

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY  
Design Review Committee Meeting  
December 16, 2025**

**STAFF REPORT**

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

**Project:** DVEV Ski Beach Condominiums (Lot 5) Tower D Condominium Plat

**Location:** The DVEV Ski Beach Condominiums (Lot 5) Tower D Condominium Plat property is located within the approved North Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, located just west of the MWR Hotel and Conference Center (Grand Hyatt), abutting the ski beach, and at the end of Glencoe Mountain Way.

**Applicant:** Extell Development

**Representative:** Andrew Sellnau, Extell Development

**Entitlement:** Subdivision Plat review as set forth in Section 2.02 (Subdivision Plat) of the MIDA Development Standards and Guidelines as amended on August 14, 2025.

**Recommendation:** Staff recommends the MIDA DRC approve the DVEV Ski Beach Condominiums Tower D Condominium Plat per the Conditions of Approval as presented in this staff report.

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**Background/Description:**

The proposed DVEV Ski Beach Condominiums Tower D Condominium Plat is within Lot 5 of the DVEV Plat A – First Amended. The Applicant is applying to condominium-ize the spaces of the Tower D structure that lies on top of the Ski Beach Condominiums Podium structure. The assigned spaces are designated as GCE (General Common Element), RU (Residential Unit), RULCE (Residential Limited Common Element), LCE (Limited Common Element), HU (Hotel Unit), and RLCE (Retail Limited Common Element), and are across the fourteen levels of the Tower D structure – Level B3, Level B2, Level B1, Level 1, Level 1M, and Levels 2-10. Total SF of Residential Units is approximately 117,285 SF. Total SF of Hotel Units is approximately 196,901 SF.

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

**Analysis:**

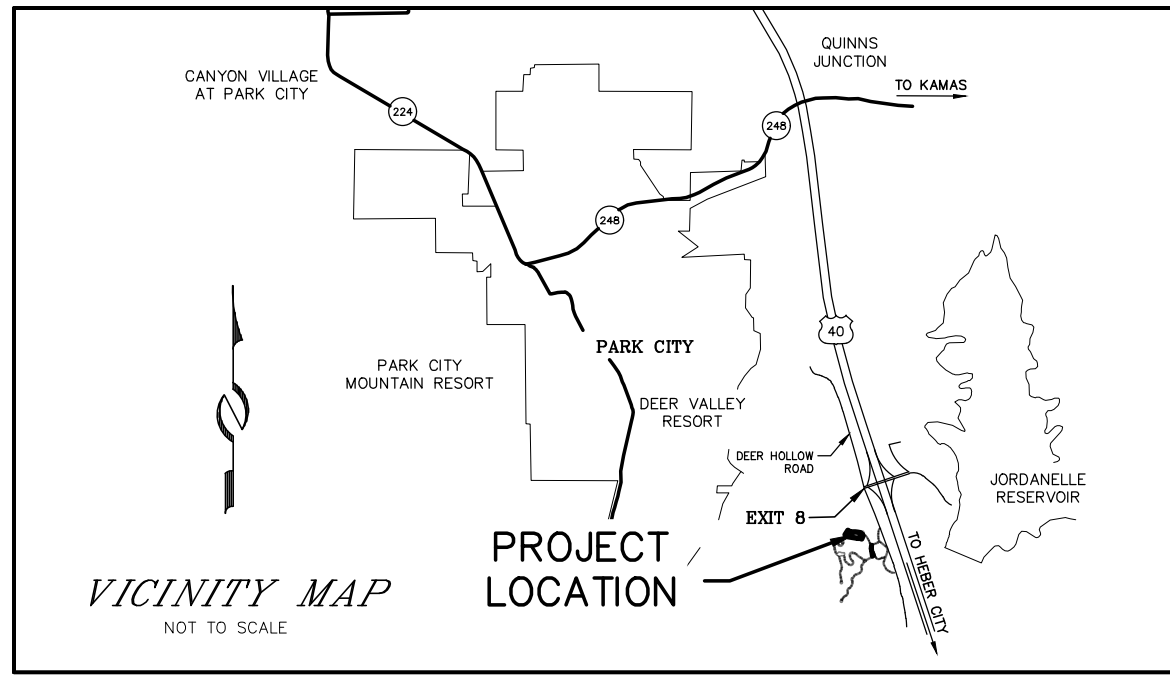
The Plat application for the DVEV Ski Beach Condominiums (Lot 5) Tower D Condominium Plat was evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat of the MIDA Development Standards and Guidelines (MIDA Standards). The Applicant has submitted all of the required information. A general discussion of key considerations is included below:

- This is the second of three associated Condominium Plats (Podium, Tower D, and Tower E).
- Lot 5, is within the MIDA Mountain Village Public Infrastructure District (“MMV PID”) and because of assessment bonds issued by the District in 2020 is subject to an annual assessment. An amendment to the Assessment Ordinance is being proposed for approval by the MMV PID and a plat note will be approved for this plat to correctly allocate the assessment among the newly subdivided spaces.
- Each of the three plats will have its own Condominium Owners Association.

**RECOMMENDED ACTION:**

Staff recommends the MIDA DRC approve the DVEV Ski Beach Condominiums Tower D Condominium Plat subject to plat approval being issued upon completion of the following conditions:

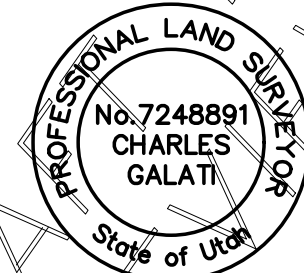
1. Any clean up items be reviewed and approved by the MIDA review engineer and MIDA legal counsel prior to recordation of the plat.
2. Approval of an amendment to the Assessment Ordinance by the MIDA Mountain Village Public Infrastructure District determining the appropriate assessment, if any, for the subdivisions created by this plat.
3. Final review of the Condominium Declaration for this plat.



# DVEV SKI BEACH TOWER D CONDOMINIUMS

## A UTAH CONDOMINIUM PLAT

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



### SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor holding Certificate No. 7248891 as prescribed by the laws of the State of Utah, and do further certify that I have surveyed the Wasatch County, Utah tract of land shown and described hereon, and that this plat is based on a survey of land recorded as Record of Survey Number 5082 on file in the office of the Wasatch County Surveyor and as shown on this condominium plat of DVEV SKI BEACH TOWER D CONDOMINIUMS. I further certify that the reference markers shown on this Condominium Plat are located as indicated and are sufficient to readily retrace or re-establish this survey, that the information shown herein is sufficient to accurately establish the lateral boundaries of the below-described tract, and of the Buildings located or to be located on said tract, that the information shown herein is sufficient to accurately establish the horizontal and vertical boundaries of each of the Units located or to be located on said tract, and this Condominium Plat complies with the provisions of Section 57-8-13.

### LEGAL DESCRIPTION

ALL OF SCM-D, DVEV SKI BEACH CONDOMINIUMS II, according to the official plat thereof, recorded \_\_\_\_\_, 2025 on file as Entry No. \_\_\_\_\_ and of record in the Wasatch County Recorder's Office.

### OWNER'S DEDICATION AND CONSENT TO RECORD

BLX LOT 5 D LLC and the record owner of the real property described in the Surveyor's Certificate hereon, hereby executes this Condominium Plat of DVEV SKI BEACH CONDOMINIUMS TOWER D pursuant to the Utah Condominium Ownership Act, Utah Code Annotated Sections 57-8-1 through 57-8-60 (2010 Replacement, Supp. 2025) and consents to the recordation hereof.

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

In witness whereof, the undersigned set his hand this \_\_\_\_ day of \_\_\_\_\_, 2025.

By:  
BLX Lot 5 D LLC, A Delaware limited liability company

### ACKNOWLEDGEMENT

State of \_\_\_\_\_

:ss.

County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_ personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for BLX LOT 5 D LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Notary Public

### DECLARATION OF AU'S FOR DVEV SKI BEACH TOWER D CONDOMINIUMS

The property, Lot 5, is subject to the MIDA Mountain Village Public Infrastructure District, Utah, Mountain Village Assessment Area #2 Designation Resolution recorded March 3, 2021 as Entry No. 495109 in Book 1341 at Page 895 of the official records, Notice of Assessment Interest recorded March 3, 2021 as Entry No. 495110 in Book 1341 at Page 925 of the official records and First Amendment to Assessment Ordinance recorded March 23, 2021, as Entry No. 496331, in Book 1345 at Page 14 of the official records. Second Amendment to Assessment Ordinance recorded October 27, 2025, as Entry No. 566082, in Book 1533 at Page 1908 of the official records. This lot was created from original lot 5 and amended into Lot 5 on the DVEV Plat A. Lot 5 of DVEV Plat A was then subdivided into SCM-D and various other units. Unit SCM-D is now being further subdivided into DVEV Ski Beach Tower D Condominiums Plat. This condo plat is being divided into various Hotel and Residential units.

Pursuant to the Assessment Ordinance, the allocation of Assessment Units is as follows:

Units HU 01, HU 02, HU 03, HU 04 & HU 05 with 30 AU's each, valued at \$168,867.30 per AU. No other units on this plat will receive any AU's.

### MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION = TRANSVERSE MERCATOR  
DATUM = NAD83(2011)  
REALIZATION/EPOCH = 2010.0000  
FALSE NORTHING = 200,000.0000  
FALSE EASTING = 50,000.0000  
ORIGIN LATITUDE = 40°37'30.0000" N  
SCALE REDUCTION = 1.000317000  
CENTRAL MERIDIAN = 111°27'30.0000" W  
PROJECT ELEVATION = 6,700.00 (NAVD88)  
ZONE UNIT (N/E/U) = U.S. SURVEY FOOT

### LEGEND

- Set 5/8" rebar w/cap  
"ALLTERRA UTAH"  
(or copper rivet in curb)

Found  
Section monument  
(As-Noted)

Found Street Monument

### SURVEYOR NOTES

All Bearings and Distances recited in Line Tables, Point Tables or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~6700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both convergence and scale variation within the Project Area.

### SHEET INDEX

SHEET 1 -- OVERALL BOUNDARY LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE, NOTES, LINE & CURVE TABLES  
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SHEET 4 -- LEVEL B2  
SHEET 5 -- LEVEL B1  
SHEET 6 -- LEVEL 01  
SHEET 7 -- LEVEL 01M  
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SHEET 15 -- LEVEL 09  
SHEET 16 -- LEVEL 10  
SHEET 17 -- LEVEL ROOF  
SHEET 18 -- SECTION 1  
SHEET 19 -- SECTION 2  
SHEET 20 -- SECTION 3

50' 0 50' 100'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	151.65'	29.11'	10°59'56"	N 5°55'11" W	29.07'
C2	48.50'	181.10'	21°35'23"	S 73°24'58" E	92.78'
C3	25.50'	38.30'	86°03'42"	N 42°38'42" E	34.80'
C4	182.56'	16.18'	5°04'46"	N 88°12'56" E	16.18'
C5	232.50'	31.98'	7°52'56"	S 85°18'13" E	31.96'
C6	1002.88'	77.57'	4°25'54"	S 79°08'48" E	77.55'
C7	96.00'	87.47'	52°12'26"	S 50°49'38" E	84.48'
C8	78.50'	100.93'	73°39'59"	S 61°33'25" E	94.12'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 82°34'21" W	90.69'
L2	N 37°03'04" W	10.22'
L3	S 70°04'24" W	5.93'
L4	S 70°00'22" W	13.29'
L5	S 19°59'38" E	1.12'
L6	S 70°00'22" W	48.07'
L7	N 19°59'38" W	1.12'
L8	S 70°00'22" W	4.00'
L9	S 56°54'34" W	9.52'
L10	S 78°06'46" E	31.58'
L11	N 56°53'15" E	29.87'
L12	N 33°06'45" W	13.30'
L13	S 56°53'15" W	23.21'
L14	S 33°33'14" W	9.19'
L15	N 56°53'15" E	54.59'
L16	N 33°00'00" W	19.18'
L17	N 33°33'14" E	15.80'

12/10/25

SHEET 1 OF 20

<u>MIDA ATTORNEY</u> APPROVED AS TO FORM THIS ____ DAY OF _____, 2025. _____ MIDA ATTORNEY	<u>WASATCH COUNTY SURVEYOR</u> APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2025. RECORD OF SURVEY # 5082 _____ WASATCH COUNTY SURVEYOR
<u>PROFESSIONAL LAND SURVEYING AND CONSULTING</u> <b>ALLTERRA UTAH, LLC</b> 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84006	<u>MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)</u> APPROVED AND ACCEPTED ON THIS ____ DAY OF _____, 2025 _____ MRF PROJECT AREA MANAGER
<u>MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT</u> APPROVED THIS ____ DAY OF _____, 2025 _____ EXECUTIVE DIRECTOR	<u>JORDANELE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT</u> APPROVED THIS ____ DAY OF _____, 2025 _____ GENERAL MANAGER
<u>ROCKY MOUNTAIN POWER</u> APPROVED THIS ____ DAY OF _____, 2025 _____ BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP AUTHORIZED AGENT	<u>WASATCH COUNTY FIRE DISTRICT</u> APPROVED THIS ____ DAY OF _____, 2025 _____ FIRE CHIEF
<u>DOMINION ENERGY</u> APPROVED THIS ____ DAY OF _____, 2025 BY: _____ TITLE: _____	<u>RECORDED</u> STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ FEE WASATCH COUNTY RECORDER BOOK PAGE TIME DATE ENTRY NO.

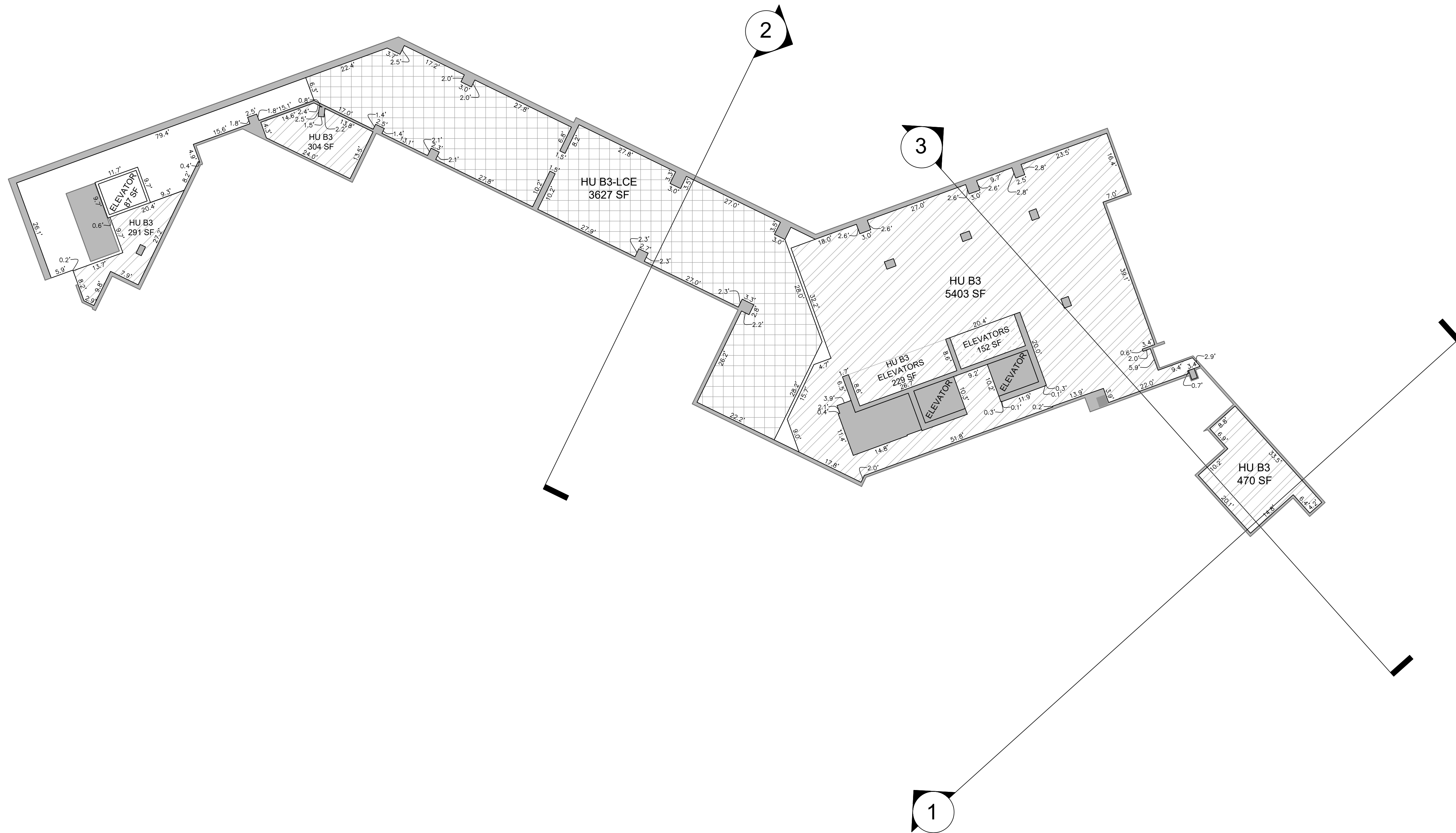
NOTES

- This Condominium Plat is being recorded concurrently with an instrument styled “Declaration of Condominium for DVEV Ski Beach Tower D Condominiums” (hereinafter referred to as the “Condominium Declaration”). Terms used on this Condominium Plat which are defined in the Condominium Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Condominium Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown hereon are governed by the Condominium Declaration and such persons are referred to the Condominium Declaration for a description thereof. Without limiting the generality of the foregoing, the Condominium Declaration describes the status of title and certain reservations and rights in favor of the Declarant (the Owner shown on this Condominium Plat) and this Condominium Plat is made subject to such status, such reservations and rights, and all other terms and provisions of the Condominium Declaration. As more fully described in the Condominium Declaration, the Condominium Project includes General Common Elements and Limited Common Elements, and such Common Elements are to be maintained by the Association of Unit Owners. The legal structure of the Condominium Project is described in detail in the Condominium Declaration, and this plat note shall not limit or modify the provisions of the Condominium Declaration but is intended to provide a basic summary and simplified cross-reference for persons reviewing this Condominium Plat.
- The Property is also subject to the terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort, which Master Declaration is dated August 20, 2020, and was recorded in the Official Records of the Wasatch County Recorder on August 21, 2020, as Entry No. 483149, in Book 1308, at Page 27, as such Master Declaration has been or may be modified or amended at any time and from time to time (the “Master Declaration”). The rights and obligations of all persons having or acquiring any interest in the development shown hereon are also governed by the Master Declaration and such persons are referred to the Master Declaration for a description thereof. Without limiting the generality of the foregoing, under the terms and conditions of such Master Declaration, a Unit Owner in the Project shall also be subject to the applicable requirements of the Master Declaration and shall become personally liable for assessments made in accordance with the terms of such Master Declaration.
- The Property is also subject to the terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Village at Mountainside, which Declaration was recorded on August 21, 2020, as Entry No. 483151 in Book 1308 in the Official Records of the Wasatch County Recorder, as such Declaration has been or may be modified or amended at any time and from time to time (the “Village Declaration”). The rights and obligations of all persons having or acquiring any interest in the development shown hereon are also governed by the Village Declaration and such persons are referred to the Village Declaration for a description thereof. Without limiting the generality of the foregoing, under the terms and conditions of such Village Declaration, a Unit Owner in the Project shall also be subject to the applicable requirements of the Village Declaration and shall become personally liable for assessments made in accordance with the terms of such Village Declaration.
- Dimensions shown from the Building(s) to the property lines are perpendicular to the respective property line unless otherwise noted.
- Building location dimensions are to outside walls.
- All interior dimensions running to a wall between Units are to the interior surface of that wall. Unless otherwise shown, all other interior dimensions are to the interior surface of the wall concerned.
- Elevations are based on Sanitary Sewer Manhole Rim as indicated on Sheet 1 with an elevation of 6545.8'. Elevation datum is NAV88, derived utilizing GEOID 12B and Utah Turn System.
- The manner of computing the square footage of the Units as shown in the Condominium Declaration and this Condominium Plat may differ from the method used in connection with the sale of a Unit. Given the nature of condominium ownership, the Unit Area is defined in such manner so that the components of the Building which are (or are potentially) utilized either by other Units or the Common Elements are excluded from the Unit. This would exclude, for instance, all structural walls, columns etc. and essentially limits the Unit boundaries to the interior airspace before the perimeter walls and excludes all interior structural components. For your reference, the Area of the Unit, determined in accordance with these defined Unit boundaries, is set forth on Exhibit C to the Declaration. Please note the unique way of defining the boundaries actually makes the Unit appear to be smaller than it actually would be if standard architectural measuring techniques were used. Typically, apartments measured to the exterior boundaries of the exterior walls and to the centerline of the interior demising walls or to the exterior of walls adjoining corridors or other common areas without excluding space that may be occupied by columns or other structural components. The square footage of the Unit, if calculated based on standard architectural measuring techniques is also set forth on Exhibit C to the Declaration (and labeled as “Typical Area”). The Typical Area also includes the elevators serving the Unit. The Typical Area is provided solely to establish a frame of reference and is not intended to suggest that the actual Unit is that size. In fact, as set forth above, many of the components included in determining the Typical Area, are Common Elements that are not exclusively owned.
- Building(s) are shown as designed not constructed.
- RU-1 and HU-1 = example of a Unit number. Unit numbers may not correlate or match marketing or fire-life safety numbering or referencing. "Units' without a specific designation are "Residential Units" and Hotel Units will have the designation "HU".
- RU-LCE and HU-LCE = example of a number identifying a Limited Common Element appurtenant to a specific Unit bearing the same number as the number identifying such Limited Common Element. A number identifying Limited Common Element may not correlate or match marketing or fire-life safety numbering or referencing. LCE that is immediately adjacent to a Residential Unit and accessible solely by that Residential Unit (e.g. an outside balcony accessible to that Residential Unit) is LCE specific to such Residential Unit unless otherwise specifically noted.
- Wall thickness dimensions, as shown, are approximate.
- Title report by Fidelity National Title Company, file no. \_\_\_\_\_ with a Commitment date of \_\_\_\_\_, 2025.
- This Condominium Plat is subject to change by Declarant as provided in the Condominium Declaration, with any such change reflected in an amendment to be recorded with the Wasatch County Recorder.
- The Condominium Declaration does not provide for, nor is this Condominium Project designed or intended for use in a club, timeshare, fractional, or interval exchange or any other occupancy plan,; provided that pursuant to the Condominium Declaration, the Declarant, without further consent or approval by the Association, may authorize or impose limitations on club, timeshare, fractional, or interval exchange or any other occupancy plan, and adopt any required amendments of the Condominium Declaration or Condominium Plat to effectuate the same.
- Street Address: 1898 W Glencoe Way, Park City, UT 84060
- DVEV Ski Beach Tower D Condominiums is located within the MIDA Project Area.
- The Condominium Project includes General Common Elements, as shown on this Condominium Plat and as further described in the Condominium Declaration. To the extent the General Common Elements are readily locatable or otherwise susceptible of depiction and designation on a land survey plat, such areas are depicted and designated as General Common Elements on this Condominium Plat. However, not all of the General Common Elements may be so depicted, and without limiting the generality of the provisions of the Condominium Declaration, the General Common Elements specifically include all areas providing structural and mechanical Support for the Condominium Project, including (without limitation):

  - the foundations, foundation slabs, columns, girders, beams, supports, bearing walls, perimeter walls (including the exterior “skin” of the Building(s) on the Property, supporting walls, fireplaces, chimneys, flues, chimney chases, roofs, flooring, exterior doors and windows (and frames therefore) on a perimeter wall of a Unit;
  - the mechanical and utility installations, lines and systems consisting of the equipment and materials making up any central services such as power, light, gas, hot and cold water, hot water heaters, boilers, sewer, plumbing, snowmelt, cable television, telecommunications systems, internet, and heating and central air conditioning and other similar systems, lines and installations which exist for use in more than one Unit, including the pipes, vents, ducts, flues, cable conduits, wires, telephone wire, and other similar utility installations used in connection therewith; and
  - the pumps, tanks, motors, fans, storm drainage structures, compressors, and, in general, all apparatus, installations, and equipment of the improvements to the Condominium Project existing for use in more than one Unit.
- The walls, floors and ceilings are designated as boundaries of a Unit, and all paneling, tiles, wallpaper, painting, finished flooring and any other materials constituting any portion of the finished surfaces thereof are part of the Unit, as well as any lock-off door serving a Unit. All other portions of the walls, floors and ceilings are part of the Common Elements.
- Unit walls adjacent to the outside facade have varying thickness dimensions, as shown. Typically, they measure approximately .6' in thickness.
- Numerous ducts, shafts, pipes and chases run vertically through the Units and are either General Common Elements or Limited Common Elements for the benefit of the applicable Unit(s) served; for ease of legibility, some of these features are not reflected on this plat. For precise locations of said elements, please refer to the final construction drawing, including mechanical, electrical and plumbing details.
- Pursuant to Executive Order 2025-9 (the “Executive Order”), MIDA has identified “Short-Term Rentals” as a “permitted use, subject to the licensing requirements regulations set forth in [the] Executive Order.” A copy of the Executive Order can be found at Short-Term Rental FAQs - Military Installation Development Authority. Any “Short-Term Rental” of a Unit or Sub-Unit must be undertaken in compliance with the requirements of the Executive Order. Please be advised that MIDA’s identification of Short-Term Rentals as a permitted use for purposes of the MRF Project Area Development Standards and Guidelines does not authorize use of a Unit or Sub-Unit for Short-Term Rentals if such use is prohibited pursuant to the terms of The Condominium Declaration.

DVEV SKI BEACH  
TOWER D CONDOMINIUMS  
A UTAH CONDOMINIUM PLAT  
LOCATED IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

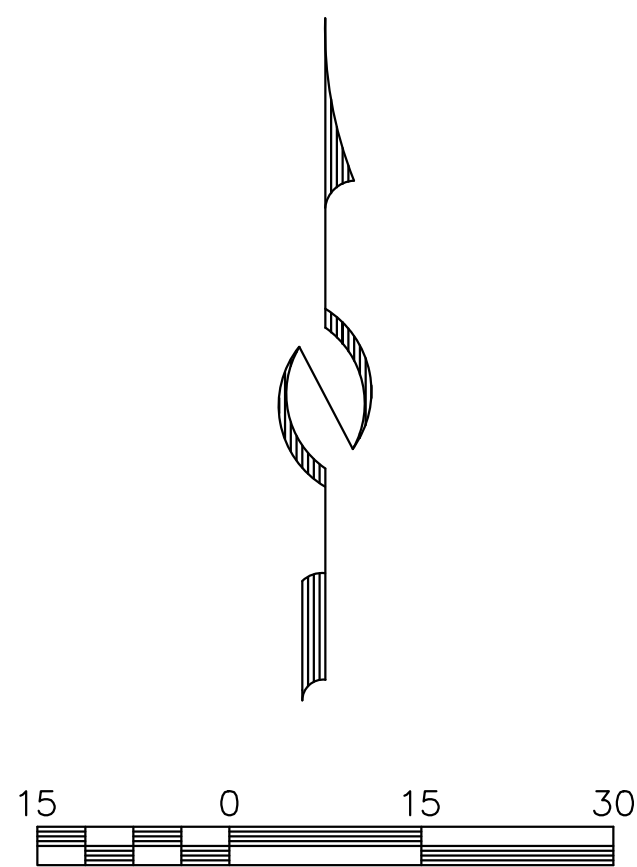




UNIT	PLAT SQ. FT.
HU B3	6697

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II
- ENTRY NO. \_\_\_\_\_

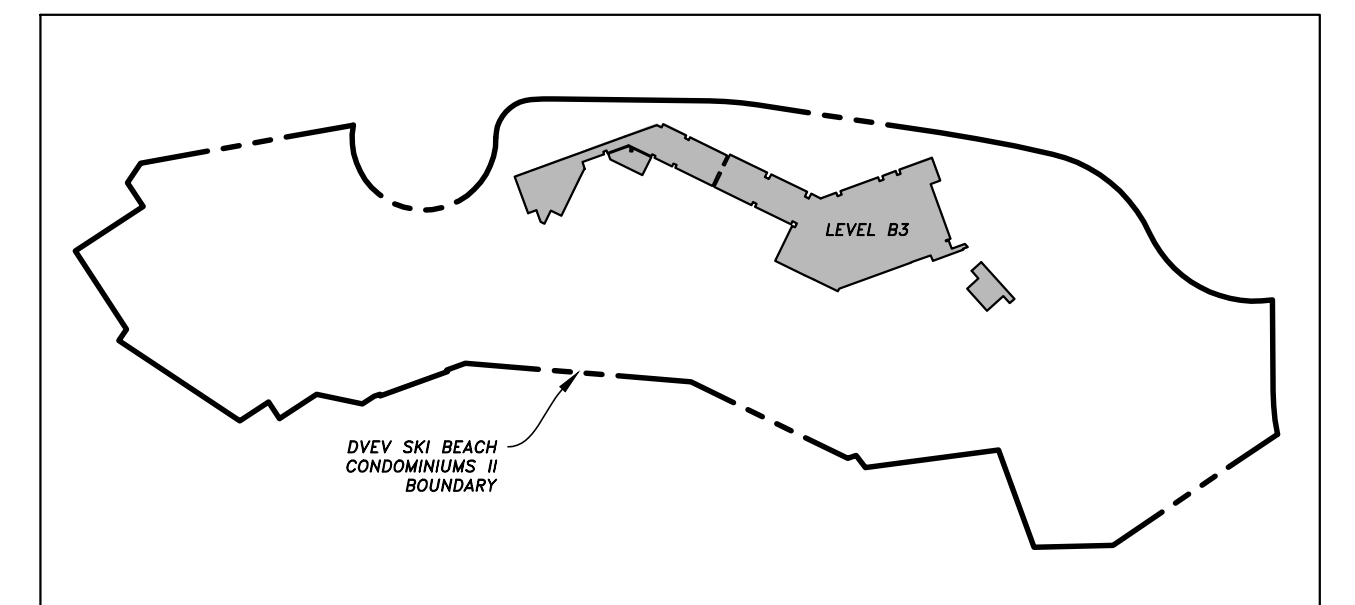


LEVEL B3

# DVEV SKI BEACH TOWER D CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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



LOCATION MAP

PROFESSIONAL LAND SURVEYING  
AND CONSULTING

ALLTERRA  
UTAH, LLC

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

12/10/25

SHEET 3 OF 20

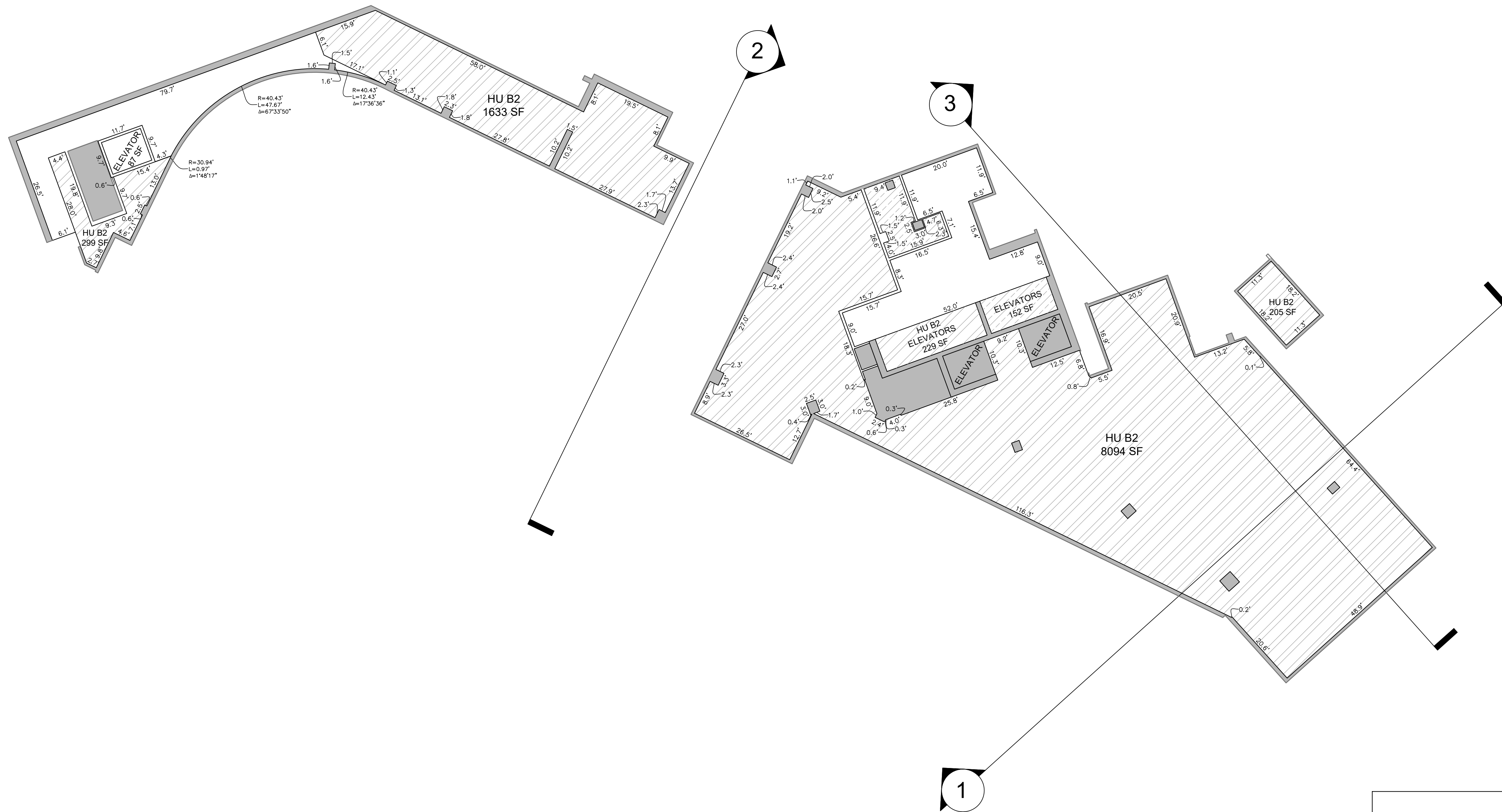
RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF \_\_\_\_\_

FEE \_\_\_\_\_ WASATCH COUNTY RECORDER BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

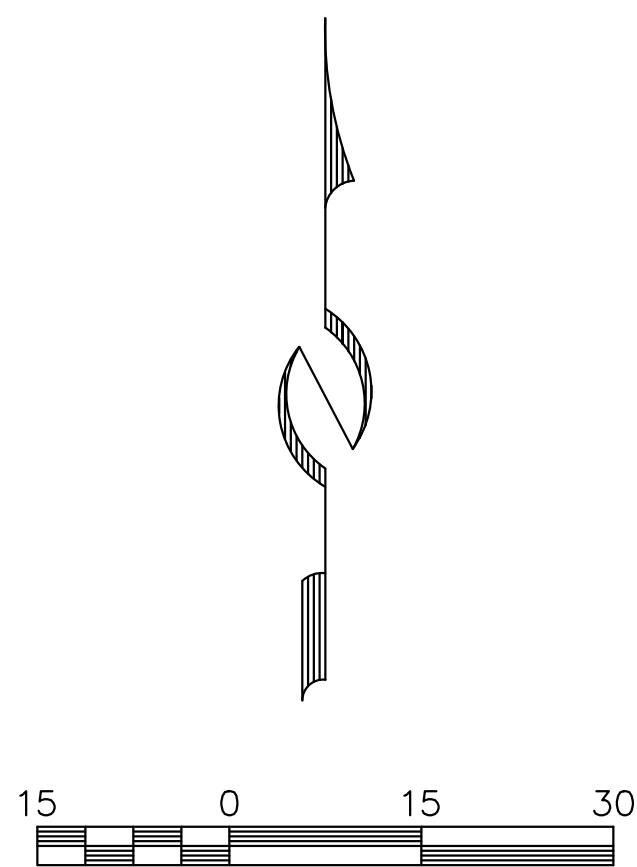
TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



UNIT	PLAT SQ. FT.
HU B2	10460

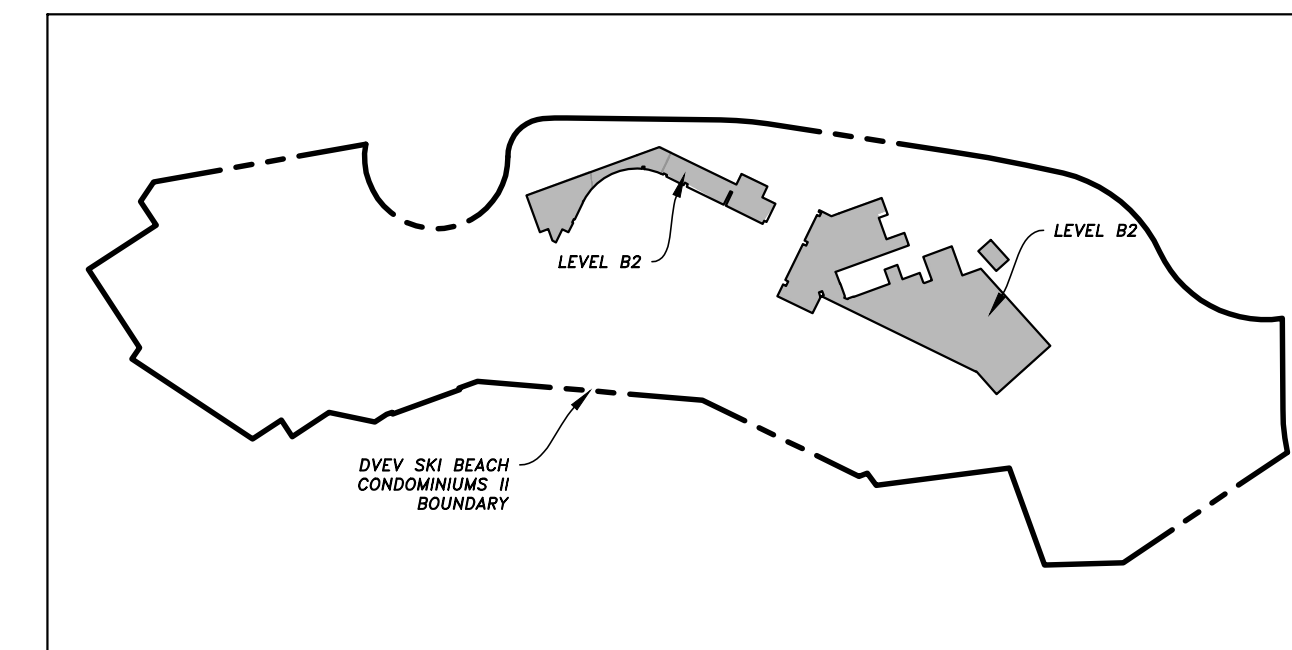
LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II ENTRY NO. \_\_\_\_\_



LEVEL B2  
**DVEV SKI BEACH  
TOWER D CONDOMINIUMS**  
A UTAH CONDOMINIUM PLAT

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

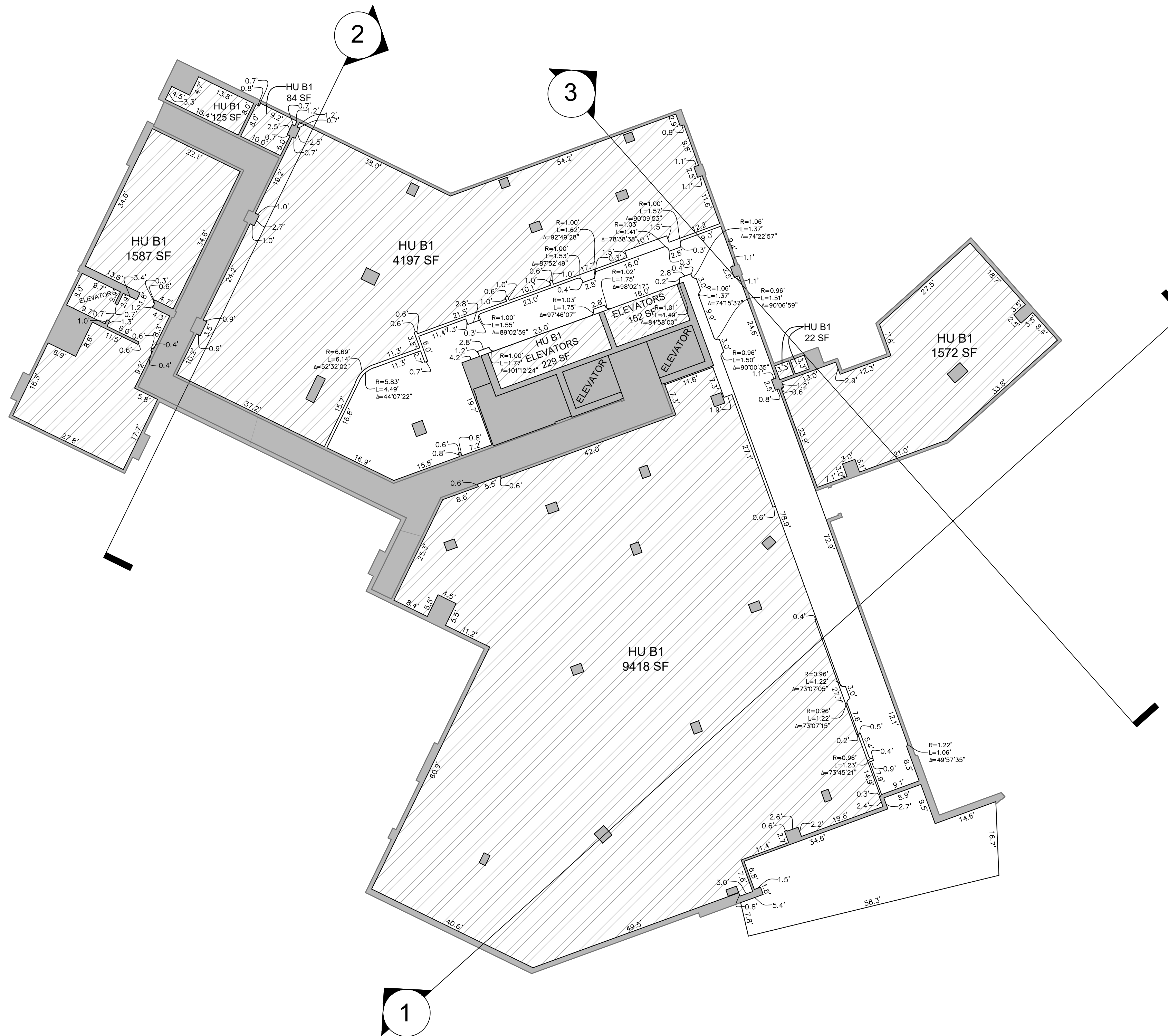
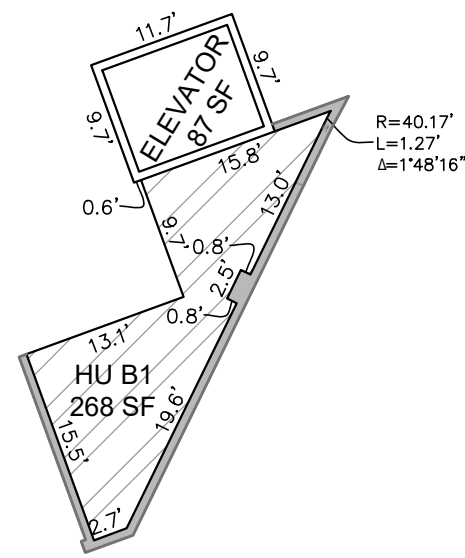


LOCATION MAP

12/10/25

SHEET 4 OF 20

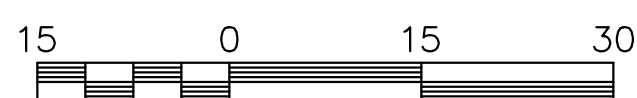
PROFESSIONAL LAND SURVEYING AND CONSULTING <b>ALLTERRA</b> UTAH, LLC <small>435-649-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small>		RECORDED STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____ TIME _____ DATE _____ ENTRY NO. _____	
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UNIT	PLAT SQ. FT.
HU B1	17502

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II

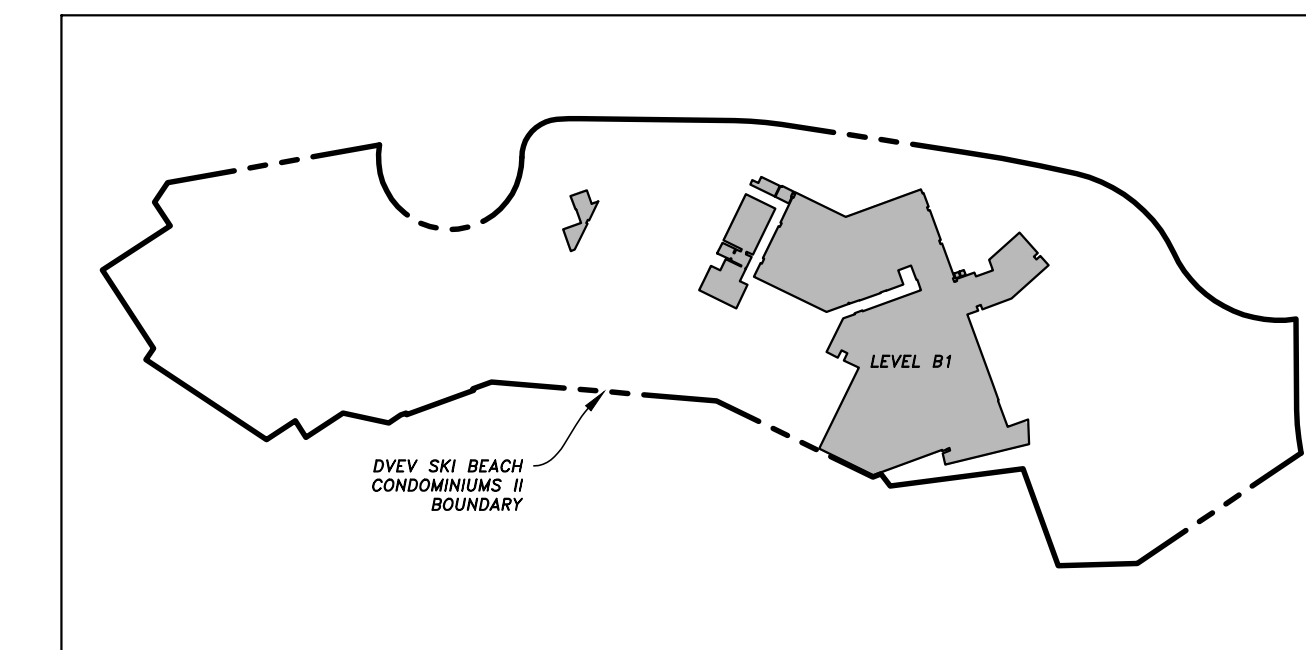


LEVEL B1

# DVEV SKI BEACH TOWER D CONDOMINIUMS

## A UTAH CONDOMINIUM PLAT

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



LOCATION MAP

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

12/10/25

SHEET 5 OF 20

RECORDED

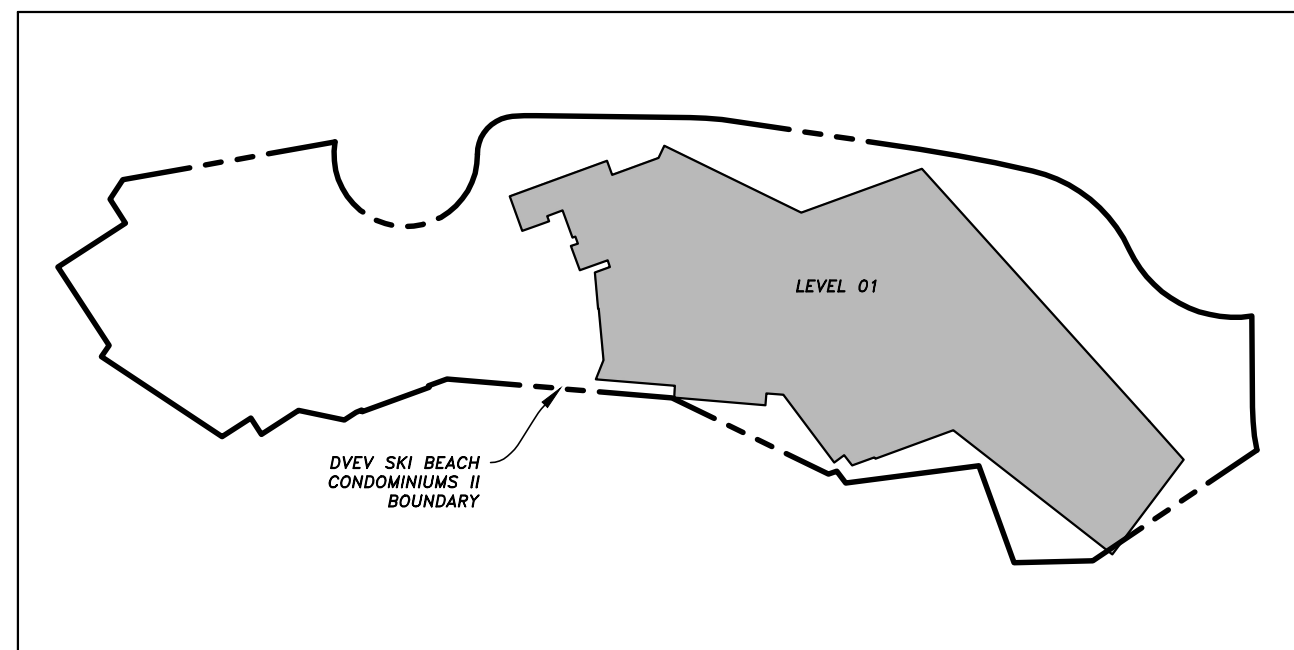
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AT THE REQUEST OF \_\_\_\_\_

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TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



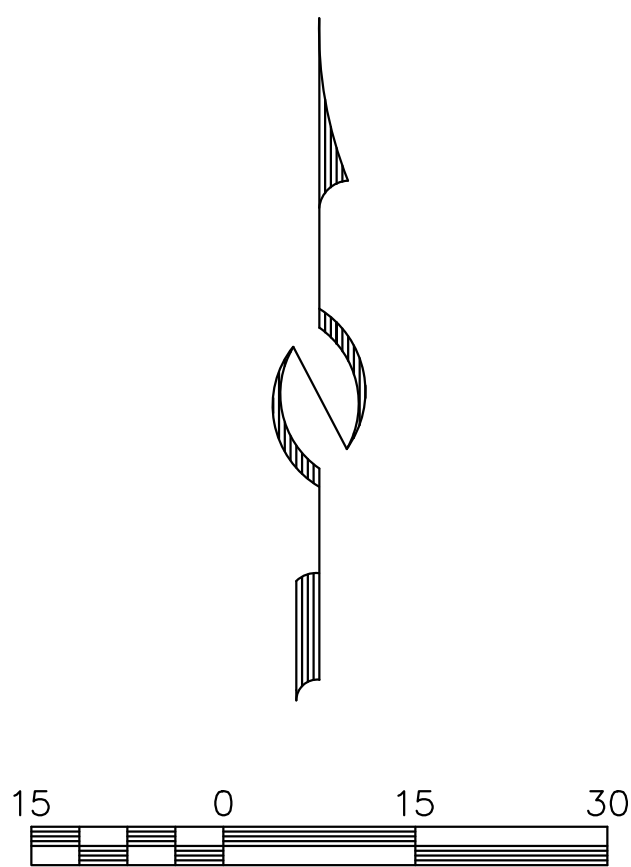


LOCATION MAP

UNIT	PLAT SQ. FT.
HU 01	36043

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II ENTRY NO. \_\_\_\_\_



LEVEL 01

# DVEV SKI BEACH TOWER D CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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

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

12/10/25

SHEET 6 OF 20

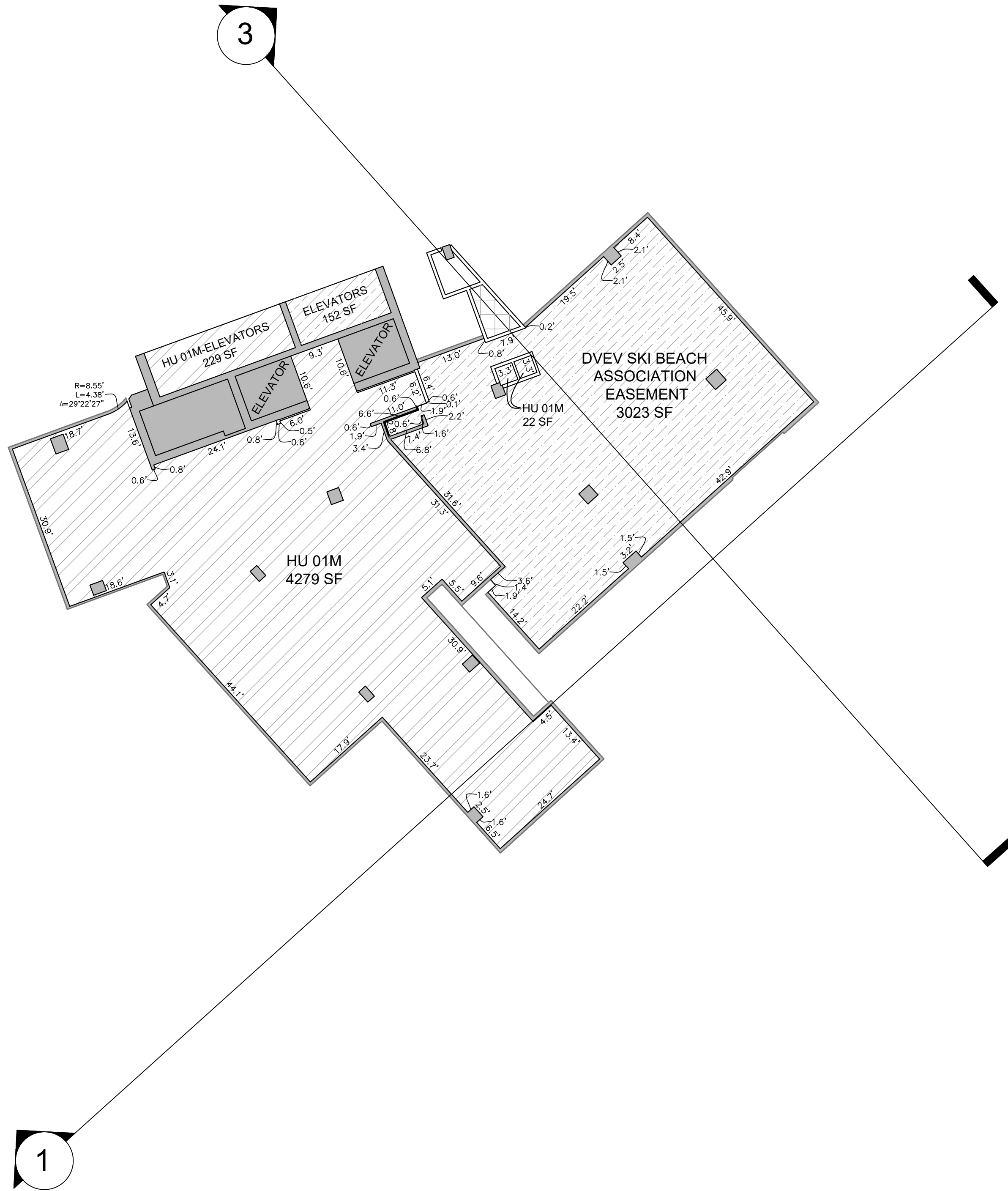
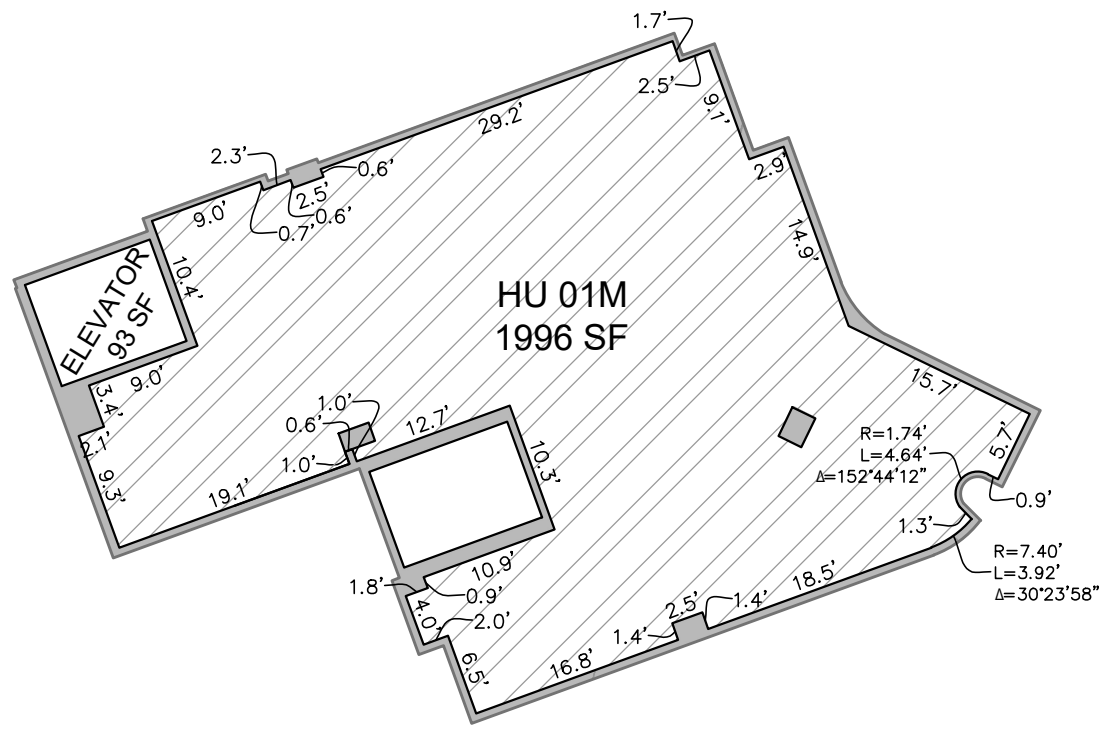
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STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF \_\_\_\_\_

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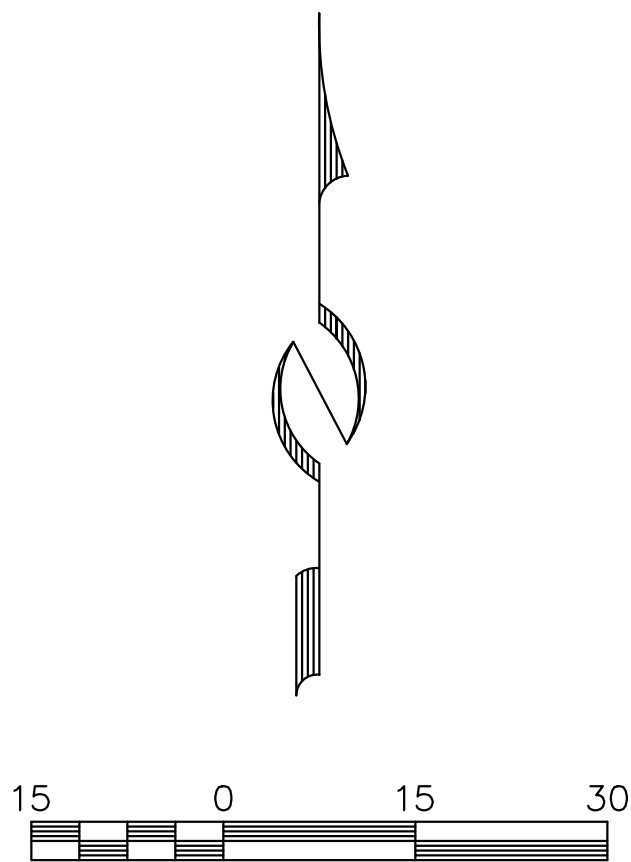
TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



UNIT	PLAT SQ. FT.
HU 01M	6526

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II ENTRY NO.
- GENERAL COMMON ELEMENT SUBJECT TO DVEV SKI BEACH II ASSOCIATION EASEMENT

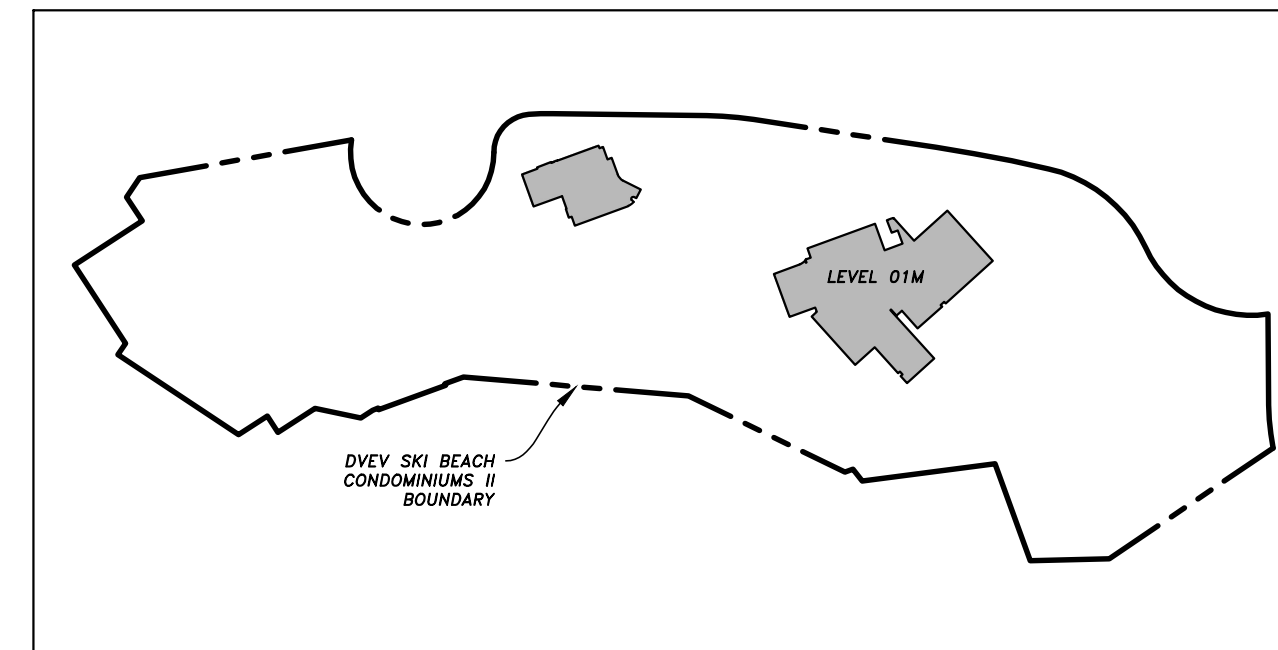


LEVEL 01M

# DVEV SKI BEACH TOWER D CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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



LOCATION MAP

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

12/10/25

SHEET 7 OF 20

RECORDED

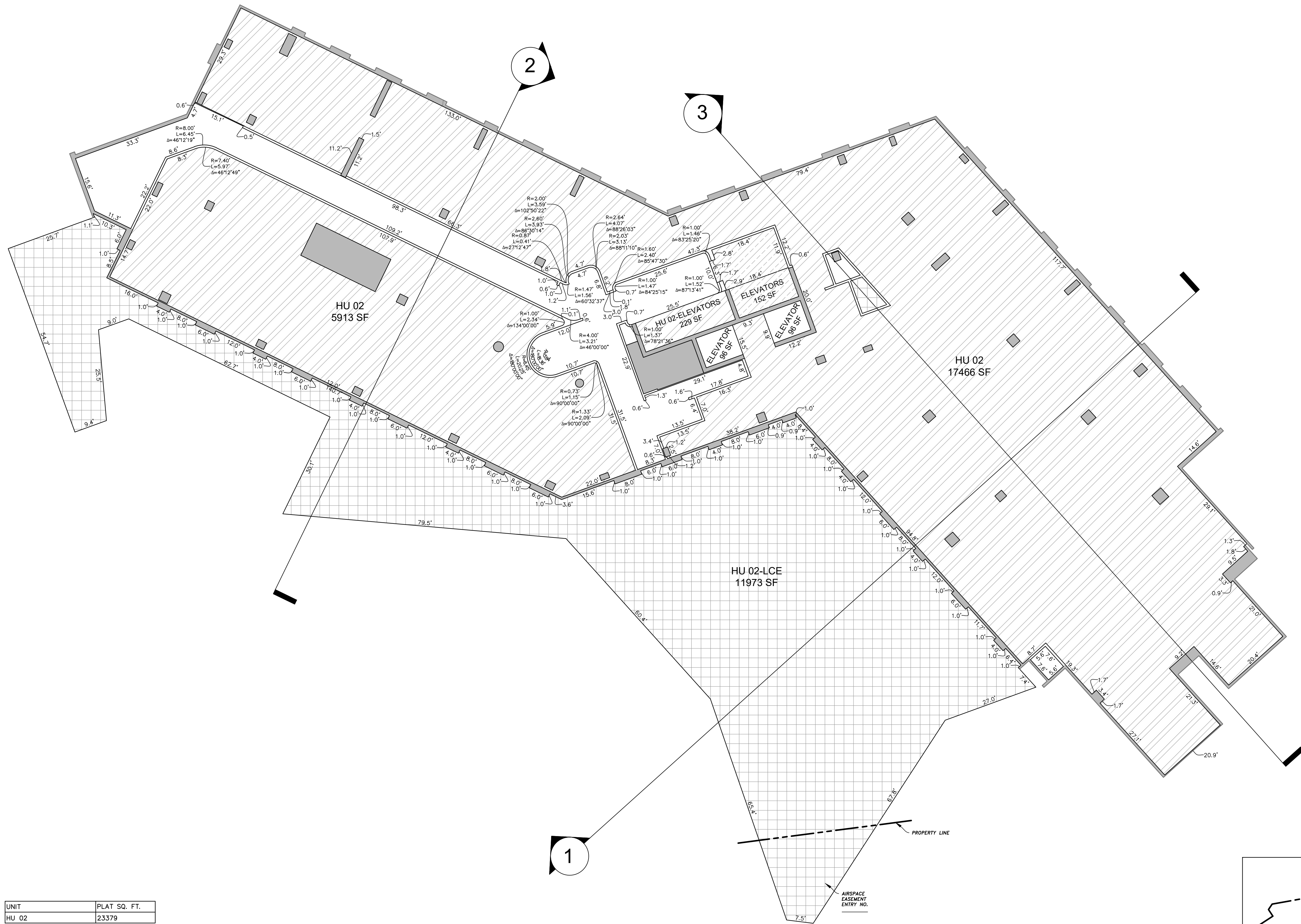
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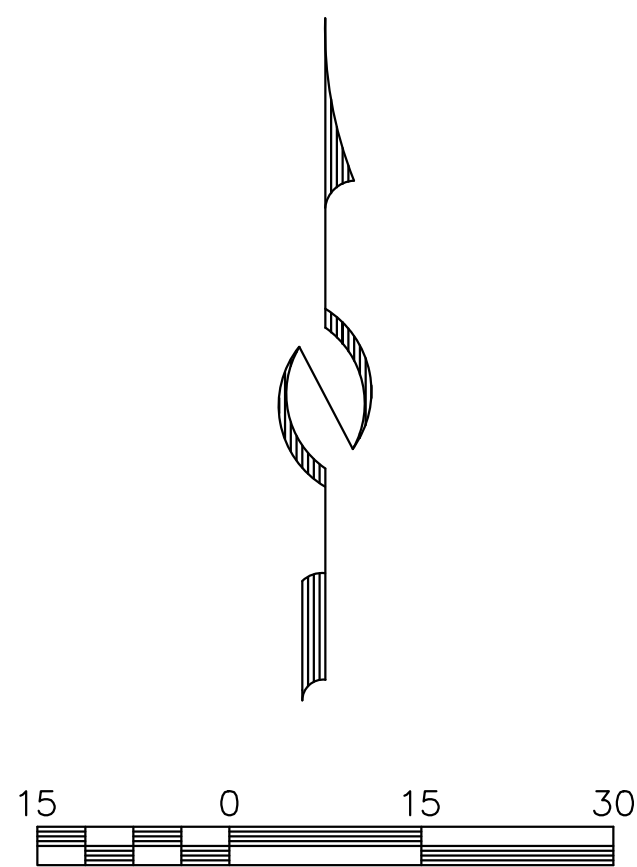




UNIT	PLAT SQ. FT.
HU 02	23379

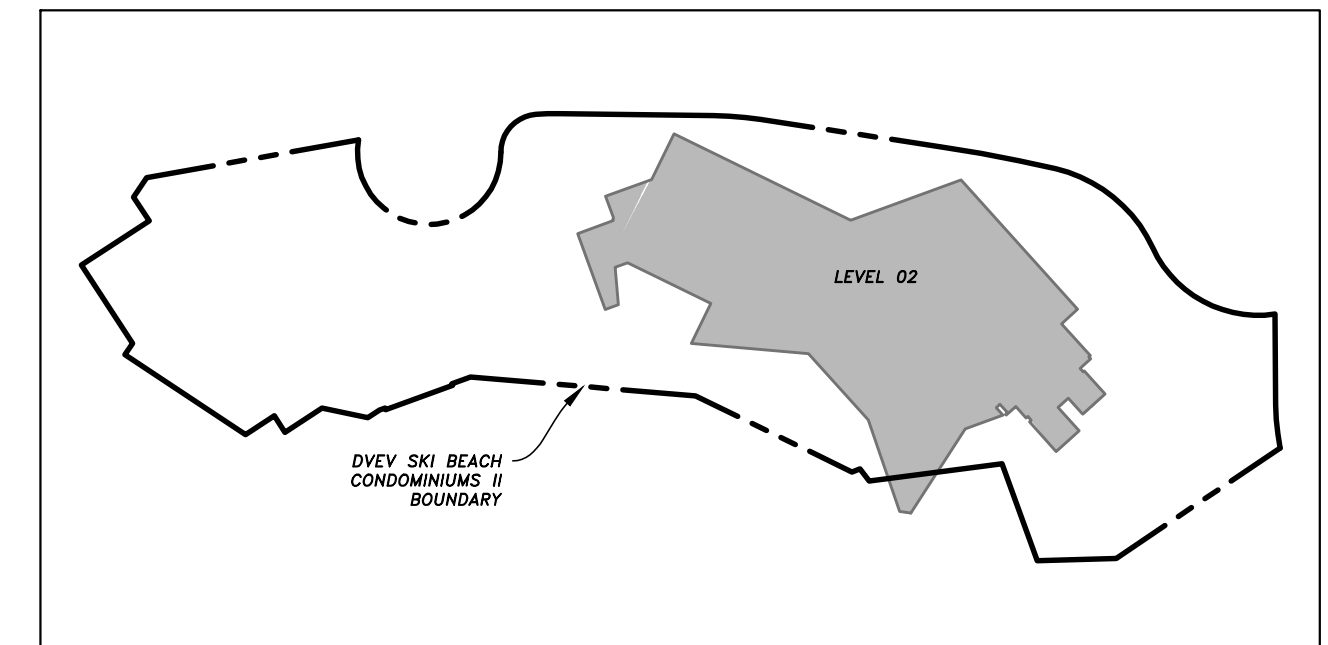
LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II ENTRY NO. \_\_\_\_\_



LEVEL 02  
**DVEV SKI BEACH  
TOWER D CONDOMINIUMS**  
A UTAH CONDOMINIUM PLAT

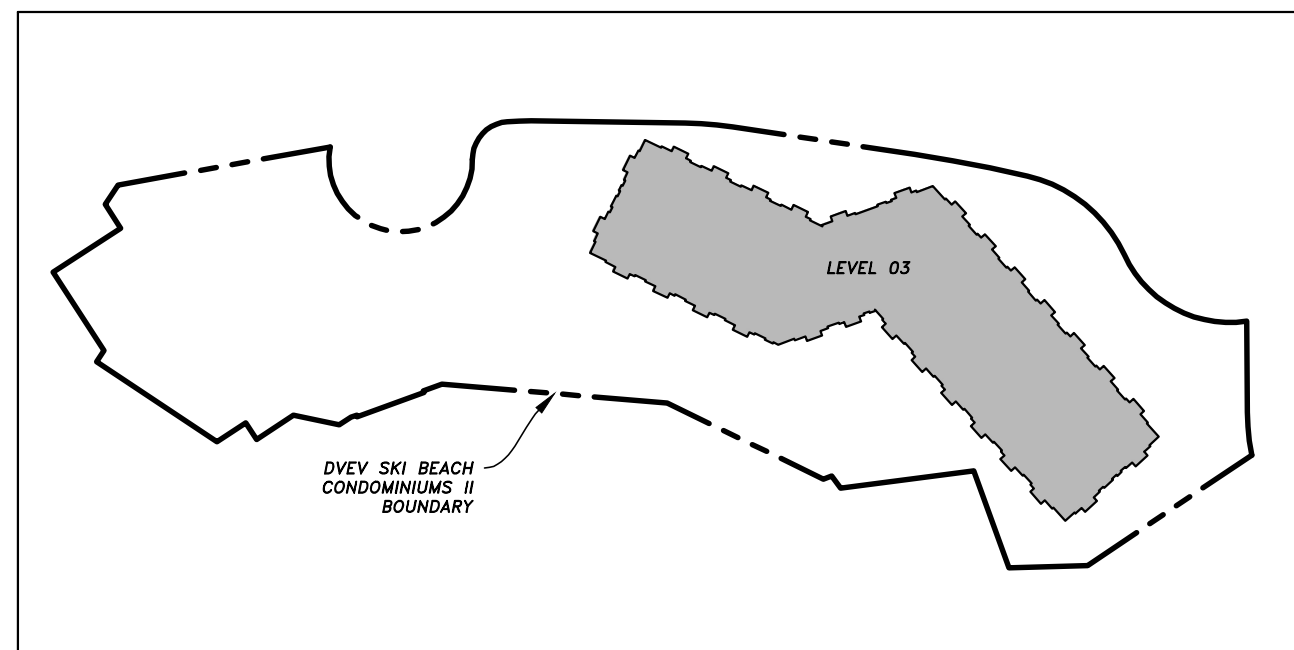
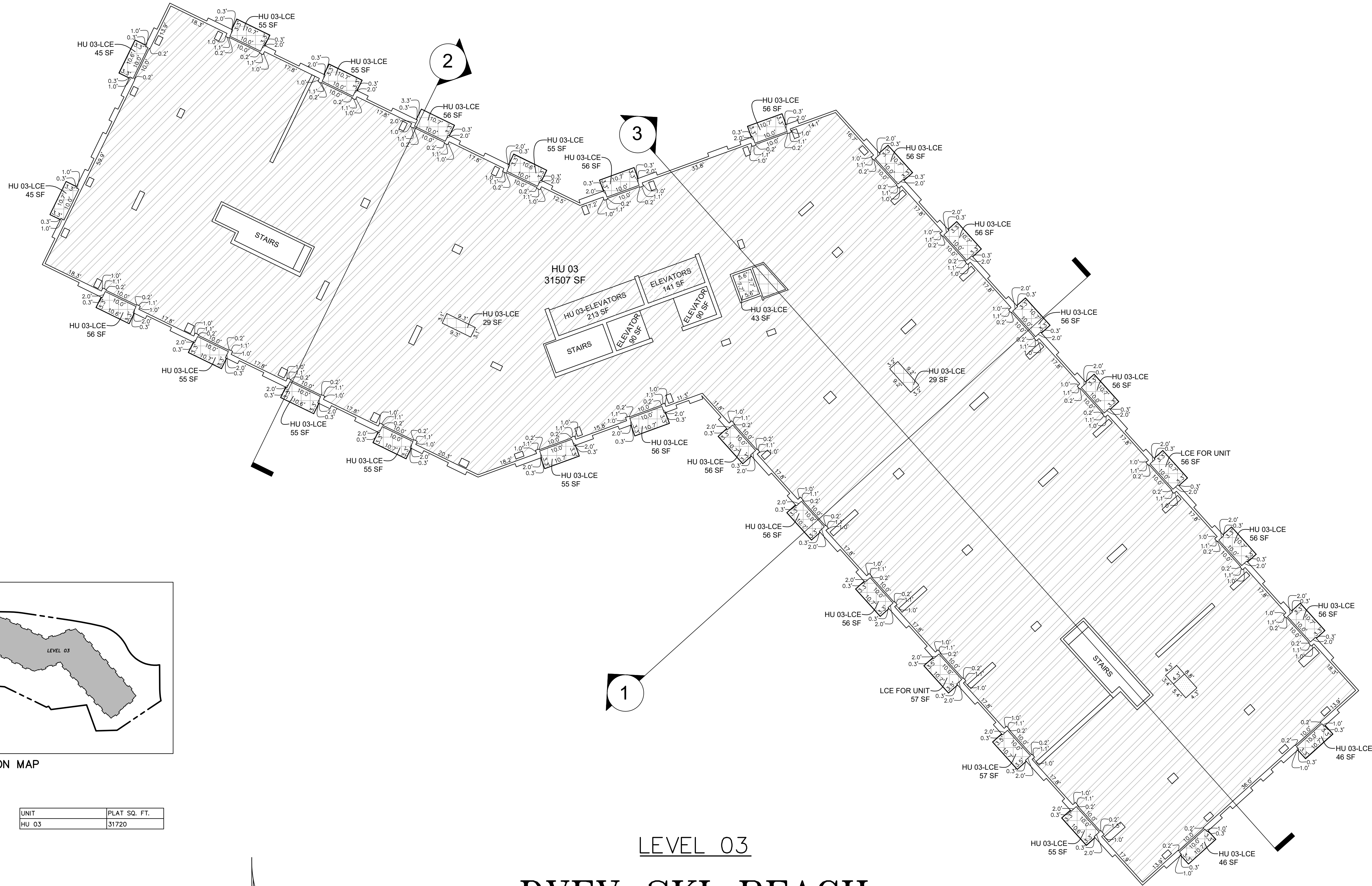
LOCATED IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH



LOCATION MAP

PROFESSIONAL LAND SURVEYING AND CONSULTING <b>ALLTERRA</b> <b>UTAH, LLC</b> <small>435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small>		12/10/25		SHEET 8 OF 20	
		RECORDED		STATE OF UTAH, COUNTY OF WASATCH, AND FILED	
AT THE REQUEST OF _____		FEE _____		WASATCH COUNTY RECORDER	
TIME _____		DATE _____		BOOK _____	
				PAGE _____	
				ENTRY NO. _____	



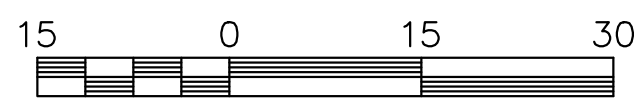


LOCATION MAP

UNIT	PLAT SQ. FT.
HU 03	31720

LEGEND

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



LEVEL 03  
**DVEV SKI BEACH  
TOWER D CONDOMINIUMS**  
**A UTAH CONDOMINIUM PLAT**

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

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

12/10/25

SHEET 9 OF 20

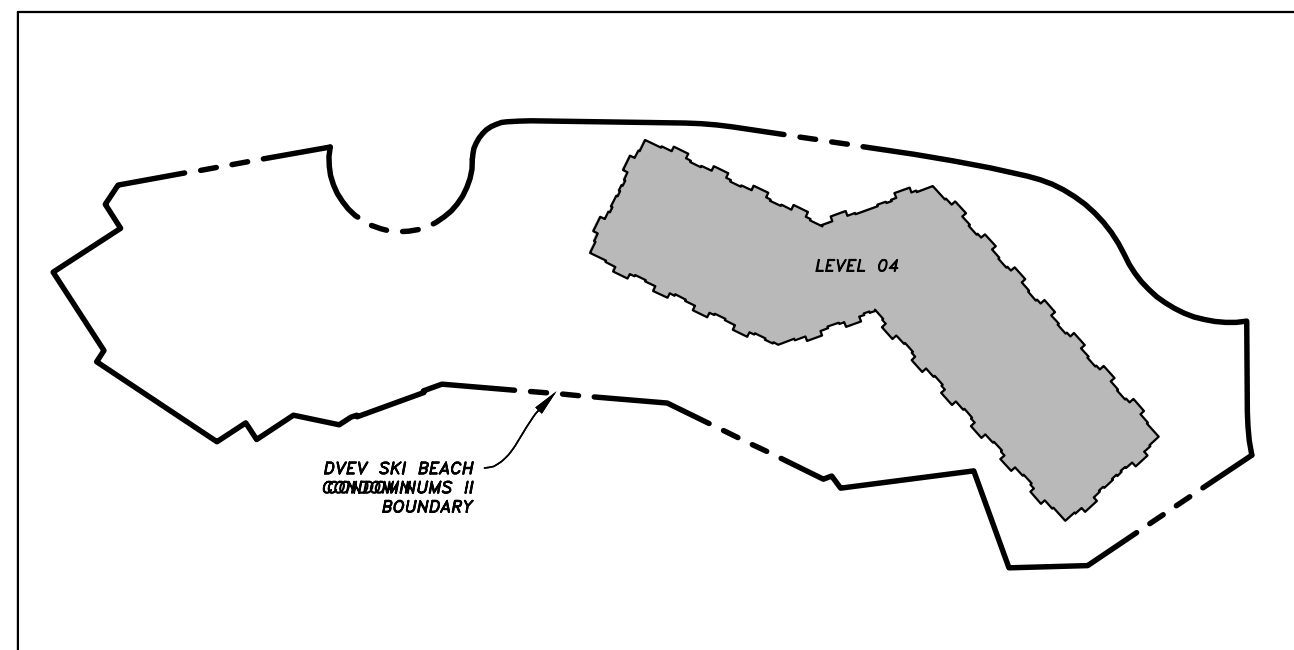
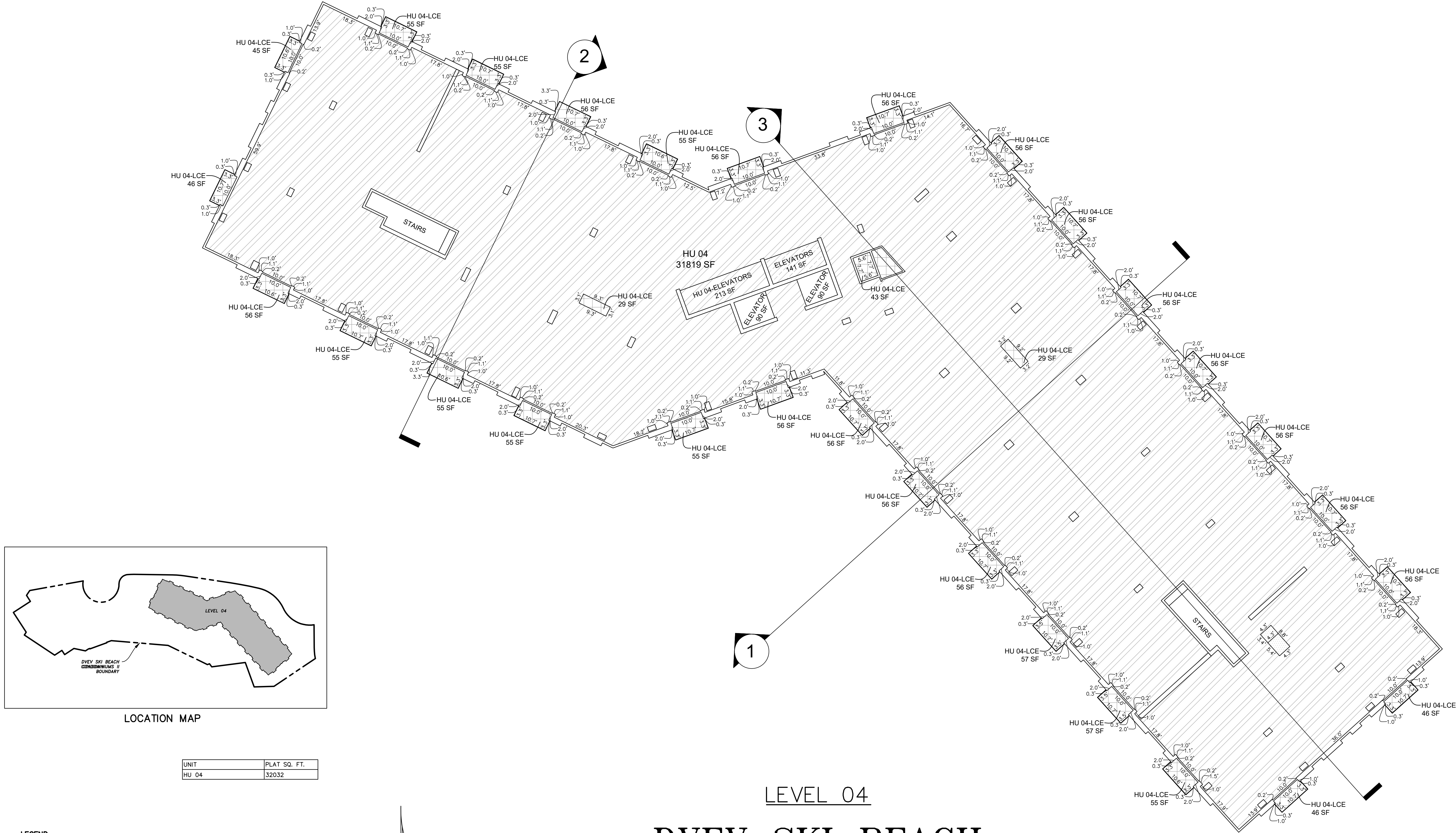
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TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_

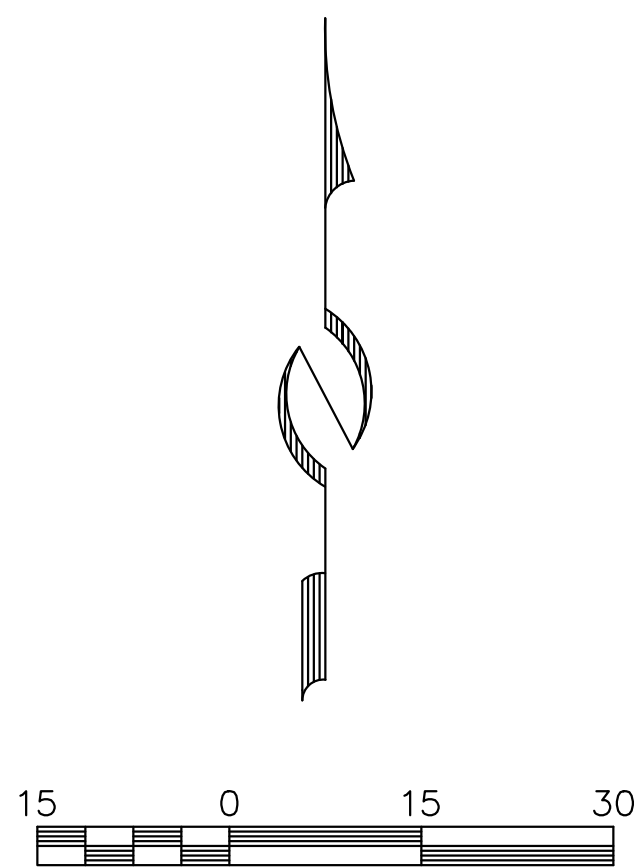


LOCATION MAP

UNIT	PLAT SQ. FT.
HU 04	32032

LEGEND

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



LEVEL 04  
**DVEV SKI BEACH  
TOWER D CONDOMINIUMS**  
A UTAH CONDOMINIUM PLAT

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

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

12/10/25

SHEET 10 OF 20

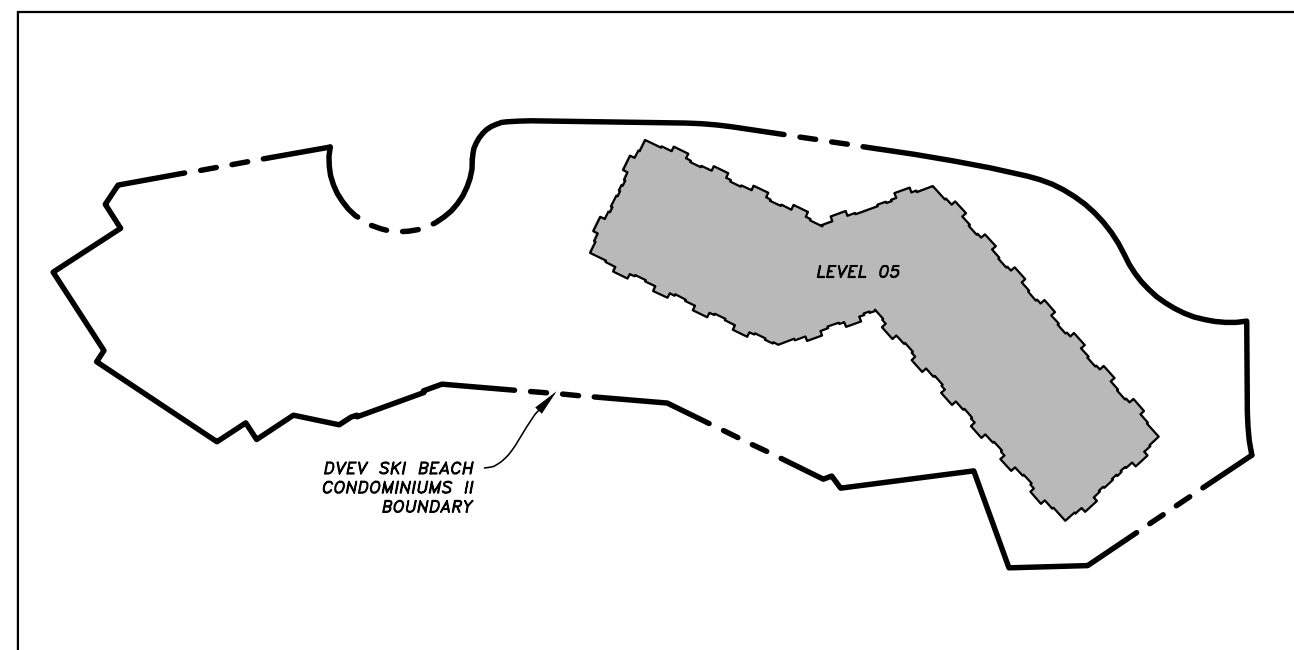
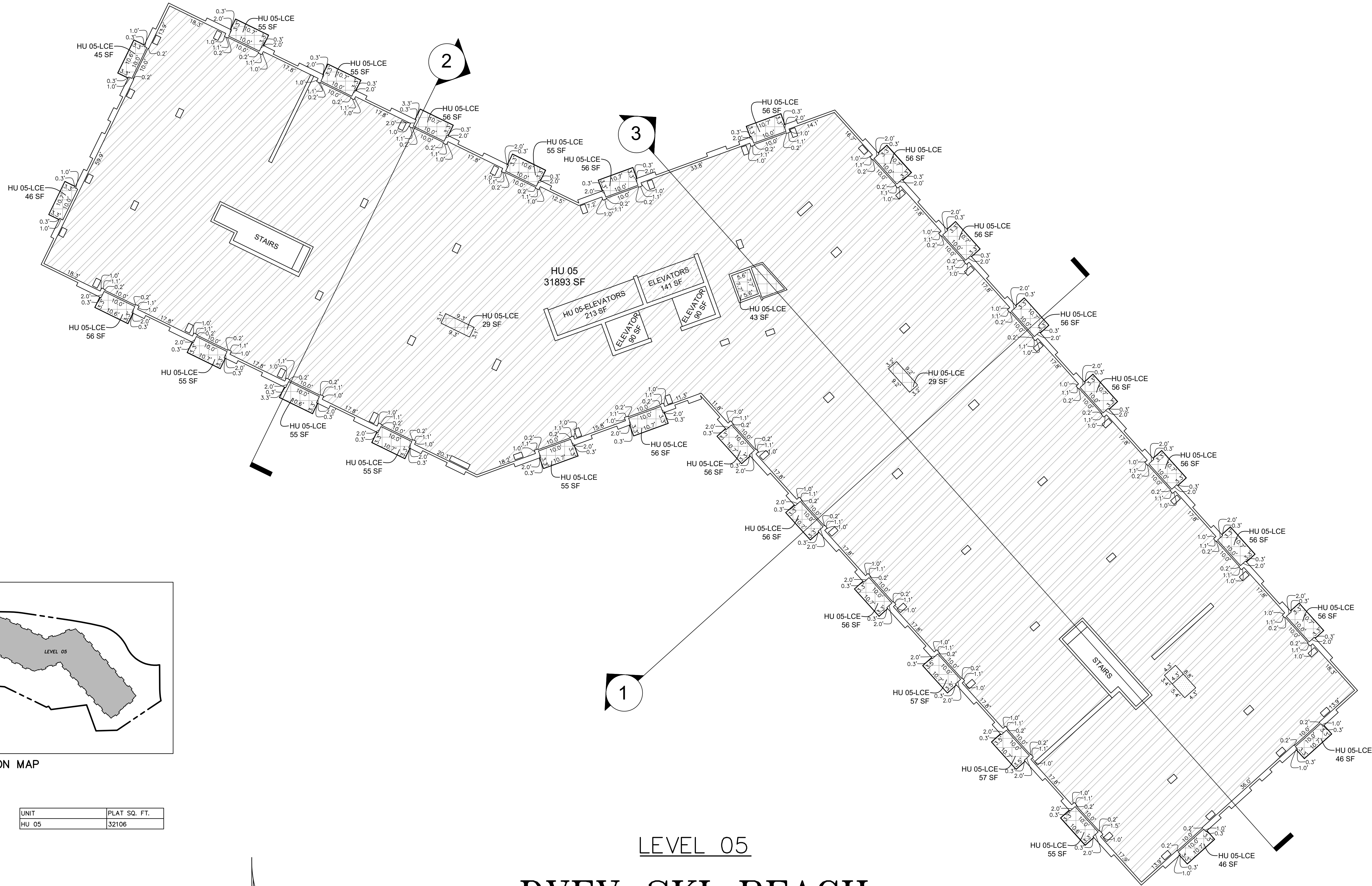
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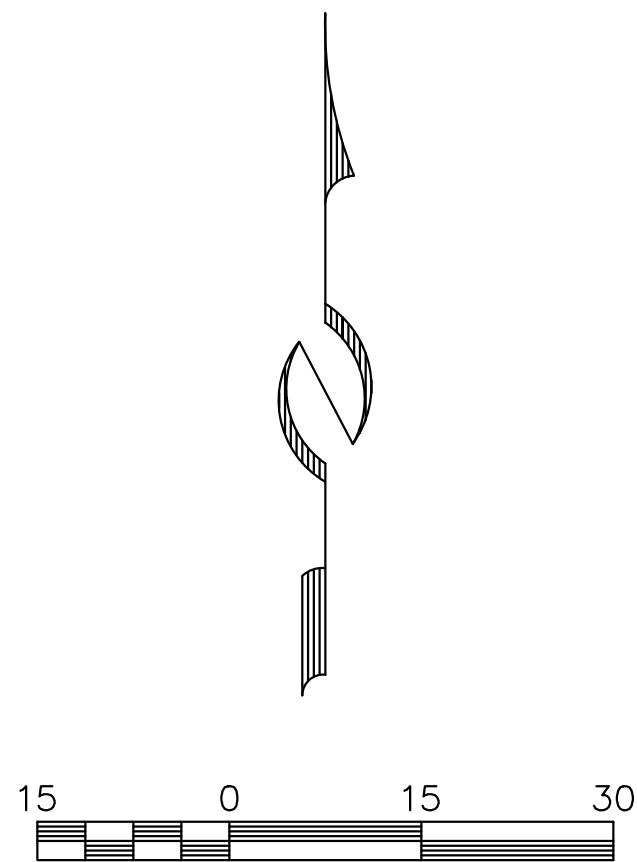


LOCATION MAP

UNIT	PLAT SQ. FT.
HU 05	32106

LEGEND

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



LEVEL 05  
**DVEV SKI BEACH  
TOWER D CONDOMINIUMS**  
A UTAH CONDOMINIUM PLAT

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

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

12/10/25

SHEET 11 OF 20

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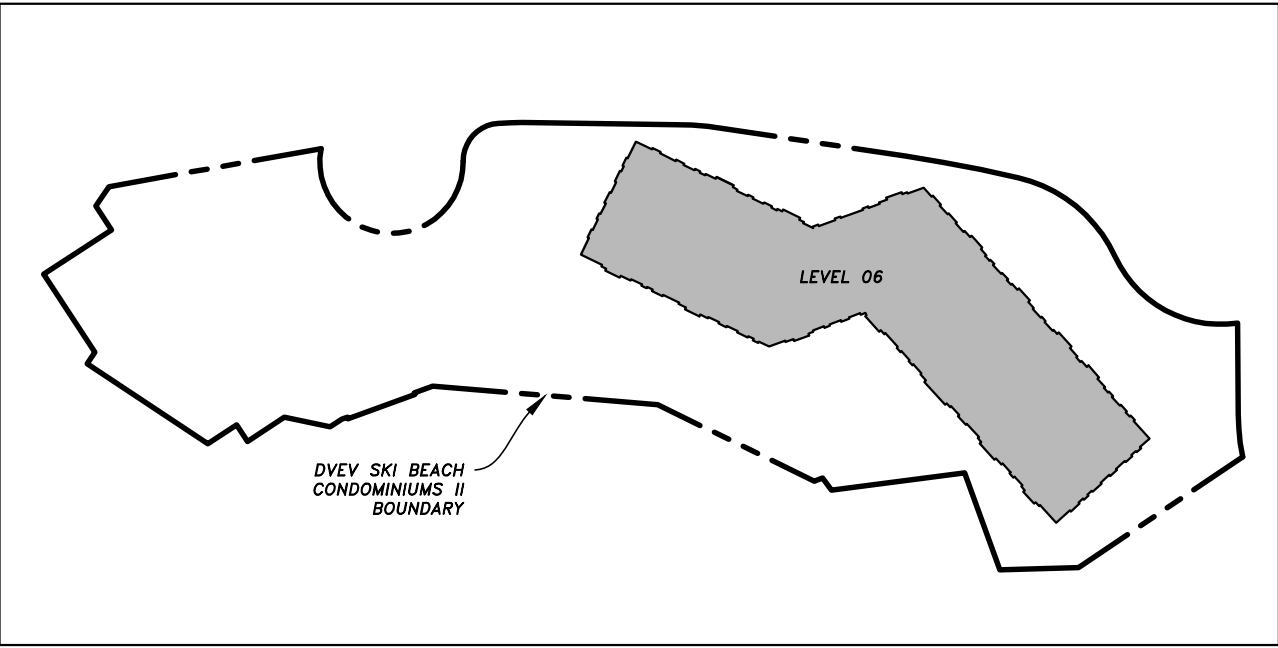
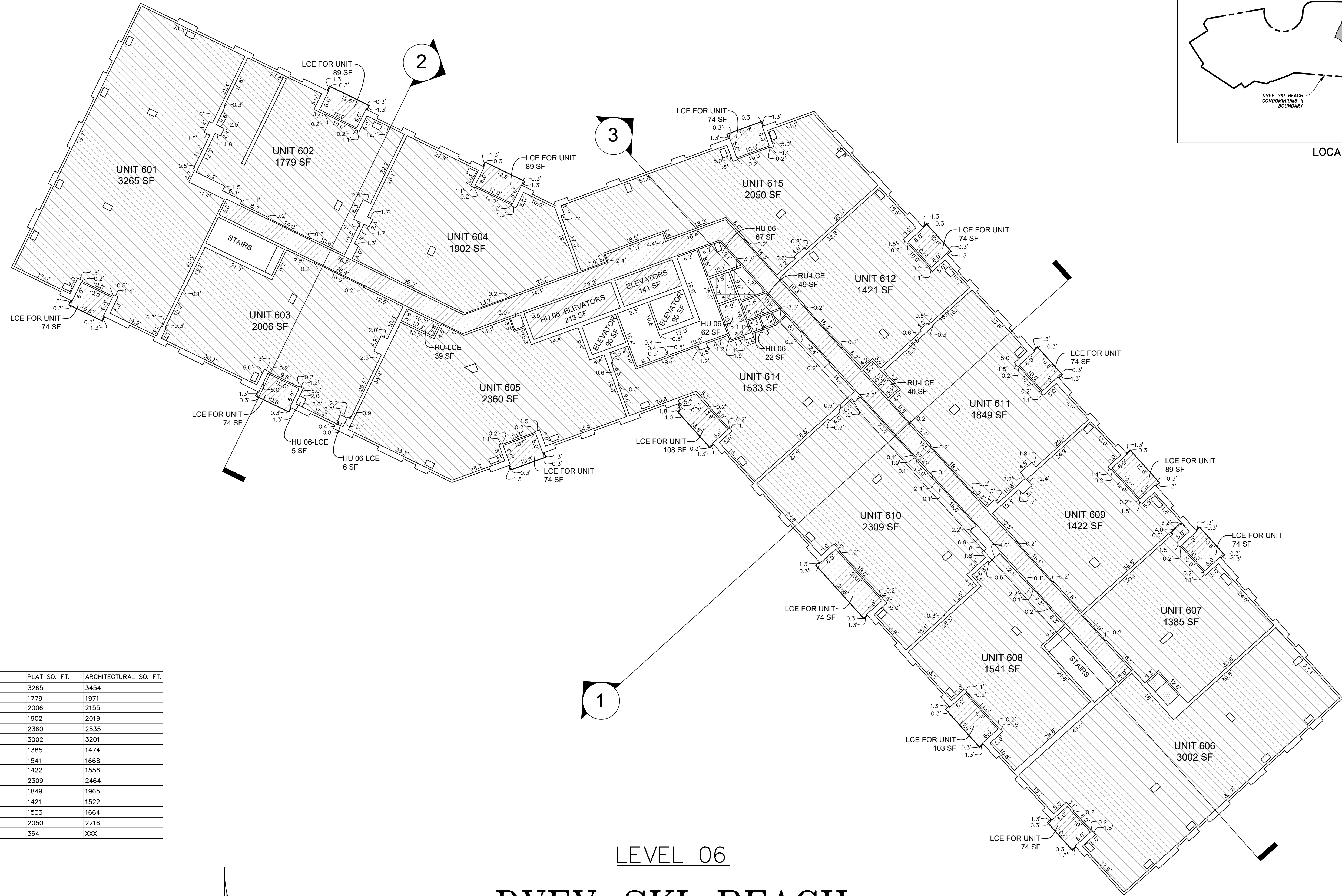
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AT THE REQUEST OF \_\_\_\_\_

FEE \_\_\_\_\_ WASATCH COUNTY RECORDER BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_





UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
601	3265	3454
602	1779	1971
603	2006	2155
604	1902	2019
605	2360	2535
606	3002	3201
607	1385	1474
608	1541	1668
609	1422	1556
610	2309	2464
611	1849	1965
612	1421	1522
614	1533	1664
615	2050	2216
HU 06	364	XXX

LEVEL 06

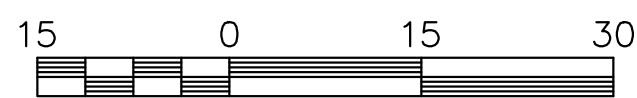
# DVEV SKI BEACH TOWER D CONDOMINIUMS

## A UTAH CONDOMINIUM PLAT

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

### LEGEND

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



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

12/10/25

SHEET 12 OF 20

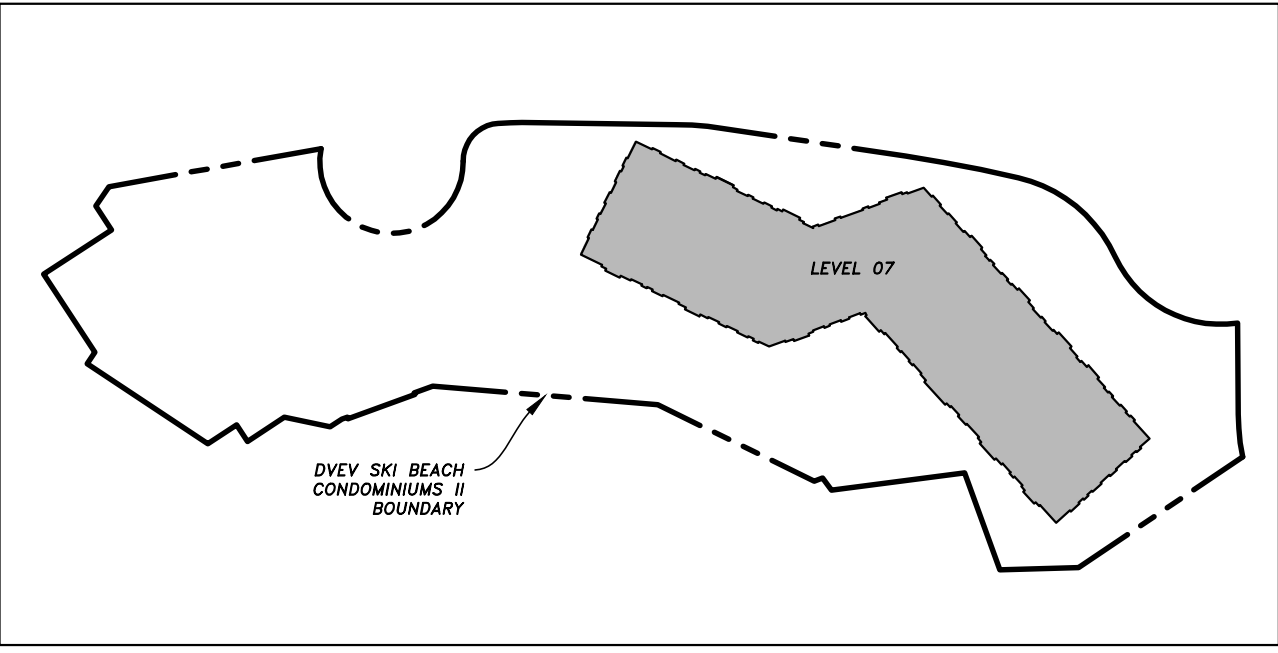
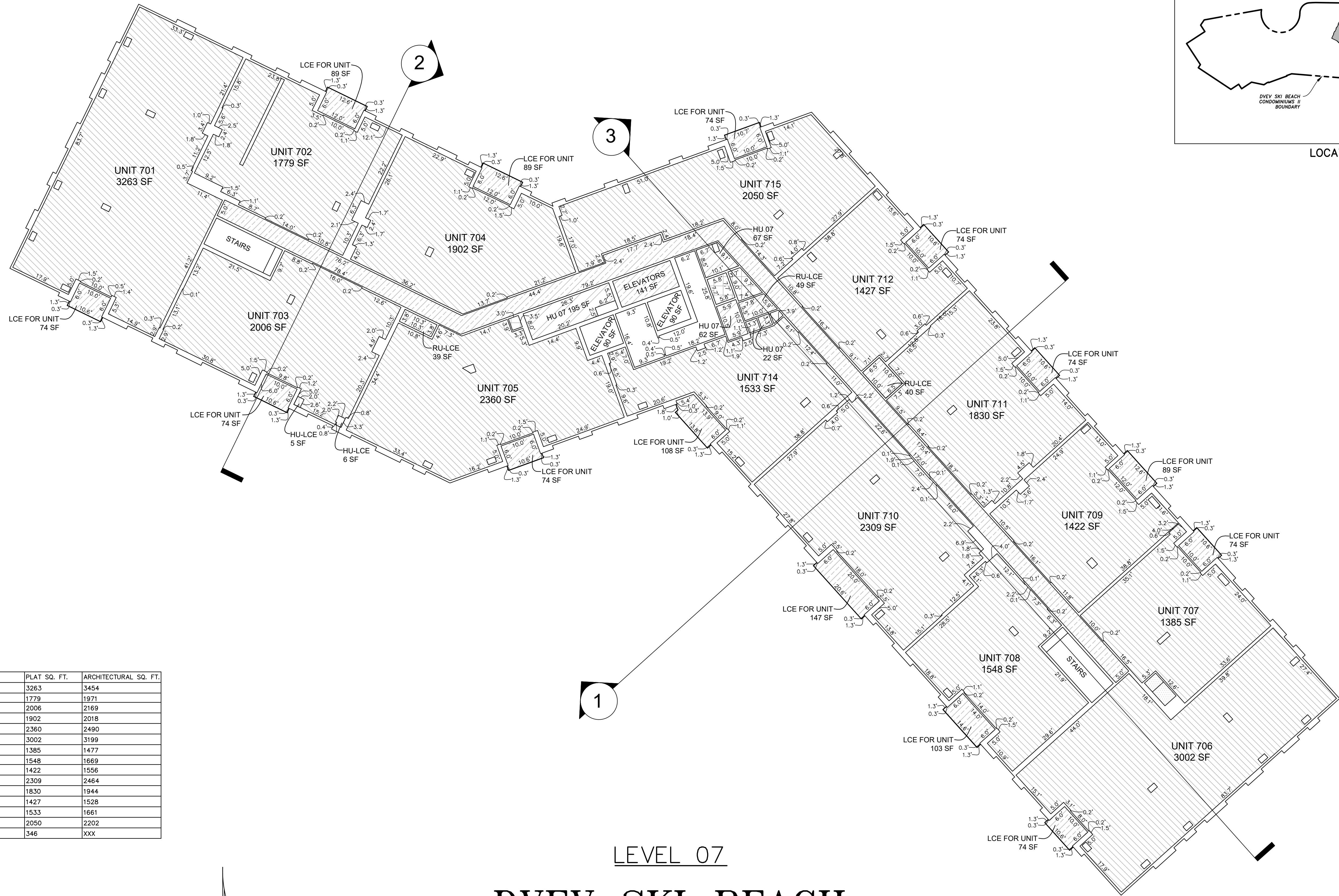
RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

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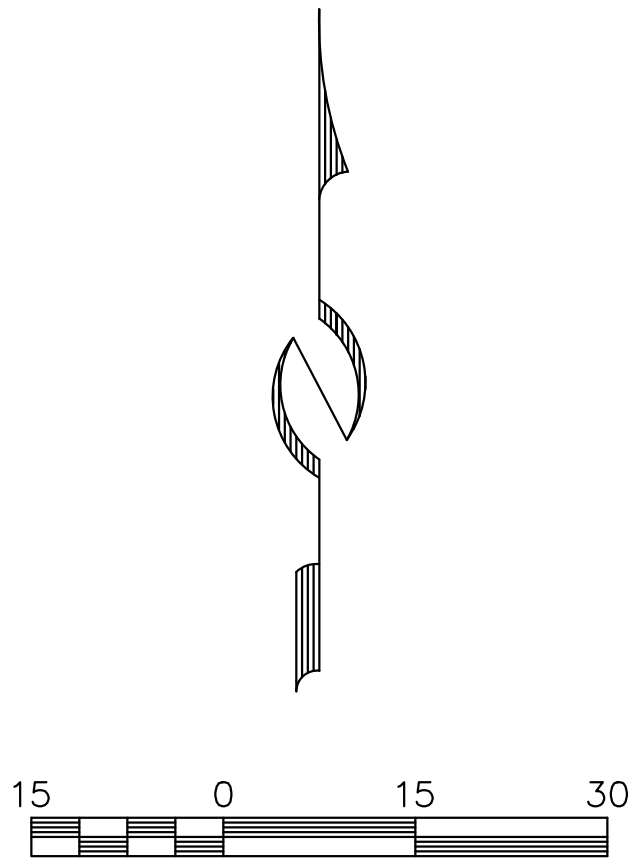


LOCATION MAP

UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
701	3263	3454
702	1779	1971
703	2006	2169
704	1902	2018
705	2360	2490
706	3002	3199
707	1385	1477
708	1548	1669
709	1422	1556
710	2309	2464
711	1830	1944
712	1427	1528
714	1533	1661
715	2050	2202
HU 07	346	XXX

LEGEND

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



LEVEL 07  
DVEV SKI BEACH  
TOWER D CONDOMINIUMS  
A UTAH CONDOMINIUM PLAT

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

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

12/10/25

SHEET 13 OF 20

RECORDED

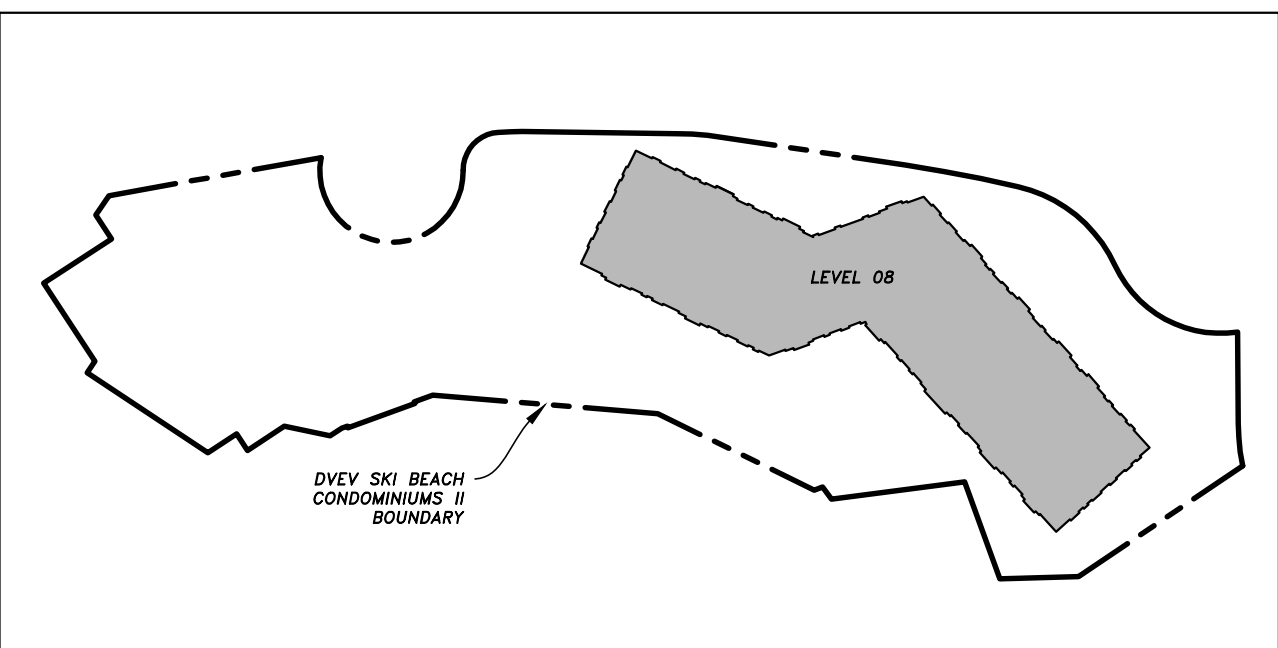
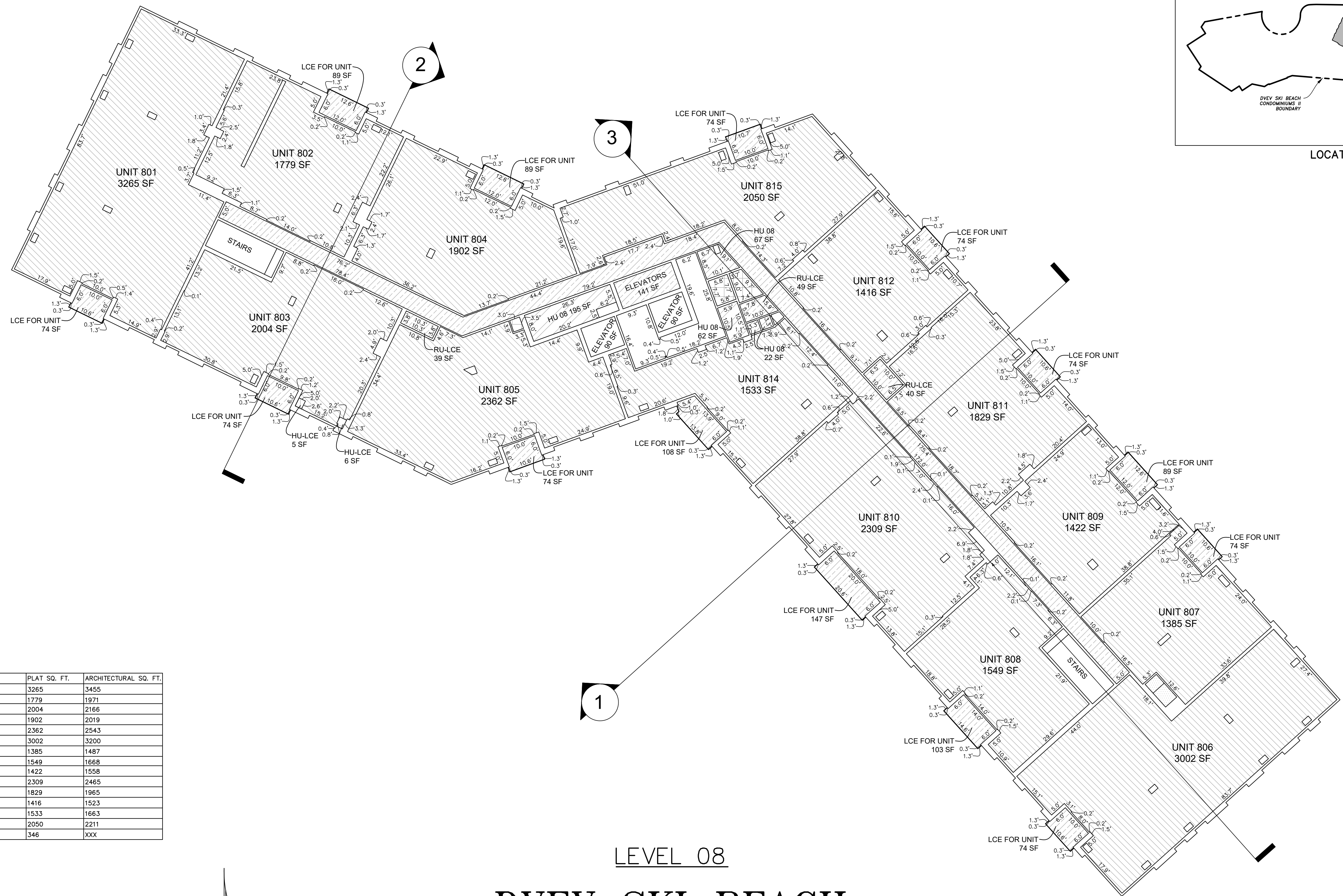
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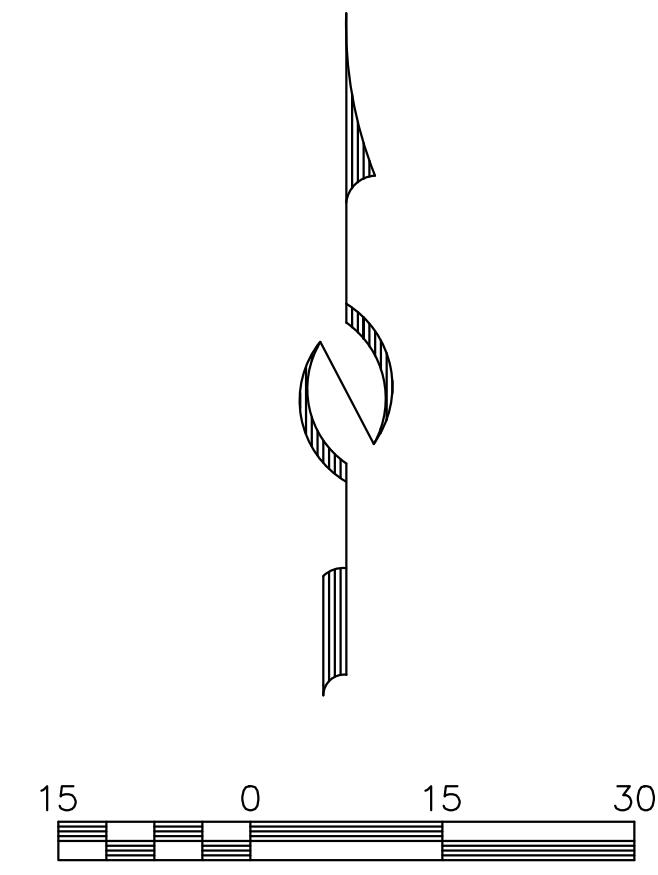
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UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
801	3265	3455
802	1779	1971
803	2004	2166
804	1902	2019
805	2362	2543
806	3002	3200
807	1385	1487
808	1549	1668
809	1422	1558
810	2309	2465
811	1829	1965
812	1416	1523
814	1533	1663
815	2050	2211
HU 08	346	XXX

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



LEVEL 08

# DVEV SKI BEACH TOWER D CONDOMINIUMS

## A UTAH CONDOMINIUM PLAT

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

PROFESSIONAL LAND SURVEYING  
AND CONSULTING

### ALLTERRA UTAH, LLC

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

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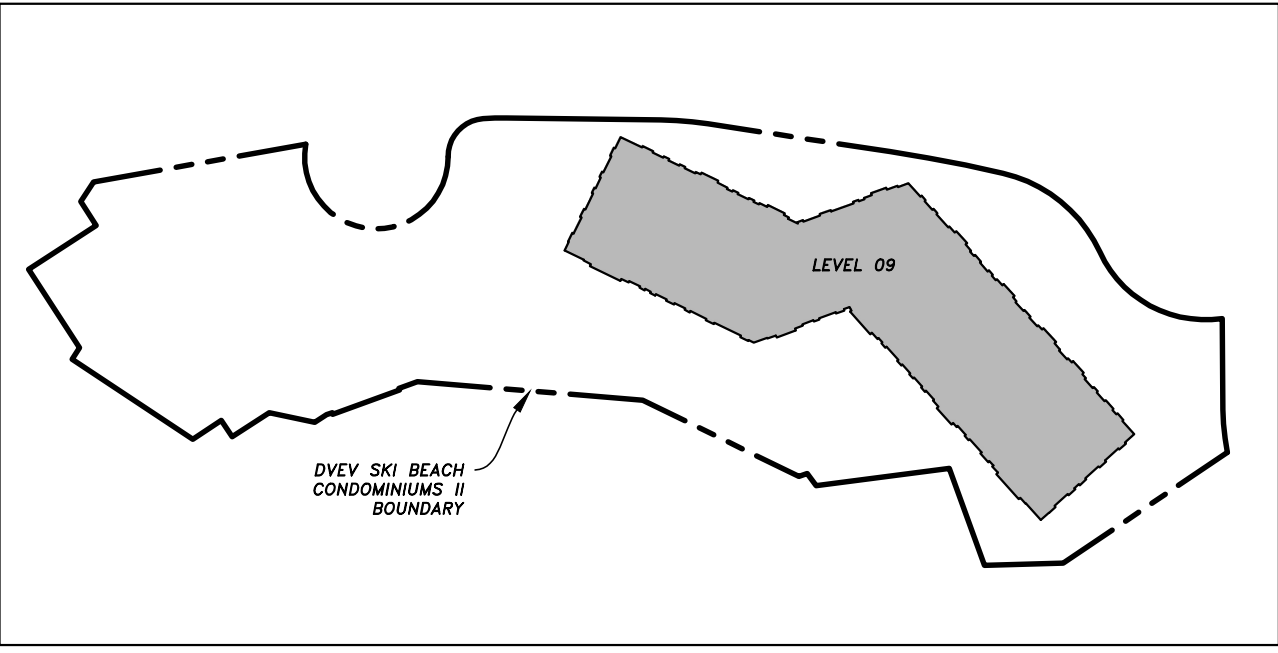
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TIME	DATE	ENTRY NO.	

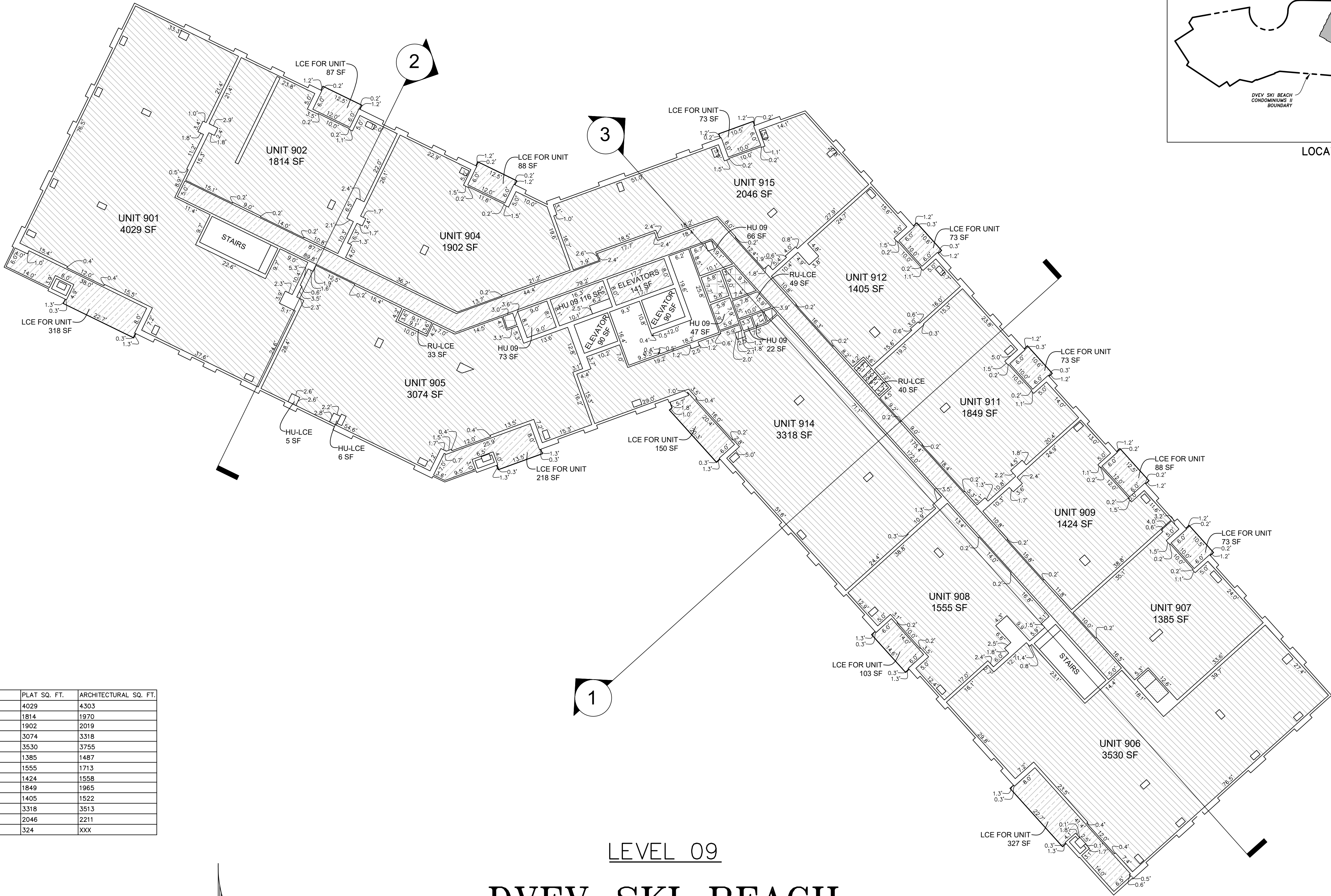
12/10/25

SHEET 14 OF 20





LOCATION MAP



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
901	4029	4303
902	1814	1970
904	1902	2019
905	3074	3318
906	3530	3755
907	1385	1487
908	1555	1713
909	1424	1558
911	1849	1965
912	1405	1522
914	3318	3513
915	2046	2211
HU 09	324	XXX

LEVEL 09

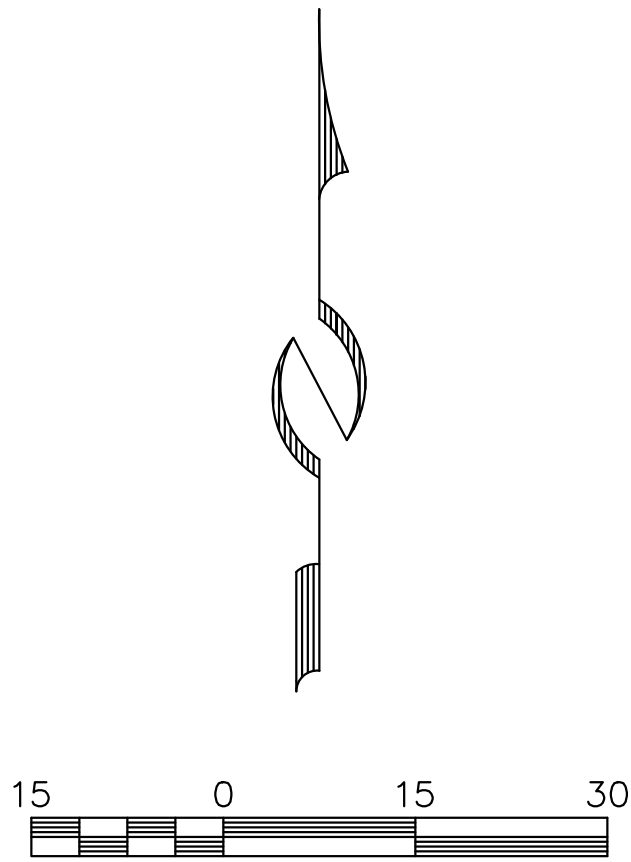
# DVEV SKI BEACH TOWER D CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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

LEGEND

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



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

12/10/25

SHEET 15 OF 20

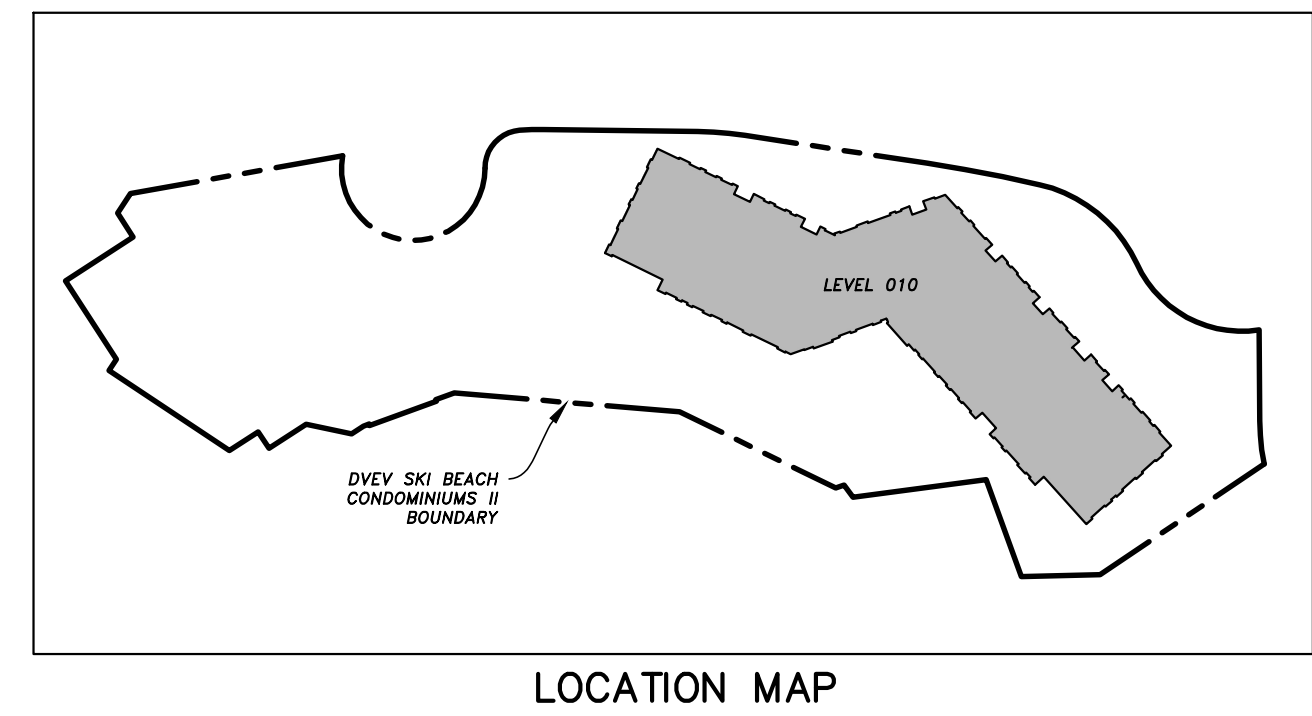
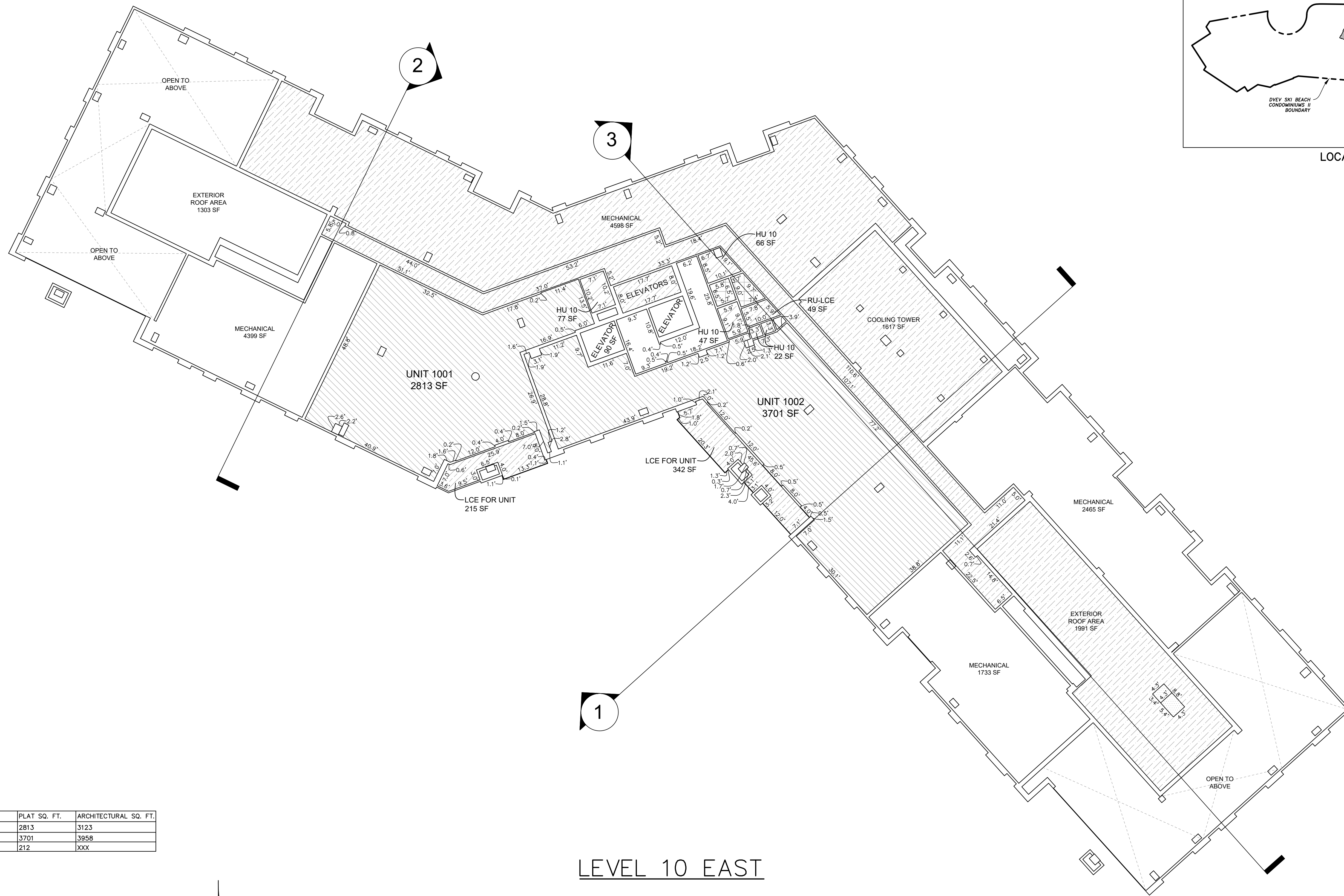
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TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
1001	2813	3123
1002	3701	3958
HU 10	212	XXX

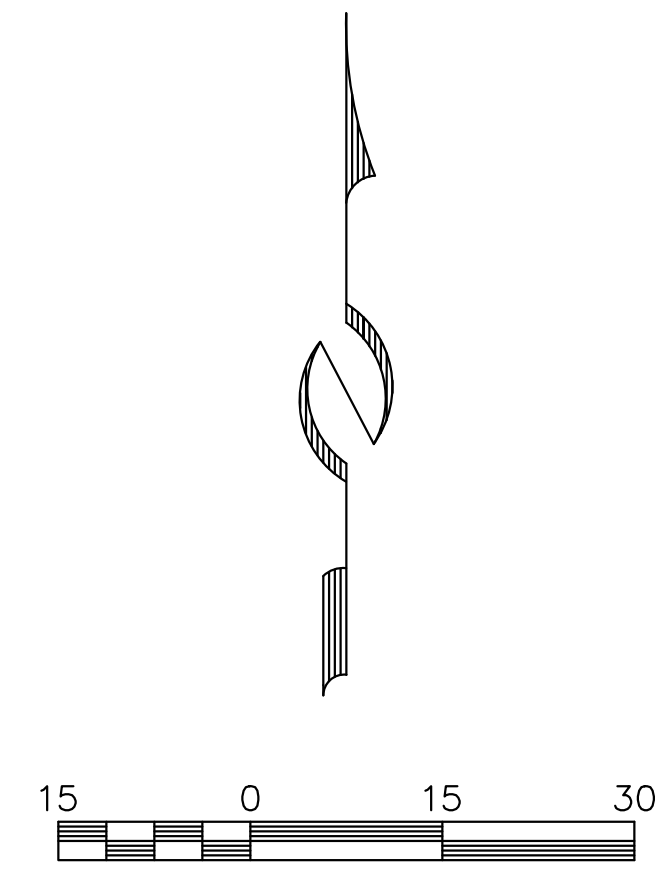
LEVEL 10 EAST

# DVEV SKI BEACH TOWER D CONDOMINIUMS

## A UTAH CONDOMINIUM PLAT

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

- LEGEND**
- GENERAL COMMON ELEMENT
  - RESIDENTIAL UNIT
  - RESIDENTIAL UNIT LIMITED COMMON ELEMENT
  - LCE - LIMITED COMMON ELEMENT
  - HOTEL UNIT
  - RETAIL LIMITED COMMON ELEMENT
  - GENERAL COMMON ELEMENT SUBJECT TO DVEV SKI BEACH II ASSOCIATION EASEMENT

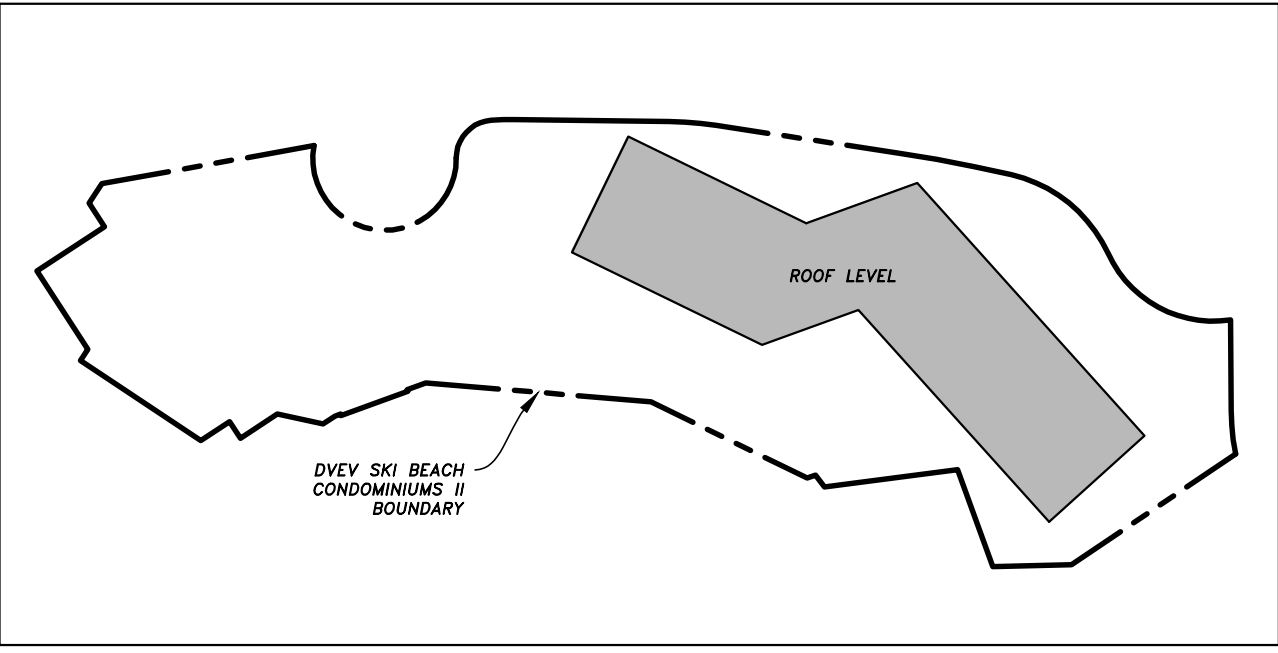


PROFESSIONAL LAND SURVEYING  
AND CONSULTING  
**ALLTERRA**  
**UTAH, LLC**  
435-640-4200  
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

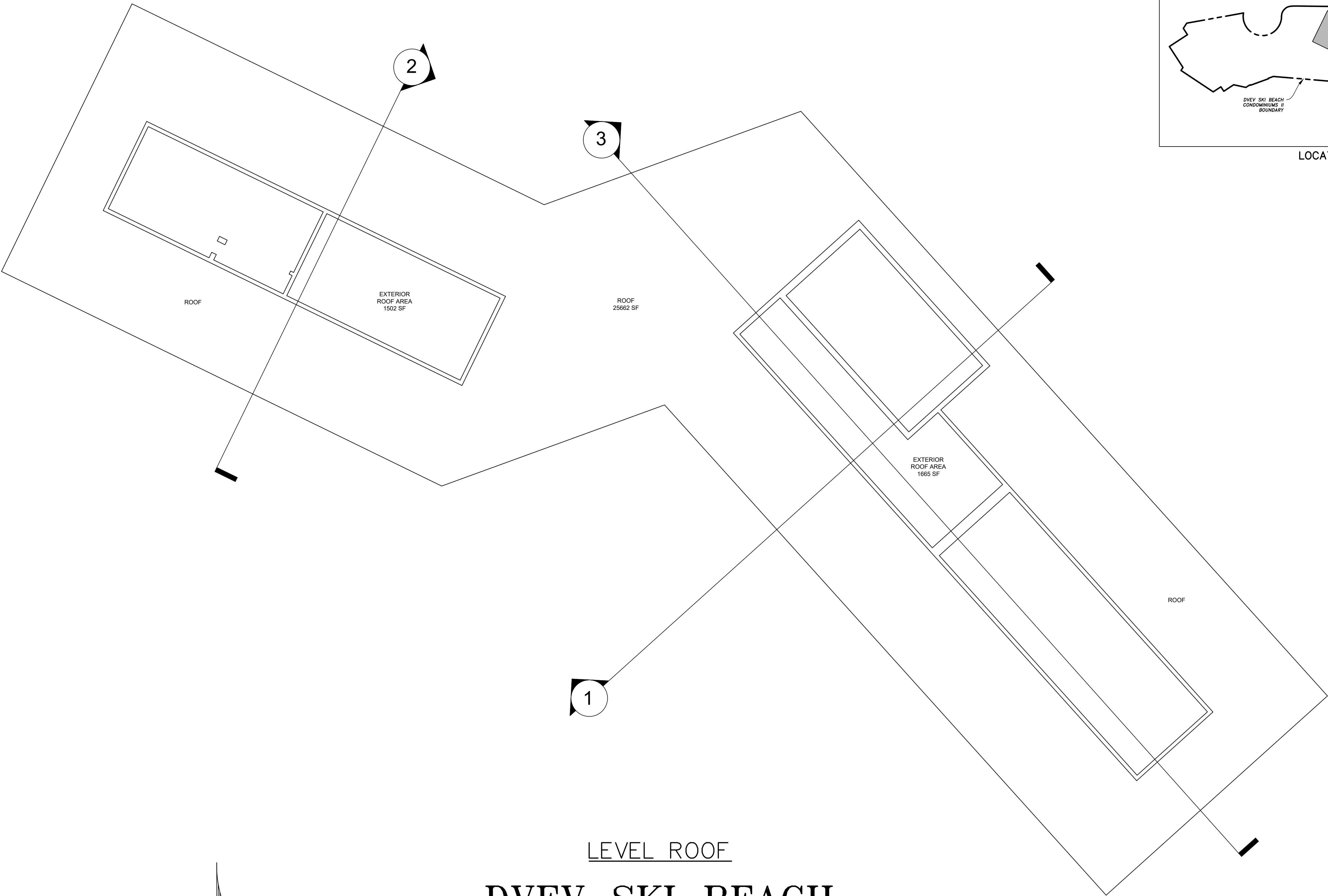
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LOCATION MAP



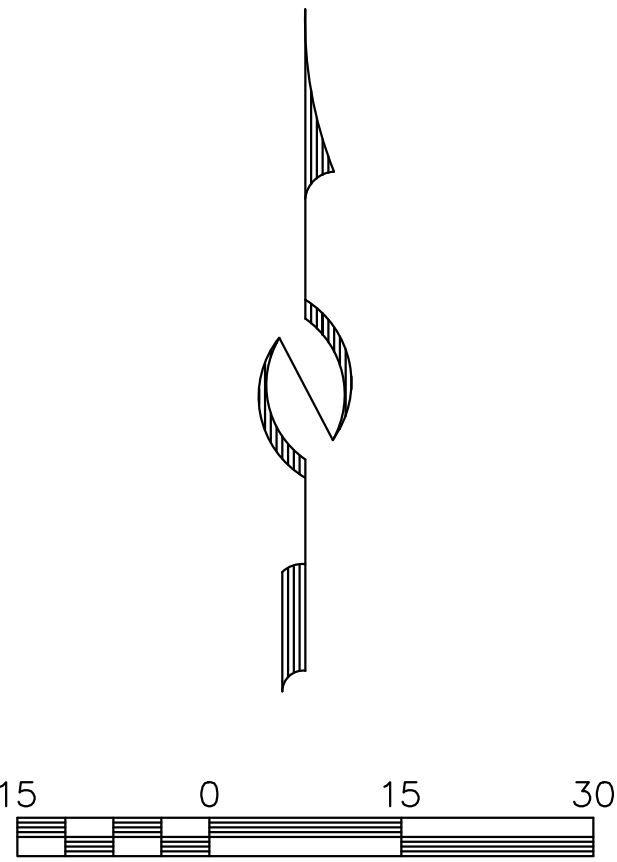
LEVEL ROOF

# DVEV SKI BEACH TOWER D CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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

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



<p>PROFESSIONAL LAND SURVEYING AND CONSULTING <b>ALLTERRA</b> <b>UTAH, LLC</b> <small>435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small></p>	12/10/25				SHEET 17 OF 20	
	RECORDED					
	STATE OF UTAH, COUNTY OF WASATCH, AND FILED					
	AT THE REQUEST OF _____					
	FEE _____	WASATCH COUNTY RECORDER	BOOK _____	PAGE _____	TIME _____	DATE _____ ENTRY NO. _____

DVEV SKI BEACH  
TOWER D CONDOMINIUMS

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

LEGEND

GENERAL COMMON ELEMENT

RESIDENTIAL UNIT

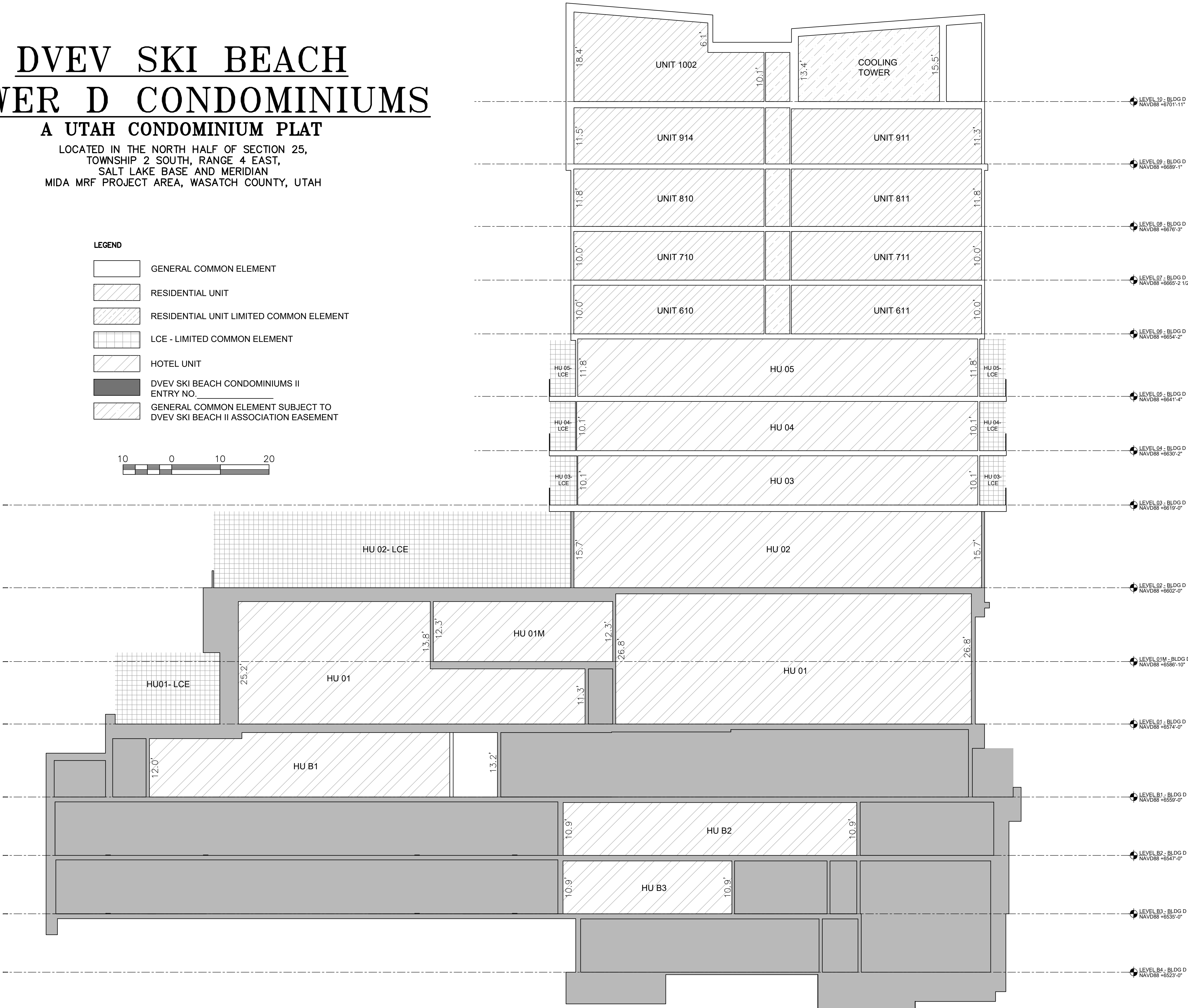
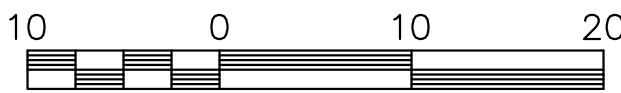
RESIDENTIAL UNIT LIMITED COMMON ELEMENT

LCE - LIMITED COMMON ELEMENT

HOTEL UNIT

DVEV SKI BEACH CONDOMINIUMS II  
ENTRY NO. \_\_\_\_\_

GENERAL COMMON ELEMENT SUBJECT TO  
DVEV SKI BEACH II ASSOCIATION EASEMENT



SECTION 1



DVEV SKI BEACH  
CONDOMINIUMS  
TOWER D

A UTAH CONDOMINIUM PLAT

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

LEGEND

GENERAL COMMON ELEMENTS

RESIDENTIAL UNIT

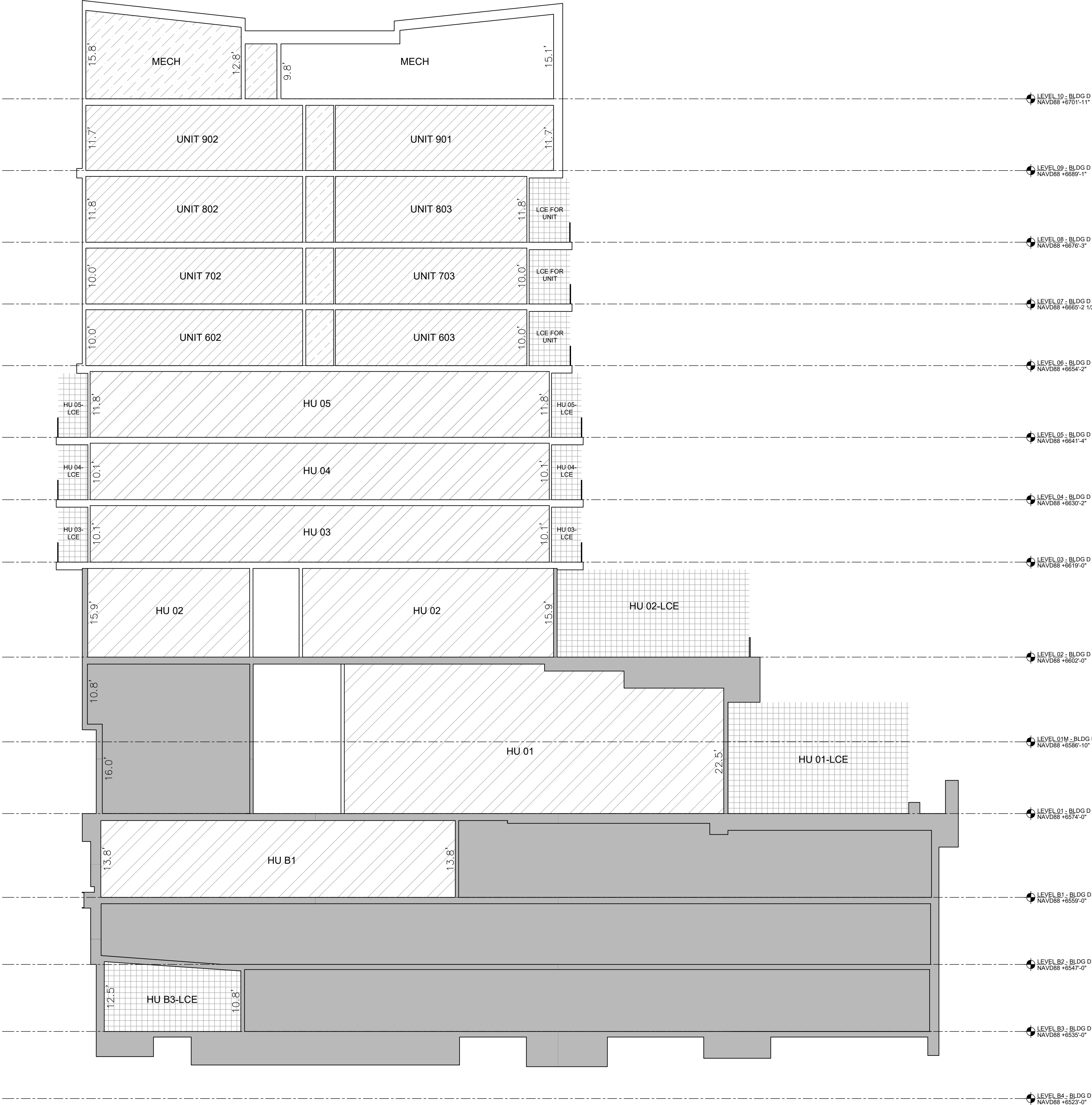
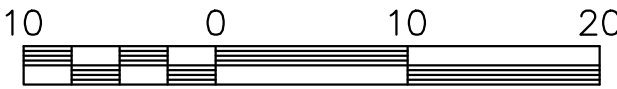
RESIDENTIAL UNIT LIMITED COMMON ELEMENT

LCE - LIMITED COMMON ELEMENT

HOTEL UNIT

DVEV SKI BEACH CONDOMINIUMS II  
ENTRY NO. \_\_\_\_\_

GENERAL COMMON ELEMENT SUBJECT TO  
DVEV SKI BEACH II ASSOCIATION EASEMENT



SECTION 2

PROFESSIONAL LAND SURVEYING  
AND CONSULTING

ALLTERRA  
UTAH, LLC

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

12/10/25 SHEET 19 OF 20

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF \_\_\_\_\_

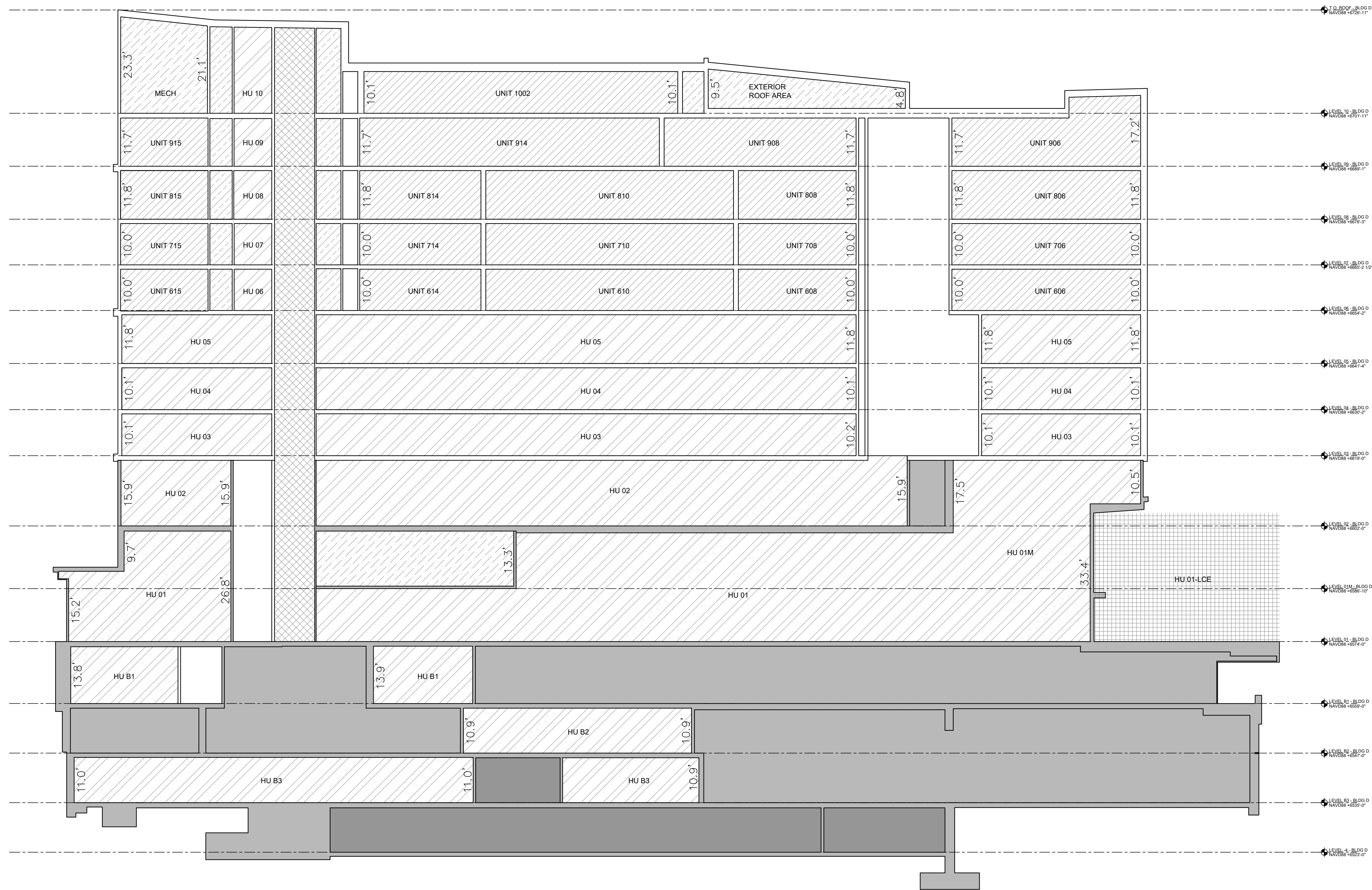
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WASATCH COUNTY RECORDER

BOOK

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TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



LEGEND

- GENERAL COMMON ELEMENTS
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II ENTRY NO. \_\_\_\_\_
- GENERAL COMMON ELEMENT SUBJECT TO DVEV SKI BEACH II ASSOCIATION EASEMENT



SECTION 3

**DVEV SKI BEACH  
TOWER D CONDOMINIUMS**  
A UTAH CONDOMINIUM PLAT

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

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

12/10/25

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AT THE REQUEST OF \_\_\_\_\_

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