

**RECORD OF SURVEY**  
**"BRISTLECONE at DEER VALLEY"**  
 LOCATED IN SECTION 15, T2S, R4E, SLB&M  
 A UTAH CONDOMINIUM PROJECT

**OWNER'S CONSENT TO RECORD**

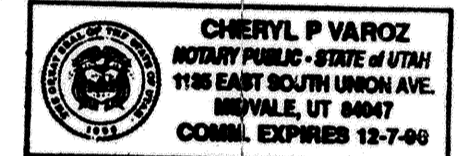
KNOW ALL MEN BY THESE PRESENT, THAT BRISTLECONE DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PARCEL OF LAND DESCRIBED HEREON, HAS CAUSED THIS SURVEY TO BE MADE AND THE MAP TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY AT THE SUMMIT COUNTY RECORDER'S OFFICE. I CERTIFY THAT BUILDINGS SHOWN ON THIS PLAT WILL BE SUBSTANTIALLY AS SHOWN WHEN COMPLETED.

*Kevin L. Ludlow*  
 KEVIN L. LUDLOW, MANAGER, BRISTLECONE DEVELOPMENT, L.C.

**CORPORATE ACKNOWLEDGEMENT**

STATE OF UTAH  
 COUNTY OF SALT LAKE  
 ON THIS 26th DAY OF MARCH, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KEVIN L. LUDLOW, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF BRISTLECONE DEVELOPMENT, L.C., OWNERS OF THE HEREON DESCRIBED PROPERTY, AND THAT HE SIGNED THE ABOVE OWNER'S CONSENT TO RECORD FREELY AND VOLUNTARILY, AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

*Cheryl P. Varoz*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12-7-96  
 RESIDING AT: SALT LAKE COUNTY



**SURVEYOR'S CERTIFICATE**

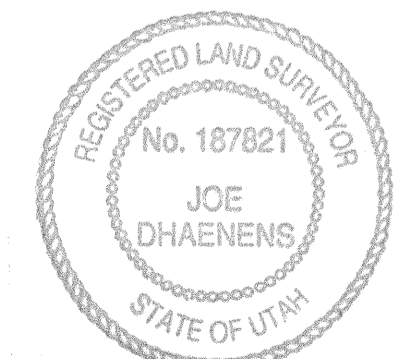
I, JOE DHAENENS, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 187821 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN THE NOTES AND LEGAL DESCRIPTION BELOW.

**NOTES**

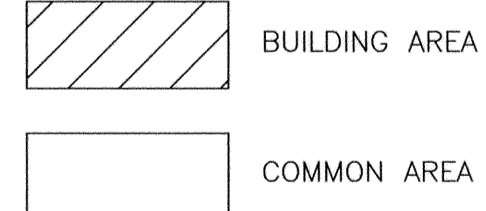
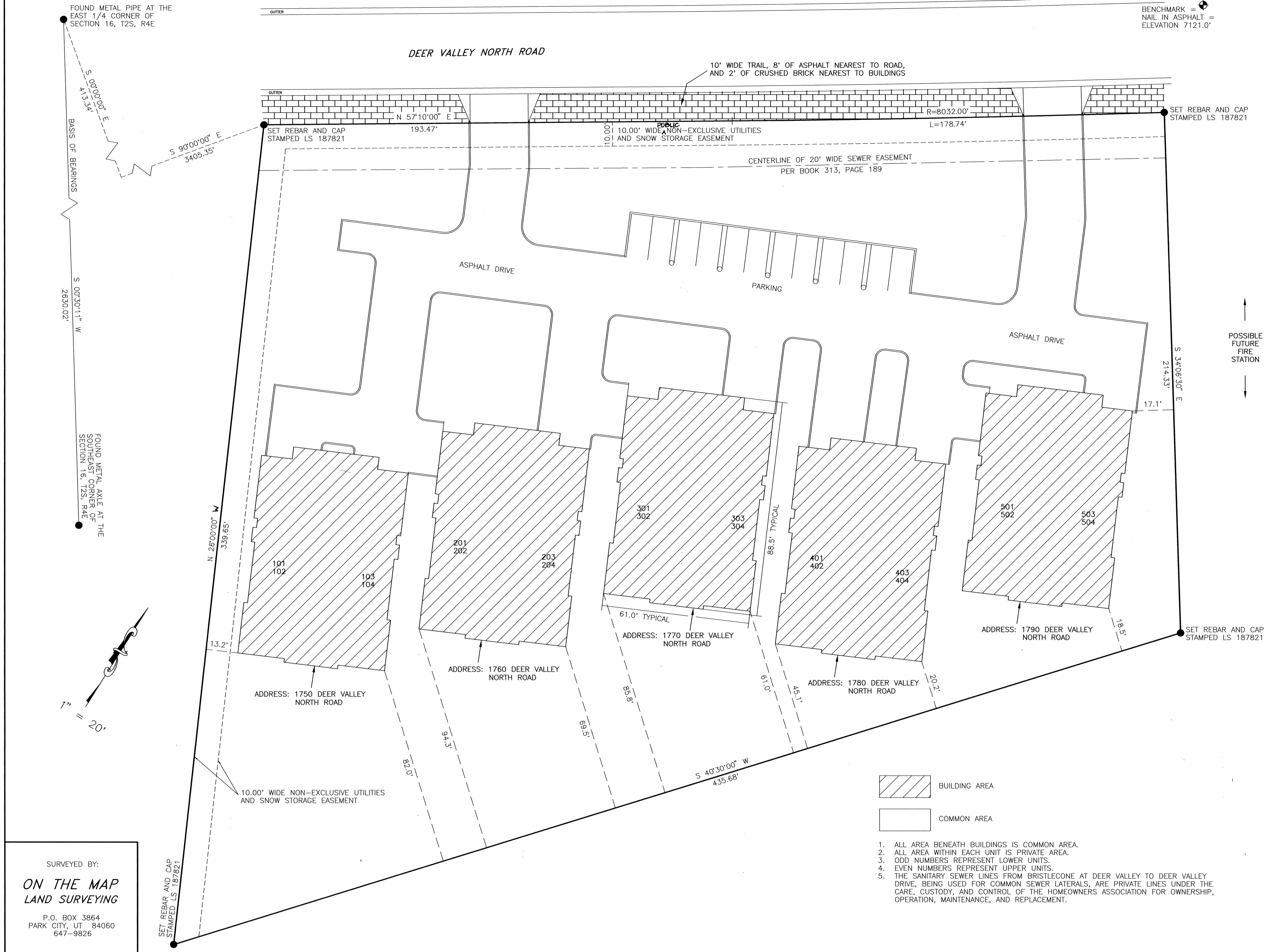
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS AS SHOWN.
2. SURVEY MONUMENTS WERE FOUND OR SET AS SHOWN.
3. THE PURPOSE OF THIS SURVEY IS FOR A CONDOMINIUM SURVEY.
4. THIS SURVEY WAS REQUESTED BY KEVIN LUDLOW, FOR BRISTLECONE DEV., L.C.
5. THIS SURVEY WAS PERFORMED ON MAY 8, 1995.
6. THE OWNER OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT; THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT WHERE OTHERWISE SHOWN.

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASELINE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 413.34 FEET AND EAST 3405.35 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 16, SAID TOWNSHIP AND RANGE. THENCE N 57°10'00" E 193.47 FEET TO A POINT OF A 8032.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY 178.74 FEET ALONG THE ARC OF SAID CURVE, THENCE S 34°08'30" E 214.33 FEET, THENCE S 40°30'00" W 435.68 FEET, THENCE N 28°00'00" W ALONG THE EASTERLY PROPERTY LINE OF FAWNGROVE PHASE 2 339.65 FEET TO THE POINT OF BEGINNING. PARCEL AREA: 107483 SQUARE FEET / 2.47 ACRES.



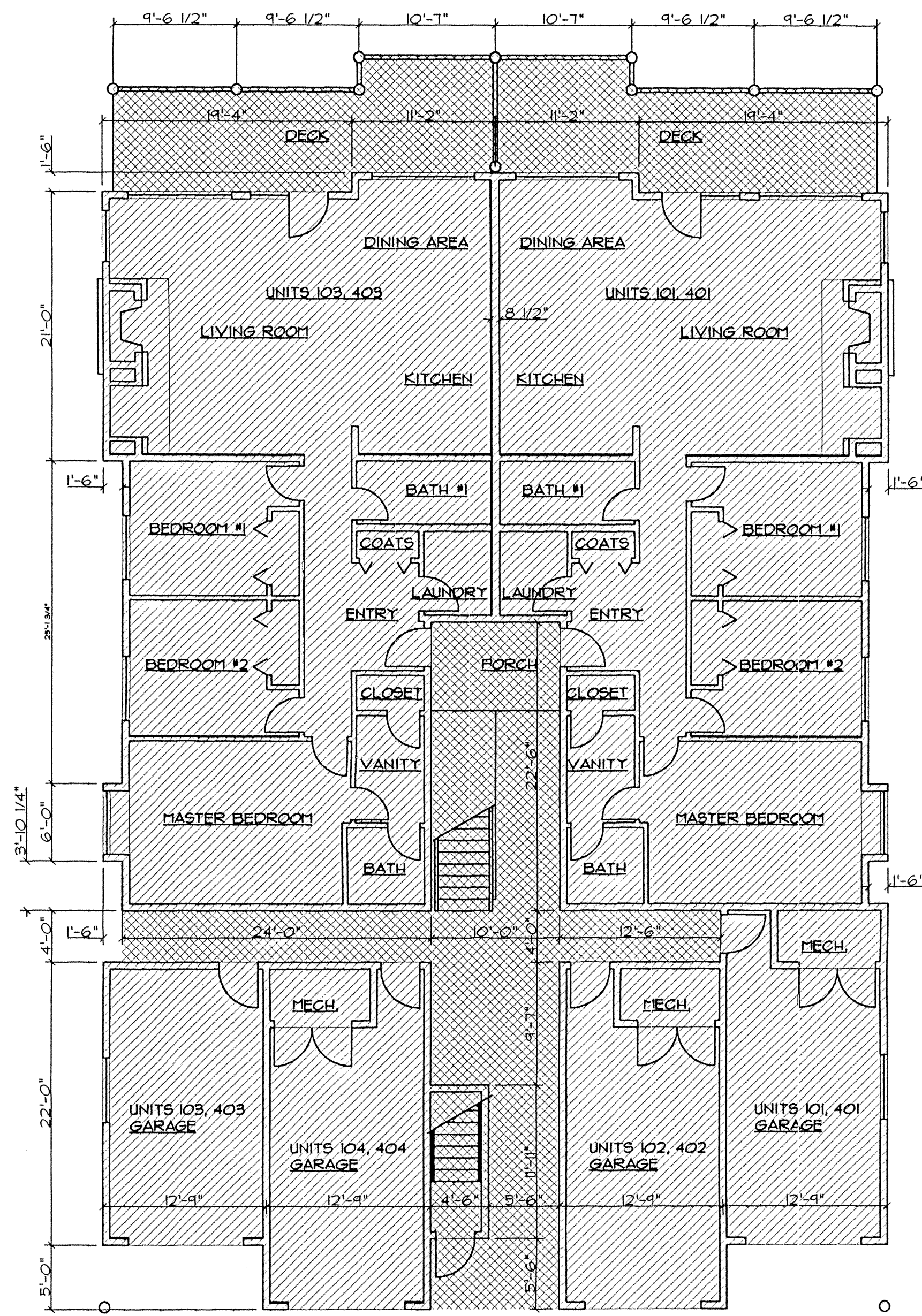
*Joe Dhaenens*  
 JOE DHAENENS  
 DATE 3-18-96



1. ALL AREA BENEATH BUILDINGS IS COMMON AREA.
2. ALL AREA WITHIN EACH UNIT IS PRIVATE AREA.
3. ODD NUMBERS REPRESENT LOWER UNITS.
4. EVEN NUMBERS REPRESENT UPPER UNITS.
5. THE SANITARY SEWER LINES FROM BRISTLECONE AT DEER VALLEY TO DEER VALLEY DRIVE, BEING USED FOR COMMON SEWER LATERALS, ARE PRIVATE LINES UNDER THE CARE, CUSTODY, AND CONTROL OF THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP, OPERATION, MAINTENANCE, AND REPLACEMENT.

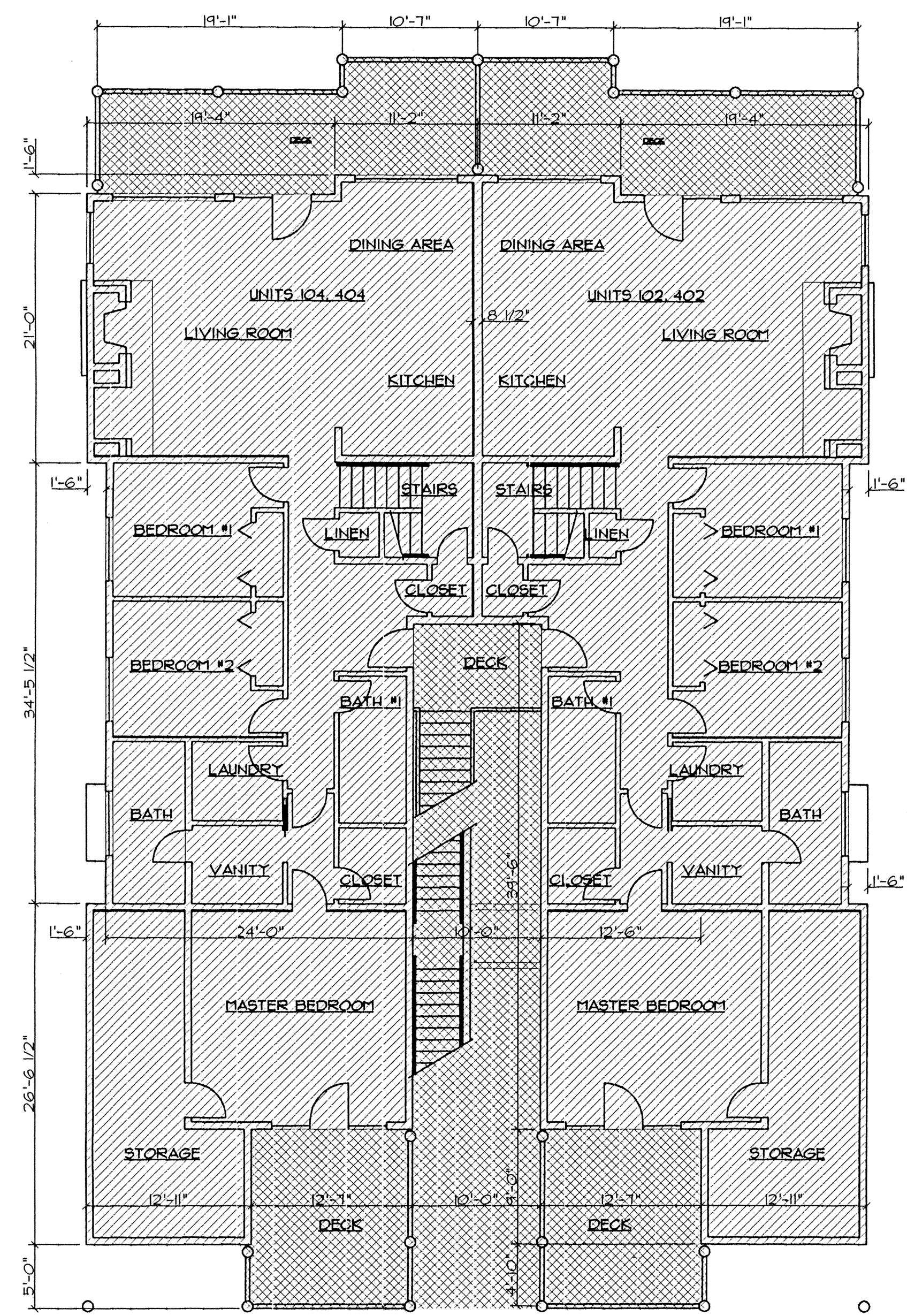
SURVEYED BY:  
**ON THE MAP**  
 LAND SURVEYING  
 P.O. BOX 3864  
 PARK CITY, UT 84060  
 647-9826

CITY COUNCIL	CITY ENGINEER	CITY PLANNING COMMISSION	CITY ATTORNEY	SEWER DISTRICT APPROVAL	RECORDED
APPROVED BY THE PARK CITY COUNCIL ON THIS <u>1th</u> DAY OF <u>MARCH</u> , 1996. <i>Anita L. Sheldon</i> MAYOR CITY RECORDER	APPROVED BY THE PARK CITY ENGINEER ON THIS <u>29th</u> DAY OF <u>MARCH</u> , 1996. <i>Eric W. Oelhan</i> CITY ENGINEER	APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS <u>1st</u> DAY OF <u>April</u> , 1996. <i>B. M. H.</i> CHAIRMAN	APPROVED AS TO FORM BY THE PARK CITY ATTORNEY ON THIS <u>2nd</u> DAY OF <u>April</u> , 1996. <i>Mal D. H. J.</i> CITY ATTORNEY	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS <u>29th</u> DAY OF <u>March</u> , 1996. <i>Ray Anderson</i> S.B.S./D.	NUMBER <u>451476</u> DATE <u>04-03-96</u> STATE OF UTAH TIME <u>15:51 P.M.</u> COUNTY OF SUMMIT FEE <u>110.00</u> RECORDED AND FILED AT THE REQUEST OF <u>COALITION</u> TITLE <u>Deer Valley - Deputy</u> COUNTY RECORDER SHEET <u>1 of 3</u>



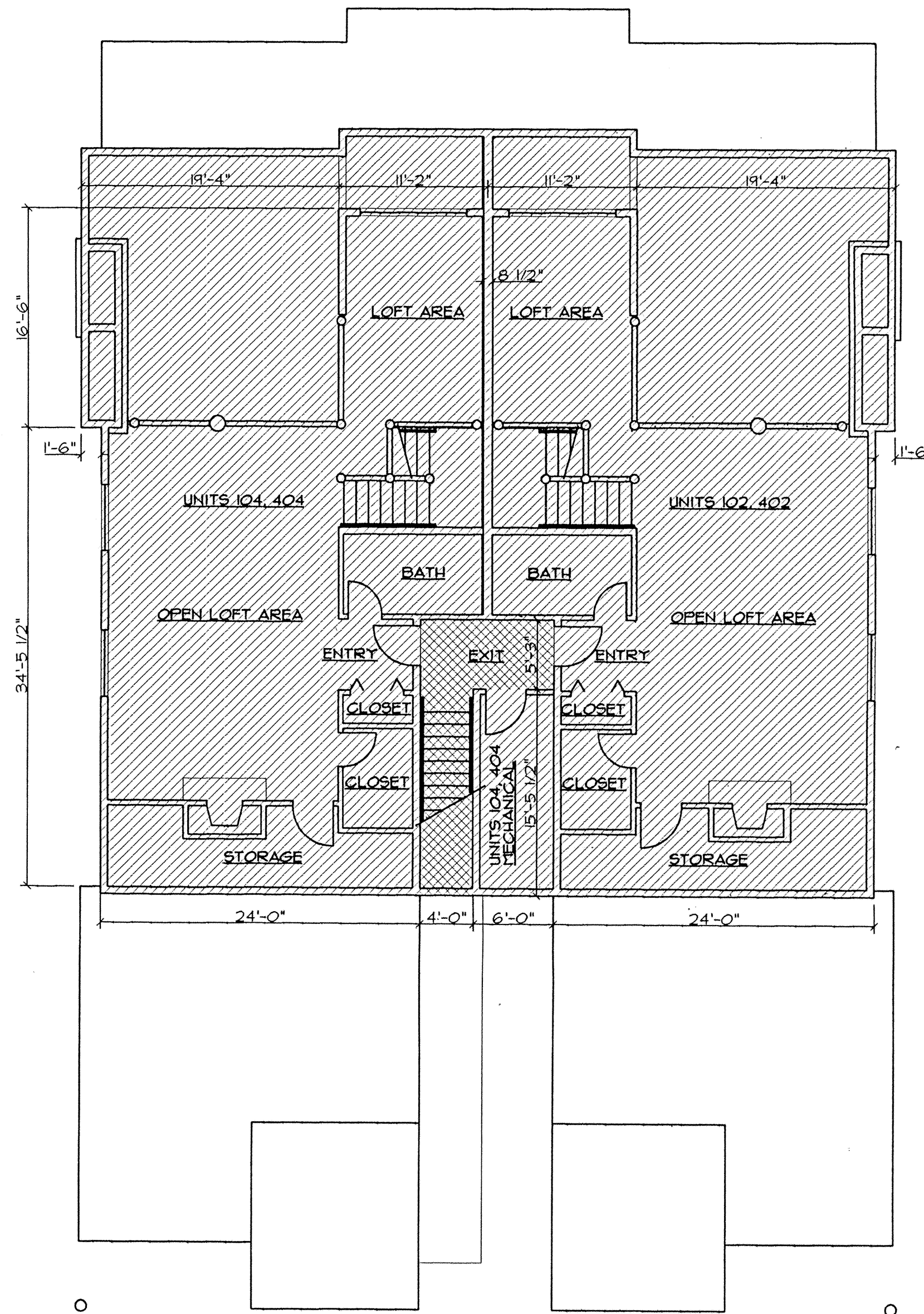
1 LOWER UNITS FLOOR PLAN

1/8" = 1'-0"  
LOWER UNIT = 1569 SF



2 UPPER UNITS FLOOR PLAN

1/8" = 1'-0"  
UPPER UNIT = 2111 SF



3 LOFT LEVEL FLOOR PLAN

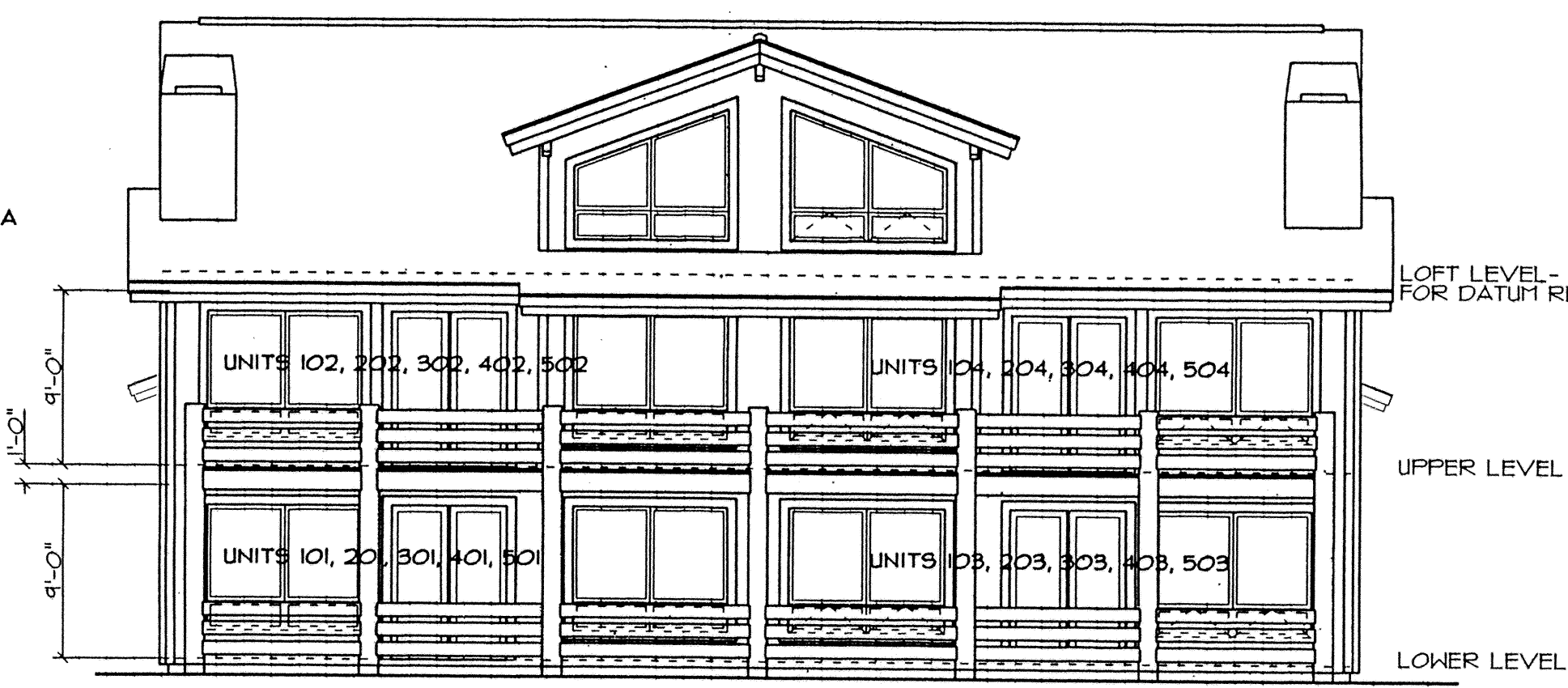
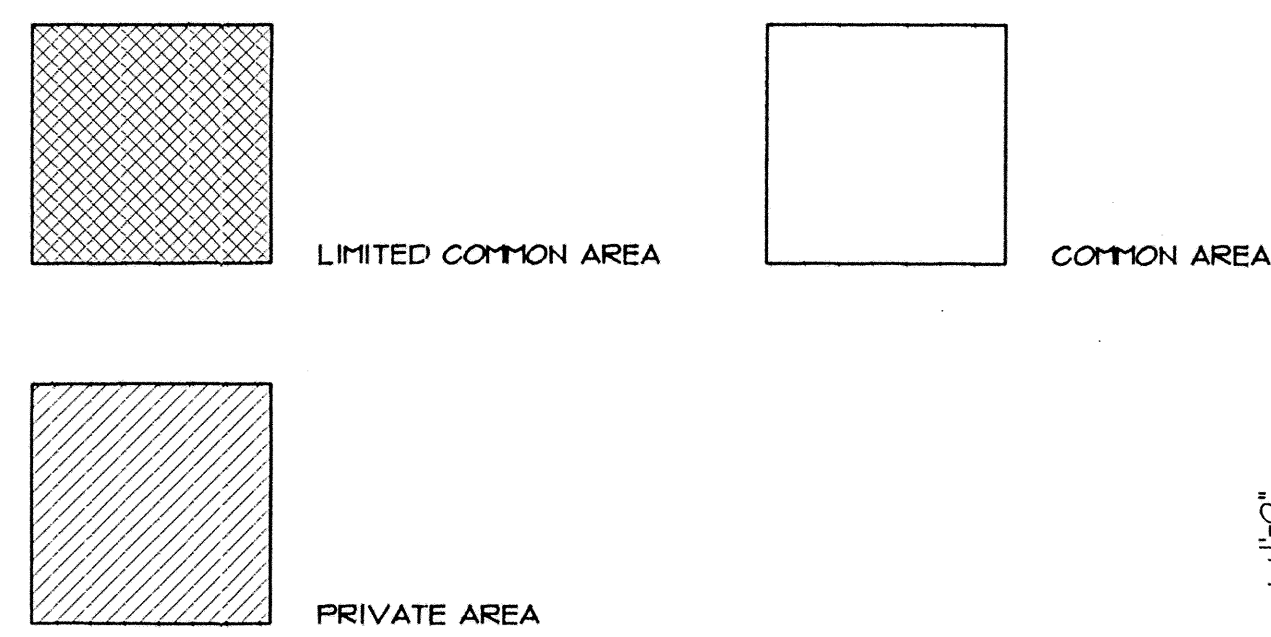
1/8" = 1'-0"  
UPPER UNIT LOFT = 1106 SF

ELEVATION REFERENCE TABLE				
UNIT NO.	1ST FLOOR	2ND FLOOR	3RD FLOOR	AREA (SF)
101	7123.5	-	-	1569
102	-	7133.5	7143.5	3217
103	7123.5	-	-	1569
104	-	7133.5	7143.5	3217
401	7125.0	-	-	1569
402	-	7135.0	7145.0	3217
403	7125.0	-	-	1569
404	-	7135.0	7145.0	3217



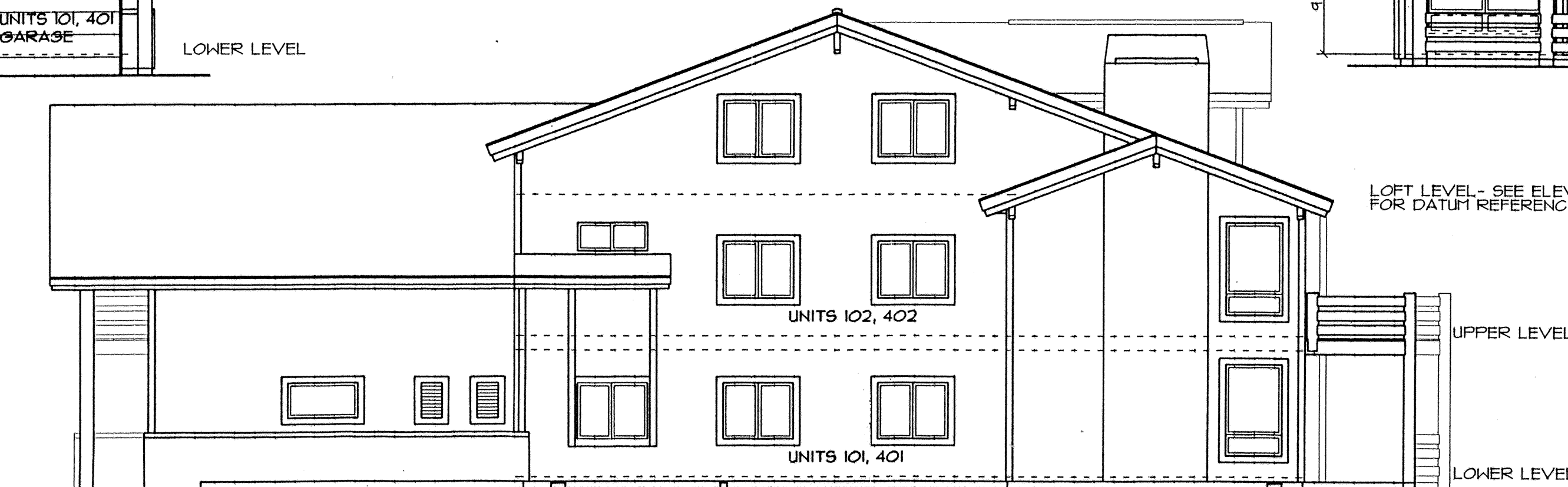
4 NORTH ELEVATION

1/8" = 1'-0"



5 SOUTH ELEVATION

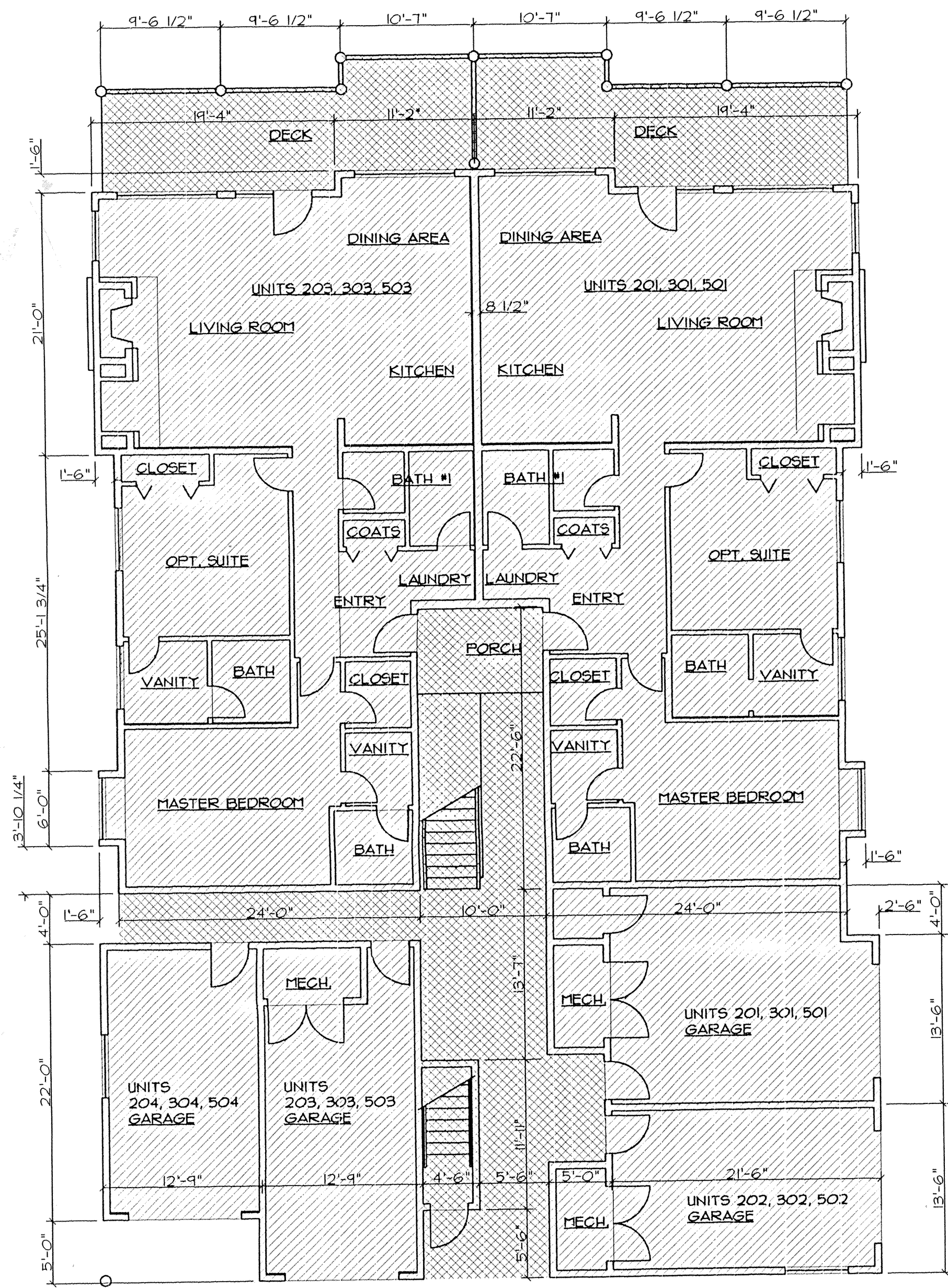
1/8" = 1'-0"



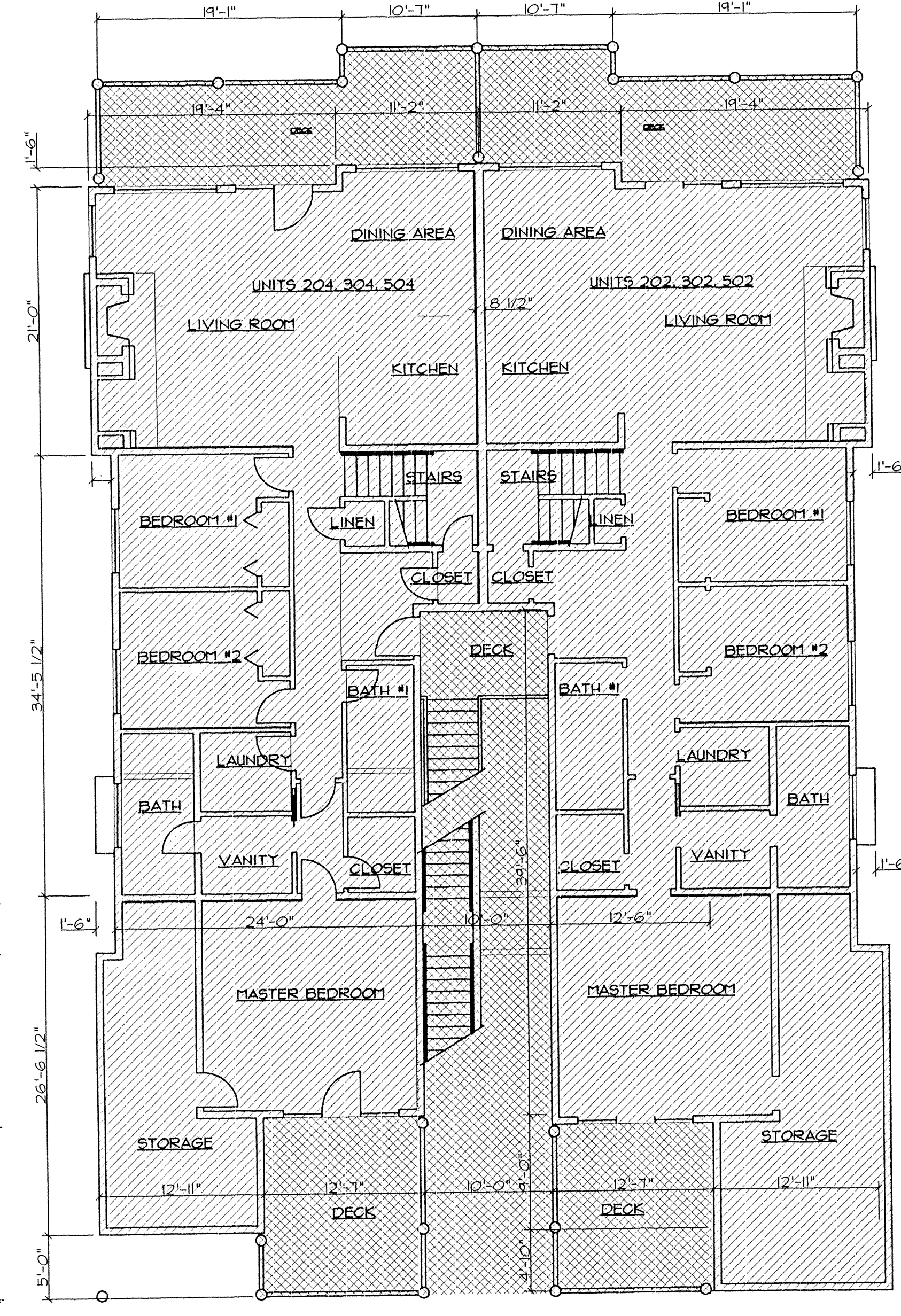
6 WEST ELEVATION

1/8" = 1'-0" (EAST OPPOSITE)

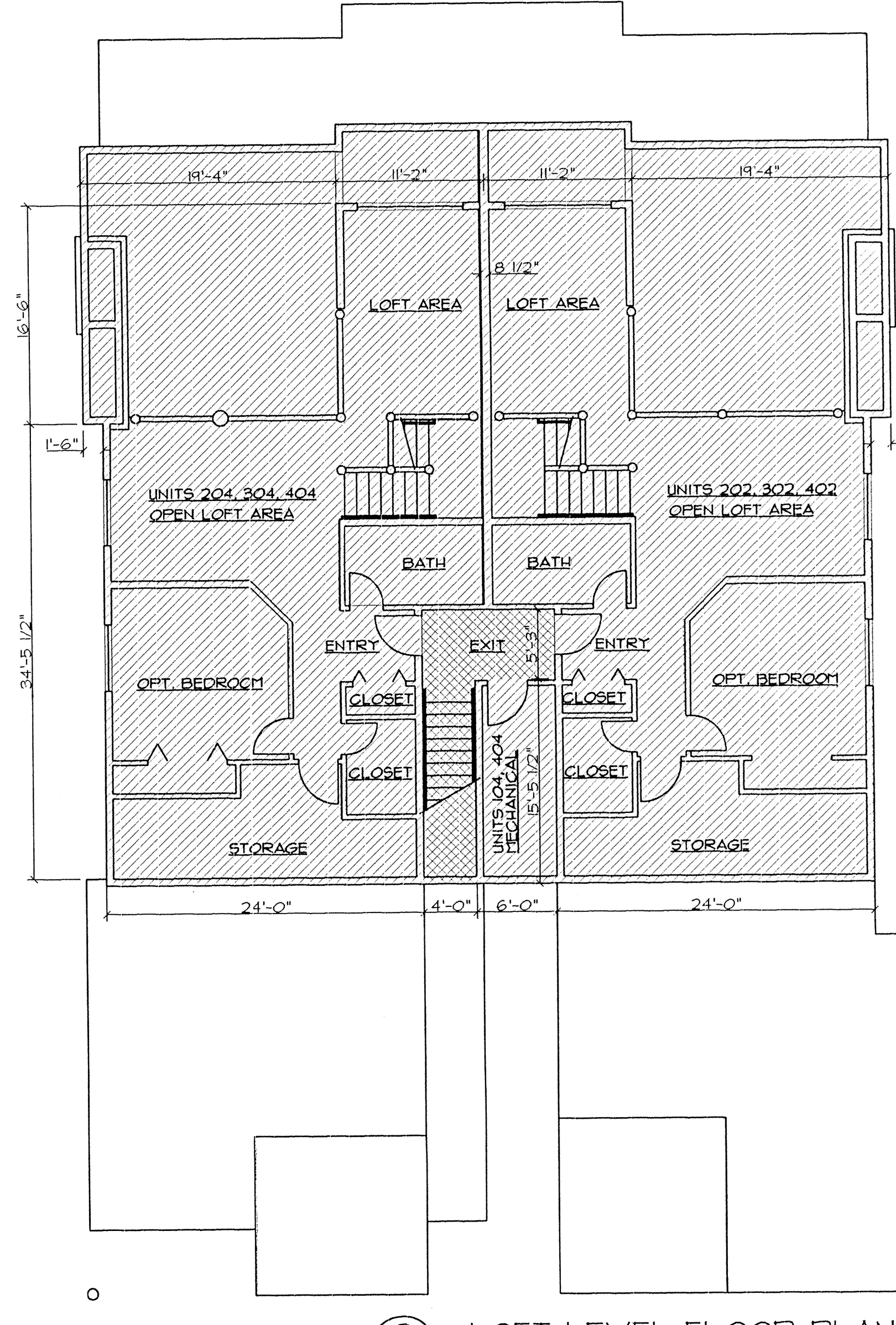
FILED No. ENTRY NO. 451476  
 FILED AT THE REQUEST OF  
 COALITION TITLE  
 ALAN SPRIGGS SUMMIT CO. RECORDER  
 FEE \$ 110.00 By *Alan Spriggs*  
 FILED 04/03/26 at 13:31 P.M.



1 LOWER UNITS FLOOR PLAN  
 1/8" = 1'-0"  
 LOWER UNIT = 1569 SF



2 UPPER UNITS FLOOR PLAN  
 1/8" = 1'-0"  
 UPPER UNIT = 2111 SF

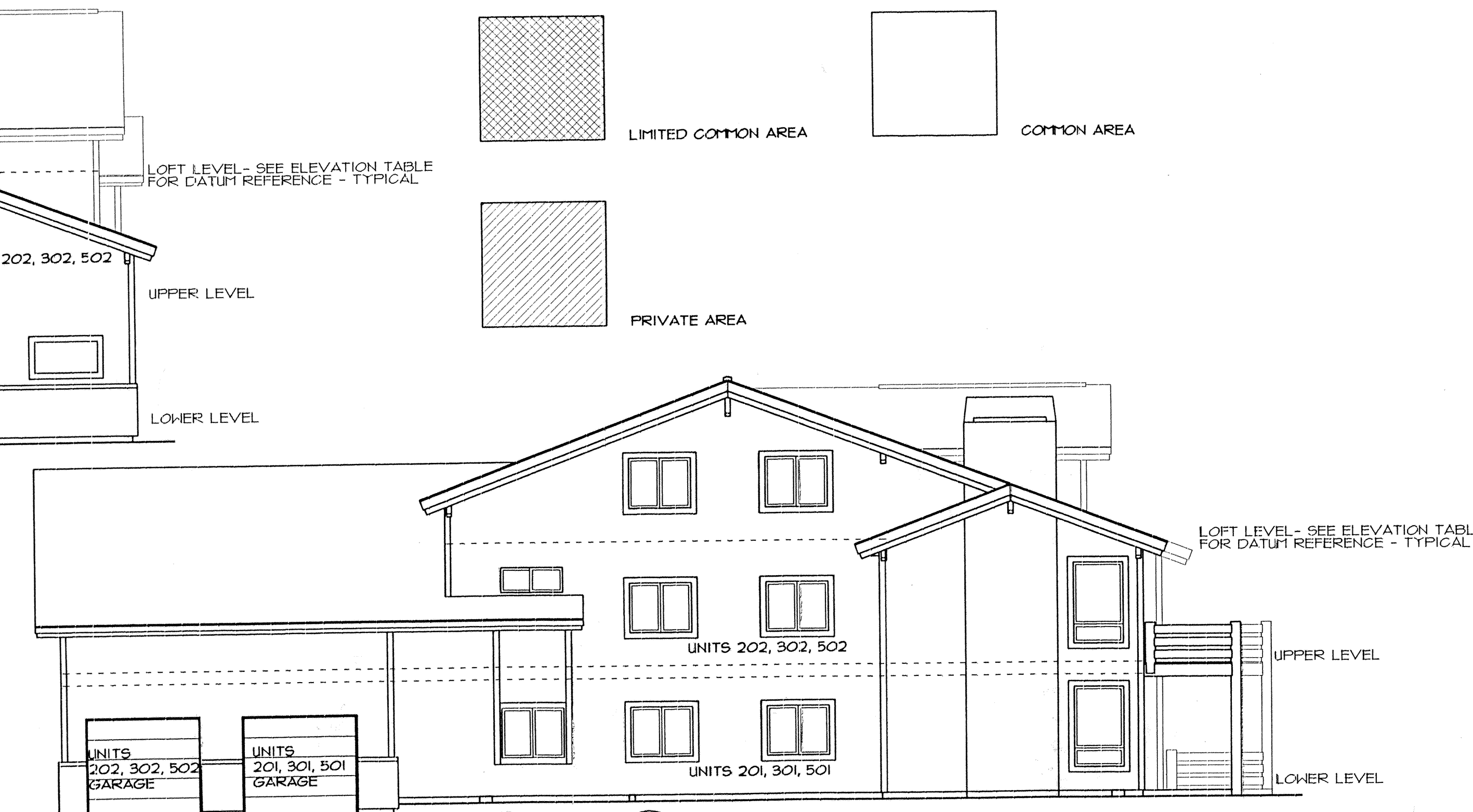


3 LOFT LEVEL FLOOR PLAN  
 1/8" = 1'-0"  
 UPPER UNIT LOFT = 1106 SF

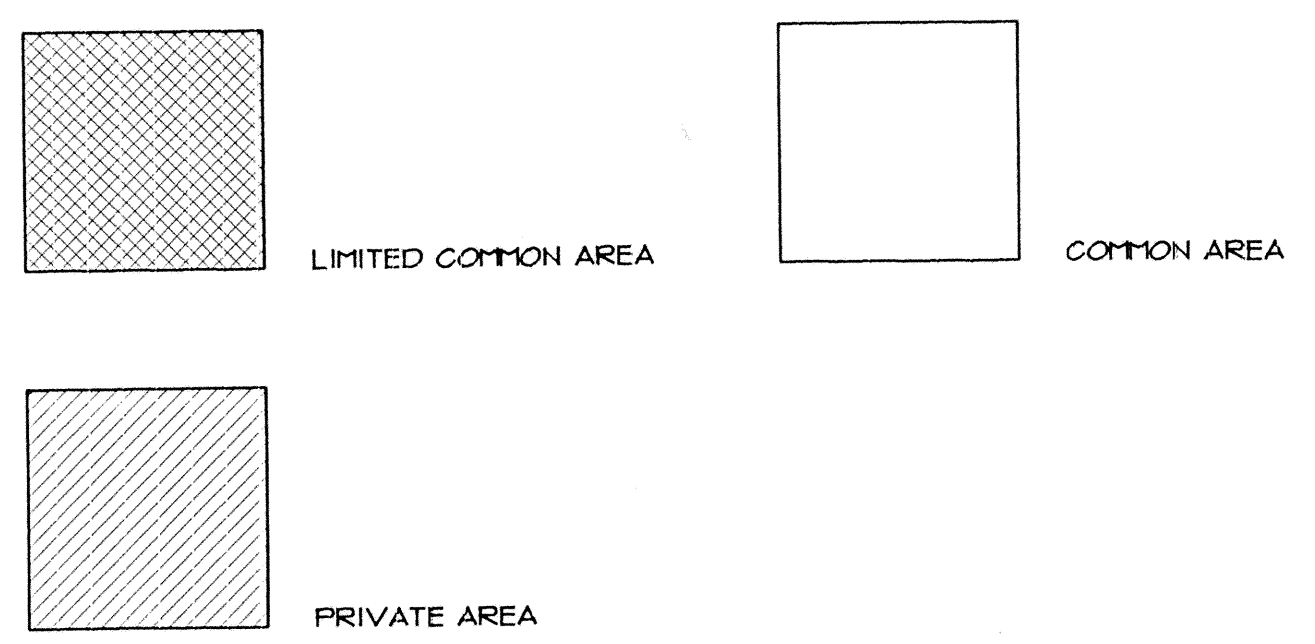
ELEVATION REFERENCE TABLE				
UNIT NO.	1ST FLOOR	2ND FLOOR	3RD FLOOR	AREA (SF)
201	7124.0	-	-	1569
202	-	7134.0	7144.0	3217
203	7124.0	-	-	1569
204	-	7134.0	7144.0	3217
301	7124.0	-	-	1569
302	-	7134.0	7144.0	3217
303	7124.0	-	-	1569
304	-	7134.0	7144.0	3217
501	7125.5	-	-	1569
502	-	7135.5	7145.5	3217
503	7125.5	-	-	1569
504	-	7135.5	7145.5	3217



4 NORTH ELEVATION  
 1/8" = 1'-0"



5 WEST ELEVATION  
 1/8" = 1'-0" (EAST OPPOSITE)



FILED ENTRY NO. 451476  
 FILED AT THE REQUEST OF  
 COALITION TITLE  
 ALAN SPRIGGS SUMMIT CO. RECORDER  
 FEE \$ 110.00  
 FILED 04/03/96 at 1:51 P.M.