



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 4857264 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, EMPIRE RESIDENCES FIRST AMENDED AND RESTATED, a Utah Condominium Project, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

ALL OF UNITS 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 601, 602 and 603 contained in the EMPIRE RESIDENCES, a Utah Condominium Project, together with an appurtenant undivided interest in and to the common areas and facilities of the project, as the same are identified and established in the record of Survey Map recorded August 31, 2018, as Entry No. 1097704, and in the Declaration of Condominium for EMPIRE RESIDENCES, recorded August 31, 2018, as Entry No. 1097705, in Book 2477, at Page 748, of the Official Records in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT EMPIRE RESIDENCES, LLC, a Utah limited liability company, as to Units 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 601, 602 and 603, EMPIRE RESIDENCES, a Utah Condominium Project, located on said tract of land, hereby certifies that it has caused this survey to be made and this Condominium Plat to be prepared, and does hereby consent to the recordation of this Plat and submit this property to the Utah Condominium Ownership Act.

The owner certifies that the Units shown on this plat, but not constructed at the time the plat was recorded, will, when completed, be in conformance with the approved Master Planned Development, Declaration of Condominium, recorded concurrently herewith, and the Land Management Code of Park City Municipal Corporation.

In witness whereof the undersigned has executed this certificate and dedication this 10 day of April 2020.

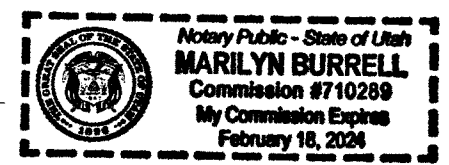
EMPIRE RESIDENCES, LLC
a Utah limited liability company
By: TCC Empire, LLC, a Utah limited liability company
its Manager
By: F. Lynn Padan, Manager of TCC Empire, LLC

ACKNOWLEDGMENT

State of Utah ss.
County of Summit

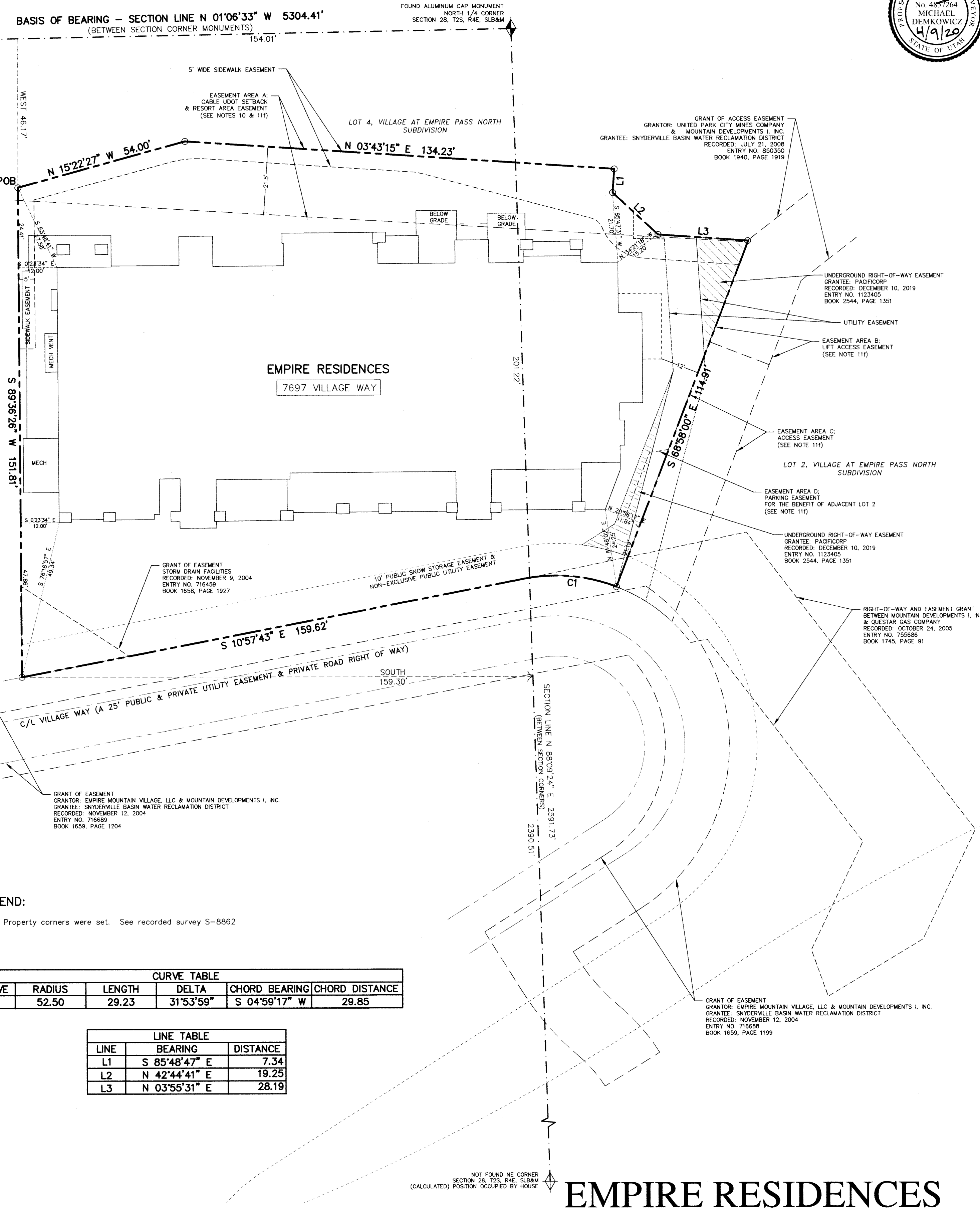
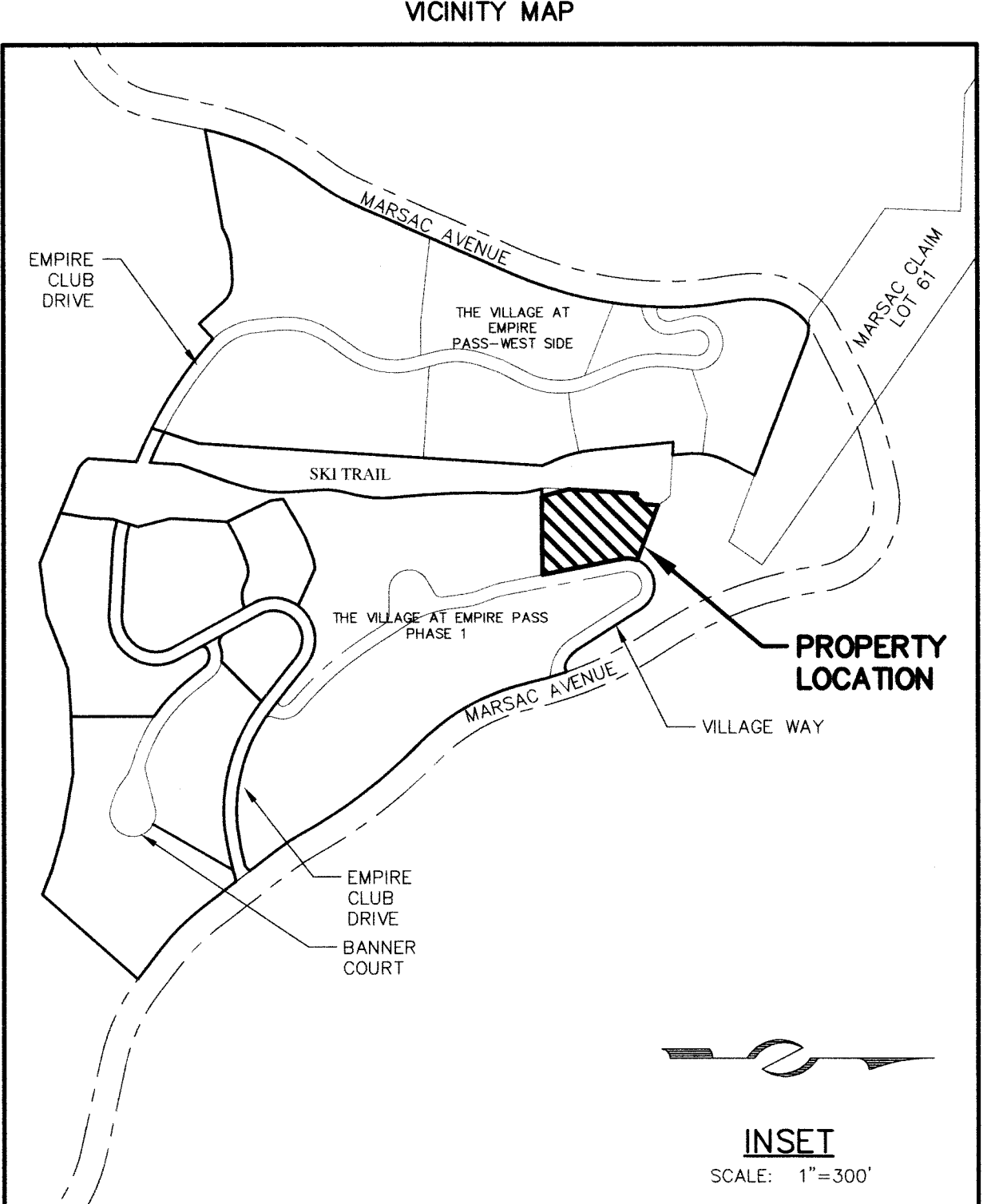
On this 10 day of April 2020, F. Lynn Padan personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of TCC Empire, LLC, a Utah limited liability company, manager of Empire Residences, LLC, a Utah limited liability company, and that said document was signed by him 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 EMPIRE RESIDENCES FIRST AMENDED AND RESTATED condominium plat.

A Notary Public commissioned in Utah
Printed Name MARILYN BURRELL
Residing in: Park City, UT
My commission expires: 2/18/24



NOTES:

- This plat is subject to the Conditions of Approval in Ordinance 2019-63.
- The dimensions of the private spaces and square footage calculations are based on drawings supplied by Beecher Walker Architects. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act and the Declaration of Condominium for Empire Residences, a Utah Condominium Project. 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 areas outside of the building and within the property boundary are designated as common area unless specified otherwise as limited common area on Sheets 2 through 6 of this condominium plat.
- All common structural elements are designated as Common Areas and Facilities, as described in the Declaration of Condominium.
- Building ties on this sheet are from the property line to the building foundation wall as shown.
- All Common Areas and Facilities are dedicated as non-exclusive easements to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Service District, and Summit 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 or maintained by Park City.
- The Empire Pass Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass, as amended ("Master Declaration"), requires the membership of each lot or 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.
- The units of the Empire Residences Condominium Development are served by a Common Private Lateral Wastewater Line. The Empire Pass Master Owners Association, Inc. (the "Master Association") shall be responsible for the operation and replacement of said Private Lateral Wastewater Line serving Empire Residences. The cost of such maintenance and replacement shall be paid by the Empire Residences Owners Association, Inc. as part of the common expenses.
- Empire Residences hereby grants a non-exclusive resort and access easement over the approximately west twenty feet (20'), as depicted on this plat as the "Cable UDOT Setback" for the benefit of adjacent Lot 4, Village at Empire Pass North Subdivision, to allow ski lift maintenance access and the right to conduct resort activities, including to locate movable safety fences.
- This plat also depicts the following easements, each of which may be amended, relocated or revised, without amendment hereto, in accordance with each such easement's terms:
 - Agreement and Covenant of Cooperation (Ski Access/Storm Drainage), Entry No. 665956, Summit County Recorder's Office which affects Lot 2, Village at Empire Pass North Subdivision and Empire Residences of this plat.
 - Right-Of-Way and Easement Grant (Gas Utility), Entry No. 755686, Summit County Recorder's Office.
 - Grant of Access Easement (Sewer Utility), Entry No. 850350, Summit County Recorder's Office.
 - Grant of Easement (Sewer Utility), Entry No. 716688, Summit County Recorder's Office.
 - Grant of Easement (Storm Drain Facilities), Entry No. 716459, Summit County Recorder's Office.
 - Reciprocal Easement Agreement (Resort and Access), recorded June 26, 2017, as Entry No. 1072158, in Book 2415 at Page 1416, Summit County Recorder's Office, describes the use of Easement Area A, Easement Area B, Easement Area C and Easement Area D.
 - Underground Right-of-Way Easement (Power), Entry No. 1123405, Summit County Recorder's Office.
- Public safety access and public utility easements are hereby dedicated for all public and private roadways and emergency access roads.
- A ten foot (10') wide snow storage easement is hereby dedicated to the Master Association and the public along the private road frontage.
- Village Way 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 Empire Pass at Deer Valley in accordance with the Master Declaration. Village Way is not a public road or right-of-way.
- At the time of resurfacing of Village Way, the Master Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District Standards. Prior notification of the adjustments and inspection by SBWRD is required.
- Fire sprinklers will be required within the dwelling.
- ADA/EHU Unit: Deed Restricted Employee/Affordable Housing Unit (EHU).
ADA UNIT on Level One is designed as an ADA unit.
EHU UNIT on Level One is designed as an Employee/Affordable Housing unit.
- All conditions of approval of the Village at Empire Pass (Pod A) Master Planned Development, Village at Empire Pass North Subdivision, approved in Ordinance 2017-30, and recorded January 23, 2018, as Entry No. 1085414, and the Empire Residences Conditional Use Permit, dated January 10, 2018, shall continue to apply.
- Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on this property.
- This plat records a total of 48,998 square feet of residential unit area that is subject to the Unit Equivalent (UE) representing 24.499 UE.
- The EHU is subject to a deed restriction, recorded on August 31, 2018 as Entry No. 1097707.



ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Empire Residences Owners Association, Inc., a Utah nonprofit corporation, as to Unit 101, having complied with the requirements of both Statutes and the Recorded Declaration hereby consents to the recording of this condominium plat amendment.

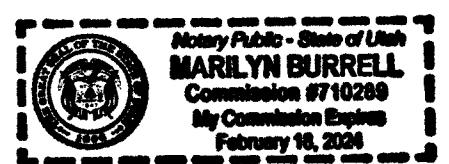
F. Lynn Padan
F. Lynn Padan, President
Empire Residences Owners Association, Inc., a Utah nonprofit corporation

ACKNOWLEDGMENT

STATE of Utah ss.
COUNTY of Summit

On this 10 day of April 2020, personally appeared before me, the undersigned Notary Public, in and for said County and State, F. Lynn Padan, being duly sworn, acknowledged to me that he is the president of the Empire Residences Owners Association, Inc., a Utah nonprofit corporation, and that he signed the above Consent to Record for, on, and in behalf of all of the unit owners of the Empire Residences Condominium Project acting as a group (under the name of the Empire Residences Owners Association, Inc., a Utah nonprofit corporation) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for Empire Residences.

Marilyn Burrell
A Notary Public Commissioned in Park City, UT
Printed Name MARILYN BURRELL
Residing in: Park City, UT
My commission expires: 2/18/24
Commission No.: 710289



LEGEND:

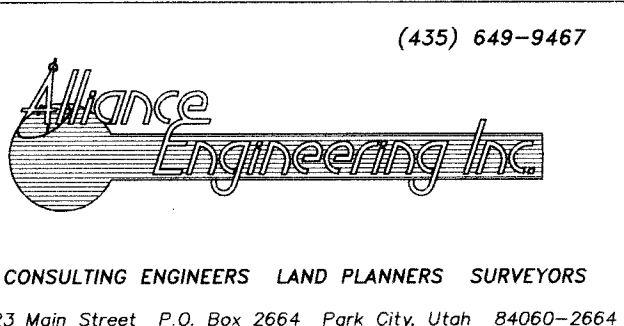
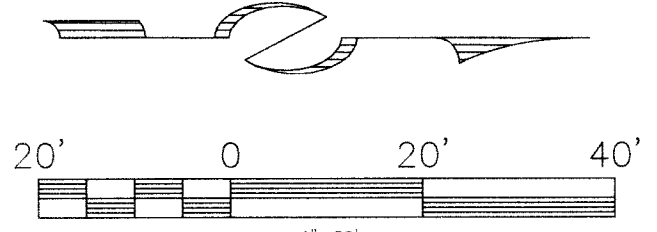
- Property corners were set. See recorded survey S-8862

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.50	29.23	31°53'59"	S 04°59'17" W	29.85

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°48'47" E	7.34
L2	N 42°44'41" E	19.25
L3	N 03°55'31" E	28.19

EMPIRE RESIDENCES
FIRST AMENDED AND RESTATED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 & THE NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS 11th DAY OF May 2020 BY: <u>Ronda Mendenhall</u> SUMMIT COUNTY GIS COORDINATOR	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 13th DAY OF April 2020 BY: <u>Kevin B. Burt</u> S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF DECEMBER, 2019 BY: <u>[Signature]</u> CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 28 DAY OF April 2020 BY: <u>[Signature]</u> PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 30th DAY OF April 2020 BY: <u>[Signature]</u> PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 19th DAY OF DECEMBER, 2019 BY: <u>[Signature]</u> MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS CONDOMINIUM PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 19th DAY OF DECEMBER, 2019 BY: <u>[Signature]</u> PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF <u>COALITION TITLE</u> FEE <u>\$382.00</u> RECORDED BY: <u>Courtney Simmons</u> TIME <u>4:30 PM</u> DATE <u>5/13/2020</u> ENTRY NO. <u>1131005</u>
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LEVEL P1

LIMITED COMMON OWNERSHIP ASSIGNMENT

UNIT NUMBER	PARKING STALL	STORAGE UNIT	SKI LOCKER
100 (ADA)	P-20	—	SL-16
101 (EHU)	P-13, P-16, P-17	SU-13, SU-17, SU-31	SL-17
103	P-01	SU-01	SL-08
104	P-09	SU-09	SL-11
201	P-04	SU-04	SL-03
202	P-30	SU-30	SL-04
203	P-14	SU-14	SL-09
204	P-24	SU-24	SL-18
301	P-27	SU-27	SL-01
303	P-23	SU-23	SL-06
304	P-22	SU-22	SL-10
401	P-25	SU-25	SL-13
402	P-02	SU-02	SL-14
403	P-06	SU-06	SL-21
404	P-10	SU-10	SL-15
501	P-28	SU-28	SL-19
502	P-29	SU-29	SL-05
503	P-03	SU-03	SL-20
601	P-05	SU-05	SL-02
602	P-26	SU-26	SL-07
603	P-21	SU-21	SL-12

LEVEL 1 SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
100 (ADA)	447 SF
101 (EHU)	880 SF
103	1,169 SF
104	2,532 SF

OWNERSHIP LEGEND

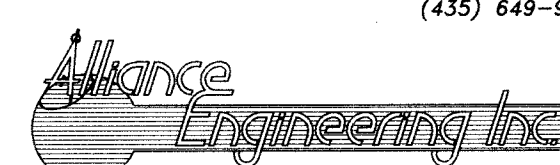
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	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP
	COMMON ACCESS AREA

ABBREVIATION LEGEND

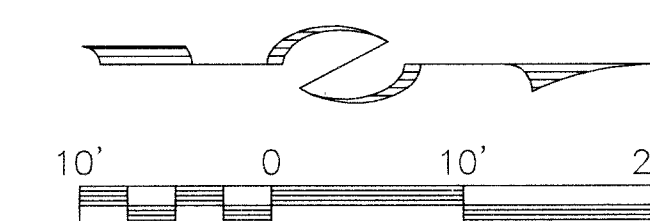
ELEV. = ELEVATOR
MECH. = MECHANICAL
EHU = EMPLOYEE/AFFORDABLE HOUSING UNIT
SU = STORAGE UNIT
SL = SKI LOCKER
P = PARKING STALL

EMPIRE RESIDENCES FIRST AMENDED AND RESTATED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 & THE NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

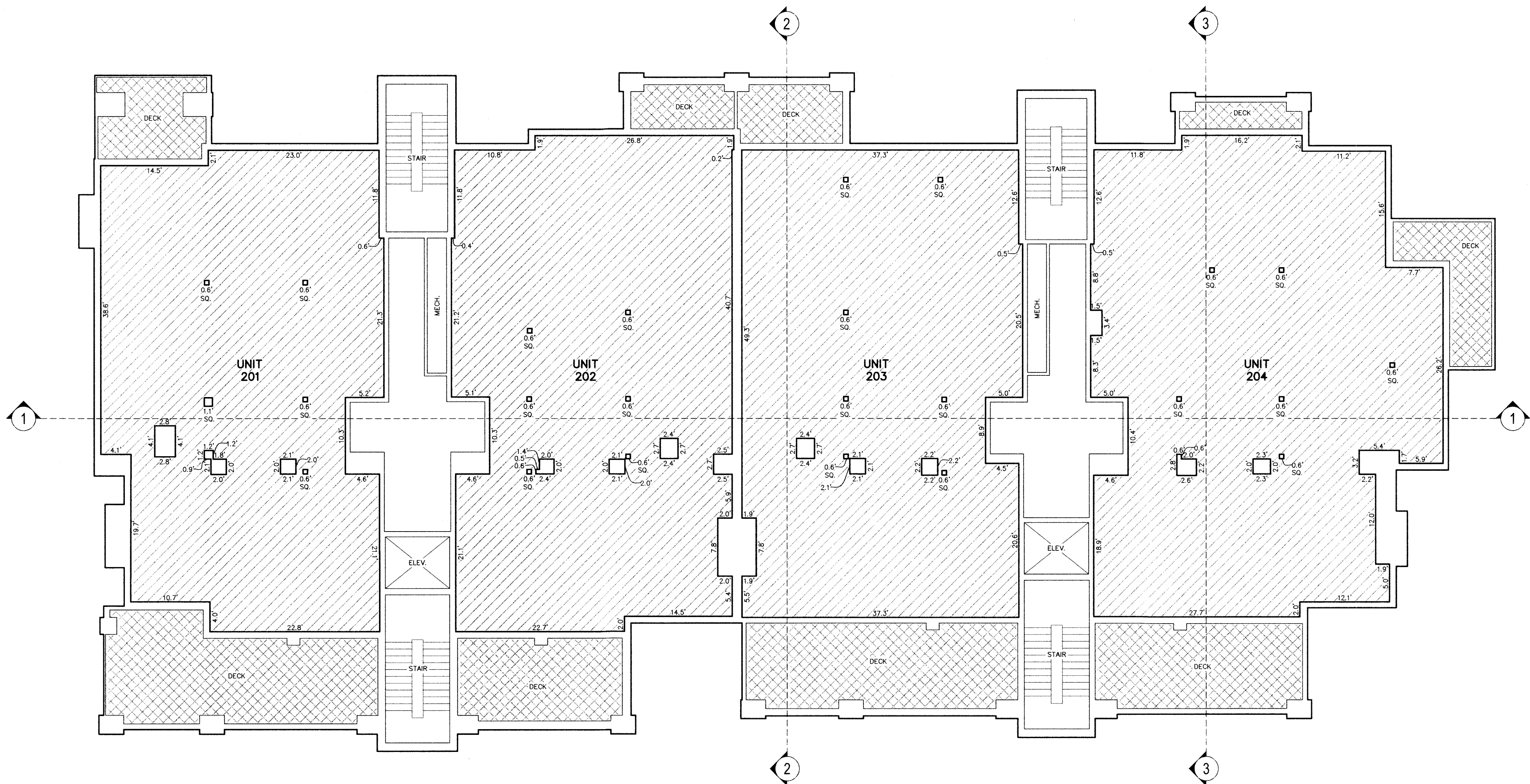


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AT THE REQUEST OF
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P141 PAGE 1/1
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SHOWN FOR THE SURVEY COUNTY RECORDER
TIME

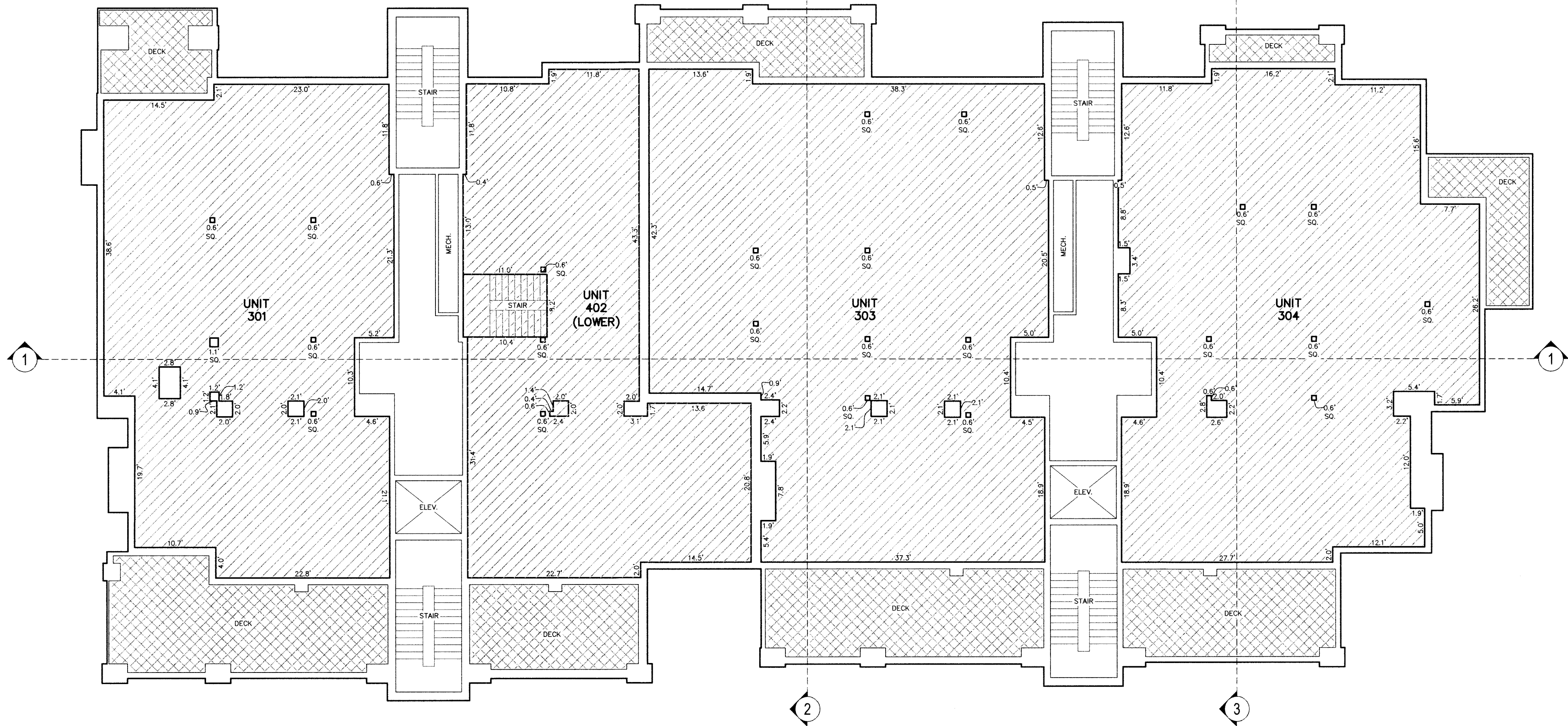
LEVEL 2
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
201	2,190 SF
202	2,350 SF
203	2,270 SF
204	2,580 SF



LEVEL 3
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
301	2,190 SF
402 (LOWER)	1,694 SF
303	2,878 SF
304	2,584 SF



OWNERSHIP LEGEND

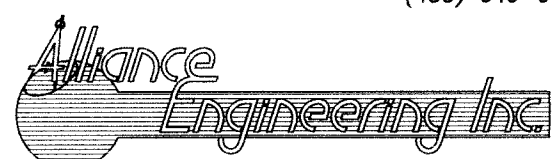
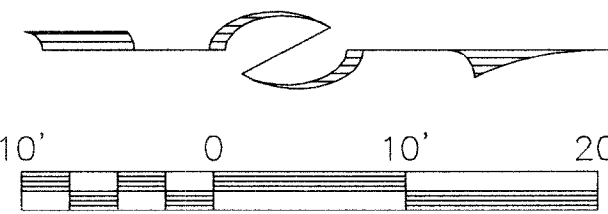
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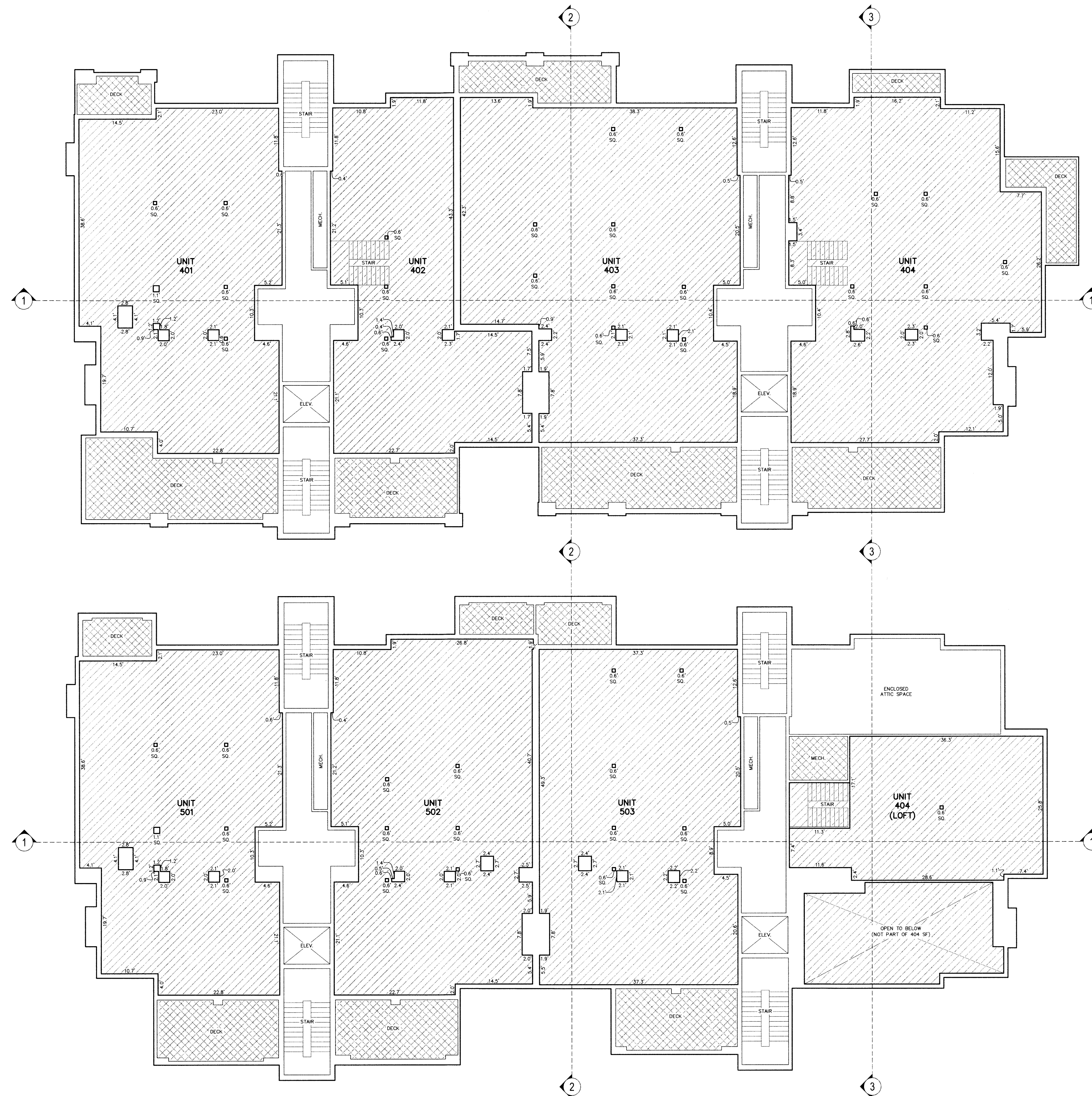
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A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 & THE NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

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STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE ENTRY NO. 01131805
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TIME 05/07/2020 04:34:26 PM



**LEVEL 4
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
401	2,190 SF
402	1,724 SF
403	2,878 SF
404	2,580 SF

**LEVEL 3 & 4
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
402 + 402 (LOWER)	3,418 SF

**LEVEL 5
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
501	2,190 SF
502	2,350 SF
503	2,270 SF
404 (LOFT)	1,050 SF

**LEVEL 4 & 5
SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
404 + 404 (LOFT)	3,630 SF

OWNERSHIP LEGEND

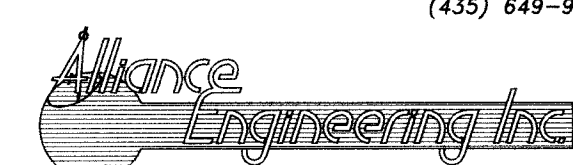
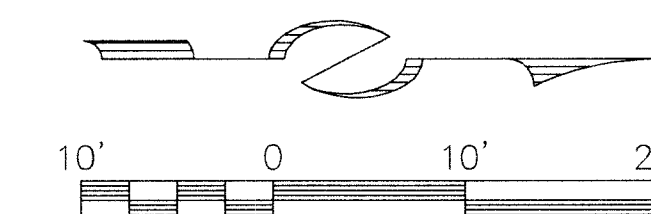
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PARK CITY, SUMMIT COUNTY, UTAH



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STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE ENTRY NO. 01131805

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Plot PAGE 1/1

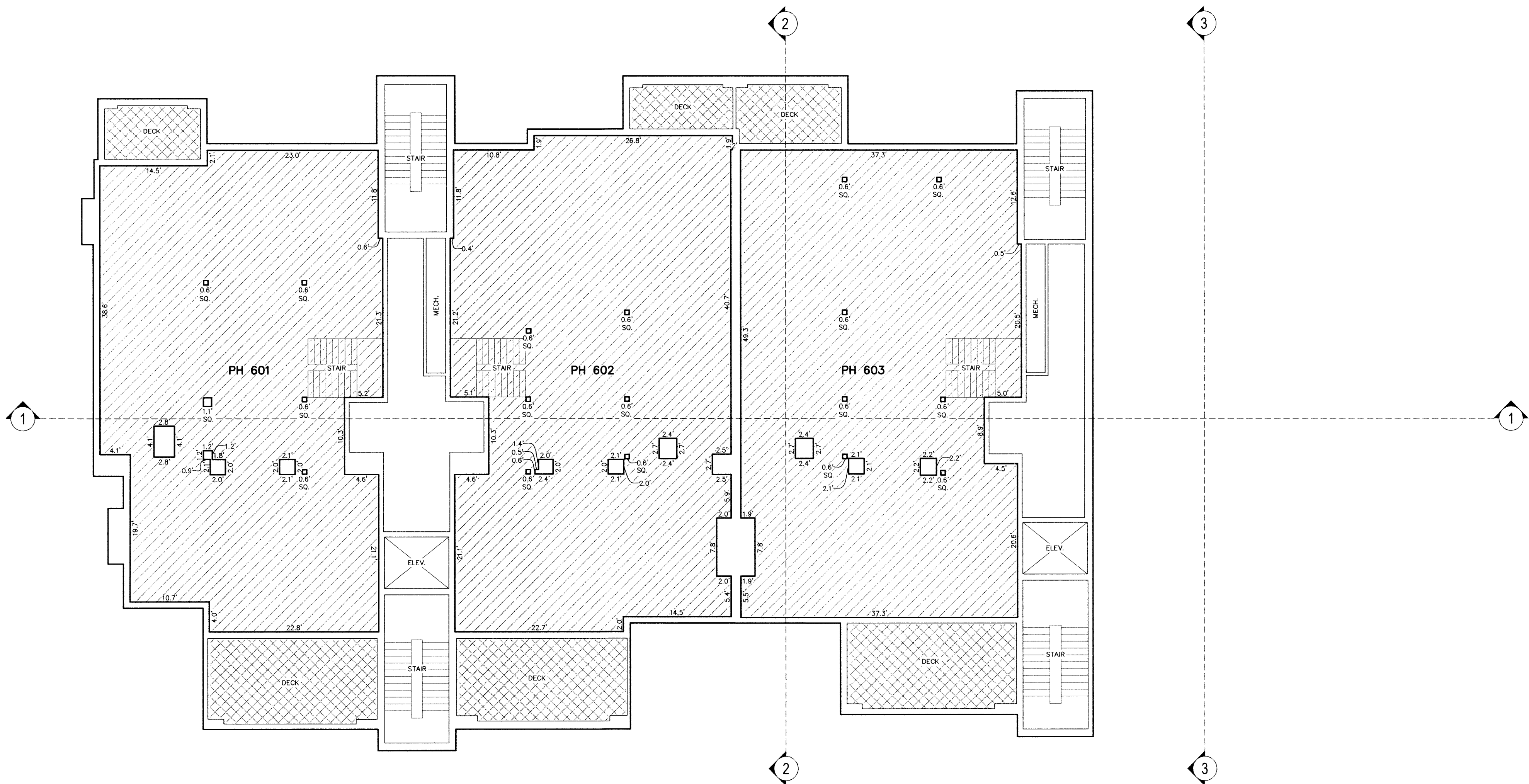
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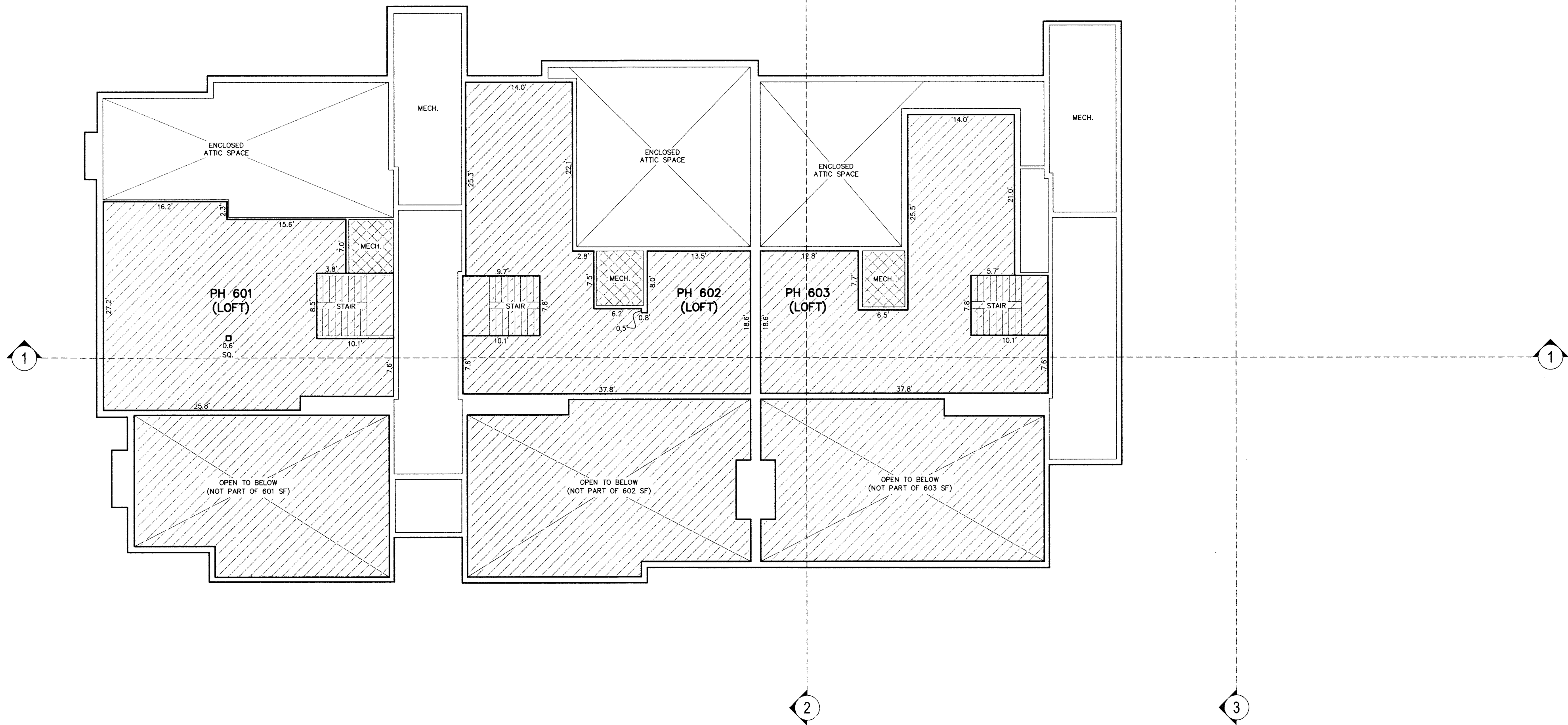
LEVEL 6
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
PH 601	2,190 SF
PH 602	2,350 SF
PH 603	2,270 SF



LEVEL 7
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
PH 601 (LOFT)	833 SF
PH 602 (LOFT)	879 SF
PH 603 (LOFT)	807 SF



LEVEL 6 & 7
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
PH 601 + PH 601 (LOFT)	3,023 SF
PH 602 + PH 602 (LOFT)	3,229 SF
PH 603 + PH 603 (LOFT)	3,077 SF

OWNERSHIP LEGEND

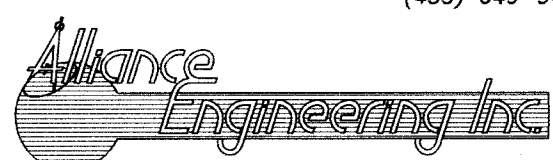
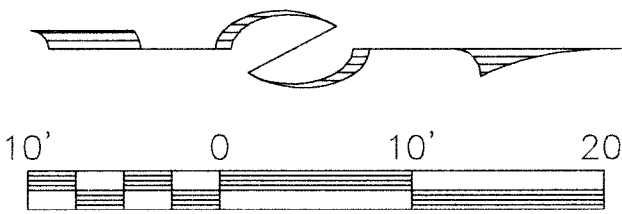
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[Pattern]	PRIVATE OWNERSHIP
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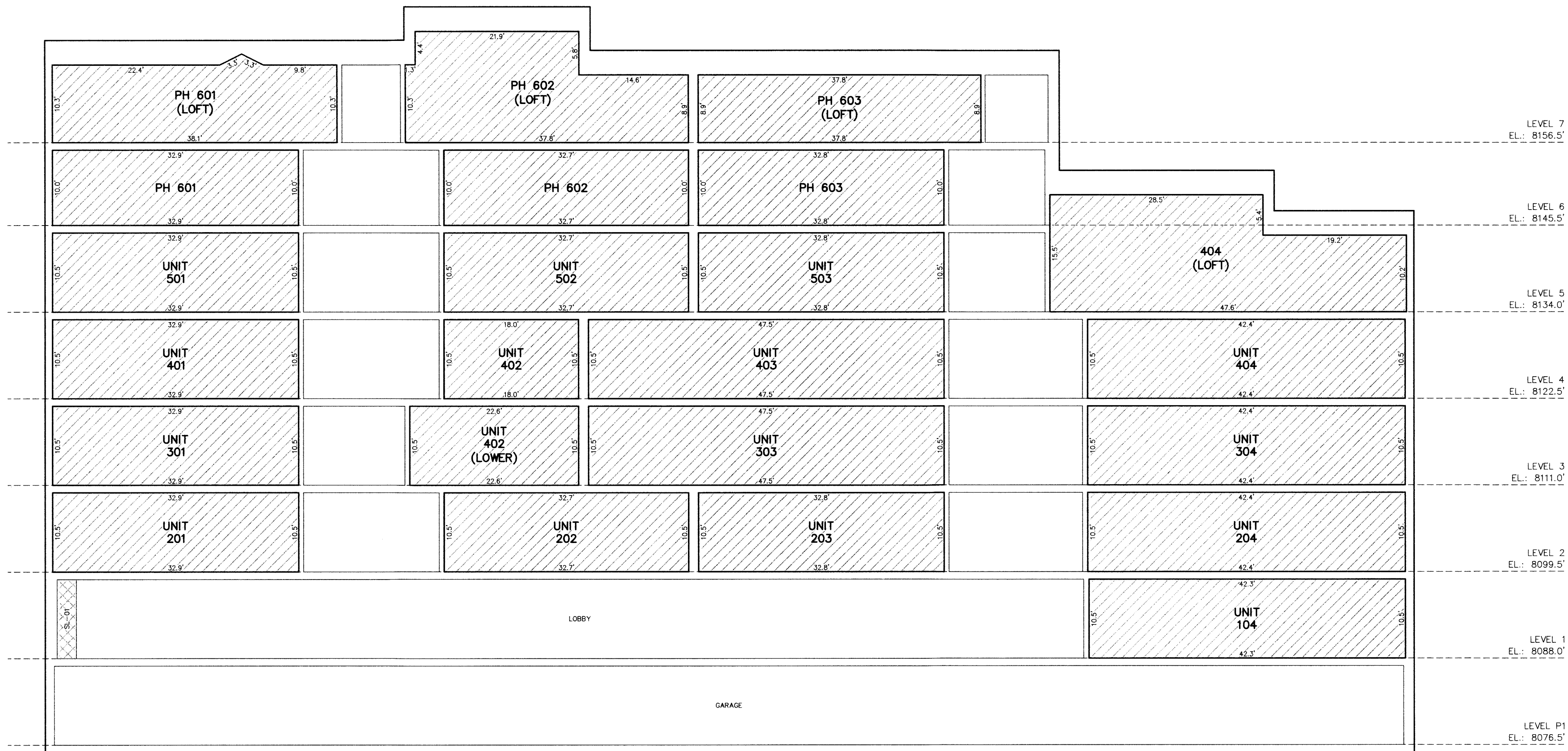
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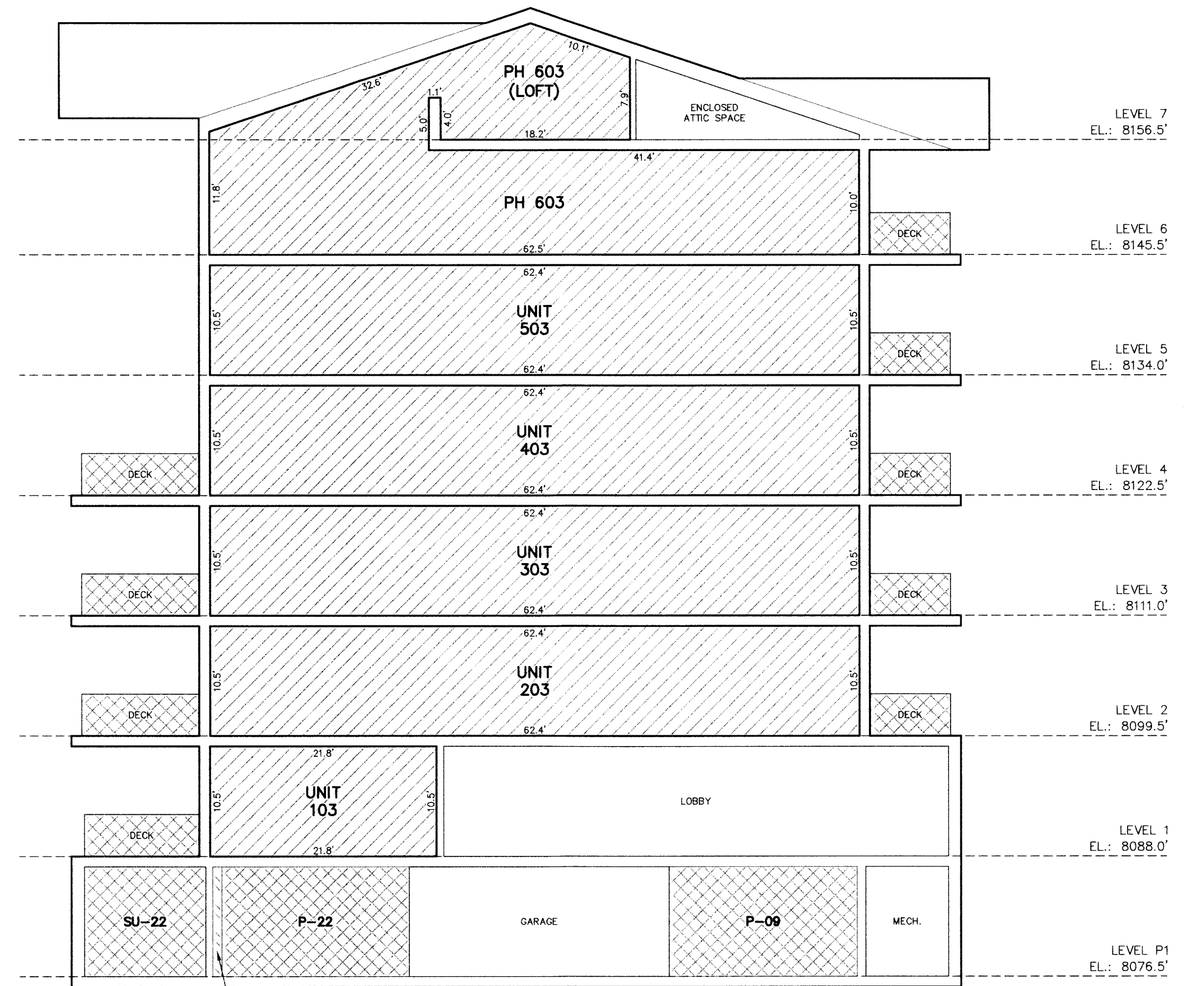
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

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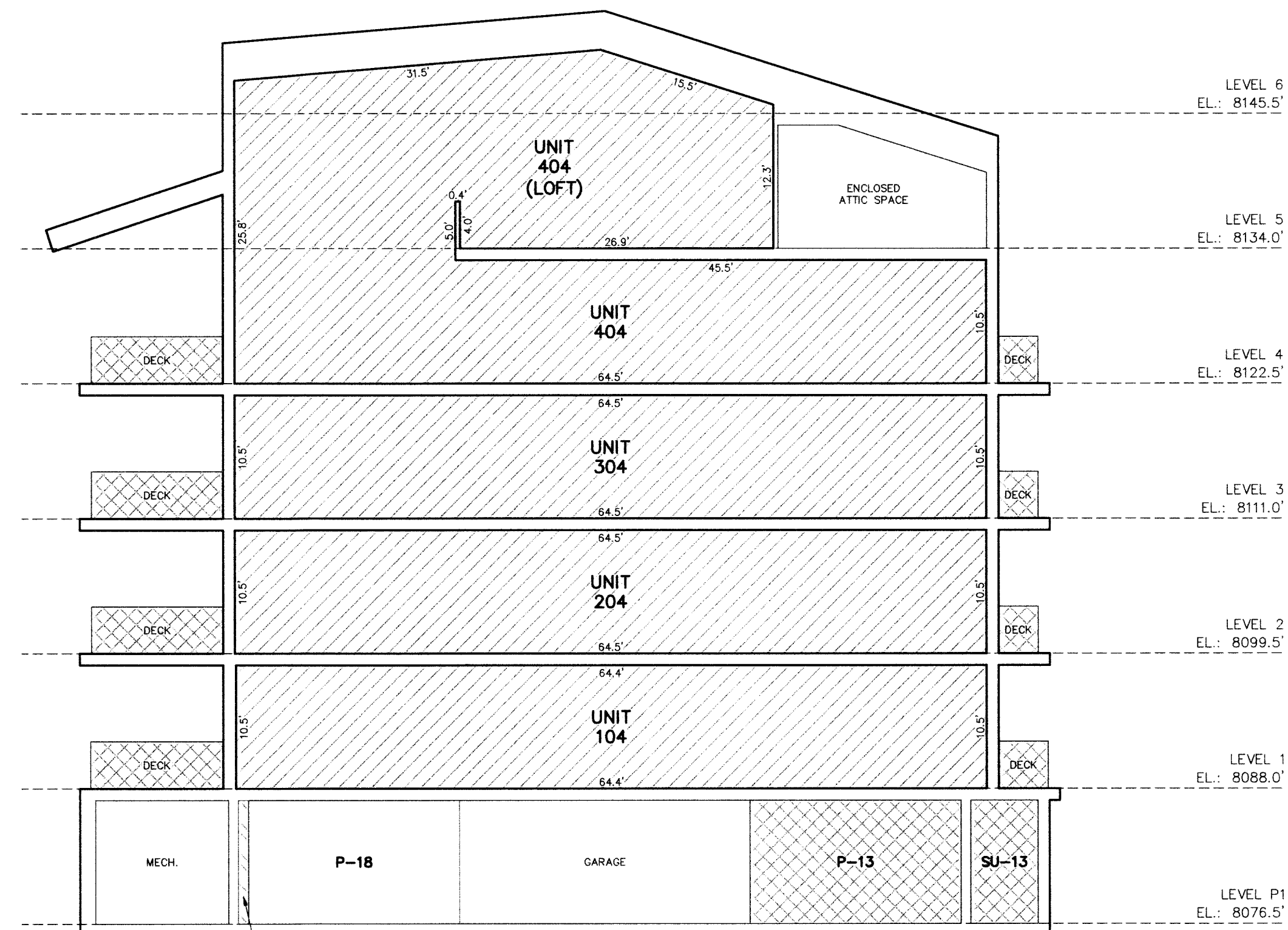
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STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE ENTRY NO. 01131805
05/07/2020 04:34:26 PM B. 2569 P. 0992
PLAT PAGE 1/1
BY ORDER OF THE CLERK OF THE COUNTY OF SUMMIT
FEE \$342.00 BY COLLATION TITLE
TIME DATE ENTRY NO.



SECTION - 1



SECTION - 2



SECTION - 3

OWNERSHIP LEGEND

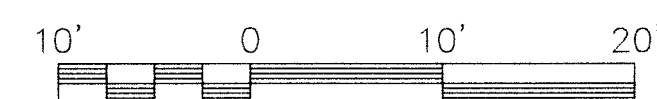
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PARK CITY, SUMMIT COUNTY, UTAH



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PLAT PAGE 1/1
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FEE: 342.00 BY COALITION TITLE
TIME _____ DATE _____ ENTRY NO. _____