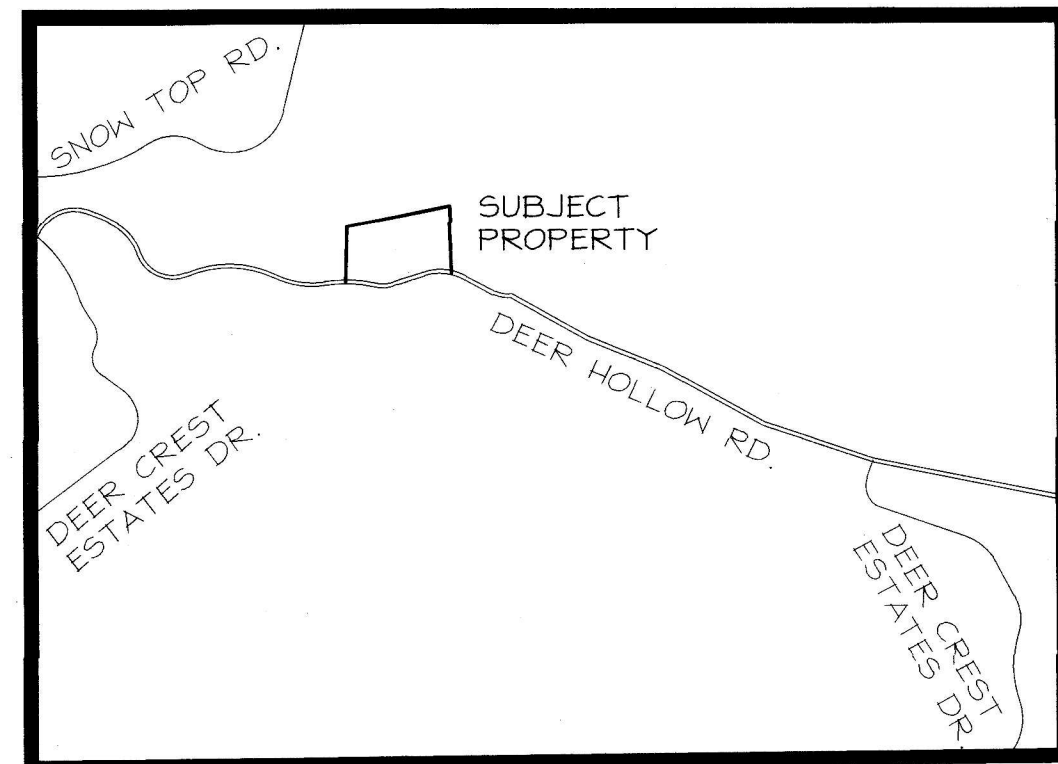


FOUNDERS PLACE CONDOMINIUMS - PHASE III

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH



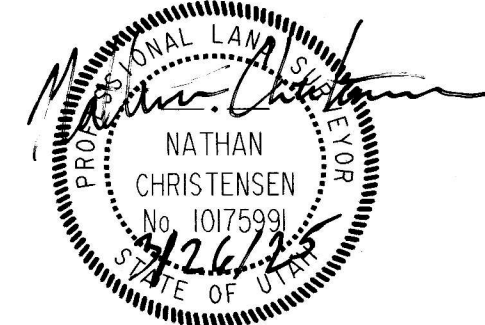
VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 1017599 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT I HAVE CAUSED TO BE MADE UNDER MY DIRECTION AND BY THE AUTHORITY OF THE OWNER, FOUNDERS PLACE CONDOMINIUMS - PHASE III, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

Nathan Christensen
NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 1017599



LEGAL DESCRIPTION

LOT 3, FOUNDERS PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

PLAT NOTES

- THIS CONDOMINIUM PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN PARK CITY ORDINANCE 2023-34 AND PLANNING COMMISSION ACTION LETTER DATED 10-10-2024.
- ALL AREAS OUTSIDE OF THOSE DESIGNATED AS PRIVATE OWNERSHIP AND LIMITED COMMON ON SHEETS 1 - 4 SHALL BE COMMON AREA.
- THE DIMENSIONS OF THE PRIVATE SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON DRAWINGS BY SPARANO & MOONEY ARCHITECTURE. THE SQUARE FOOTAGES SHOWN ON THIS PLAT ARE CALCULATED IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT AND THE DECLARATION OF CONDOMINIUM FOR FOUNDERS PLACE CONDOMINIUMS ("DECLARATION"). SUCH CALCULATIONS TYPICALLY DIFFER SOMEWHAT FROM THE SQUARE FOOTAGE DETERMINED BY THE ARCHITECT OR OTHERS USING DIFFERENT METHODS OF DETERMINING UNIT SIZE. IT IS THE INTENT THAT THE PRIVATE OWNERSHIP AREA OF THE UNITS WILL BE AS CONSTRUCTED.
- ALL COMMON STRUCTURAL ELEMENTS ARE DESIGNED AS COMMON AREAS AND FACILITIES, AS DESCRIBED IN THE DECLARATION.
- BUILDING TIES ON THIS SHEET ARE FROM THE PROPERTY LINE TO THE BUILDING FOUNDATION AS SHOWN.
- ALL COMMON AREAS AND FACILITIES ARE DEDICATED AS NON-EXCLUSIVE EASEMENTS TO PARK CITY MUNICIPAL CORPORATION, JORDANVILLE SPECIAL SERVICE DISTRICT, WASATCH COUNTY FIRE DISTRICT, AND WASATCH COUNTY FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY AND DRAINAGE INSTALLATION, USE, MAINTENANCE, AND EVENTUAL REPLACEMENT.
- ACCESS TO THE UNITS IS BY PRIVATE ROADS AND IS NOT WARRANTED BY PARK CITY.
- UNIT #41-06 IS A DEED RESTRICTED EMPLOYEE/AFORDABLE HOUSING UNIT.
- UTILITY STRUCTURES SUCH AS GROUND SLEEVES AND TRANSFORMERS AND OTHER DRY UTILITY BOXES MUST BE LOCATED ON THE LOT.
- THE DEER CREST MASTER ASSOCIATION, INC. (THE "MASTER ASSOCIATION") TOGETHER WITH THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF DEER CREST, AS AMENDED ("MASTER DECLARATION"), REQUIRES THE MEMBERSHIP OF EACH 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.
- 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, KIND PATTERNS, AND OTHER CONDITIONS THAT MAY AFFECT THE PROPERTIES DEPICTED HEREON. THE ADJACENT SKI RESORT AND ITS FACILITIES ARE NOT AFFILIATES 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.
- DEER HOLLOW ROAD IS A PRIVATE ROAD TO BE OWNED, OPERATED, MAINTAINED AND REPAIRED BY THE MASTER ASSOCIATION FOR THE USE AND BENEFIT OF THE OWNERS OF PROPERTY IN DEER CREST IN ACCORDANCE WITH THE MASTER DECLARATION. DEER HOLLOW ROAD IS NOT A PUBLIC ROAD OR RIGHT-OF-WAY.
- THIS PLAT RECORDS A TOTAL OF 6,507 SF OF RESIDENTIAL UNIT AREA THAT IS NOT SUBJECT TO THE UNIT EQUIVALENT (UE) FORMULA. THE TOTAL UNIT AREA IS COMPRISED OF TWENTY-FOUR (24) UNITS.
- EMPLOYEE UNIT #41-06 IS EXCLUDED FROM THE TOTAL RESIDENTIAL UNIT AREA.
- VEHICULAR ACCESS THROUGH THE CONTROLLED ACCESS GATE IS LIMITED SOLELY TO RESIDENTS AND GUESTS AND SHALL OTHERWISE BE CLOSED AT ALL TIMES, EXCEPT FOR EMERGENCY ACCESS.
- ALL CONSTRUCTION TRAFFIC, REGARDLESS OF VEHICULAR HEIGHT, IS LIMITED TO U.S. HIGHWAY 40 AND THE EASTERN PERIMETER CONTROLLED ACCESS GATE.
- PUBLIC SAFETY ACCESS AND UTILITY EASEMENTS ARE HEREBY DEDICATED FOR ALL ROADS.
- PERMANENT MAINTENANCE OF ALL PERIMETER GATES, ROADS, HARD SURFACED PEDESTRIAN/BICYCLE PATHWAYS, INCLUDING SNOW REMOVAL, SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOMEOWNERS' ASSOCIATION, TO THE SATISFACTION OF THE PARK CITY MUNICIPAL CORPORATION.
- PARK CITY MUNICIPAL CORPORATION IS A THIRD-PARTY BENEFICIARY TO THIS PLAT.
- IN THE EVENT OF AN EMERGENCY, WASATCH COUNTY FIRE HAS A PERPETUAL RIGHT TO ACCESS THE REAR OF ALL STRUCTURES VIA ANY MEANS NECESSARY.
- JORDANVILLE SPECIAL SERVICE DISTRICT HAS 20' WIDE WATER LINE EASEMENTS AND ACCESS EASEMENTS 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, IN THEIR CURRENT LOCATION, AS WELL AS FUTURE UTILITY LINES AND/OR RELOCATIONS APPROVED BY THE DISTRICT.
- SEE RECORD OF SURVEY 0003768 IN THE WASATCH COUNTY SURVEYOR'S OFFICE.
- WASATCH COUNTY FIRE HAS THE RIGHT TO APPROVE GROUND SURFACE ACCESS TO THE REAR OF ALL STRUCTURES.
- FIRE SPRINKLERS ARE REQUIRED FOR ALL NEW CONSTRUCTION.

OWNER'S DEDICATION AND CONSENT TO RECORD:

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSES THE BUILDING CONSTRUCTED HEREON TO BE DIVIDED INTO UNITS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREINAFTER KNOWN AS FOUNDERS PLACE CONDOMINIUMS - PHASE III. THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PRIVATE ROAD AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

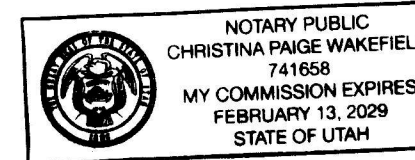
IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS/HER HAND
THIS 24 DAY OF April, 2025.
DEER CREST ASSOCIATES I.L.C., A UTAH LIMITED LIABILITY COMPANY
BY: Bill Fivash
ITS AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH
COUNTY OF Summit S.S.

ON THIS 24 DAY OF April, 2025, Bill Fivash, PERSONALLY APPEARED BEFORE ME,
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY
SHOWN/AFFIRMED, DID SAY THAT HE IS THE AUTHORIZED SIGNATORY OF DEER CREST ASSOCIATES I.L.C., A UTAH LIMITED
LIABILITY COMPANY, AND THAT FOUNDERS PLACE CONDOMINIUMS - PHASE III, WAS SIGNED 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 FOUNDERS PLACE CONDOMINIUMS - PHASE III.

Christina Page Wakefield
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/13/29
RESIDING IN: Utah



Sheet 1 of 4

FOUND 0.3' METAL PIPE
FILLED WITH CONCRETE, WITH NAIL
WEST 1/4 CORNER, SECTION 14,
TOWNSHIP 2S, RANGE 4E, SLB4M

FOUND 0.3' METAL PIPE
FILLED WITH CONCRETE, WITH NAIL
SOUTHWEST CORNER, SECTION 14,
TOWNSHIP 2S, RANGE 4E, SLB4M

FOUND 0.3' METAL PIPE
FILLED WITH CONCRETE, WITH NAIL
SOUTHWEST CORNER, SECTION 14,
TOWNSHIP 2S, RANGE 4E, SLB4M

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND/SET MONUMENT (AS NOTED)
- COMMON SPACE
- LIMITED COMMON
- PRIVATE OWNERSHIP

WASATCH COUNTY FIRE DISTRICT

APPROVED THIS 27 DAY
OF MARCH, 20 25

BY: [Signature]
FIRE CHIEF

JORDANVILLE SPECIAL SERVICES DISTRICT AND
SPECIAL IMPROVEMENT DISTRICT

APPROVED THIS 23rd DAY
OF April, 20 25

BY: [Signature]
GENERAL MANAGER

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION
ON FILE IN MY OFFICE THIS 2 DAY
THIS 9th DAY OF October, 20 24

BY: [Signature]
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION
ON FILE IN MY OFFICE THIS 2 DAY
OF May, 20 25

BY: [Signature]
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12 DAY
OF May, 20 25

BY: [Signature]
PARK CITY ATTORNEY



WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM
THIS 24th DAY OF April, 20 25
RECORD OF SURVEY NO. 3726

BY: [Signature]
WASATCH COUNTY SURVEYOR

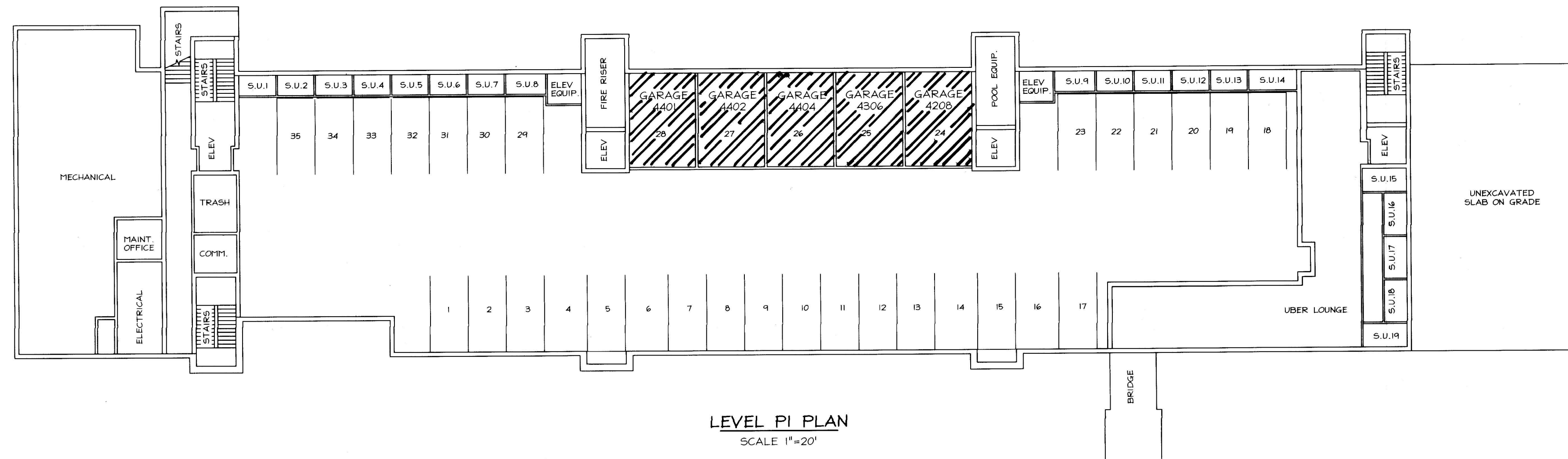
RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE
REQUEST OF DEER CREST ASSOCIATES I.L.C.
ENTRY NO. 559361, DATE 5-12-2025, TIME 1:25 PM
BOOK: 1515, PAGE: 311-314, FEE 250.00

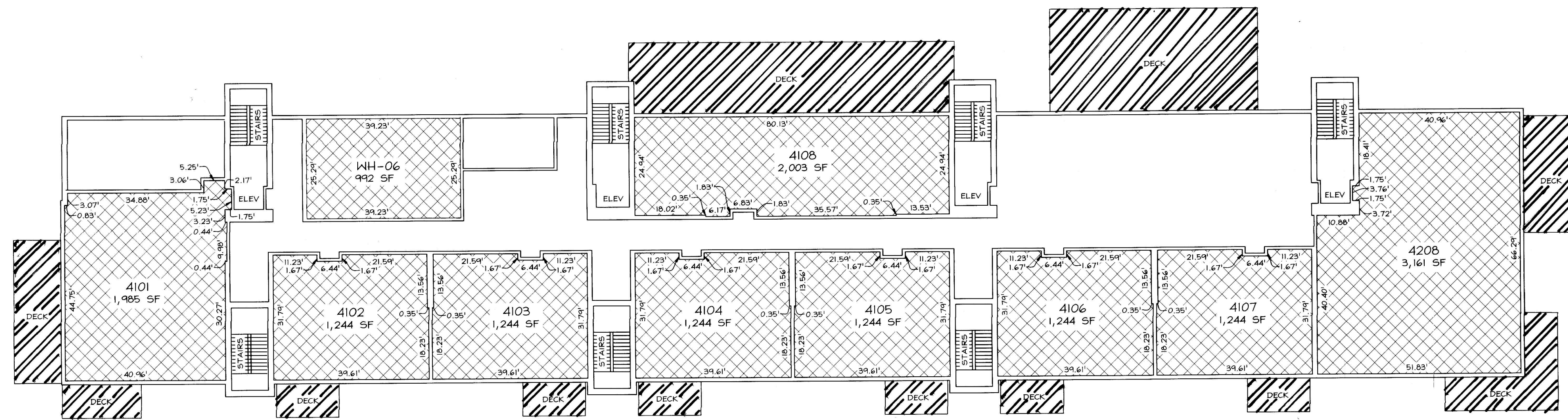
BY: [Signature]
WASATCH COUNTY RECORDER

FOUNDERS PLACE CONDOMINIUMS - PHASE III

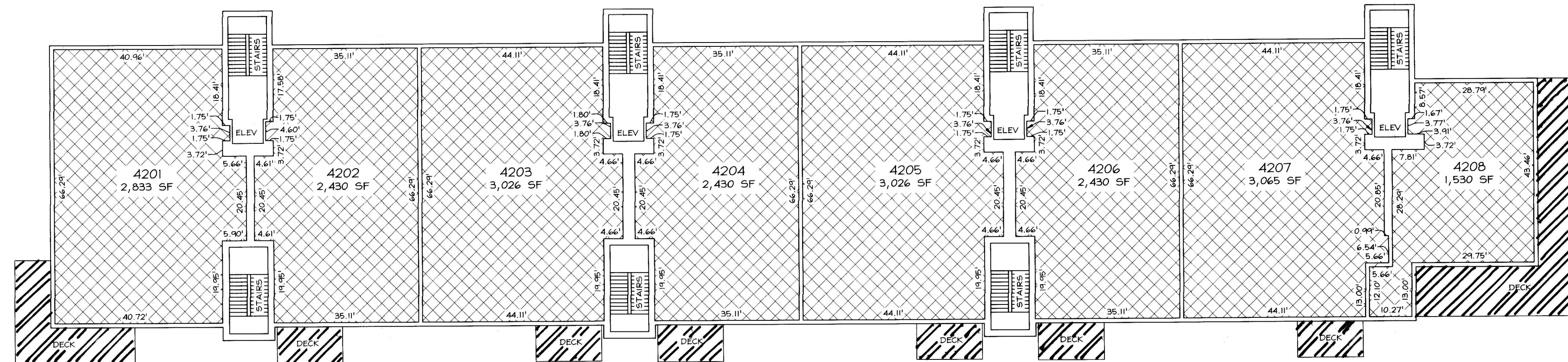
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH



LEVEL P1 PLAN
SCALE 1"=20'



LEVEL 1 PLAN
SCALE 1"=20'



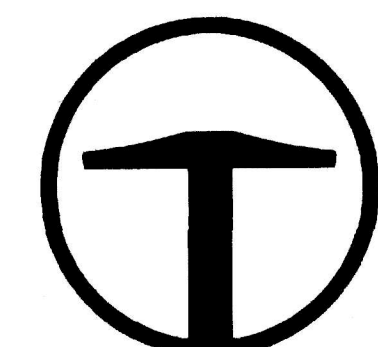
LEVEL 2 PLAN
SCALE 1"=20'

LEGEND

- COMMON SPACE
- LIMITED COMMON
- PRIVATE OWNERSHIP
- S.U.1 STORAGE UNIT
- ELEV. ELEVATOR



Sheet 2 of 4



TALISMAN
CIVIL CONSULTANTS
1568 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

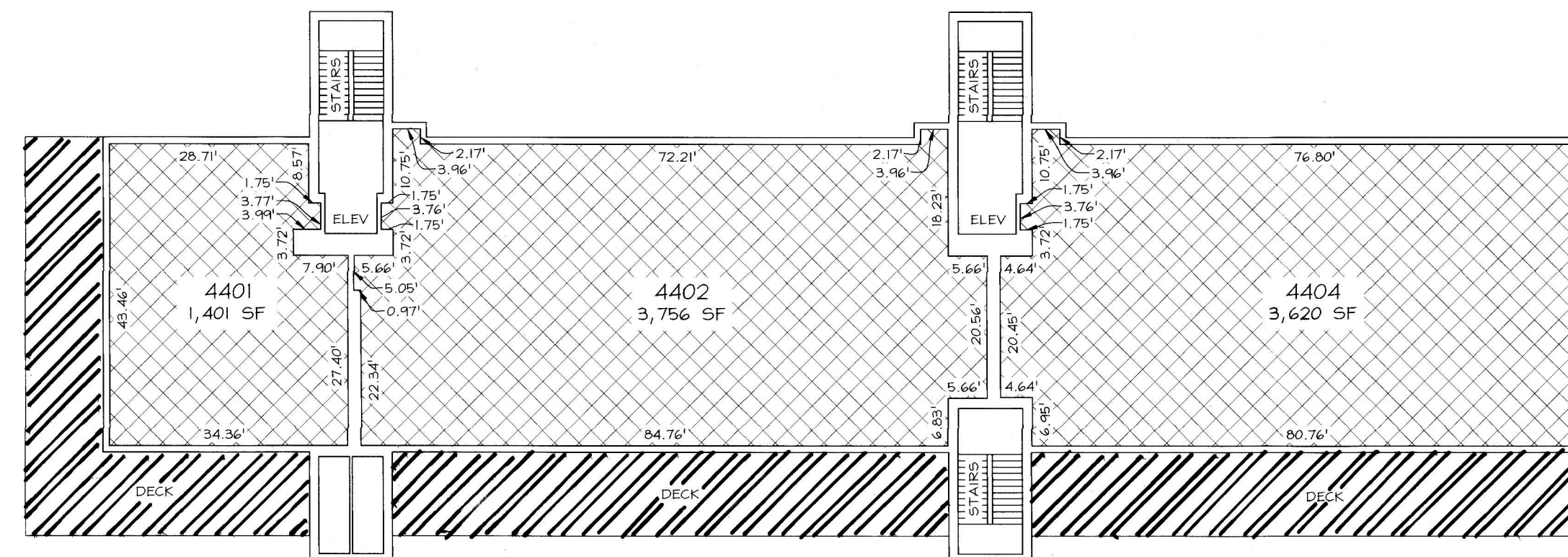
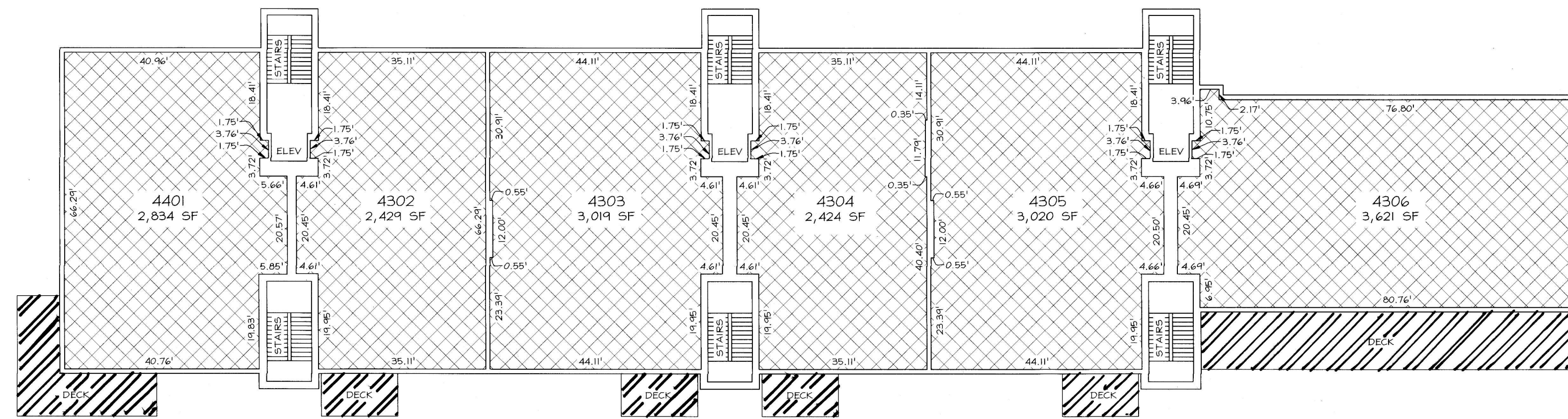
RECORDED

STATE OF UTAH, COUNTY OF WASATCH,
RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO. 58936
DATE: _____ TIME: _____
BOOK: 1515 PAGE: 32
FEE \$ _____
WASATCH COUNTY RECORDER

N:\24-00 - FOUNDERS PLACE PHASE 3\000 SURVEYMASTER

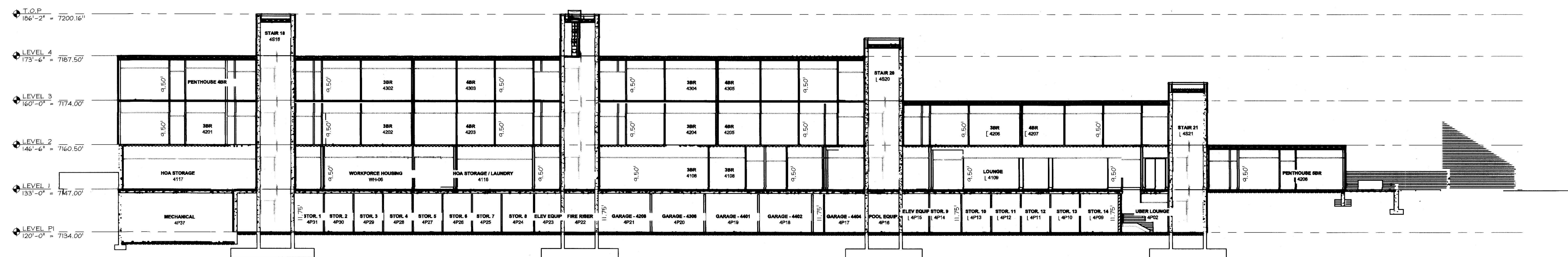
FOUNDERS PLACE CONDOMINIUMS - PHASE III

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WASATCH COUNTY, UTAH



LEGEND

- COMMON SPACE
- LIMITED COMMON
- PRIVATE OWNERSHIP
- S.U.1 STORAGE UNIT
- ELEV. ELEVATOR



Sheet 3 of 4

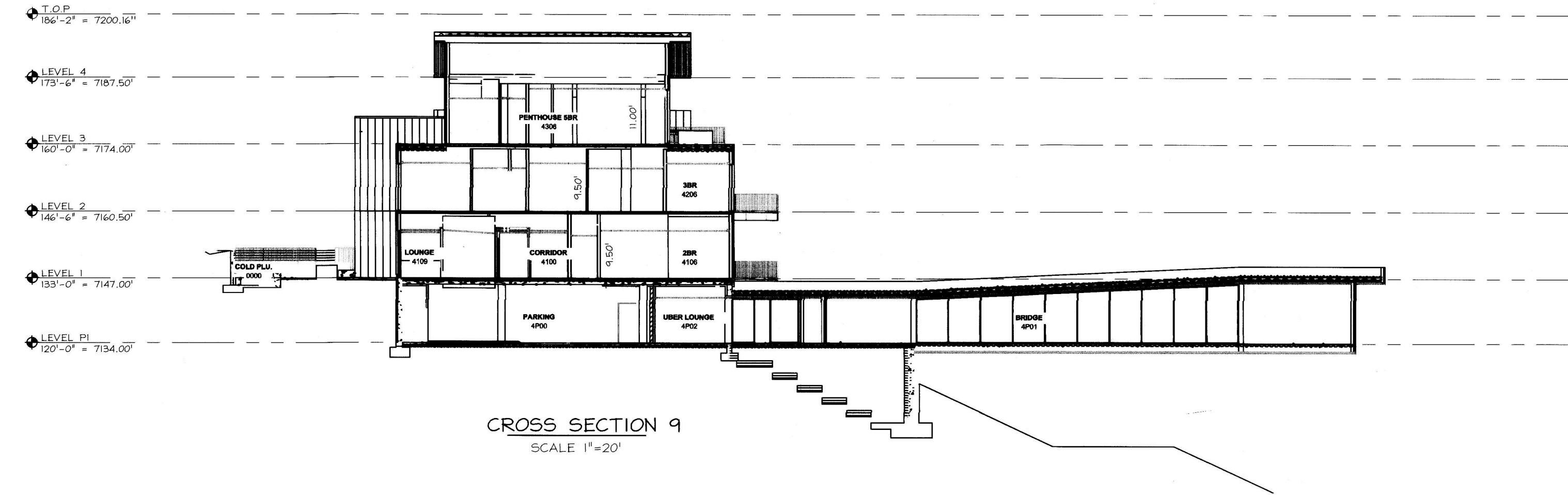


RECORDED #
STATE OF UTAH, COUNTY OF WASATCH,
RECORDED AND FILED AT THE
REQUEST OF: 559361
ENTRY NO: 559361
DATE: TIME:
BOOK: 1515 PAGE: 313
FEE \$
WASATCH COUNTY RECORDER

N:\24-010 - FOUNDERS PLACE PHASE 3\CAD SURVEY MASTER

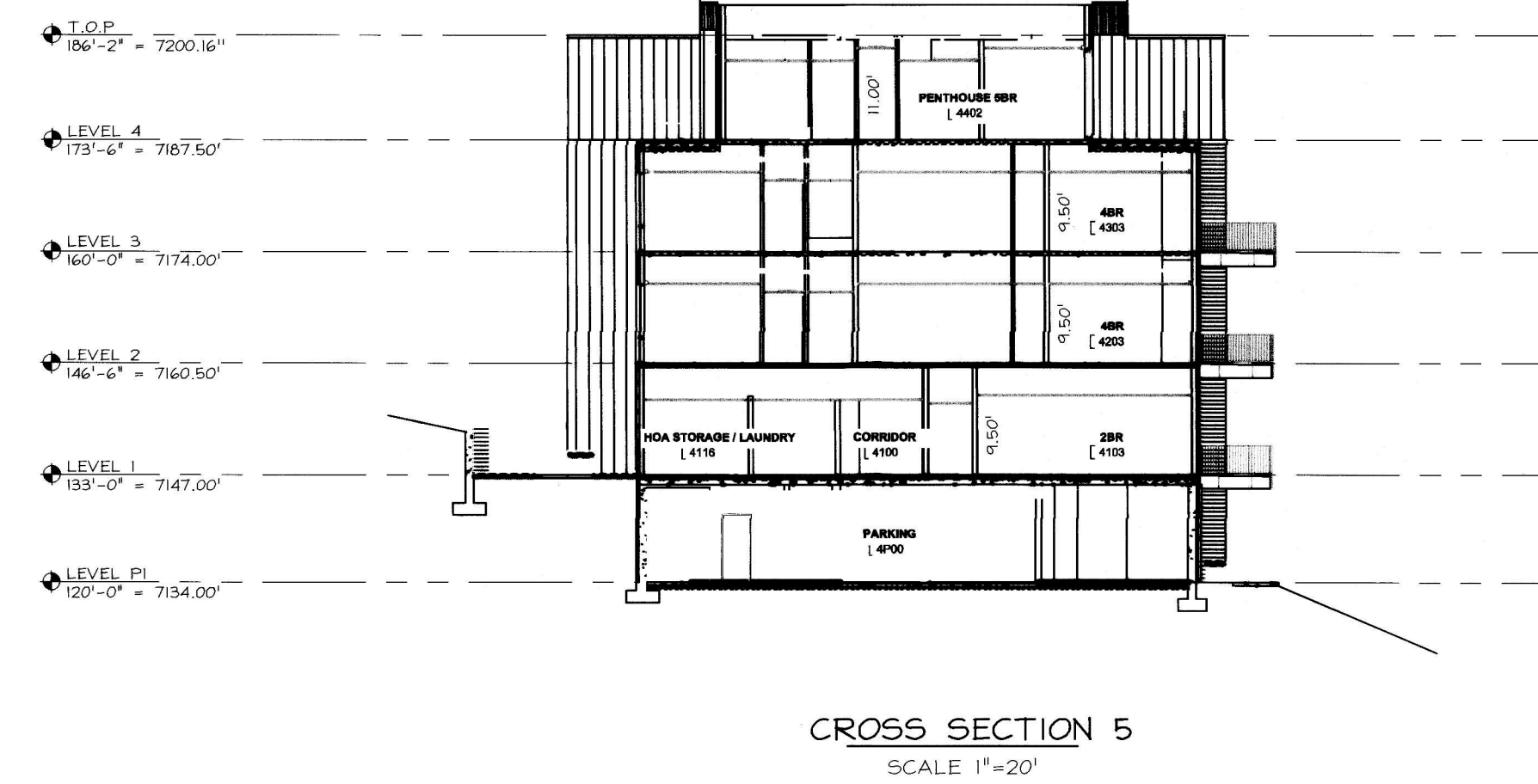
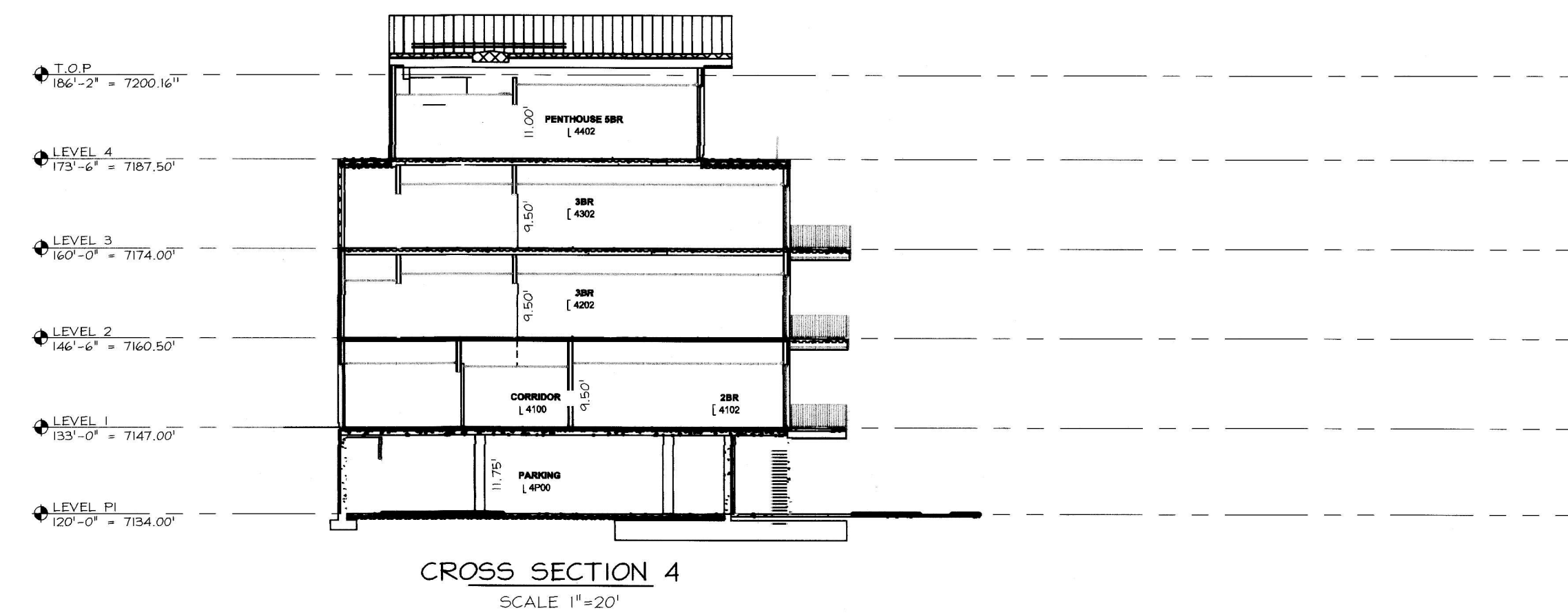
FOUNDERS PLACE CONDOMINIUMS - PHASE III

A UTAH CONDOMINIUM PROJECT
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WASATCH COUNTY, UTAH



LEGEND

	COMMON SPACE
	LIMITED COMMON
	PRIVATE OWNERSHIP
S.U.I.	STORAGE UNIT
ELEV.	ELEVATOR



Sheet 4 of 4



RECORDED #
STATE OF UTAH, COUNTY OF WASATCH,
RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO. **559361**
DATE: _____ TIME: _____
BOOK: **1515** PAGE: **314**
FEE \$
WASATCH COUNTY RECORDER