

Subdivision Plat (Third Amended) for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility

Amending Lot 8, Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility

A part of the West 1/2 of Section 35, T1S, R4E, Salt Lake Base & Meridian, U.S. Survey Park City, Summit County, Utah

SURVEYOR'S CERTIFICATE

I, Jason T. Fell, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 9239283 in accordance with Title 58 Chapter 23, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Subdivision Plat (Third Amended) for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Amending Lot 8, Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility in Summit County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Summit County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17, Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within the above referenced subdivision meet the frontage and area requirements of the Summit County Zoning Ordinance.

Signed this day of _____, 2016.

9239283
License No.

Jason T. Fell

BOUNDARY DESCRIPTION

All of Lot 8, subdivision Plat (Second Amended) for the Intermountain Healthcare Park City Medical Campus USSA Headquarters and Training Facility, Park City, Summit County, Utah.

Being a part of the West Half of Section 35, Township 1 South, Range 4 East, Salt Lake Base and Meridian City, Morgan City, Utah.

Beginning of a point which is 3548.63 feet to the North 89°32'38" West along the Section Line and 502.54 feet North 07°22' West to the Southeast corner of the Lot 10 also being on the West line of Round Valley Drive, and running thence two (2) courses along said Lot 10 as follows: (1) North 77°12' West 425.08 feet; (2) South 12°43'48" West 25.00 feet to the North line of Lot 3; thence North 77°16'12" West 263.21 feet along said North line to the Northwest corner thereof, being the Northwest corner of Lot 5; thence two (2) courses along said North line as follows: (1) North 77°46'08" West 81.81 feet; and (2) North 68°17'18" West 168.51 feet to the Eastern line of Gilmore Way and a point on the arc of a curve; thence five (5) courses along said Eastern line as follows: (1) Northwesterly along said Eastern line and the arc of a 250.00 foot Radius curve to the left a distance of 232.56 feet (Delta angle equals 17°45'03"); Center bears North 87°30'28" West, and Long Chord bears South 13°37'00" West 231.43 feet; (2) North 44°42' East 148.10 feet to a point of curvature; (3) Northwesterly along the arc of a 175.00 foot Radius curve to the right a distance of 141.32 feet (Delta Angle equals 48°16'52"); Center bears South 85°15'31" East, and Long Chord bears South 27°52'30" West 137.51 feet; (4) North 51°00'31" East 113.46 feet to a point of curvature; and (5) Northwesterly along the arc of a 225.00 foot Radius curve to the right a distance of 88.64 feet (Delta Angle equals 17°24'44"); Center bears North 38°59'29" West, and Long Chord bears South 42°18'08" West 68.38 feet to the Southeast corner of Lot 8; thence South 27°31'00" East 224.46 feet along the Southeast line of said Lot 8 to the most Southern corner thereof, being the Northwest corner of Lot 7; thence South 31°15'55" West 246.40 feet to the Southwest corner of the said Lot 7; thence North 88°19'27" East 580.89 feet along the Southern line of said Lot 7 to the Southeast corner thereof, being on the West line of Round Valley Drive; thence three (3) courses along said West line as follows: (1) South 13°49'00" East 87.29 feet to a point of curvature; (2) Southwesterly along the arc of a 970.00 foot Radius curve to the right a distance of 488.43 feet (Delta Angle equals 28°54'55"); Center bears South 78°11'00" West, and Long Chord bears North 0°38'18" East 484.26 feet; and (3) South 15°05'35" West 15.10 feet to the point of beginning.

Contains: 9.934 acres

NARRATIVE

This Subdivision plat was requested by Mr. Morgan Beach for the purpose of amending the subdivision plat of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, Park City, Summit County, Utah for IHC Health Services, Inc.

A line bearing South 89°32'38" East between the Southwest corner and the Southeast corner of Section 35, Township 1 South, Range 4 East was used as the basis of bearings.

Lot corners were monumented as shown.

OWNER'S CERTIFICATION

The undersigned, being the owner of the herein described tracts of land, hereby sets apart and subdivides the same into the lots as shown on this plat, except as otherwise specified, and all easements shown on this plat shall be, and remain private for the sole and exclusive use of the lots of Lots 5 and 12.

Signed this day of _____, 2016

IHC Health Services, Inc., a Utah nonprofit corporation.

ACKNOWLEDGMENT

State of Utah
County of Summit } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by _____

Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____

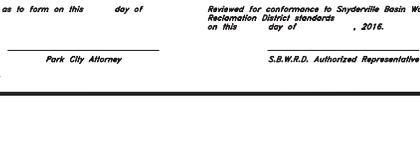
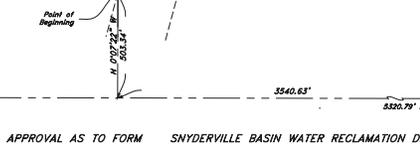
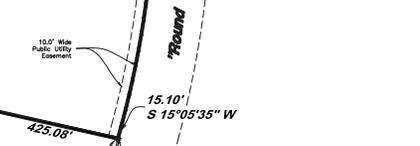
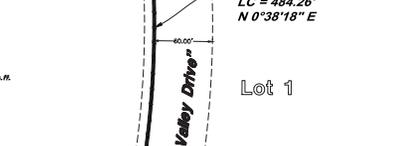
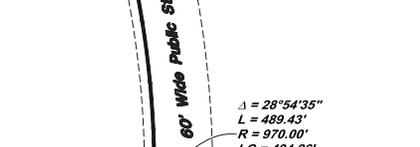
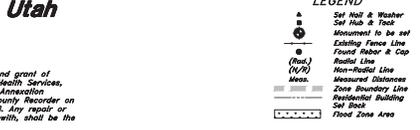
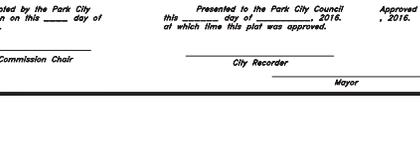
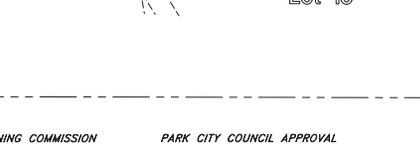
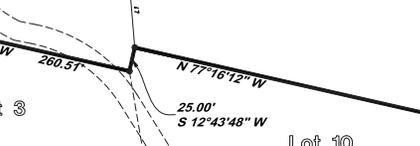
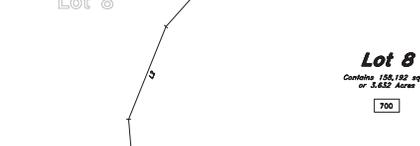
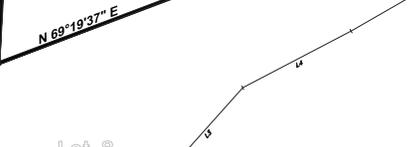
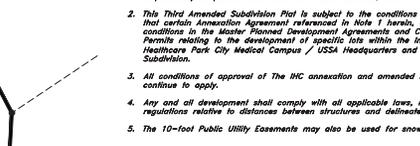
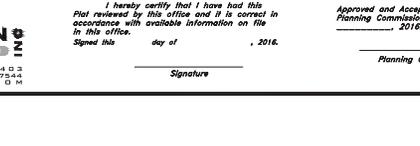
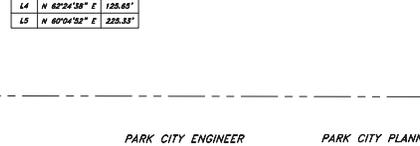
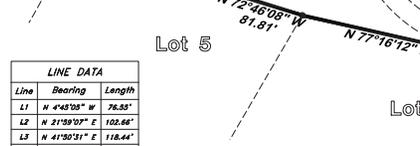
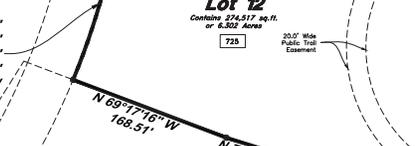
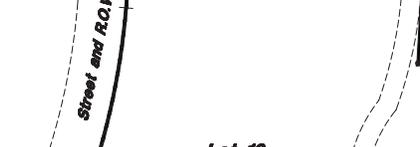
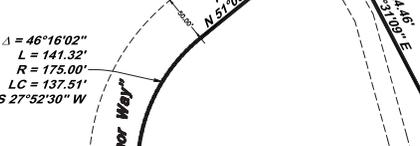
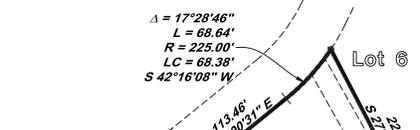
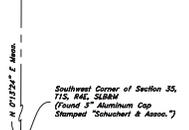
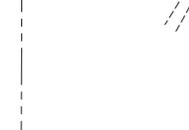
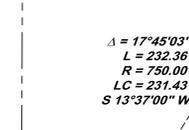
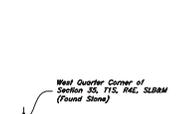
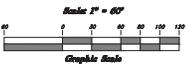
Print Name

SUMMIT COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORDED _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

SUMMIT COUNTY RECORDER
BY: _____ DEPUTY

64N297-Annexment 2



Notes:

- The Public Trail Easement shall be evidenced by a declaration and grant of easement for non-vehicular pedestrian trails by the owner IHC Health Services, Inc. to Park City Municipal Corporation pursuant to that certain Annexation Agreement dated January 1, 2007, recorded with the Summit County Recorder on January 23, 2007 as Entry No. 20092747 Book 1843 Page 6308. Any repair or maintenance obligations, or costs and expense associated therewith, shall be the responsibility of parties other than IHC Health Services, Inc.
- This Third Amended Subdivision Plat is subject to the conditions of approval of that certain Annexation Agreement referenced in Note 1 herein, and any conditions in the Master Planned Development Agreement and Conditional Use Permit relating to the development of specific lots within the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Subdivision.
- All conditions of approval of the IHC annexation and amended subdivision shall continue to apply.
- Any and all development shall comply with all applicable laws, rules and regulations relative to distances between structures and delineated wetlands.
- The 10-foot Public Utility Easements may also be used for snow storage.

LEGEND

- Set Nail & Washer
- Set Hub & Tool
- Monument to be set
- Existing Fence Line
- Found Rebar & Cap
- Radial Line
- Non-Radial Line
- Measurement Distances
- Zone Boundary Line
- Unimproved Building
- Sat Block
- Flood Zone Area



A 5/8" rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.

| Line | Bearing | Length |
|------|---------------|---------|
| L1 | N 4°45'03" W | 76.53' |
| L2 | N 21°59'03" E | 102.66' |
| L3 | N 41°50'31" E | 118.44' |
| L4 | N 62°24'58" E | 128.65' |
| L5 | N 80°04'52" E | 225.83' |

PARK CITY ENGINEER
I hereby certify that I have had this Plat reviewed by this office and it is correct in accordance with available information on file in this office.
Signed this _____ day of _____, 2016.

PARK CITY PLANNING COMMISSION
Approved and Accepted by the Park City Planning Commission on this _____ day of _____, 2016.

PARK CITY COUNCIL APPROVAL
Presented to the Park City Council this _____ day of _____, 2016, at which time this plat was approved.

APPROVAL AS TO FORM
Approved as to form on this _____ day of _____, 2016.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
Reviewed for conformance to Snyderville Basin Water Reclamation District standards on this _____ day of _____, 2016.



Signature _____
Planning Commission Chair _____
City Recorder _____
Mayor _____
Park City Attorney _____
S.B.W.R.D. Authorized Representative _____