

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
October 21, 2025

STAFF REPORT

Agenda Item: #5
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Deer Crest Village Master Development Plan (MDP)

Location: The Deer Crest Village Master Development Plan area is located just north of the existing Pioche Village Condominiums, adjacent to the Pioche Hotel and surrounding the existing Jordanelle gondola, west of U.S. Highway 40 at exit 8, in the northwest section of Wasatch County.

Applicant: East West Partners

Representative: Steve Issowits, East West Partners

Entitlement: Master Development Plan review as set forth in Section 2.01 (Master Development Plan) of the MIDA Development Standards and Guidelines as amended on August 14, 2025.

Recommendation: Staff recommends the MIDA DRC recommend to the MIDA Board approval of the Deer Crest Village Master Development Plan per the Conditions of Approval as presented in this staff report.

Background/Description:

The Deer Crest Village Master Development Plan (MDP) was originally reviewed and approved by Wasatch County in 1996. As part of the creation of the MIDA MRF Project Area, this approved MDP was adopted by MIDA. With many years passing from the original approval of the MDP, the Applicant is resubmitting an updated version of the MDP for DRC review and Board approval.

The proposed development area consists of six parcels of land, totaling approximately 22.4 acres, known as Deer Crest Village: Parcel 1, Parcel 2C, Parcel 2D South, Parcel 2D North, Parcel 3 East, and Parcel 3 West. The proposed MDP includes the following uses:

- 5.8 Acres | 32 Residential Units – Duplex, Triplex, and Quad Residences
- 13.5 Acres | 94 – 164 Residential Units – Stacked Flat Condos and/or Townhomes

- 3.2 Acres | Commercial and Parking

The original Density Determination allowed for a total of 166 residential units and up to 62,000 SF of Commercial. Allowed increases/adjustments to these numbers are as follows:

- Additional units per 1998 Housing Agreement. (**increase of 25 units**)
- Per the Density Determination, the density of Telemark Village (Deer Crest Village) may be increased by one (1) unit for each two (2) units not constructed at Roosevelt Gap and by up to ten (10) units for up to ten (10) units not constructed at Slalom Village. (**increase of 14 units**)
- Per the Density Determination, all multi-family areas may include an additional up to 5% of gross floor area as support commercial. (**increase of 16,595 SF Commercial**)

In total, these adjustments allow for up to 205 Residential units and up to 78,595 SF of Commercial. Nine (9) Townhomes have already been constructed within the development area, so that results in a remaining up to 196 Residential units that may be built within Deer Crest Village.

Analysis:

The MDP application for Deer Crest Village was evaluated based on Chapter 2 – Review Procedure, Section 2.01 – Master Development Plan; and Chapter 4 – Standards and Guidelines of the MIDA Development Standards and Guidelines. The Applicant has generally provided all of the required information. A general discussion of the major requirements and specific concerns/considerations is included below.

2.01.B.2.a – Street and Transit Layout:

- The proposed MDP utilizes existing roadways to access Parcels 1, 2C, and 2D North and South; and proposes a new road connecting to the existing bridge over the Jordanelle ski run to access units in Parcels 3 East and 3 West. It also shows a connection from this new road to Mayflower Mine Road near the North Portal. This connection has not been approved yet by MIDA, WCFD, or the County. This will need to be addressed as the site plan application for this area is considered.
- Final road layout and intersections will need to consider allowable slopes, v curves, snow storage, and traffic impacts.
- Maximum roadway slopes, lengths of cul-de-sacs and driveways, and proposed emergency access will all need to be reviewed and approved by the Fire District.

2.01.B.2.b – Pedestrian Ways:

- The Applicant should continue to consider pedestrian accessibility to and between various uses. A trailhead parking area would be appropriate within this development, is discussed in the original Density Determination, and would be consistent with the County's trails master plan.

2.01.B.2.f – Utility Locations: Water & Sewer Feasibility Letter. Receipt of a Feasibility Letter from JSSD is a conditional requirement of the MDP approval.

2.01.B.2.i – Parking: The Applicant commits to meeting parking requirement as identified in the original Density Determination. The details and exact quantities by use will be considered through the Site Plan application process.

2.01.B.2.j – General Building Massing and Footprints, and Conceptual Architectural Design:

- Per the Applicant, Townhomes will be a maximum of two-three stories and condominium building will be a maximum of five-six stories. Section 4.03.D of the Development Standards and Guidelines limits maximum building height to 8 stories or one hundred twenty feet (120') above grade. Proposed building heights are within this standard.
- Conceptual architectural design of the submittal are consistent with the "Mountain Resort" look (see 4.03.A of the Development Standards and Guidelines).

2.01.B.2.k – Breakdown of Units and ERU's and Product Types: As described earlier, the project entitlements allow for up to 196 additional Residential units within the project area and up to 78,959 SF of Commercial.

Employee Housing: Per the Affordable Housing Agreement from 1998, a total of 51 affordable units are required, where 26 were to be built in Deer Crest and 25 were to be built elsewhere or satisfied via fee-in-lieu payments. To date, 18 affordable housing units have been built in Deer Crest (St. Regis and Founders Place) and fee-in-lieu payments have been made to the Wasatch County Housing Authority, with the exception of a remaining \$34,750 to still be paid. The remaining 8 affordable housing units will be built within the future condominium developments of Deer Crest Village.

2.01.B.2.o – Feasibility Letters:

- Fire: The Fire District will need to review and approve all proposed accesses, roadways, roadways lengths, slopes, etc. prior to plat, site plan approval, permitting, and construction.
- JSSD: Receipt of a Feasibility Letter from JSSD is a conditional requirement of the MDP approval. Specific utility service will be reviewed and approved through site plan approval and permitting.

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC recommend to the MIDA Board approval of the proposed Deer Crest Village Master Development Plan subject to completion of the following conditions:

1. JSSD Feasibility Letter provided.

Attachments:

Deer Crest Villages Master Development Plan – MDP Submittal

Deer Crest Village Master Development Plan – Townhomes at Deer Crest Village
Conceptual Design Package

MDP SUBMITTAL

Deer Crest Village Master Development Plan - ERU Density, Wasatch County

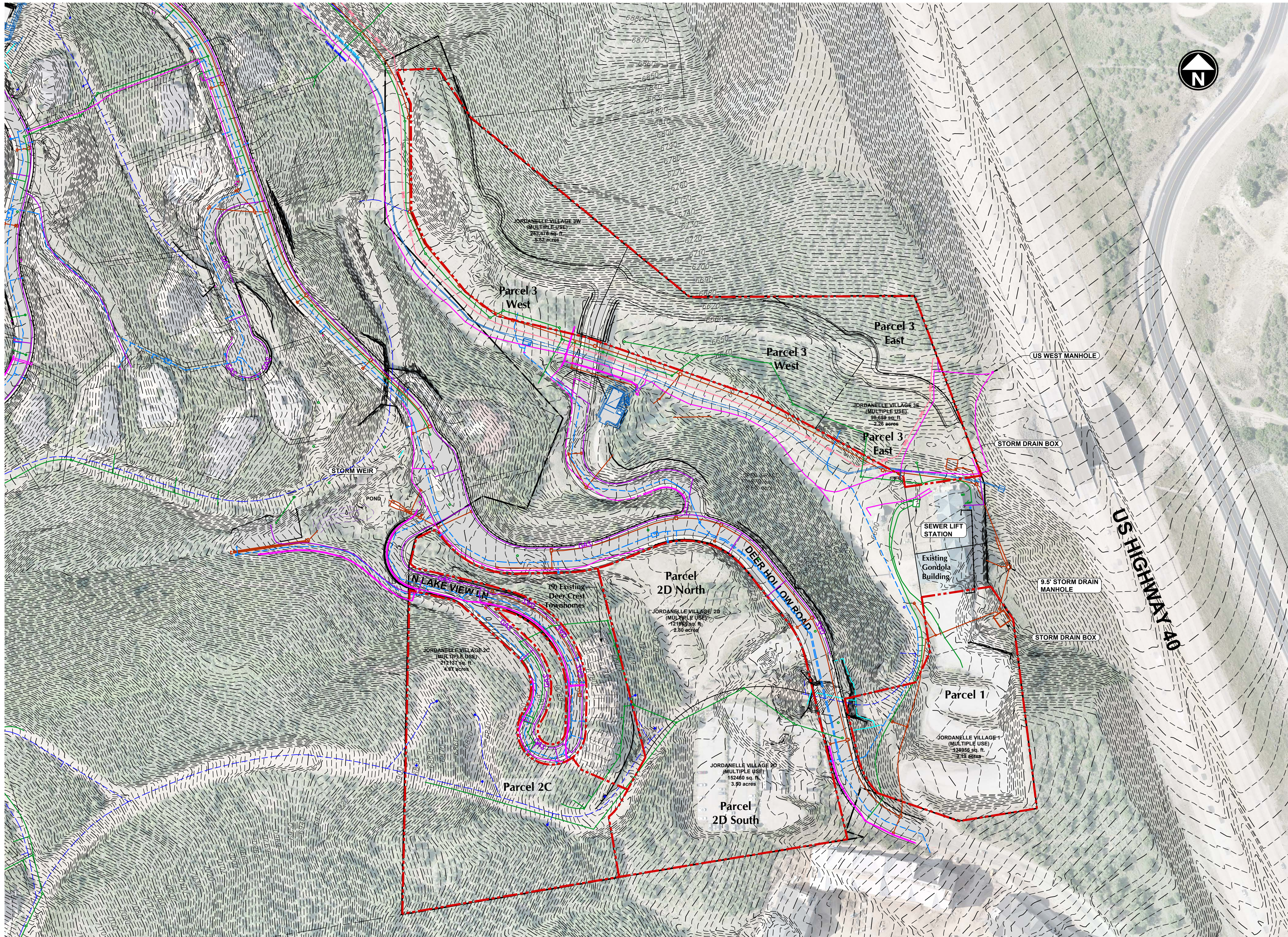
Deer Crest Resort
Remaining Density Analysis
As of 9/21/25


ORIGINAL DENSITY AND UNITS	Single Family	Townhouse / Cottage	Lodge Condominium	Apartment Condominium	Condominium	Total	Commercial Sq. Ft.
Telemark Park (Deer Crest) Resort - Density Determination [Section III (2)]							
Telemark Village (Deer Crest Village)	-	41	43	82		166	62,000
Snowtop - SF Homes	15	-	-			15	
Slalom Village (Founders Place)	5	83	-			88	
Roosevelt Gap (St. Regis)	-	-	105			105	
Little Baldy/St. Louis - SF Homes	126	-				126	10,000
Pioche (added in 1998)	12	-				12	
Subtotal	158	124	148	82		512	72,000
Square Footage Density Estimates	n/a	2,400	2,000	1,000			72,000
Total		297,600	296,000	82,000		675,600	72,000

REMAINING DENSITY AND UNITS (after adjustments and units-constructed-to-date)


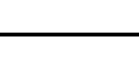

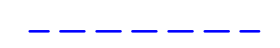




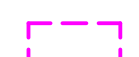














Telemark (Deer Crest) Village - Density (from above)							
Telemark Village (Deer Crest Village), from Density Determination table, above	-	41	43	82		166	62,000
Plus: Additional Units, per 1998 Housing Agreement					25	25	
Plus: Units not built at Roosevelt Gap (St. Regis) or Slalom Village (Founders Place)		8	6			14	
Plus: Allowance for Support Commercial Space (estimate, 5% of residential density)							16,595
Less: Units already built (Deer Crest Townhomes)		(9)				(9)	
TOTAL UNITS REMAINING:		40	49	82	25	196	
Per Unit Square Footage Estimates, from Density Determination table, above	n/a	2,400	2,000	1,000			-
Plus: Additional Density, per 1998 Housing Agreement				250	1,800		
Less: Density already built (Deer Crest Townhomes)		(24,084)					
TOTAL DENSITY REMAINING:		74,316	86,000	102,500	45,000	307,816	78,595

NOTES:
- From Density Determination, Section III. (2) : *Telemark Village density may be increased by one (1) unit for each two (2) units not constructed at Roosevelt Gap and by up to ten (10) units for up to ten (10) units not constructed at Slalom Village.*
- Additional Units and Density from 1998 Housing Agreement with Wasatch County (recorded December 23, 1998, Entry 209771)






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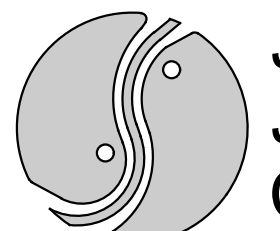


AS-BUILT WATER
FIRE HYDRANT
WATER VALVE
WATER MANHOLE
WATER MANHOLE WITH VAULT
AS-BUILT SEWER
SANITARY SEWER MANHOLE
AS-BUILT STORM DRAIN
STORM DRAIN MANHOLE
STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN/JUNCTION BOX
STORM DRAIN FLARED END SECTION
AS-BUILT ELECTRIC
LIGHT POLE
ELECTRICAL CONDUIT RISER
ELECTRICAL BOX
AS-BUILT GAS
AS-BUILT W-WTRANS
AS-BUILT IRR
AS-BUILT GAS HP
AS-BUILT SNOWMAKING
SNOW HYDRANT
AS-BUILT WALLS



0 50 100 200 300

22"x34" SCALE: 1"=100'
11"x17" SCALE: 1"=200'



Jack
Johnson
Consulting

Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 -- Facsimile - 435.776.7590
www.jackjohnson.com

DATE: MAY, 2023
DESIGNED BY: STAFF
DRAWN BY: STAFF
REVIEWED BY: BEJ
PROJECT: 1319
ISSUE: PRELIMINARY EXHIBITS

REVISIONS:
1)
2)
3)
4)
5)
6)

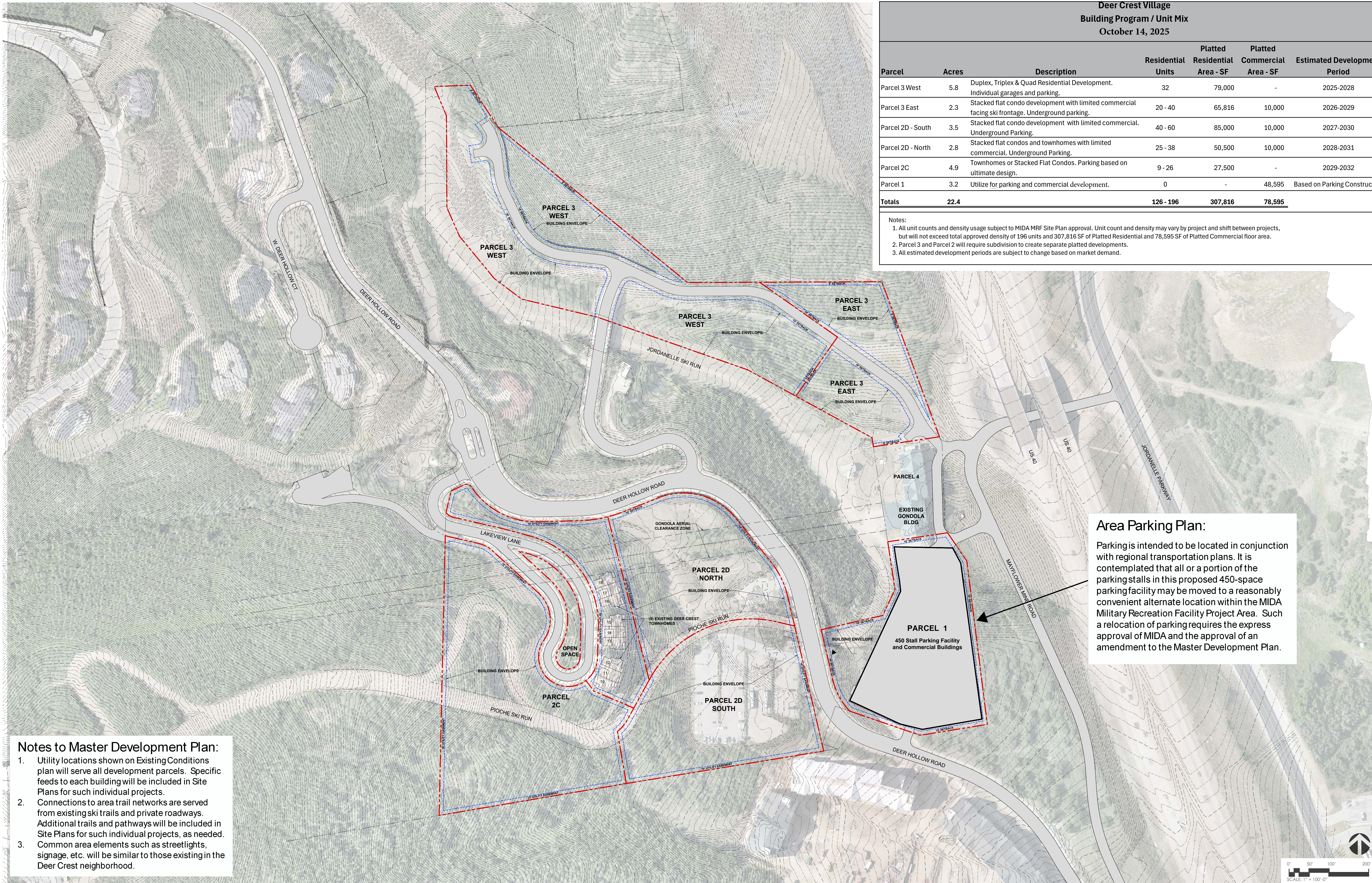
JORDANELLE VILLAGE
DEER CREST PARCELS

EAST WEST PARTNERS

AS-BUILT
MASTER UTILITIES

C100

As Shown/As Built Property 20' Master Utilities Exhibit.dwg
By: srm: Master Utilities Exhibit.dwg | plot date: May 25, 2023 | plotted by: RCH40D



Deer Crest Village Building Program / Unit Mix October 14, 2025						
Parcel	Acres	Description	Residential Units	Platted Residential Area - SF	Platted Commercial Area - SF	Estimated Development Period
Parcel 3 West	5.8	Duplex, Triplex & Quad Residential Development. Individual garages and parking.	32	79,000	-	2025-2028
Parcel 3 East	2.3	Stacked flat condo development with limited commercial facing ski frontage. Underground parking.	20 - 40	65,816	10,000	2026-2029
Parcel 2D - South	3.5	Stacked flat condo development with limited commercial. Underground Parking.	40 - 60	85,000	10,000	2027-2030
Parcel 2D - North	2.8	Stacked flat condos and townhomes with limited commercial. Underground Parking.	25 - 38	50,500	10,000	2028-2031
Parcel 2C	4.9	Townhomes or Stacked Flat Condos. Parking based on ultimate design.	9 - 26	27,500	-	2029-2032
Parcel 1	3.2	Utilize for parking and commercial development.	0	-	48,595	Based on Parking Construction
Totals	22.4		126 - 196	307,816	78,595	
Notes: 1. All unit counts and density usage subject to MIDA MRF Site Plan approval. Unit count and density may vary by project and shift between projects, but will not exceed total approved density of 196 units and 307,816 SF of Platted Residential and 78,595 SF of Platted Commercial floor area. 2. Parcel 3 and Parcel 2 will require subdivision to create separate platted developments. 3. All estimated development periods are subject to change based on market demand.						

Notes to Master Development Plan:

1. Utility locations shown on Existing Conditions plan will serve all development parcels. Specific feeds to each building will be included in Site Plans for such individual projects.
2. Connections to area trail networks are served from existing ski trails and private roadways. Additional trails and pathways will be included in Site Plans for such individual projects, as needed.
3. Common area elements such as streetlights, signage, etc. will be similar to those existing in the Deer Crest neighborhood.

Area Parking Plan:

Parking is intended to be located in conjunction with regional transportation plans. It is contemplated that all or a portion of the parking stalls in this proposed 450-space parking facility may be moved to a reasonably convenient alternate location within the MIDA Military Recreation Facility Project Area. Such a relocation of parking requires the express approval of MIDA and the approval of an amendment to the Master Development Plan.

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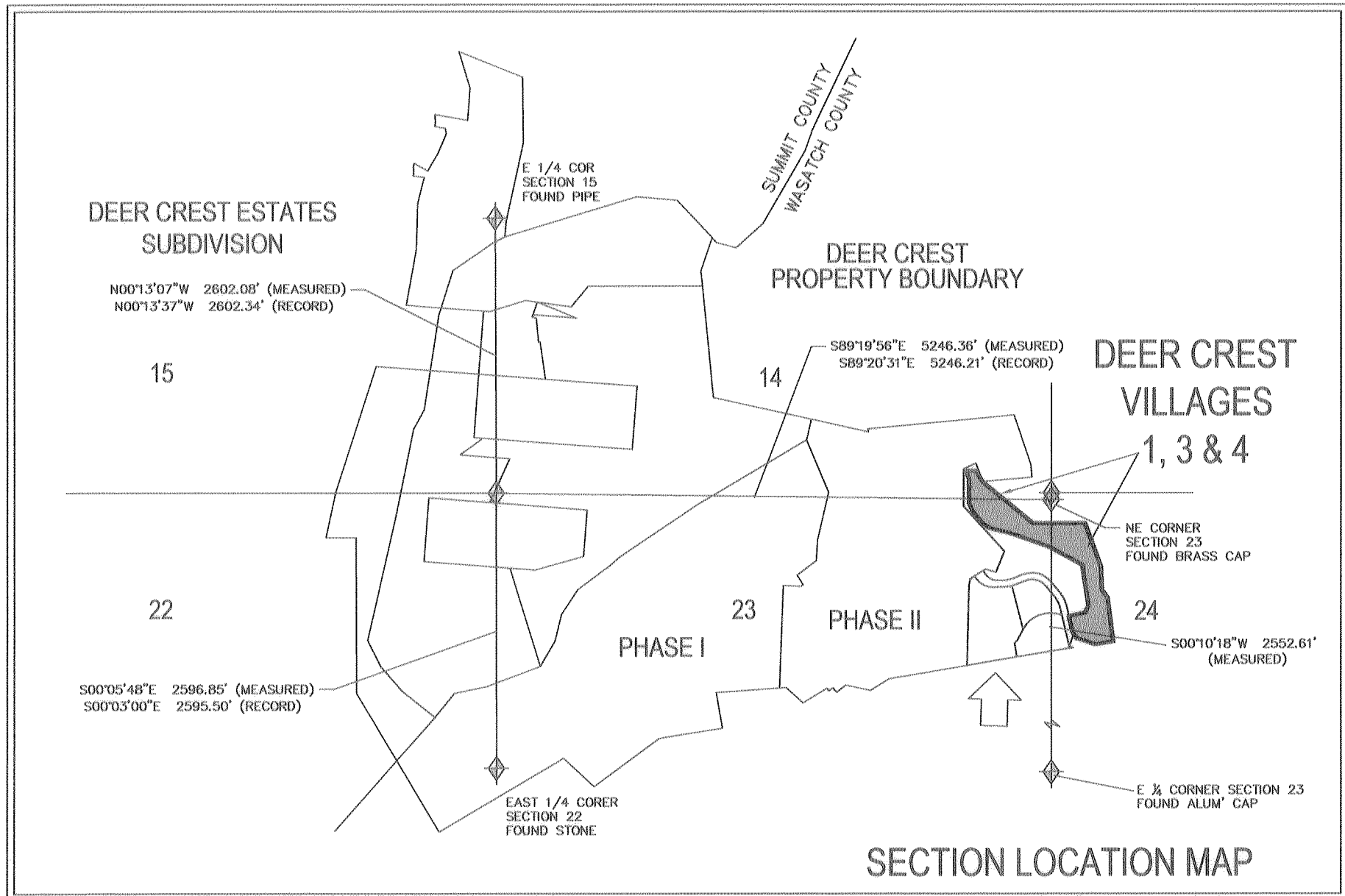
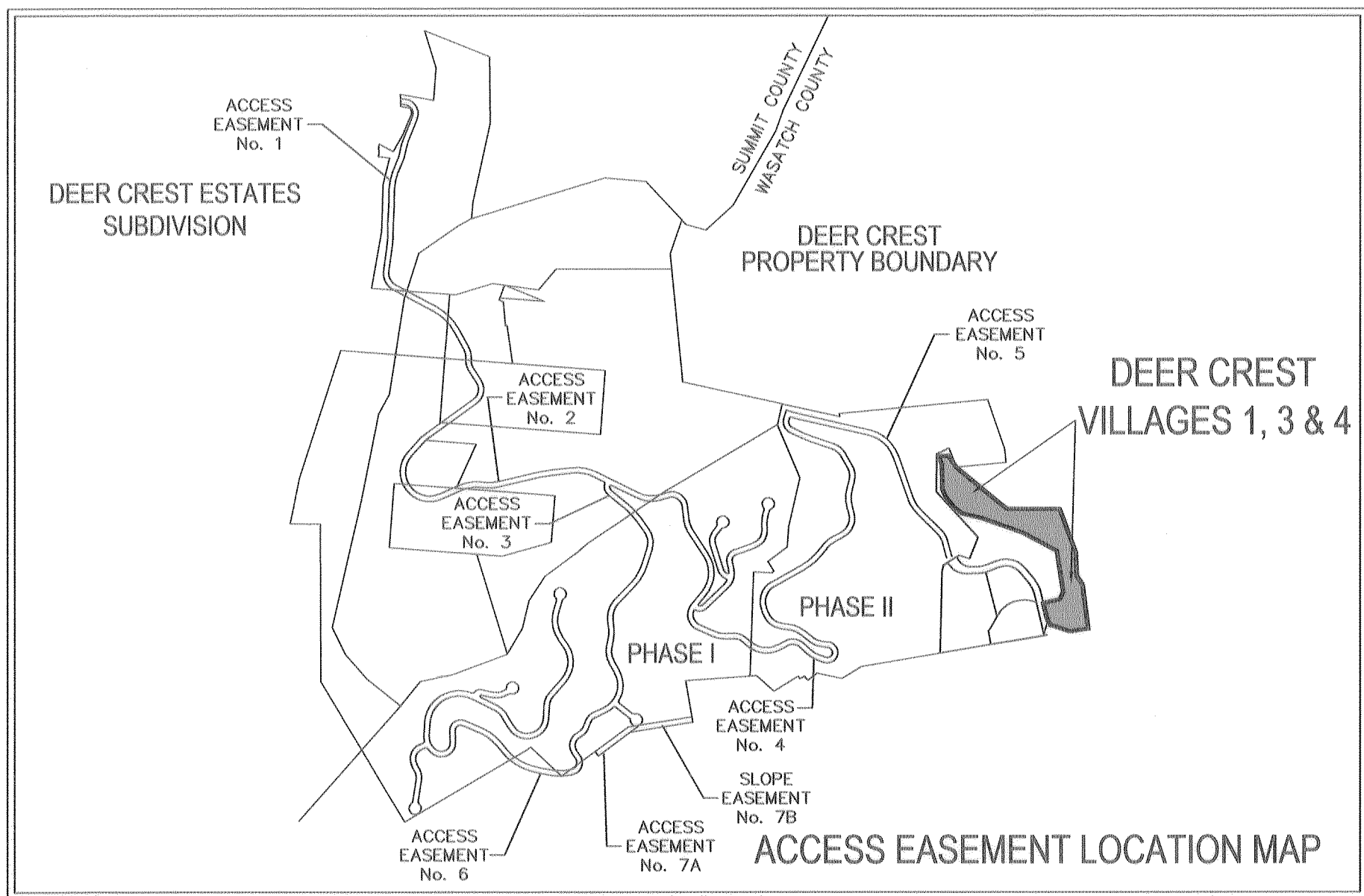
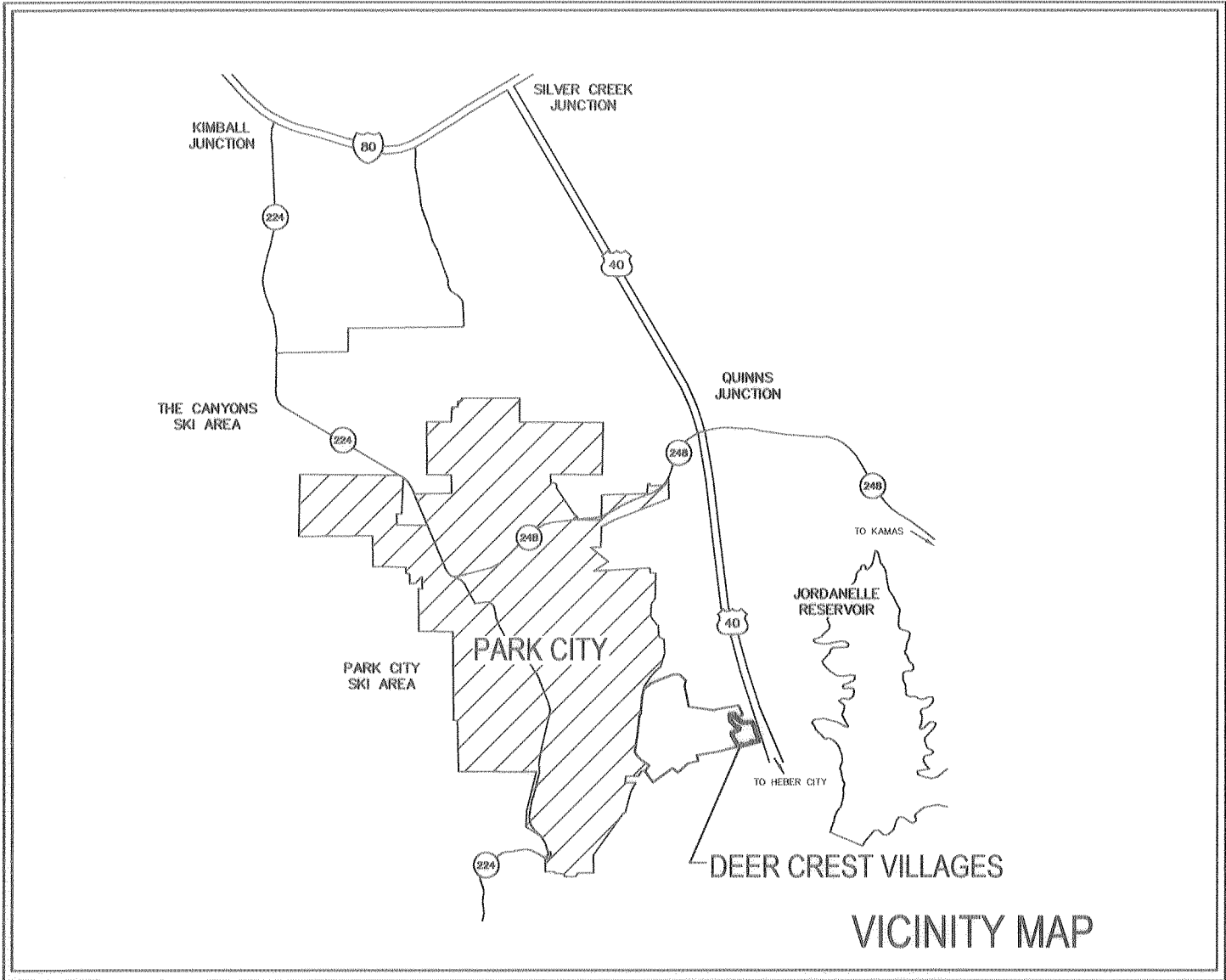
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**Deer Crest Village Building
Program / Unit Mix
October 14, 2025**

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2. Parcel 3 and Parcel 2 will require subdivision to create separate platted developments.
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GENERAL NOTES

- The Parcels are covered by a Master Declaration of Covenants, Conditions and Restrictions for Deer Crest (the "Master Declaration") and a Supplemental Master Declaration (the "Supplemental Declaration"). Each Parcel will be subject to the rights and powers of the Deer Crest Master Association, a Utah non-profit corporation (the "Master Association"), and subject to the terms of its Articles of Incorporation, its Bylaws and the rules and regulations that may be established by the Master Association from time to time. Construction of structures on each Parcel shall be subject to the terms and processes of the Deer Crest Design Guidelines ("Design Guidelines") as established and amended from time to time by the Master Association. The siting and design of each structure shall be approved by the Deer Crest Review Committee (the "Design Review Committee") prior to commencement of construction following the process established by the Design Guidelines. Following approval by the Design Review Committee, construction on a parcel must secure the approval of a building permit from all applicable governmental entities. The entire Deer Crest Village Area is subject to a Neighborhood Master Declaration of Covenants, Conditions and Restrictions for Deer Crest Village (the "Deer Crest Village Declaration") and the rights and power of the Deer Crest Village Neighborhood Association (the "Neighborhood Association") and of Articles, Bylaws, rules and regulations. Deer Crest Village 1 and 3 are also intended to be covered by a condominium Declaration of Covenants, Conditions and Restrictions and Reservation of Easements which will be required in connection with any development on the Parcel. Parcel maintenance shall be handled by a condominium association established by the condominium declaration.
- The following easements are dedicated by the recordation of this plat for use by the Developer, the Master Association, parties identified in the plot notes as benefited by a specific easement, Lot owners, owners of units within condominium or multifamily projects within the Deer Crest Project, and guests and permitted invitees subject to the access limitations in note 13, including easements covering all areas within the legal description of the Development Parcels and outside of any structures on the Development parcels
 - An easement for ingress and egress across all private roadways shown on the Plat.
 - An easement for the maintenance and construction of the roads and related slopes and retaining walls across portions of development parcels outside of structures and adjacent to the roads.
 - An easement for all public utilities and for drainage across portions of all development parcels outside the structures which also runs in favor of each utility providing services within the Deer Crest Project.
 - An easement in favor of the Developer, Deer Valley Resort Company, the Master Association and any Operator of the ski facilities for ski runs and trails across parcels in the locations generally shown on the Plat. The ski runs are intended to be used by the general public as a part of the operation of the Deer Valley Ski Resort.
 - Other easements relating to the construction, landscaping, improvements and sales of the Deer Crest Project by the Owner and the operations of the Master Association and Neighborhood Association as are described in the Master Declaration and the Deer Crest Village Declaration.

- The Deer Crest Project is also subject to existing easements and other interests of record. The easements described in Note 2 may also be recorded against specific portions of the Subdivision including portions of Lots outside of the building envelopes without the further consent of any Lot owner.

- The limits of disturbance on each Parcel shall be minimized; however, in no event shall the disturbance exceed an area that is 15 feet from the outside face of any structure to be constructed on any Parcel. In addition, significant clusters of vegetation and large tree specimens shall be preserved where possible of where required by the Design Review committee. Such clusters of vegetation and large trees shall be identified on a preliminary landscape plan which shall be submitted to the Design Review Committee with the first submittal of proposed improvements.

- The roads within the Deer Crest Project are classified as private though subject to certain public pedestrian and bike access easements for certain locations. All road maintenance, including snow removal, shall be arranged and paid for by the Master Association. Driveways shall be constructed in accordance with the requirements of the Uniform Fire Code and any exceptions granted pursuant thereto. Wasatch County must approve any exemptions.

- Wasatch County prohibits the building of structures on active fault lines, collapsible soils, unstable soils, landslide areas and or geologic hazards. A soils report is available from the Developer for review. The Design Guidelines require that the development parcel owner consult a qualified geotechnical engineer and other design professionals to conduct a parcel-specific investigation prior to site development or home construction. Existing mine workings have been identified and analyzed by AGRA Earth and Environmental Geotechnical Engineers, this report is available from the Developer for review.

- Local service providers or approved alternate(s):

- Utah Power
- Questor Gas Company
- Qwest Communications

- Structures shall be fire sprinkled and shall be constructed in accordance with the provisions of the Uniform Fire Code (UFC). See the Design Guidelines.

- The ownership, operation and maintenance of common elements, including Open Space, and conditions for the construction of Development Parcels, are set forth in the Master Declaration.

- Wasatch County prohibits building on wetlands or areas where ground water periodically rises to within seven feet of the surface on areas within 100 feet of a live or intermittent water way, on areas within a 100-foot radius from a well used for culinary water, on areas within a 100-year, 24-hour storm incident drainage path, and on any other water related area where development will have an unreasonable effect on the water course or aquifer.

- Vehicular access through the eastern perimeter controlled access gate and the western perimeter controlled access gate is limited solely to residents and guests of properties within the gates and shall otherwise be closed at all times. Owners within the Deer Crest Village will not have access through the gates.

- All construction traffic regardless of vehicular weight is limited to US Highway 40 and the eastern perimeter controlled access gate.

- Public safety access and utility easements are hereby dedicated for all roadways and emergency access roads.

- Permanent maintenance of all perimeter gates, roadways, hard surfaced pedestrian/bicycle pathways, including snow removal, shall be the sole responsibility of the Master Association to the reasonable satisfaction of Park City.

- Park City Municipal Corporation is a third-party beneficiary and these general notes 11 through 15 may not be amended without Park City's written consent.

- Maintenance of all storm and water quality facilities shall be the sole responsibility of the Master Association.

- The Master Declaration and the Design Guidelines contain restrictions on the modification of established drainage channels on Development Parcels and requirements for drainage control structures. Some established drainage channels and required control structures may affect the development parcels designated on the Plat.

- The owner of the parcels shall not modify or disturb the established trails, structures, slopes, landscaping and other improvements built by the Developer, without consent of the Master Association. Ski runs, trails and related slopes as constructed may encroach on development parcel, and an easement is hereby granted for such encroachments.

PUBLIC UTILITY EASEMENT

All lots and common areas in this subdivision are subject to a 10 foot non-exclusive Public Utility Easement along all property lines. All streets, public or private, are subject to a non-exclusive Public Utility Easement running the entire width and length thereof.

NOTE-THIS PLAT IS A TWO (2) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS, UNITS AND LOTS.

SPECIFIC PLAT NOTES

- This subdivision plat is approved for the purpose of permitting the separate ownership of the parcels shown herein and not for purposes of authorizing the development or construction of any improvements on the parcels. Except for existing improvements on Deer Crest Village 4, development and construction will require governmental approvals including the approval of the location and configuration of units on the parcels and the approval of a condominium record of survey map and related documents for the approved project configuration.
- The parcels are approved for certain uses and densities and intensities of development by Wasatch County.
- The Developer must comply with Wasatch County affordable housing requirements. The requirements contemplate the construction of one affordable housing unit for each 10 units of density constructed on a parcel or, alternatively, the payment to Wasatch County of a fee of \$40,000.00 in lieu of the obligation to construct one affordable housing unit.
- Each parcel will be subject to the terms of a shared use parking plan which will require the Owner of a parcel to make available to other parcel owners unused parking spaces for the parking requests of Deer Crest Village or Deer Valley Resort employees and guests and for overflow parking use during high demand periods.
- Deer Crest Village 1 is a development parcel that is temporarily encumbered by an access and parking easement shown on the Plat. The temporary easement shall remain in place until such time as alternative access and parking is provided, in compliance with the Density Determination, for Deer Crest Village 4 and approval to vacate or remove easement is granted by the county. This easement may be relocated at any time by the owner of Deer Crest Village 1, after County approval, without a plat amendment by the recordation of a replacement easement that provides access to Deer Crest Village 4 in an alternative location and that recites that the easement replaces the temporary easement shown on the Plat. The temporary easement shall not be a Common Element and shall not be maintained by the Master Association. A permanent access road providing access to Deer Crest Village 1, 3 and 4 shall become a Common Element and shall be maintained by the Master Association when that road is completed.

LIEN HOLDER'S CONSENT TO RECORD

The undersigned Lien Holder hereby consents to the recordation of this plat. Executed this 24TH day of JUNE, 2003, Dynamic Finance Corporation, a California Corporation

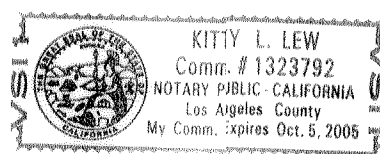
by Angela C. Sabella, President

ACKNOWLEDGMENT

STATE OF CALIFORNIA;
County of Los Angeles;) s.s.

On this 24TH day of JUNE, 2003, personally appeared before me, Angela C. Sabella, who, being duly sworn did say that she is the President of Dynamic Finance Corporation, a California Corporation and the signer of the foregoing Lien Holder's Consent to Record, and said Angela C. Sabella, duly acknowledged to me that she executed the same.

Notary Public
Residing at: LOS ANGELES, CALIFORNIA
My Commission Expires: 10/05/2005



WASATCH COUNTY HEALTH DEPARTMENT

Approved as to form this 28TH day of JULY, 2003.

Director, Wasatch County Health Department

JORDANELLE SPECIAL SERVICE DISTRICT APPROVAL

Approved this 21 day of JULY, 2003.

Manager, Jordanelle Special Service District

WASATCH COUNTY SHERIFF'S OFFICE

Approved this 22 day of JULY, 2003.

Wasatch County Sheriff

WASATCH COUNTY WATER RESOURCE DEPARTMENT

Approved this 15TH day of JULY, 2002.

Director, Wasatch County Water Resource

WASATCH COUNTY FIRE MARSHALL

Approved this 7 day of JULY, 2003.

Wasatch County Fire Marshall

WASATCH COUNTY PUBLIC WORKS DEPARTMENT

Approved this 21 day of JULY, 2003.

Director, Wasatch County Public Works Department

WASATCH COUNTY WEED BOARD

Approved this 21 day of JULY, 2003.

Supervisor, Wasatch County Weed Department

WASATCH COUNTY RECREATION DEPARTMENT

Approved this 21 day of JULY, 2003.

Director, Wasatch County Parks and Recreation

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 14, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being formerly known as Villages 1 and 3 of the Jordanelle Villages as recorded in the Office of the County Recorder, Wasatch County, Heber City, Utah on July 02, 2001, as Entry No. 234774, Book 511, Pages 76-95, and being more particularly described as follows:

Beginning at a Boundary Corner of the Jordanelle Villages as recorded in the Office of the County Recorder, Wasatch County, Heber City, Utah on July 02, 2001, as Entry No. 234774, Book 511, Pages 76-95, said corner being North 89°19'56" West along the Section Line 650.56 feet and North 160.75 feet from the Northeast Corner of said Section 23 (Basis of bearing being North 89°19'56" West 5246.36 feet between said Northeast Corner and the Northwest Corner of said Section 23); thence South 50°41'13" East 616.08 feet along the Easterly line of the Kruger No. 3 Mining Claim (MS 5181); thence North 89°45'21" East 170.82 feet along the North Line of the Old Missouri Mining Claim (MS 5181) to a U.D.O.T. Right of Way Brass Cap; thence along the Right of Way Line of US Highway 40 the following four (4) courses: (1) continuing along said North line of the Old Missouri Mining Claim North 89°45'21" East 318.28 feet to a U.D.O.T. Right of Way Brass Cap; thence 2) South 20°25'42" East 435.97 feet to a U.D.O.T. Right of Way Brass Cap; thence 3) South 01°51'02" East 213.75 feet to a U.D.O.T. Right of Way Brass Cap; thence 4) South 341°73'5" East 97.77 feet; thence South 07°10'00" East 414.78 feet; thence South 80°45'00" West 172.17 feet to the Northwesterly line of U.D.O.T. Frontage Road known as "L" line project NF-19; thence along said frontage road North 71°05'06" West 187.58 feet more or less to a point of a 167.70 foot radius non-tangent curve to the right, the center of which bears North 46°04'53" East; thence Northerly along the arc of said curve 90.21 feet through a central angle of 30°49'15", thence North 13°05'52" West 130.00 feet; thence North 76°54'08" East 159.12 feet; thence North 25°10'26" East 72.45 feet; thence North 08°35'35" West 386.18 feet; thence North 81°21'56" West 356.18 feet; thence North 70°40'15" West 399.84 feet; thence North 76°33'17" West 198.14 feet; thence North 53°00'00" West 85.10 feet; thence North 39°30'43" West 137.22 feet; thence North 23°52'07" West 79.33 feet; thence North 00°16'36" West 231.40 feet; thence North 22°42'35" West 79.73 feet; thence North 87°46'34" East 91.12 feet; thence South 33°23'24" East 127.85 feet more or less to the Point of Beginning

Containing 530,047 sq. ft. or 12.17 acres more or less.

Together with and subject to any and all ingress/egress, utility and parking easements as depicted or described hereon.

SURVEYOR'S CERTIFICATE

I, Randy J. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155696 as prescribed under the laws of the State of Utah. I further certify, on behalf of the Jack Johnson Company, that a survey has been made of the land shown on this plat and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Randy J. Sorenson
Date: JUNE 19, 2003

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That Deer Crest Associates I, L.C., a Utah limited liability company, the owner of the hereon described tract of land hereby causes the same to be divided into lots and private streets together with all ingress/egress and utility easements, as depicted or described on the two (2) sheets of this plat, hereafter to be known as the Amended Plat of Deer Crest Villages 1, 3 and 4 at the Deer Crest Resort, subject to the declaration of covenants, conditions, restrictions and reservation of easements for the Deer Crest Village at the Deer Crest Resort, which will be recorded in the Office of the County Recorder of Wasatch County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah law.

Executed this 20TH day of JUNE, 2003.

Deer Crest Associates I, L.C.

by its Managing Member:

Grand Harvest Ventures, LLC

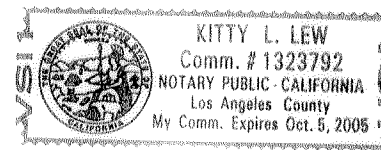
by Angela C. Sabella, Manager

ACKNOWLEDGMENT

STATE OF CALIFORNIA;
County of Los Angeles;) s.s.

On this 20TH day of JUNE, 2003, personally appeared before me, Angela C. Sabella, who, being duly sworn did say that she is the Manager of Golden Harvest Ventures, LLC, a Utah limited liability company, the Managing Member of Deer Crest Associates I, L.C., and the signer of the foregoing Owner's Consent to Record, and said Angela C. Sabella, duly acknowledged to me that she executed the same.

Notary Public
Residing at: LOS ANGELES, CA
My Commission Expires: 10/05/05

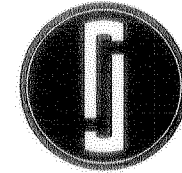


AMENDED PLAT of DEER CREST VILLAGES 1, 3 and 4 AT THE DEER CREST RESORT (FORMERLY KNOWN AS JORDANELLE VILLAGES 1 and 3)

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14,
THE NORTHEAST 1/4 OF SECTION 23,
AND THE WEST 1/2 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH

SHEET 1 of 2

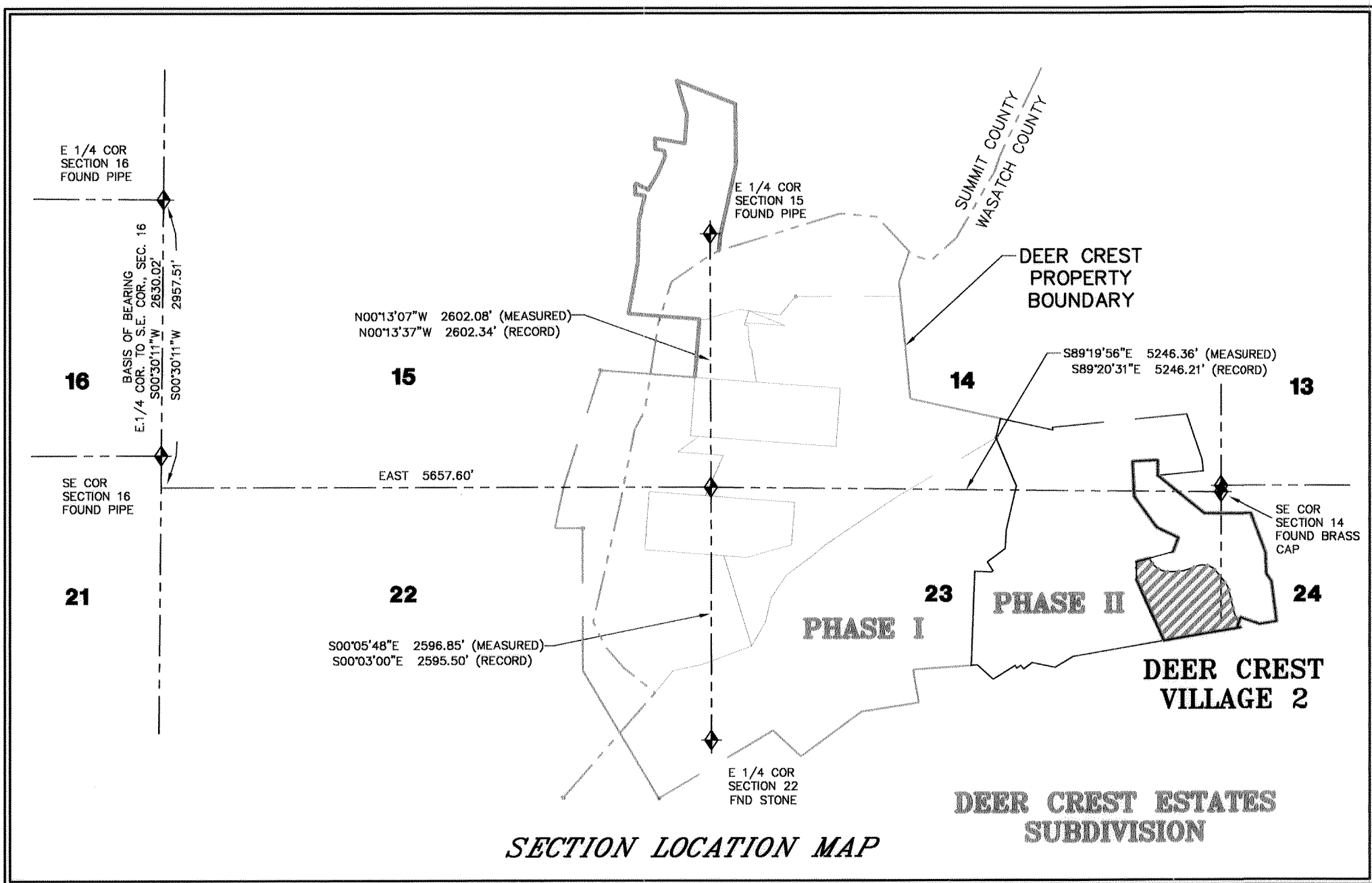
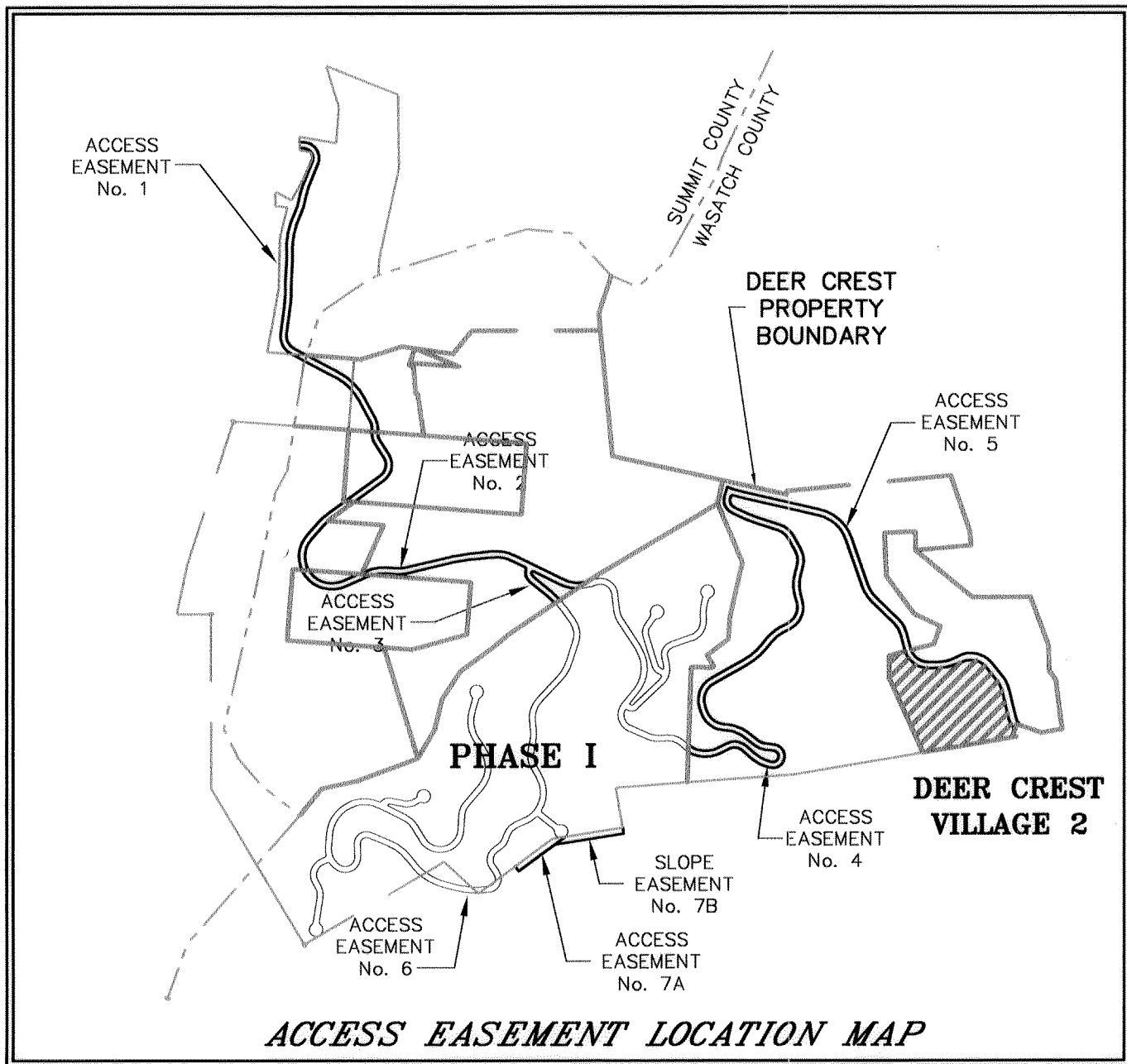
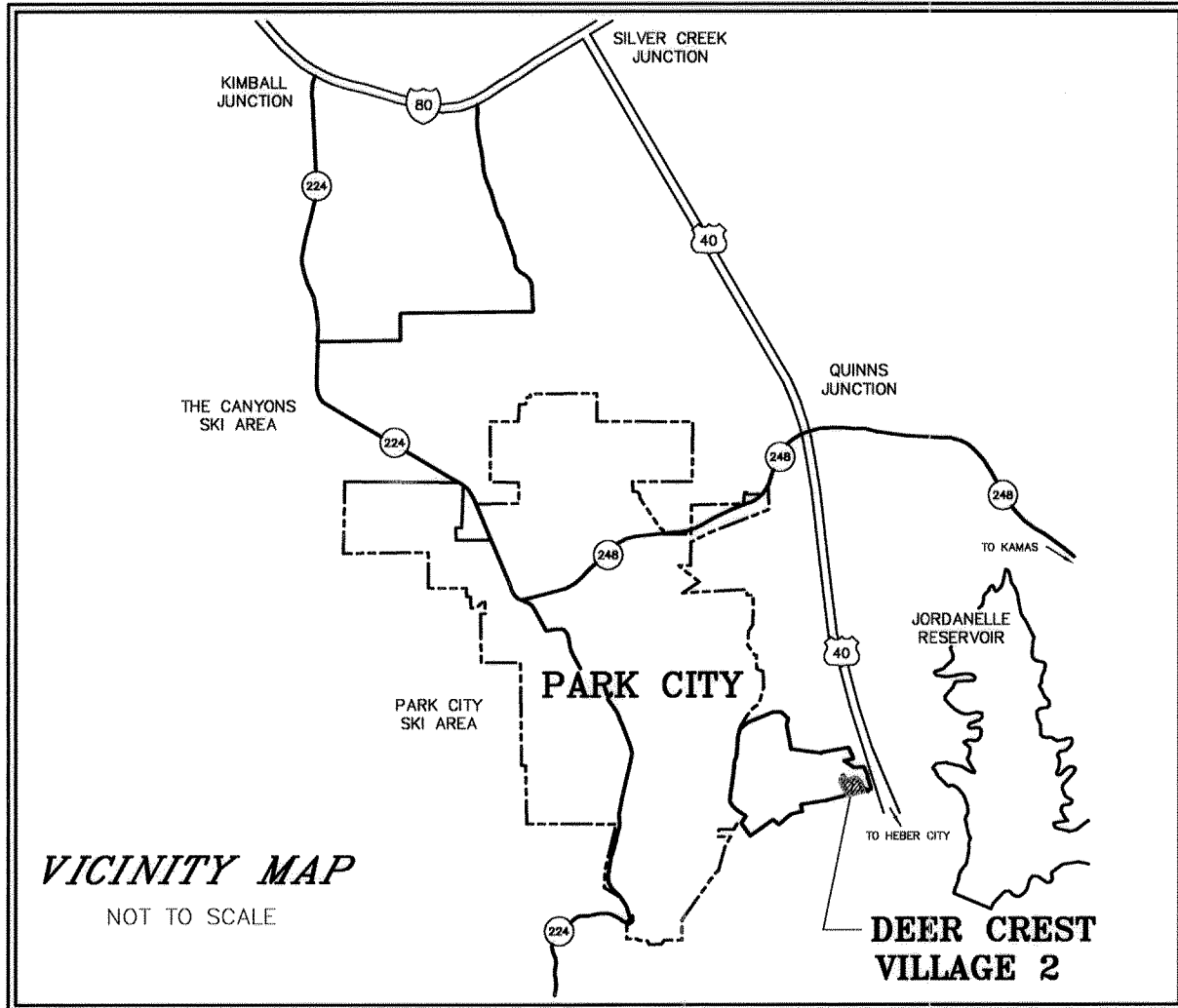
COUNTY PLANNING OFFICE	COUNTY SURVEYOR	COUNTY ENGINEERING DEPARTMENT	COUNTY PLANNING COMMISSION	COUNTY ADMINISTRATIVE BODY	APPROVAL AS TO FORM	COUNTY RECORDER
Approved as to form this <u>25TH</u> day of <u>JULY</u> , 2003. Director, Planning and Zoning Department	This office has reviewed this Plat and accepts the plat as meeting the requirements of Title 16 of the Wasatch County Code. Accepted this <u>19TH</u> day of <u>JULY</u> , 2003. County Surveyor	Approved this <u>15</u> day of <u>JULY</u> , 2003. Director, Engineering Department	Approved as to form this <u>21</u> day of <u>JULY</u> , 2003. Chairman, Planning Commission	The County of Wasatch approves this Amended Plat as shown hereon, subject to the developer completing all improvements according to Wasatch County Development Standards and maintaining all roads. Approved this <u>28</u> day of <u>JULY</u> , 2003. Wasatch County Executive	Approved as to form this <u>25TH</u> day of <u>JULY</u> , 2003. County Attorney	Entry No. <u>260991</u> , Fee Paid, <u>63.00</u> , Filed for record and recorded this <u>28</u> day of <u>JULY</u> , 2003, At <u>4:02</u> , in Book No. <u>642</u> , Page No. <u>348-349</u> of the Records. DEER CREST ASSOCIATES Deputy County Recorder County Recorder



JACK JOHNSON COMPANY

Designing World Destinations

In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com



GENERAL NOTES

1. The Parcels are covered by a Master Declaration of Covenants, Conditions and Restrictions for Deer Crest (the "Master Declaration") and a Supplemental Master Declaration (the "Supplemental Declaration"). Each Parcel will be subject to the rights and powers of the Deer Crest Master Association, a Utah non-profit corporation (the "Master Association"), and subject to the terms of its Articles of Incorporation, its Bylaws and the rules and regulations that may be established by the Master Association from time to time. Construction of structures on each Parcel shall be subject to the terms and processes of the Deer Crest Design Guidelines ("Design Guidelines") as established and amended from time to time by the Master Association. The siting and design of each structure shall be approved by the Deer Crest Review Committee (the "Design Review Committee") prior to commencement of construction following the process established by the Design Guidelines. Following approval by the Design Review Committee, construction on a parcel must secure the applicable governmental entities. The entire Deer Crest Village Area is subject to a Neighborhood Master Declaration of Covenants, Conditions and Restrictions for Deer Crest Village (the "Deer Crest Village Declaration") and the rights and power of the Deer Crest Village Neighborhood Association (the "Neighborhood Association") and of Articles, Bylaws, rules and regulations. Each Parcel is also intended to be covered by a condominium Declaration of Covenants, Conditions and Restrictions and Reservation of Easements which will be required in connection with any development on the Parcel. Parcel maintenance shall be handled by a condominium association established by the condominium declaration.

2. The following easements are dedicated by the recordation of this plat for use by the Developer, the Master Association, parties identified in the plat notes as benefited by a specific easement, Lot owners, owners of units within condominium or multifamily projects within the Deer Crest Project, and guests and permitted invitees subject to the access limitations in note 13, including easements covering all areas within the legal description of the Development Parcels and outside of any structures on the Development parcels

- An easement for ingress and egress across all private roadways shown on the Plat.
- An easement for the maintenance and construction of the roads and related slopes and retaining walls across portions of development parcels outside of structures and adjacent to the roads.
- An easement for all public utilities and for drainage across portions of all development parcels outside the structures which also runs in favor of each utility providing services within the Deer Crest Project.
- An easement in favor of the Developer, Deer Valley Resort Company, the Master Association and any Operator of the ski facilities for ski runs and trails across parcels in the locations generally shown on the Plat. The ski runs are intended to be used by the general public as a part of the operation of the Deer Valley Ski Resort.
- Other easements relating to the construction, landscaping, improvements and sales of the Deer Crest Project by the Owner and the operations of the Master Association and Neighborhood Association as are described in the Master Declaration and the Deer Crest Village Declaration.

3. The Deer Crest Project is also subject to existing easements and other interests of record. The easements described in Note 2 may also be recorded against specific portions of the Subdivision including portions of Lots outside of the building envelopes without the further consent of any Lot owner.

4. The limits of disturbance on each Parcel shall be minimized; however, in no event shall the disturbance exceed an area that is 15 feet from the outside face at grade of any structure to be constructed on any Parcel. In addition, significant clusters of vegetation and large tree specimens shall be preserved where possible or where required by the Design Review committee. Such clusters of vegetation and large trees shall be identified on a preliminary landscape plan which shall be submitted to the Design Review Committee with the first submittal of proposed improvements.

5. The roads within the Deer Crest Project are classified as private though subject to certain public pedestrian and bike access easements for certain locations. All road maintenance, including snow removal, shall be arranged and paid for by the Master Association. Driveways shall be constructed in accordance with the requirements of the Uniform Fire Code and any exceptions granted pursuant thereto. Wasatch County must approve any exemptions.

6. Wasatch County prohibits the building of structures on active fault lines, collapsible soils, unstable soils, landslide areas and or geologic hazards. A soils report is available from the Developer for review. The Design Guidelines require that the development parcel owner consult a qualified geotechnical engineer and other design professionals to conduct a parcel-specific investigation prior to site development or home construction. Existing mine workings have been identified and analyzed by AGRA Earth and Environmental Geotechnical Engineers, this report is available from the Developer for review.

7. Local service providers or approved alternate(s):

- Utah Power
- Questar Gas Company
- Qwest Communications

8. Structures shall be fire sprinkled and shall be constructed in accordance with the provisions of the Uniform Fire Code (UFC). See the Design Guidelines.

9. The ownership, operation and maintenance of common elements, including Open Space, and conditions for the construction of Development Parcels, are set forth in the Master Declaration.

10. Wasatch County prohibits building on wetlands or areas where ground water periodically rises to within seven feet of the surface, on areas within 100 feet of a live or intermittent water way, on areas within a 100-foot radius from a well used for culinary water, on areas within a 100-year, 24-hour storm incident drainage path, and on any other water related area where development will have an unreasonable effect on the water course or aquifer.

11. Vehicular access through the eastern perimeter controlled access gate and the western perimeter controlled access gate is limited solely to residents and guests of properties within the gates and shall otherwise be closed at all times. Owners within the Deer Crest Village will not have access through the gates.

12. All construction traffic regardless of vehicular weight is limited to U.S. Highway 40 and the eastern perimeter controlled access gate.

13. Public safety access and utility easements are hereby dedicated for all roadways and emergency access roads.

14. Permanent maintenance of all perimeter gates, roadways, hard surfaced pedestrian/bicycle pathways, including snow removal, shall be the sole responsibility of the Master Association to the reasonable satisfaction of Park City.

15. Park City Municipal Corporation is a third-party beneficiary and these general notes 11 through 15 may not be amended without Park City's written consent.

16. Maintenance of all storm and water quality facilities shall be the sole responsibility of the Master Association.

17. The Master Declaration and the Design Guidelines contain restrictions on the modification of established drainage channels on Development Parcels and requirements for drainage control structures. Some established drainage channels and required control structures may affect the development parcels designated on the Plat.

18. The owner of the parcels shall not modify or disturb the established trails, structures, slopes, landscaping and other improvements built by the Developer, without consent of the Master Association. Ski runs, trails and related slopes as constructed may encroach on development parcel, and an easement is hereby granted for such encroachments.

NOTE-
THIS PLAT IS A TWO (2) SHEET PACKAGE. INFORMATION
DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL
SHEETS AND LOTS.

Public Works Department
Approved this 26 day of Aug., 2002,
subject to the following conditions:
[Signature]
Director, Public Works

SPECIFIC PLAT NOTES

1. This subdivision plat is approved for the purpose of permitting the separate ownership of the parcels shown herein and not for purposes of authorizing the development or construction of any improvements on the parcels. Development and construction will require governmental approvals including the approval of the location and configuration of units on the parcels and the approval of a condominium record of survey map and related documents for the approved project configuration.

2. The parcels are approved for certain uses and densities and intensities of development by Wasatch County.

3. The Developer must comply with Wasatch County affordable housing requirements. The requirements contemplate the construction of one affordable housing unit for each 10 units of density constructed on a parcel or, alternatively, the payment to Wasatch County of a fee of \$40,000.00 in lieu of the obligation to construct one affordable housing unit.

4. Each parcel will be subject to the terms of a shared use parking plan which will require the Owner of a parcel to make available to other parcel owners unused parking spaces for the parking requests of Deer Crest Village or Deer Valley Resort employees and guests and for overflow parking use during high demand periods.

5. The easements shown on this plat are intended to replace and supersede in whole or in part the center line legal description identified in the Deer Crest Estates Subdivision-Phase I plat recorded on November 3, 1997 as the Access Easement No. 5 (which is replaced in part by the easement shown on this plat and which is replaced entirely by easements shown on this plat together with easements shown on the Deer Crest Estates Subdivision-Phase II plat). The easements shown on this plat are subject to relocation as a part of the process to approve the development of specific improvements within the parcels.

LIEN HOLDER'S CONSENT TO RECORD

The undersigned Lien holder hereby consents to the recordation of this plat.

Executed this 20 day of June, 2002.

Dynamic Finance Corporation,
a California Corporation

[Signature]
Angela C. Sabella, President

ACKNOWLEDGEMENT

On this 26 day of July, 2002, personally appeared before me Angela C. Sabella, who, being duly sworn, did say that she is the President of Dynamic Finance Corporation, a California Corporation and the signer of the foregoing Owner's Consent to Record, and said Angela C. Sabella, duly acknowledged to me that she executed the same.

Margaret R. Stephens, my commission expires: Nov. 19, 2003
Notary Public

JORDANELLE SPECIAL SERVICE DISTRICT APPROVAL

Approved and accepted this 19 day of July, 2002.

[Signature]
by Jordanelle Special Service District
Authorized Representative

WASATCH COUNTY WATER BOARD APPROVAL

Approved and accepted this 8th day of July, 2002.

[Signature]
by Wasatch County Water Board
Authorized Representative

WASATCH COUNTY HEALTH DEPARTMENT APPROVAL

Approved and accepted this 8th day of July, 2002.

[Signature]
by Wasatch County Health Department
Authorized Representative

WASATCH COUNTY FIRE DISTRICT APPROVAL

Approved and accepted this 29 day of July, 2002.

[Signature]
by Wasatch County Fire District
Authorized Representative

UTAH POWER, A DIVISION OF PACIFIC CORP. APPROVAL

Approved and accepted this _____ day of _____, 2002.

N/A
by Utah Power, a Division of Pacific Corp.
Authorized Representative

QWEST COMMUNICATIONS, INC. APPROVAL

Approved and accepted this _____ day of _____, 2002.

N/A
by Qwest Communications, Inc.
Authorized Representative

QUESTAR GAS CO. APPROVAL

Approved and accepted this _____ day of _____, 2002.

N/A
by Questar Gas Co.
Authorized Representative

LEGAL DESCRIPTION

Reference RECORD OF BOUNDARY SURVEY File No. OWC-024-023-2-1218

A parcel of land located in the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being formerly known as Jordanelle Village 2 of the Jordanelle Villages as recorded in the Office of the County Recorder, Wasatch County, Utah on July 02, 2001, as Entry No. 234774, Book 511, Pages 76-95, and being more particularly described as follows:

Beginning at a point on the South line of Jordanelle Village 2 which is South 0°10'08" West along the East line of Section 23, 1429.78 feet from the Northeast Corner of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 0°10'08" West 2552.61 feet between the Northeast Corner and the East Quarter Corner of said Section 23, both being found brass cap monuments), and thence running along said South line, South 80°45'00" West 211.70 feet; thence continuing along said South line, South 80°20'00" West 594.60 feet; thence North 01°15'49" East 760.49 feet; thence North 13°18'07" East 60.00 feet; thence North 58°24'43" East 26.81 feet; thence South 25°57'19" East 4.35 feet; thence North 64°02'41" East 7.34 feet to the point of curvature of a 15.50 foot radius curve to the right, the center of which bears South 25°57'19" East; thence Easterly along the arc of said curve 22.33 feet through a central angle of 82°32'29" to a point on the Southwesterly line of Deer Hollow Road, said point also being the point of reverse curvature of a 194.00 foot radius curve to the left, the center of which bears North 56°35'10" East; thence Easterly along the arc of said curve 195.99 feet through a central angle of 57°53'04"; thence North 88°42'06" East 103.17 feet to the point of curvature of a 331.50 foot radius curve to the left, the center of which bears North 01°17'54" West; thence Northeasterly along the arc of said curve 118.67 feet through a central angle of 20°30'40"; thence North 68°11'26" East 92.40 feet to a point on a 168.50 foot radius curve to the right, the center of which bears South 21°48'34" East; thence Easterly along the arc of said curve 214.49 feet through a central angle of 72°53'56"; thence South 38°52'38" East 141.89 feet to the point of curvature of a 218.50 foot radius curve to the right, the center of which bears South 51°07'22" West; thence Southerly along the arc of said curve 98.31 feet through a central angle of 25°46'46"; thence South 13°05'52" East 399.32 feet; thence South 80°45'00" West 175.76 feet more or less to the Point of Beginning.

Containing 612,121 Sq. Ft. or 14.052 Acres, more or less.

Together with and subject to any and all conditions, restrictions, easements or instruments of record.

SURVEYOR'S CERTIFICATE

I, Randy J. Sorenson, on behalf of the Jack Johnson Company, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 155696 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

[Signature]
Randy J. Sorenson
Date: JULY 19, 2002
Notary Public

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That Deer Crest Associates I, L.C., a Utah limited liability company, the owner of the hereon described tract of land hereby causes the same to be divided into lots and private streets together with all ingress/egress and utility easements, as depicted or described on the two (2) sheets of this plat, hereafter to be known as the Deer Crest Village 2 at the Deer Crest Resort, subject to the creation of covenants, conditions, restrictions and reservation of easements for the Deer Crest Village at the Deer Crest Resort, which will be recorded in the offices of the County Recorder of Wasatch County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah law.

Executed this 20 day of June, 2002.

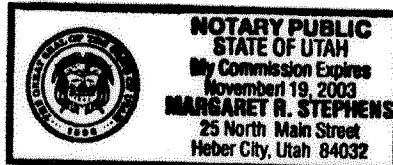
Deer Crest Associates I, L.C.,
by its Managing Member:
Grand Harvest Ventures, LLC

[Signature]
by Angela C. Sabella, Manager

ACKNOWLEDGMENT

On this 26 day of July, 2002, personally appeared before me Angela C. Sabella, who, being duly sworn, did say that she is the Manager of Golden Harvest Ventures, LLC, a Utah limited liability company, the Managing Member of Deer Crest Associates I, L.C., and the signer of the foregoing Owner's Consent to Record, and said Angela C. Sabella, duly acknowledged to me that she executed the same.

Margaret R. Stephens, my commission expires: Nov. 19, 2003
Notary Public



DEER CREST VILLAGE 2 AT THE DEER CREST RESORT (FORMERLY KNOWN AS JORDANELLE VILLAGE 2)

LOCATED IN
THE NORTHEAST 1/4 OF SECTION 23,
AND THE NORTHWEST 1/4 OF SECTION 24
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

SHEET 1 OF 2

July 9, 2002
Diel Jones
Was. Co. Weed Supervisor

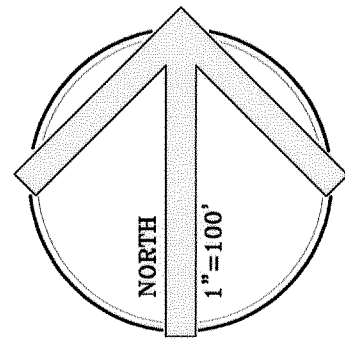


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WASATCH COUNTY PLANNING OFFICE	WASATCH COUNTY ENGINEERING DEPARTMENT	WASATCH COUNTY PLANNING COMMISSION	WASATCH COUNTY ADMINISTRATIVE BODY	APPROVAL AS TO FORM	RECORDED
APPROVED THIS 27th DAY OF August, 2002. BY THE WASATCH COUNTY PLANNING DIRECTOR [Signature] PLANNING DIRECTOR	APPROVED THIS 9 DAY OF July, 2002. SUBJECT TO THE FOLLOWING CONDITIONS: [Signature] DIRECTOR, ENGINEERING DEPARTMENT	APPROVED THIS 14 DAY OF Aug., 2002. BY THE WASATCH COUNTY PLANNING COMMISSION [Signature] CHAIRMAN PLANNING COMMISSION	THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS 26 DAY OF July, 2002. SUBJECT TO THE FOLLOWING CONDITIONS: [Signature] COUNTY CLERK	APPROVED AS TO FORM ON THIS 30 DAY OF July, 2002. [Signature] WASATCH COUNTY ATTORNEY	ENTRY NO. 848308, BOOK 515, PAGE 410-429 STATE OF UTAH, COUNTY OF WASATCH DATE: SEPT. 5, 2002, TIME 10:39 RECORDED AND FILED AT THE REQUEST OF: DEER CREST M.W.C. WASATCH COUNTY RECORDER

S.W. COR. SEC. 14,
T.2S., R.4E., S.L.B.&M.
FND. BRASS CAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	26.81	N 58°24'43" E
L2	4.25	S 25°57'19" E
L3	7.34	N 64°02'41" E

DETAIL - MAINTENANCE
ROAD EASEMENT

AMENDED PLAT
DEER CREST ESTATES
SUBDIVISION PHASE II
Entry No. 220132
Book 446, Pages 138-217

LEGEND

- SECTION CORNER MONUMENT - FOUND IRON PIPE w/CAP (OR AS NOTED)
- EXISTING U.D.O.T. RIGHT-OF-WAY MARKER-BRASS CAP
- EXISTING CONC MONUMENT w/3" CAP, L.S. 147581
- EXISTING STANDARD STREET MONUMENT, L.S. 147581
- ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)
- SKI RUNS
- MINE WORKINGS (ADIT)
- (NR) NON-RADIAL/TANGENT BEARING

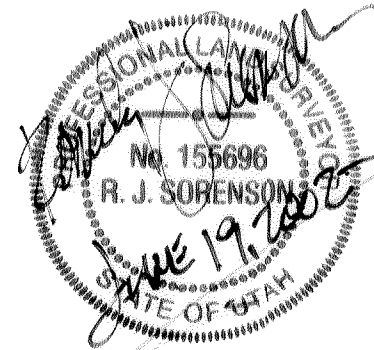
NOTE - ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED.

THIS PLAT IS A TWO (2) SHEET PACKAGE, INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

DEER CREST VILLAGE 2 AT THE DEER CREST RESORT (FORMERLY KNOWN AS JORDANELLE VILLAGE 2)

LOCATED IN
THE NORTHEAST 1/4 OF SECTION 23,
AND THE NORTHWEST 1/4 OF SECTION 24
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

SHEET 2 OF 2



RECORDED

ENTRY NO. 248308, BOOK 575, PAGE 410-429

STATE OF UTAH, COUNTY OF WASATCH

DATE 9-5-02, TIME 10:39

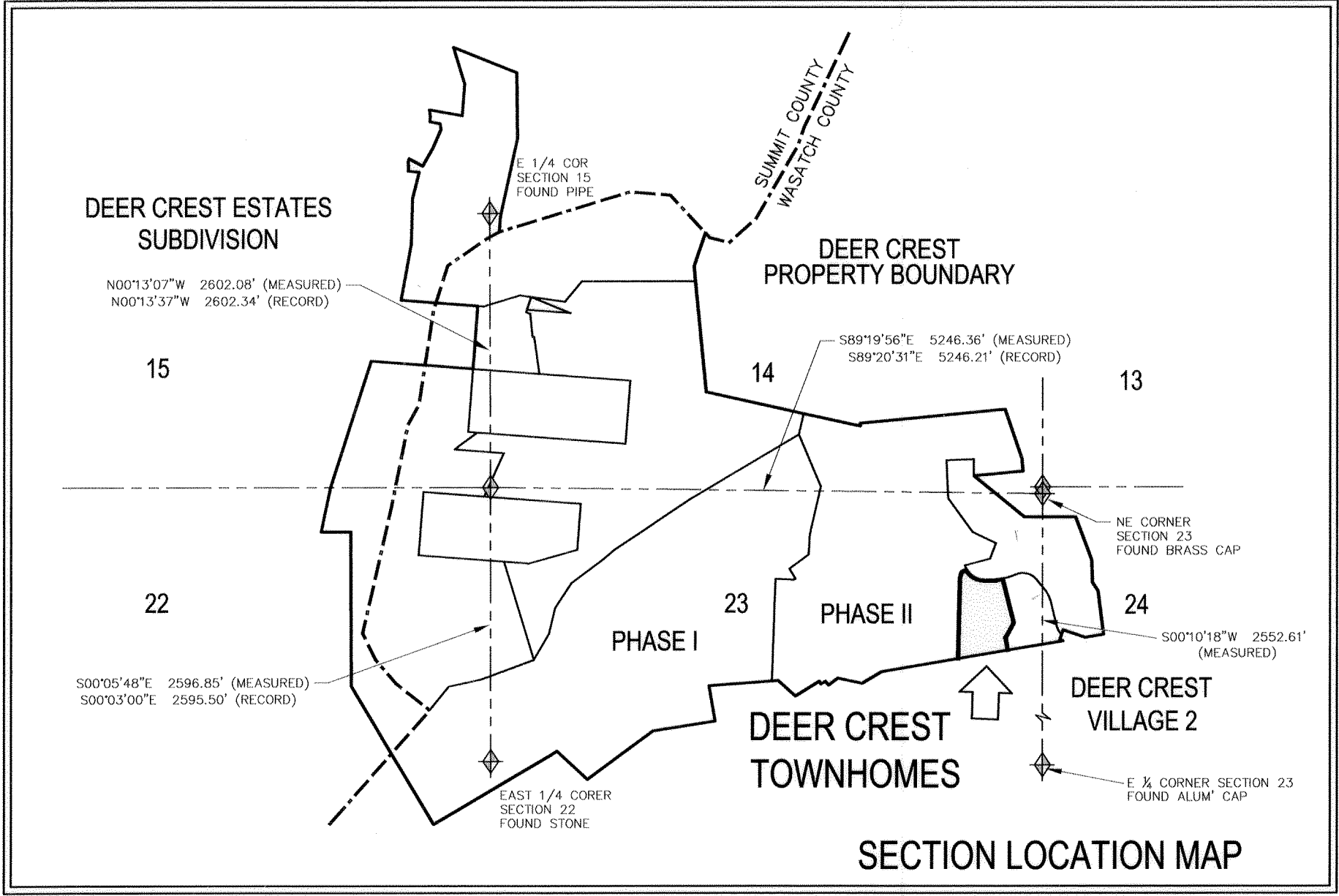
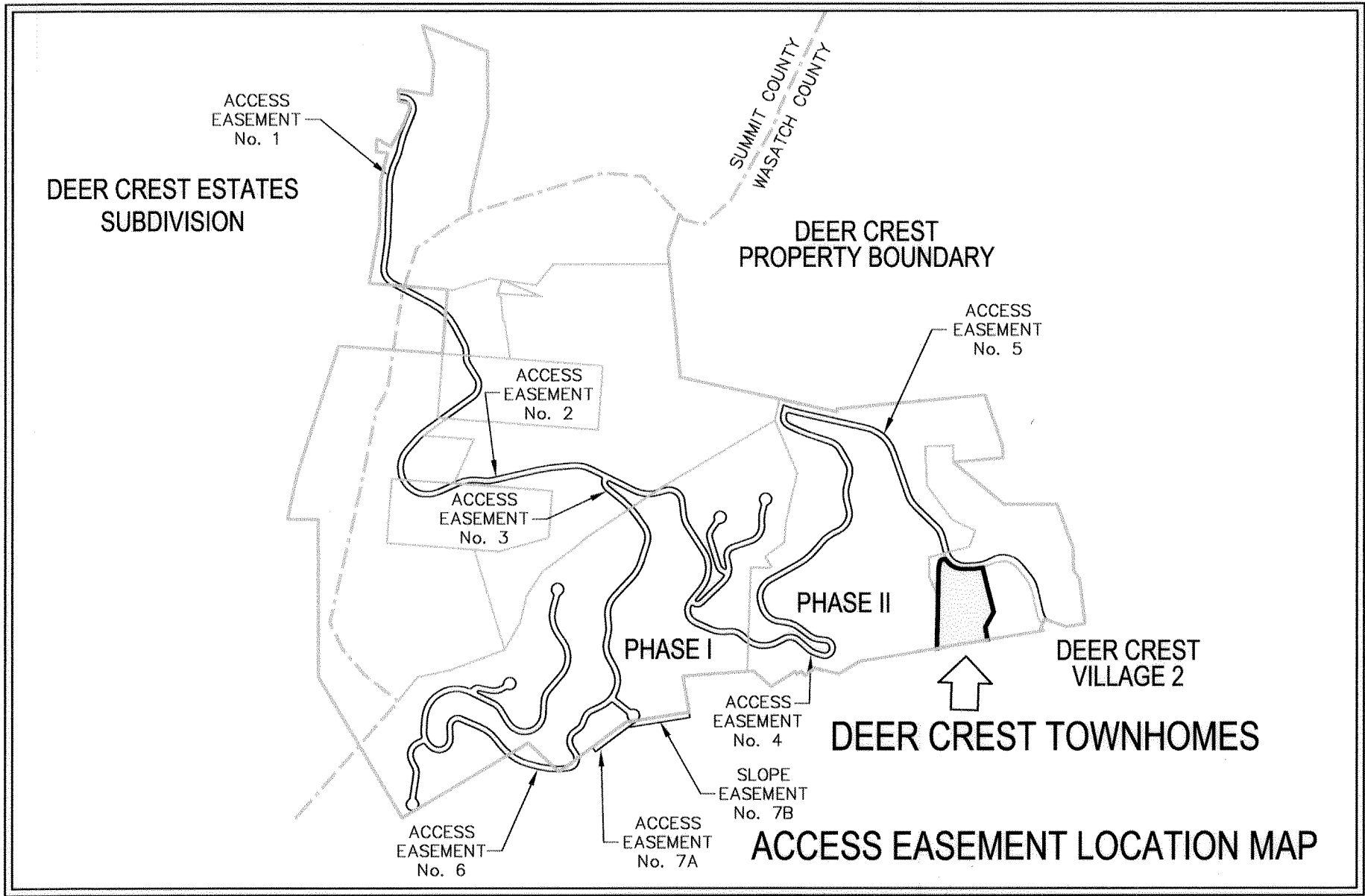
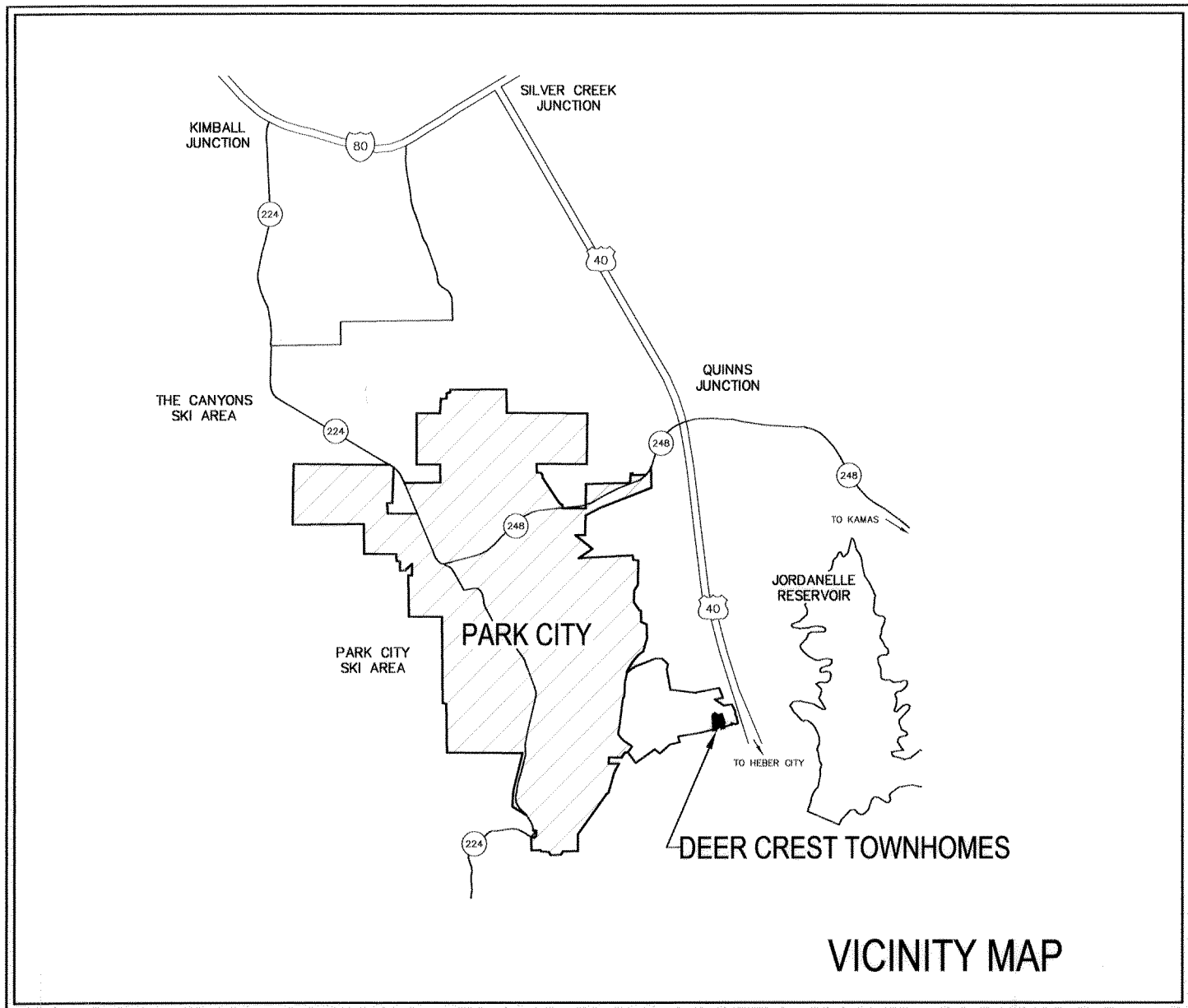
RECORDED AND FILED AT THE REQUEST OF:

DEER CREST

M.W.C.
COUNTY RECORDER

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WEST 1/4 COR. SEC. 24,
T.2S., R.4E., S.L.B.&M.
FOUND BRASS CAP



GENERAL NOTES

1. The Parcels are covered by a Master Declaration of Covenants, Conditions and Restrictions for Deer Crest (the "Master Declaration") and a Supplemental Master Declaration (the "Supplemental Declaration"). Each Parcel will be subject to the rights and powers of the Deer Crest Master Association, a Utah non-profit corporation (the "Master Association"), and subject to the terms of its Articles of Incorporation, its Bylaws and the rules and regulations that may be established by the Master Association from time to time. Construction of structures on each Parcel shall be subject to the terms and processes of the Deer Crest Design Guidelines ("Design Guidelines") as established and amended from time to time by the Master Association. The siting and design of each structure shall be approved by the Deer Crest Review Committee (the "Design Review Committee") prior to commencement of construction following the process established by the Design Guidelines. Following approval by the Design Review Committee, construction on a parcel must secure the approval of a building permit from all applicable governmental entities.

2. The following easements are dedicated by the recordation of this plat for use by the Developer, the Master Association, parties identified in the plat notes as benefited by a specific easement, Lot owners, owners of units within condominium or multifamily projects within the Deer Crest Project, and guests and permitted invitees subject to the access limitations in note 13, including easements covering all areas within the legal description of the Development Parcels and outside of any structures on the Development parcels

- An easement for ingress and egress across all private roadways shown on the Plat.
- An easement for the maintenance and construction of the roads and related slopes and retaining walls across portions of development parcels outside of structures and adjacent to the roads.
- An easement for all public utilities and for drainage across portions of all development parcels outside the structures which also runs in favor of each utility providing services within the Deer Crest Project.
- An easement in favor of the Developer, Deer Valley Resort Company, the Master Association and any Operator of the ski facilities for ski runs and trails across parcels in the locations generally shown on the Plat. The ski runs are intended to be used by the general public as a part of the operation of the Deer Valley Ski Resort.
- Other easements relating to the construction, landscaping, improvements and sales of the Deer Crest Project by the Owner and the operations of the Master Association and Neighborhood Association as are described in the Master Declaration and the Deer Crest Village Declaration.

3. The Deer Crest Project is also subject to existing easements and other interests of record. The easements described in Note 2 may also be recorded against specific portions of the Subdivision including portions of Lots outside of the building envelopes without the further consent of any Lot owner.

4. The limits of disturbance on each Parcel shall be minimized; however, in no event shall the disturbance exceed an area that is 15 feet from the outside face of grade of any structure to be constructed on any Parcel. In addition, significant clusters of vegetation and large trees shall be preserved where possible or where required by the Design Review committee. Such clusters of vegetation and large trees shall be identified on a preliminary landscape plan which shall be submitted to the Design Review Committee with the first submittal of proposed improvements.

5. The roads within the Deer Crest Project are classified as private though subject to certain public pedestrian and bike access easements for certain locations. All road maintenance, including snow removal, shall be arranged and paid for by the Master Association. Driveways shall be constructed in accordance with the requirements of the Uniform Fire Code and any exceptions granted pursuant thereto. Wasatch County must approve any exceptions.

6. Wasatch County prohibits the building of structures on active fault lines, collapsible soils, unstable soils, landslide areas and or geologic hazards. The Design Guidelines require that the development parcels owner consult a qualified geotechnical engineer and other design professionals to conduct a parcel-specific investigation prior to site development or home construction. Existing mine workings have been identified and analyzed by AGRA Earth and Environmental Geotechnical Engineers, this report is available from the Developer for review.

7. Local service providers or approved alternate(s):

- Utah Power
- Questar Gas Company
- Qwest Communications

8. Structures shall be fire sprinkled and shall be constructed in accordance with the provisions of the Uniform Fire Code (UFC). See the Design Guidelines.

9. The ownership, operation and maintenance of common elements, including Open Space, and conditions for the construction of Development Parcels, are set forth in the Master Declaration.

10. Wasatch County prohibits building on wetlands or areas where ground water periodically rises to within seven feet of the surface, on areas within 100 feet of a live or intermittent water way, on areas within a 100-foot radius from a well used for culinary water, on areas within a 100-year, 24-hour storm incident drainage path, and on any other water related area where development will have an unreasonable effect on the water course or aquifer.

11. Vehicular access through the eastern perimeter controlled access gate and the western perimeter controlled access gate is limited solely to residents and guests of properties within the gates and shall otherwise be closed at all times. Owners within the Deer Crest Village will not have access through the gates.

12. All construction traffic regardless of vehicular weight is limited to US Highway 40 and the eastern perimeter controlled access gate.

13. Public safety access and utility easements are hereby dedicated for all roadways and emergency access roads.

14. Permanent maintenance of all perimeter gates, roadways, hard surfaced pedestrian/bicycle pathways, including snow removal, shall be the sole responsibility of the Master Association to the reasonable satisfaction of Park City.

15. Park City Municipal Corporation is a third-party beneficiary and these general notes 11 through 15 may not be amended without Park City's written consent.

16. Maintenance of all storm and water quality facilities shall be the sole responsibility of the Master Association.

17. The Master Declaration and the Design Guidelines contain restrictions on the modification of established drainage channels on Development Parcels and requirements for drainage control structures. Some established drainage channels and required control structures may affect the development parcels designated on the Plat.

18. The owner of the parcels shall not modify or disturb the established trails, structures, slopes, landscaping and other improvements built by the Developer, without consent of the Master Association. Ski runs, trails and related slopes as constructed may encroach on development parcel, and an easement is hereby granted for such encroachments.

SPECIFIC PLAT NOTES

1. The Deer Crest Village Area of Deer Crest is subject to the terms and conditions of the Deer Crest Villages of Deer Crest Resort, as recorded in the Office of the County Recorder, Wasatch County, Heber, Utah, on September 05, 2002, as Entry No. 248308, Book 575, Pages 410-429.

2. The entire Deer Crest Village Area is subject to a Neighborhood Master Declaration of Covenants, Conditions and Restrictions for Deer Crest Village (the "Deer Crest Village Declaration") and may also be subject to the rights and power of the Deer Crest Village Neighborhood Association (the "Neighborhood Association") and of Articles, Bylaws, rules and regulations if such a Neighborhood Association is formed pursuant to the Deer Crest Village Declaration. The Deer Crest Village Declaration may be recorded after the recordation of the Condominium Declaration described below. The Deer Crest Village Declaration may provide for the establishment of a shared parking program within Deer Crest Village requiring this condominium project to provide parking for ski resort and commercial uses on an as-available basis, a mechanism for implementing common recreation, transportation or other programs or facilities, the provision of assessments to cover the cost of Deer Crest Village programs and facilities if any are adopted, other covenants and restrictions and a mechanism for the selection of representatives to the Master Association as contemplated by the Master Declaration.

3. The land covered by this Record of Survey Map is also covered by the Declaration of Condominium for Deer Crest Townhomes which will be recorded in connection with the recordation of this Record of Survey Map. The Declaration of Condominium contemplates the formation of a condominium association to maintain the common areas described in this Record of Survey Map and in the Declaration of Condominium, to make and collect assessments and to perform other functions set forth therein. Therefore, the land described herein is also subject to the Articles of Incorporation, Bylaws, rules and regulations of the Condominium Association.

4. All the area within Phase I boundary shown hereon is common area except the buildings of Units 10 through 18, refer to Sheets 2 and 3 for common area designation.

5. All common areas shown hereon, are hereby designated as a non-exclusive utility and access easements.

6. Project Benchmark: Existing Street Monument located in Deer Hollow Road north of site, EL NAVD '29, as shown on sheet 2.

7. Site improvements shown over common areas hereon were derived from current site design drawings and may not be constructed as shown.

8. The floor plans, building sections and elevations shown on these Plats were prepared from information furnished by the architect, John Shirley and Associates, with field verification during the construction of Units 13 through 18 prior to completion. As such, slight modifications during construction should be expected and Plat Amendments may be required. The owner agrees to construct Units 10 through 18 as per this record of survey. If any changes are proposed after recordation of this plat, a plat amendment would be required to remedy any conflicts or differences.

9. At the time of any resurfacing of roads within the Deer Crest Townhomes development, the Homeowners Association shall be responsible to raise sewer manholes to grade, according to Jordanville Special Service District Standards.

PHASE 1 (UNITS 10 THROUGH 18) DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being a portion of Parcel "C" of the Deer Crest Village 2 at the Deer Crest Resort as recorded in the Office of the County Recorder, Wasatch County, Utah on September 5, 2002, as Entry No. 248308, Book 575, Pages 410-429, and being more particularly described as follows:

Beginning at a point on the Southerly line of Deer Crest Village 2, which is located South 00°10'08" West along the East line of Section 23, 1429.78 feet and the following two (2) courses along said Southerly line; 1) South 80°45'00" West 211.70 feet; thence 2) South 80°20'00" West 116.40 feet from the Northeast Corner of said Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°10'08" West 2552.61 feet between the Northeast Corner and the East Quarter Corner of said Section 23, both being found Brass Cap monuments); and running thence North 09°40'00" West 132.86 feet; to a point of curvature of a 100.00-foot non-tangent curve to the left, the center of which bears North 38°03'59" West; thence Northwesterly along the arc of said curve 39.61 feet through a central angle of 22°41'41"; thence North 28°47'20" East 32.61 feet to the TRUE POINT OF BEGINNING; thence North 67°03'06" West 108.71 feet; thence North 36°39'43" West 35.00 feet to a point of curvature of a point of curvature of a 73.89-foot radius curve to the right, the center of which bears North 36°39'43" West; thence Northwesterly along the arc of said curve 207.69 feet through a central angle of 161°02'56"; to a point of curvature of a 90.97-foot radius reverse curve to the left, the center of which bears North 55°36'47" West; thence Northwesterly along the arc of said curve 130.02 feet through a central angle of 81°53'30"; thence North 47°30'17" West 154.92 feet to a point of curvature of a 88.00-foot radius curve to the left, the center of which bears South 42°29'43" West; thence Northwesterly along the arc of said curve 45.46 feet through a central angle of 29°35'50"; thence North 77°06'07" West 72.94 feet to a point of curvature of a 85.00-foot radius curve to the right, the center of which bears North 12°53'53" East; thence Northwesterly along the arc of said curve 10.20 feet through a central angle of 06°52'39"; thence North 01°15'49" West 55.77 feet; thence North 13°18'07" East 60.00 feet; thence North 58°24'43" East 26.81 feet; thence South 25°57'19" East 4.35 feet; thence North 64°02'41" East 7.34 feet to a point of curvature of a 15.50-foot radius curve to the right, the center of which bears South 25°57'19" East; thence Southeasterly along the arc of said curve 22.33 feet through a central angle of 82°32'29" to a point on the Southerly line of Deer Hollow Road, said Southerly line also being the Northerly line of said Deer Crest Village 2, said point also being the point of curvature of a 194.00-foot radius reverse curve to the left, the center of which bears North 56°35'10" East; thence Southeasterly along the arc of said curve 195.99 feet through a central angle of 125°44'41"; thence South 14°12'36" East 424.14 feet; thence North 88°42'06" East 103.17 feet to a point of curvature of a 331.50-foot radius curve to the left, the center of which bears North 01°15'49" West; thence Northwesterly along the arc of said curve 74.70 feet through a central angle of 125°44'41"; thence South 14°12'36" East 424.14 feet; thence North 88°42'06" East 103.17 feet to a point of curvature of a 331.50-foot radius curve to the left, the center of which bears North 01°15'49" West; thence Northwesterly along the arc of said curve 74.70 feet through a central angle of 125°44'41"; thence South 14°12'36" East 424.14 feet; thence North 88°42'06" East 103.17 feet to the POINT OF BEGINNING.

Containing 125,795 square feet or 2.89 acres, more or less.

EXPANDABLE AREA LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being a portion of Parcel "C" of the Deer Crest Village 2 at the Deer Crest Resort as recorded in the Office of the County Recorder, Wasatch County, Utah on September 5, 2002, as Entry No. 248308, Book 575, Pages 410-429, and being more particularly described as follows:

Beginning at a point on the Southerly line of Deer Crest Village 2, which is located South 00°10'08" West along the East line of Section 23, 1429.78 feet and the following two (2) courses along said Southerly line; 1) South 80°45'00" West 211.70 feet; thence 2) South 80°20'00" West 116.40 feet from the Northeast Corner of said Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°10'08" West 2552.61 feet between the Northeast Corner and the East Quarter Corner of said Section 23, both being found Brass Cap monuments); and running thence along said Southerly line, South 80°20'00" West 478.20 feet to the Southwest Corner of said Deer Crest Village 2; thence North 01°15'49" East along the Westerly line of said Deer Crest Village 2, 704.72 feet to a point of curvature of a 85.00-foot radius non-tangent curve to the left, the center of which bears North 19°46'32" East; thence Southeasterly along the arc of said curve 10.20 feet through a central angle of 06°52'39"; thence North 77°06'07" East 72.94 feet to a point of curvature of a 88.00-foot radius curve to the right, the center of which bears South 42°29'43" West; thence Southeasterly along the arc of said curve 45.46 feet through a central angle of 29°35'50"; thence South 14°12'36" East 424.14 feet; thence North 88°42'06" East 103.17 feet to a point of curvature of a 331.50-foot radius curve to the left, the center of which bears North 01°15'49" West; thence Northwesterly along the arc of said curve 74.70 feet through a central angle of 125°44'41"; thence South 14°12'36" East 424.14 feet; thence North 88°42'06" East 103.17 feet to the POINT OF BEGINNING.

Containing 212,064 square feet or 4.87 acres, more or less.

JORDANELLE SPECIAL SERVICE DISTRICT APPROVAL

Approved and accepted this 31 day of March, 2003

by Jordanelle Special Service District
Authorized Representative

WASATCH COUNTY WATER BOARD APPROVAL

Approved and accepted this 13 day of April, 2003

by Wasatch County Water Board
Authorized Representative

WASATCH COUNTY HEALTH DEPARTMENT

Approved and accepted this 30 day of April, 2003

by Wasatch County Health Department
Authorized Representative

WASATCH COUNTY FIRE DISTRICT APPROVAL

Approved and accepted this 13 day of April, 2003

by Wasatch County Fire District
Authorized Representative

WASATCH COUNTY PUBLIC WORKS DEPARTMENT

Approved and accepted this 4 day of April, 2003

by Wasatch County Public Works Department
Authorized Representative

WASATCH COUNTY WEED BOARD

Approved and accepted this 31 day of March, 2003

by Wasatch County Weed Board
Authorized Representative

WASATCH COUNTY SHERIFF DEPARTMENT

Approved and accepted this 4 day of April, 2003

by Wasatch County Sheriff Department
Authorized Representative

BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being formerly known as Parcel "C" of the Deer Crest Village 2 at the Deer Crest Resort as recorded in the Office of the County Recorder, Wasatch County, Utah on September 5, 2002, as Entry No. 248308, Book 575, Pages 410-429, and being more particularly described as follows:

Beginning at a point on the Southerly line of Deer Crest Village 2, which is located South 00°10'08" West along the East line of Section 23, 1429.78 feet and the following two (2) courses along said Southerly line; 1) South 80°45'00" West 211.70 feet; thence 2) South 80°20'00" West 116.40 feet from the Northeast Corner of said Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°10'08" West 2552.61 feet between the Northeast Corner and the East Quarter Corner of said Section 23, both being found Brass Cap monuments); and running thence along said Southerly line, South 80°20'00" West 478.20 feet to the Southwest Corner of said Deer Crest Village 2; thence North 01°15'49" East along the Westerly line of said Deer Crest Village 2, 760.49 feet; thence North 13°18'07" East 60.00 feet; thence North 58°24'43" East 26.81 feet; thence South 25°57'19" East 4.35 feet; thence North 64°02'41" East 7.34 feet to a point of curvature of a 15.50-foot radius curve to the right, the center of which bears South 25°57'19" East; thence Southeasterly along the arc of said curve 22.33 feet through a central angle of 82°32'29" to a point on the Southerly line of Deer Hollow Road, said Southerly line also being the Northerly line of said Deer Crest Village 2, said point also being a point of curvature of a 194.00-foot radius reverse curve to the left, the center of which bears North 56°35'10" East; thence Southeasterly along the arc of said curve 195.99 feet through a central angle of 125°44'41"; thence South 14°12'36" East 424.14 feet; thence North 88°42'06" East 103.17 feet to a point of curvature of a 331.50-foot radius curve to the left, the center of which bears North 01°15'49" West; thence Northwesterly along the arc of said curve 74.70 feet through a central angle of 125°44'41"; thence South 14°12'36" East 424.14 feet; thence North 88°42'06" East 103.17 feet to a point of curvature of a 331.50-foot radius curve to the left, the center of which bears North 01°15'49" West; thence Northwesterly along the arc of said curve 74.70 feet through a central angle of 125°44'41"; thence South 14°12'36" East 424.14 feet; thence North 88°42'06" East 103.17 feet to the POINT OF BEGINNING.

Containing 337,859 Square Feet or 7.756 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, Randy J. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155696 as prescribed under the laws of the State of Utah. I further certify, on behalf of the Jack Johnson Corporation, that a survey has been made of the land shown on this plat, and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Randy J. Sorenson
Date February 18, 2003
Professional Land Surveyor
No. 155696
R. J. SORENSON

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That Deer Crest Associates I, L.C., a Utah limited liability company, the owner of the hereon described tract of land hereby consents to be divided into lots and private streets together with all ingress/egress and utility easements, as depicted or described on the three (3) sheets of this plat, hereafter to be known as the DEER CREST TOWNHOMES, a Utah Expandable Condominium Project, subject to the declaration of covenants, conditions, restrictions and reservation of easements for the DEER CREST TOWNHOMES, which will be recorded in the offices of the County Recorder of Wasatch County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah law.

Executed this 30th day of DECEMBER, 2002.

Deer Crest Associates I, L.C.,
by its Managing Member:
Grand Harvest Ventures, LLC
by Angela C. Sabella, Manager

ACKNOWLEDGMENT

STATE OF CALIFORNIA:)
County of Los Angeles:) s.s.

On this 30th day of DECEMBER, 2002, personally appeared before me, Angela C. Sabella, who, being duly sworn did say that she is the Manager of Golden Harvest Ventures, LLC, a Utah limited liability company, the Managing Member of Deer Crest Associates I, L.C., and the signer of the foregoing Owner's Consent to Record, and said Angela C. Sabella, duly acknowledged to me that she executed the same.

Notary Public KITTY L. LEW My Commission Expires: 10/06/2005
Residing at: LOS ANGELES, CALIFORNIA
Comm. # 1323792
Notary Public KITTY L. LEW
Los Angeles County
My Comm. Expires Oct. 6, 2005

LIEN HOLDER'S CONSENT TO RECORD

The undersigned Lien-Holder hereby consents to the recordation of this plat. Executed this 30th day of DECEMBER, 2002 Dynamic Finance Corporation, a California Corporation

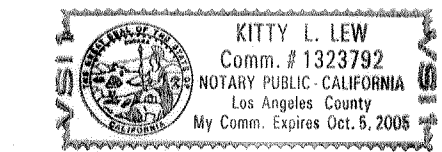
by Angela C. Sabella, President

ACKNOWLEDGMENT

STATE OF CALIFORNIA:)
County of Los Angeles:) s.s.

On this 30th day of DECEMBER, 2002, personally appeared before me, Angela C. Sabella, who, being duly sworn did say that she is the President of Dynamic Finance Corporation, a California Corporation and the signer of the foregoing Lien Holder's Consent to Record, and said Angela C. Sabella, duly acknowledged to me that she executed the same.

Notary Public KITTY L. LEW My Commission Expires: 10/06/2005
Residing at: LOS ANGELES, CALIFORNIA
Comm. # 1323792
Notary Public KITTY L. LEW
Los Angeles County
My Comm. Expires Oct. 6, 2005



RECORD OF SURVEY MAP for the DEER CREST TOWNHOMES A UTAH EXPANDABLE CONDOMINIUM PROJECT

LOCATED IN THE
NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH

SHEET 1 OF 3

COUNTY PLANNING OFFICE

APPROVED AND ACCEPTED BY:
THE WASATCH COUNTY PLANNING DIRECTOR.
THIS 14 DAY OF April, 2002

by Randy J. Sorenson
DIRECTOR, COUNTY PLANNING OFFICE

COUNTY ENGINEERING DEPARTMENT

APPROVED AND ACCEPTED BY:
THE Wasatch COUNTY ENGINEERING DEPARTMENT
THIS 31 DAY OF March, 2003
SUBJECT TO THE FOLLOWING CONDITIONS:

by Randy J. Sorenson
DIRECTOR, COUNTY ENGINEERING DEPARTMENT

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY:
THE Wasatch COUNTY PLANNING COMMISSION.
THIS 31 DAY OF March, 2003

by Randy J. Sorenson
CHAIRMAN, COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE BODY

THE COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC USE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 15 DAY OF April, 2003
SUBJECT TO THE FOLLOWING CONDITIONS:
by Randy J. Sorenson
COUNTY EXECUTIVE

APPROVAL AS TO FORM

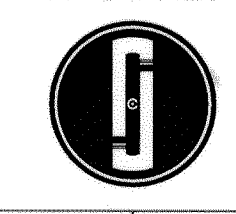
APPROVED AS TO FORM ON:
THIS 14 DAY OF April, 2003

by Randy J. Sorenson
COUNTY ATTORNEY

COUNTY RECORDER

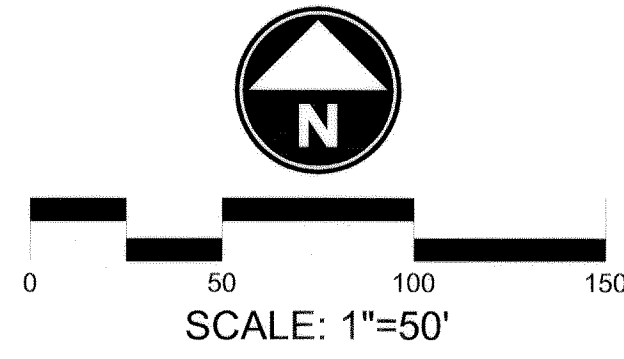
ENTRY NO. 256606 BOOK 66B PAGE 95-124
STATE OF UTAH, COUNTY OF WASATCH
DATE 4-15-03, TIME 2:42, FEE PAID 102.00

RECORDED AND FILED AT THE REQUEST OF:
DEER CREST
MWC
DEPUTY COUNTY RECORDER



JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435-648-0000 - Facsimile - 435-648-1620
www.jackjohnson.com

AMENDED PLAT
DEER CREST ESTATES SUBDIVISION
PHASE II
ENTRY NO. 220132
BOOK 446, PAGES 138-217



NAD 83 $X = 503,975.407$ M
 $Y = 2,255,897.429$ M

LINE TABLE	
LINE	BEARING
L1	26.81° N58°24'43"E
L2	4.35° S25°57'19"E
L3	7.34° N64°02'41"E

MAINTENANCE ROAD
AND ACCESS EASEMENT
(SEE DETAIL)

PROJECT BENCHMARK
STREET MONUMENT
ELEV. 6751.07 NAVD '29

UNITS 10-18
65,757 sq. ft.
1.51 acres

PARCEL "D"
DEER CREST VILLAGE 2
ENTRY NO. 248308
BOOK 575, PAGES 410-429

DEER CREST TOWNHOMES
(PARCEL "C" DEER CREST VILLAGE 2)
337,859 SQ. FT.
7.756 ACRES

LEGEND

- SECTION CORNER MONUMENT - FOUND IRON PIPE w/CAP (OR AS NOTED)
- EXISTING U.D.O.T. RIGHT-OF-WAY MARKER - BRASS CAP
- EXISTING CONCRETE MONUMENT w/3" CAP, L.S. 147581
- EXISTING STANDARD STREET MONUMENT, L.S. 147581
- ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE 5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)
- EXISTING SKI RUNS
- (NR) NON-RADIAL/TANGENT BEARING

NOTE - ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE RADIAL OR TANGENT UNLESS OTHERWISE NOTED.

THIS PLAT IS A THREE (3) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.

EXISTING PLOCHE SKI RUN

EXPANDABLE AREA
212,064 sq. ft.
4.87 acres

UNITED PARK CITY MINES
% DEER VALLEY RESORT CO.

ADDRESS TABLE	
UNIT #	ADDRESS
18	10493 N. LAKE VIEW LN.
17	10495 N. LAKE VIEW LN.
16	10497 N. LAKE VIEW LN.
15	10505 N. LAKE VIEW LN.
14	10507 N. LAKE VIEW LN.
13	10509 N. LAKE VIEW LN.
12	10513 N. LAKE VIEW LN.
11	10515 N. LAKE VIEW LN.
10	10517 N. LAKE VIEW LN.

POINT OF BEGINNING
PHASE 1
UNITS 10-18

MAINTENANCE ROAD AND ACCESS EASEMENT DESCRIPTION

The property boundaries, parcels and areas as described on Sheet 1 are herewith, collectively and separately, subject to and benefited by the following described easement;

Beginning at a point which is located South 00°10'08" West along the East line of Section 23, 730.91 feet and West 743.76 feet from the Northeast Corner of said Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°10'08" West 2552.61 feet between the Northeast Corner and the East Quarter Corner of said Section 23, both being found monuments); said point also being on the Southeast Boundary Line of Deer Crest Estates Subdivision, Phase 11, Amended Plat recorded as Entry No. 220132, Book 446, Pages 138 through 217, on December 13, 1999 in the Office of the Wasatch County Recorder, and running thence South 25°57'03" East 4.35 feet; thence South 64°02'41" West 29.29 feet to a point of curvature of a 35.00 foot radius curve to the left, the center of which bears South 25°57'18" East; thence Southerly along the arc of said curve 63.18 feet through a central angle of 103°25'28" to a point on said Southeast Boundary Line of Deer Crest Estates Subdivision, Phase 11; thence continuing Southeasterly along the arc of said 35.00 foot radius curve 23.04 feet through a central angle of 37°42'50", thence South 77°06'07" East 32.80 feet; thence South 12°53'53" West 50.00 feet to a point of curvature of a 52.00 foot radius non-tangent curve to the right, the center of which bears North 49°45'07" West; thence Southwesterly along the arc of said curve 47.85 feet through a central angle of 52°43'41" to a point on said Southeast Boundary Line of Deer Crest Estates Subdivision, Phase 11; thence along said line North 01°15'49" East 28.53 feet to a point of a 85.00 foot radius non-tangent curve to the right, the center of which bears North 19°46'32" East; thence Northerly along the arc of said curve 199.19 feet through a central angle of 134°16'08"; thence North 64°02'41" East 29.29 feet; thence South 25°57'03" East 45.65 feet more or less to the POINT OF BEGINNING.

Containing 11,251 Square Feet or 0.258 Acres, more or less.

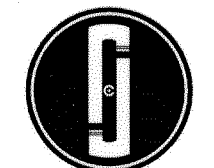
RECORD of SURVEY MAP
for the
DEER CREST TOWNHOMES
A UTAH EXPANDABLE CONDOMINIUM PROJECT

LOCATED IN THE
NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH

SHEET 2 OF 3

COUNTY RECORDER

ENTRY NO. 256616 BOOK 618 PAGE 95-124
STATE OF UTAH, COUNTY OF WASATCH
DATE 4-15-03, TIME 2:42, FEE PAID 102.00
RECORDED AND FILED AT THE REQUEST OF:
DEER CREST
MWC
DEPUTY COUNTY RECORDER



JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com

THIS PLAT IS A THREE (3) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS AND LOTS.



LEGEND

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE OWNERSHIP

		UNIT 12	UNIT 11	UNIT 10
LEVEL	NOMINAL	TYPE "J-L"	TYPE "K"	TYPE "J-R"
GARAGE	109.5	6793.5	6795.0	6796.0
3RD	119.5	6803.5	6805.0	6806.0
UPPER	110.0	6794.0	6795.5	6796.5
ENTRY	105.0	6789.0	6789.5	6790.5
MAIN	100.0	6784.0	6785.5	6786.5
LOWER	89.0	6773.0	6774.5	6775.5
EXT'G GRADE		6768.0	6768.0	6768.0

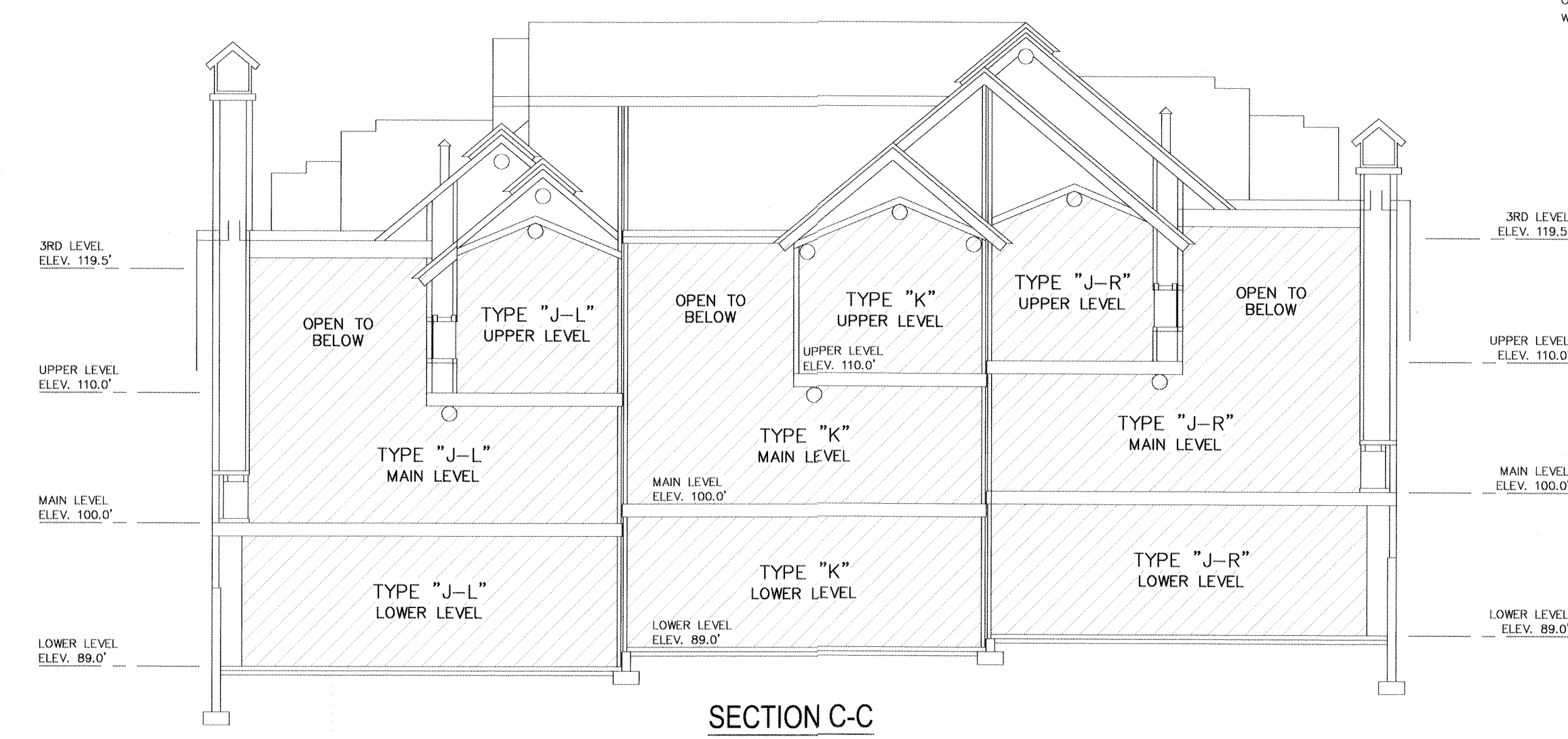
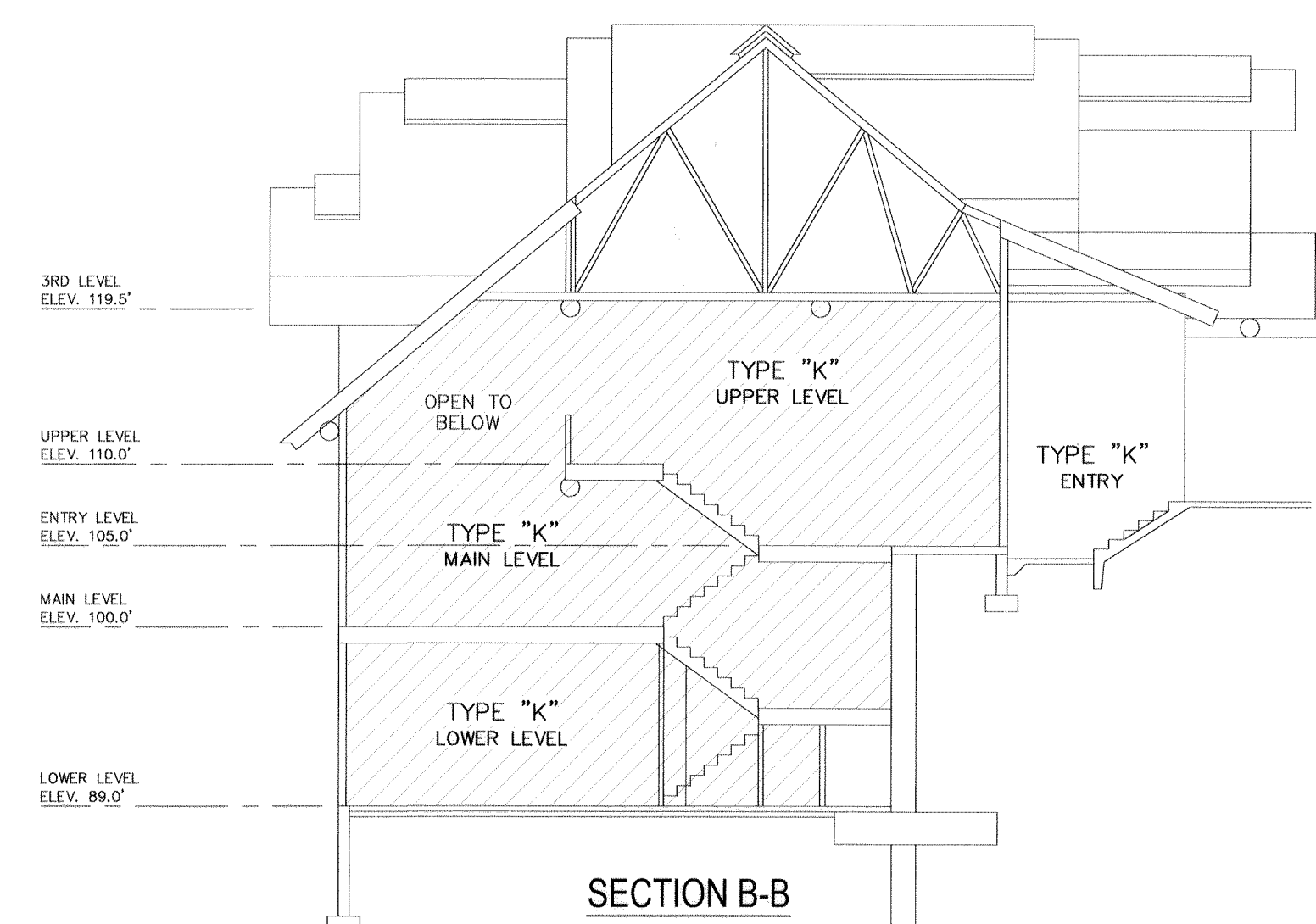
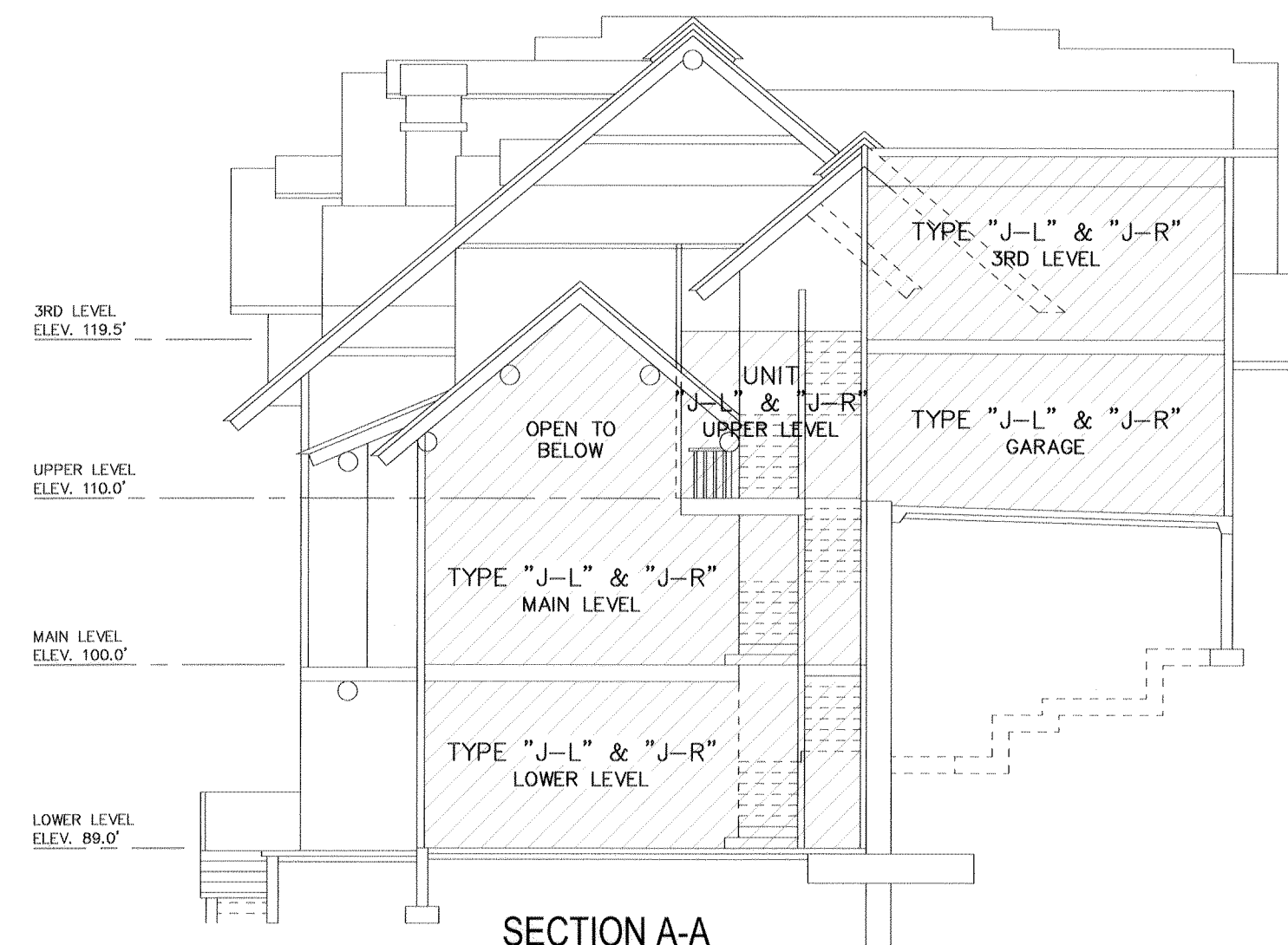
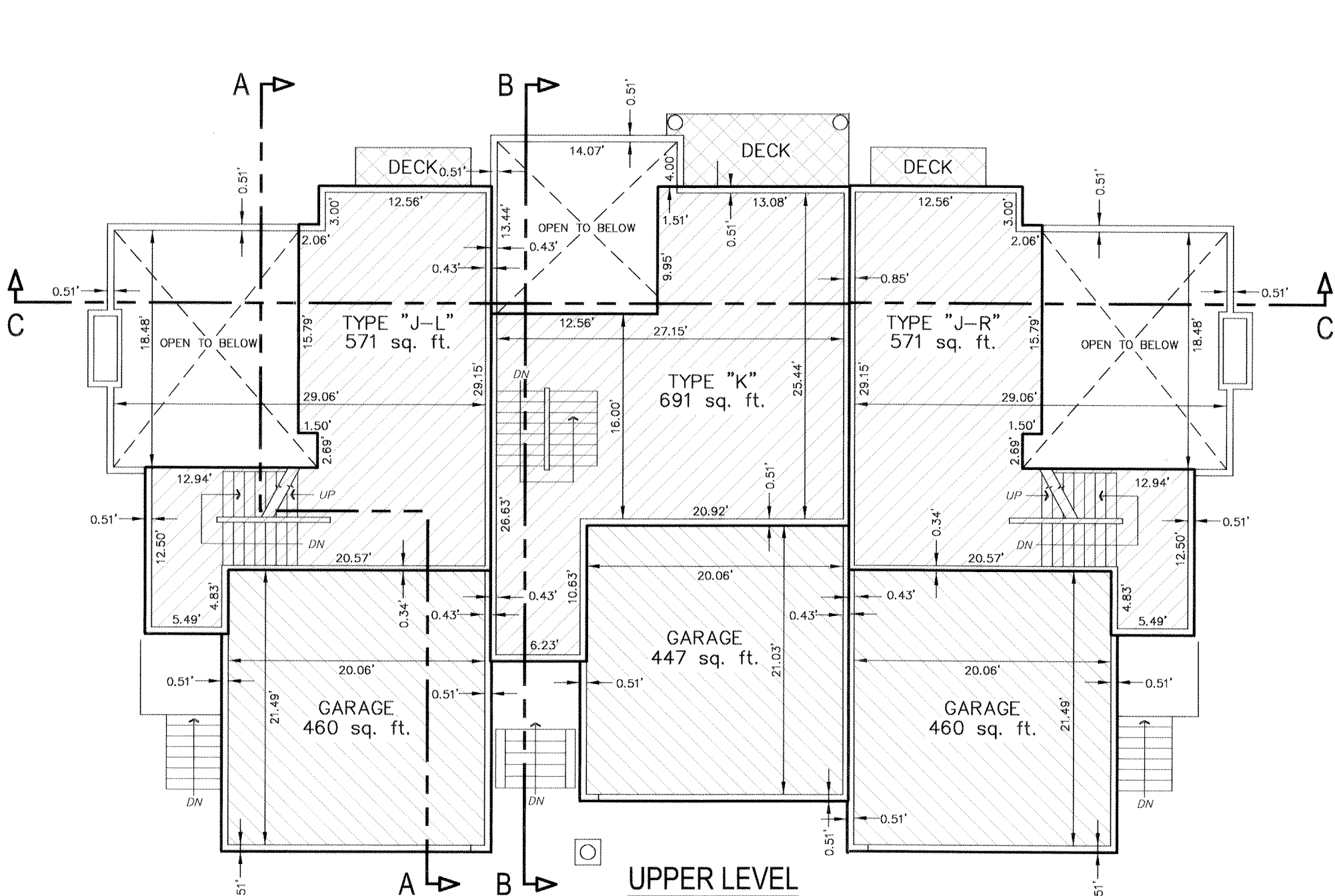
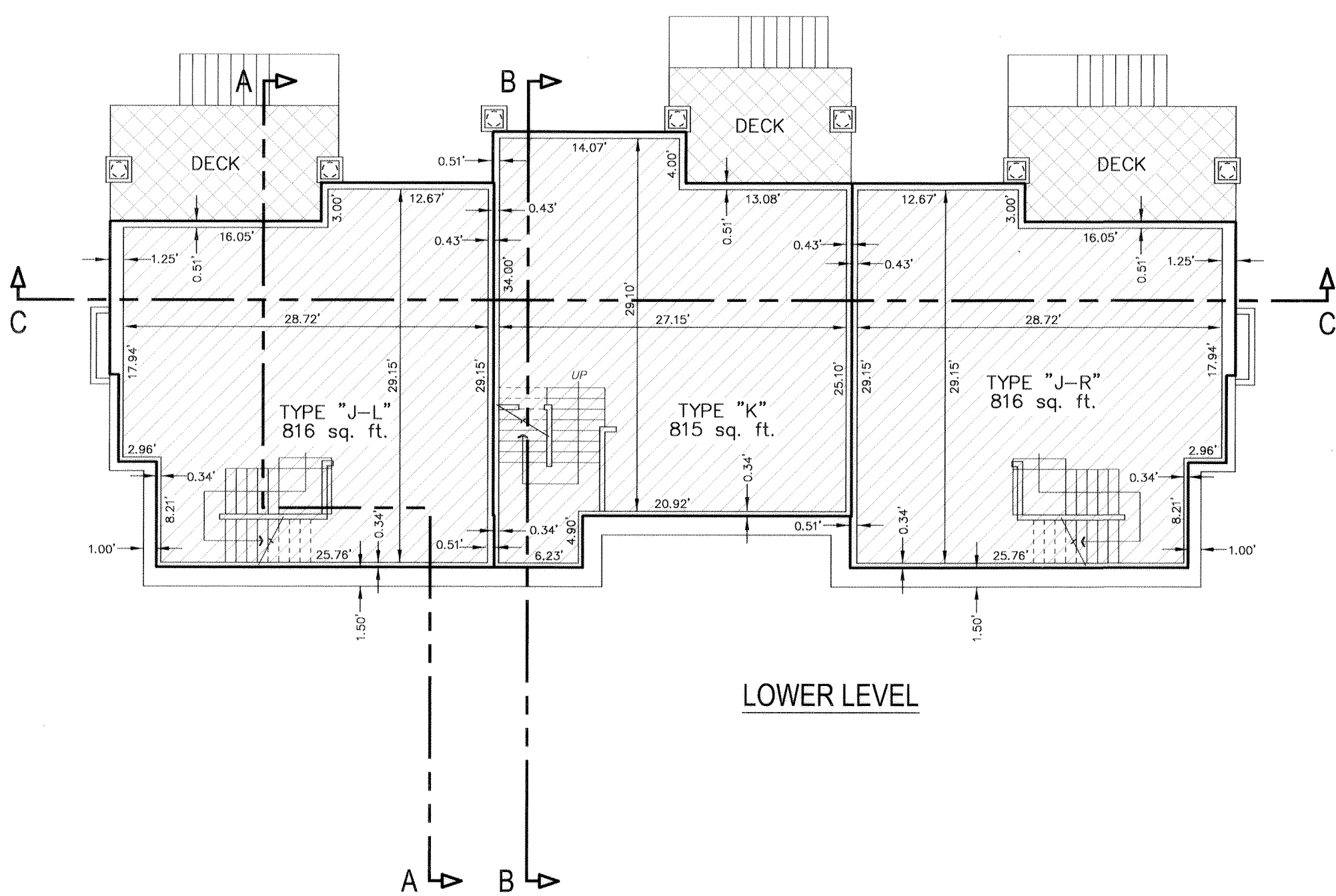
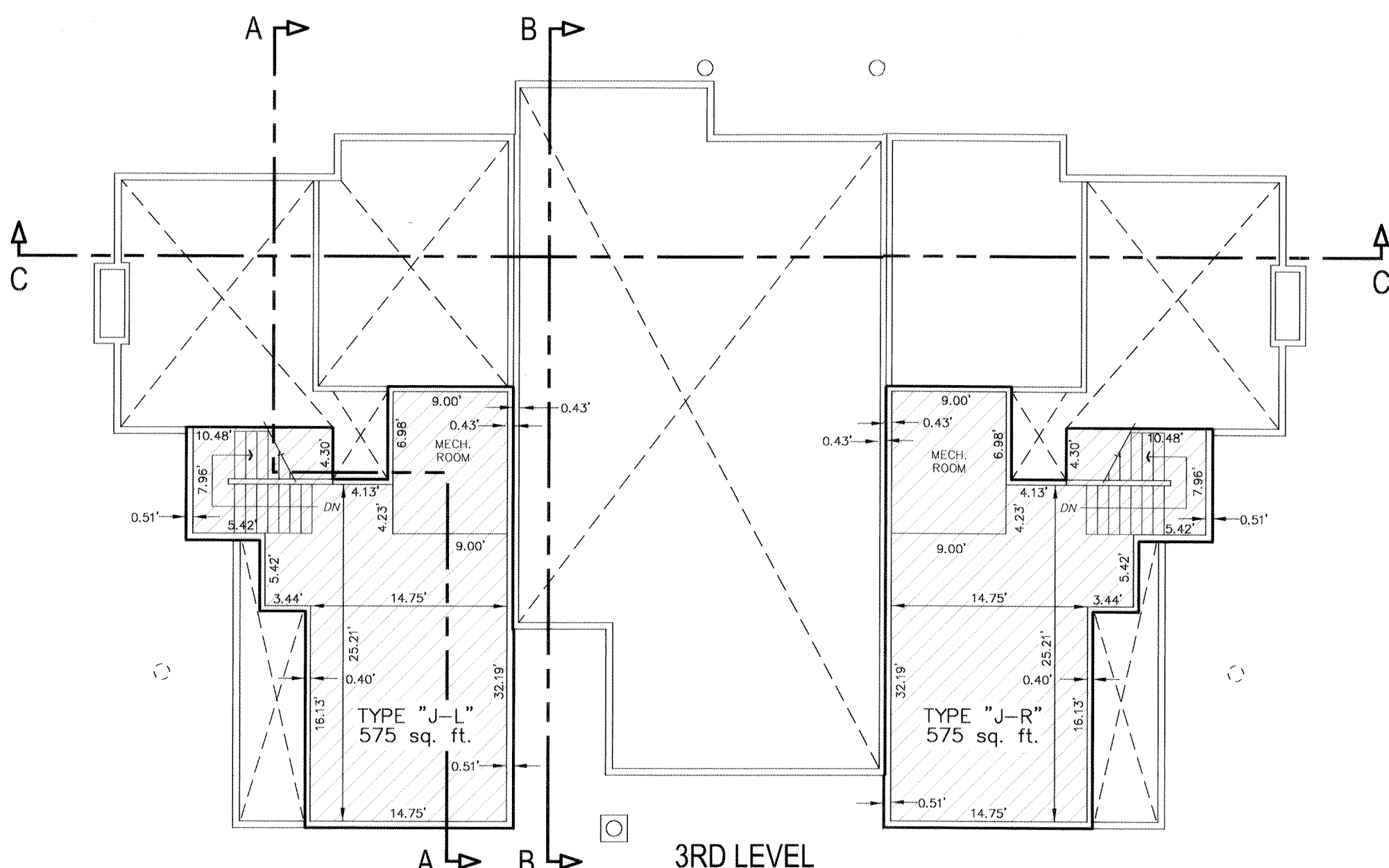
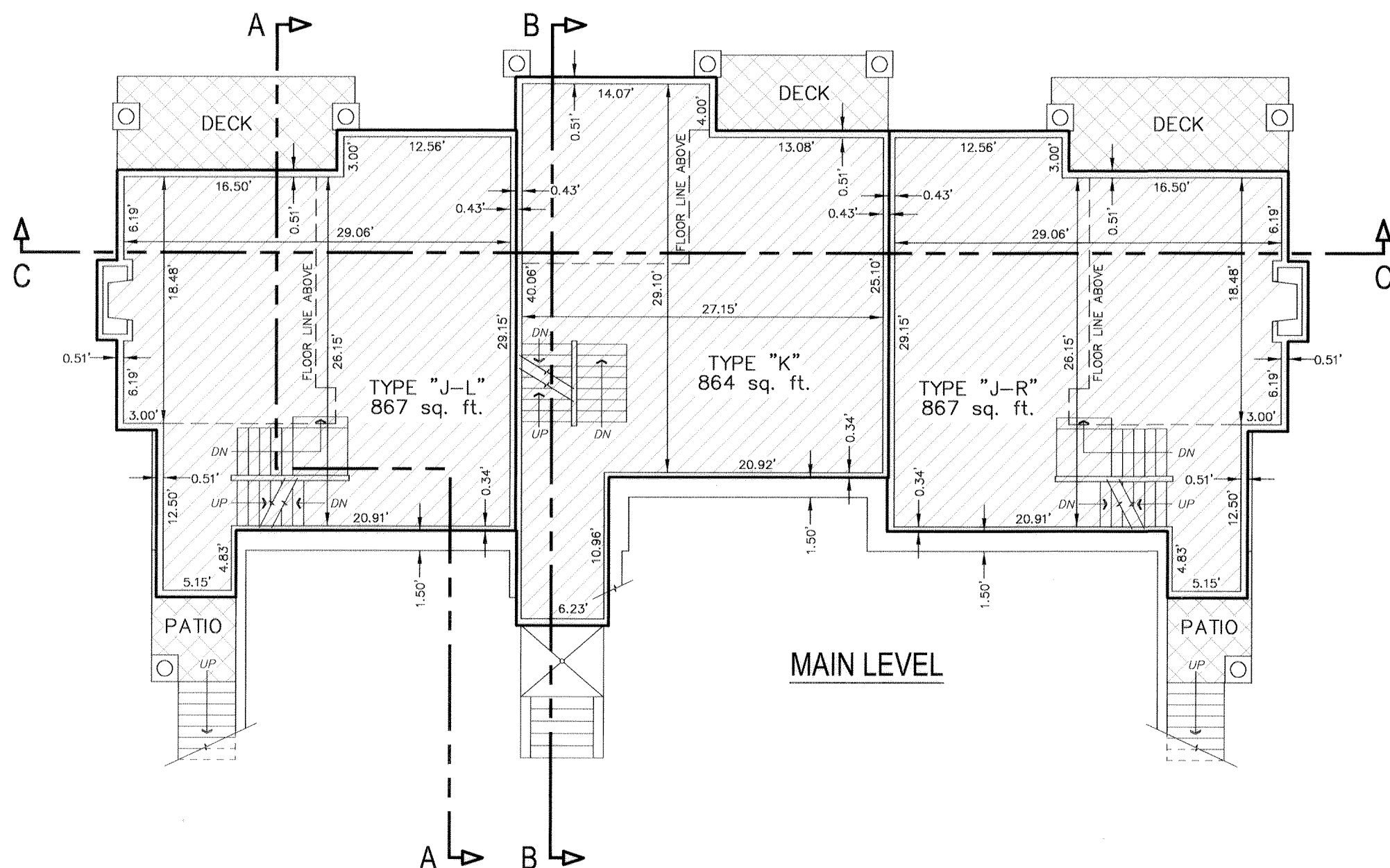
		UNIT 15	UNIT 14	UNIT 13
LEVEL	NOMINAL	TYPE "J-L"	TYPE "K"	TYPE "J-R"
GARAGE	109.5	6791.0	6792.5	6793.5
3RD	119.5	6801.0	6802.5	6803.5
UPPER	110.0	6791.5	6793.0	6794.0
ENTRY	105.0	6786.5	6788.0	6789.0
MAIN	100.0	6781.5	6783.0	6784.0
LOWER	89.0	6770.5	6772.0	6773.0
EXT'G GRADE		6766.0	6766.0	6768.0

		UNIT 18	UNIT 17	UNIT 16
LEVEL	NOMINAL	TYPE "J-L"	TYPE "K"	TYPE "J-R"
GARAGE	109.5	6787.0	6788.5	6789.5
3RD	119.5	6797.0	6798.5	6799.5
UPPER	110.0	6787.5	6789.0	6790.0
ENTRY	105.0	6782.5	6784.0	6785.0
MAIN	100.0	6777.5	6779.0	6780.0
LOWER	89.0	6766.5	6768.0	6769.0
EXT'G GRADE		6764.0	6764.0	6764.0

"J" TYPE UNIT	
LEVEL	SQ. FT.
3RD	575
UPPER	571
MAIN	867
LOWER	816
TOTAL	2829
GARAGE	460

"K" TYPE UNIT	
LEVEL	SQ. FT.
3RD	OPEN
UPPER	691
MAIN	864
LOWER	815
TOTAL	2370
GARAGE	447

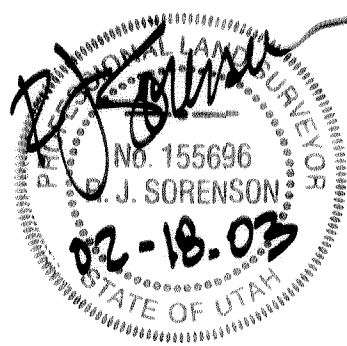
In accordance with Section 5 of the Declaration, square footages of the Units has been calculated from exterior surface of the outside perimeter wall to center line of shared or common wall unless otherwise shown hereon. Unit square footages do not include the area within the open to below space.



RECORD of SURVEY MAP
for the
DEER CREST TOWNHOMES
A UTAH EXPANDABLE CONDOMINIUM PROJECT

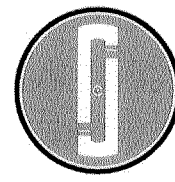
LOCATED IN THE
NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH

SHEET 3 OF 3



COUNTY RECORDER

ENTRY NO. 256606 BOOK 618 PAGE'S 95-124
STATE OF UTAH, COUNTY OF WASATCH
DATE 4-15-03, TIME 2:42, FEE PAID 102.00
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TOWNHOMES AT DEER CREST VILLAGE CONCEPTUAL DESIGN PACKAGE



east west partners

CONCEPTUAL DESIGN PACKAGE

TOWNHOMES AT DEER CREST VILLAGE

05.13.2025



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**TOWNHOMES at DEER CREST
RENDERING - VIEW 1**



**TOWNHOMES at DEER CREST
RENDERING - VIEW 2**



**TOWNHOMES at DEER CREST
DRAFT RENDERING - SITE PLAN**



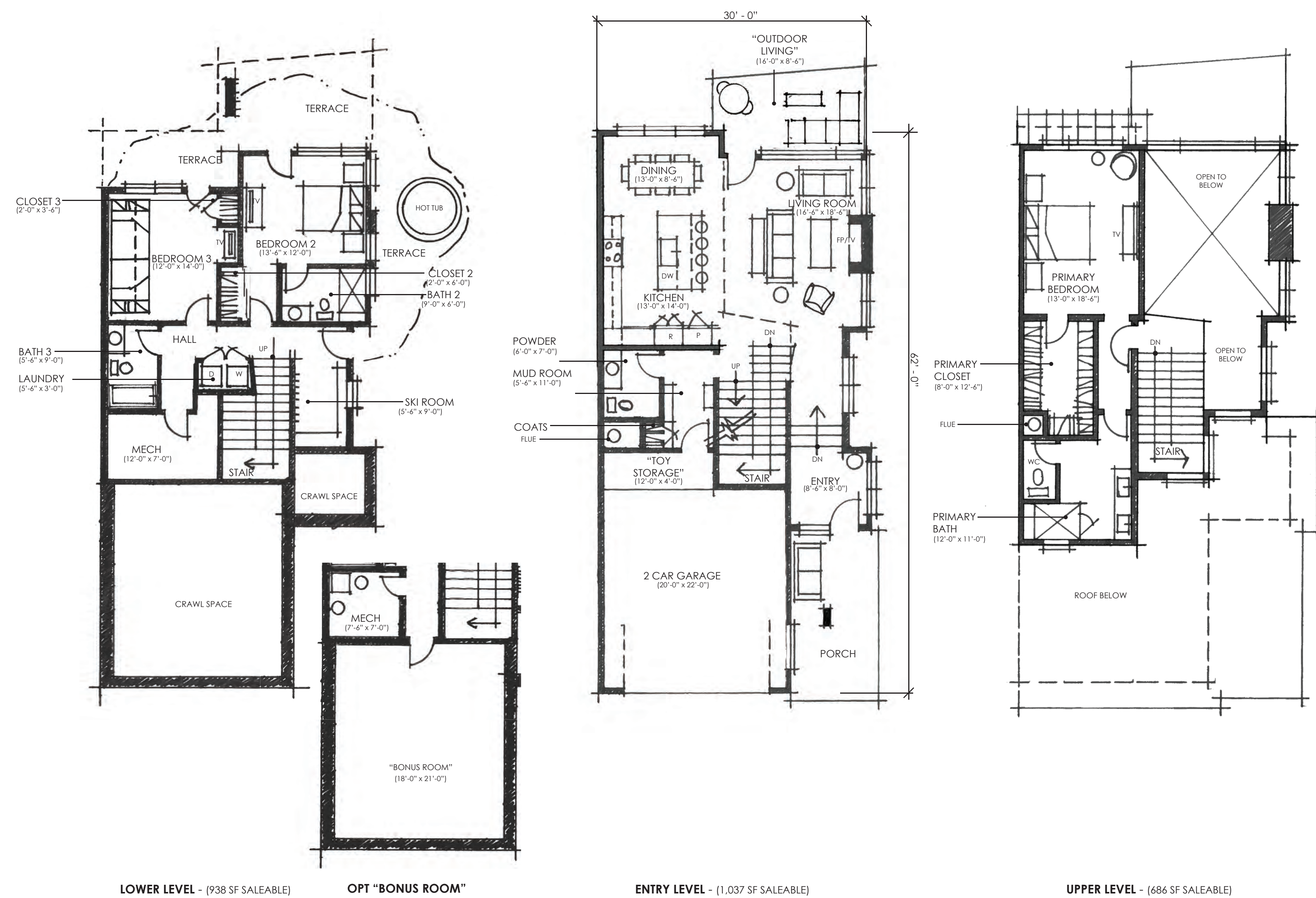
SIDE ELEVATION



ENTRY ELEVATION



SKI WAY ELEVATION



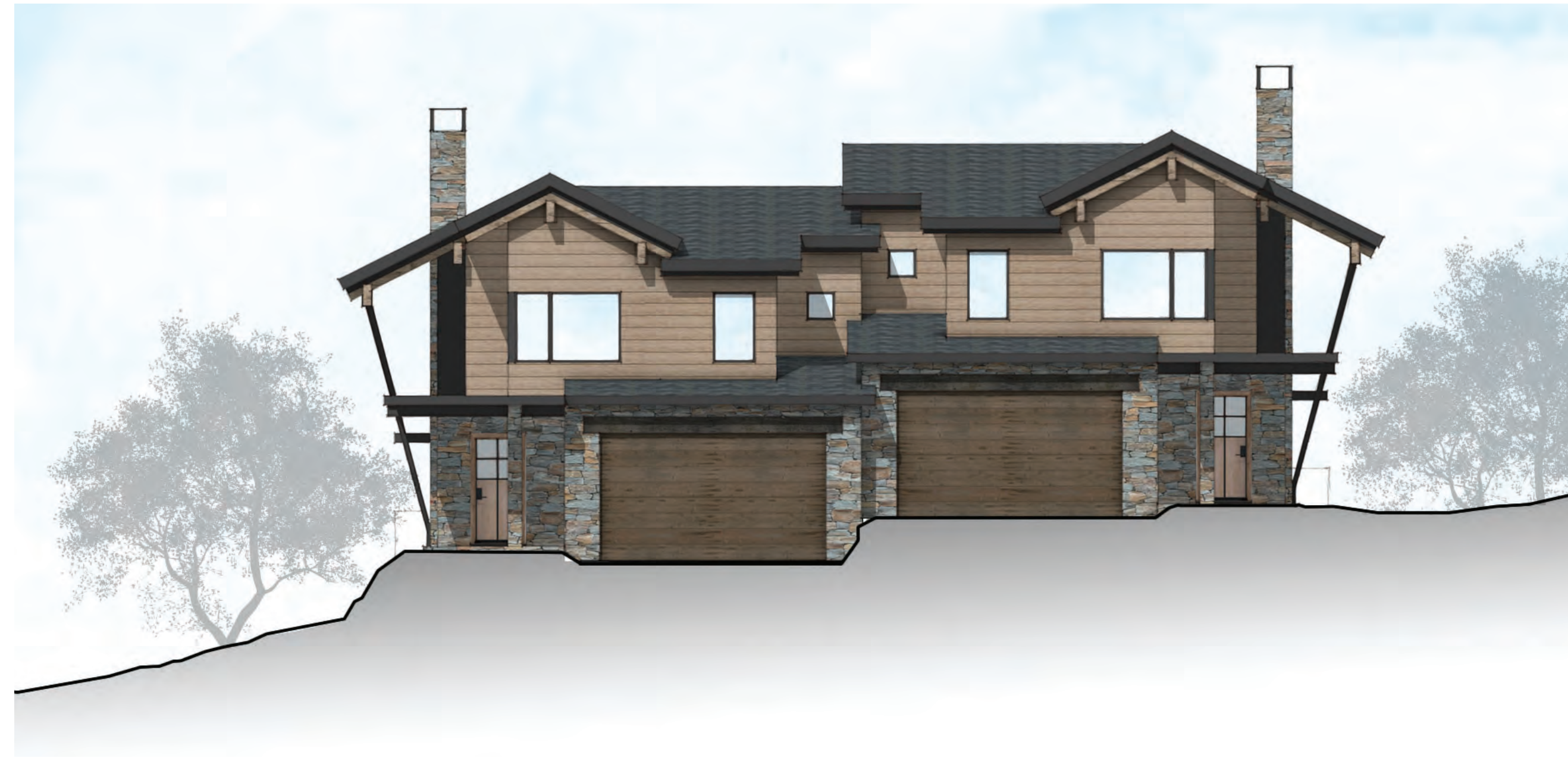
PROTOTYPE A3
(3- BEDROOM, 3-STORY)
TOTAL : (2,661 SF SALEABLE)



Exterior Materials



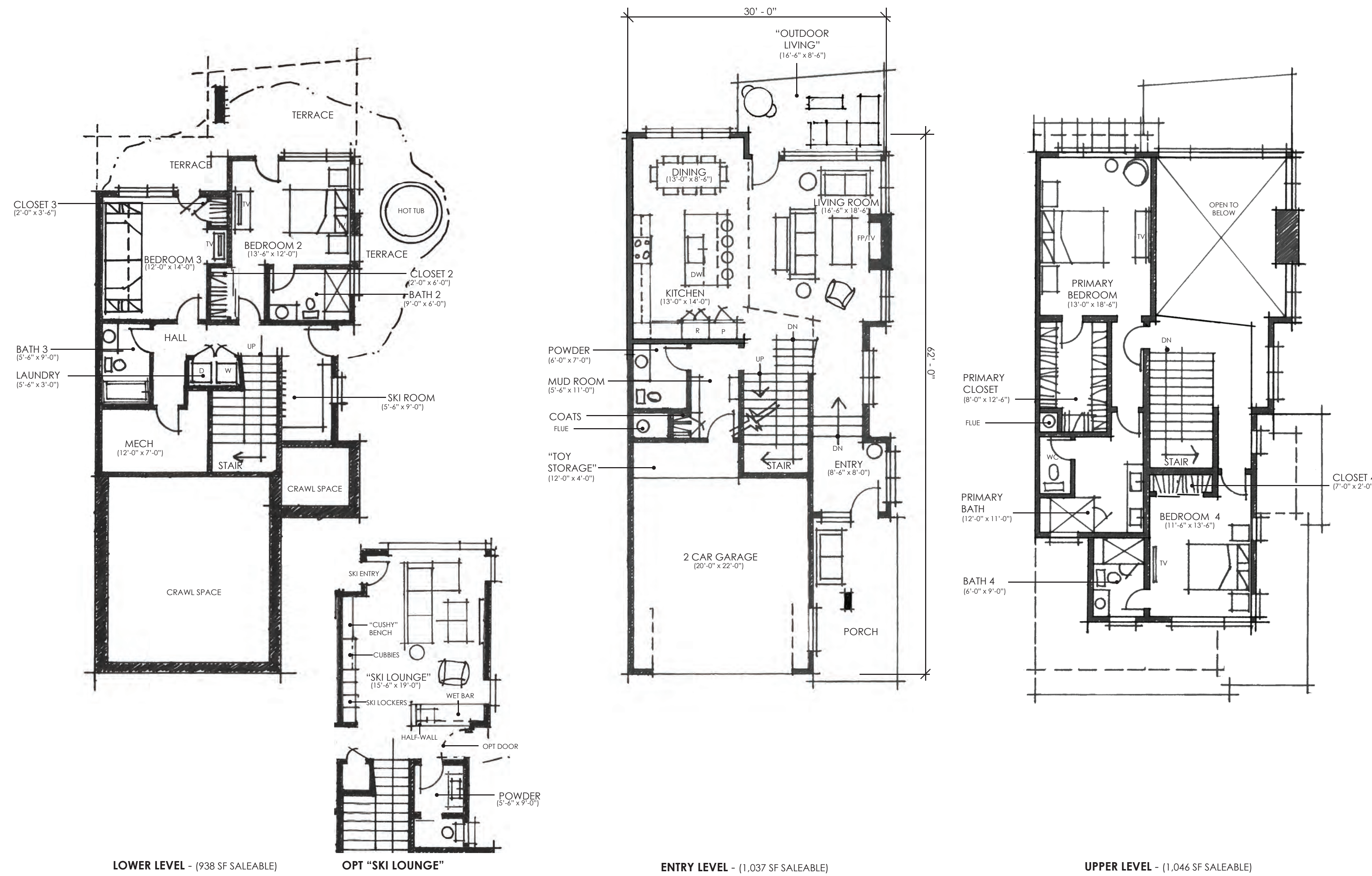
SIDE ELEVATION



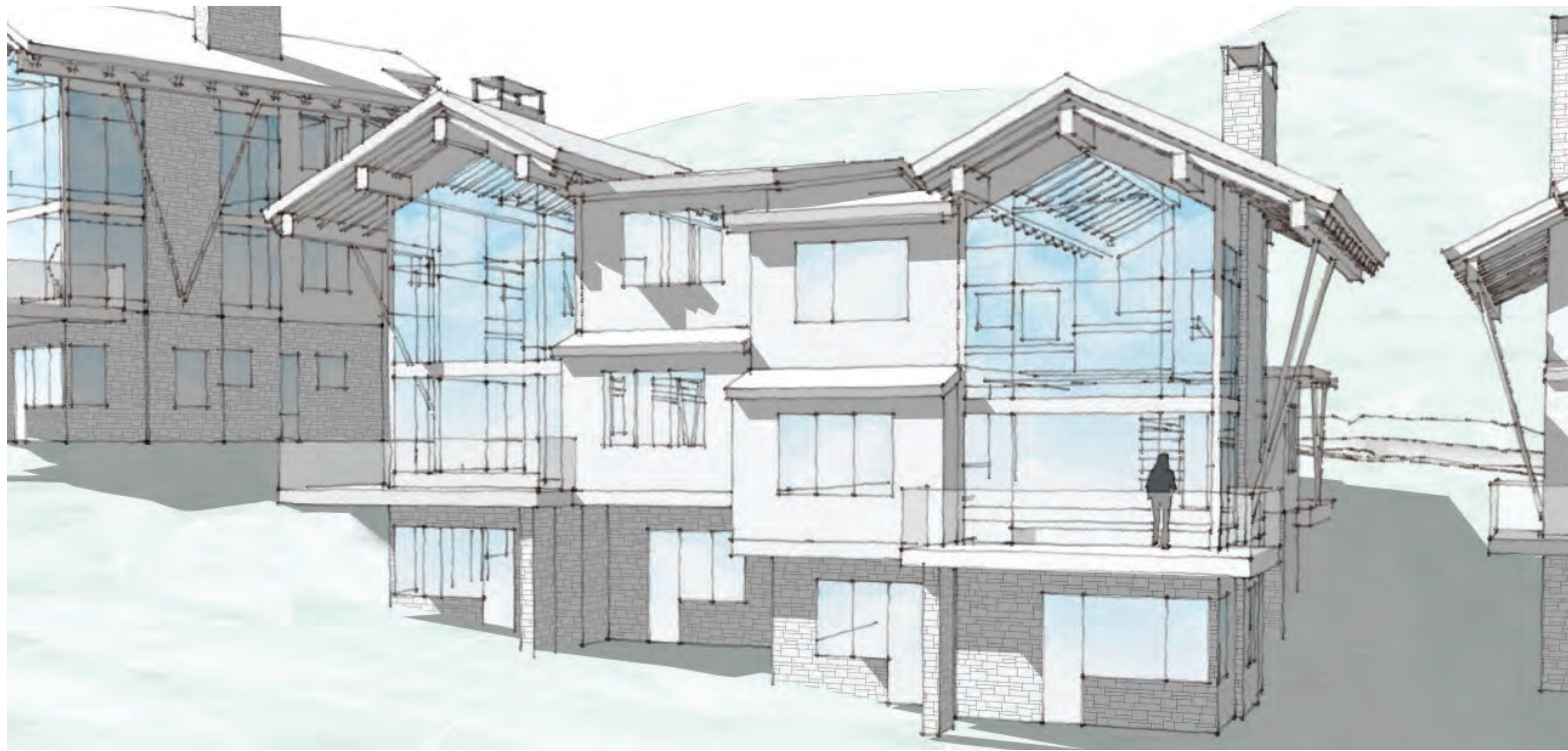
ENTRY ELEVATION



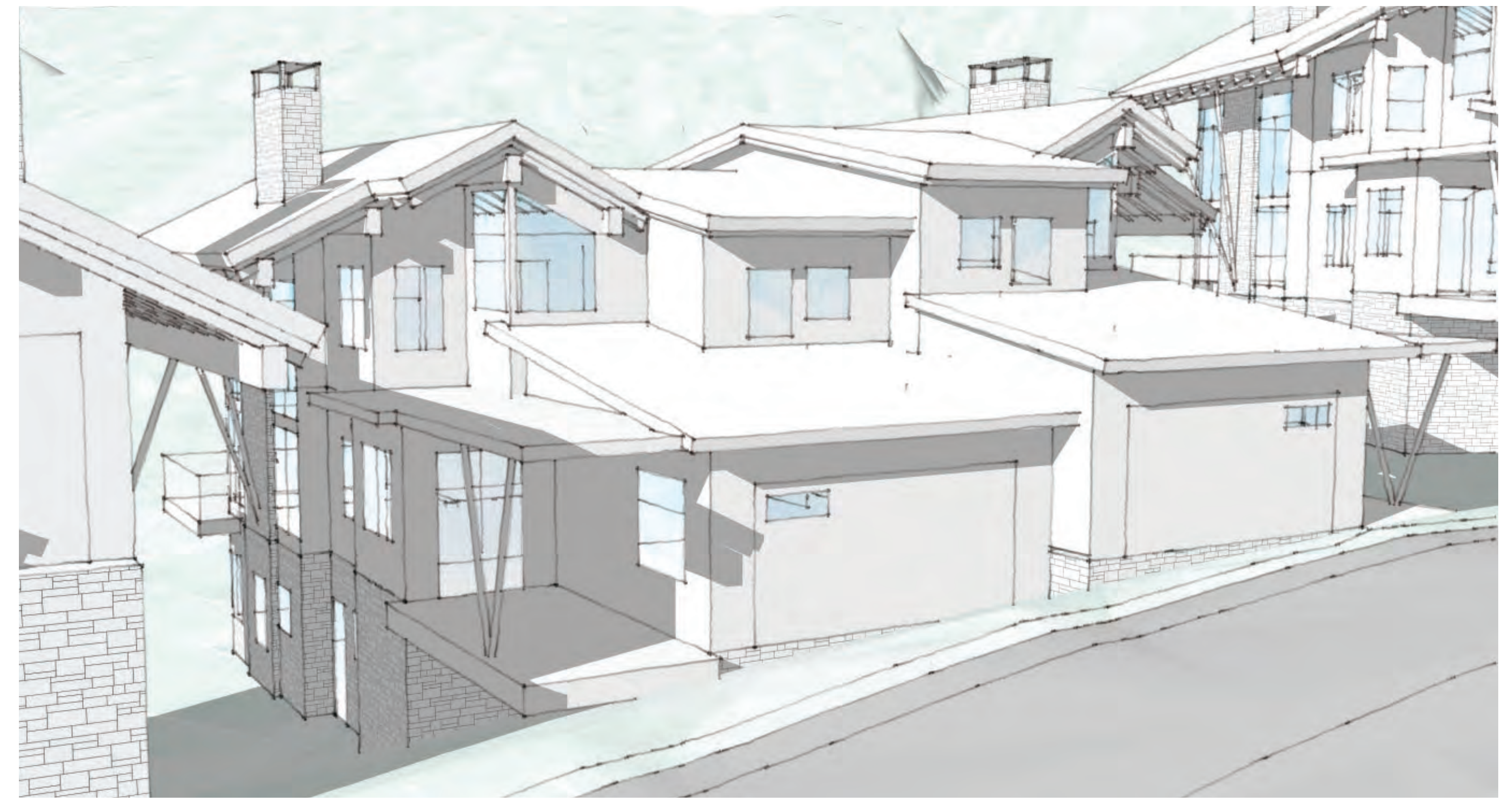
SKI WAY ELEVATION



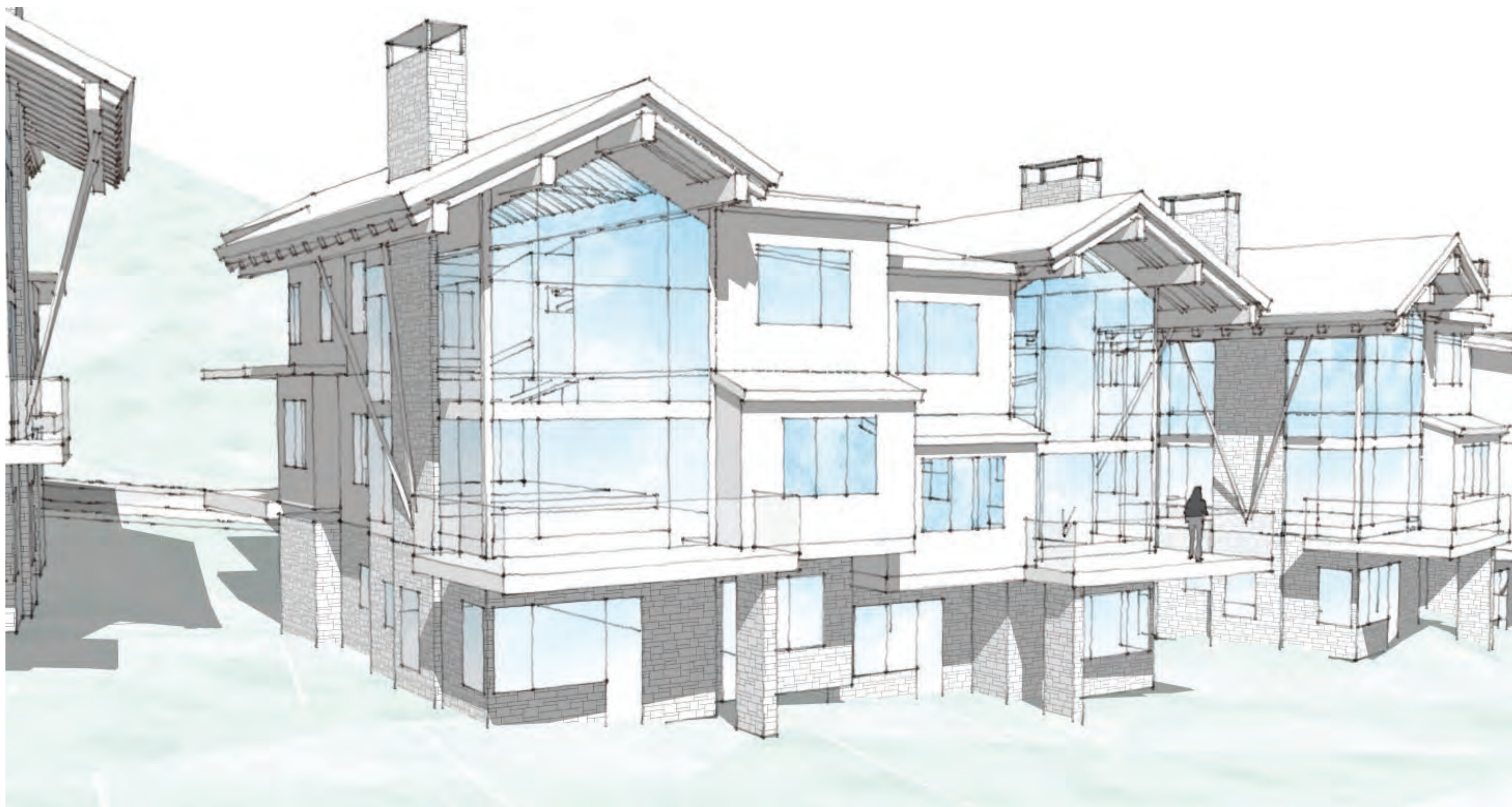
Exterior Materials



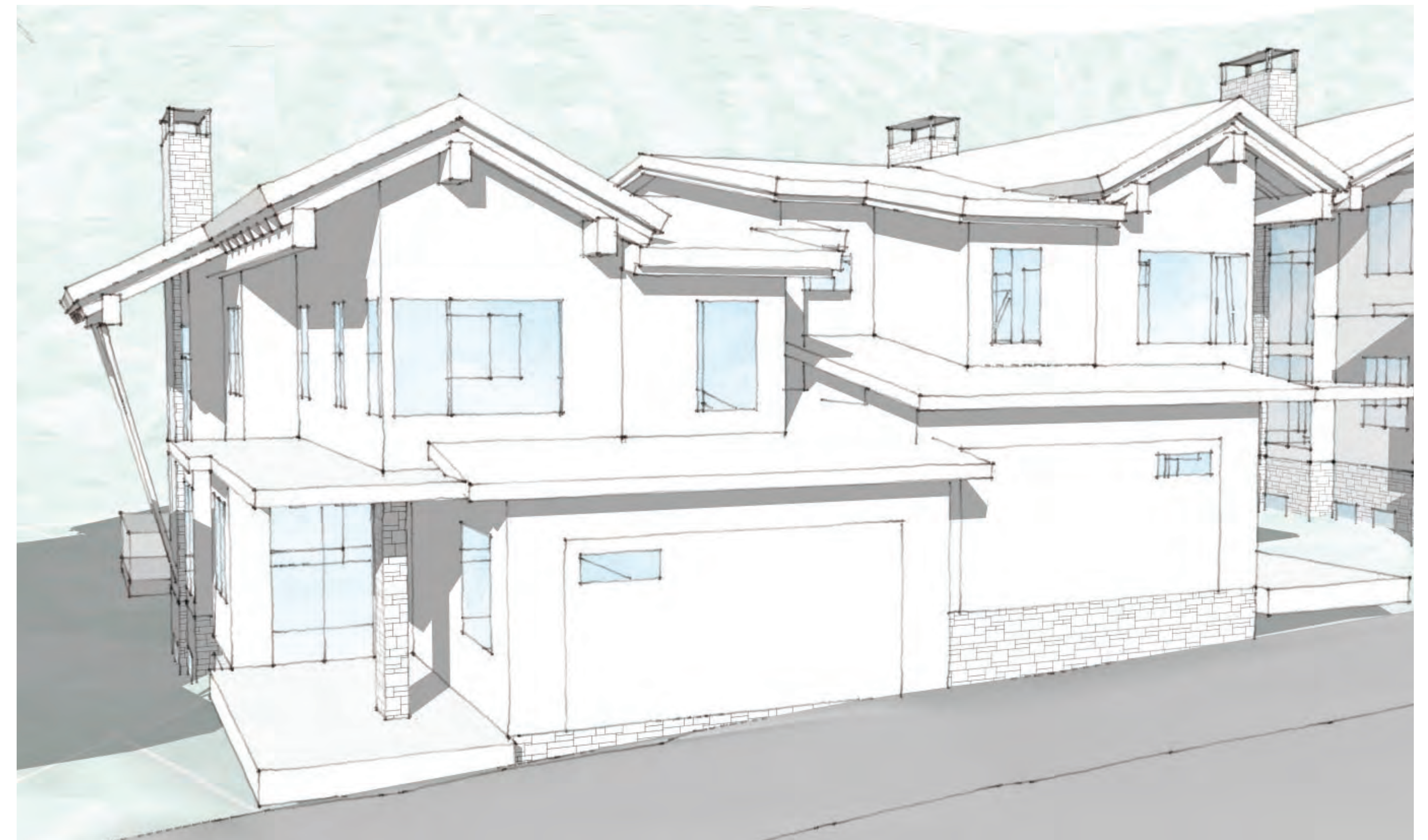
Prototype A3 Skiway View



Prototype A3 Streetscape View



Prototype A4 Skiway View



Prototype A4 Streetscape View



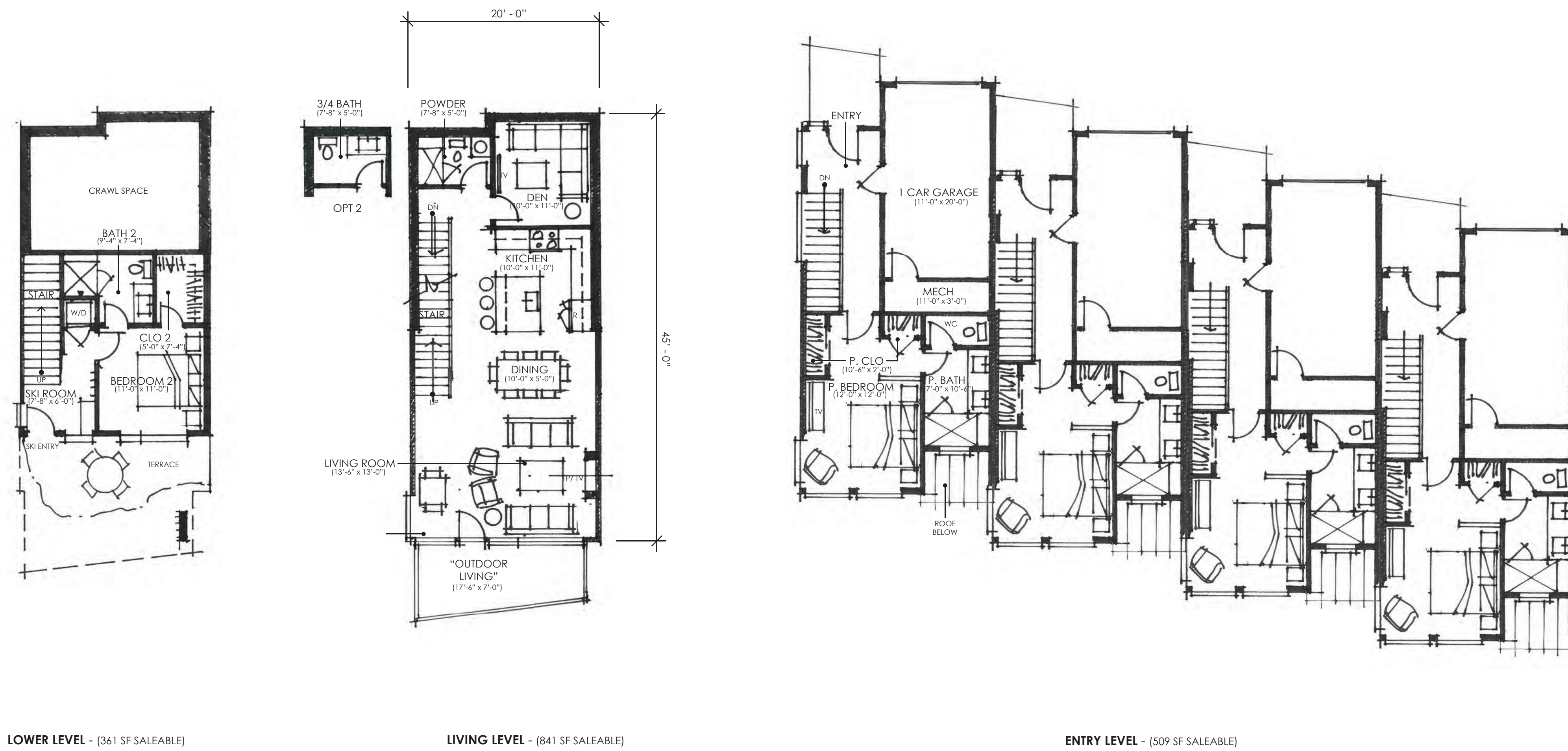
SIDE ELEVATION



ENTRY ELEVATION



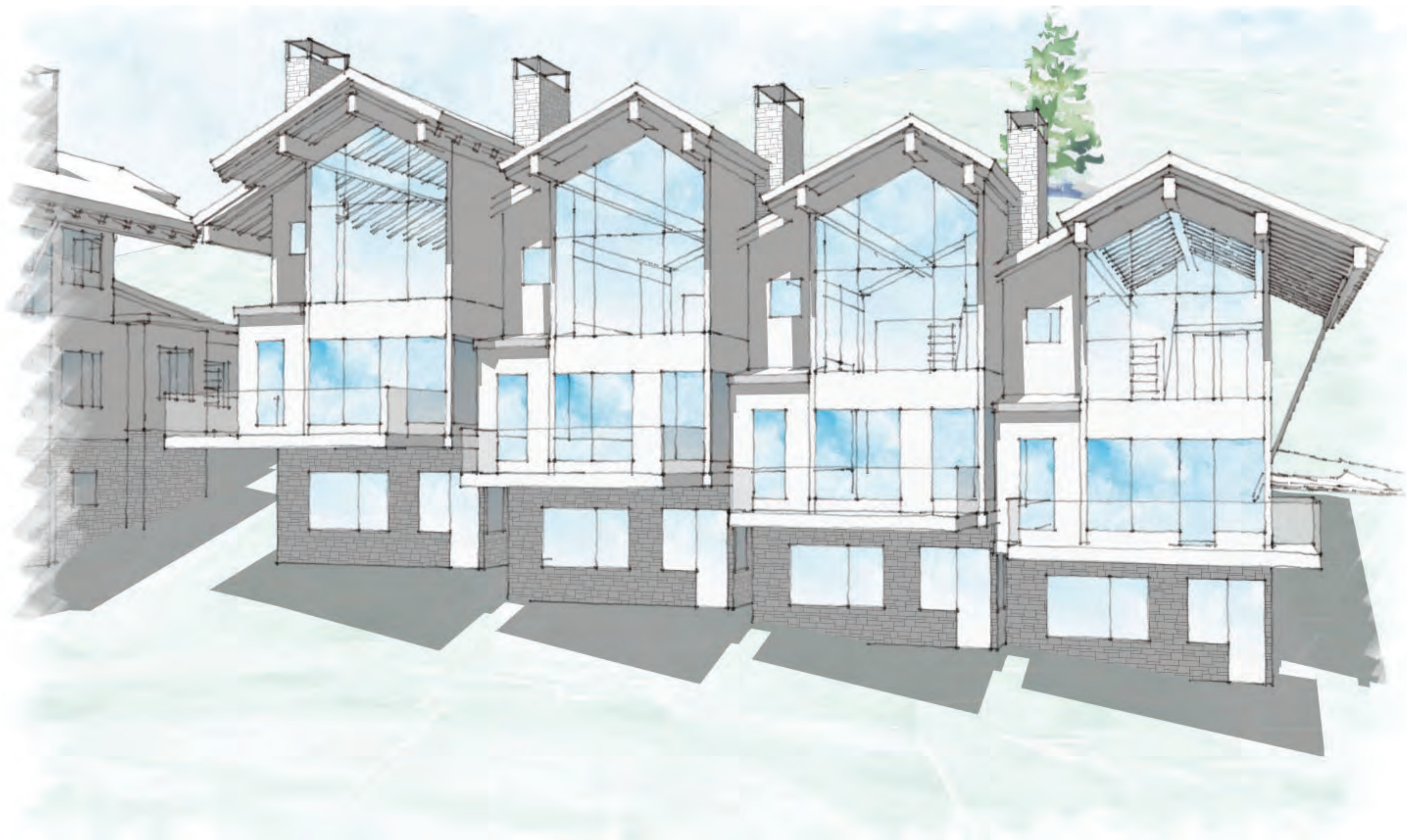
SKI WAY ELEVATION



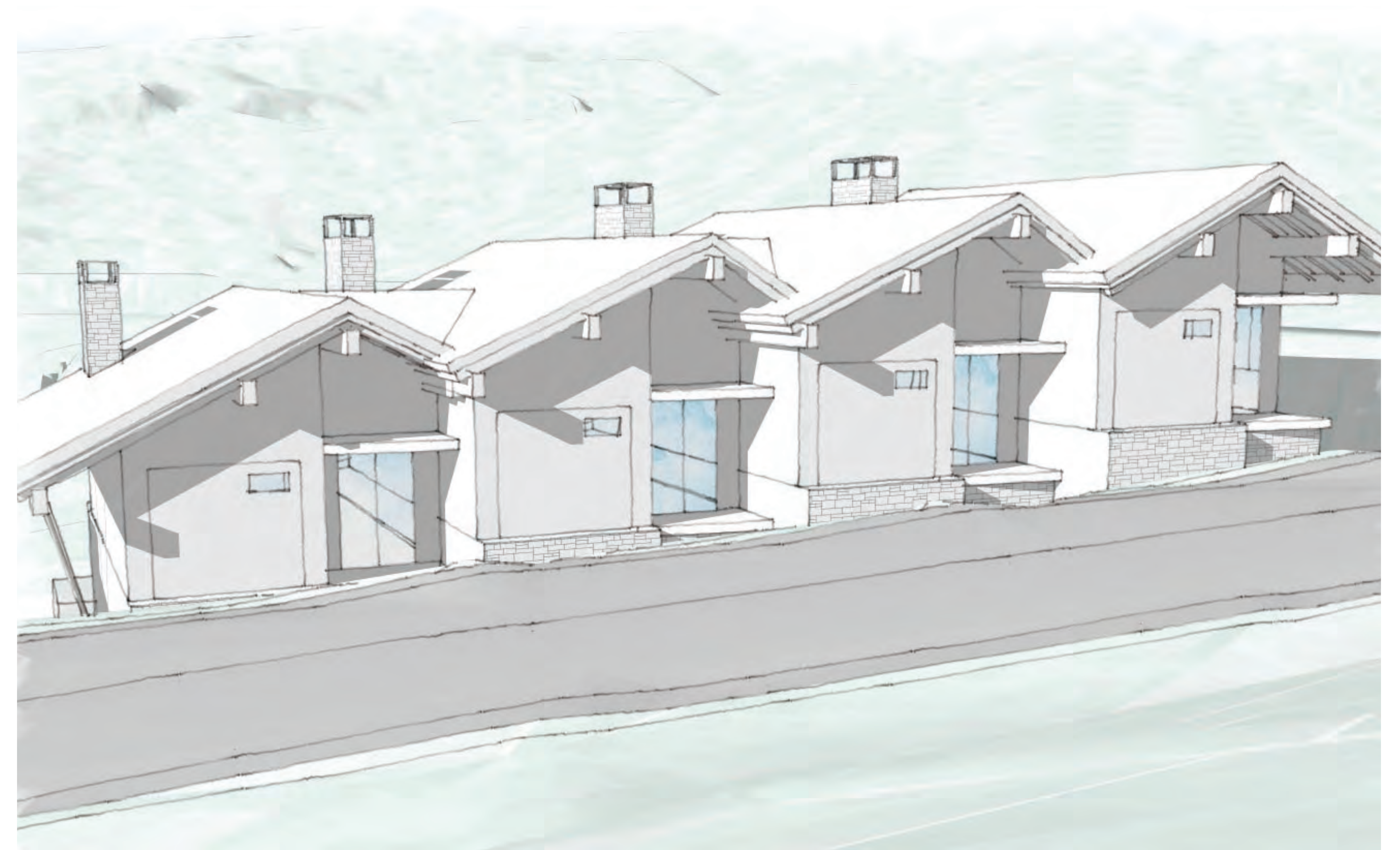
PROTOTYPE B
(2- BEDROOM + DEN, 3-STORY - TOWNHOME OPTION)
TOTAL : 1,711 SF SALEABLE



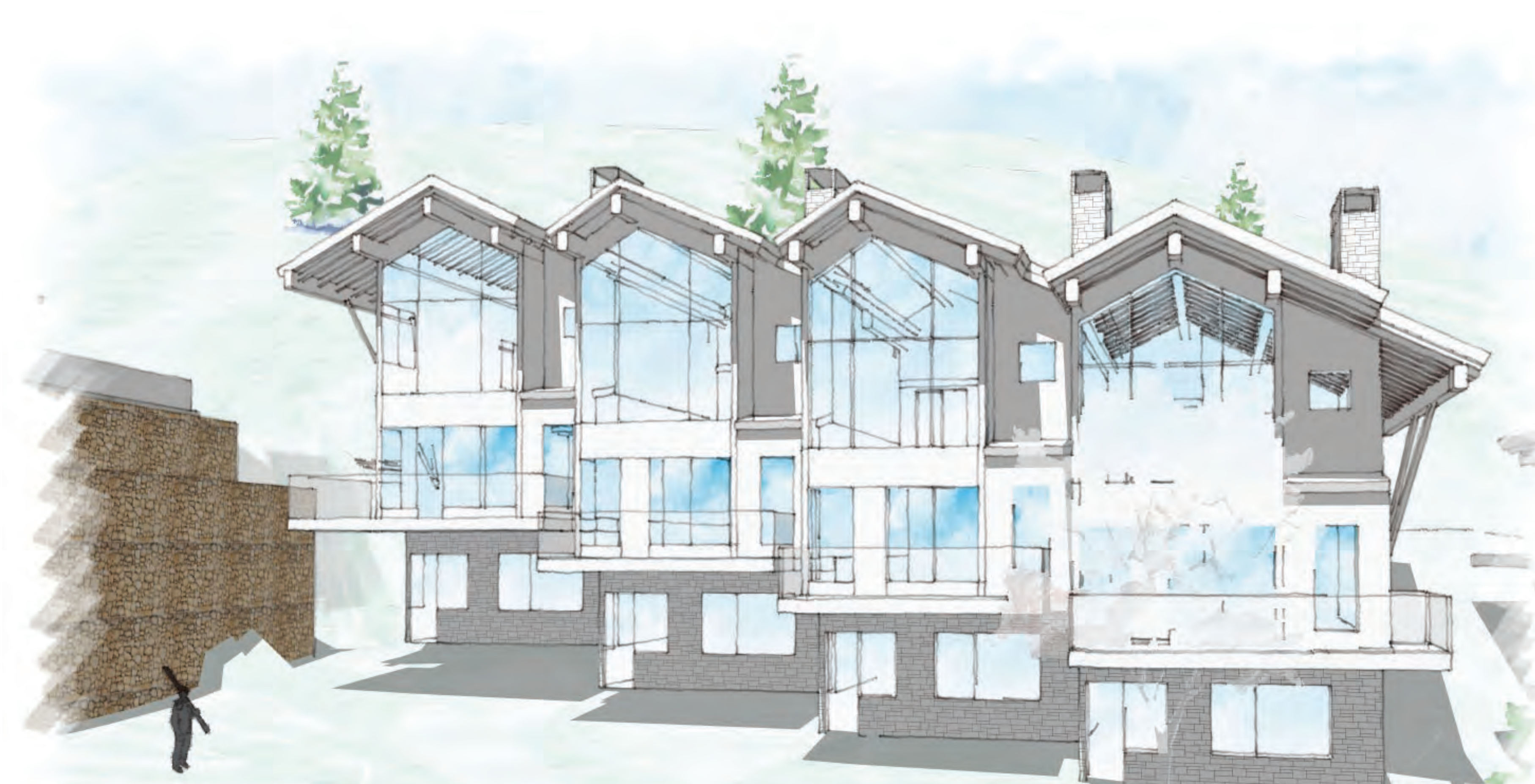
Exterior Materials



Upslope Prototype B Skiway View



Upslope Prototype B Streetscape View



Downslope Prototype B Skiway View



Downslope Prototype B Streetscape View



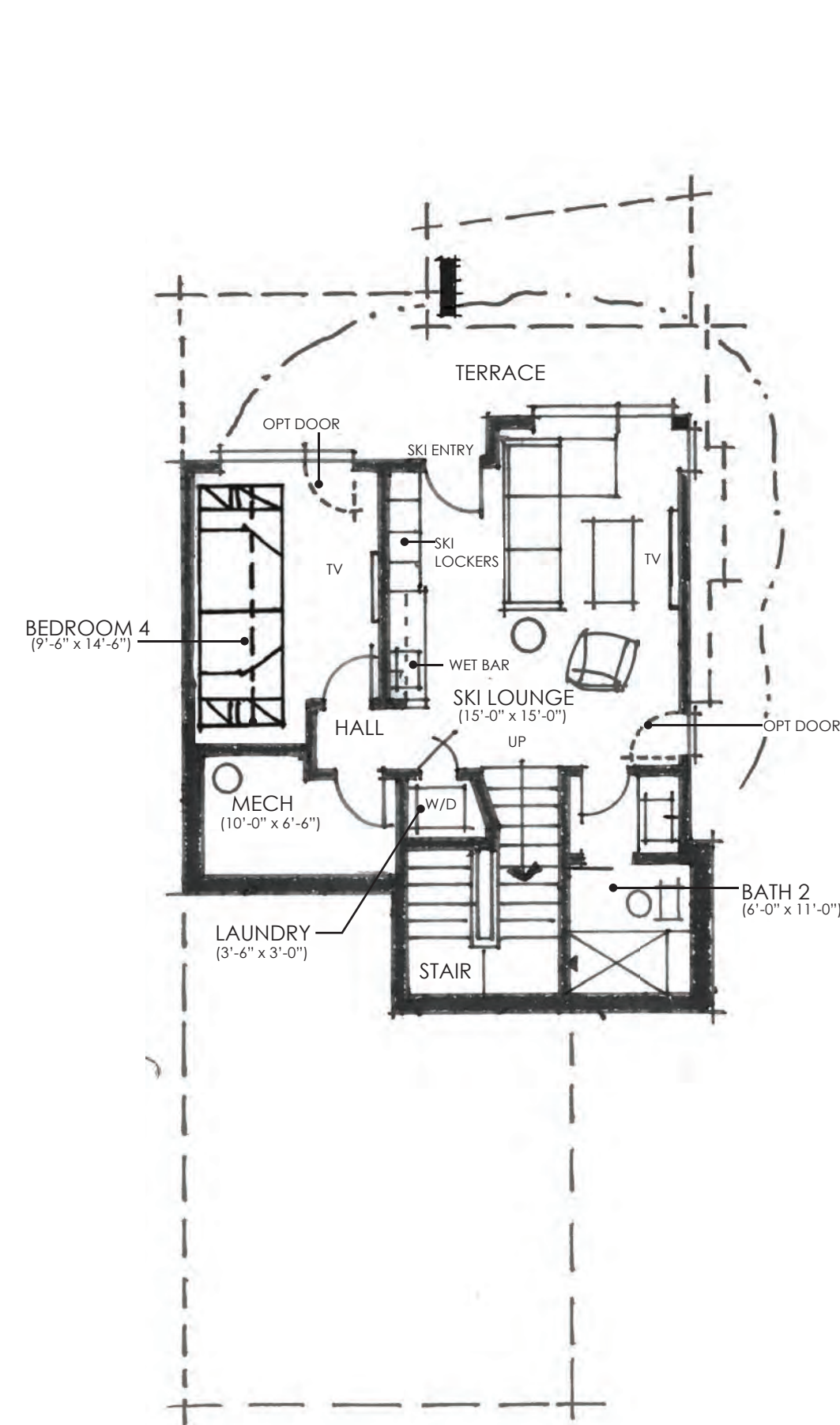
SIDE ELEVATION



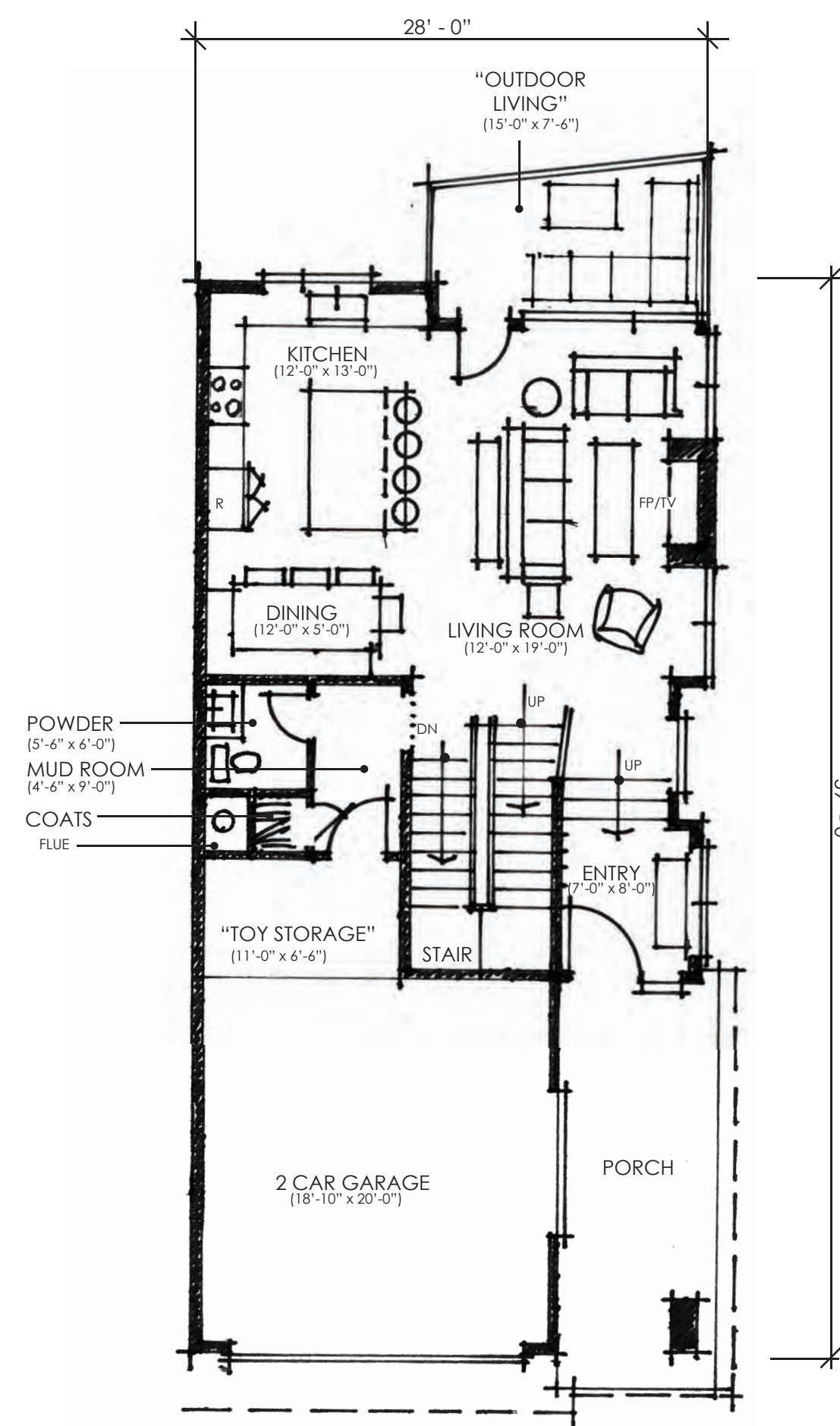
ENTRY ELEVATION



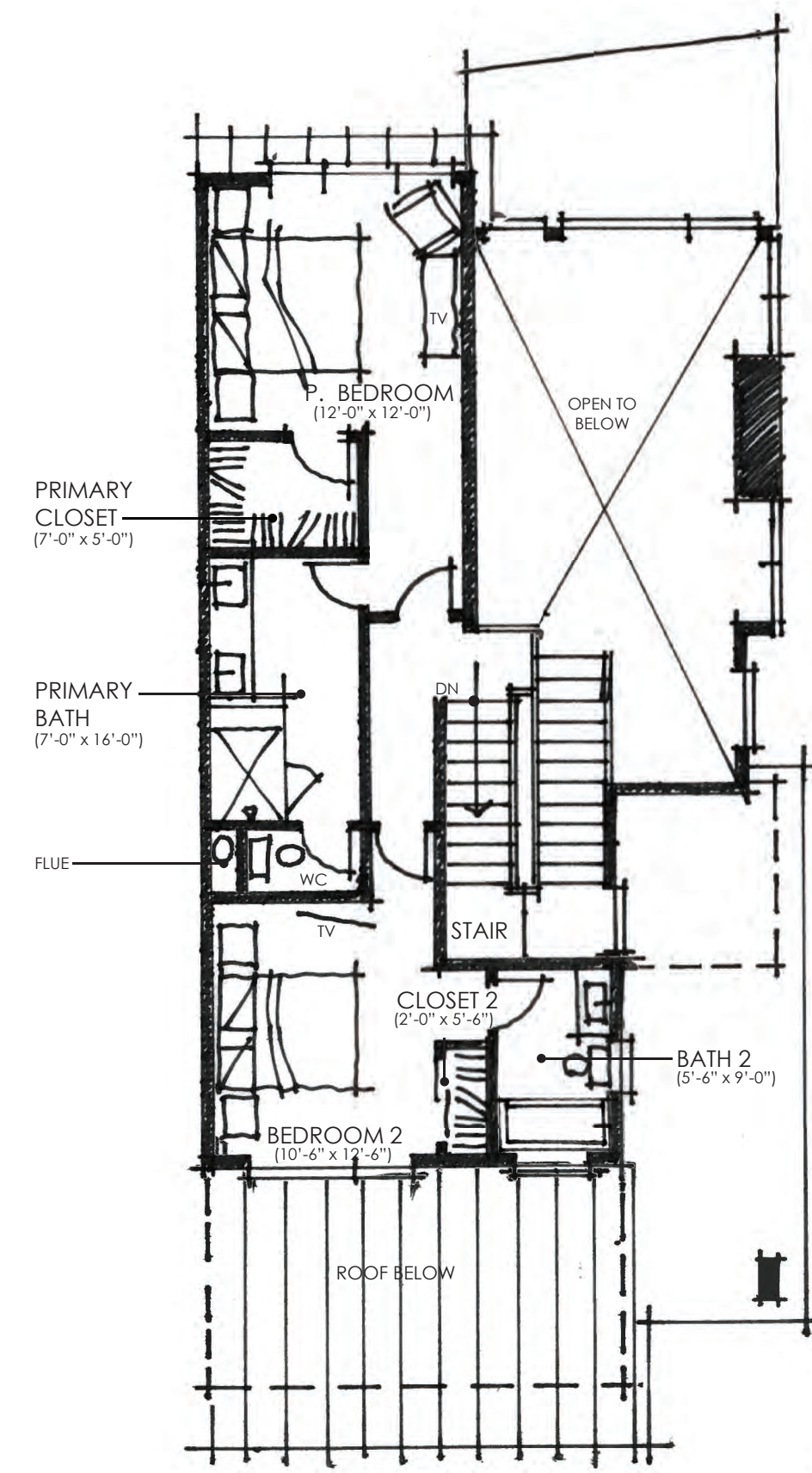
SKI WAY ELEVATION



LOWER LEVEL - (673 SF SALEABLE)



ENTRY LEVEL - (932 SF SALEABLE)



UPPER LEVEL - (764 SF SALEABLE)

PROTOTYPE D3
(3 - BEDROOM, 3-STORY)
TOTAL : (2,369 SF SALEABLE AT END UNITS)



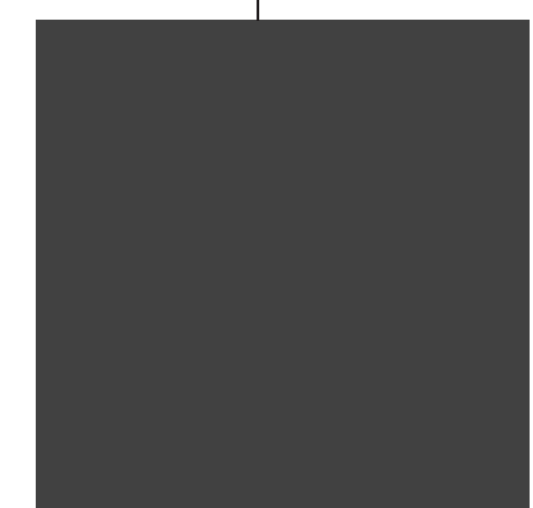
Roof - Asphalt Shingles
"Pewter Gray" by GAF



Timber - Rustic and Aged by
Vintage Woods



Siding - Mojave Thermal
Hemlock VG "Galactic Gray"
by Delta Millworks

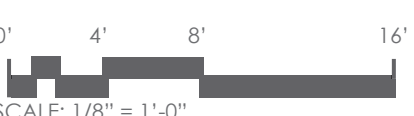


Windows and Metal Trim - Black

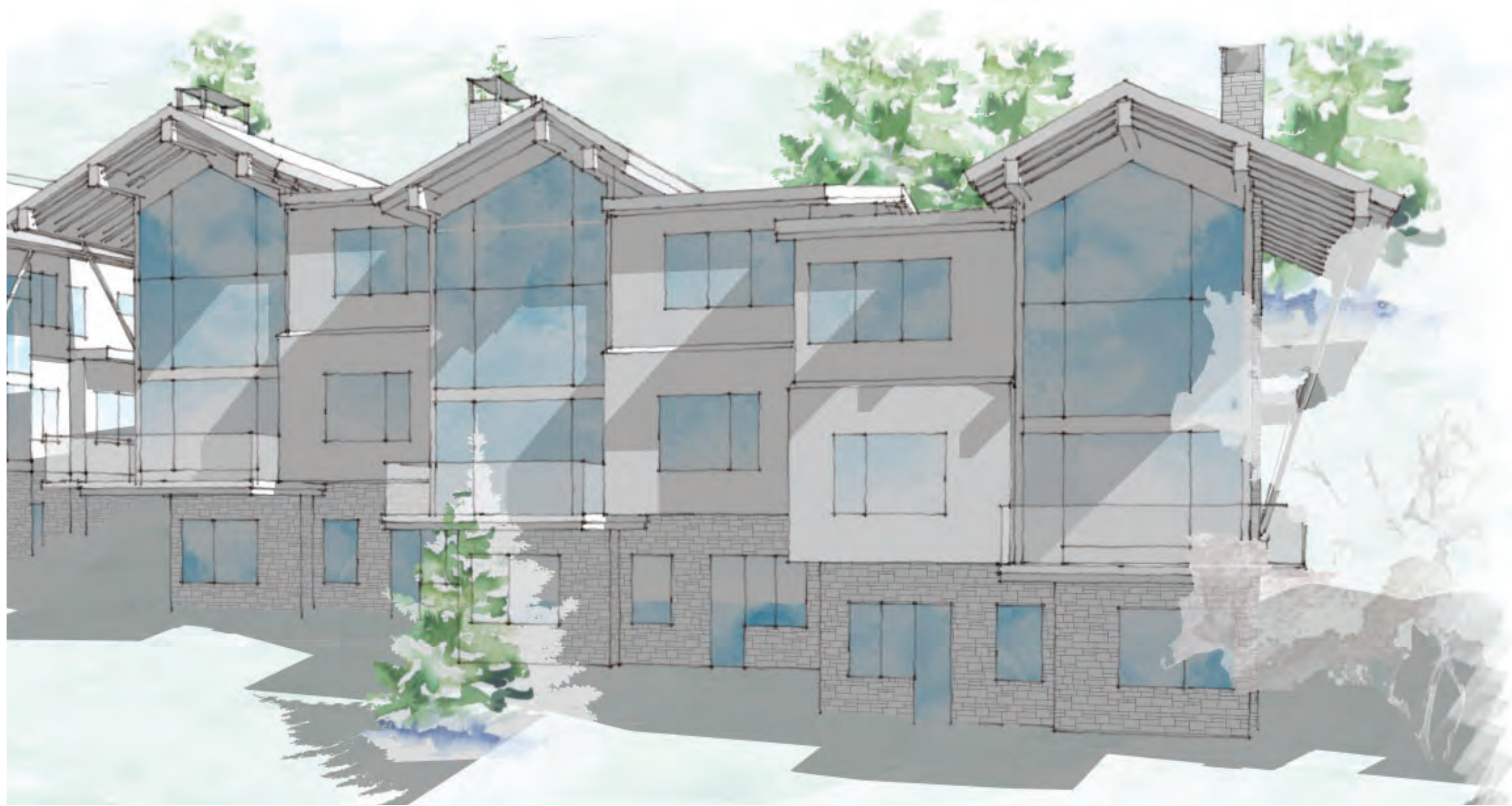


Stone - "Quartz Creek"
by Merrillstone

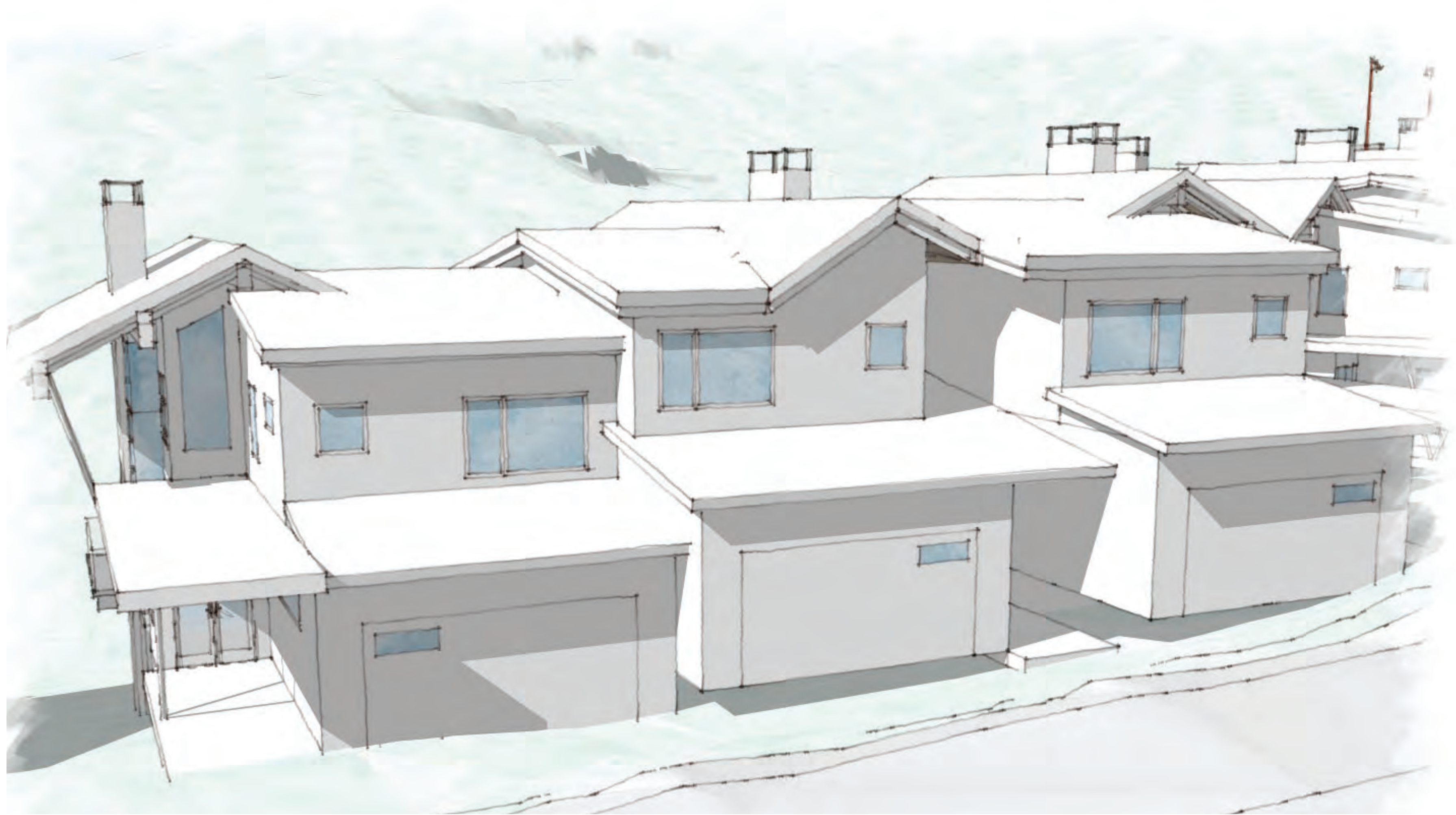
Exterior Materials



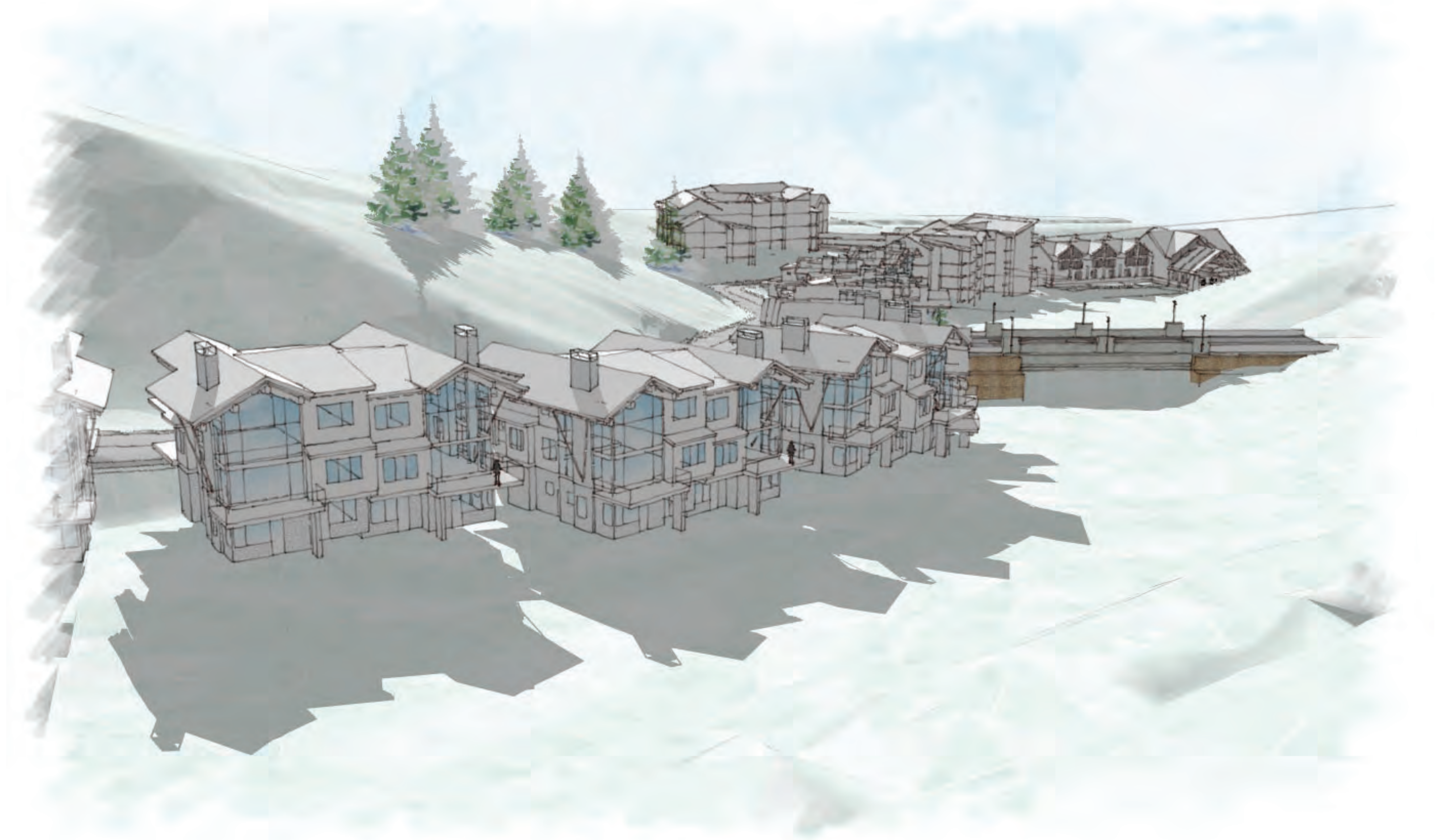
SCALE: 1/8" = 1'-0"



Prototype D3 Skiway View



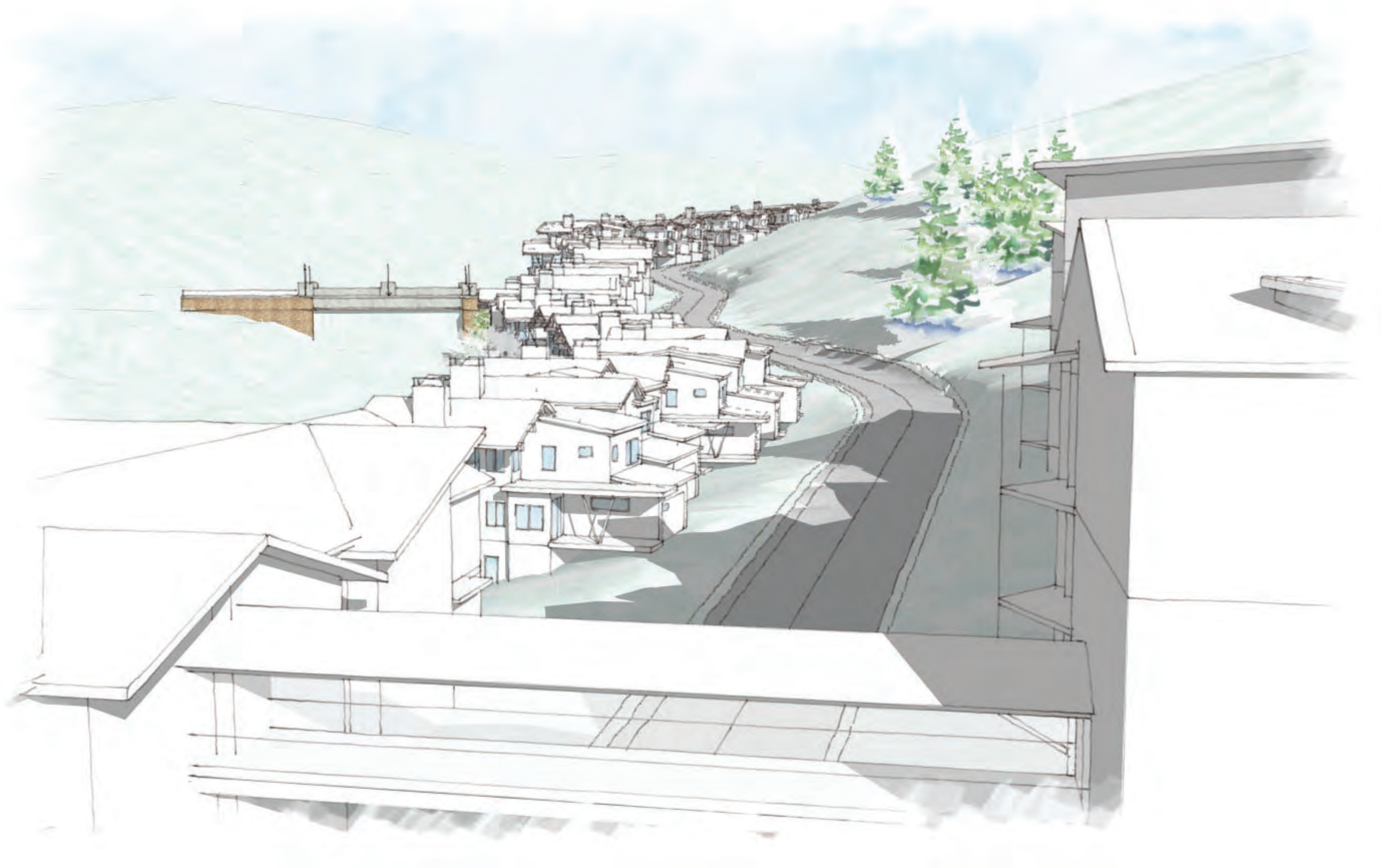
Prototype D3 Streetscape View



OVERALL AERIAL VIEW FROM TOP OF NEIGHBORHOOD



SKI-LEVEL VIEW FROM SKI BEACH



AERIAL VIEW FROM CONDOMINIUM BUILDINGS