curve to the left;
  - (2) Westerly along the arc of said curve 112.21 feet through a central angle of 29°54'10" to a point of tangency;
  - (3) South 70°26'43" West 49.62 feet to the boundary of American Flag Subdivision; thence along said boundary for twenty-one courses:
    - (1) North 0°35'16" West 111.81 feet;
    - (2) South 89°24'44" West 788.50 feet;
    - (3) South 0°56'59" East 140.00 feet;
    - (4) South 47°03'44" West 733.10 feet;
    - (5) South 27°14'16" East 167.60 feet;
    - (6) South 51°13'16" East 443.10 feet;
    - (7) North 47°03'44" East 298.67 feet;
    - (8) South 7°47'01" West 555.91 feet;
    - (9) South 51°07'01" East 56.73 feet;
    - (10) South 32°39'44" West 100.00 feet;
    - (11) North 89°24'44" East 701.53 feet;
    - (12) South 19°36'51" East 177.29 feet to a point of a 936.65 foot radius curve to the left;
  - (13) Southeasterly along the arc of said curve 247.64 feet through a central angle of 15°08'53" to a point of tangency;
  - (14) South 34°45'44" East 211.53 feet to a point of a 175.00 foot radius curve to the right;
  - (15) Southerly along the arc of said curve 134.79 feet through a central angle of 44°07'46" to a point of tangency;
  - (16) South 9°22'02" West 70.95 feet to a point of a 140.00 foot radius curve to the right;
  - (17) Southerly along the arc of said curve 47.16 feet through a central angle of 19°17'58";
  - (18) South 45°35'16" East 269.41 feet;
  - (19) North 80°24'44" East 512.70 feet;
  - (20) North 16°04'44" East 1268.00 feet;

EXHIBIT A (CONTINUED)

(21) North  $0^{\circ}35'16''$  West 190.53 feet to the section line; thence North  $89^{\circ}07'30''$  East along the Section line 399.99 feet to the South quarter corner Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North  $89^{\circ}21'41''$  East along the section line 986.15 feet to a point on a curve to the left on the Westerly right-of-way line of Deer Valley East Road, the radius point of said curve is North  $75^{\circ}12'30''$  West 249.90 feet; thence Northerly along said Westerly right-of-way line for ten courses:

(1) Northerly along the arc of said curve 67.08 feet through a central angle of  $15^{\circ}22'46''$  to a point of tangency;

(2) North  $0^{\circ}35'16''$  West 800.00 feet to a point of an 870.52 foot radius curve to the right;

(3) Northerly along the arc of said curve 136.50 feet through a central angle of  $3^{\circ}59'03''$  to a point of an 878.16 foot radius reverse curve to the left, the radius point of which bears North  $81^{\circ}36'13''$  West;

(4) Northerly along the arc of said curve 127.48 feet through a central angle of  $8^{\circ}19'03''$  to a point of tangency;

(5) North  $0^{\circ}04'44''$  East 579.06 feet to a point of a 360.00 foot radius curve to the right;

(6) Northerly along the arc of said curve 228.29 feet through a central angle of  $36^{\circ}20'00''$  to a point of tangency;

(7) North  $36^{\circ}24'44''$  East 296.50 feet to a point of a 404.15 foot radius curve to the left;

(8) Northerly along the arc of said curve 415.58 feet through a central angle of  $58^{\circ}55'00''$  to a point of tangency;

(9) North  $22^{\circ}30'16''$  West 124.79 feet to a point of a 308.46 foot radius curve to the left;

(10) Northwesterly along the arc of said curve 335.84 feet through a central angle of  $62^{\circ}22'52''$ ;

thence North  $1^{\circ}35'16''$  West 208.71 feet to the boundary of Solamere Subdivision 1; thence along said boundary for seven courses:

(1) South  $86^{\circ}12'36''$  East 151.11 feet;

(2) North  $18^{\circ}09'44''$  East 1500.03 feet;

(3) South  $67^{\circ}20'16''$  East 492.60 feet;

(4) South  $30^{\circ}24'44''$  West 32.14 feet;

(5) South  $68^{\circ}54'16''$  East 608.24 feet;

(6) North  $3^{\circ}08'30''$  West 1085.00 feet;

(7) North  $32^{\circ}35'16''$  West 162.87 feet;

thence South  $86^{\circ}24'44''$  West 423.23 feet to a point on a curve to the right, radius point of which is South  $86^{\circ}24'44''$  West 228.49 feet; thence Southwesterly along the arc of said curve 231.30 feet through a central angle of  $58^{\circ}00'00''$  to a point of tangency; thence South  $54^{\circ}24'44''$  West 226.68 feet to a point of a 256.22 foot radius curve to the right; thence Northwesterly along the arc of said curve 256.22 feet through a central angle of  $93^{\circ}00'00''$  to a point of tangency; thence North  $32^{\circ}35'16''$  West 110.64 feet to a point of a 178.72 foot radius curve to the left; thence Northwesterly along the arc of said curve 190.27 feet through a central angle of  $61^{\circ}00'00''$  to a point of tangency; thence South  $86^{\circ}24'44''$  West 14.64 feet to a point of a 25.00 foot radius curve to the left; thence Southwesterly along the arc of said curve 39.27 feet through a central angle of  $90^{\circ}00'00''$  to a point of tangency; thence South  $3^{\circ}35'16''$  East 189.91 feet to a point of a 242.00 foot radius curve to the left; thence Southerly along the arc

EXHIBIT A (CONTINUED)

curve 97.85 feet through a central angle of 23°10'00" to a point of a 353.0 radius reverse curve to the right, the radius point of which is South 63°14' West; thence Southerly along the arc of said curve 169.43 feet through a central angle of 27°30'00" to a point of tangency; thence South 0°44'44" West 350.0 to a point of a 311.99 foot radius curve to the left; thence Southerly along arc of said curve 90.75 feet through a central angle of 16°40'00" to a point of a 377.99 foot radius reverse curve to the right; the radius point of which is South 74°04'44" West; thence Southerly along the arc of said curve 109.95 feet through a central angle of 16°40'00"; thence North 89°17'42" West 95.97 feet to a point on the boundary of Solamere Subdivision No. 1; thence South 89°25'44" West along said boundary 1200.00 feet; thence South 0°15'16" East along said boundary and along the boundary of Daystar 942.40 feet; thence South 89°25'44" West along boundary of Daystar and boundary of Pinnacle Condominiums 1497.10 feet; thence South 0°15'16" East 557.60 feet; thence North 89°25'44" East 60.97 feet; thence South 0°37'16" East 155.58 feet; thence North 51°13'16" West 48.07 feet; thence South 30°29'44" West 100.00 feet to a point on a curve to the right on the southerly right-of-way line of Mellow Mountain Road, the radius point of said curve is North 43°16'31" East 360.86 feet; thence Northwesterly along said Southerly right-of-way line for four courses:

(1) Northwesterly along the arc of said curve 111.40 feet through a central angle of 17°41'13" to a point of tangency;

(2) North 29°02'16" West 74.88 feet to a point of a 143.31 foot radius curve to the left;

(3) Northwesterly along the arc of said curve 95.17 feet through a central angle of 38°03'00" to a point of tangency;

(4) North 67°05'16" West 34.21 feet to the boundary of Sunnyside Subdivision; thence along said boundary for four courses:

(1) North 0°35'16" West 274.82 feet;

(2) South 29°34'44" West 104.72 feet;

(3) North 0°35'16" West 148.54 feet;

(4) South 89°23'22" West 1319.18 feet to the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 0°05'05" East along the section line 298.09 feet to the Southerly right-of-way line extended of Coalville Avenue; thence Westerly along said Southerly right-of-way line for two courses:

(1) North 70°38'00" West 455.19 feet;

(2) North 82°23'00" West 490.19 feet to the proposed Westerly curb line of the Belt Route; thence Northerly along said Westerly line for ten courses:

(1) North 37°07'20" West 607.82 feet to a point of a 3788.22 foot radius curve to the left;

(2) Northwesterly along the arc of said curve 163.09 feet through a central angle of 2°28'00" to a point of tangency;

(3) North 39°35'20" West 481.22 feet to a point of a 1114.42 foot radius curve to the left;

EXHIBIT A (CONTINUED)

- (4) Northwesterly along the arc of said curve 212.98 feet through a central angle of  $10^{\circ}57'00''$  to a point of tangency;
  - (5) North  $50^{\circ}32'20''$  West 349.22 feet to a point of a 1177.42 foot radius curve to the right;
  - (6) Northwesterly along the arc of said curve 526.76 feet through a central angle of  $25^{\circ}38'00''$  to a point of tangency;
  - (7) North  $24^{\circ}54'20''$  West 1169.93 feet to a point of an 850.01 foot radius curve to the right;
  - (8) Northerly along the arc of said curve 388.48 feet through a central angle of  $26^{\circ}11'08''$  to a point of tangency;
  - (9) North  $1^{\circ}16'48''$  East 190.01 feet to a point of a 350.47 foot radius curve to the left;
  - (10) Northwesterly along the arc of said curve 547.39 feet through a central angle of  $89^{\circ}29'21''$  to a point of tangency on the Southerly right-of-way line of Snow Country Drive; thence Westerly along said Southerly right-of-way line for three courses:
    - (1) North  $88^{\circ}12'32''$  West 85.91 feet to a point of a 508.50 foot radius curve to the left;
    - (2) Westerly along the arc of said curve 55.46 feet through a central angle of  $6^{\circ}14'57''$  to a point of tangency;
    - (3) South  $85^{\circ}32'30''$  West 158.26 feet to the Westerly right-of-way line extended of Short Line Drive; thence Northerly along said Westerly right-of-way line for three courses:
      - (1) North  $4^{\circ}27'30''$  West 125.01 feet to a point of a 200.00 foot radius curve to the left;
      - (2) Northerly along the arc of said curve 59.34 feet through a central angle of  $17^{\circ}00'00''$  to a point of tangency;
      - (3) North  $21^{\circ}27'30''$  West 403.67 feet;
- thence North  $9^{\circ}08'31''$  West 315.83 feet to the Westerly boundary line of Claimjumper Condominiums; thence Northerly along the Westerly boundary line of Claimjumper and Homestake Condominiums for three courses:
  - (1) North  $4^{\circ}47'30''$  West 147.81 feet, more or less;
  - (2) North  $23^{\circ}11'30''$  East 313.52 feet, more or less;
  - (3) North  $20^{\circ}27'30''$  West 344.18 feet, more or less, to the Southeasterly right-of-way line of State Highway 248; thence South  $75^{\circ}04'30''$  West along said Southeasterly right-of-way line 957.74 feet, more or less, to the point of beginning.

Contains 537.268 acres, more or less.

LESS THE FOLLOWING DESCRIBED PARCEL:

EXHIBIT A (CONTINUED)

Beginning at a point at the intersection of Park Avenue and Homestake Road proceed southeasterly along the eastern right-of-way line of Park Avenue to the center of 13th Street. proceed west along the center of 12th Street to the west edge of Lowell Avenue. Proceed southeasterly along the west edge of Lowell Avenue to the Lowell/Empire switchback. Proceed around the southern edge of the Lowell/Empire switchback to the point where tax parcel PC-364-A and PC-338-B intersect the Lowell/Empire switchback. Proceed along the western and northern edges of tax parcels PC-338-B, PC-320, PC-320A and PC-325-B to the eastern edge of Norfolk Avenue. Proceed along the eastern edge of Norfolk Avenue to the southern edge of 9th Street. Proceed along the southern edge of 9th Street to the eastern edge of Park Avenue. Proceed along the eastern edge of Park Avenue to the northern edge of 11th Street. Proceed along the northern edge of 11th Street to the southern boundaries of Park City Municipal Corporation property SA-360-A to the western curb line of State Highway 224 (or Deer Valley Drive). Proceed northerly along the west edge of Deer Valley Drive to the westerly right-of-way line extended of Short Line Drive. Proceed northerly along the west right-of-way line of Short Line Drive and across tax parcel SA-225-2 to the north edge of Homestake Road. Proceed westerly along the north edge of Homestake Road to the intersection of Park Avenue and to the point of beginning.