

PARK CITY GOLF MAINTENANCE FACILITY

Park City, Utah



May 31, 2018



GOLF MAINTENANCE FACILITY



PARK CITY BACK NINE SUBDIVISION
 LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.
 1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

A parcel of land lying and situate in the East half of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumenting the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian; being those portions of the East Half of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian lying North and East of Three Kings Drive, South of Thayne Canyon Drive, South and West of Utah State Highway 224, North of Silver King Drive, and North and West of Empire Avenue less and excepting:

- Exception Parcel 1**
 All of Park Avenue Condominiums according to the official plat thereof, recorded February 27, 2004 as Entry No. 690259 Official Records of Summit County.
- Exception Parcel 2**
 All of All Seasons Condominiums according to the official plat thereof, recorded September 3, 1991 as Entry No. 114130, Official Records of Summit County.
- Exception Parcel 3**
 All of Three Kings Condominium according to the official plat thereof, recorded October 5, 1971 as Entry No. 114130, Official Records of Summit County.
- Exception Parcel 4**
 All of Payday Condominiums, a Utah Condominium Project, as the same are identified and established in the Record of Survey Map recorded May 30, 1972 as Entry No. 116007 and re-recorded June 8, 1972 as Entry No. 116125 and the Condominium Declaration recorded May 30, 1972 as Entry No. 116008 in Book M38 at Page 467 and re-recorded June 8, 1972 as Entry No. 116126 in Book M39 at Page 1 of the official records in the office of the Summit County Recorder.
- Exception Parcel 5**
 All of Thayne Canyon No 5 Subdivision according to the official plat thereof, recorded July 29, 1993 as Entry No. 384064, Official Records of Summit County.
- Exception Parcel 6**
 All of the Hotel Park City Condominium Project and the Hotel Park City Residential Condominium Project, a Utah Condominium Project, as the same are identified and established in the Record of Survey Map recorded October 9, 2004 as Entry No. 713087, and the Supplemental Record of Survey Map recorded February 15, 2006 as Entry No. 768956, Official Records of Summit County.

More particularly described as follows:
 Beginning at a point in the Southerly Right-of-Way line of Utah State Highway 224, said point being South 00°20'20" West a distance of 239.13 feet along the East line of the Southeast Quarter of said Section 8, and North 89°39'40" West a distance of 55.36 feet from the Northeast Corner of the Southeast Quarter of said Section 8. Said point also being on the Westerly boundary of Park Avenue Condominiums according to the official plat thereof, recorded February 27, 2004 as Entry No. 690259 Official Records of Summit County.

- THENCE coincident with the Westerly boundary of said Park Avenue Condominiums the following four (4) courses
1. South 17°41'59" West 107.35 feet
 2. THENCE South 37°09'09" East 610.00 feet
 3. THENCE South 10°54'09" East 587.45 feet
 4. THENCE South 33°54'09" East 290.00 feet

THENCE coincident with the Westerly boundary of All Seasons Condominiums according to the official plat thereof, recorded September 3, 1991 as Entry No. 346208, Official Records of Summit County, South 33°18'30" East a distance of 482.11 feet to a point on a 585.32 foot non-tangential curve to the left (Radius point bears North 74°07'48" East), said point also being in the Northerly Intersection and Right-of-way lines of Empire Avenue and Silver King Drive.

- THENCE coincident with the Northerly Right-of-Way line of Silver King Drive the following four (4) courses
1. Along said 585.32 foot radius curve to the left, an arc length of 59.05 feet through a central angle of 05°46'49", (chord bears South 18°45'37" East a distance of 59.02 feet) to the beginning of a 60.00 foot radius, non-tangential curve to the right. (Radius point bears South 68°20'57" West)
 2. THENCE along said 60.00 foot radius curve to the right, an arc length of 102.00 feet through a central angle of 97°24'10", (chord bears South 27°03'02" West a distance of 90.15 feet).
 3. THENCE South 75°45'09" West a distance of 179.37 feet to the beginning of a 4657.00 foot radius curve to the right (Radius point bears North 14°43'11" West)
 4. THENCE along said 4657.00 foot radius curve to the right, an arc length of 88.71 feet through a central angle of 01°05'29", (chord bears South 76°17'53" West a distance of 88.71 feet) to a point on the Northerly boundary of Three Kings Condominium according to the official plat thereof, recorded October 5, 1971 as Entry No. 114130, Official Records of Summit County

- THENCE coincident with said Northerly boundary of Three Kings Condominium, the following four (4) courses
1. North 48°41'26" West a distance of 683.93 feet.
 2. THENCE North 14°35'00" West a distance of 364.00 feet.
 3. THENCE North 87°06'46" West a distance of 208.00 feet.
 4. THENCE South 30°44'09" West a distance of 536.96 feet to the beginning of a 543.50 foot non-tangential curve to the right. (Radius point bears North 17°23'39" East) said point also being in the Northeasterly Right-of-Way line of Three Kings Drive

- THENCE coincident with the Northeasterly Right-of-Way line of Three Kings Drive the following five (5) courses
1. Along said 543.50 foot radius curve to the right, an arc length of 55.81 feet through a central angle of 05°53'01", (chord bears North 69°39'51" West a distance of 55.79 feet) to the beginning of a 219.50 foot radius non-tangential curve to the right. (Radius point bears North 23°16'39" East)
 2. THENCE along said 219.50 foot radius curve to the right, an arc length of 55.80 feet through a central angle of 14°33'55", (chord bears North 59°26'23" West a distance of 55.65 feet).
 3. THENCE North 52°09'21" West a distance of 123.14 feet to the beginning of a 389.15 foot radius curve to the right. (Radius point bears North 37°50'39" East)
 4. THENCE along said 389.15 foot radius curve to the right, an arc length of 221.27 feet through a central angle of 32°34'42", (chord bears North 35°52'00" West a distance of 218.30 feet).
 5. THENCE North 19°34'39" West a distance of 38.43 feet to a point on the Southerly boundary of Payday Condominium according to the official plat thereof, recorded June 2, 1972 as Entry No. 116125, Official Records of Summit County.

- THENCE coincident with said Southerly boundary of Payday Condominium the following eleven (11) courses
1. North 70°25'21" East a distance of 121.00 feet.
 2. THENCE North 12°30'51" East a distance of 93.00 feet.
 3. THENCE North 02°05'51" East a distance of 141.00 feet.
 4. THENCE North 19°05'51" East a distance of 98.00 feet.
 5. THENCE North 18°34'09" West a distance of 75.00 feet.
 6. THENCE North 05°45'51" East a distance of 171.00 feet.
 7. THENCE North 17°14'09" West a distance of 67.00 feet.
 8. THENCE North 64°14'09" West a distance of 294.65 feet.
 9. THENCE South 58°30'51" West a distance of 102.84 feet.

10. THENCE South 16°50'51" West a distance of 108.00 feet.
11. THENCE South 32°53'31" West a distance of 87.09 feet to the beginning of a 545.00 foot non-tangential curve to the left. (Radius point bears South 38°59'46" West) said point also being in the Northeasterly Right-of-Way line of Three Kings Drive

- THENCE coincident with the Northeasterly Right-of-Way line of Three Kings Drive the following six (6) courses
8. Along said 545.00 foot curve to the left, an arc length of 58.06 feet through a central angle of 06°06'14", (chord bears North 54°03'21" West a distance of 58.03 feet).
 9. THENCE North 57°06'29" West a distance of 39.07 feet to the beginning of a 630.00 foot radius curve to the right. (Radius point bears North 32°53'31" East)
 10. THENCE along said 630.00 foot radius curve to the right, an arc length of 219.91 feet through a central angle of 19°59'59", (chord bears North 47°06'29" West a distance of 218.80 feet) to the beginning of a non-tangential 340.00 foot radius curve to the left. (Radius point bears South 52°53'30" West)
 11. THENCE along said 340.00 foot radius curve to the left, an arc length of 83.08 feet through a central angle of 14°00'01", (chord bears North 44°06'31" West a distance of 82.87 feet) to a point of intersection with a non-tangential line.
 12. THENCE North 51°06'26" West a distance of 141.13 feet to the beginning of a 575.00 radius curve to the right. (Radius point bears North 38°53'34" East)
 13. THENCE along said 575.00 foot radius curve to the right, an arc length of 397.31 feet through a central angle of 39°35'24", (chord bears N 31°18'44" West a distance of 389.45 feet) to a point on the Southerly boundary of Thayne Canyon No 5 Subdivision according to the official plat thereof, recorded July 29, 1993 as Entry No. 384064, Official Records of Summit County.

- THENCE coincident with the Southerly and Easterly boundary of Thayne Canyon No. 5 Subdivision the following four (4) courses
1. South 89°54'09" East a distance of 45.60 feet.
 2. THENCE North 10°35'51" East a distance of 316.23 feet.
 3. THENCE North 01°05'51" East a distance of 103.33 feet.
 4. THENCE North 19°54'09" West a distance of 385.80 feet to the beginning of a 15.00 foot radius non-tangential curve to the right. (Radius point bears North 88°47'51" East) said point also being in the Southerly Right-of-Way line of Thayne Canyon Drive.

- THENCE coincident with the Southerly Right-of-Way line of Thayne Canyon Drive the following three (3) courses:
1. Along said 15.00 foot radius curve to the right, an arc length of 21.44 feet through a central angle of 81°53'41", (chord bears North 39°44'41" East a distance of 19.66 feet) to a point of intersection with a non-tangential line.
 2. THENCE North 80°40'51" East a distance of 622.59 feet to the beginning of a 175.00 foot radius curve to the right. (Radius point bears South 09°19'09" East)
 3. THENCE along said 175.00 foot radius curve to the right, an arc length of 83.12 feet through a central angle of 27°12'53", (chord bears South 85°42'43" East a distance of 82.34 feet) to the Westerly boundary of Hotel Park City Condominium according to the official plat thereof, recorded October 7, 2004 as Entry No. 713087, Official Records of Summit County.

- THENCE coincident with said boundary of Hotel Park City Condominium the following thirty-nine (39) courses
1. South 13°45'50" West a distance of 237.95 feet.
 2. THENCE South 76°13'45" East a distance of 144.85 feet.
 3. THENCE South 21°10'15" East a distance of 35.00 feet.
 4. THENCE South 66°08'15" East a distance of 300.00 feet.
 5. THENCE South 30°42'40" East a distance of 115.82 feet.
 6. THENCE South 21°10'12" East a distance of 59.12 feet.
 7. THENCE North 68°53'59" East a distance of 132.86 feet.
 8. THENCE South 41°45'38" West a distance of 159.42 feet.
 9. THENCE South 23°51'40" West a distance of 182.42 feet.
 10. THENCE South 50°12'51" West a distance of 109.48 feet.
 11. THENCE South 69°28'40" West a distance of 116.88 feet.
 12. THENCE South 20°15'45" East a distance of 40.90 feet.
 13. THENCE South 50°13'08" West a distance of 28.73 feet.
 14. THENCE South 28°23'17" East a distance of 96.03 feet.
 15. THENCE South 63°59'59" East a distance of 38.91 feet.
 16. THENCE South 41°50'20" East a distance of 39.65 feet.
 17. THENCE South 20°15'31" East a distance of 33.07 feet
 18. THENCE South 16°53'46" East a distance of 37.64 feet.
 19. THENCE North 44°21'04" East a distance of 81.68 feet.
 20. THENCE North 15°33'02" East a distance of 112.57 feet.
 21. THENCE North 09°31'39" West a distance of 55.38 feet.
 22. THENCE North 68°17'35" East a distance of 7.81 feet.
 23. THENCE North 40°51'29" East a distance of 38.29 feet.
 24. THENCE South 89°30'22" East a distance of 102.04 feet.
 25. THENCE South 66°04'58" East a distance of 31.66 feet.
 26. THENCE North 76°52'28" East a distance of 38.40 feet.
 27. THENCE South 87°00'10" East a distance of 35.17 feet.
 28. THENCE North 32°38'40" East a distance of 27.88 feet.
 29. THENCE North 44°32'09" West a distance of 54.80 feet.
 30. THENCE North 30°00'24" West a distance of 39.88 feet.
 31. THENCE South 80°23'25" West a distance of 62.07 feet.
 32. THENCE North 41°40'32" West a distance of 18.97 feet.
 33. THENCE North 07°52'02" East a distance of 60.33 feet.
 34. THENCE North 25°03'09" East a distance of 45.52 feet.
 35. THENCE North 66°08'15" West a distance of 2.19 feet.
 36. THENCE North 21°33'29" East a distance of 87.31 feet.
 37. THENCE North 67°26'11" East a distance of 103.80 feet.
 38. THENCE North 23°47'36" West a distance of 68.02 feet.
 39. THENCE North 54°40'54" East a distance of 42.19 feet to the Southerly Right-of-Way line of Utah State Highway 224 and the beginning of a 623.70 foot non-tangential curve to the left. (Radius point bears North 61°14'10" East)

THENCE along said Right-of-Way and said 623.70 foot radius curve to the left, an arc length of 484.41 feet through a central angle of 44°29'60", (chord bears South 51°00'50" East a distance of 472.33 feet) more or less to the point of beginning
 The above described parcel contain 67.89 acres more or less.

Ward Engineering Group
 Planning - Engineering - Surveying
 231 West 800 South
 Salt Lake City, Utah 84101
 Phone: (801)487-8040 Fax: (801)487-8668

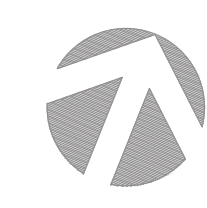
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF:

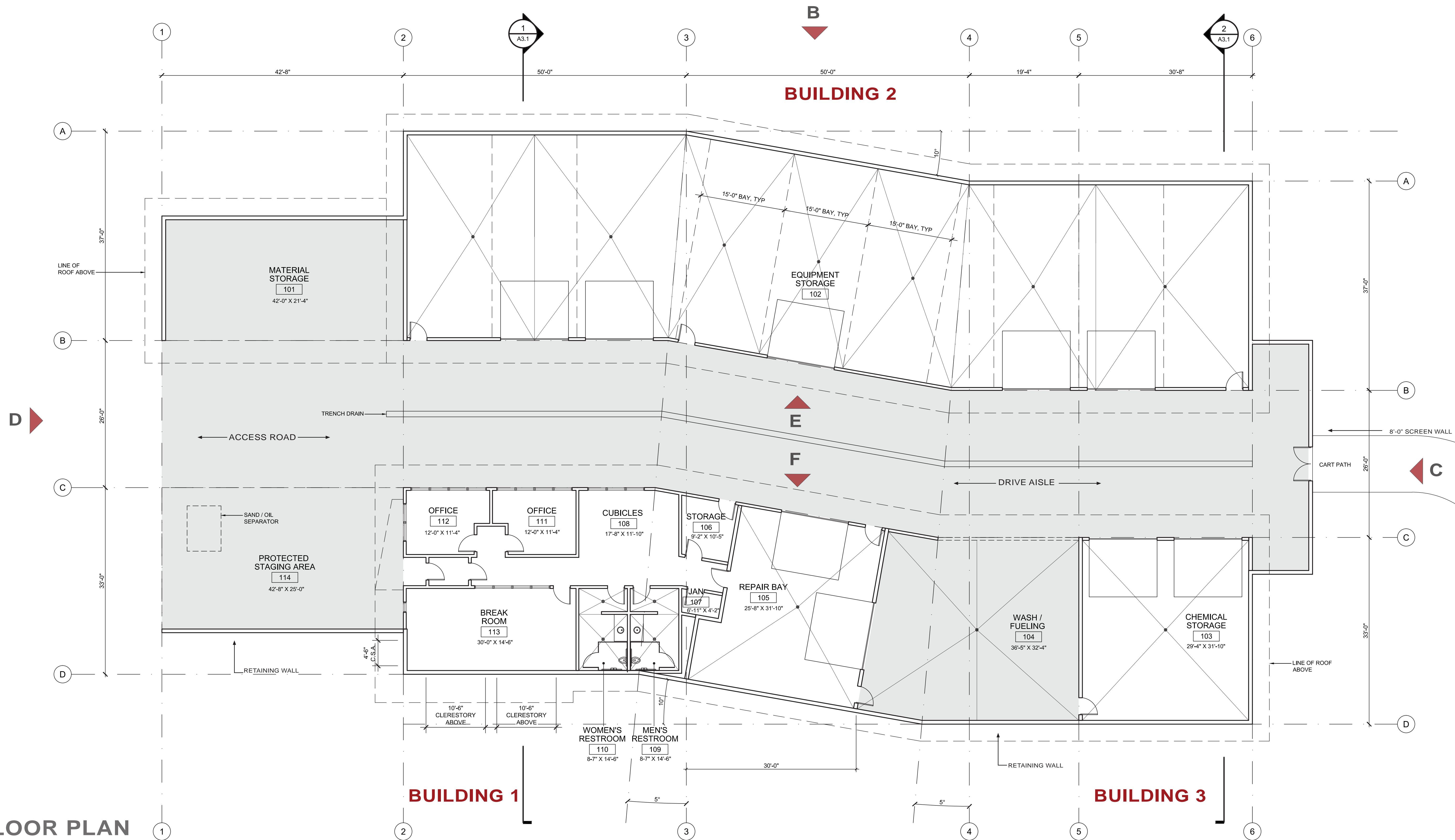
FEE _____ RECORDER _____

TIME _____ DATE _____ ENTRY NO. _____

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FLOOR PLAN
SCALE 1/8" = 1'-0"

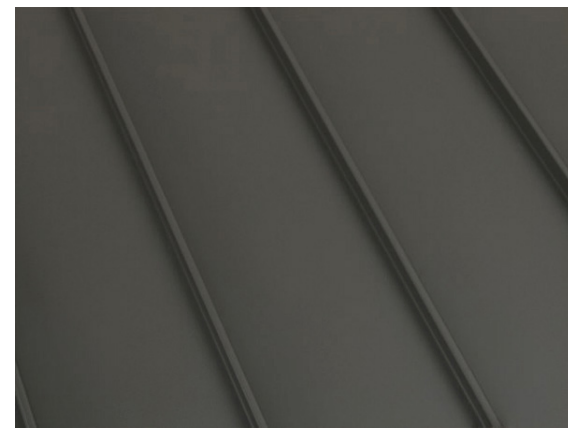
Facilities	Program Areas Requirements (SF)	Zehren Program Areas (SF)
Office Areas - Building 1	2,500	2,575
Enclosed Equipment Storage - Building 2	4,725 - 5,400	5,335
Chemical Storage Building - Building 3	900	931
Wash / Fueling Pad (Covered)	425	1,182
Material Storage Area (Covered)	960	896
Total	9,510 - 10,185	10,919

GOLF MAINTENANCE FACILITY



EXTERIOR MATERIALS

STANDING SEAM ROOFING:
BERRIDGE



"LIVING" ROOF



HORIZONTAL WOOD SIDING



BOARD AND BATTEN WOOD SIDING



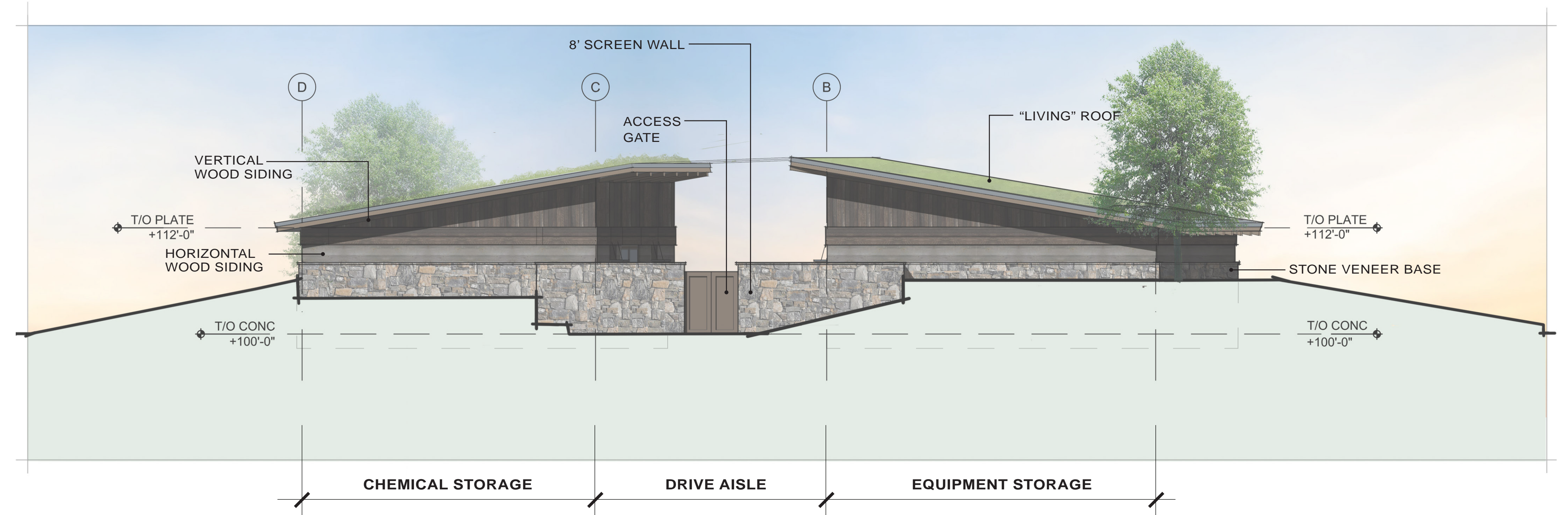
CORRUGATED METAL SIDING:
"CORTEN AZP RAW"



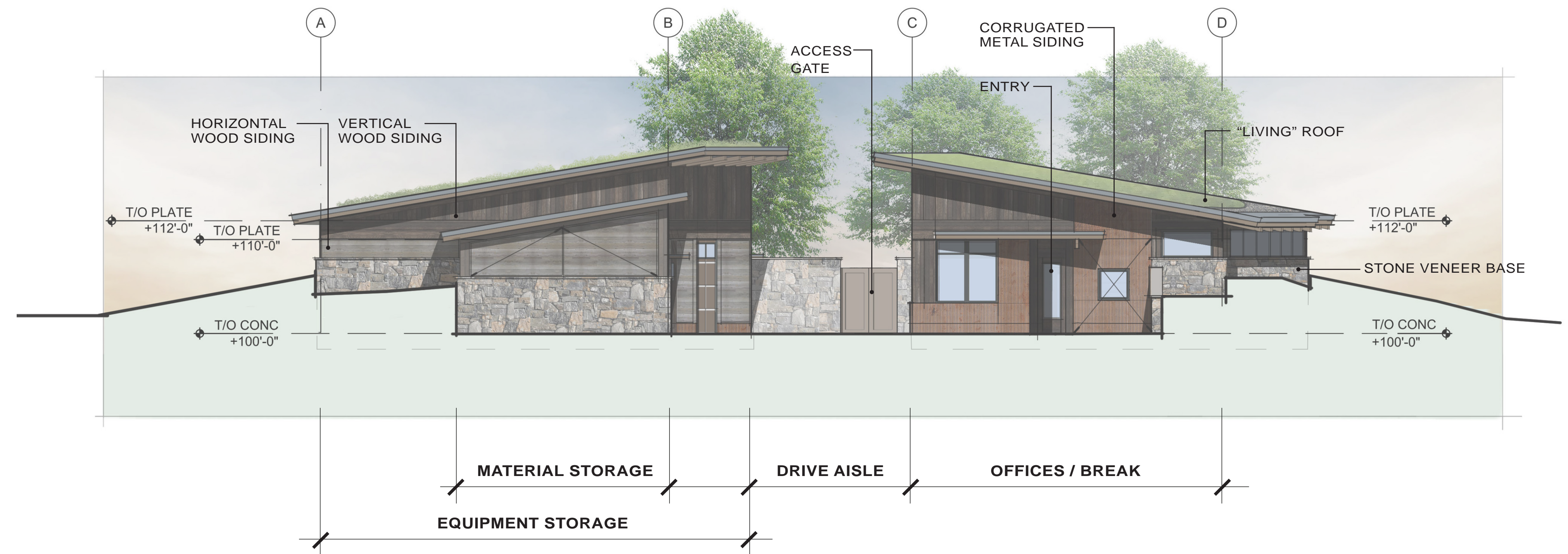
EXTERIOR WALL SCENCE



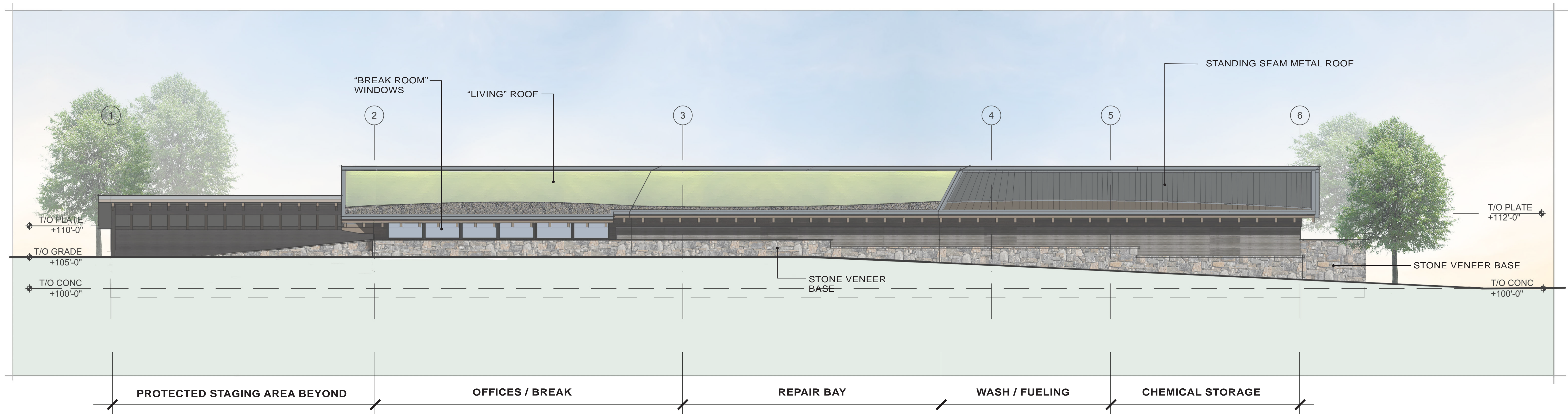
STONE VENEER:
"JACKSON LEDGE" by
DELTA STONE PRODUCTS



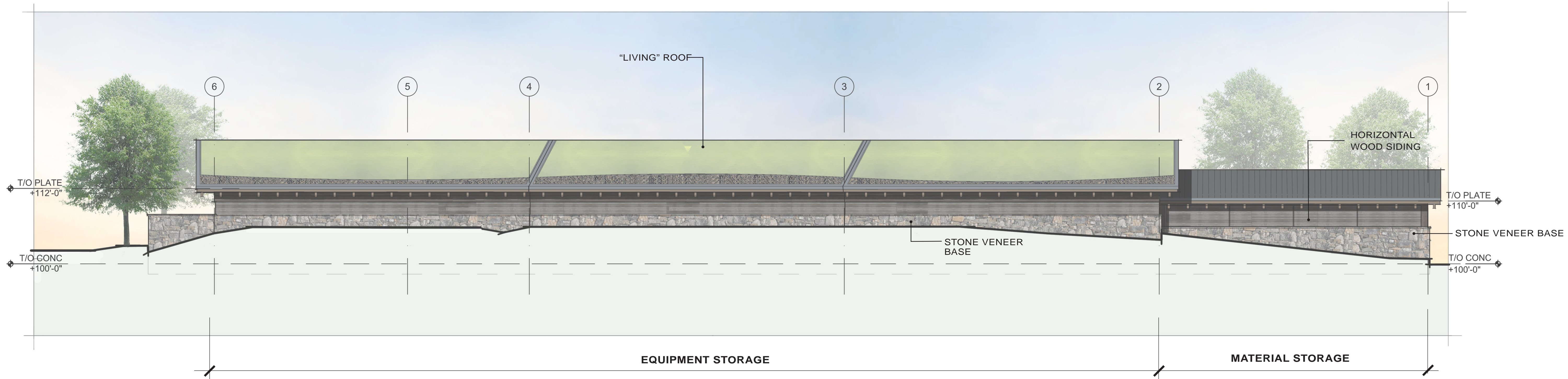
A. EAST ELEVATION



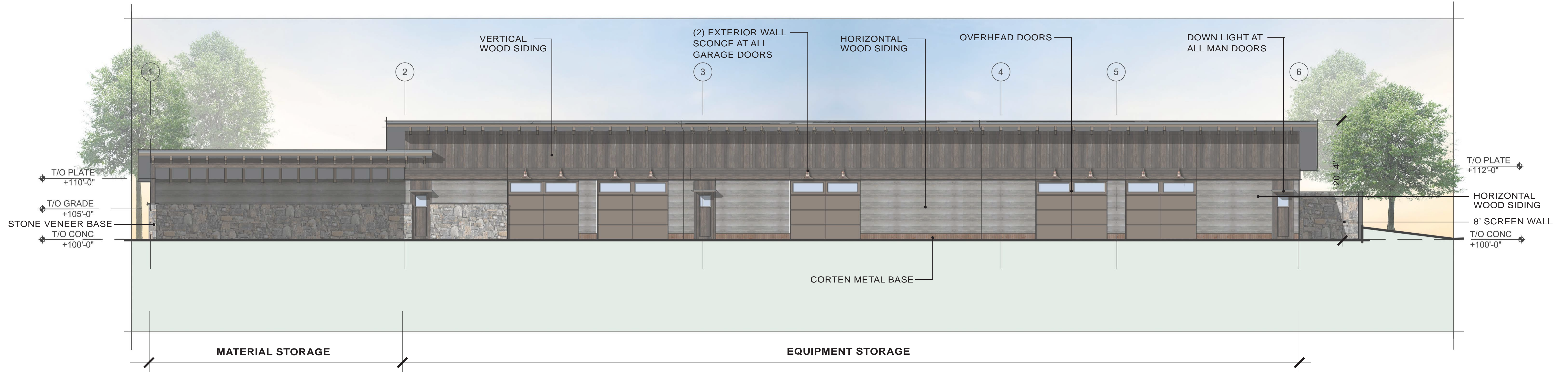
B. WEST ELEVATION



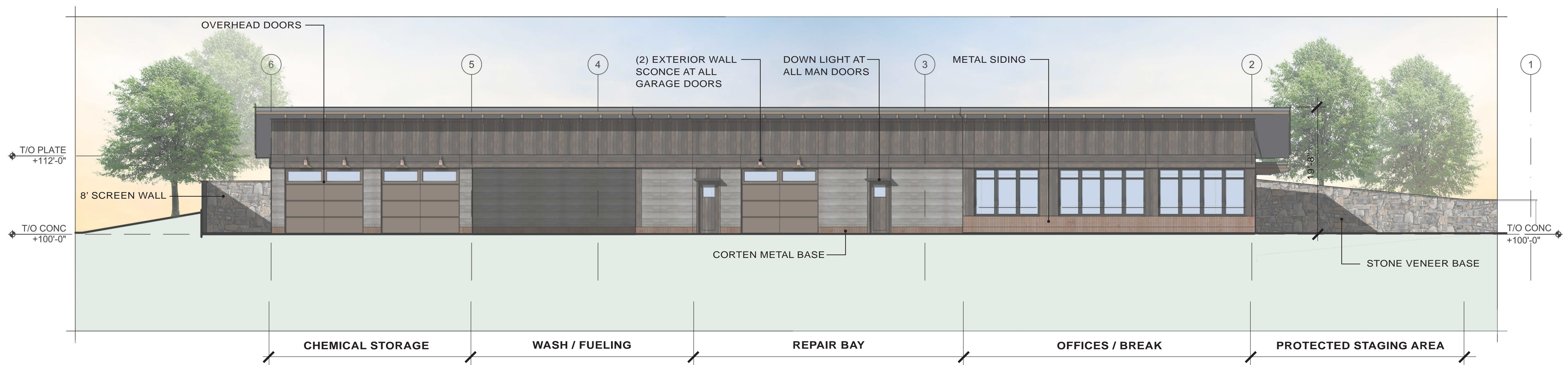
C. SOUTH ELEVATION



D. NORTH ELEVATION



E. NORTH ELEVATION FROM DRIVE AISLE



F. SOUTH ELEVATION FROM DRIVE AISLE



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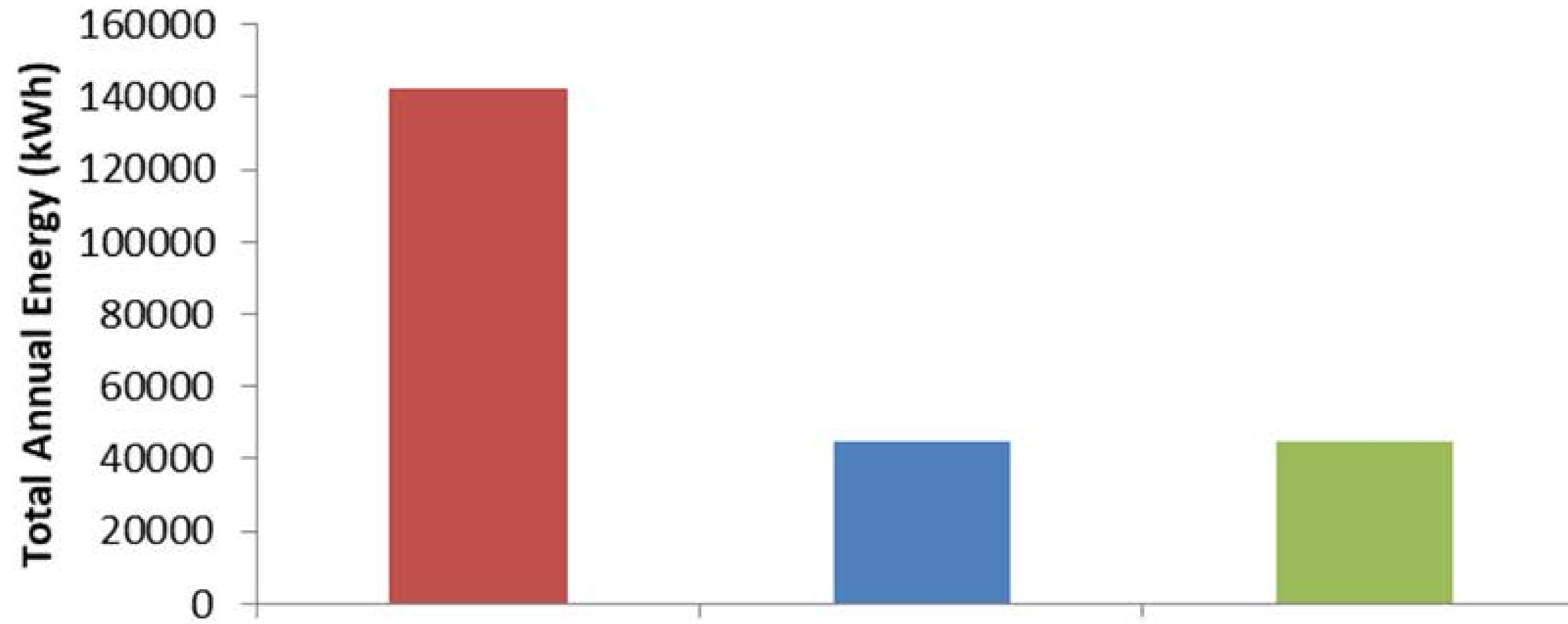
DRIVING RANGE

SERVICE DRIVE

ACCESS PATH

GOLF MAINTENANCE FACILITY

Energy Improvements



Existing Facility

New Facility

PV Production



Work Session Question for City Council

Based on identified Project schematic design, does Council support submitting the Golf Maintenance Building Project to Park City Planning?