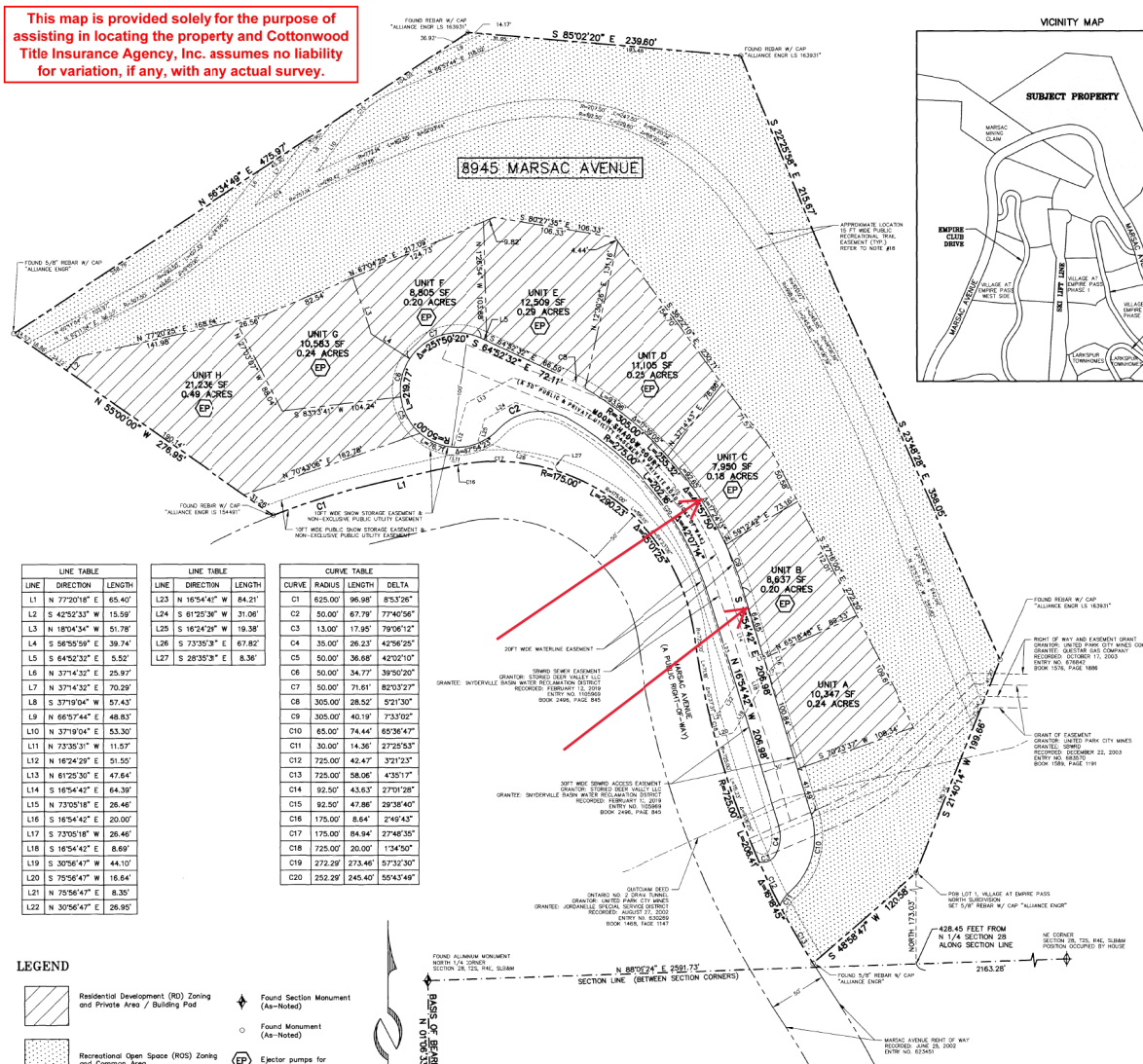
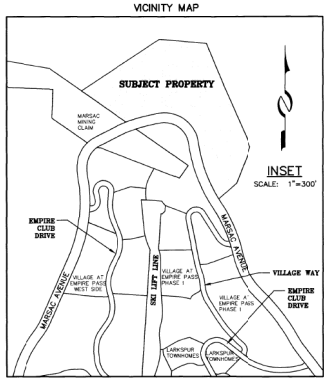
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



VICINITY MAP



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 77°20'18" E	65.40'
L2	S 42°52'33" W	15.59'
L3	N 18°04'34" W	51.78'
L4	S 56°55'59" E	39.74'
L5	S 64°52'32" E	5.52'
L6	N 37°14'32" E	25.97'
L7	N 37°14'32" E	70.29'
L8	S 37°19'04" W	57.43'
L9	N 66°57'44" E	48.83'
L10	N 37°19'04" E	53.30'
L11	N 73°35'31" W	11.57'
L12	N 16°24'29" E	51.55'
L13	N 61°25'30" E	47.64'
L14	S 16°54'42" E	64.39'
L15	N 73°05'18" E	26.46'
L16	S 16°54'42" E	20.00'
L17	S 73°05'18" W	26.46'
L18	S 16°54'42" E	8.69'
L19	S 30°56'47" W	44.10'
L20	S 75°56'47" E	16.84'
L21	N 75°56'47" E	8.35'
L22	N 30°56'47" E	26.95'

LINE TABLE		
LINE	DIRECTION	LENGTH
L23	N 16°54'42" W	84.21'
L24	S 61°25'36" W	31.06'
L25	S 16°24'29" W	19.38'
L26	S 73°35'31" E	67.82'
L27	S 28°35'31" E	8.36'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	625.00'	96.98'	8°53'26"
C2	50.00'	67.79'	77°40'56"
C3	13.00'	17.95'	79°06'12"
C4	35.00'	26.23'	42°56'25"
C5	50.00'	36.68'	42°02'10"
C6	50.00'	34.77'	39°50'20"
C7	50.00'	71.61'	82°03'27"
C8	305.00'	28.52'	5°21'30"
C9	305.00'	40.19'	7°33'02"
C10	65.00'	74.44'	65°36'47"
C11	30.00'	14.36'	27°25'53"
C12	725.00'	42.47'	3°21'23"
C13	725.00'	58.06'	4°35'17"
C14	92.50'	43.63'	27°01'28"
C15	92.50'	47.86'	29°38'40"
C16	175.00'	8.64'	2°49'43"
C17	175.00'	84.94'	27°48'35"
C18	725.00'	20.00'	1°34'50"
C19	272.29'	273.46'	57°32'30"
C20	252.29'	245.40'	55°43'49"

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 and Public Utility Access Easement
- Found Section Monument (As-Noted)
- Found Monument (As-Noted)
- EP Ejector pumps for wastewater service required.

MOONSHADOW CONDOMINIUMS

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

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 4857264, as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, MOONSHADOW CONDOMINIUMS, a Utah Condominium Project, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

No. 4857264 MICHAEL DEMKOWICZ 5/20/19 STATE OF UTAH

BOUNDARY DESCRIPTION

Lot 1, VILLAGE AT EMPIRE PASS NORTH SUBDIVISION, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Storied Deer Valley, LLC, a Delaware limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as Moonshadow Condominiums, does hereby certify that it has caused this Plat to be prepared, 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 the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 21st day of May 2019.

Storied Deer Valley, LLC,
a Delaware limited liability company

By: _____
Name: Mark Enderle
Title: Chief Executive Officer

ACKNOWLEDGEMENT

State of Utah
County of Wasatch ss:

On this 31st day of May 2019, Mark Enderle personaly 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 Managing Member of Storied Development, LLC, a Delaware limited liability company, sole member of SDBP Manager, LLC, a Delaware limited liability company, the manager of SDBP Utah 1, LLC, a Delaware limited liability company, the sole member of Storied Deer Valley, LLC, a Delaware 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.

Notary Public
A Notary Public commissioned in Utah
Printed Name: Corrie J. Hoggan
Residing In: Oakley, Utah
My commission exoires: May 16, 2022
Commission No. 700445

CORRIE J. HOGGAN Notary Public State of Utah Commission # 700445 My Commission Expires On May 16, 2022

NOTES:

1. This plat is subject to the Conditions of Approval in Ordinance 2018-54. The conditions of approval of the Village at Empire Pass North Subdivision plat, recorded January 23, 2018, Entry No. 1085414, and the Village at Empire Pass Master Planned Development (POD A), approved July 28, 2004, shall continue to apply.
2. 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.
3. A 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").
4. 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.
5. At the time of final construction and re-platting 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 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 or this property. No commercial density is allocated to this property with this plat.
6. Moonshadow Condominiums has no on-site affordable housing obligations. Refer to Note 5, Village at Empire Pass North Subdivision Plat.
7. 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 design are subject to review by the Empire Pass Design Review Board.
8. 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 heavy equipment, 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 or agreements with such owner.
9. 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 like 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 submittal of 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.
10. 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. Quit Claim Deed Ontario No. 2 Drain Tunnel, recorded August 27, 2002, Entry No. 630269, Summit County Recorder's Office.
11. 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.
12. 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.
13. All units will require privately owned and operated wastewater ejector pumps for wastewater service. Unit A may submit to SBWRD a gravity wastewater service design for approval. A gravity wastewater service shall be allowed within the ROS Zone. 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.
14. 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 will be within a fifteen foot public trail easement.
19. A twenty foot (20') 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.

SHEET 1 OF 1

5/20/19 JOB NO.: 15-2-18 FILE: X:\Empire\dwg\srv\plat2018\150218.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21st DAY OF May, 2019
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 26TH DAY OF SEPTEMBER, 2018
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 11th DAY OF June, 2019
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 18th DAY OF JUNE, 2019
BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 23RD DAY OF OCTOBER, 2018
BY _____ MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 23RD DAY OF OCTOBER, 2018
BY _____ PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Metro National Title
$66.00 FEE
C. Willoughby-deputy RECORDER
DATE 7/1/2019 TIME 3:23 pm ENTRY NO. 1113512

MOONSHADOW CONDOMINIUMS