OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: that the undersigned Park Avenue Condominium Association, Inc., a Utah Non-Profit Corporation, the owner of the tract of land described herein as the PARK AVENUE CONDOMINIUM, a Utah Condominium Project located on said tract of land, has caused a survey to be made and this Record of Survey Map to be prepared does hereby give its consent to the recordation of the Record of Survey Map and submit this property to the Utah Condominium Ownership Act. Further, the owner does hereby irrevocably offer for dedication to Park City Municipal Corporation, the Snyderville Basin Sewer Improvement District, the Park City Fire Protection District, a non-exclusive easements over the utility easements, public trail easements, and snow storage easement shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and for trail access by the general public, in accordance with an irrevocable offer of dedication. The owner further certifies all buildings will be built as shown.

In witness whereof, the undersigned has set its hand on this 11 day of February 2004.

Park Avenue Condominium Association, Inc., a Utah Non-Profit Corporation.

By Larry Butterfield
Larry Butterfield, President

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Summit)

On the 11 day of February, 2004, personally appeared before me the undersigned Notary Public in and for the said State and County, Larry Butterfield, who after being duly sworn, acknowledged to me that he is the president of Park Avenue Condominium Association, Inc., a Utah Non-Profit Corporation, the owner of the herein described tract of land, and that the foregoing instrument was signed on behalf of said corporation by authority of it's Articles of Organization or it's Operating Agreement.

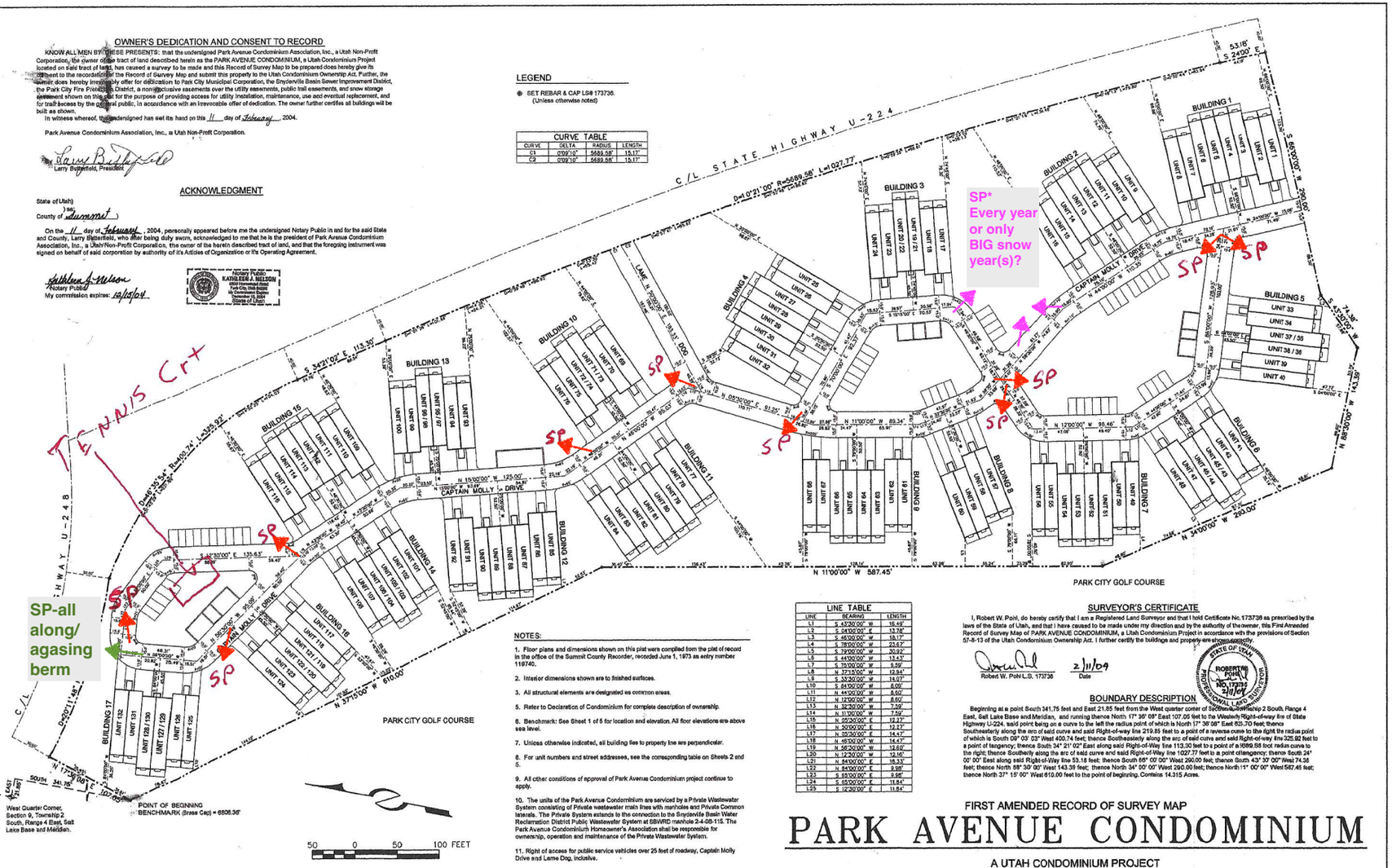
Kathleen A. Nelson
Notary Public
My commission expires: 12/10/04

Notary Public
KATHLEEN A. NELSON
1800 Homestead Road
Park City, Utah 84060
My Commission Expires
December 10, 2004
State of Utah

LEGEND

● SET REBAR & CAP LS# 173736.
(Unless otherwise noted)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°09'10"	5689.58'	15.17'
C2	0°09'10"	5689.58'	15.17'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 43°30'00" W	16.49'
L2	S 64°00'00" E	13.76'
L3	S 46°00'00" W	18.17'
L4	S 78°00'00" W	23.67'
L5	S 79°00'00" W	30.92'
L6	S 44°00'00" W	13.43'
L7	S 75°00'00" W	9.59'
L8	N 37°15'00" W	12.84'
L9	S 33°30'00" W	14.07'
L10	S 84°00'00" W	8.00'
L11	N 44°00'00" W	8.60'
L12	N 12°00'00" W	8.00'
L13	N 32°30'00" W	7.09'
L14	N 11°00'00" W	7.59'
L15	N 05°30'00" E	12.27'
L16	N 50°00'00" E	12.27'
L17	N 05°30'00" E	14.47'
L18	N 46°00'00" W	14.47'
L19	N 56°30'00" W	12.60'
L20	N 12°00'00" W	12.16'
L21	N 84°00'00" E	16.33'
L22	N 84°00'00" E	8.98'
L23	S 69°00'00" E	8.98'
L24	S 63°00'00" E	11.84'
L25	S 12°30'00" E	11.84'

NOTES:

1. Floor plans and dimensions shown on this plat were compiled from the plat of record in the office of the Summit County Recorder, recorded June 1, 1973 as entry number 119740.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
5. Refer to Declaration of Condominium for complete description of ownership.
6. Benchmark: See Sheet 1 of 5 for location and elevation. All floor elevations are above sea level.
7. Unless otherwise indicated, all building ties to property line are perpendicular.
8. For unit numbers and street addresses, see the corresponding table on Sheets 2 and 5.
9. All other conditions of approval of Park Avenue Condominium project continue to apply.
10. The units of the Park Avenue Condominium are serviced by a Private Wastewater System consisting of Private wastewater main lines with manholes and Private Common laterals. The Private System extends to the connection to the Snyderville Basin Water Reclamation District Public Wastewater System at SBWRD manhole 2-4-08-11S. The Park Avenue Condominium Homeowner's Association shall be responsible for ownership, operation and maintenance of the Private Wastewater System.
11. Right of access for public service vehicles over 25 feet of roadway, Captain Molly Drive and Lame Dog, inclusive.
12. Private Ownership "B" areas cannot be used to create a lockout unit.

SURVEYOR'S CERTIFICATE

I, Robert W. Pohl, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 173736 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, this First Amended Record of Survey Map of PARK AVENUE CONDOMINIUM, a Utah Condominium Project in accordance with the provisions of Section 57-8-13 of the Utah Condominium Ownership Act. I further certify the buildings and property are shown correctly.

Robert W. Pohl L.S. 173736 — 2/11/04 Date

STATE OF UTAH — ROBERT W. POHL — No. 173736 — 2/11/04 — PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION

Beginning at a point South 341.75 feet and East 21.85 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 17° 36' 08" East 107.05 feet to the Westerly Right-of-way line of State Highway U-224, said point being on a curve to the left the radius point of which is North 17° 36' 08" East 825.70 feet; thence Southeasterly along the arc of said curve and said Right-of-way line 219.85 feet to a point of a reverse curve to the right the radius point of which is South 09° 03' 03" West 400.74 feet; thence Southeasterly along the arc of said curve and said Right-of-way line 325.92 feet to a point of tangency; thence South 34° 21' 00" East along said Right-of-Way line 113.30 feet to a point of a 5689.58 foot radius curve to the right; thence Southerly along the arc of said curve and said Right-of-Way line 1027.77 feet to a point of tangency; thence South 24° 00' 00" East along said Right-of-Way line 53.16 feet; thence South 66° 00' 00" West 290.00 feet; thence South 43° 30' 00" West 74.38 feet; thence North 58° 30' 00" West 143.39 feet; thence North 34° 00' 00" West 290.00 feet; thence North 11° 00' 00" West 587.45 feet; thence North 37° 15' 00" West 610.00 feet to the point of beginning. Contains 14.315 Acres.

Northwest Corner, Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian.
BASIS OF BEARING N 00°18'20" E 2627.45'
West Quarter Corner, Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian.
POINT OF BEGINNING
BENCHMARK (Brass Cap) = 6806.36'

50 0 50 100 FEET

FIRST AMENDED RECORD OF SURVEY MAP

PARK AVENUE CONDOMINIUM

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

JOB NO. 3-3-03 FILE D:\PAC\PAG-P1

SHEET 1 OF 5

PARK CITY SURVEYING, INC.	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
P.O. Box 3003 PARK CITY, UTAH 84060 (435) 649-2918	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 11th DAY OF February, 2004 A.D. BY S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 25 DAY OF February, 2004 A.D. BY CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 18TH DAY OF FEBRUARY, 2004 A.D. BY Mike DeHaan PE PARK CITY ENGINEER	APPROVED AS TO FORM THIS 23rd DAY OF FEBRUARY, 2004 A.D. BY PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 18TH DAY OF DECEMBER, 2003 A.D. BY Jan Scott Deputy PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 18th DAY OF DECEMBER 2003 A.D. BY Dana Williams MAYOR	# 6A025A STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF High Country Title DATE 2-27-04 TIME 10:51 AM BOOK — PAGE — 15.00 FEE Daniel D. Bauer Deputy RECORDER

150.00