

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
December 17, 2024

STAFF REPORT

Agenda Item: #6
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Lot 27 (DVEV Ski Beach) Tower C Condominium Plat

Location: The Lot 27 (DVEV Ski Beach) Tower C Condominium Plat property is located within the approved North Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, located just west of the MWR Hotel and Conference Center, within the development known as the Skier Services Complex.

Applicant: Extell Development

Representative: Andrew Sellnau, Extell Development

Entitlement: Subdivision Plat review as set forth in Section 2.02 (Subdivision Plat) of the MIDA Development Standards and Guidelines as amended on Dec 1, 2020.

Recommendation: Staff recommends the MIDA DRC approve the Lot 27 (DVEV Ski Beach) Tower C Condominium Plat per the Conditions of Approval as presented in this staff report.

Background/Description:

The Skier Services Complex has been presented to the DRC in different iterations over the last few years. The most recent site plan for the Skier Services Complex (Buildings A and B) was recommended for Board approval by the DRC on November 15, 2023. The site plan for Building C (North Condos) and the DVEV Plat A were approved by the DRC on October 15, 2024. The Applicant is now applying to condominium-ize the spaces within the Building C Tower of the Skier Services Complex within Lot 27. The assigned spaces are designated as Residential Unit, HU (Hotel Unit), GCE (General Common Element), LCE (Limited Common Element), and DVEV Ski Beach Association Easement Area across the 14 stories of the tower. The Residential Units begin on Level 2, culminating with Penthouse units on levels 11 and 12. In total, 68 residential condominium units are proposed.

Per Chapter 2, Section 2.02 (Subdivision Plat) of the Development Standards and Guidelines, MIDA requires Plat approval before any construction on property within the MIDA Control Area. The Applicant is requesting plat approval from the DRC.

Analysis:

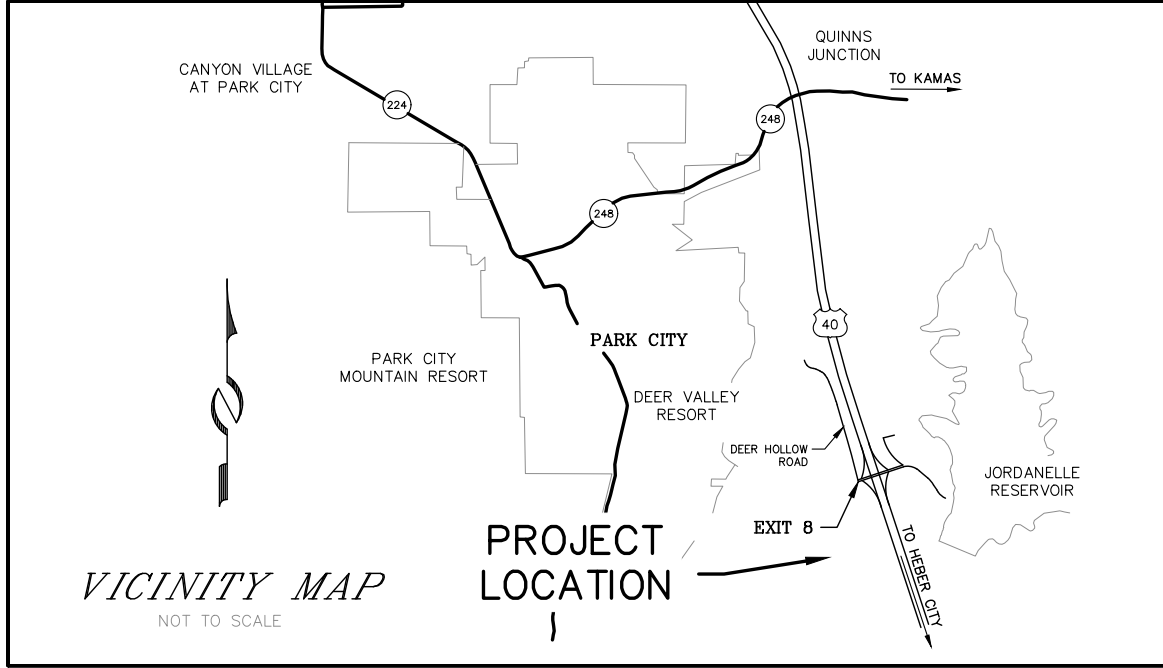
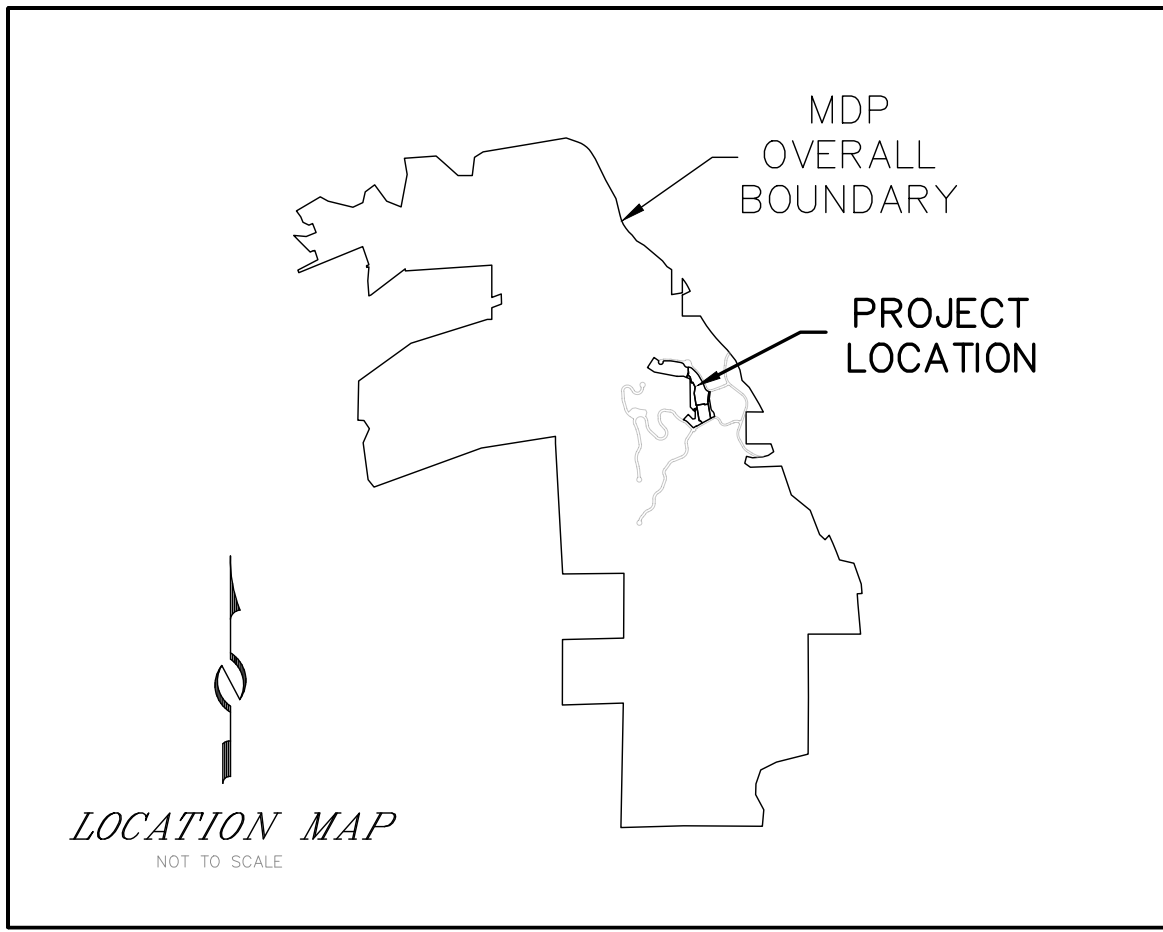
The Plat application for the Lot 27 (DVEV Ski Beach) Tower C Condominium Plat was evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat of the MIDA Development Standards and Guidelines (MIDA Standards). The Applicant has submitted all of the required information. A general discussion of key considerations is included below:

- This is the third of three associated Condominium Plats (Podium, Tower B, and Tower C).
- Lot 27, is within the MIDA Mountain Village Public Infrastructure District and as a result of assessment bonds issued by the District in 2020 is subject to annual assessments. A plat note will be added to each of the three plats to correctly allocate those assessments among the newly subdivided spaces. These allocations are currently being calculated and may be added to the plat prior to the DRC meeting.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the Lot 27 (DVEV Ski Beach) Tower C Condominium Plat subject to plat approval being issued upon completion of the following conditions:

1. The calculation of the appropriate bond assessments, as described above, and the addition of an approved assessment plat note.



SURVEYOR NOTE

All Bearings and Distances recited in Line Tables, or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of -6700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both convergency and scale variation within the Project Area. Refer to Records of Survey Nos. 2647, 3058, 3518 and 3759 in the Wasatch County Surveyor's office.

MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION	= TRANSVERSE MERCATOR
DATUM	= NAD83(2011)
REALIZATION/EPOCH	= 2010.0000
FALSE NORTHING	= 200,000.0000
FALSE EASTING	= 50,000.0000
ORIGIN LATITUDE	= 40°37'30.0000" N
SCALE REDUCTION	= 1,000,317,000
CENTRAL MERIDIAN	= 111°27'30.0000" W
PROJECT ELEVATION	= 6,700.00 (NAVD88)
ZONE UNIT (N/E/U)	= U.S. SURVEY FOOT

SHEET INDEX

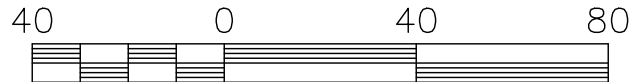
SHEET 1	- OVERALL BOUNDARY, LEGAL DESCRIPTION, SURVEYORS CERTIFICATE, OWNERS DEDICATION AND CONSENT TO RECORD, ACKNOWLEDGEMENT
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DVEV SKI BEACH
TOWER C CONDOMINIUMS
A UTAH CONDOMINIUM PLAT

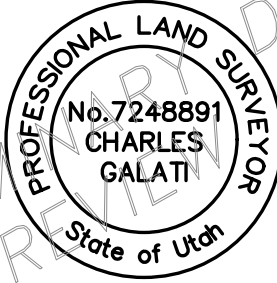
LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND

- Set 5/8" rebar w/cap "ALLTERRA UTAH"
- Found Monument (As-Noted)
- Found Rebar and Cap "JOHNSON PLS147581"
- Found 3" dia. Aluminum Cap and Rebar Monument "ALLIANCE ENGINEERING"
- Found Section monument (As-Noted)
- Property Corner Number



SOUTHEAST CORNER
SECTION 25, T2S, R4E, S18M
FOUND BRASS CAP



LEGAL DESCRIPTION

ALL OF SCM-C, DVEV SKI BEACH CONDOMINIUMS, according to the official plat thereof, recorded _____, 2024 on file as Entry No. _____ and of record in the Wasatch County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

BLX Lot 27 C LLC and the record owner of the real property described in the Surveyor's Certificate hereon, hereby executes this Condominium Plat of DVEV SKI BEACH TOWER C CONDOMINIUMS pursuant to the Utah Condominium Ownership Act, Utah Code Annotated Sections 57-8-1 through 57-8-60 (2010 Replacement, Supp. 2023) and consents to the recordation hereof.

The undersigned owner dedicates to any and all public and government utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, the undersigned set his hand this _____ day of _____, 2024.

By: _____
Its authorized signer

State of _____

County of _____

On this _____ day of _____, 2024, _____ 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 authorized signer for BLX Lot 27 C LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Notary Public

ACKNOWLEDGEMENT

DECLARATION OF AU'S FOR DVEV SKI BEACH TOWER C

The property, Unit SCM-C, is subject to the MIDA Mountain Village Public Infrastructure District, Utah, Mountain Village Assessment Area Assessment Ordinance recorded July 17, 2020 as Entry No. 481148 in Book 1302 at Page 748 of the official records, First Amendment to Assessment Ordinance recorded August 25, 2020 as Entry No. 483340 in Book 1308 at Page 1525 of the official records and Second Amendment to Assessment Ordinance recorded July 27, 2022 as Entry No. 522605 in Book 1417 at Page 953 of the official records. This lot was created from original lots 4 & 21 and consolidated into Lot 3. Then subdivided into lots 24, 25 & 27. Lot 27 was then subdivided into SCM-B and SCM-C.

This property, SCM-C, does not have any AU's allocated to it

LOT 5
4.79 AC.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 17°40'33" E	9.98'
L2	N 9°43'18" W	34.63'
L3	S 80°16'42" W	14.95'
L4	N 9°43'18" W	16.10'
L5	S 9°43'18" E	1.00'
L6	S 65°00'00" W	29.29'
L7	N 21°55'59" E	29.59'
L8	N 26°05'30" W	14.28'
L9	N 20°37'18" E	17.35'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH
C1	96.00'	85.65'	51°07'10"	82.84'
C2	113.00'	35.59'	18°02'36"	35.44'
C3	151.65'	40.14'	15°09'55"	40.02'

12/11/24

SHEET 1 OF 14

<u>MIDA ATTORNEY</u> APPROVED AS TO FORM THIS ____ DAY OF _____, 2024. _____ MIDA ATTORNEY	<u>WASATCH COUNTY SURVEYOR</u> APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2024. RECORD OF SURVEY # 3058 _____ WASATCH COUNTY SURVEYOR
<u>PROFESSIONAL LAND SURVEYING AND CONSULTING</u> ALLTERRA UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036	<u>MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)</u> APPROVED AND ACCEPTED ON THIS ____ DAY OF _____, 2024 _____ MRF PROJECT AREA MANAGER

<u>MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT</u> APPROVED THIS ____ DAY OF _____, 2024 _____ EXECUTIVE DIRECTOR

<u>JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT</u> APPROVED THIS ____ DAY OF _____, 2024 _____ GENERAL MANAGER
--

<u>ROCKY MOUNTAIN POWER</u> APPROVED THIS ____ DAY OF _____, 2024 _____ BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP AUTHORIZED AGENT
--

<u>WASATCH COUNTY FIRE DISTRICT</u> APPROVED THIS ____ DAY OF _____, 2024 _____ FIRE CHIEF

<u>DOMINION ENERGY</u> APPROVED THIS ____ DAY OF _____, 2024 _____ BY: _____ TITLE: _____

<u>RECORDED</u> STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____ TIME _____ DATE _____ ENTRY NO. _____

NOTES

1.

This Condominium Plat is being recorded concurrently with an instrument styled “Declaration of Condominium for DVEV SKI BEACH TOWER C Condominiums” (hereinafter referred to as the “Condominium Declaration”). Terms used on this Condominium Plat which are defined in the Condominium Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Condominium Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown hereon are governed by the Condominium Declaration and such persons are referred to the Condominium Declaration for a description thereof. Without limiting the generality of the foregoing, the Condominium Declaration describes the status of title and certain reservations and rights in favor of the Declarant (the Owner shown on this Condominium Plat) and this Condominium Plat is made subject to such status, such reservations and rights, and all other terms and provisions of the Condominium Declaration. As more fully described in the Condominium Declaration, the Condominium Project includes General Common Elements and Limited Common Elements, and such Common Elements are to be maintained by the Association of Unit Owners. The legal structure of the Condominium Project is described in detail in the Condominium Declaration, and this plat note shall not limit or modify the provisions of the Condominium Declaration but is intended to provide a basic summary and simplified cross-reference for persons reviewing this Condominium Plat.
2.

The Property is also subject to the terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort, which Master Declaration is dated August 20, 2020, and was recorded in the Official Records of the Wasatch County Recorder on August 21, 2020, as Entry No. 483149, in Book 1308, at Page 27, as such Master Declaration has been or may be modified or amended at any time and from time to time (the “Master Declaration”). The rights and obligations of all persons having or acquiring any interest in the development shown hereon are also governed by the Master Declaration and such persons are referred to the Master Declaration for a description thereof. Without limiting the generality of the foregoing, under the terms and conditions of such Master Declaration, a Unit Owner in the Project shall also be subject to the applicable requirements of the Master Declaration and shall become personally liable for assessments made in accordance with the terms of such Master Declaration.
3.

The Property is also subject to the terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Village at Mountainside, which Declaration was recorded on August 21, 2020, as Entry No. 483151 in Book 1308 in the Official Records of the Wasatch County Recorder, as such Declaration has been or may be modified or amended at any time and from time to time (the “Village Declaration”). The rights and obligations of all persons having or acquiring any interest in the development shown hereon are also governed by the Village Declaration and such persons are referred to the Village Declaration for a description thereof. Without limiting the generality of the foregoing, under the terms and conditions of such Village Declaration, a Unit Owner in the Project shall also be subject to the applicable requirements of the Village Declaration and shall become personally liable for assessments made in accordance with the terms of such Village Declaration.
4.

Dimensions shown from the Building(s) to the property lines are perpendicular to the respective property line unless otherwise noted.
5.

Building location dimensions are to outside walls.
6.

All interior dimensions running to a wall between Units are to the interior surface of that wall. Unless otherwise shown and except for Parking Units, all other interior dimensions are to the interior surface of the wall concerned.
7.

Elevations are based on the elevation of a 3" Aluminum Cap Monument in a street can stamped "ALLIANCE ENGINEERING" with an elevation of 6505.45'. Said monument is a street monument in Glencoe Mountain Way as shown on the Mayflower Village Roads Phase I Subdivision recorded May 28, 2020 as Entry No. 478579 on file and of record in the Wasatch County Recorder's Office. Elevation Datum is NAVD 88, derived utilizing Geoid 12B and the Utah TURN GPS system.
8.

The manner of computing the square footage of the Units as shown in the Condominium Declaration and this Condominium Plat may differ from the method used in connection with the sale of a Unit. Given the nature of condominium ownership, the Unit Area is defined in such manner so that the components of the Building which are (or are potentially) utilized either by other Units or the Common Elements are excluded from the Unit. This would exclude, for instance, all structural walls, columns etc. and essentially limits the Unit boundaries to the interior airspace before the perimeter walls and excludes all interior structural components. For your reference, the Area of the Unit, determined in accordance with these defined Unit boundaries, is set forth on Exhibit C to the Declaration. Please note the unique way of defining the boundaries actually makes the Unit appear to be smaller than it actually would be if standard architectural measuring techniques were used. Typically, apartments measured to the exterior boundaries of the exterior walls and to the centerline of the interior demising walls or to the exterior of walls adjoining corridors or other common areas without excluding space that may be occupied by columns or other structural components. The square footage of the Unit, if calculated based on standard Architectural measuring techniques is also set forth on Exhibit C to the Declaration (and labeled as “Typical Area”). The Typical Area also includes the elevators serving the Unit. The Typical Area is provided solely to establish a frame of reference and is not intended to suggest that the actual Unit is that size. In fact, as set forth above, many of the components included in determining the Typical Area, are Common Elements that are not exclusively owned.
9.

Building(s) are shown as designed not constructed.
10.

Unit 100 and CU-A = example of a Unit number. Unit numbers may not correlate or match marketing or fire-life safety numbering or referencing. "Units' without a specific designation are "Residential Units" and Hotel Units will have the designation "HU".
11.

RLC and HLC = example of a number identifying a Limited Common Element appurtenant to a specific Unit bearing the same number as the number identifying such Limited Common Element. A number identifying Limited Common Element may not correlate or match marketing or fire-life safety numbering or referencing.
12.

Wall thickness dimensions, as shown, are approximate.
13.

Title report by Old Republic National Title Insurance Company, file no. 2484169HM with a Commitment date of November 11, 2024.
14.

This Condominium Plat is subject to change by Declarant as provided in the Condominium Declaration, with any such change reflected in an amendment to be recorded with the Wasatch County Recorder.
15.

The Condominium Declaration does not provide for, nor is this Condominium Project designed or intended for use in a club, timeshare, fractional, or interval exchange or any other occupancy plan.; provided that pursuant to the Condominium Declaration, the Declarant, without further consent or approval by the Association, may authorize or impose limitations on club, timeshare, fractional, or interval exchange or any other occupancy plan, and adopt any required amendments of the Condominium Declaration or Condominium Plat to effectuate the same.
16.

Street Address: 1707 W. Glencoe Mountain Way, Park City, UT 84060
17.

DVEV SKI BEACH TOWER C Condominiums is located within the MIDA MRF Project Area.
18.

The Condominium Project includes General Common Elements, as shown on this Condominium Plat and as further described in the Condominium Declaration. To the extent the General Common Elements are readily locatable or otherwise susceptible of depiction and designation on a land survey plat, such areas are depicted and designated as General Common Elements on this Condominium Plat. However, not all of the General Common Elements may be so depicted, and without limiting the generality of the provisions of the Condominium Declaration, the General Common Elements specifically include all areas providing structural and mechanical Support for the Condominium Project, including (without limitation):

a.

the foundations, foundation slabs, columns, girders, beams, supports, bearing walls, perimeter walls (including the exterior “skin” of the Building(s) on the Property, but not the Tower Structures), supporting walls, chimneys, flues, chimney chases, roofs, flooring, exterior doors and windows (and frames therefore) on a perimeter wall of a Unit;

b.

the mechanical and utility installations, lines and systems consisting of the equipment and materials making up any central services such as power, light, gas, hot and cold water, hot water heaters, boilers, sewer, plumbing, snowmelt, cable television, telecommunications systems, internet, and heating and central air conditioning and other similar systems, lines and installations which exist for use in more than one Unit, including the pipes, vents, ducts, flues, cable conduits, wires, telephone wire, and other similar utility installations used in connection therewith; and

c.

the pumps, tanks, motors, fans, storm drainage structures, compressors, and, in general, all apparatus, installations, and equipment of the improvements to the Condominium Project existing for use in more than one Unit.

19.

The walls, floors and ceilings are designated as boundaries of a Unit, and all paneling, tiles, wallpaper, painting, finished flooring and any other materials constituting any portion of the finished surfaces thereof are part of the Unit, as well as any lock-off door serving a Unit. All other portions of the walls, floors and ceilings are part of the Common Elements.

20.

Unit walls adjacent to the outside facade have varying thickness dimensions, as shown. Typically, they measure approximately .6' in thickness.

21.

Numerous ducts, shafts, pipes and chases run vertically through the Units and are either General Common Elements or Limited Common Elements for the benefit of the applicable Unit(s) served; for ease of legibility, some of these features are not reflected on this plat. For precise locations of said elements, please refer to the final construction drawing, including mechanical, electrical and plumbing details.
- DVEV SKI BEACH

TOWER C CONDOMINIUMS

A UTAH CONDOMINIUM PLAT
- LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH
- PROFESSIONAL LAND SURVEYING
AND CONSULTING

ALLTERRA

UTAH, LLC

435-640-4200

463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036
- 12/11/24

SHEET 2 OF 14

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

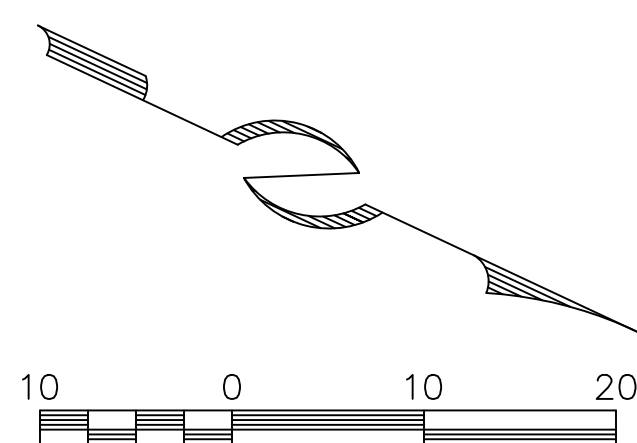
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TIME _____ DATE _____ ENTRY NO. _____

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

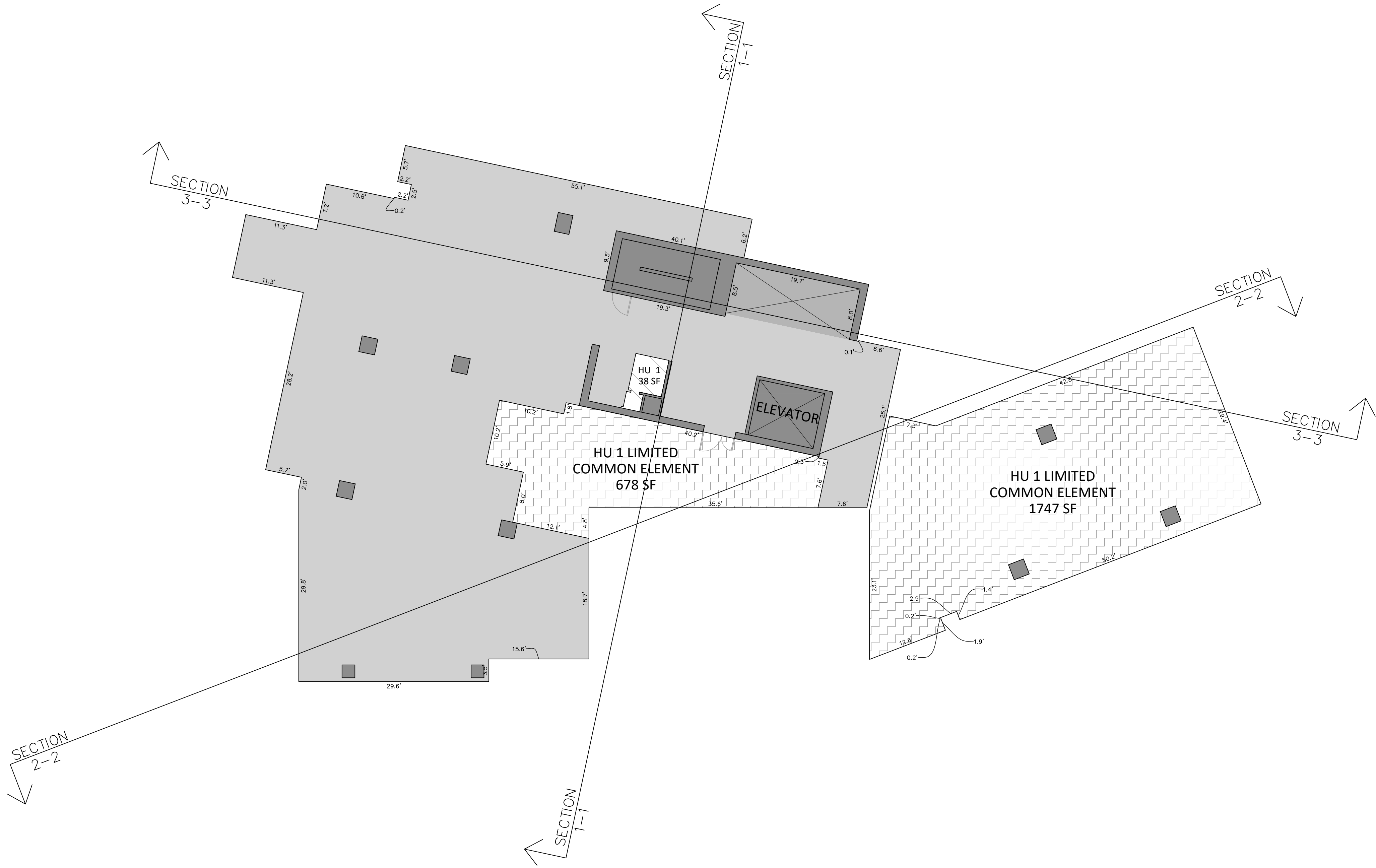
LEGEND

	GENERAL COMMON ELEMENT
	RESIDENTIAL UNIT
	LCE-LIMITED COMMON ELEMENT
	RESIDENTIAL UNIT LIMITED COMMON ELEMENT
	DIVE SKI BEACH CONDOMINIUMS ENTRY NO. NOT PART OF THIS PLAT
	HOTEL UNIT



PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84006	12/11/21	RECORDED						
	STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ <table border="1"><thead><tr><th>FEE</th><th>WASATCH COUNTY RECORDER</th><th>BOOK</th><th>PAGE</th></tr></thead><tbody><tr><td>TIME</td><td>DATE</td><td>ENTRY NO.</td><td></td></tr></tbody></table>	FEE	WASATCH COUNTY RECORDER	BOOK	PAGE	TIME	DATE	ENTRY NO.
FEE	WASATCH COUNTY RECORDER	BOOK	PAGE					
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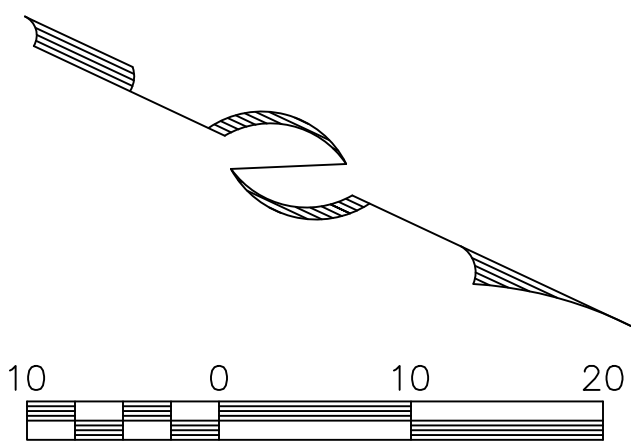
MAIN LEVEL

DVEV SKI BEACH TOWER C CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

- LEGEND
- GENERAL COMMON ELEMENT
 - RESIDENTIAL UNIT
 - LCE-LIMITED COMMON ELEMENT
 - RESIDENTIAL UNIT LIMITED COMMON ELEMENT
 - DVEV SKI BEACH CONDOMINIUMS ENTRY NO. NOT PART OF THIS PLAT
 - HOTEL UNIT



UNIT	PLAT SQ. FT.
HU 1	38

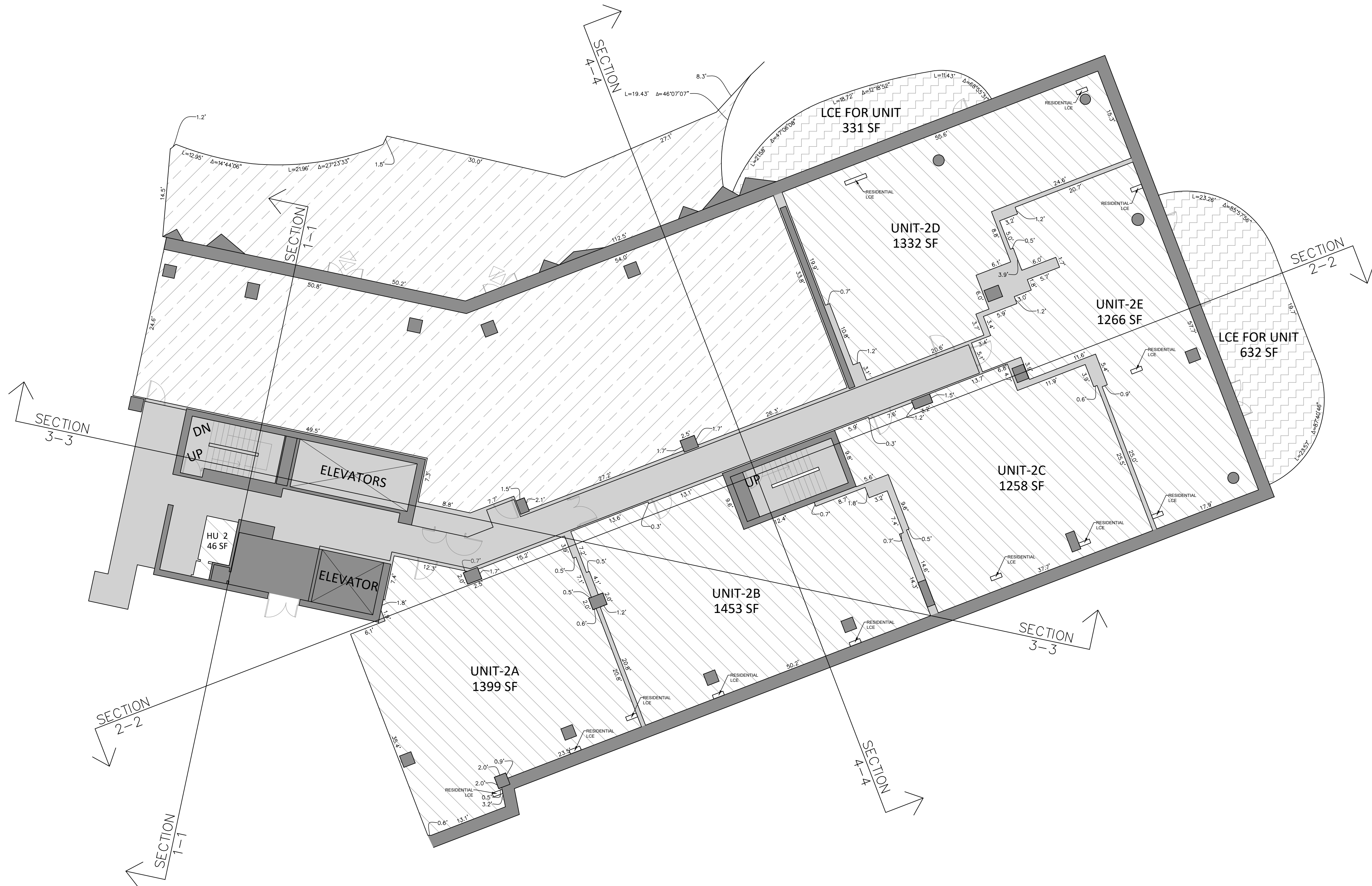
PROFESSIONAL LAND SURVEYING
AND CONSULTING
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435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

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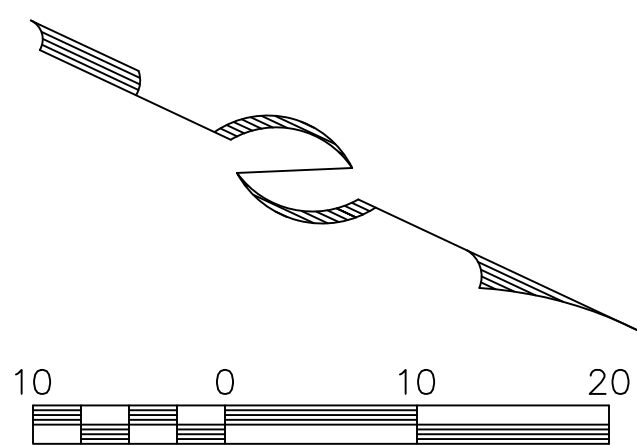
SHEET 4 OF 14

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STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
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- LEGEND
- GENERAL COMMON ELEMENT
 - RESIDENTIAL UNIT
 - LCE-LIMITED COMMON ELEMENT
 - RESIDENTIAL UNIT LIMITED COMMON ELEMENT
 - DVEV SKI BEACH CONDOMINIUMS ENTRY NO. NOT PART OF THIS PLAT
 - HOTEL UNIT



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
UNIT 2A	1399	1562
UNIT 2B	1453	1616
UNIT 2C	1258	1391
UNIT 2D	1332	1541
UNIT 2E	1266	1423
HU 2	46	62

LEVEL 2

DVEV SKI BEACH TOWER C CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

PROFESSIONAL LAND SURVEYING
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435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/11/24 SHEET 5 OF 14

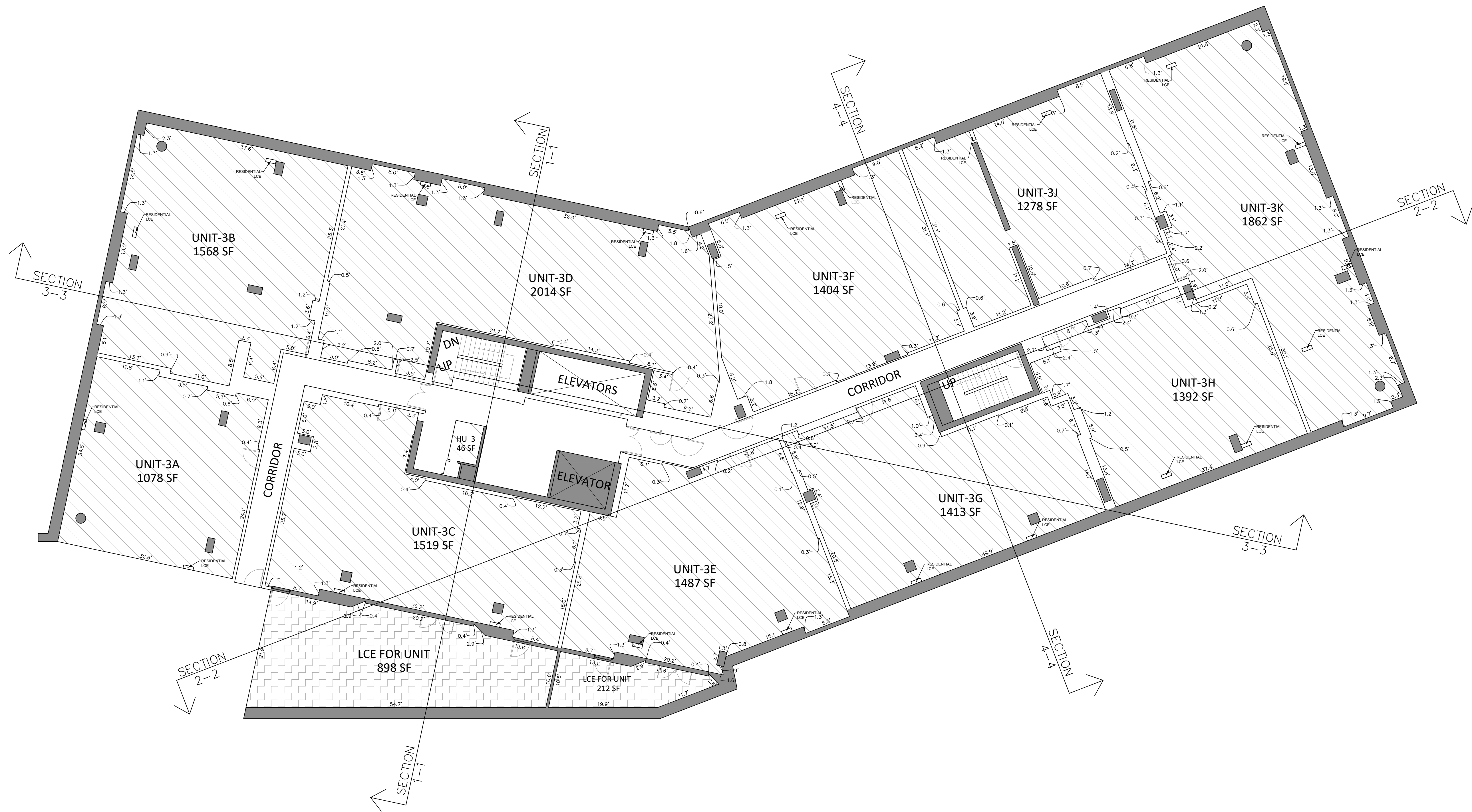
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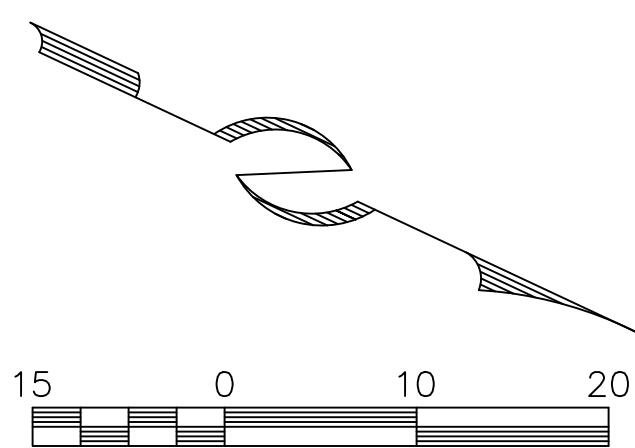
LEVEL 3

DVEV SKI BEACH TOWER C CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND	
	GENERAL COMMON ELEMENT
	RESIDENTIAL UNIT
	LCE-LIMITED COMMON ELEMENT
	DVEV SKI BEACH CONDOMINIUMS ENTRY NO. NOT PART OF THIS PLAT
	HOTEL UNIT



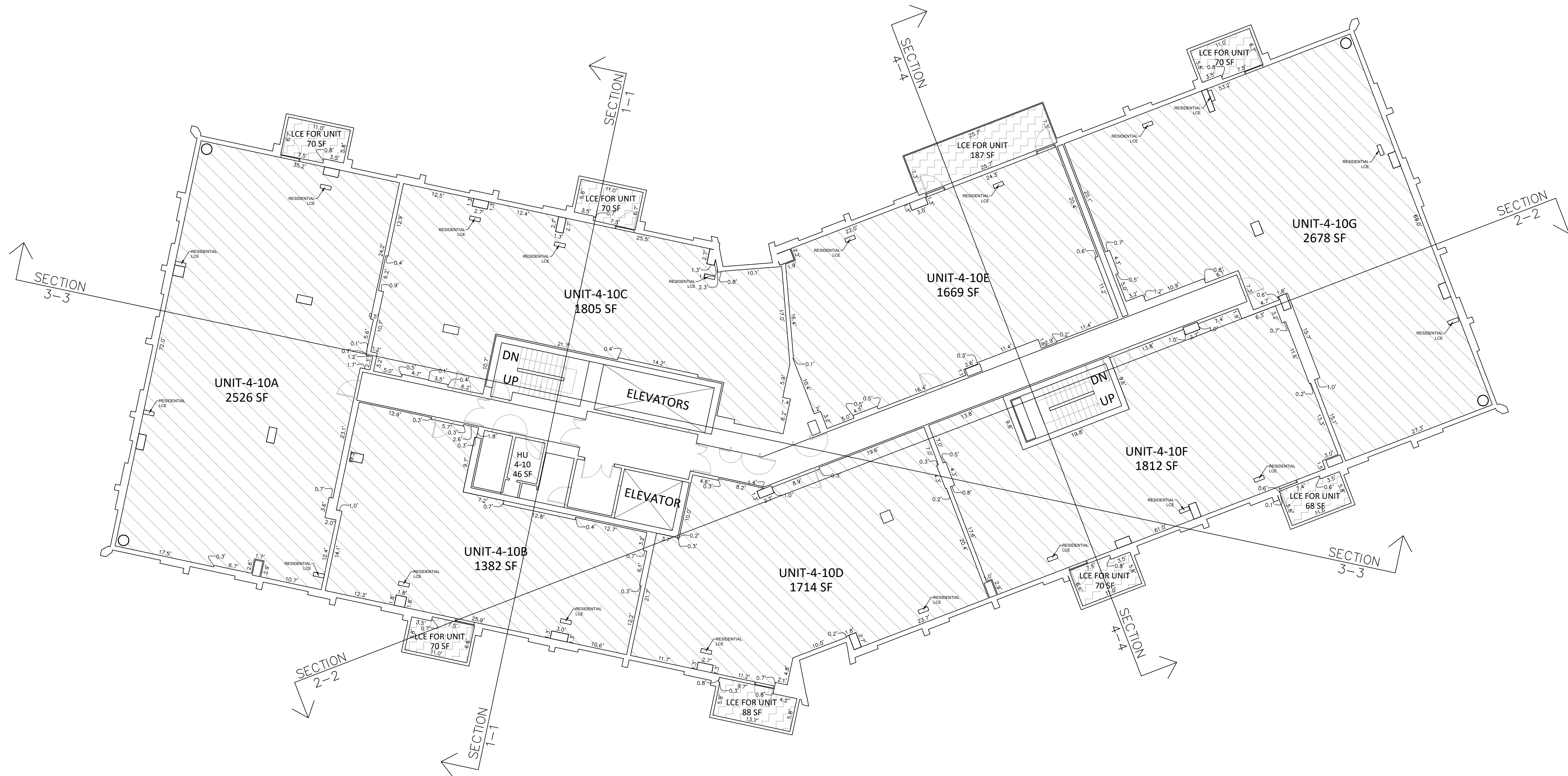
UNIT	TOTAL SQ. FT.	ARCHITECTURAL SQ. FT.
UNIT 3A	1078	1195
UNIT 3B	1568	1756
UNIT 3C	1519	1709
UNIT 3D	2014	2265
UNIT 3E	1487	1625
UNIT 3F	1404	1527
UNIT 3G	1413	1626
UNIT 3H	1392	1392
UNIT 3I	1278	1410
UNIT 3L	1862	2096
HU 3	46	62

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
461 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/11/24

SHEET 6 OF 14

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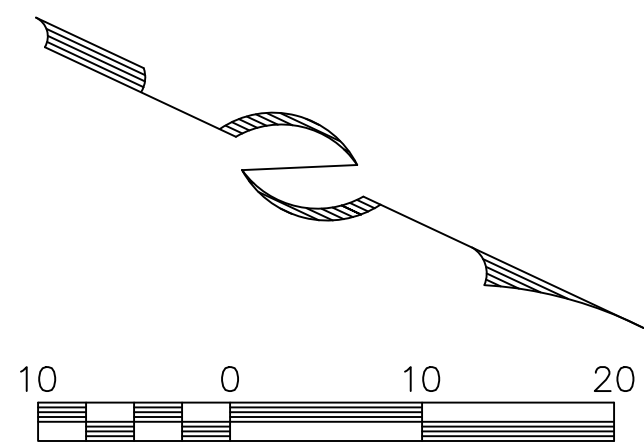
LEVELS 4-10

DVEV SKI BEACH TOWER C CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND	
	GENERAL COMMON ELEMENT
	RESIDENTIAL UNIT
	LCE-LIMITED COMMON ELEMENT
	HOTEL UNIT

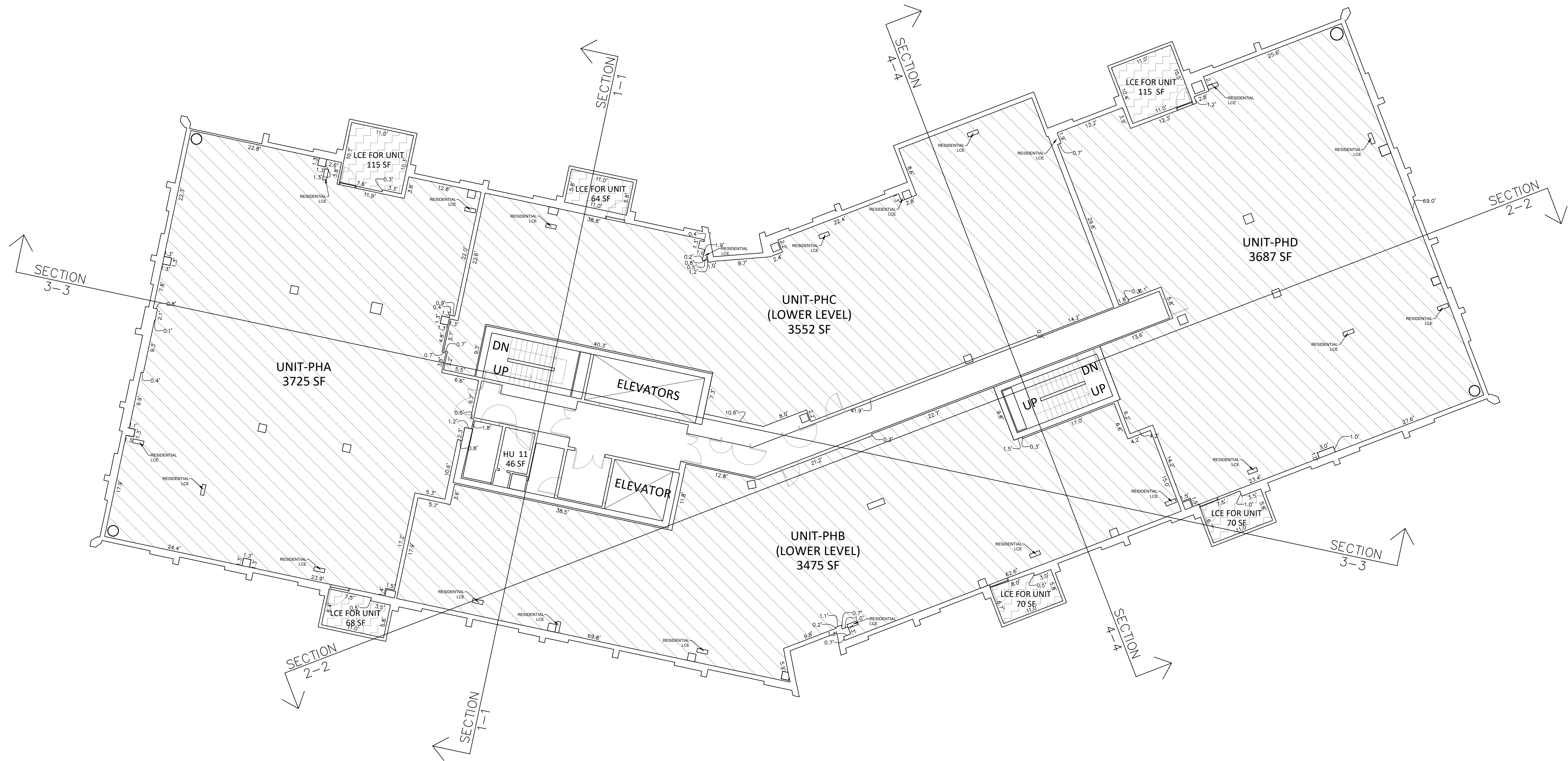


UNIT	TOTAL SQ. FT.	ARCHITECTURAL SQ. FT.
UNIT 4-10A	2526	2791
UNIT 4-10B	1382	1560
UNIT 4-10C	1805	2069
UNIT 4-10D	1714	1896
UNIT 4-10E	1669	1853
UNIT 4-10F	2678	2999
UNIT 4-10G	1812	2003
HU 4-10	46	62

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/11/24 SHEET 7 OF 14
RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
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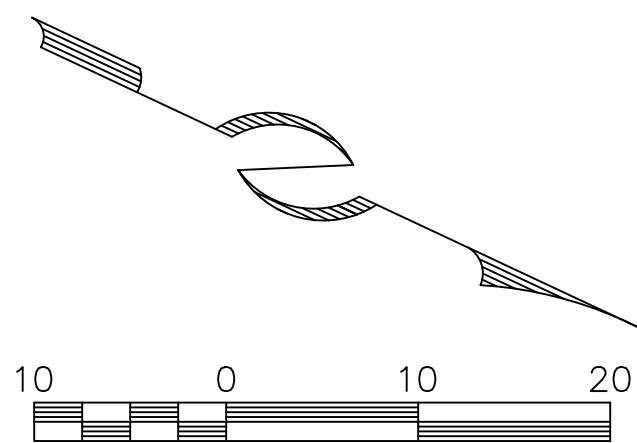


LEVEL 11

DVEV SKI BEACH
TOWER C CONDOMINIUMS
A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND	
	GENERAL COMMON ELEMENT
	RESIDENTIAL UNIT
	LCE—LIMITED COMMON ELEMENT
	HOTEL UNIT



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
UNIT PHA	3725	3986
UNIT PHB (2 FLOORS)	4135	4656
UNIT PHC (2 FLOORS)	4232	4351
UNIT PHD	3687	4000
HU 11	46	62

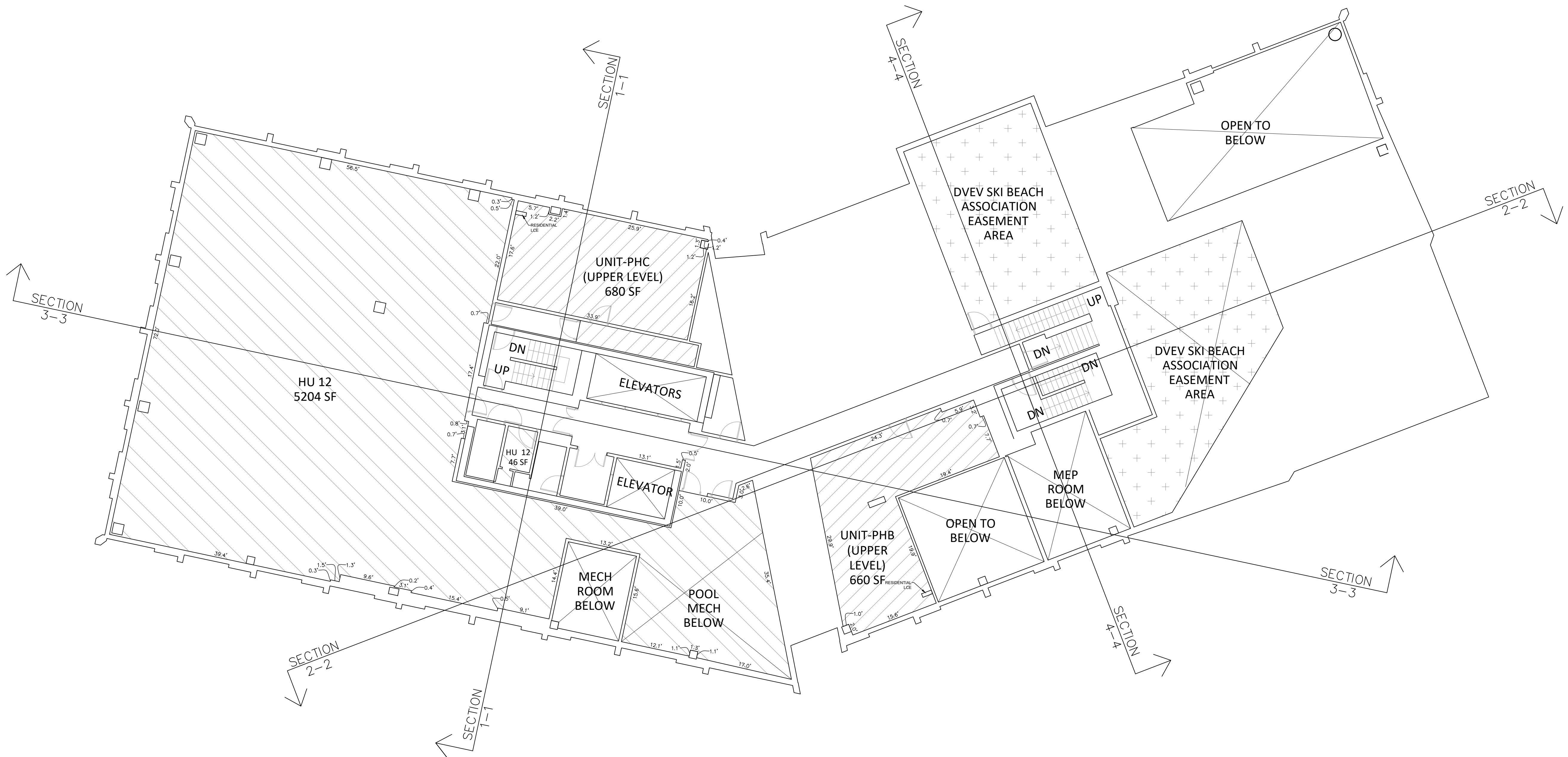
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463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/11/24

SHEET 8 OF 14

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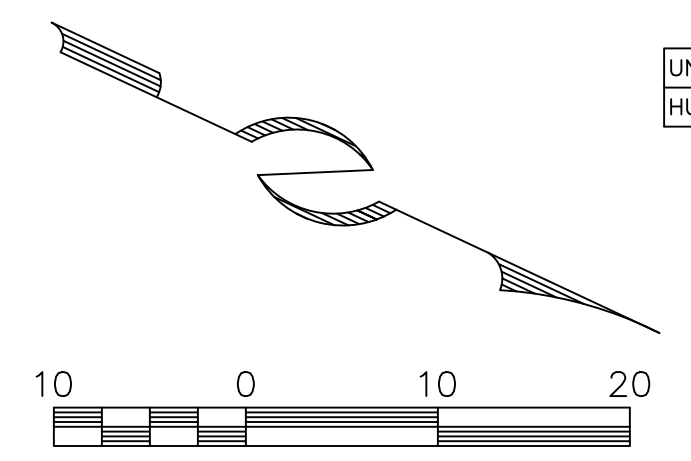
12TH FLOOR

DVEV SKI BEACH
TOWER C CONDOMINIUMS
A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

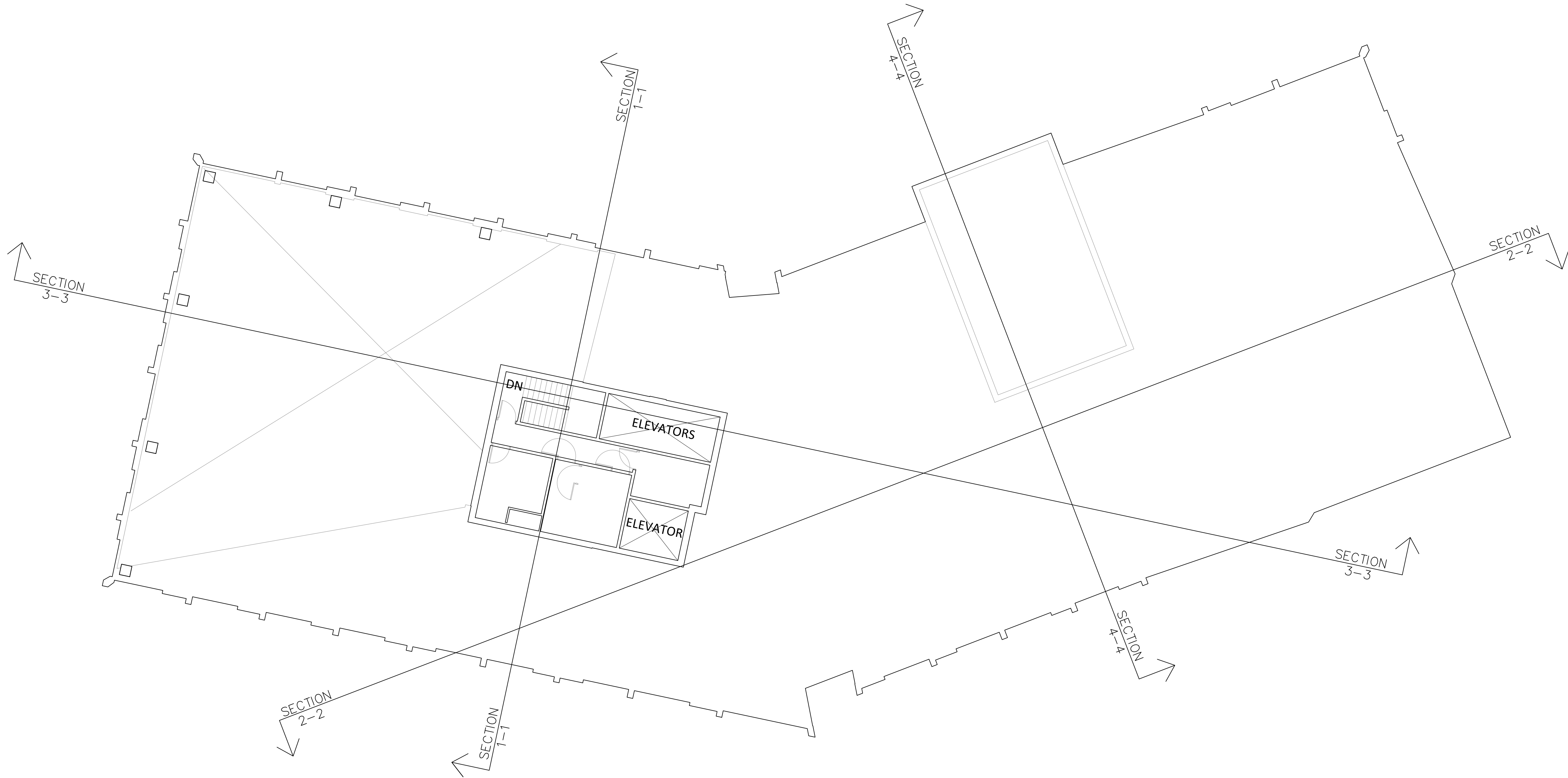
LEGEND

[Symbol]	GENERAL COMMON ELEMENT
[Symbol]	RESIDENTIAL UNIT
[Symbol]	LCE-LIMITED COMMON ELEMENT
[Symbol]	HOTEL UNIT
[Symbol]	GENERAL COMMON ELEMENT SUBJECT TO DVEV SKI BEACH ASSOCIATION EASEMENT
[Symbol]	RESIDENTIAL UNIT LIMITED COMMON ELEMENT



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
HU 12	5250	4567

ALLTERRA UTAH, LLC PROFESSIONAL LAND SURVEYING AND CONSULTING 435-640-4200 461 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036	12/11/24		SHEET 9 OF 14	
	RECORDED			
	STATE OF UTAH, COUNTY OF WASATCH, AND FILED			
	AT THE REQUEST OF _____			
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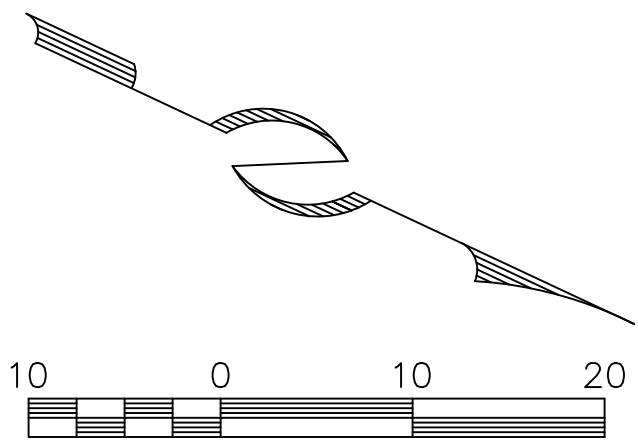


BULKHEAD FLOOR

DVEV SKI BEACH
TOWER C CONDOMINIUMS
A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

- LEGEND
- GENERAL COMMON ELEMENT
 - RESIDENTIAL UNIT
 - LCE--LIMITED COMMON ELEMENT
 - DVEV SKI BEACH CONDOMINIUMS
ENTRY NO. _____
NOT PART OF THIS PLAT



PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036	12/11/24	SHEET 10 OF 14	
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TO ELEVATOR BULKHEAD SCREEN 199' - 6"
EL: 6689.50' NAVD
TO MECH BULKHEAD SCREEN 196' - 8"
EL: 6686.67' NAVD

ELEVATOR BULKHEAD ROOF TOS 188' - 4"
EL: 6678.33' NAVD

ELEVATOR BULKHEAD TOS 179' - 4"
EL: 6669.33' NAVD

12 TOS 168' - 4"
EL: 6658.33' NAVD

POOL MECH TOS 162' - 8"
EL: 6652.67' NAVD

11 TOS 149' - 4"
EL: 6639.33' NAVD

10 TOS 137' - 4"
EL: 6627.33' NAVD

09 TOS 126' - 4"
EL: 6616.33' NAVD

08 TOS 115' - 4"
EL: 6605.33' NAVD

07 TOS 104' - 4"
EL: 6594.33' NAVD

06 TOS 93' - 4"
EL: 6583.33' NAVD

05 TOS 82' - 4"
EL: 6572.33' NAVD

04 TOS 71' - 4"
EL: 6561.33' NAVD

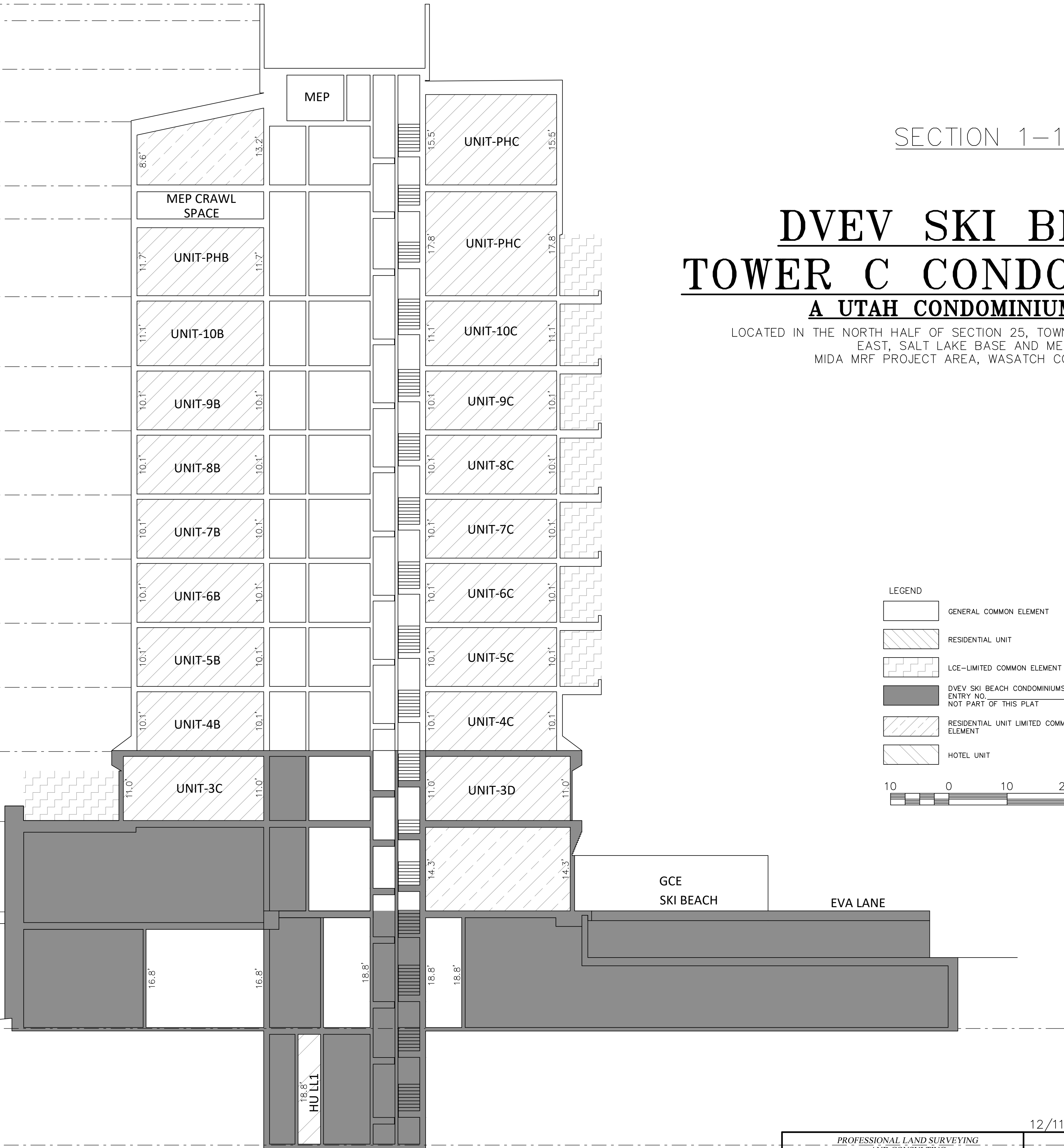
03 TOS 59' - 4"
EL: 6549.33' NAVD

02 UPPER TOS 43' - 10"
EL: 6533.83' NAVD

02 LOWER
TOS 41' - 10"
EL: 6531.83' NAVD

01 TOS 23' - 10"
EL: 6513.83'
NAVD

CELLAR TOS 3' - 10"
EL: 6493.83'
NAVD



SECTION 1-1

DVEV SKI BEACH TOWER C CONDOMINIUMS A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- LCE-LIMITED COMMON ELEMENT
- DVEV SKI BEACH CONDOMINIUMS
ENTRY NO.
NOT PART OF THIS PLAT
- RESIDENTIAL UNIT LIMITED COMMON
ELEMENT
- HOTEL UNIT

10 0 10 20

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AND CONSULTING
ALLTERRA
UTAH, LLC
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12/11/24

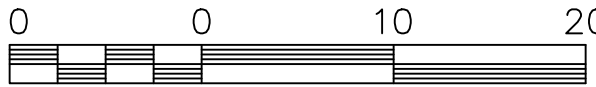
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DVEV SKI
BEACH TOWER C
CONDOMINIUMS
A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION
25, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH
COUNTY, UTAH

- LEGEND
- GENERAL COMMON ELEMENT
 - RESIDENTIAL UNIT
 - LCE-LIMITED COMMON ELEMENT
 - DVEV SKI BEACH CONDOMINIUMS
ENTRY NO.
NOT PART OF THIS PLAT
 - RESIDENTIAL UNIT LIMITED COMMON
ELEMENT
 - HOTEL UNIT



PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036	RECORDED			
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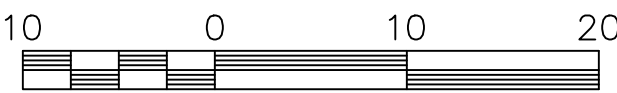
SECTION 3-3

DVEV SKI
BEACH TOWER C
CONDOMINIUMS
A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION
25, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH
COUNTY, UTAH

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- LCE-LIMITED COMMON ELEMENT
- DVEV SKI BEACH CONDOMINIUMS
ENTRY NO.
NOT PART OF THIS PLAT
- RESIDENTIAL UNIT LIMITED COMMON
ELEMENT
- HOTEL UNIT



12/11/24

SHEET 13 OF 14

PROFESSIONAL LAND SURVEYING
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ALLTERRA
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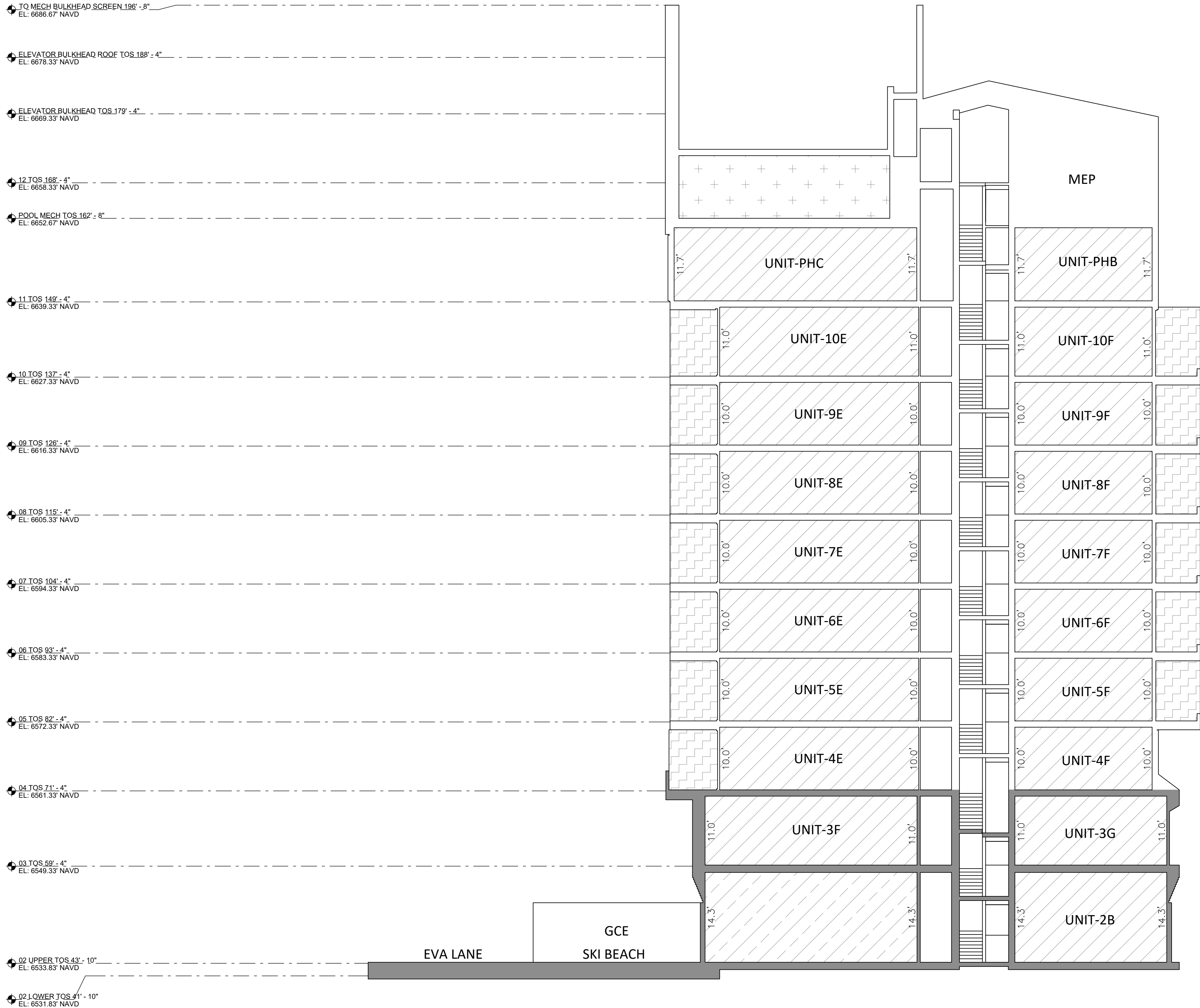
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SECTION 4-4

DVEV SKI
BEACH TOWER C
CONDOMINIUMS
A UTAH CONDOMINIUM PLAT

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SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH
COUNTY, UTAH

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- LCE-LIMITED COMMON ELEMENT
- DVEV SKI BEACH CONDOMINIUMS
ENTRY NO. NOT PART OF THIS PLAT
- RESIDENTIAL UNIT LIMITED COMMON
ELEMENT
- GENERAL COMMON ELEMENT SUBJECT TO
DVEV SKI BEACH ASSOCIATION EASEMENT

10 0 10 20