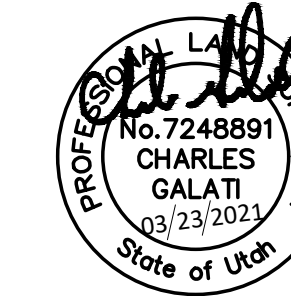


917 EMPIRE AVENUE

LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
A PORTION OF LOTS 4 AND 5, BLOCK 29
SNYDER'S ADDITION TO PARK CITY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plot is a correct representation of said survey.



LEGAL DESCRIPTION

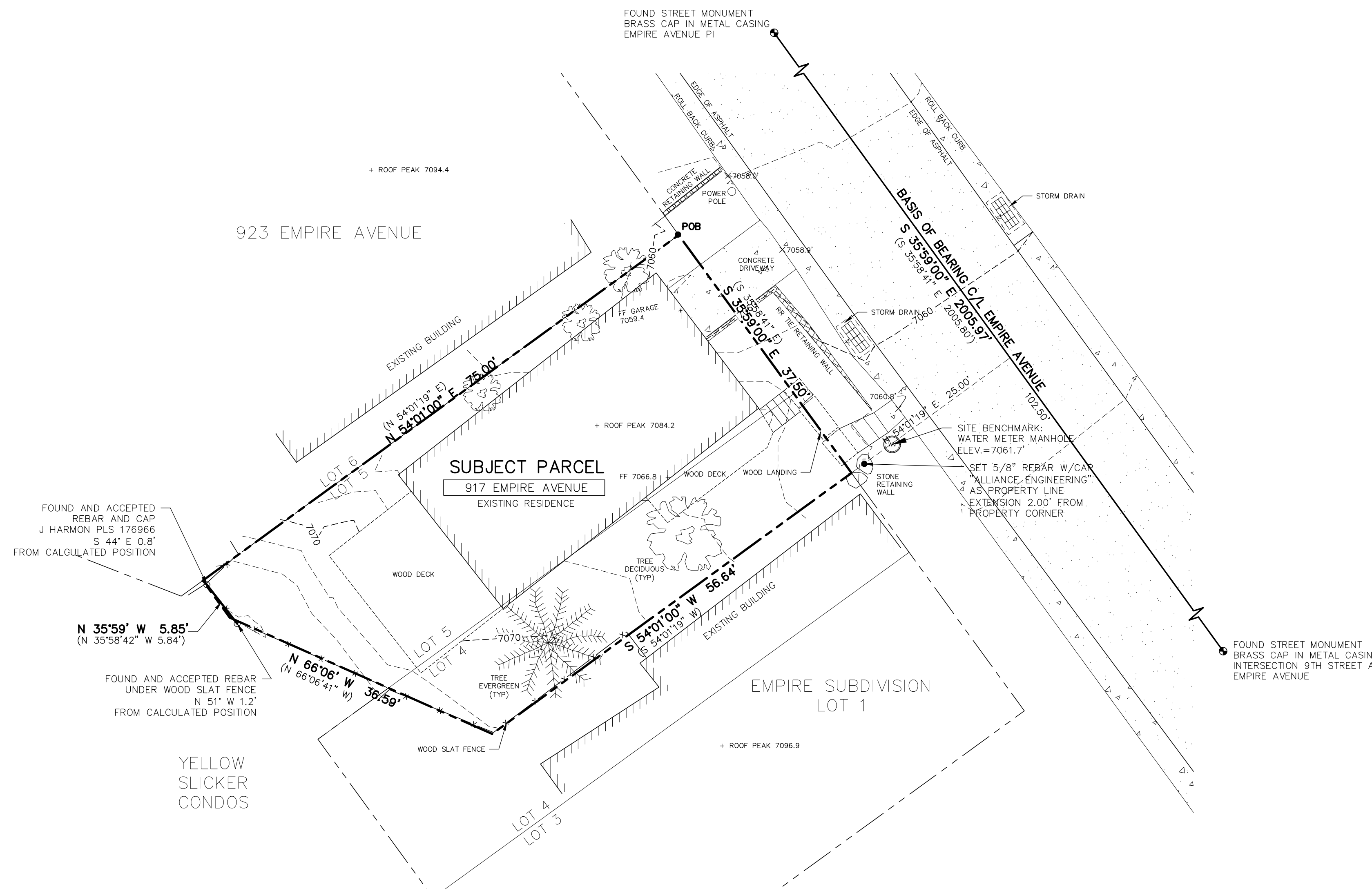
Beginning at the Northeast corner of Lot 5, Block 29, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the office the Summit County Recorder, and running thence South 35°59' East 25 feet; thence South 54°01' West 64.4 feet; thence North 66°06' West 21.3 feet; thence North 35°59' West 6.3 feet; thence North 54°01' East 75 feet to the point of beginning.

Also:

That portion of the Northerly Half of Lot 4, Block 29, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof on file and of record in the office the Summit County Recorder, Lying Northeasterly of the Northeasterly Right of Way Line of Crescent Mining Company Tramway.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plot.
2. Field work for this survey was performed March 8, 2021, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, EMPIRE SUBDIVISION AN AMENDMENT TO BLOCK 29, SNYDER'S ADDITION TO THE PARK CITY SURVEY, LOT 3 AND A PORTION OF LOT 4 ENTRY NO. 780350, THE YELLOW SLICKER CONDOMINIUM ENTRY NO. 158215, FIRST AMENDMENT TO THE YELLOW SLICKER CONDOMINIUM ENTRY NO. 255542, Records of Survey S-2720, S-5985, S-1693 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plot.
6. Site Benchmark: Water meter manhole, Elevation=7061.7' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found or set as shown.
9. Snow coverage at the time of the survey was approximately 1-2 feet. As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.
10. Measured bearings and distances, when different than record, are shown in parenthesis. ()
11. The portion of the Legal Description regarding lot 5 does not mathematically close.



AS-SURVEYED BOUNDARY DESCRIPTION

A parcel of land located in the north half of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

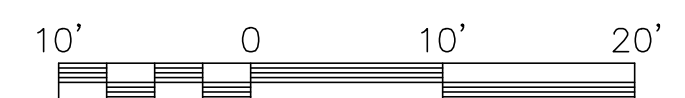
Beginning at a point North 35°59'00" West 140.00 feet and South 54°01'00" West 25.00 feet from a found street monument at the intersection of Empire Avenue and Ninth Street, said point also being the northernmost corner of Lot 5, Block 29, Snyder's Addition to Park City Survey, according to the official plat thereof on file and of record in the Office of the Recorder, Summit County, Utah, said point being on the easterly boundary of said Block 29, and running thence coincident with Block 29 South 35°59'00" East 37.50 feet to the northernmost corner of Empire Subdivision, recorded June 9, 2006, as Entry No. 780350 in the Office of the Recorder, Summit County, Utah; thence coincident with the northerly boundaries of Empire Subdivision and the first amendment to The Yellow Slicker Condominium, recorded August 5, 1986, as Entry No. 255542 in the Office of the Recorder, Summit County, Utah the following two (2) courses: 1) South 54°01'00" West 56.64 feet; thence North 66°06'00" West 36.59 feet to the southwesterly boundary of Lot 5, Block 29, Snyder's Addition to Park City Survey; thence coincident with the southwesterly boundary of Lot 5 North 35°59'00" West 5.85 feet to the westernmost corner of Lot 5; thence coincident with the northerly boundary of Lot 5 North 54°01'00" East 75.00 feet to the point of beginning.

The basis of bearing for the above description is North 35°59'00" West 2005.80 feet coincident with the center line of Empire Avenue between found street monuments at the intersection of Empire Avenue and Ninth Street and the angle point of Empire Avenue adjacent to Block 19, Snyder's Addition to Park City Survey.

Description contains 2,522 sq ft = 0.058 acres

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)



<p>(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</p>	<p>STAFF: CHARLES GALATI CHIP TOMSUDAN TOM LUND JASON WYNNE TIM WILSON</p>	<p>EXISTING CONDITIONS & TOPOGRAPHIC MAP 917 EMPIRE AVENUE, PARK CITY, UTAH</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 3/23/21</p>	<p>FOR: MARK RODEHEAVER JOB NO.: 8-2-21 FILE: X:\SnydersAddition\dwg\sr\svry2021\080221-917 Empire\080221-917 mpire.dwg</p>	