

5/8" REBAR AND CAP STAMPED L.S. 173736

N47°22'00"E 266.86'

5/8" REBAR AND CAP STAMPED L.S. 173736

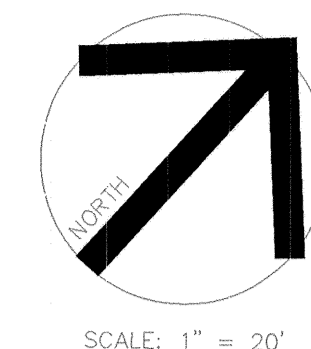
# PARK CITY SURGICAL AND MEDICAL PLAZA, A UTAH CONDOMINIUM PROJECT.

## LOT #42 PROSPECTOR SQUARE

SCALE: 1" = 20'

LYING WITHIN THE NORTHEAST QUARTER OF  
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
SUMMIT COUNTY, UTAH

NOTE:  
THE PERMITTED USES FOR THE BUILDINGS IN THE  
PROJECT SHALL BE LIMITED TO OUT-PATIENT SURGICAL CARE AND  
RELATED USES (WHICH USES SHALL NOT INCLUDE OVERNIGHT MEDICAL  
STAYS FOR THE PATIENT LONGER THAN 23 HOURS AS A PART OF THE  
REGULAR MEDICAL SERVICES OFFERED IN SUCH PROJECT) FOR THE  
100/200 BUILDING AND TO PROFESSIONAL OFFICES (NO SURGERY) FOR  
THE 300/400 BUILDING. NON-MEDICAL USES FOR THE BUILDINGS IN  
THE PROJECT SHALL BE AS PERMITTED UNDER THE PARK CITY LAND  
MANAGEMENT CODE AND THE MPD APPROVAL FOR THE PROJECT, AS  
AMENDED.



SCALE: 1" = 20'

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assisting in locating the property and Cottonwood  
Title Insurance Agency, Inc. assumes no liability  
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### LEGAL DESCRIPTION (AS SURVEYED)

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SIDEWINDER DRIVE  
NORTH 89°58'58" EAST 33.00 FEET FROM A FOUND BRASS MONUMENT IN THE  
CENTER LINE OF SIDEWINDER DRIVE AND ADJACENT TO LOT 41 AND LOT 42 OF  
THE PROSPECTOR SQUARE SUPPLEMENTAL AMENDED PLAT (BASIS OF BEARING  
BEING EAST 785.08 FEET BETWEEN SAID FOUND BRASS MONUMENT AND A FOUND  
BRASS MONUMENT AT THE INTERSECTION OF GOLD DUST LANE AND SIDEWINDER  
DRIVE), SAID POINT ALSO BEING THE BEGINNING OF A 233.00 FOOT RADIUS CURVE  
TO THE LEFT (CENTER BEARS SOUTH); AND RUNNING THENCE ALONG THE ARC OF  
SAID CURVE AND SAID RIGHT-OF-WAY 227.73 FEET THROUGH A CENTRAL ANGLE  
OF 56°00'00"; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 34°00'00"  
WEST 121.45 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE TO THE  
RIGHT (CENTER BEARS NORTH 56°00'00" WEST); THENCE ALONG THE ARC OF SAID  
CURVE AND SAID RIGHT-OF-WAY 9.24 FEET THROUGH A CENTRAL ANGLE OF 05°  
17'44"; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 42°38'00" WEST 294.78  
FEET; THENCE NORTH 47°22'00" EAST 266.86 FEET; THENCE SOUTH 89°57'18"  
EAST 269.92 FEET; THENCE SOUTH 186.59 FEET TO THE POINT OF BEGINNING.  
CONTAINS 107,197.09 SQ. FT OR 2.46 ACRES MORE OR LESS.

### LEGAL DESCRIPTION (DEED)

ALL OF LOT 42, PROSPECTOR SQUARE, AMENDED, ACCORDING  
TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE  
OF THE SUMMIT COUNTY RECORDER.  
EXCEPTING THEREFROM  
LOT 42 A, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD  
IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT SOUTH 47°22'00" WEST ALONG THE LOT LINE  
266.86 FEET FROM THE NORTHWEST CORNER OF SAID LOT 42; THENCE  
SOUTH 42°38'00" EAST 294.78 FEET TO A POINT ON THE SOUTH LINE  
OF SAID LOT; SAID POINT IS ALSO ON A CURVE TO THE RIGHT, THE RADIUS  
POINT OF WHICH IS NORTH 50°42'16" WEST 100.00 FEET; THENCE WESTERLY  
ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE 171.17 FEET TO THE  
POINT OF TANGENCY; THENCE NORTH 42°38'00" WEST ALONG SAID SOUTH  
LINE 180.77 FEET TO A POINT OF A 15 FOOT RADIUS CURVE TO THE RIGHT;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 23.56 FEET TO THE POINT  
OF TANGENCY; THENCE NORTH 47°22'00" EAST 99.04 FEET TO THE POINT OF  
BEGINNING.

### OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner  
of the herein described tract of land, and hereby causes the same to  
be divided into private units, limited common areas, as set forth,  
in the plat and in the declaration, hereafter to be known as Park City  
Surgical and Medical Plaza, a Utah condominium project, submitting the  
property to the provisions of the Utah Condominium Ownership Act and  
the undersigned, do hereby dedicate for the perpetual use of owners of  
condominiums in Park City Surgical and Medical Plaza all common areas  
and do further dedicate for the use by emergency and utility service vehicles  
ingress and egress easement over the common areas. The owner and it's  
representatives, hereby irrevocably offer dedication to the City of Park City  
all the land for local government uses, easements and required utilities  
as shown on the subdivision plat and construction plans in accordance  
with an irrevocable offer of dedication.

Executed this 17 day of Feb., 1998

Prospector Plaza, L.C.

By: *Donald Resnick*, Manager

Donald Resnick,  
General Partner

### ACKNOWLEDGMENT

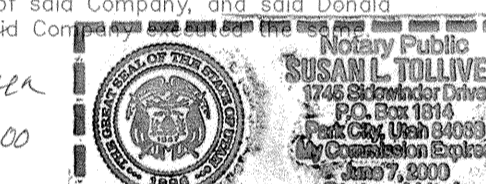
State of Utah  
County of Summit

On this 17 day of Feb., 1998, personally appeared before me  
Donald Resnick, who being by me duly sworn, did say that he is a General  
Partner of Acorn Associates, Manager of Prospector Plaza L.C., a Utah Limited  
Liability Company and that the within and foregoing Owner's Dedication and  
Consent to record was signed on behalf of said Company, and said Donald  
Resnick duly acknowledged to me that said Company is the owner of the  
property described in the foregoing.

Notary Public: *Suzanne J. White*

My Commission expires June 7, 2000

Residing at Park City, Utah



### LENDER'S DEDICATION AND CONSENT TO RECORD

The undersigned Floyd and Elaine English, as Individuals  
holder of a deed of trust on the property subject hereto, does hereby  
consent to the recording of this record of survey map and the declaration  
recorded concurrently herewith and consents to the submission of the  
property to the Utah Condominium Ownership Act.

Executed this 23 day of JAN., 1998

English Diversified Investments, L.C.

By: *Floyd S. English*

ITS MANAGER

### ACKNOWLEDGMENT

State of Illinois  
County of Cook

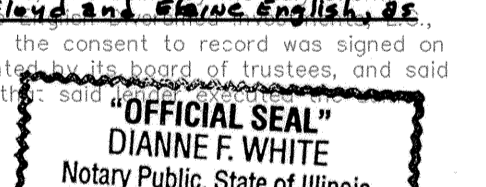
On this 23 day of JAN., 1998, personally appeared before me

signer of the above consent to record, who being by me duly sworn,  
did say that he is the manager of English Diversified Investments, L.C.  
and that the consent to record was signed  
on behalf of said lender under authority granted by the board of trustees, and said  
Dr. Floyd S. English duly acknowledged to me that said lender is the owner of the  
property described in the foregoing.

Notary Public: *Dianne White*

My Commission expires Feb. 4, 2000

Residing at 3035 W. 185th St., Mokena, Illinois



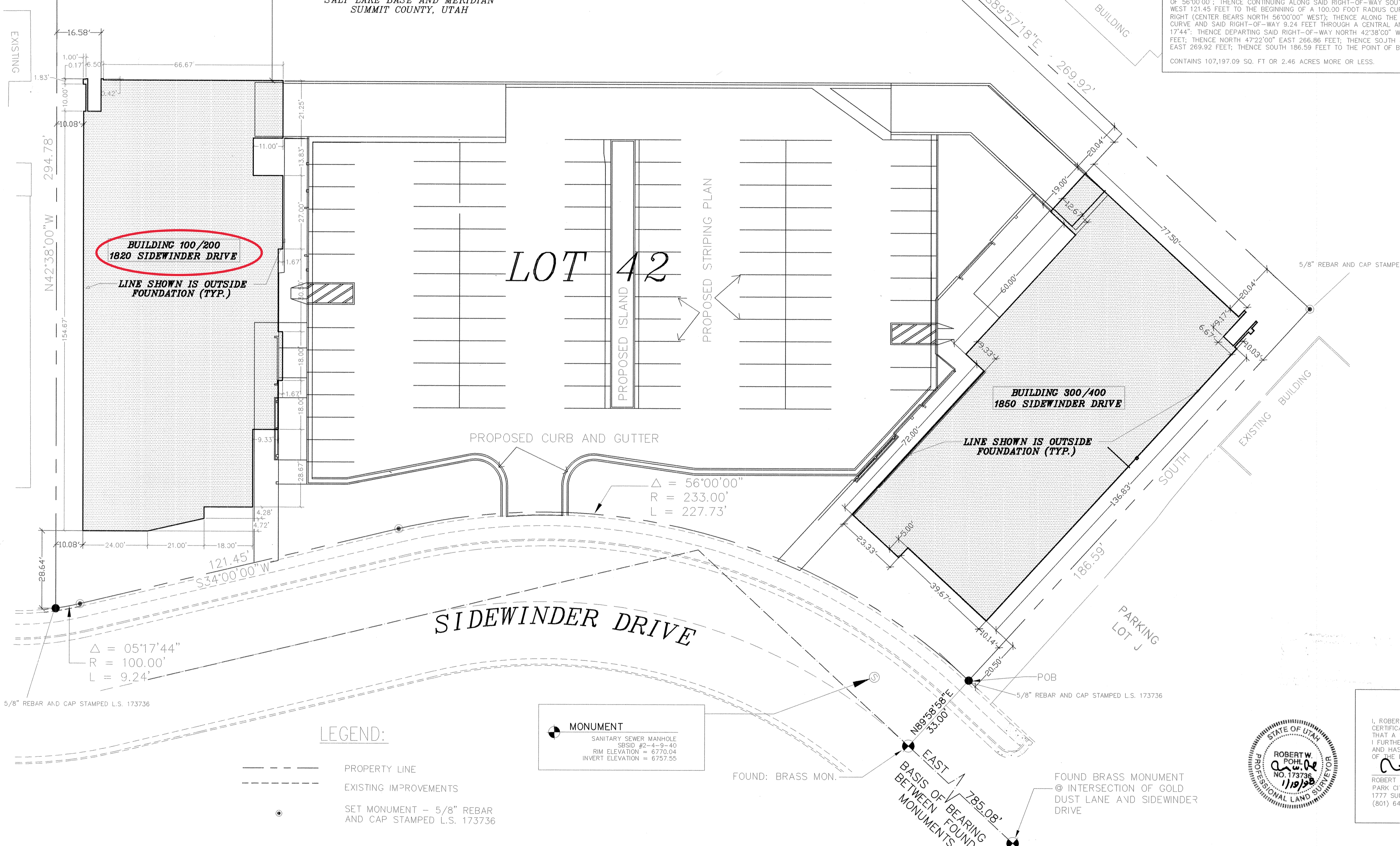
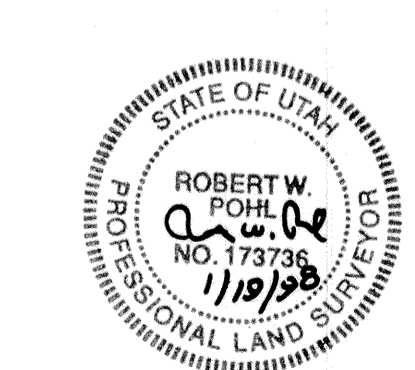
### SURVEYOR'S CERTIFICATE

I, ROBERT W. POHL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD  
CERTIFICATE NO. 173736 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY  
THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON.  
I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED  
AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS  
OF THE LAW.

*Robert W. Pohl*

ROBERT W. POHL  
PARK CITY SURVEYING  
1777 SUN PEAK DRIVE PARK CITY, UTAH 84098  
(801) 649-2518

DATE: 1/17/98



### LEGEND:

- PROPERTY LINE
- - - EXISTING IMPROVEMENTS
- SET MONUMENT - 5/8" REBAR AND CAP STAMPED L.S. 173736
- MONUMENT
- SANITARY SEWER MANHOLE
- 30" S.S. ID #2-4-9-40
- RIM ELEVATION = 6770.04
- INVERT ELEVATION = 6757.55
- FOUND: BRASS MON.
- FOUND BRASS MONUMENT @ INTERSECTION OF GOLD DUST LANE AND SIDEWINDER DRIVE

CITY COUNCIL APPROVAL  
PRESENTED TO THE BOARD OF PARK CITY  
CITY COUNCIL THIS 4th DAY OF  
December A.D. 1997 AT WHICH TIME THIS  
RECORD OF SURVEY WAS APPROVED.  
*Janet M. Scott*  
MAYOR  
*Janet M. Scott*  
CITY RECORDER

CITY ENGINEER  
APPROVED AND ACCEPTED BY THE  
PARK CITY CITY ENGINEERING DEPART-  
MENT ON THIS 19th DAY OF FEBRUARY  
A.D. 1998  
*Eric W. DeHaven*  
CITY ENGINEER

CITY PLANNING COMMISSION  
APPROVED AND ACCEPTED BY THE *Park City*  
CITY PLANNING COMMISSION ON THIS 25th  
DAY OF February A.D. 1998  
*R. White*  
CHAIRMAN

SEWER DISTRICT APPROVAL  
REVIEWED FOR CONFORMANCE TO SNYDERVILLE  
BASIN SEWER IMPROVEMENT DISTRICT  
STANDARDS THIS 21st DAY OF January  
A.D. 1998  
*Bob A.*  
S.B.D.

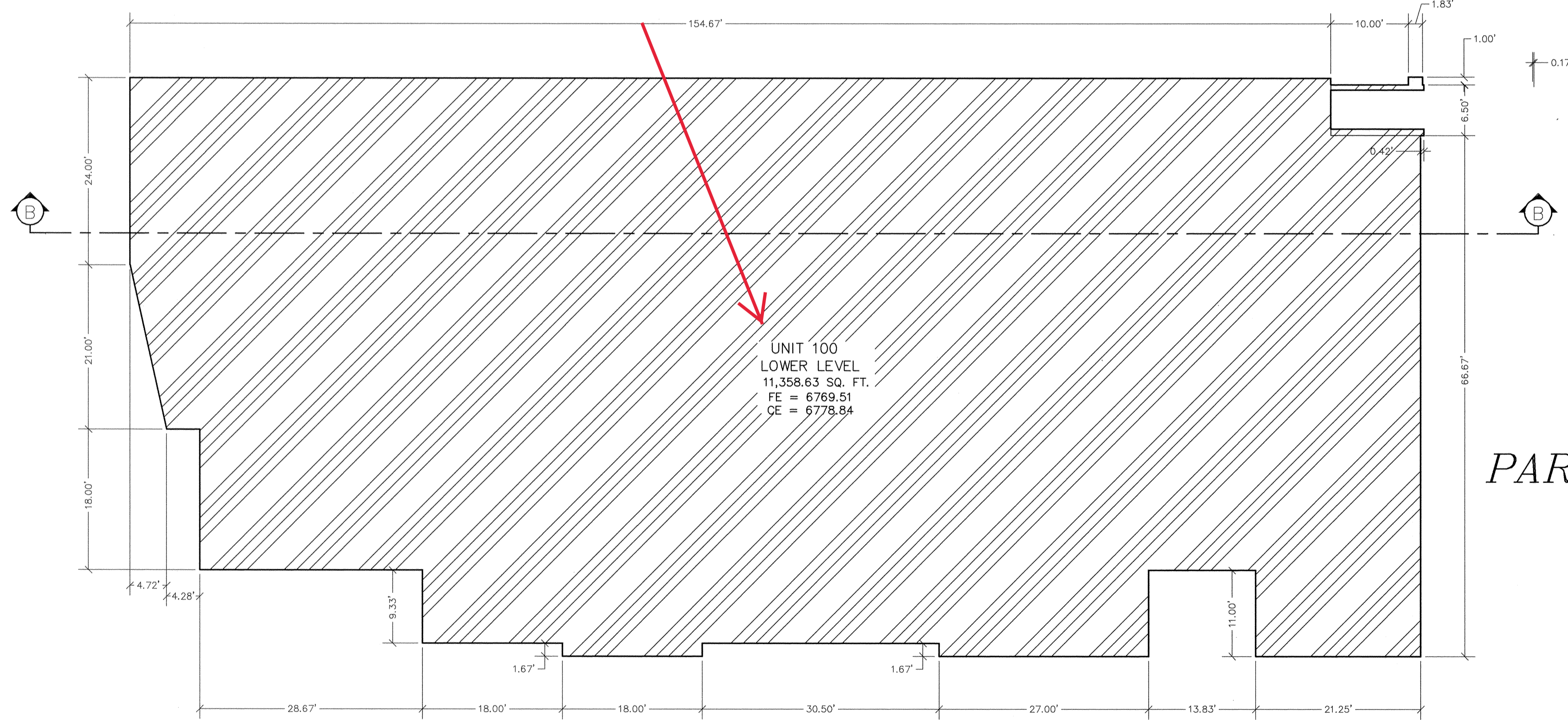
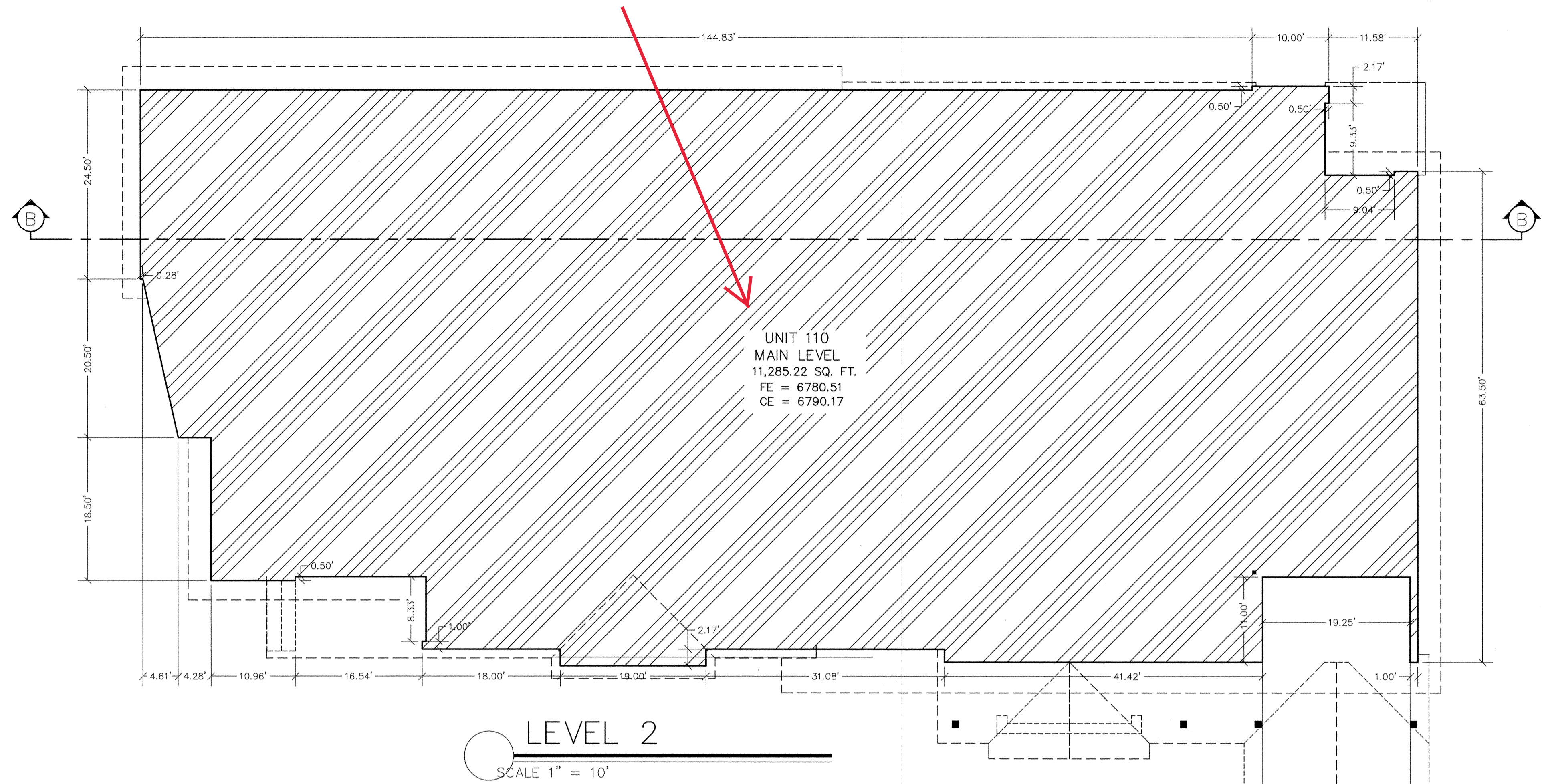
APPROVAL AS TO FORM  
APPROVED AS TO FORM ON THIS 27th  
DAY OF February A.D. 1998  
*Mark H. Hanf*  
CITY ATTORNEY

RECORDED  
No. 501329  
STATE OF UTAH  
COUNTY OF SUMMIT  
RECORDED AND FILED AT THE REQUEST OF:  
FIRST AMERICAN TITLE CO  
DATE: 03-10-98  
TIME: 10:37 AM  
FEE: \$157.00  
*Alan Jamison*  
COUNTY RECORDER





PC PARK CITY  
ENGINEERING  
INC.  
P.O. BOX 1300  
PARK CITY, UTAH 84060  
801-645-8585

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

NOTE:  
When a supplemental record map of survey is filed for building 100/200 converting the convertible space into units and common areas, the underground parking garage area shall be designated as common area.



OWNERSHIP LEGEND

-  COMMON AREA
-  LIMITED COMMON AREA
-  UNIT AREA
-  CONVERTIBLE SPACE
- CE CEILING ELEVATION
- FE FLOOR ELEVATION

PARK CITY SURGICAL AND MEDICAL PLAZA,  
A UTAH CONDOMINIUM PROJECT.  
BUILDING 100/200  
SHEET 2 OF 5

NOTE:  
ALL UNITS ARE DESIGNATED CONVERTIBLE SPACE PURSUANT TO SECTIONS 6.03 AND 6.05 OF THE CONDOMINIUM DECLARATION.

NOTE:  
FOUNDATION ONLY CONSTRUCTED AT TIME OF SURVEY. NO FLOORS OR FRAMING YET CONSTRUCTED. ALL DIMENSIONS (EXCLUDING FOUNDATION LEVEL PLAN) ARE FROM APPROVED PLANS.

PLOT DATE: 6-26-97  
ZIP MASTERS\RESNICK OFFICE\SHEETS2-5.DWG

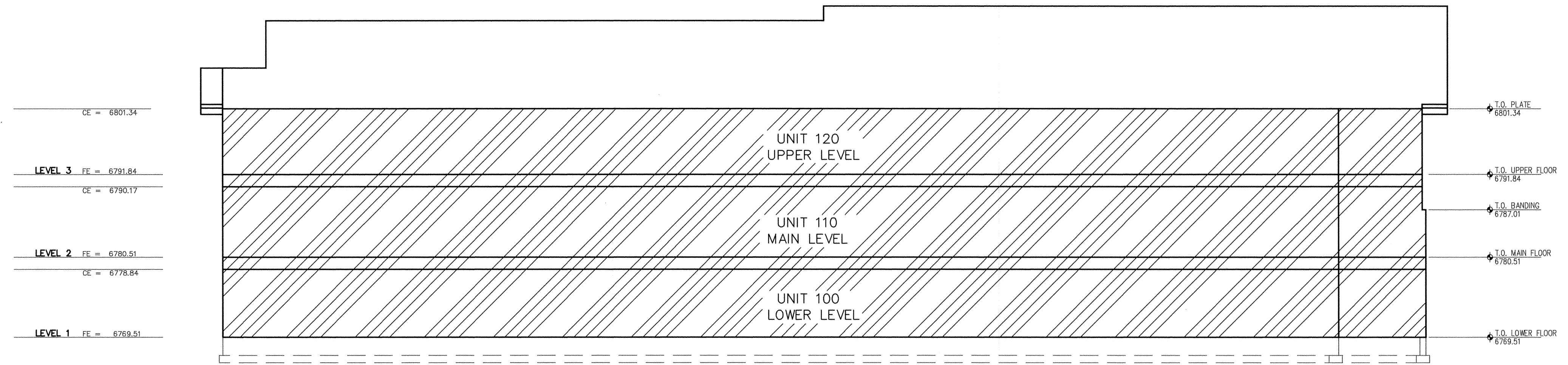
RECORDED

No. 501379  
STATE OF UTAH  
COUNTY OF SUMMIT  
RECORDED AND FILED AT THE REQUEST OF:  
First American Title Co  
DATE: 03-10-98  
TIME: 10:37 AM  
FEE: \$157.00  
Alan Jensen  
COUNTY RECORDER



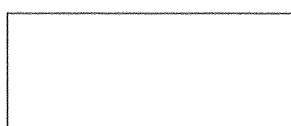



P.O. BOX 1300  
PARK CITY, UTAH 84060  
801-645-8585

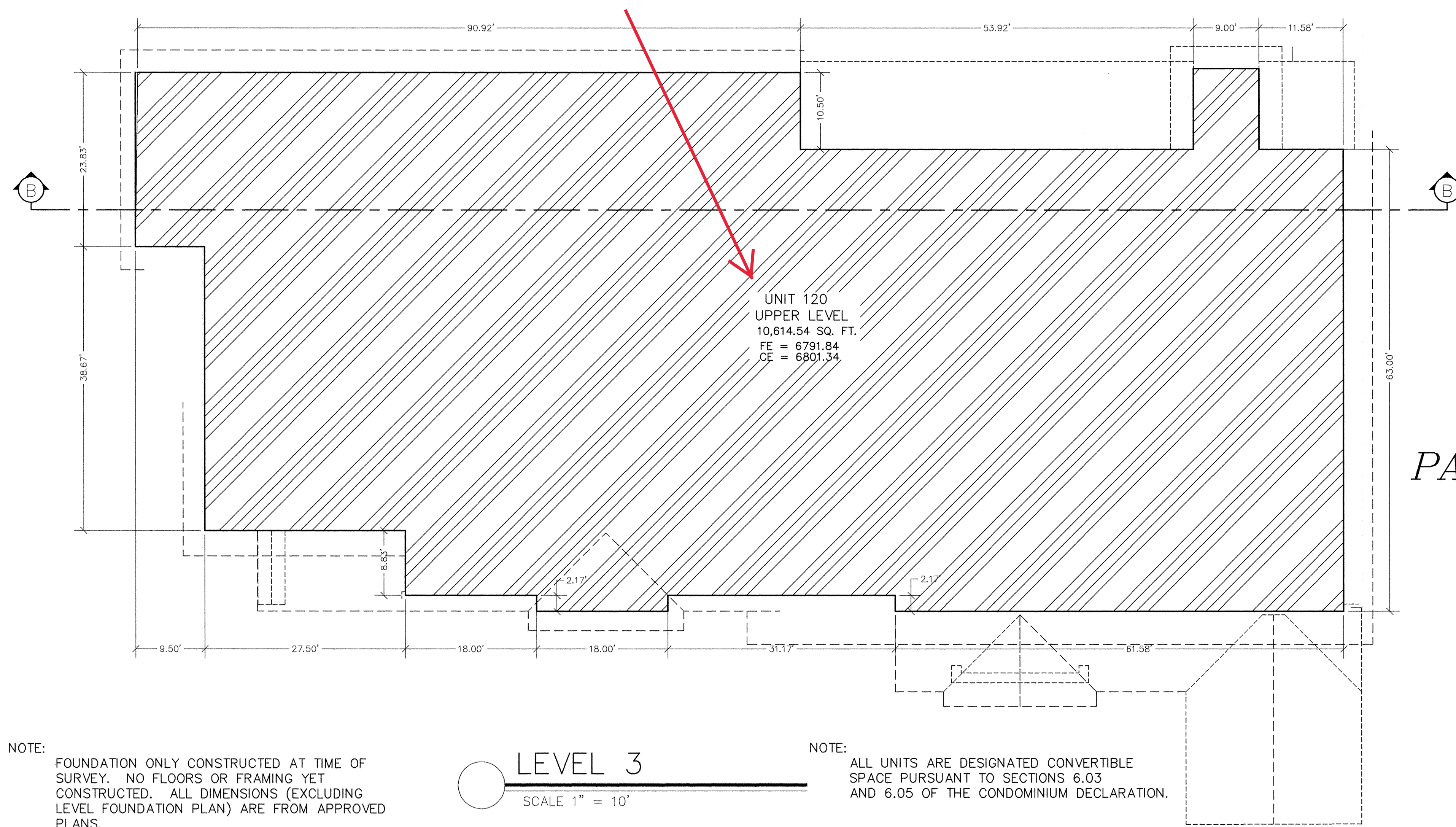
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SECTION B  
SCALE 1" = 10'

OWNERSHIP LEGEND

-  COMMON AREA
-  LIMITED COMMON AREA
-  UNIT AREA
-  CONVERTIBLE SPACE
- CE CEILING ELEVATION
- FE FLOOR ELEVATION




LEVEL 3  
SCALE 1" = 10'

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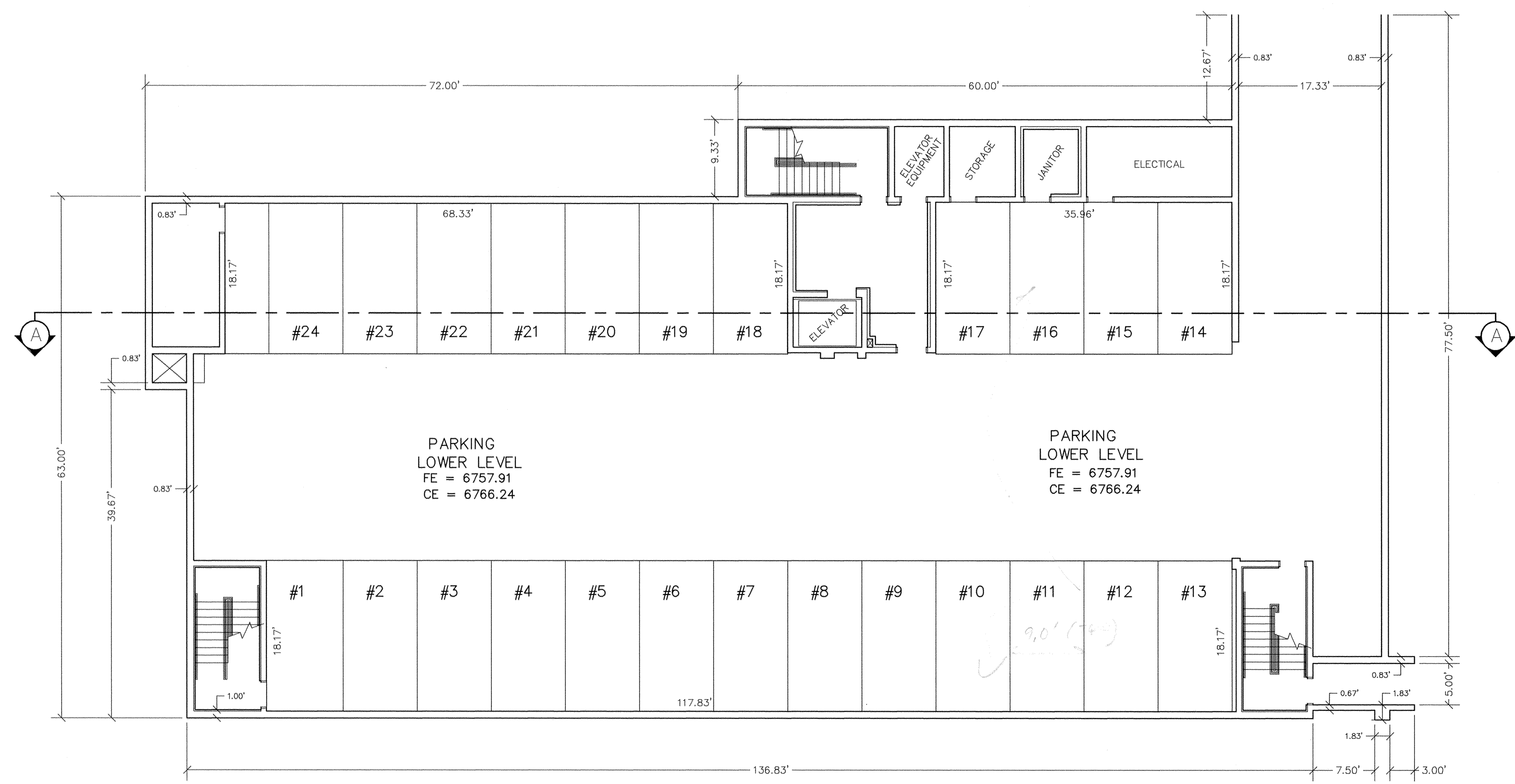
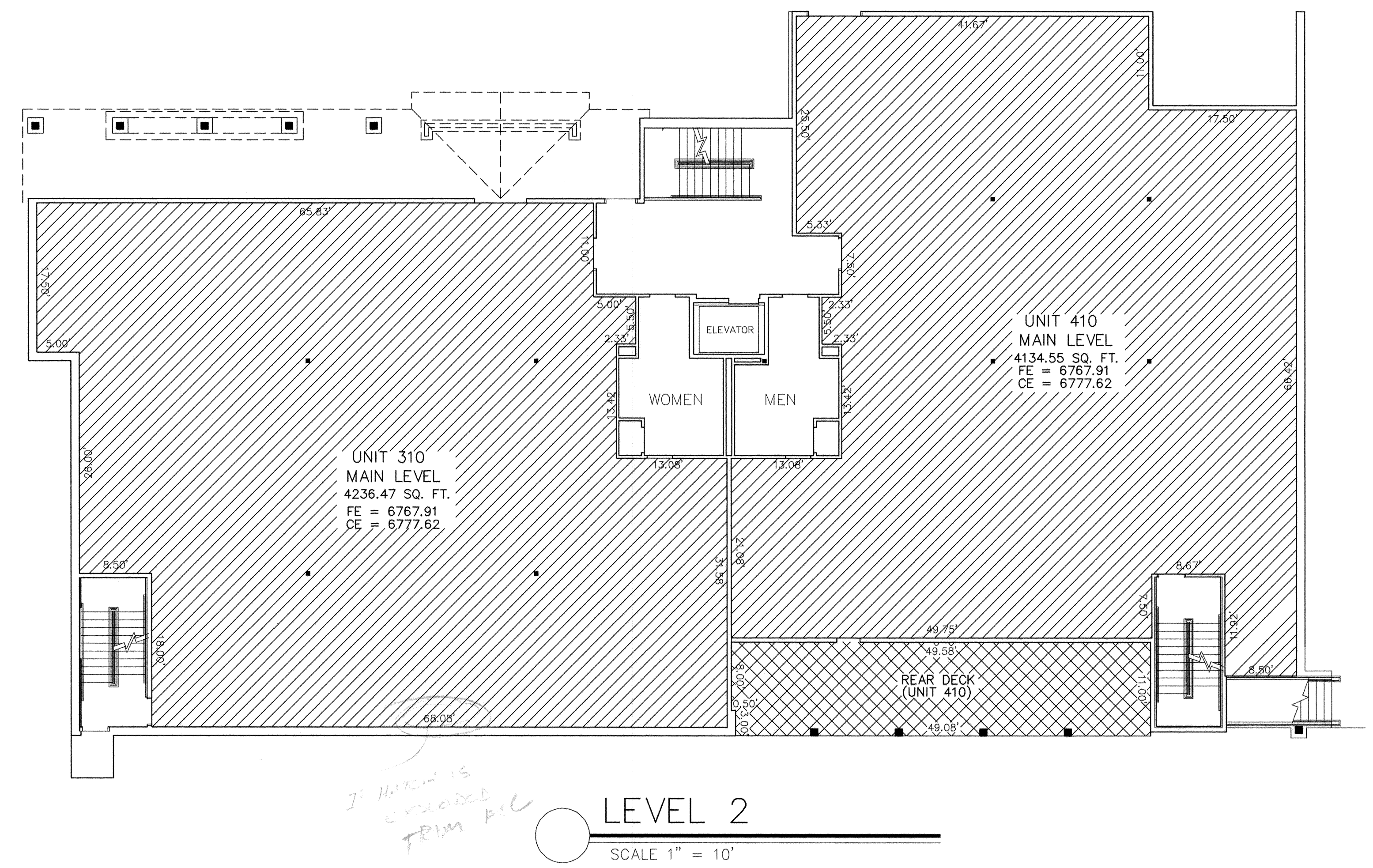
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PARK CITY SURGICAL AND MEDICAL PLAZA,  
A UTAH CONDOMINIUM PROJECT.  
BUILDING 100/200  
SHEET 3 OF 5

RECORDED	 P.O. BOX 1300 PARK CITY, UTAH 84060 801-645-8585
NO. 501379 STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF: FIRST AMERICAN TITLE CO DATE: 03-10-98 TIME: 10:37 AM FEE: \$1570 Alan Jensen COUNTY RECORDER	

PLOT DATE: 6-26-97  
ZIP MASTERS\RESNICK OFFICE\SHEETS2-5.DWG

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OWNERSHIP LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- UNIT AREA
- CONVERTIBLE SPACE
- CE CEILING ELEVATION
- FE FLOOR ELEVATION

PARK CITY SURGICAL AND MEDICAL PLAZA,  
A UTAH CONDOMINIUM PROJECT.  
BUILDING 300/400  
SHEET 4 OF 5

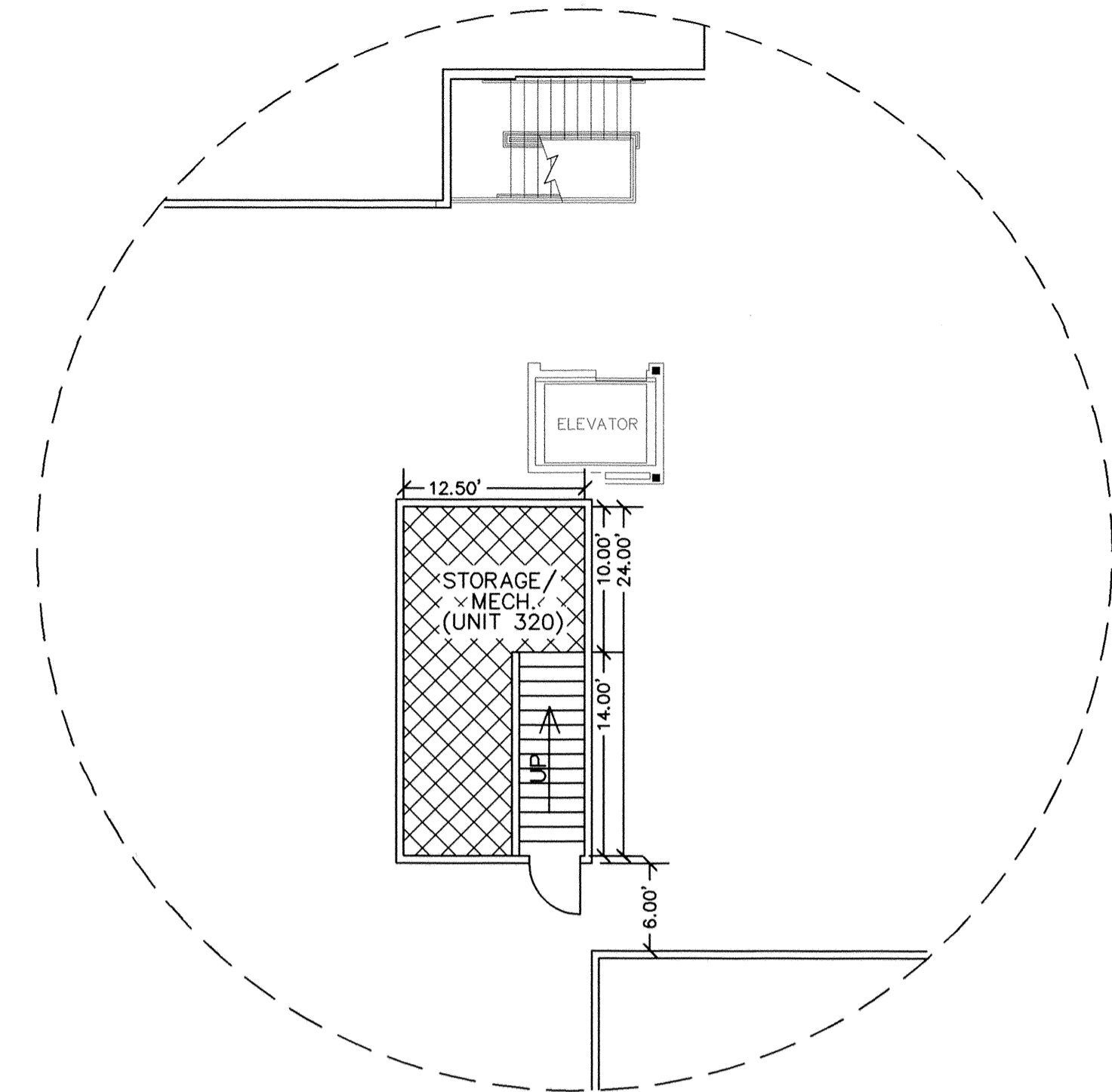
NOTE: ALL UNITS ARE DESIGNATED CONVERTIBLE SPACE PURSUANT TO SECTIONS 6.03 AND 6.05 OF THE CONDOMINIUM DECLARATION.

MEASUREMENTS WERE OBTAINED DURING CONSTRUCTION AND REFLECT ROUGH FRAMING ONLY INCLUDING WALL, CEILING AND FLOOR DIMENSIONS.

RECORDED

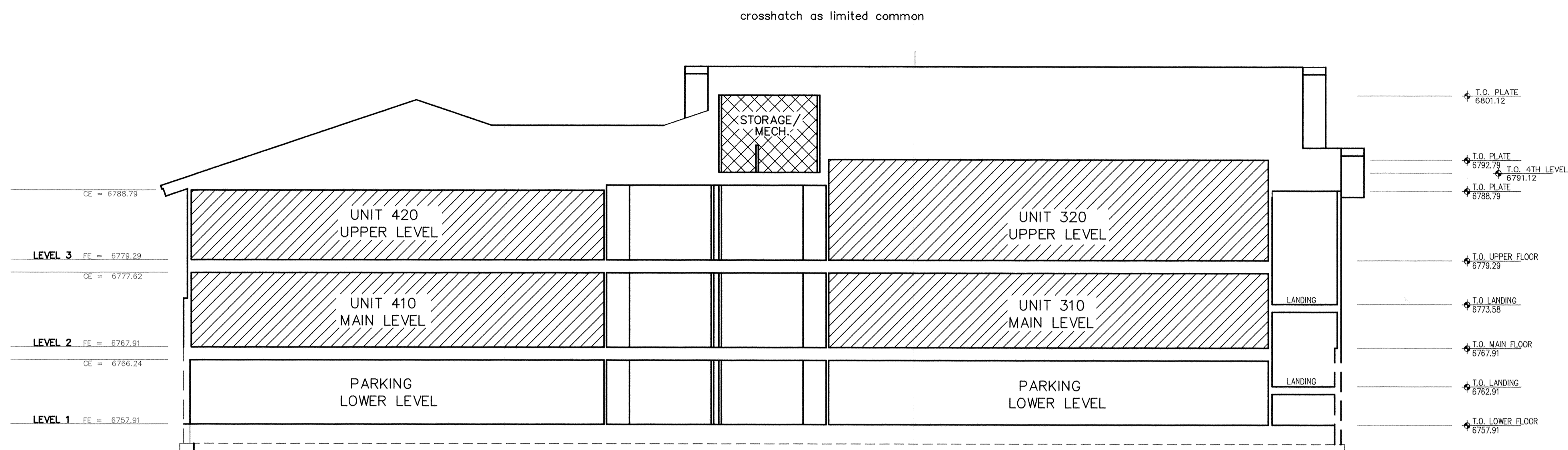
No. 501399  
STATE OF UTAH  
COUNTY OF SUMMIT  
RECORDED AND FILED AT THE REQUEST OF:  
FIRST AMERICAN TITLE CO  
DATE: 03-10-98  
TIME: 10:32 AM  
FEE: 157.02  
Alan Swigg  
COUNTY RECORDER

PARK CITY ENGINEERING INC.  
P.O. BOX 1300  
PARK CITY, UTAH 84060  
801-645-8585



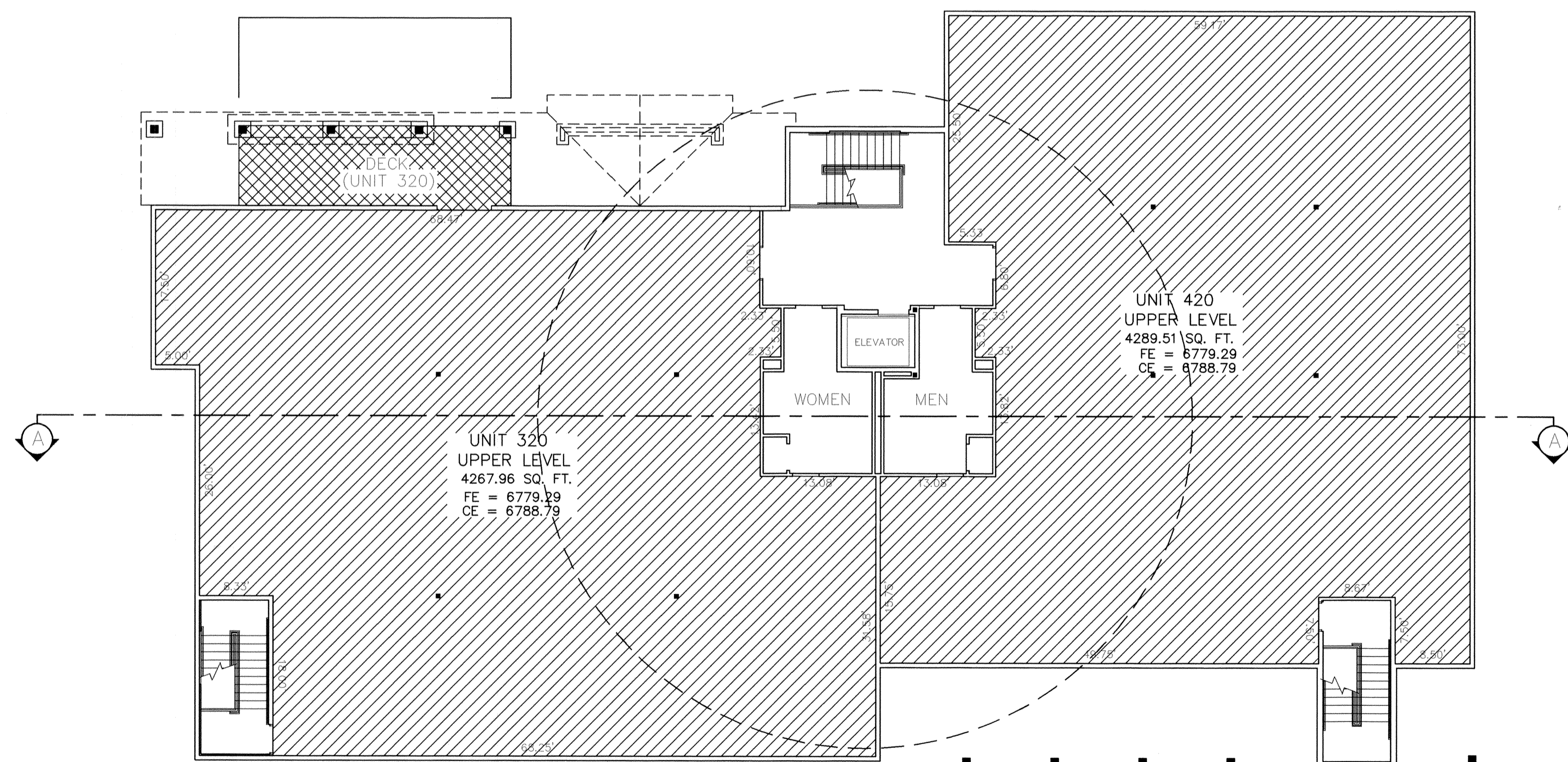
LEVEL 4

SCALE 1" = 10'



SECTION A

SCALE 1" = 10'



LEVEL 3

SCALE 1" = 10'

OWNERSHIP LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- UNIT AREA
- CONVERTIBLE SPACE
- CE CEILING ELEVATION
- FE FLOOR ELEVATION

PARK CITY SURGICAL AND MEDICAL PLAZA,  
A UTAH CONDOMINIUM PROJECT.  
BUILDING 300/400  
SHEET 5 OF 5

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RECORDED  
No. 501379  
STATE OF UTAH  
COUNTY OF SUMMIT  
RECORDED AND FILED AT THE REQUEST OF:  
FIRST AMERICAN TITLE CO  
DATE: 03-10-98  
TIME: 10:37 AM  
FEB 15 98  
Alan Spingarn  
COUNTY RECORDER



P.O. BOX 1300  
PARK CITY, UTAH 84060  
801-645-8585