

CORMONT AT DEER VALLEY CONDOMINIUMS: RESIDENTIAL (PHASE I)

A CONVERTIBLE CONDOMINIUM PROJECT
 AMENDING LOT A OF THE CORMONT AT DEER VALLEY SUBDIVISION PLAT
 LOCATED IN THE EAST HALF OF SECTION 25,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
 WASATCH COUNTY, UTAH, MIDA JURISDICTION



SURVEYOR'S CERTIFICATE

I, MICHAEL DEMKOWICZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 4857264 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT I HAVE CAUSED TO BE MADE UNDER MY DIRECTION AND BY THE AUTHORITY OF THE OWNER, RPE22 MAYFLOWER CONDOMINIUMS LLC, A DELAWARE LIMITED LIABILITY COMPANY, CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I), A CONVERTIBLE CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

LEGAL DESCRIPTION

ALL OF LOT A, AS SHOWN ON THE CORMONT AT DEER VALLEY SUBDIVISION PLAT, RECORDED ON DECEMBER 2ND, 2024 AS ENTRY NO. 553173, IN BOOK 1497, ON PAGE 0696-0697, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, THAT RPE22 MAYFLOWER CONDOMINIUMS LLC, A DELAWARE LIMITED LIABILITY COMPANY ("RPE22 MAYFLOWER"), IS THE OWNER OF RECORD OF THE ABOVE-DESCRIBED TRACT OF LAND AND RPE22 MAYFLOWER HAS CAUSED AND DOES HEREBY CAUSE LOT A OF THE CORMONT AT DEER VALLEY SUBDIVISION PLAT TO BE FURTHER SUBDIVIDED, PLATTED, AND RECONFIGURED INTO THOSE TRACTS OF LAND, UNITS, PARCELS, AND OTHER AREAS DESCRIBED IN, SUBDIVIDED BY, AND PLATTED PURSUANT TO THIS CORMONT AT DEER VALLEY CONDOMINIUMS: RESIDENTIAL (PHASE I) PLAT ("RESIDENTIAL PLAT"). RPE22 MAYFLOWER DOES HEREBY CERTIFY THAT IT HAS CAUSED THIS RESIDENTIAL PLAT TO BE PREPARED AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS RESIDENTIAL PLAT.

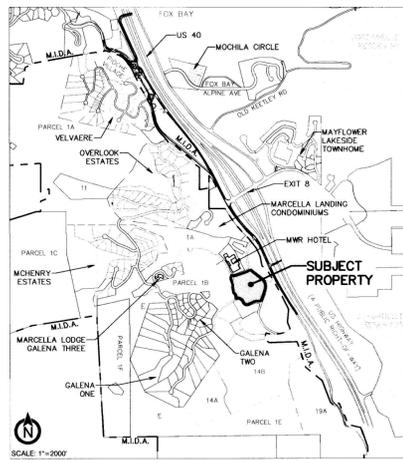
IN WITNESS WHEREOF, RPE22 MAYFLOWER HAS EXECUTED THIS RESIDENTIAL PLAT ON THIS 11TH DAY OF February, 2025.

RPE22 MAYFLOWER CONDOMINIUMS LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 RPE22 MAYFLOWER CONDOMINIUMS MANAGER LLC,
 A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER
 REEF PRIVATE EQUITY LLC,
 A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER

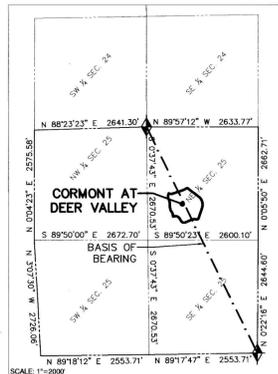
BY: *Jing Jiao*
 PRINT NAME: Jing Jiao
 TITLE: MANAGER AND AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF Wasatch) SS.
 ON THIS 11TH DAY OF February, 2025, PERSONALLY APPEARED Jing Jiao A MANAGER AND AUTHORIZED SIGNATORY OF REEF PRIVATE EQUITY LLC, A UTAH LIMITED LIABILITY COMPANY, THE MANAGER OF RPE22 MAYFLOWER CONDOMINIUMS LLC, A UTAH LIMITED LIABILITY COMPANY, THE MANAGER OF RPE22 MAYFLOWER CONDOMINIUMS LLC, A DELAWARE LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS PLAT, AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY.
 MY COMMISSION EXPIRES: July 13, 2025
 NOTARY PUBLIC: *H. Shipp*
 RESIDING AT: Park City, UT



VICINITY MAP



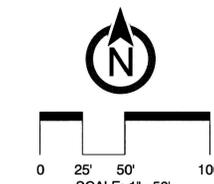
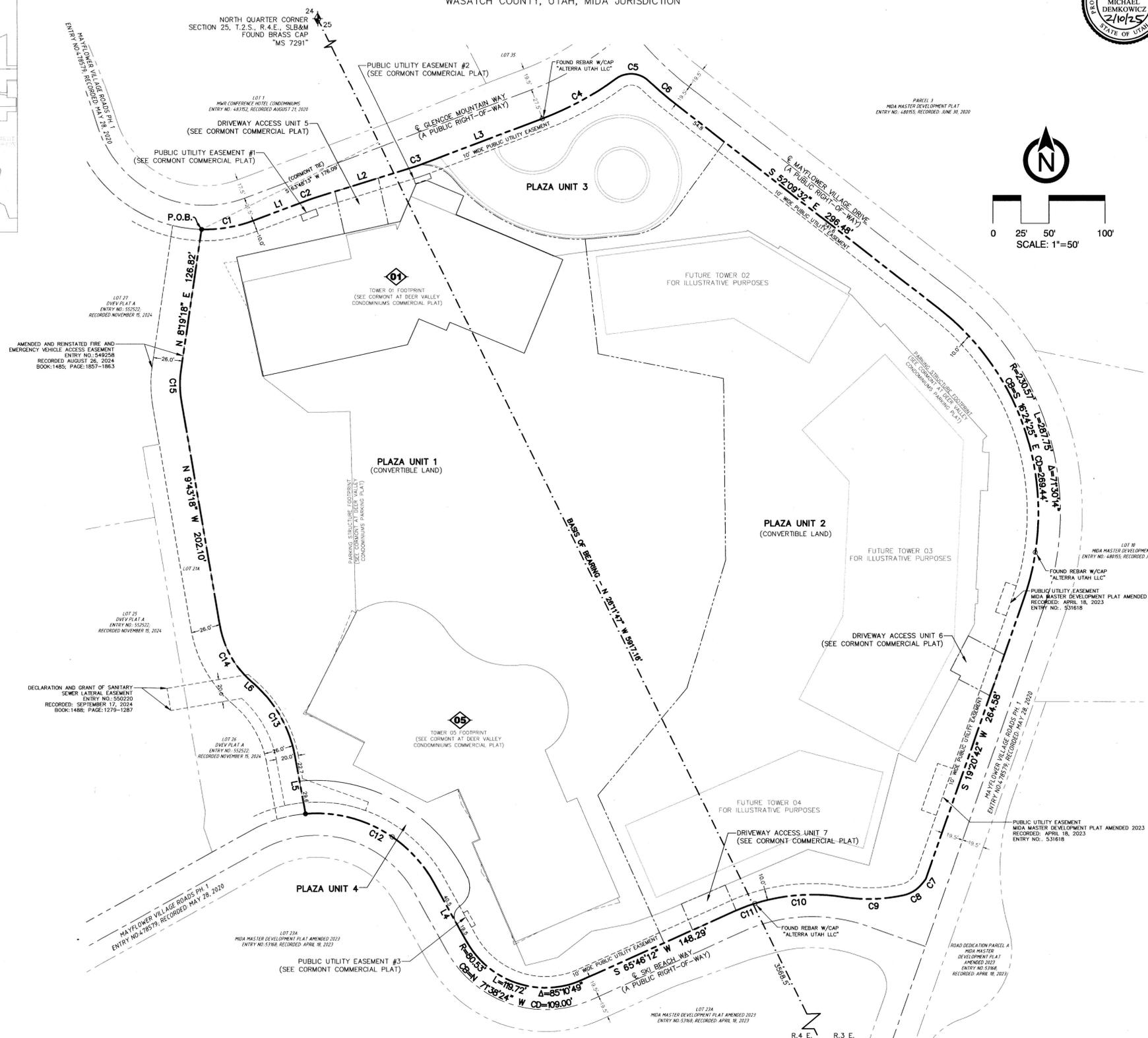
SECTION 25

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

SHEET INDEX

- SHEET 2 - PLAT NOTES
- SHEET 3 - PARKING GARAGE - LEVEL P3
- SHEET 4 - PARKING GARAGE - LEVEL P2
- SHEET 5 - PARKING GARAGE - LEVEL P1
- SHEET 6 - TOWER 1 LEVEL 01
- SHEET 7 - TOWER 1 LEVEL 01.5 (MEZZANINE)
- SHEET 8 - TOWER 1 LEVEL 02
- SHEET 9 - TOWER 1 LEVEL 03
- SHEET 10 - TOWER 1 LEVEL 04
- SHEET 11 - TOWER 1 LEVEL 05
- SHEET 12 - TOWER 1 LEVEL 06
- SHEET 13 - TOWER 1 LEVEL 07
- SHEET 14 - TOWER 1 LEVEL 08
- SHEET 15 - TOWER 1 ROOFTOP
- SHEET 16 - TOWER 5 LEVEL 01
- SHEET 17 - TOWER 5 LEVEL 02
- SHEET 18 - TOWER 5 LEVEL 03
- SHEET 19 - TOWER 5 LEVEL 04
- SHEET 20 - TOWER 5 LEVEL 05
- SHEET 21 - TOWER 5 LEVEL 06
- SHEET 22 - TOWER 5 LEVEL 07
- SHEET 23 - TOWER 5 LEVEL 08
- SHEET 24 - TOWER 5 ROOFTOP
- SHEET 25 - TOWER 1 SECTION 1
- SHEET 26 - TOWER 1 SECTION 2
- SHEET 27 - TOWER 1 SECTIONS 3 & 4
- SHEET 28 - TOWER 5 SECTION 1
- SHEET 29 - TOWER 5 SECTION 2
- SHEET 30 - TOWER 5 SECTION 3 & 4



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	121.53'	46.94'	22°07'54"	46.65'	N 80°24'12" E
C2	78.00'	4.68'	3°26'15"	4.68'	N 71°03'23" E
C3	82.00'	4.92'	3°26'15"	4.92'	N 71°03'23" E
C4	277.58'	74.86'	15°27'06"	74.63'	N 61°36'42" E
C5	23.00'	31.97'	79°38'20"	29.46'	S 86°17'41" E
C6	319.59'	31.70'	5°41'01"	31.69'	S 49°19'02" E
C7	67.50'	8.43'	7°09'18"	8.42'	S 39°56'28" W
C8	27.50'	16.37'	34°06'53"	16.13'	S 60°34'33" W
C9	147.50'	54.90'	21°19'29"	54.58'	S 88°17'44" W
C10	172.50'	79.36'	26°21'30"	78.66'	S 85°46'44" W
C11	169.54'	20.05'	6°46'36"	20.04'	S 69°09'30" W
C12	119.53'	136.98'	65°39'33"	129.60'	N 61°52'45" W
C13	113.00'	75.77'	38°25'14"	74.36'	N 29°39'19" W
C14	87.00'	59.44'	39°08'38"	58.29'	N 29°17'37" W
C15	87.00'	27.40'	18°02'36"	27.28'	N 0°42'00" W

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 69°20'15" E	52.40'
L2	N 72°46'30" E	95.39'
L3	N 69°20'15" E	116.41'
L4	N 29°02'59" W	60.02'
L5	N 10°26'42" W	52.30'
L6	N 48°51'56" W	2.14'

SYMBOLS LEGEND

- ◆ FOUND SECTION MONUMENT (AS-NOTED)
- FOUND PROPERTY CORNER MONUMENT
- ⊠ TOWER # (CONTAINS INDIVIDUAL UNITS)

LINE TYPE LEGEND

- CORMONT PERIMETER BOUNDARY
- - - UNIT LINE
- CENTERLINE
- - - PUBLIC UTILITY EASEMENT
- - - SANITARY SEWER EASEMENT

ENBRIDGE GAS
 APPROVED AND ACCEPTED ON THIS 11TH DAY OF Feb, 2025.
Bryan Webb
 TITLE: Pre-Construction

ROCKY MOUNTAIN POWER
 APPROVED AND ACCEPTED ON THIS 11TH DAY OF Feb, 2025.
[Signature]
 BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP AUTHORIZED AGENT

WASATCH COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS 17TH DAY OF Feb, 2025.
 RECORD OF SURVEY # 5078
[Signature]
 WASATCH COUNTY SURVEYOR

WASATCH COUNTY FIRE DISTRICT
 APPROVED AND ACCEPTED ON THIS 11TH DAY OF February, 2025.
[Signature]
 FIRE CHIEF

JORDANELLE SPECIAL SERVICE DISTRICT
 APPROVED AND ACCEPTED ON THIS 11TH DAY OF February, 2025.
[Signature]
 GENERAL MANAGER

MIDA ATTORNEY
 APPROVED AS TO FORM ON THIS 25TH DAY OF February, 2025.
[Signature]
 MIDA ATTORNEY

MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)
 APPROVED AND ACCEPTED ON THIS 25TH DAY OF February, 2025.
[Signature]
 M.R.F. PROJECT AREA DIRECTOR

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT
 APPROVED AND ACCEPTED ON THIS 25TH DAY OF February, 2025.
[Signature]
 EXECUTIVE DIRECTOR

WASATCH COUNTY RECORDER
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC
 \$1706.00 MARCY M MURRAY 1506 983-1012
 FEE WASATCH COUNTY RECORDER BOOK PAGE
 TIME: 11:09 A.M. DATE: FEB 26 2025 ENTRY NO.: 556348

CORMONT AT DEER VALLEY CONDOMINIUMS RESIDENTIAL (PHASE 1) – PLAT NOTES

1. **Platted Lands and Plat Notes:** The tracts of land, units, and parcels that are described in, subdivided by, and platted pursuant to this Cormont at Deer Valley Condominiums: Residential (Phase I) Plat (“Residential Plat”) are referred to herein as the “Platted Lands.” The Platted Lands are situated within the perimeter of and above the surface of the recently amended, subdivided, reconfigured, platted, and commonly referred to as “Lot A” of the Cormont at Deer Valley Subdivision Plat (Amending Lot 9 of the MIDA Master Development Plat, Lots 6A, 7A, and a portion of 21A of the MIDA Master Development Plat Amended 2022, and Lot 8A of the MIDA Master Development Plat Amended 2023) (“Subdivision Plat”), recorded on December 2, 2024, as Entry No. 553173, in Book 1497, beginning at Page 696, in the official records of the Wasatch County, Utah Recorder (“Official Records”). As used in these plat notes (“Plat Notes”), the term “Unit” or “Parcel” shall mean any tract of land, residential unit, common areas and facilities, limited common areas and facilities, or other unit or parcel shown, specifically described, delineated, or demarcated as part of the Platted Lands. These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Owners (as defined below) with respect to each Unit and/or Parcel of the Platted Lands. Refer to the Subdivision Plat and the Cormont Project Plats (as defined below) for any additional terms, conditions, easements, reservations, and other matters that may affect the Platted Lands.

2. **Cormont Project Plats:** This Residential Plat is being entered into and recorded concurrently with that certain (i) Cormont at Deer Valley Condominiums: Commercial (Phase I) Plat (“Commercial Plat”), and (ii) Cormont at Deer Valley Condominiums Parking Plat (“Parking Plat”), each as entered into and executed by RPE22 Mayflower Condominiums LLC, a Delaware limited liability company (“Declarant”), as the current owner of the Platted Lands and those tracts of land, units, and/or parcels that are described in, subdivided by, and platted pursuant to the Commercial Plat and the Parking Plat. This Residential Plat, the Commercial Plat, and the Parking Plat (including, any applicable convertible lands and expandable areas identified therein) are intended to make-up the entire Cormont at Deer Valley project as a whole and are referred to in these Plat Notes as the “Cormont Project Plats.” The Platted Lands are the only tracts of land, units, and/or parcels being created and platted under this Residential Plat. Certain areas may be identified on this Residential Plat as “Not Part of Plat” solely for reference, identification, orientation, and/or convenience purposes. Refer to the Commercial Plat and/or the Parking Plat, as applicable, for any tracts of land, units, parcels, or other areas that are identified as “Not Part of Plat.” The effective date and recording information for each of the Cormont Project Plats will be provided therein.

3. **Declarations of CC&R’s:** This Residential Plat is being entered into and recorded concurrently with that certain (i) Master Declaration of Covenants, Conditions, Restrictions, and Easements for Cormont at Deer Valley, (ii) Declaration of Covenants, Conditions, Restrictions, and Easements for Cormont Parking Condominium, (iii) Declaration of Covenants, Conditions, Restrictions, and Easements for Cormont Residential Condominium, and (iv) Declaration of Covenants, Conditions, Restrictions, and Easements for Cormont Commercial Condominium (collectively, the “Declarations of CC&R’s”), each as entered into and executed by Declarant, and the Platted Lands will be subject to, among other things, the applicable terms, conditions, and provisions of the Declarations of CC&R’s. Unless the context clearly indicates otherwise, all capitalized terms used in this Residential Plat, but not otherwise defined, which are defined in the applicable Declarations of CC&R’s shall have the meanings given to them in the applicable Declarations of CC&R’s. To the extent there are any inconsistencies or conflicts between these Plat Notes and the provisions of any of the applicable Declarations of CC&R’s, the applicable Declarations of CC&R’s shall govern and control. The Declarations of CC&R’s are expected to, among other things, address and establish a common scheme, plan, and regime for the use, enjoyment, maintenance, repair, restoration, and improvement of the Platted Lands and the Cormont at Deer Valley project, and to establish various easements (including, by way of example, certain access easements and public and private utility easements), rights-of-way, and other interests and use rights of the Declarant (including, certain reservations in favor of Declarant) and the Owners of the Platted Lands, including, topics related to the payment of taxes, assessments, and other common expenses or cost-sharing pertaining thereto. In addition, the Declarations of CC&R’s will address and contain certain other provisions dealing with certain covenants, conditions, requirements, restrictions, reservations, limitations, and obligations which are being created in order to further an overall general plan and development regime between the residential (under this Residential Plat), commercial (under the Commercial Plat), parking (under the Parking Plat), and other common elements and/or components of the Cormont at Deer Valley project and to promote and protect the cooperative aspect of the Platted Lands and the Cormont at Deer Valley project that are established for, among other things, the purpose of enhancing the use, value, desirability, and attractiveness of the Platted Lands and the Cormont at Deer Valley project. Any easements, covenants, conditions, restrictions, reservations, obligations, and other matters applicable to the Platted Lands and the Cormont at Deer Valley project as granted by or established under the applicable Declarations of CC&R’s may be amended, modified, or relocated in accordance with the terms and conditions of the applicable Declarations of CC&R’s. The legal structure of the Cormont at Deer Valley project is described in detail in the Declarations of CC&R’s and these Plat Notes shall not limit or modify the provisions of the Declarations of CC&R’s but are intended to provide a basic summary and simplified cross-reference for persons reviewing the Cormont Project Plats. The effective date and recording information for each of the Declarations of CC&R’s will be provided therein.

4. **Master Declaration and Master Development Agreement:** As set forth further on the Subdivision Plat, in addition to the applicable Declarations of CC&R’s, the Platted Lands are also subject to, among other things, (i) the terms and conditions of that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountaineer Village and Resort, dated August 20, 2020, and recorded on August 21, 2020, as Entry No. 483149, in Book 1308, beginning at Page 27, in the Official Records (the “Master Declaration”), as such Master Declaration has been or may be modified or amended at any time and from time-to-time, and (ii) the terms and conditions of that certain Mountaineer Resort Master Development Agreement, dated August 19, 2020, and recorded on August 20, 2020, as Entry No. 483120, in Book 1307, beginning at Page 1743, in the Official Records (the “Master Development Agreement”), as such Master Development Agreement has been or may be modified or amended at any time and from time-to-time. Without limiting the generality of the foregoing, under the terms and conditions of the Master Declaration, each individual Owner of the Platted Lands shall also be subject to any applicable terms, conditions, and requirements of the Master Declaration and shall become personally liable for the payment of any taxes, assessments, common expenses, or cost-sharing arrangements made in accordance with the terms of the Master Declaration. Any terms, easements, covenants, conditions, restrictions, obligations, and other matters applicable to the Platted Lands as granted by or established under the Master Declaration and/or the Master Development Agreement may be amended, modified, or relocated in accordance with the terms and conditions therein. OWNERS AND ANY POTENTIAL BUYERS OF ANY UNIT(S) AND/OR PARCEL(S) WITHIN THE PLATTED LANDS ARE STRONGLY URGED TO REVIEW THE MASTER DECLARATION, THE MASTER DEVELOPMENT AGREEMENT, AND THE DECLARATIONS OF CC&R’S WITH THEIR LEGAL COUNSEL IN ORDER TO FULLY UNDERSTAND THE RIGHTS, DUTIES, INTERESTS, LIMITATIONS, OBLIGATIONS, AND LIABILITIES ASSOCIATED WITH OWNERSHIP OF A UNIT AND/OR PARCEL WITHIN THE PLATTED LANDS.

5. **Street Address:** As of the recording of this Residential Plat, the assigned street address for the Cormont at Deer Valley project is 1601 W. Glencoe Mountain Way, Park City, Utah 84060 (subject to change).

6. **Dimensions and Square Footage Calculations:** The dimensions and square footage calculations for the Unit(s) and/or Parcel(s) of the Platted Lands as shown, described, or designated on this Residential Plat may vary from the designated areas depicted on this Residential Plat and are based on certain drawings provided by the Declarant’s architect and are determined in accordance with the applicable provisions of the Condominium Ownership Act, Utah Code Ann. §§ 57-8-1, et seq., as the same may be amended from time-to-time (the “Act”) and the applicable Declarations of CC&R’s. Dimensions shown on this Residential Plat are to the internal surface of the Unit(s) of the Platted Lands only and are intended to exclude any structural columns, shared walls, mechanical and utility closets, and other applicable common elements and/or components of the Cormont at Deer Valley project.

7. **Flood Zone Classification:** All or portions of the Platted Lands are located within Zone X, area outside the 0.2% annual chance floodplain, per FEMA panel 49043C0125E, effective March 15, 2012.

8. **Property Corner Monuments:** Certain corner monuments applicable to the Platted Lands will be set upon completion of infrastructure improvements.

9. **Private Utility Improvements:** Except to the extent owned by owner(s) or operator(s) of utility facilities or as otherwise set forth in the applicable Declarations of CC&R’s or any other governing documents applicable to Cormont at Deer Valley project (including, to the extent owned by the MIDA Mountain Village Public Infrastructure District), all culinary water, secondary water, private fire service lines, sewer systems (including, sewer laterals, main lines, and other sewer facilities), storm water facilities, and other utility improvements serving and applicable to the Platted Lands (collectively, the “Private Utility Improvements”) as established under any agreements with such owner(s) or operator(s) of the utility facilities or as otherwise established by Declarant are intended to be privately owned, operated, and maintained and the recording of this Residential Plat, the other Cormont Project Plats, and the Subdivision Plat in the Official Records are not intended to effect a dedication of any portions of the Private Utility Improvements to the public or for any public use. It shall be the responsibility of the individual Owners of the Platted Lands or any given owners’ association(s), as set forth further in the applicable Declarations of CC&R’s or any other governing documents, to ensure that construction, operation, maintenance, repair, and any replacement of the Private Utility Improvements are performed in accordance with all existing agreements with the owner(s) or operator(s) of the utility facilities and all valid and enforceable ordinances, development codes, and building requirements and standards enacted and enforced by (i) the Military Installation Development Authority, a political subdivision of the State of Utah (“MIDA”), including, the MIDA Mountain Village Public Infrastructure District, (ii) Wasatch County, and/or (iii) the State of Utah, as applicable. The Platted Lands are located within the boundaries of MIDA and the Private Utility Improvements are subject to all rules, regulations, requirements, fees, assessments, and charges of MIDA.

10. **Notice of Disclosures Regarding Potential Conditions in Resort Areas:** The Declarant hereby notifies each of the owners and potential buyers of any Unit(s) and/or Parcel(s) within the Platted Lands (individually, an “Owner” and, collectively, the “Owners”) that they own, occupy, use, or are buying property in a ski and golf resort area (the “Resort”) and within the Cormont at Deer Valley project in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, ice skaters, mountain bikers, golfers and errant golf balls and other equipment, and other Resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects, or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the Platted Lands. Owners within the Platted Lands are advised that the operator of the Resort and other parties may engage in avalanche and other safety control procedures; ski trail and bike/hike trail construction and grooming, including, nighttime snow cat and snowmobile operations; golf course maintenance and operations; resort development, construction, and operations, including nighttime skiing, nighttime lift operations, and the operation of 24-hour a day transportation systems; helicopter tours and skiing; 24-hour a day snow making; and development and construction of hotels, condominiums, townhomes, clubs and club amenities, commercial, restaurant, and retail spaces, plazas, ice rinks, amphitheaters, golf courses, lodges, and other projects and related infrastructure and improvements. These and other activities may result in impairments of views or privacy, and Owners have no guarantee that their view over and across the Resort and the Cormont at Deer Valley project will be preserved. Certain areas within the Resort and the Cormont at Deer Valley project may be subject to snow making, grooming, lawn mowing, yard care, landscaping, and the overall operation and management by the operator of the Resort as determined by such operator. Snowmaking activities by the Resort operator may result in artificial snow being directed at or onto the Platted Lands and improvements thereon, which may result in damage to such improvements. Owners may experience “overspray” from the Resort snowmaking system, sprinkler and watering systems, fertilizer and lawn care treatments and operations, and from drainage and water runoff from the Resort, and Owners acknowledge, accept, and assume the risks associated with such “overspray” snowmaking activities, sprinkler and watering systems, fertilizer and lawn care, drainage, and water runoff. Owners may be exposed to lights, noises, special events, or other activities resulting from the use, operation, construction, improvements, repair, replacement, and maintenance of the Resort and the Cormont at Deer Valley project and their respective improvements, land, and facilities, and Owners acknowledge, accept, and assume the risks associated with such uses. Uses and activities at the Resort and the Cormont at Deer Valley project may include commercial, restaurant, and retail uses, concerts, festivals, art, and other shows and displays, fireworks displays, outdoor markets, ice skating, and other performances and special events. The Resort and the Cormont at Deer Valley project and their related improvements and facilities, including, without limitation, utilities, may require construction and/or daily maintenance, including grooming, snowmaking, lawn mowing and maintenance, and irrigation during early morning, evening, and late night hours, including, but not limited to, the use of tractors, lawn mowers, Zambonis and ice resurfacing machines, blowers, pumps, compressors, utility vehicles, and over-the-snow vehicles. Owners and their respective guests, tenants, lessees, occupants, users, and invitees will be exposed to the noise, light, vibration and other effects of such maintenance, and such Owners, guests, tenants, lessees, occupants, users, and invitees acknowledge, accept, and assume the risks associated with such maintenance activities. The Declarant, the Resort operator, and any given owners’ association(s) may engage in the movement and operation of passenger vehicles (including, without limitation, buses, vans, shuttles, and other vehicles transporting passengers over internal and/or adjacent streets and over, around, and through the Resort), commercial vehicles, and construction vehicles and equipment. Property damage, personal injury, or other losses may be caused by avalanches, slides, or other movement of snow whether or not human caused, including damage or injury resulting from snow safety/avalanche mitigation programs. By accepting a deed or other interest in any tracts of land, Unit(s), and/or Parcel(s) within the Platted Lands, or any portion thereof, Owners and any potential buyers of any Unit(s) and/or Parcel(s) within the Platted Lands, or any portion thereof, for himself/herself/itself/themselves and his/her/its/their guests, tenants, lessees, occupants, invitees, successors, and assigns (a) acknowledge(s), accept(s), and assume(s) the risks associated with the hazards and risks identified in this Plat Note and of any damage to property or the value of property, damage to improvements, personal injury or death, or the creation or maintenance of a trespass or nuisance, caused by or arising in connection with any of the hazards identified in this Plat Note, or other risks, hazards, and dangers associated with the operation of the Resort (collectively, the “Assumed Risks”), and (b) releases, waives, discharges, and covenants not to sue the Declarant and the owners and operators of the Resort and the Cormont at Deer Valley project and each of their respective officers, directors, partners, shareholders, members, affiliates, employees, contractors, consultants, agents, successors and assigns, for any damages, losses, costs (including, without limitation, attorneys’ fees), claims, demands, suits, judgments, ordinary negligence (but not gross negligence or willful misconduct), or other obligations arising out of or connected in any way with any of the Assumed Risks. This release is intended to be a comprehensive release of liability but is not intended to assert defenses which are prohibited by law. These Plat Notes are not intended to limit the liability of individual skiers, ice skaters, golfers, mountain bikers, or other resort users using the Resort and/or the Cormont at Deer Valley project. Further notices, Assumed Risks, releases, and other related matters are set forth in the Declarations of CC&R’s.

11. **Exclusive or Shared Access:** The Declarant hereby notifies each of the Owners that any (i) exclusive or non-exclusive access easements, (ii) exclusive or shared driveways or roundabouts, and/or (iii) exclusive or shared driveway access units as subdivided and platted by or otherwise designated on the Commercial Plat, the Subdivision Plat, and/or the other Cormont Project Plats are intended for the specific and express purposes provided for in the applicable Declarations of CC&R’s or any other governing documents applicable to Cormont at Deer Valley project. Except for any designated parking stalls (if any), parking on any applicable shared access easements, shared driveways or roundabouts, and/or shared access areas is prohibited at all times. No use may be made of any applicable non-exclusive access easements, shared driveways or roundabouts, and/or shared driveway access units that would preclude or unreasonably restrict access to any Unit(s) and/or Parcel(s) within the Platted Lands or Owners served by such non-exclusive access easements, shared driveways or roundabouts, and/or shared driveway access units. The respective obligations of the Declarant, the Owners, and/or any given owners’ association(s) to construct, maintain, repair, and replace the exclusive or non-exclusive access easements, exclusive or shared driveways or roundabouts, and/or exclusive or shared driveway access units shall be as set forth

in the Declarations of CC&R’s and/or other applicable governing documents recorded against the applicable Unit(s) and/or Parcel(s) within the Platted Lands established by and/or entered into by Declarant. Owner(s) or operator(s) of the Private Utility Improvements shall have the right to install, maintain, and operate underground utilities and minor required surface facilities within the boundaries of any non-exclusive access easements, shared driveways or roundabouts, and/or driveway access units subdivided and platted by the Commercial Plat and the Subdivision Plat as is necessary or desirable in providing utility services, including, the right of access to the Private Utility Improvements and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the areas shown or designated on the Commercial Plat.

12. **Plat Modifications; Reserved Rights:** Subject to all valid and enforceable ordinances, development codes, and platting requirements and standards enacted and enforced by MIDA, Wasatch County, and/or the State of Utah, as applicable, this Residential Plat and the other Cormont Project Plats are subject to change by the Declarant, as determined by the Declarant, in the exercise of the Declarant’s sole and exclusive discretion, with any such change reflected in a supplement, amendment, or new plat to be recorded in the Official Records. Owners are hereby on notice that certain retained and reserved rights in favor of Declarant (including, by way of example, those reserved rights specified under this Residential Plat) are set forth and contained in the applicable Declarations of CC&R’s and certain other agreements established by Declarant and that the Platted Lands are and will be subject to such retained and reserved rights in favor of Declarant.

13. **Further Subdivision, Conversion, or Combination of Units or Parcels:** The future subdivision or conversion of any Unit(s) and/or Parcel(s) within the Platted Lands into one or more tracts of land or combination of two or more immediately adjacent Unit(s) and/or Parcel(s) within the Platted Lands into a single Unit and/or Parcel within the Platted Lands may be permitted as determined in the Declarations of CC&R’s, the applicable provisions of the Act, and all valid and enforceable ordinances, development codes, and building requirements and standards enacted and enforced by MIDA.

14. **Emergency Access Areas:** Any applicable fire and emergency vehicle access easement areas shown on this Residential Plat or the other Cormont Project Plats (including, any fire and emergency vehicle access easements located outside of the Platted Lands) are not public roads or public access areas and shall not be considered public access, public rights-of-way, or for any public use and such fire and emergency vehicle access easements or areas are intended to be privately owned and for emergency use only by MIDA, the Wasatch County Fire District (“WCED”), and/or any other benefitted emergency service providers provided for in the governing documents. Any aspects of the fire and emergency vehicle access easement areas shown on this Residential Plat or the other Cormont Project Plats have been approved by MIDA and the Fire Chief of the WCED. Any fire and emergency vehicle access areas located outside of the Platted Lands and any access permitted thereon for emergency use will be governed by the easement documents applicable to such fire and emergency vehicle access areas.

15. **Trail or Pathway Related Easements:** The Declarant retains and reserves the right to grant or otherwise establish certain non-exclusive easements for year-round or seasonal public trail, pathway, and/or walkway access on, over, and across any areas within the Cormont Project Plats, in the exercise of the Declarant’s sole and exclusive discretion. Declarant’s retained and reserved rights for such trails, pathways, walkways, and other similar areas may be further described and provided for in the applicable Declarations of CC&R’s or any other governing documents applicable to Cormont at Deer Valley project. To the extent applicable, the Declarant hereby notifies each of the Owners that the year-round or seasonal public trail, pathway, and/or walkway areas may be permitted for recreational activities, including, such activities and uses as hiking and mountain biking.

16. **Private Roadways:** The internal roadways, roadway or driveway access units, access drives, roundabouts, and other related roadway or driveway improvements specific to providing vehicular access to and throughout the Cormont at Deer Valley project are intended to be privately owned, operated, and maintained as determined in the applicable Declarations of CC&R’s and/or any other applicable governing documents recorded against the Platted Lands and the Cormont at Deer Valley project, and the recording of this Residential Plat, the other Cormont Project Plats, and the Subdivision Plat in the Official Records are not intended to effect a dedication of any portions of said internal roadways, roadway or driveway access units, access drives, roundabouts, and other related roadway or driveway improvements to the public or for any public use. For clarification and information purposes, Declarant intends that all outdoor roadways, roadway or driveway access units, access drives, roundabouts, and other related roadway or driveway improvements providing vehicular access to and throughout the Cormont at Deer Valley project be created, subdivided by, and platted pursuant to the Commercial Plat. All underground internal access drives, drive aisles, common area and facilities, and other areas beneath the Commercial Plat are created, subdivided by, and platted pursuant to the Parking Plat, certain of which may be identified on this Residential Plat as “Not Part of Plat” solely for reference, identification, orientation, and/or convenience purposes.

17. **General Public Utility Easement Designations:** Pursuant to Utah Code Ann. § 54-3-27, this Residential Plat, the other Cormont Project Plats, and the Subdivision Plat grant and dedicate to the owner(s) and/or operator(s) of utility facilities certain non-exclusive public utility easements within those designated public utility easement areas identified on this Residential Plat, the other Cormont Project Plats, and the Subdivision Plat (individually, a “P.U.E.”, and collectively, the “P.U.E.’s”) along with all the rights and duties described therein; provided, however, that Declarant reserves unto itself the right to occupy, use, and cultivate the Platted Lands and any applicable public utility easement areas, and the right to grant unto others the right to occupy, use, and cultivate the Platted Lands and any applicable public utility easement areas, for all purposes not inconsistent with the rights and duties granted and described in Utah Code Ann. § 54-3-27. At no time may any permanent buildings or structures be placed within the P.U.E.’s or any other above-ground obstruction which materially and adversely interferes with the use of the P.U.E.’s, without the prior written approval of the utility providers with utility facilities in the applicable P.U.E.; provided, however, driveway improvements (consisting of concrete, asphalt, and the like) and landscaping improvements are permitted. The owner(s) and/or operator(s) of utility facilities shall have the right to install, maintain, and operate underground utilities and minor required surface facilities within the P.U.E.’s as may be necessary or desirable in providing utility services within and without the Platted Lands (including, other areas within the Cormont at Deer Valley project), including, the right of access to such utility facilities and the right to require removal of any permanent buildings or structures and above-ground obstructions which violate this Plat Note. The owner(s) and/or operator(s) of utility facilities may require the individual Owners or any given owners’ association(s) to remove all permanent buildings or structures and above-ground obstructions within a particular P.U.E. which violate this Plat Note, at the Owner’s or given owners’ association(s) expense, or the owner(s) and/or operator(s) of utility facilities may remove such permanent buildings or structures and/or non-compliant obstructions at the Owner’s or given owners’ association(s) expense. Declarant reserves and retains the right to grant additional public and private utility easements within the Platted Lands and other areas within the Cormont at Deer Valley project as determined in the applicable Declarations of CC&R’s and/or any other applicable governing documents.

18. **Snow Storage Easements:** To the extent permitted under the applicable Declarations of CC&R’s, the Master Declaration, the Master Development Agreement, and any other governing documents applicable to Cormont at Deer Valley project, this Residential Plat, the other Cormont Project Plats, and the Subdivision Plat grant and dedicate certain snow storage easements along and near those outdoor roadways, roadway or driveway units, access drives, roundabouts, and other related roadway or driveway improvements within the P.U.E.’s. Owners and their respective guests, lessees, and invitees shall not cause snow to be removed from any Unit(s) and/or Parcel(s) or other private property and placed into the roadways, roadway or driveway access units, access drives, roundabouts, and other related roadway or driveway improvements within the Platted Lands.

19. **Rocky Mountain Power:** Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the P.U.E.’s as shown and described in this Residential Plat and/or the Subdivision Plat and approves this Residential Plat solely for the purpose of confirming that this Residential Plat may contain or identify the P.U.E.’s and approximates the locations of the P.U.E.’s, but does not warrant their precise locations. Rocky Mountain Power may require other easements in order to serve the Platted Lands and the Cormont at Deer Valley project. This approval does not affect any right that Rocky Mountain Power has under:

- (1) a recorded easement or right-of-way,
- (2) the law applicable to prescriptive rights,
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) any other provision of law.

20. **Enbridge Gas:** Enbridge Gas (formerly operating as Dominion Energy) (“Enbridge”) approves this Residential Plat solely for the purpose of confirming that this Residential Plat, the other Cormont Project Plats, and the Subdivision Plat contain or identify certain public utility easements, and, in particular, the P.U.E.’s. Enbridge may require other easements in order to serve any future development on the Platted Lands and the Cormont at Deer Valley project. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in this Residential Plat, including those set in the owners’ dedication and these Plat Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information, please contact Enbridge’s right-of-way department at 1-800-366-8532.

21. **Service Providers:** At the date of recording of this Residential Plat, the Platted Lands are served by the Jordanelle Special Service District, a Utah special service district (“JSSD”), WCED, and Wasatch County Solid Waste Disposal District (“WCSWDD”). All Unit(s) and Parcel(s) within the Platted Lands are subject to assessments and fees levied by JSSD, WCED, and WCSWDD. Each Owner within the Platted Lands, by acceptance of a deed or other instrument of conveyance or other interest to a specific tract of land or any Unit and/or Parcel within the Platted Lands, agrees to abide by all the rules, regulations, and other construction related standards and specifications of JSSD, WCED, and WCSWDD.

22. **Jordanelle Special Service District Facilities:**

a. Water and sewer infrastructure within the Platted Lands will be owned and operated by JSSD. Water and sewer infrastructure will be located within the P.U.E.’s or any express easements granted in favor of JSSD. At no time may any permanent structures be placed within the P.U.E.’s and at no time may any other obstruction which materially and adversely interferes with the use of the P.U.E.’s, without the prior written approval of JSSD. JSSD accepts delivery of the P.U.E.’s and approves this Residential Plat for the purpose of confirming that this Residential Plat contains or identifies the P.U.E.’s and approves of their approximate locations.

b. Sewer mainline and manholes are included in the JSSD owned water and sewer infrastructure. Water mainline valves and fire hydrants are included in the JSSD owned water and sewer infrastructure. Sewer service laterals and water services laterals after the water meters are not the responsibility of JSSD.

c. Owners recognize that JSSD’s service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the Owners recognize that fluctuations in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems.

d. JSSD shall be required to maintain the sanitary sewer collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual Unit(s) and/or Parcel(s), which lines and pumps are the responsibility of the respective Owners.

e. Temporary irrigated areas shall be irrigated only through the first and second irrigation seasons following installation. After this time, the temporary irrigation systems for these areas shall be decommissioned and removed.

f. Single family homes are not eligible for waterwise irrigation. All waterwise qualifying irrigated acreage will be limited to the approved calculated acreage identified in the associated Will Serve Letter, dated July 19, 2024. All waterwise irrigation must comply with the JSSD’s water dedication policy for “Waterwise Landscaping” (see Waterwise Outdoor Water Dedication Policy at JSSD.US).

23. **Mountain Village Public Infrastructure District:** The Platted Lands and the Cormont at Deer Valley project are subject to the MIDA Mountain Village Public Infrastructure District Mountain Village Assessment Area Assessment Ordinance (dated as of July 17, 2020), recorded on July 17, 2020, as Entry No. 481148, in Book 1302, beginning at Page 748 in the Official Records, as amended by that certain First Amendment to Assessment Ordinance (dated as of August 18, 2020), recorded on August 25, 2020, as Entry No. 483340, in Book 1308, beginning at Page 1525 in the Official Records, as amended further by that certain Second Amendment to Assessment Ordinance (approved and adopted on July 12, 2022), recorded on July 27, 2022, as Entry No. 522605, in Book 1417, beginning at Page 953 in the Official Records (collectively, the “Assessment Ordinance”). For notice and information purposes, lot lines have previously been adjusted and removed, as applicable, under the Subdivision Plat and “Lot 7A”, “Lot 8A”, and “Lot 9” have been consolidated into a new “Lot A” and “Lot A”(i.e., the Cormont at Deer Valley project) has absorbed all Assessment Units (“AU’s”) from any earlier references under the Assessment Ordinance to Lots 6 thru 9 and Lot 10. Pursuant to the Assessment Ordinance, the allocation of AU’s applicable to the Cormont at Deer Valley project (as a whole) and Lot 10 are as follows: the Cormont at Deer Valley project = 332 AU’s and Lot 10 = 0 AU’s. Furthermore, for notice and information purposes, the allocation of AU’s allocated to the individual residential Units (under this Residential Plat) in Tower 1 and Tower 5 of the Platted Lands are as follows: Tower 1 = 48 AU’s and Tower 5 = 55 AU’s. The remaining AU’s (i.e. 229 AU’s) have been allocated to “Plaza Unit 2” in connection with the future development of Towers 2, 3, and 4. Each AU will be valued at 89,987.84. Any other Unit(s) and/or Parcel(s) within the Platted Lands have not been allocated any AU’s.

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CORMONT AT DEER VALLEY CONDOMINIUMS – RESIDENTIAL (PHASE I) PLAT NOTES

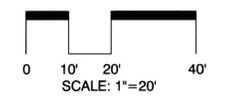
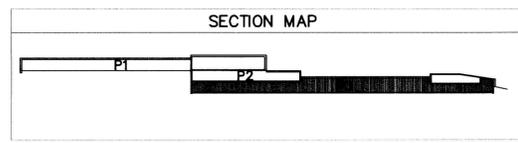
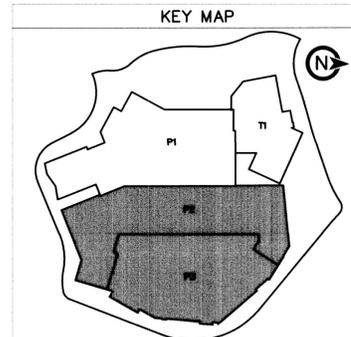
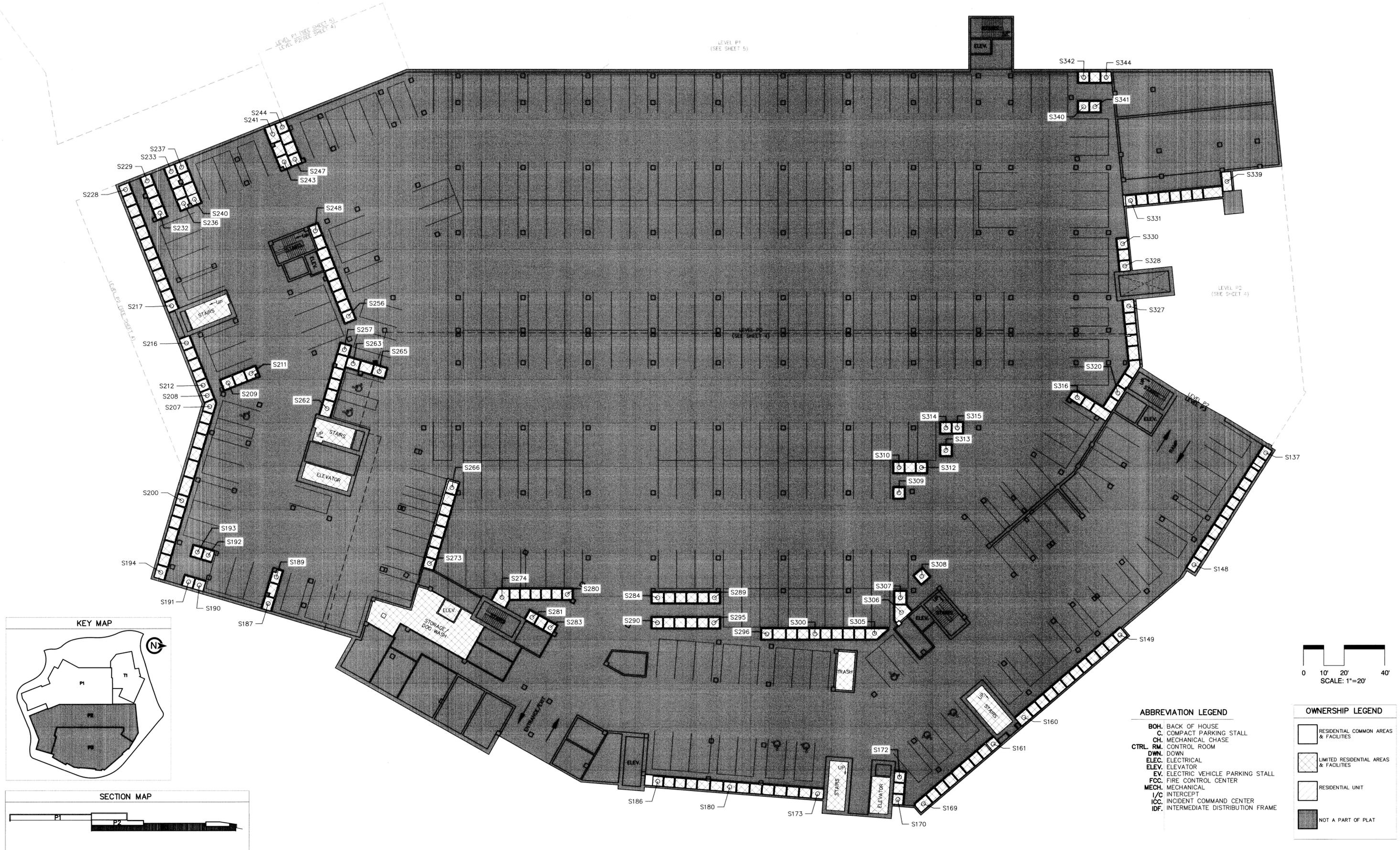
WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

FEE _____ WASATCH COUNTY RECORDER BOOK 1506 PAGE 984

TIME: _____ DATE: _____ ENTRY NO.: 556348



ABBREVIATION LEGEND		OWNERSHIP LEGEND	
BOH.	BACK OF HOUSE	[Hatched Box]	RESIDENTIAL COMMON AREAS & FACILITIES
C.	COMPACT PARKING STALL	[Cross-hatched Box]	LIMITED RESIDENTIAL AREAS & FACILITIES
CH.	MECHANICAL CHASE	[Dotted Box]	RESIDENTIAL UNIT
CTRL. RM.	CONTROL ROOM	[Solid Grey Box]	NOT A PART OF PLAT
DWN.	DOWN		
ELEC.	ELECTRICAL		
ELEV.	ELEVATOR		
EV.	ELECTRIC VEHICLE PARKING STALL		
FCC.	FIRE CONTROL CENTER		
MECH.	MECHANICAL		
I/C	INTERCEPT		
ICC.	INCIDENT COMMAND CENTER		
IDF.	INTERMEDIATE DISTRIBUTION FRAME		

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

PARKING LEVEL - LEVEL 03

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 435-649-9467

SHEET 3 OF 30

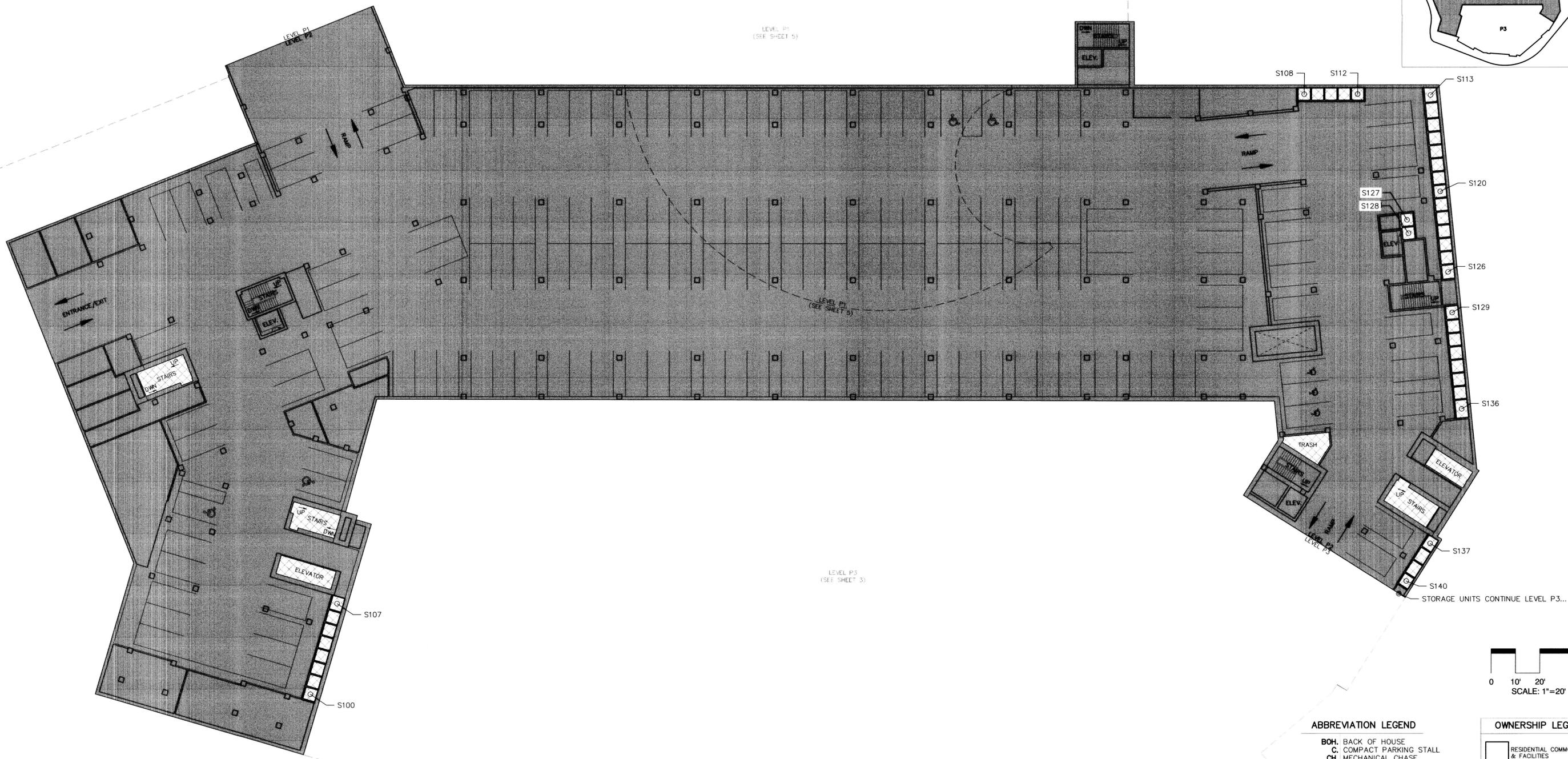
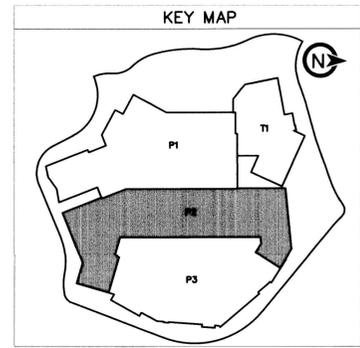
WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

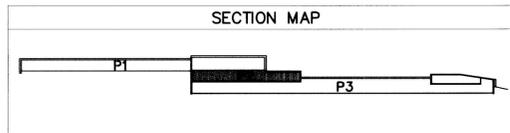
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 WASATCH COUNTY RECORDER BOOK PAGE

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- ABBREVIATION LEGEND**
- BOH. BACK OF HOUSE
 - C. COMPACT PARKING STALL
 - CH. MECHANICAL CHASE
 - CTRL. RM. CONTROL ROOM
 - DWN. DOWN
 - ELEC. ELECTRICAL
 - ELEV. ELEVATOR
 - EV. ELECTRIC VEHICLE PARKING STALL
 - FCC. FIRE CONTROL CENTER
 - MECH. MECHANICAL
 - I/C. INTERCEPT
 - ICC. INCIDENT COMMAND CENTER
 - IDF. INTERMEDIATE DISTRIBUTION FRAME

- OWNERSHIP LEGEND**
- RESIDENTIAL COMMON AREAS & FACILITIES
 - LIMITED RESIDENTIAL AREAS & FACILITIES
 - RESIDENTIAL UNIT
 - NOT A PART OF PLAT



CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

PARKING LEVEL - LEVEL 02

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SHEET 4 OF 30

WASATCH COUNTY RECORDER

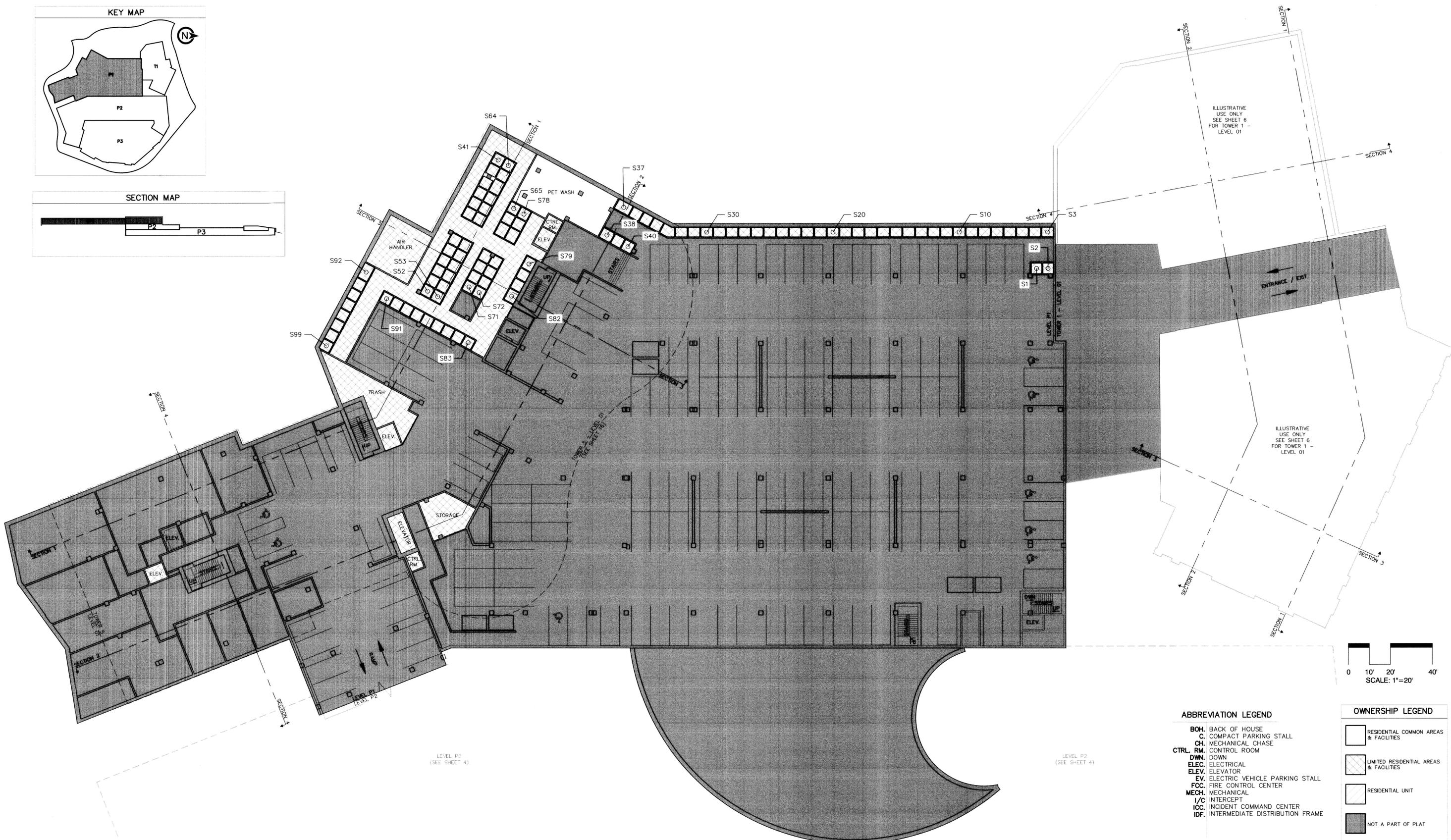
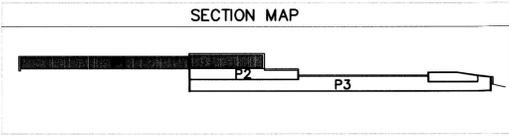
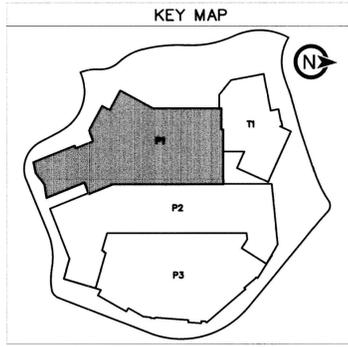
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

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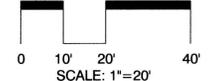
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ILLUSTRATIVE
USE ONLY
SEE SHEET 6
FOR TOWER 1 -
LEVEL 01

ILLUSTRATIVE
USE ONLY
SEE SHEET 6
FOR TOWER 1 -
LEVEL 01



ABBREVIATION LEGEND

BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME

OWNERSHIP LEGEND

[Hatched Box]	RESIDENTIAL COMMON AREAS & FACILITIES
[Cross-hatched Box]	LIMITED RESIDENTIAL AREAS & FACILITIES
[White Box]	RESIDENTIAL UNIT
[Grey Box]	NOT A PART OF PLAT

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

PARKING LEVEL - LEVEL 01

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SHEET 5 OF 30

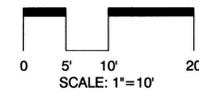
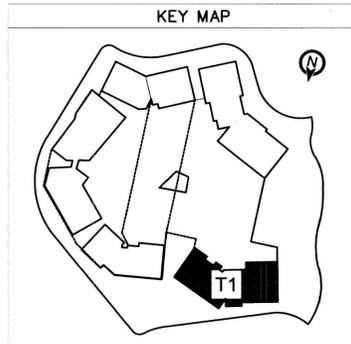
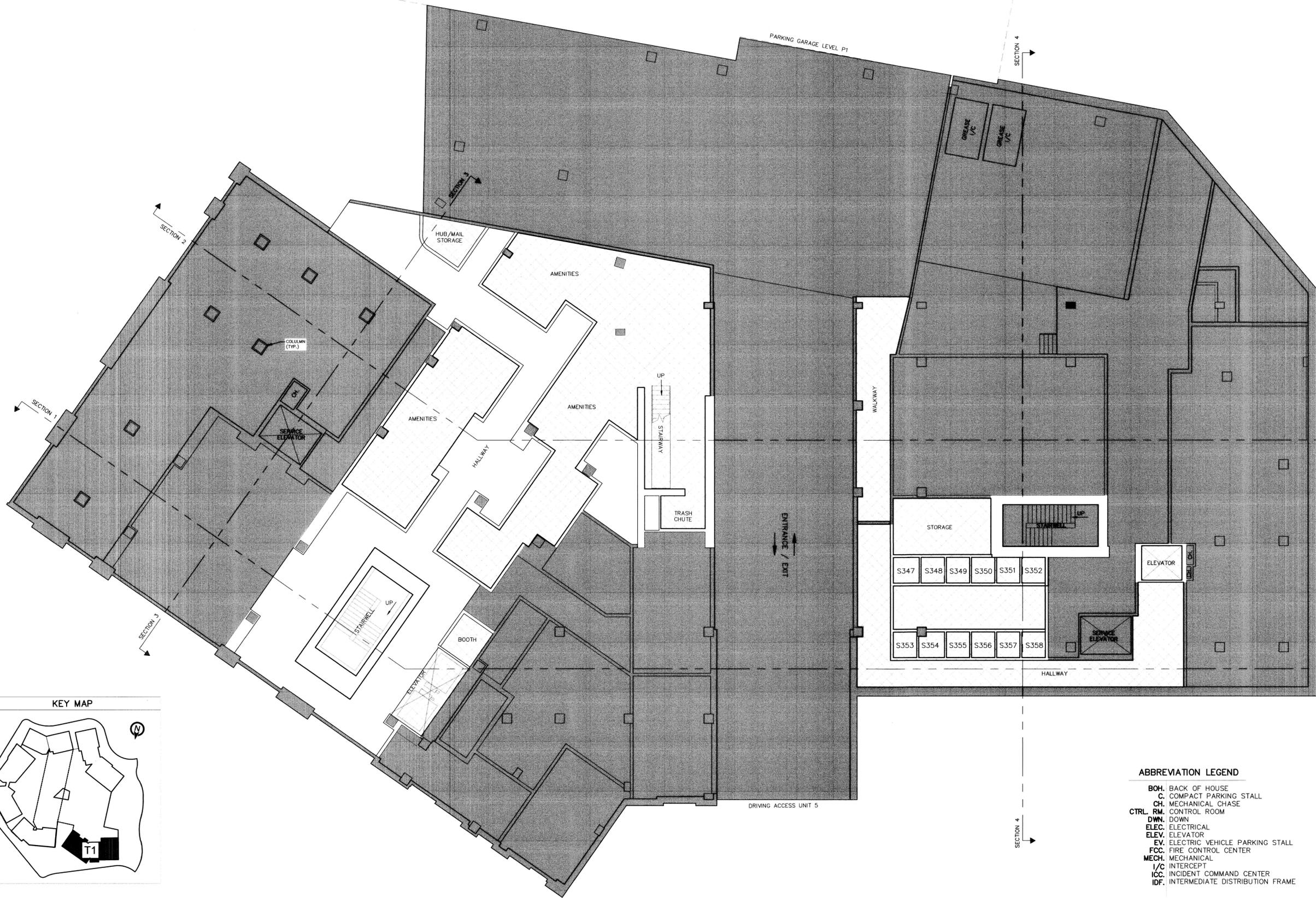
WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

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WASATCH COUNTY RECORDER BOOK PAGE

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OWNERSHIP LEGEND

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[Hatched box]	LIMITED RESIDENTIAL AREAS & FACILITIES
[Diagonal line box]	RESIDENTIAL UNIT
[Grey box]	NOT A PART OF PLAT

ABBREVIATION LEGEND

BOH	BACK OF HOUSE
C	COMPACT PARKING STALL
CH	MECHANICAL CHASE
CTRL	CONTROL ROOM
DM	DOWN
DWN	DOWN
ELEC	ELECTRICAL
ELEV	ELEVATOR
EV	ELECTRIC VEHICLE PARKING STALL
FCC	FIRE CONTROL CENTER
MECH	MECHANICAL
I/C	INTERCEPT
ICC	INCIDENT COMMAND CENTER
IDF	INTERMEDIATE DISTRIBUTION FRAME

SECTION MAP

[Grid box]	ROOFTOP
[Grid box]	LEVEL 8
[Grid box]	LEVEL 7
[Grid box]	LEVEL 6
[Grid box]	LEVEL 5
[Grid box]	LEVEL 4
[Grid box]	LEVEL 3
[Grid box]	LEVEL 2
[Grid box]	LEVEL 1.5
[Grid box]	LEVEL 1

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 1 - LEVEL 01

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SHEET 6 OF 30

WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

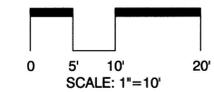
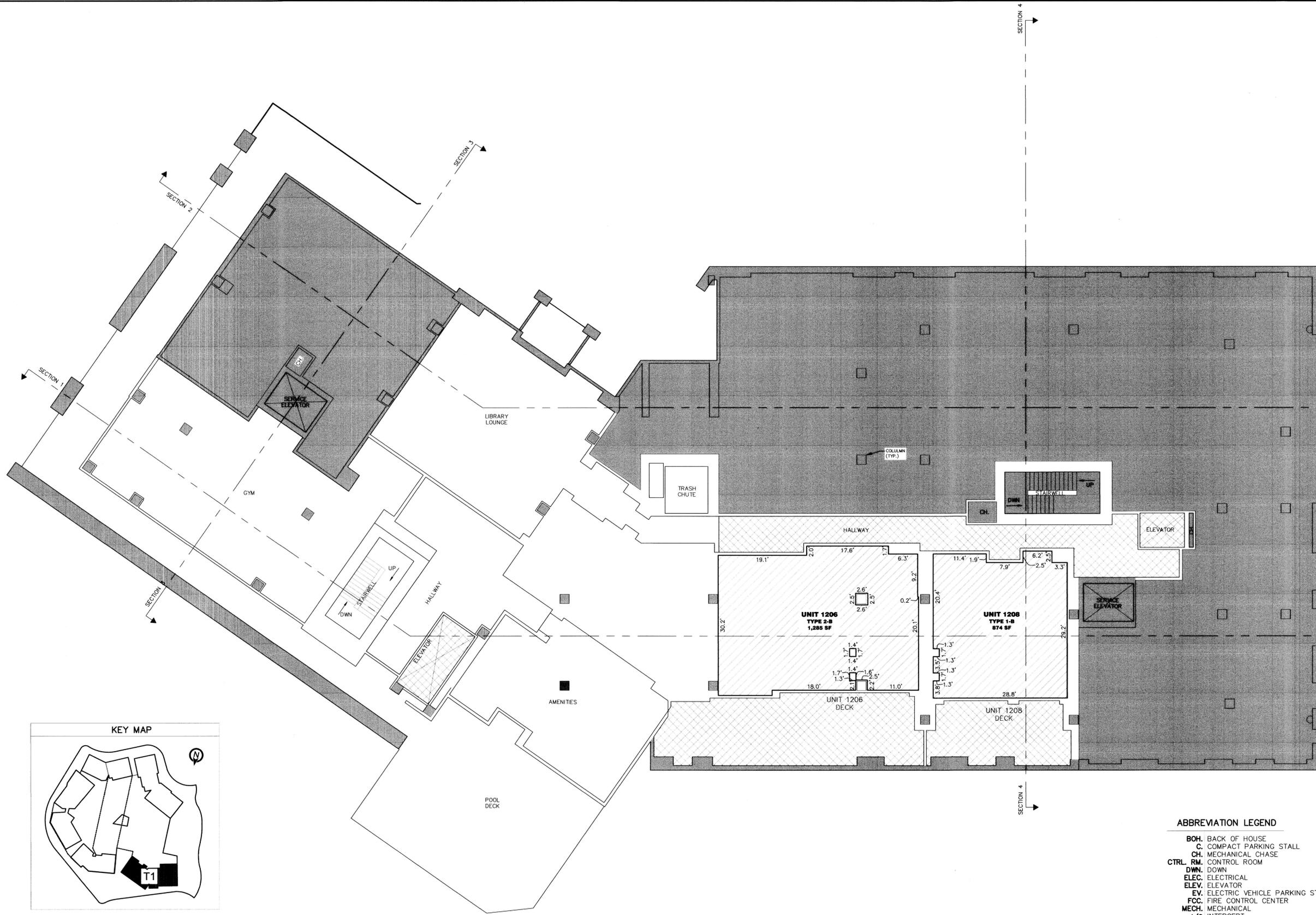
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TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1206	2-B	1,285 SF *
1208	1-B	874 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of such Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



OWNERSHIP LEGEND

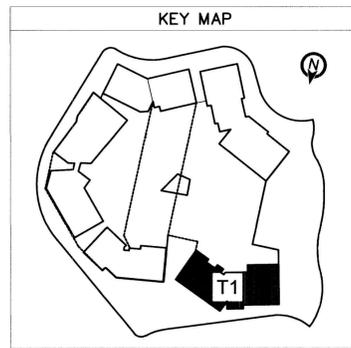
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[Diagonal lines box]	LIMITED RESIDENTIAL AREAS & FACILITIES
[White box]	RESIDENTIAL UNIT
[Grey box]	NOT A PART OF PLAT

ABBREVIATION LEGEND

BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
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IDF.	INTERMEDIATE DISTRIBUTION FRAME

SECTION MAP

[Grid with Level 1 highlighted]	ROOFTOP
[Grid with Level 2 highlighted]	LEVEL 8
[Grid with Level 3 highlighted]	LEVEL 7
[Grid with Level 4 highlighted]	LEVEL 6
[Grid with Level 5 highlighted]	LEVEL 5
[Grid with Level 6 highlighted]	LEVEL 4
[Grid with Level 7 highlighted]	LEVEL 3
[Grid with Level 8 highlighted]	LEVEL 2
[Grid with Level 9 highlighted]	LEVEL 1.5
[Grid with Level 10 highlighted]	LEVEL 1



**CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)
TOWER 01, LEVEL 02**

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SHEET 8 OF 30

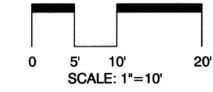
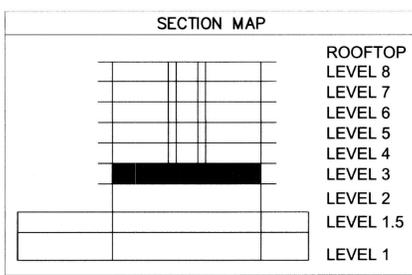
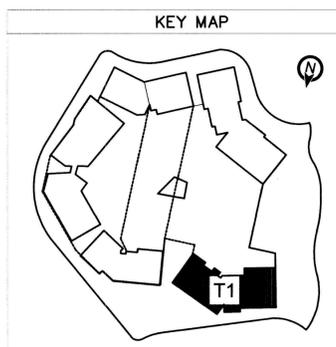
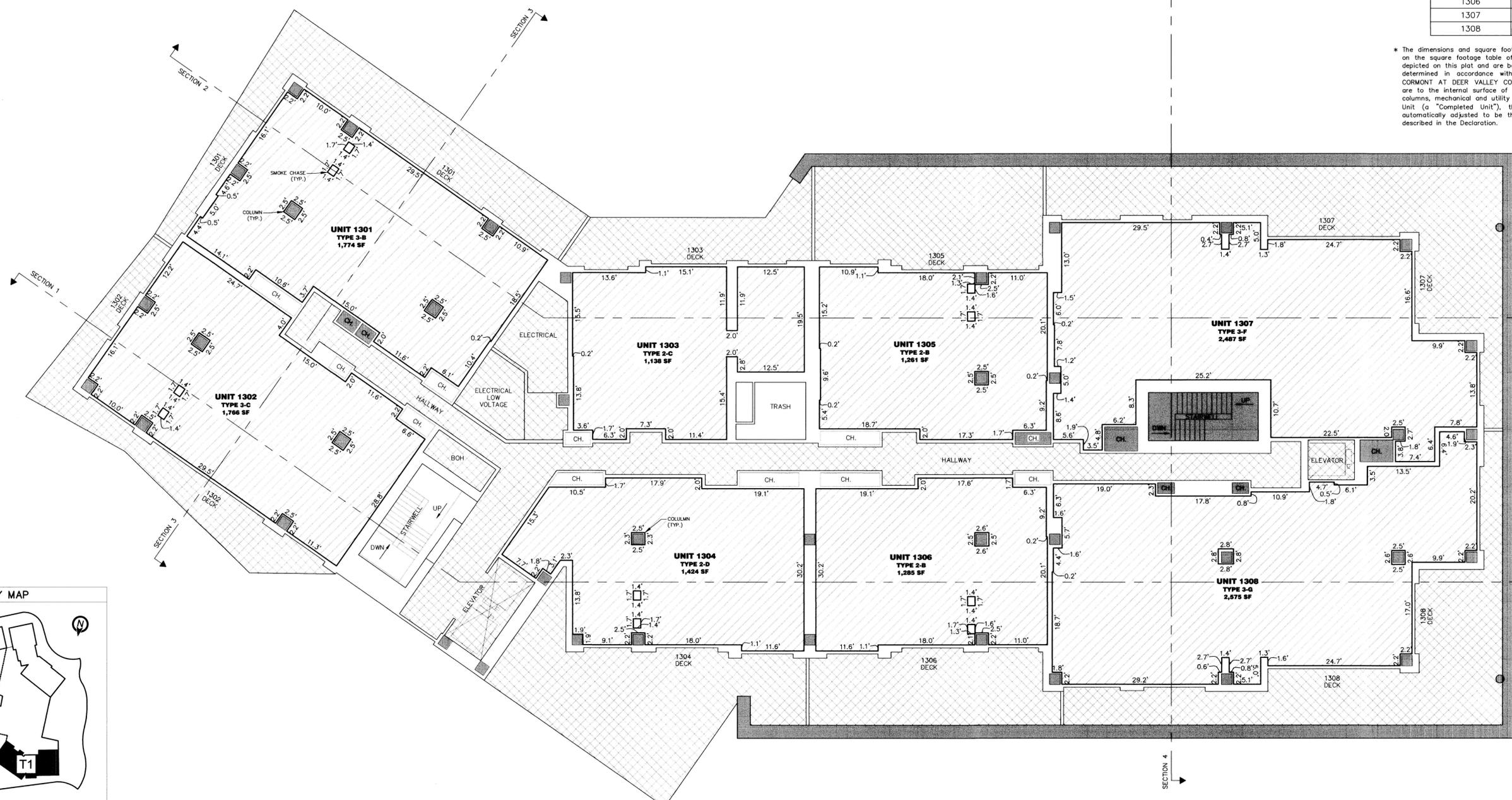
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

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TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1301	3-B	1,774 SF *
1302	3-C	1,766 SF *
1303	2-C	1,138 SF *
1304	2-D	1,424 SF *
1305	2-B	1,261 SF *
1306	2-B	1,285 SF *
1307	3-F	2,487 SF *
1308	3-G	2,575 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



- ABBREVIATION LEGEND**
- BOH. BACK OF HOUSE
 - C. COMPACT PARKING STALL
 - CH. MECHANICAL CHASE
 - CTRL. RM. CONTROL ROOM
 - DWN. DOWN
 - ELEC. ELECTRICAL
 - ELEV. ELEVATOR
 - EV. ELECTRIC VEHICLE PARKING STALL
 - FCC. FIRE CONTROL CENTER
 - MECH. MECHANICAL
 - I/C INTERCEPT
 - ICC. INCIDENT COMMAND CENTER
 - IDF. INTERMEDIATE DISTRIBUTION FRAME
- OWNERSHIP LEGEND**
- [Cross-hatched box] RESIDENTIAL COMMON AREAS & FACILITIES
 - [Diagonal lines box] LIMITED RESIDENTIAL AREAS & FACILITIES
 - [Solid white box] RESIDENTIAL UNIT
 - [Grey box] NOT A PART OF PLAT

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 01, LEVEL 03

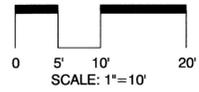
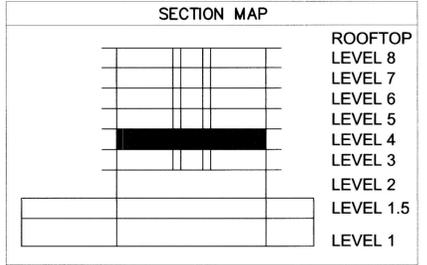
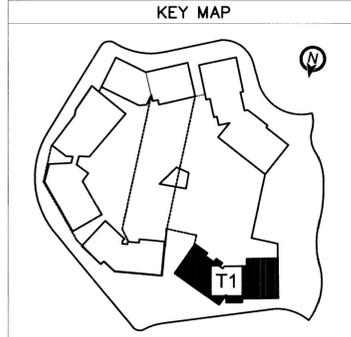
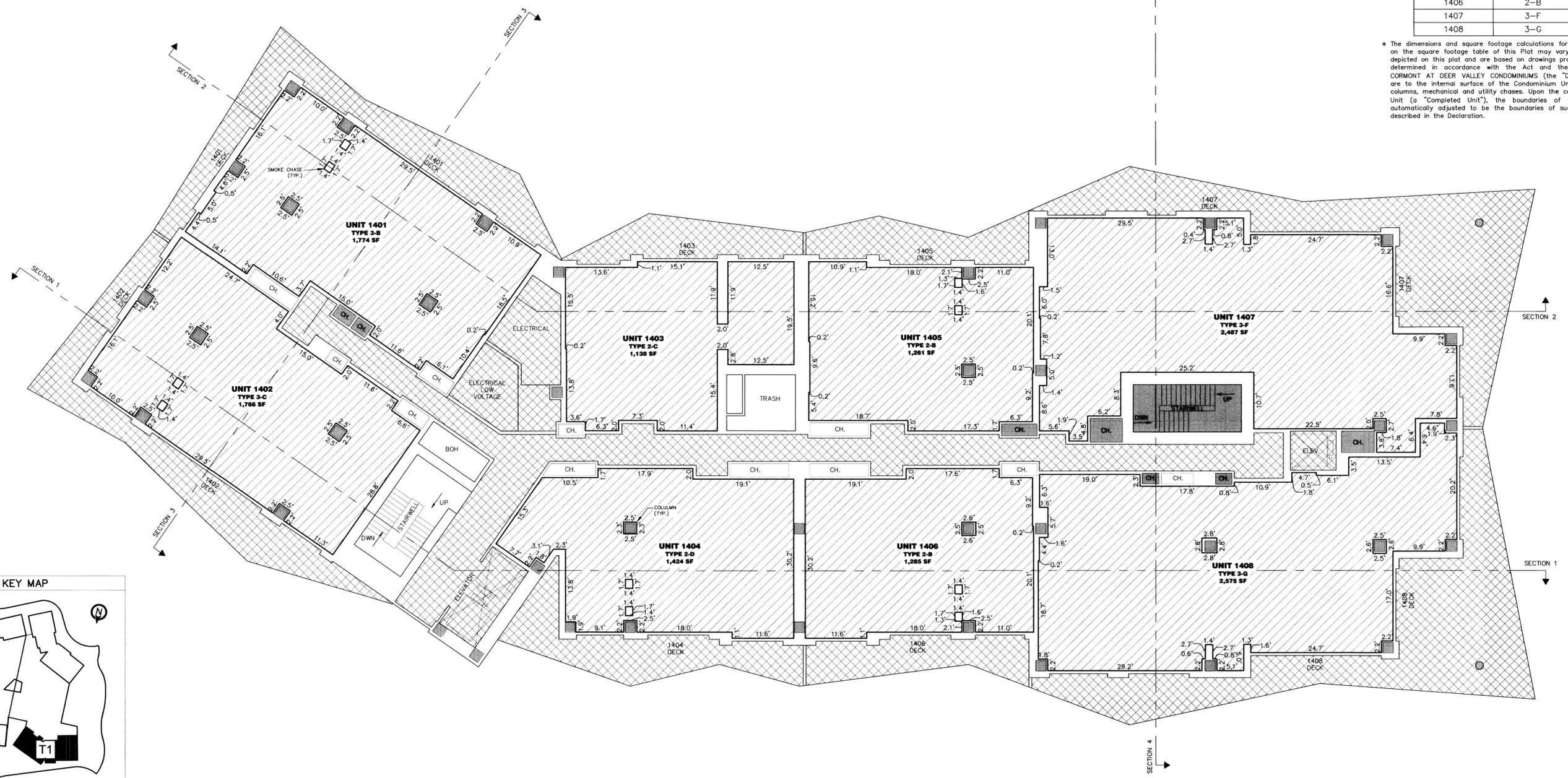
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SHEET 9 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC
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TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1401	3-B	1,774 SF *
1402	3-C	1,766 SF *
1403	2-C	1,138 SF *
1404	2-D	1,424 SF *
1405	2-B	1,261 SF *
1406	2-B	1,285 SF *
1407	3-F	2,487 SF *
1408	3-G	2,575 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



- ABBREVIATION LEGEND**
- BOH. BACK OF HOUSE
 - C. COMPACT PARKING STALL
 - CH. MECHANICAL CHASE
 - CTRL. RM. CONTROL ROOM
 - DWN. DOWN
 - ELEC. ELECTRICAL
 - ELEV. ELEVATOR
 - EV. ELECTRIC VEHICLE PARKING STALL
 - FCC. FIRE CONTROL CENTER
 - MECH. MECHANICAL
 - I/C. INTERCEPT
 - ICC. INCIDENT COMMAND CENTER
 - IDF. INTERMEDIATE DISTRIBUTION FRAME

- OWNERSHIP LEGEND**
- RESIDENTIAL COMMON AREAS & FACILITIES
 - LIMITED RESIDENTIAL AREAS & FACILITIES
 - RESIDENTIAL UNIT
 - NOT A PART OF PLAT

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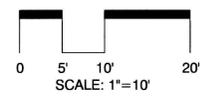
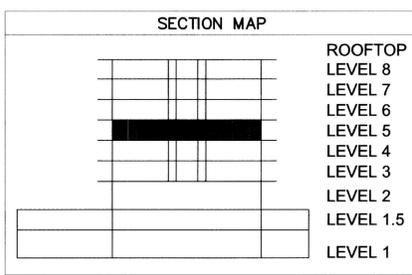
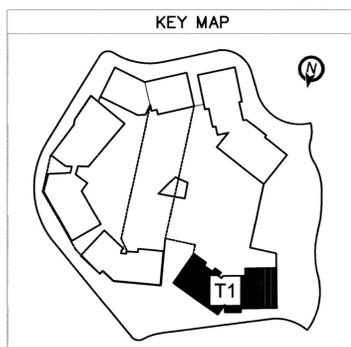
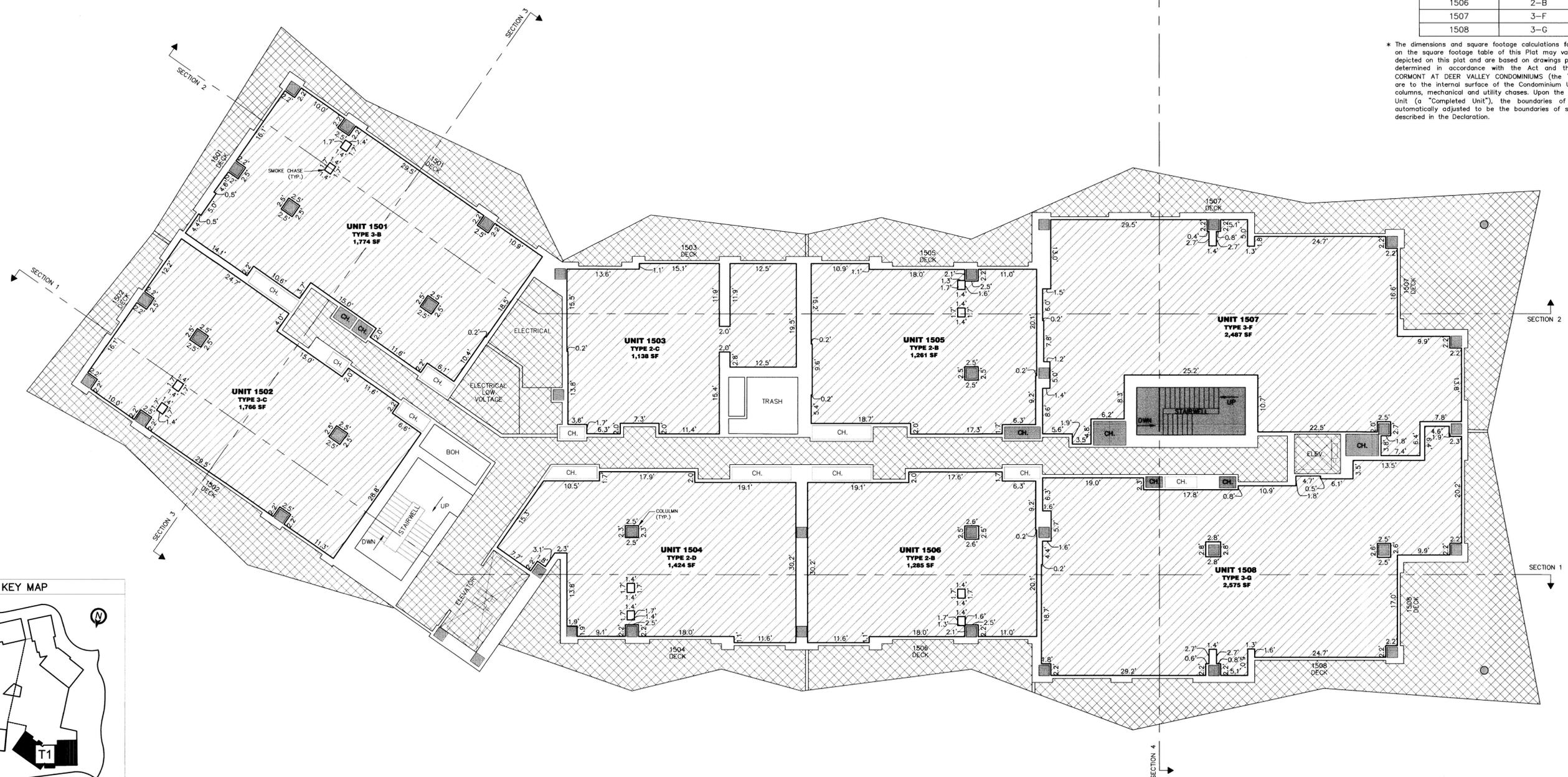
**CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)
TOWER 01, LEVEL 04**

SHEET 10 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC
FEE WASATCH COUNTY RECORDER BOOK PAGE
TIME: DATE: ENTRY NO.: 5506348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1501	3-B	1,774 SF *
1502	3-C	1,766 SF *
1503	2-C	1,138 SF *
1504	2-D	1,424 SF *
1505	2-B	1,261 SF *
1506	2-B	1,285 SF *
1507	3-F	2,487 SF *
1508	3-G	2,575 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



- ABBREVIATION LEGEND**
- BOH. BACK OF HOUSE
 - C. COMPACT PARKING STALL
 - CH. MECHANICAL CHASE
 - CTRL. RM. CONTROL ROOM
 - DWN. DOWN
 - ELEC. ELECTRICAL
 - ELEV. ELEVATOR
 - EV. ELECTRIC VEHICLE PARKING STALL
 - FCC. FIRE CONTROL CENTER
 - MECH. MECHANICAL
 - I/C INTERCEPT
 - ICC. INCIDENT COMMAND CENTER
 - IDF. INTERMEDIATE DISTRIBUTION FRAME
- OWNERSHIP LEGEND**
- [White box] RESIDENTIAL COMMON AREAS & FACILITIES
 - [Cross-hatched box] LIMITED RESIDENTIAL AREAS & FACILITIES
 - [Diagonal lines box] RESIDENTIAL UNIT
 - [Grey box] NOT A PART OF PLAT

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 01, LEVEL 05

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SHEET 11 OF 30

WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

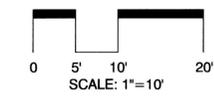
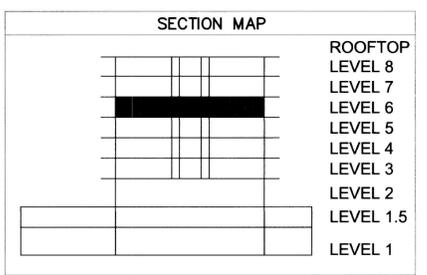
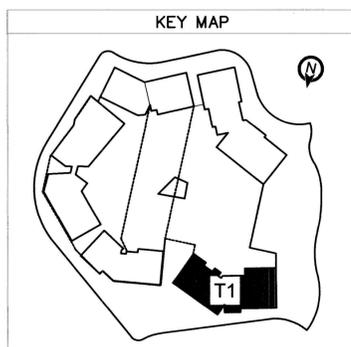
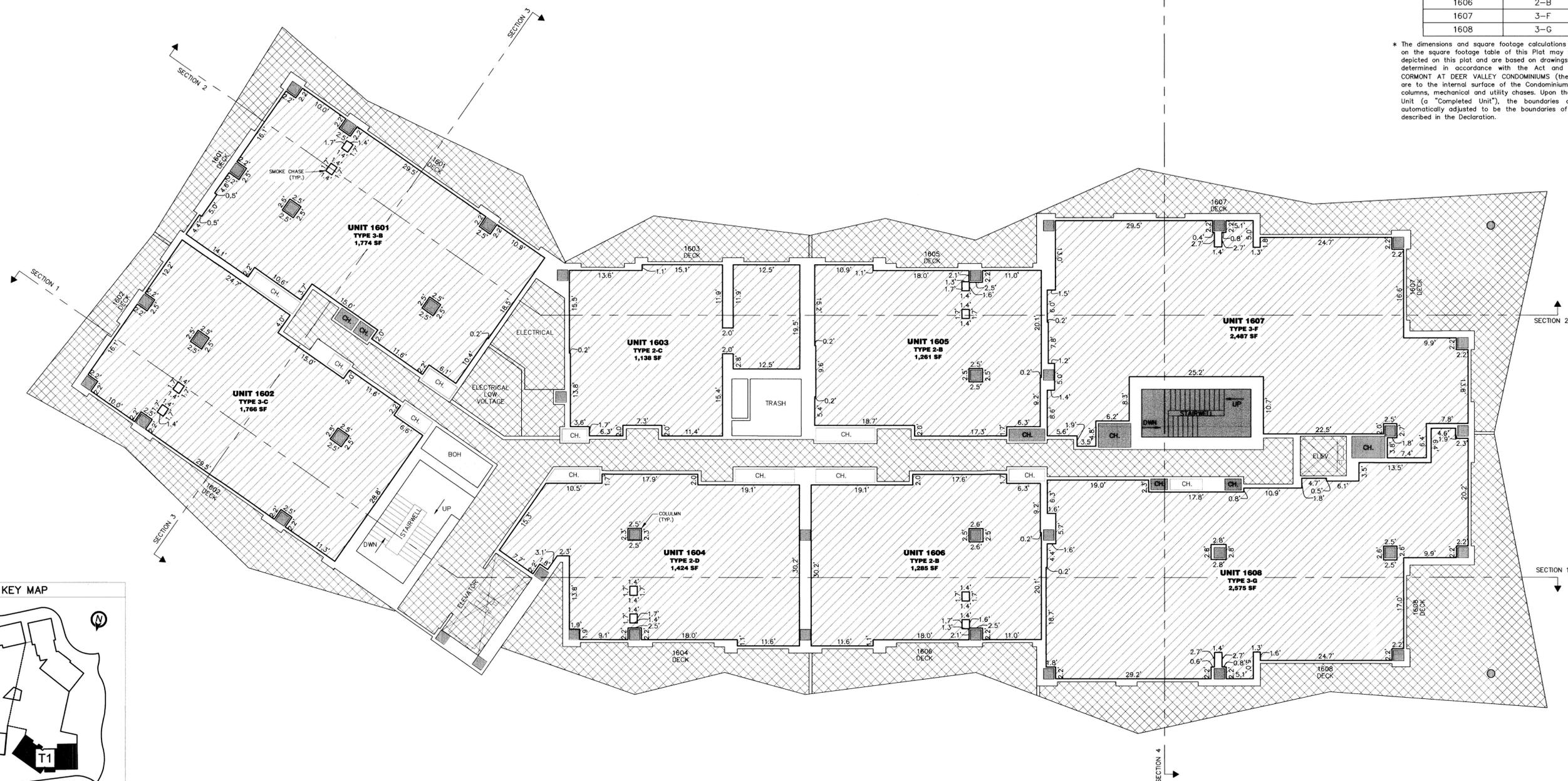
FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 993

TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1601	3-B	1,774 SF *
1602	3-C	1,766 SF *
1603	2-C	1,138 SF *
1604	2-D	1,424 SF *
1605	2-B	1,261 SF *
1606	2-B	1,285 SF *
1607	3-F	2,487 SF *
1608	3-G	2,575 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



- ABBREVIATION LEGEND**
- BOH. BACK OF HOUSE
 - C. COMPACT PARKING STALL
 - CH. MECHANICAL CHASE
 - CTRL. RM. CONTROL ROOM
 - DWN. DOWN
 - ELEC. ELECTRICAL
 - ELEV. ELEVATOR
 - EV. ELECTRIC VEHICLE PARKING STALL
 - FCC. FIRE CONTROL CENTER
 - MECH. MECHANICAL
 - I/C INTERCEPT
 - ICC. INCIDENT COMMAND CENTER
 - IDF. INTERMEDIATE DISTRIBUTION FRAME
- OWNERSHIP LEGEND**
- [Cross-hatched] RESIDENTIAL COMMON AREAS & FACILITIES
 - [Diagonal lines] LIMITED RESIDENTIAL AREAS & FACILITIES
 - [Horizontal lines] RESIDENTIAL UNIT
 - [Solid grey] NOT A PART OF PLAT

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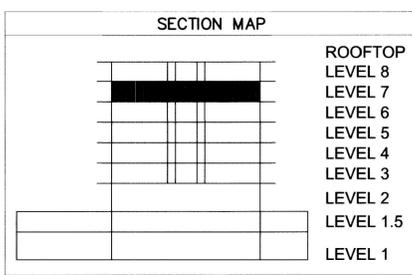
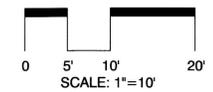
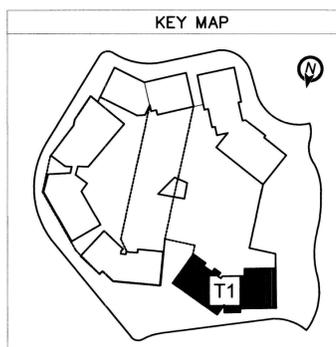
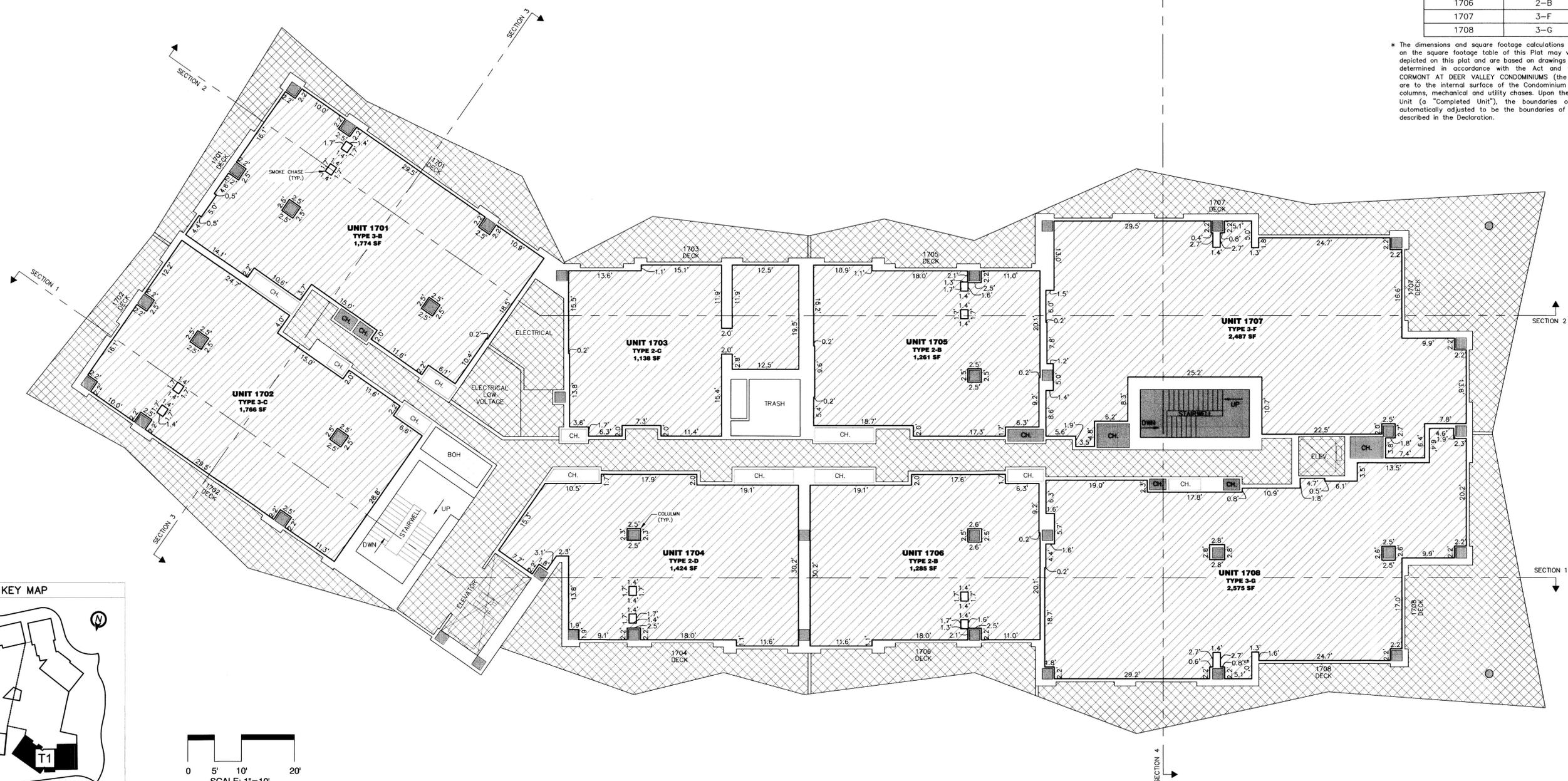
**CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)
TOWER 01, LEVEL 06**

SHEET 12 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 994
TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1701	3-B	1,774 SF *
1702	3-C	1,766 SF *
1703	2-C	1,138 SF *
1704	2-D	1,424 SF *
1705	2-B	1,261 SF *
1706	2-B	1,285 SF *
1707	3-F	2,487 SF *
1708	3-G	2,575 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



OWNERSHIP LEGEND

	RESIDENTIAL COMMON AREAS & FACILITIES
	LIMITED RESIDENTIAL AREAS & FACILITIES
	RESIDENTIAL UNIT
	NOT A PART OF PLAT

ABBREVIATION LEGEND

BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 01, LEVEL 07

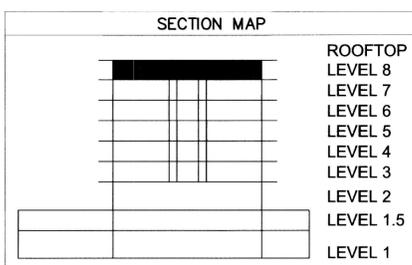
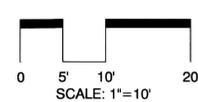
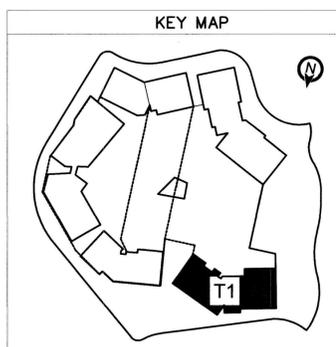
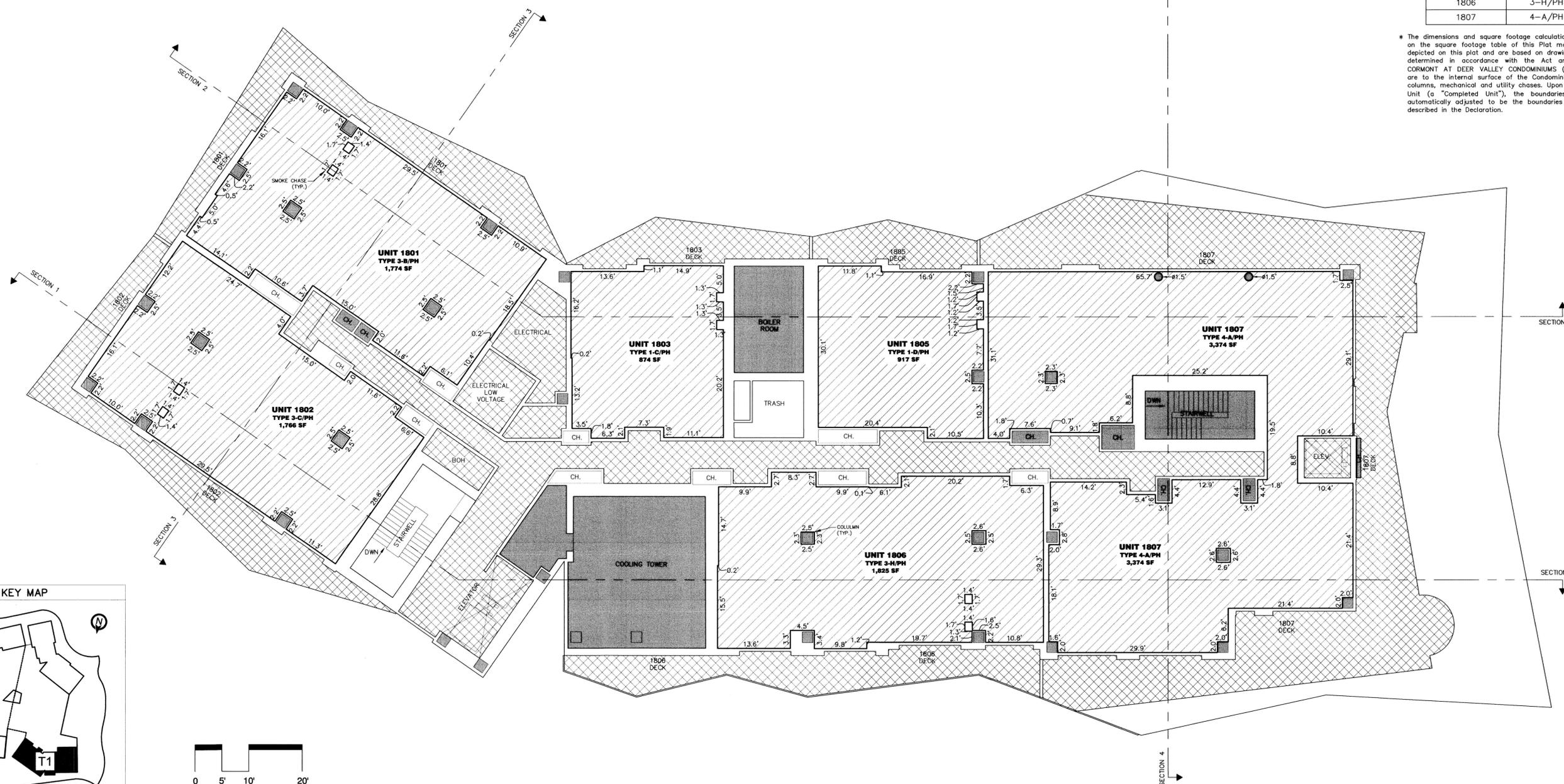
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SHEET 13 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 995
TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1801	3-B/PH	1,774 SF *
1802	3-C/PH	1,766 SF *
1803	1-C/PH	874 SF *
1805	1-D/PH	917 SF *
1806	3-H/PH	1,825 SF *
1807	4-A/PH	3,374 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



OWNERSHIP LEGEND

	RESIDENTIAL COMMON AREAS & FACILITIES
	LIMITED RESIDENTIAL AREAS & FACILITIES
	RESIDENTIAL UNIT
	NOT A PART OF PLAT

ABBREVIATION LEGEND

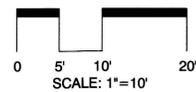
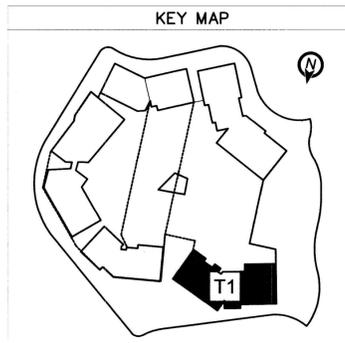
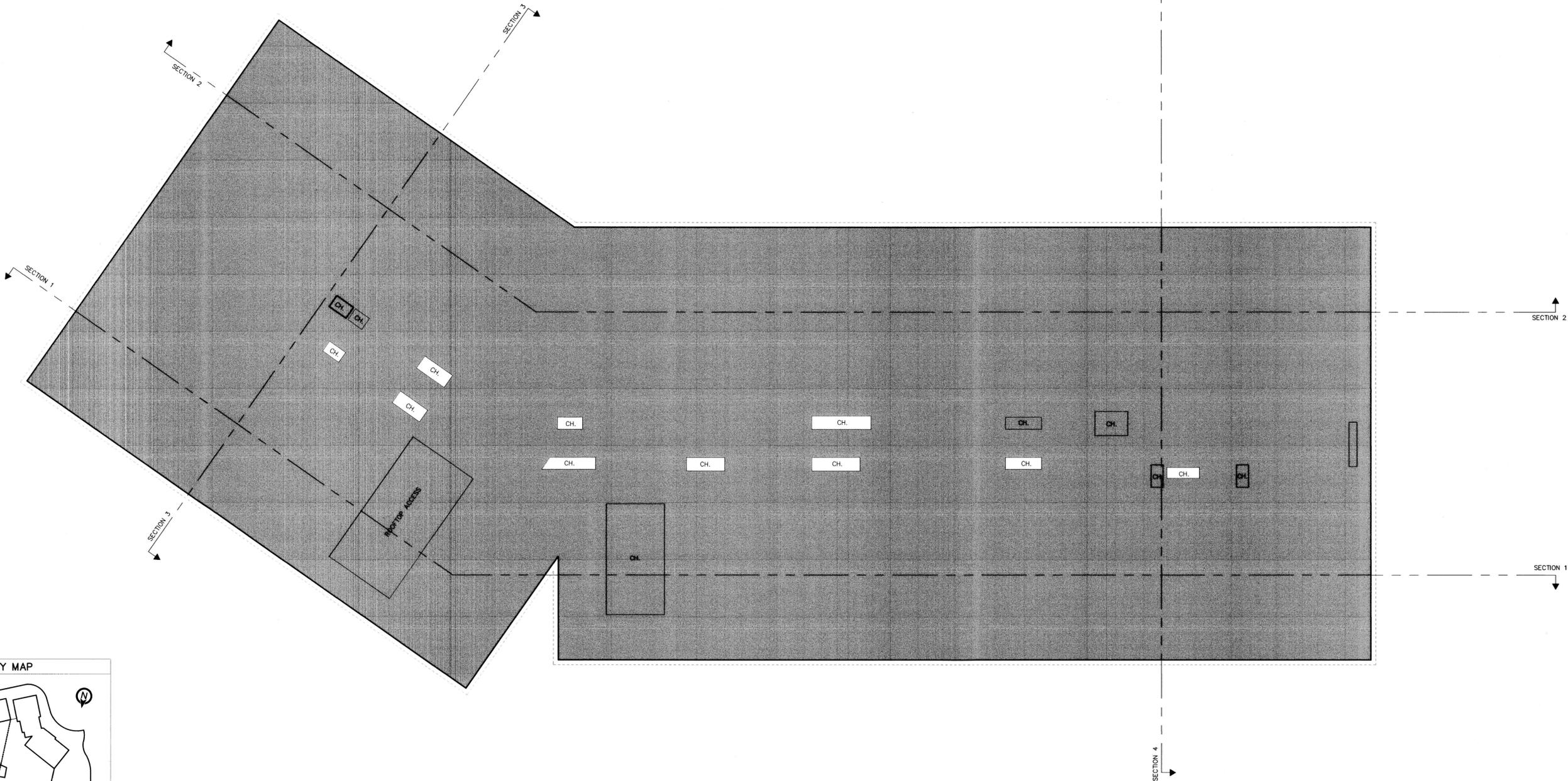
BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 01, LEVEL 08

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SHEET 14 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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TIME: _____ DATE: _____ ENTRY NO.: 556348



SECTION MAP

	ROOFTOP
	LEVEL 8
	LEVEL 7
	LEVEL 6
	LEVEL 5
	LEVEL 4
	LEVEL 3
	LEVEL 2
	LEVEL 1.5
	LEVEL 1

OWNERSHIP LEGEND

[White box]	RESIDENTIAL COMMON AREAS & FACILITIES
[Hatched box]	LIMITED RESIDENTIAL AREAS & FACILITIES
[White box]	RESIDENTIAL UNIT
[Grey box]	NOT A PART OF PLAT

ABBREVIATION LEGEND

BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 01, ROOFTOP

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SHEET 15 OF 30

WASATCH COUNTY RECORDER

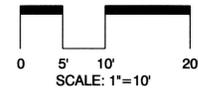
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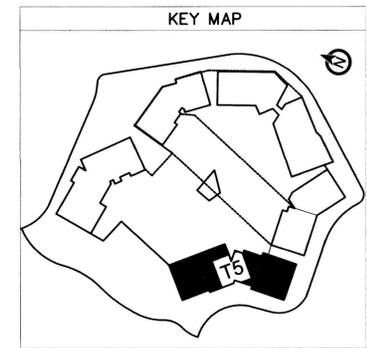


OWNERSHIP LEGEND

	RESIDENTIAL COMMON AREAS & FACILITIES
	LIMITED RESIDENTIAL AREAS & FACILITIES
	RESIDENTIAL UNIT
	NOT A PART OF PLAT

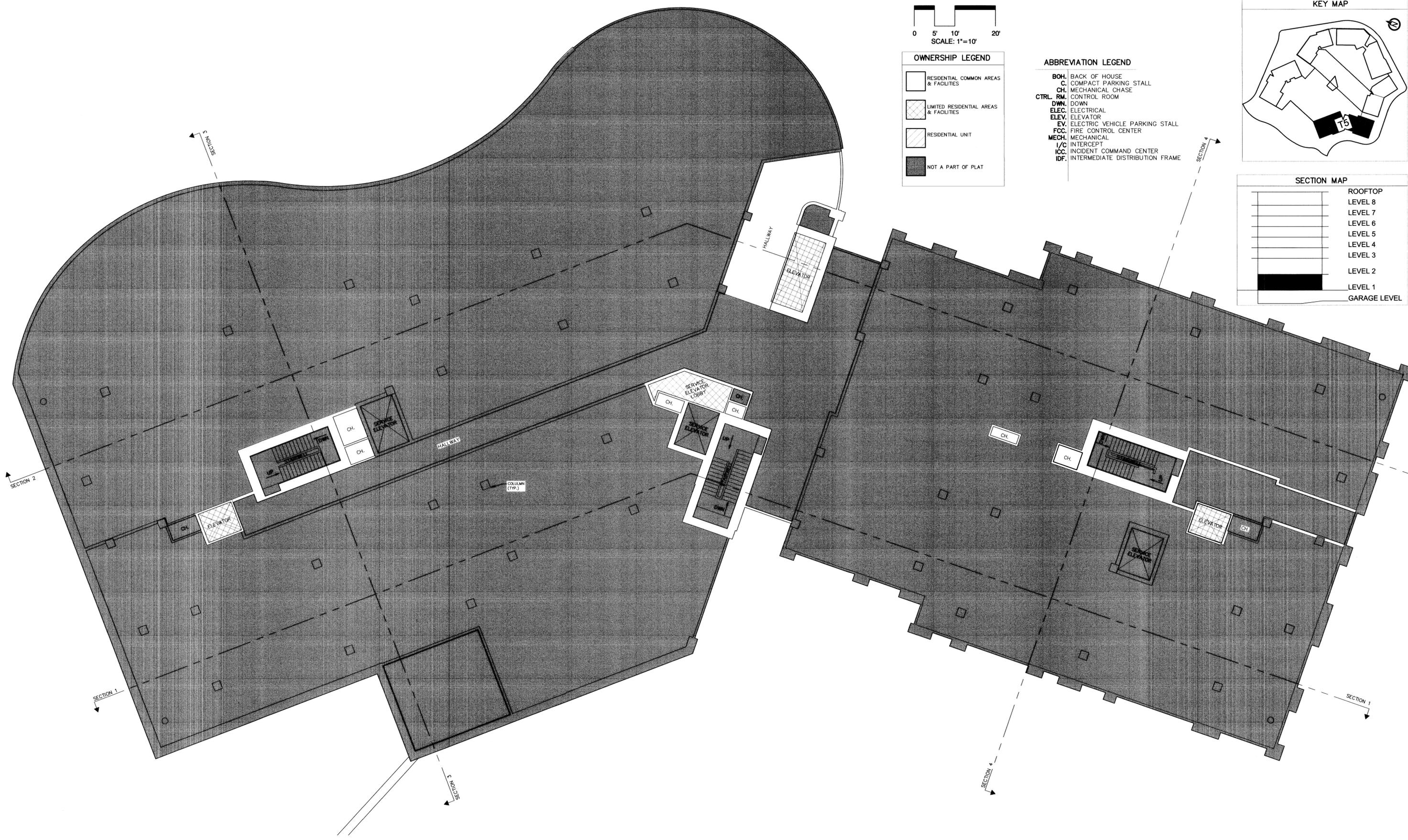
ABBREVIATION LEGEND

BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME



SECTION MAP

	ROOFTOP
	LEVEL 8
	LEVEL 7
	LEVEL 6
	LEVEL 5
	LEVEL 4
	LEVEL 3
	LEVEL 2
	LEVEL 1
	GARAGE LEVEL



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CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 05, LEVEL 01

SHEET 16 OF 30

WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

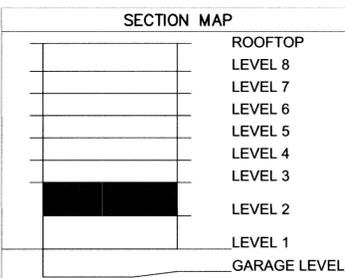
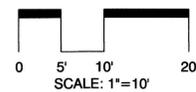
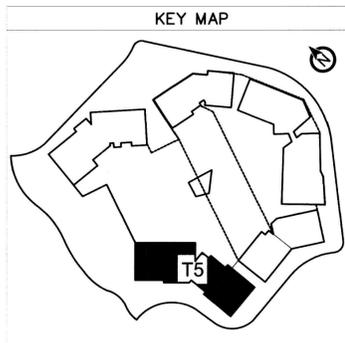
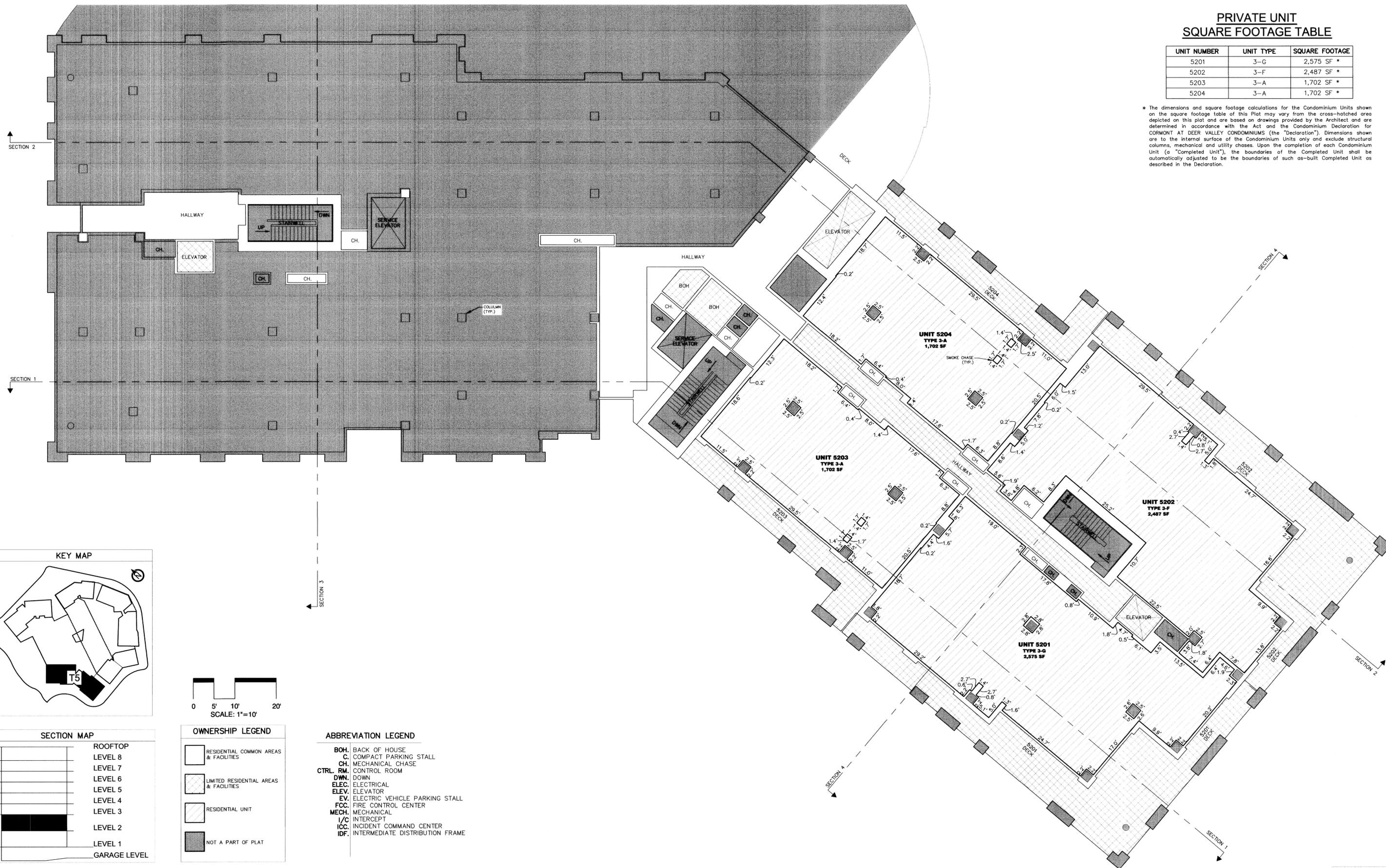
FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 998

TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5201	3-G	2,575 SF *
5202	3-F	2,487 SF *
5203	3-A	1,702 SF *
5204	3-A	1,702 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surfaces of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



OWNERSHIP LEGEND

[Cross-hatched box]	RESIDENTIAL COMMON AREAS & FACILITIES
[Diagonal lines box]	LIMITED RESIDENTIAL AREAS & FACILITIES
[Horizontal lines box]	RESIDENTIAL UNIT
[Solid black box]	NOT A PART OF PLAT

ABBREVIATION LEGEND

BOH	BACK OF HOUSE
C	COMPACT PARKING STALL
CH	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DNW.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME

**CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)
TOWER 05, LEVEL 02**

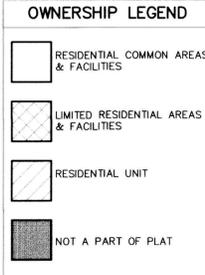
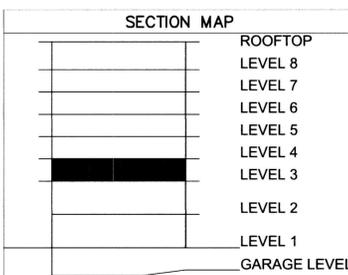
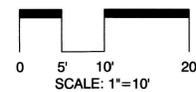
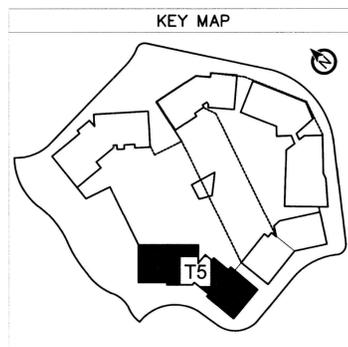
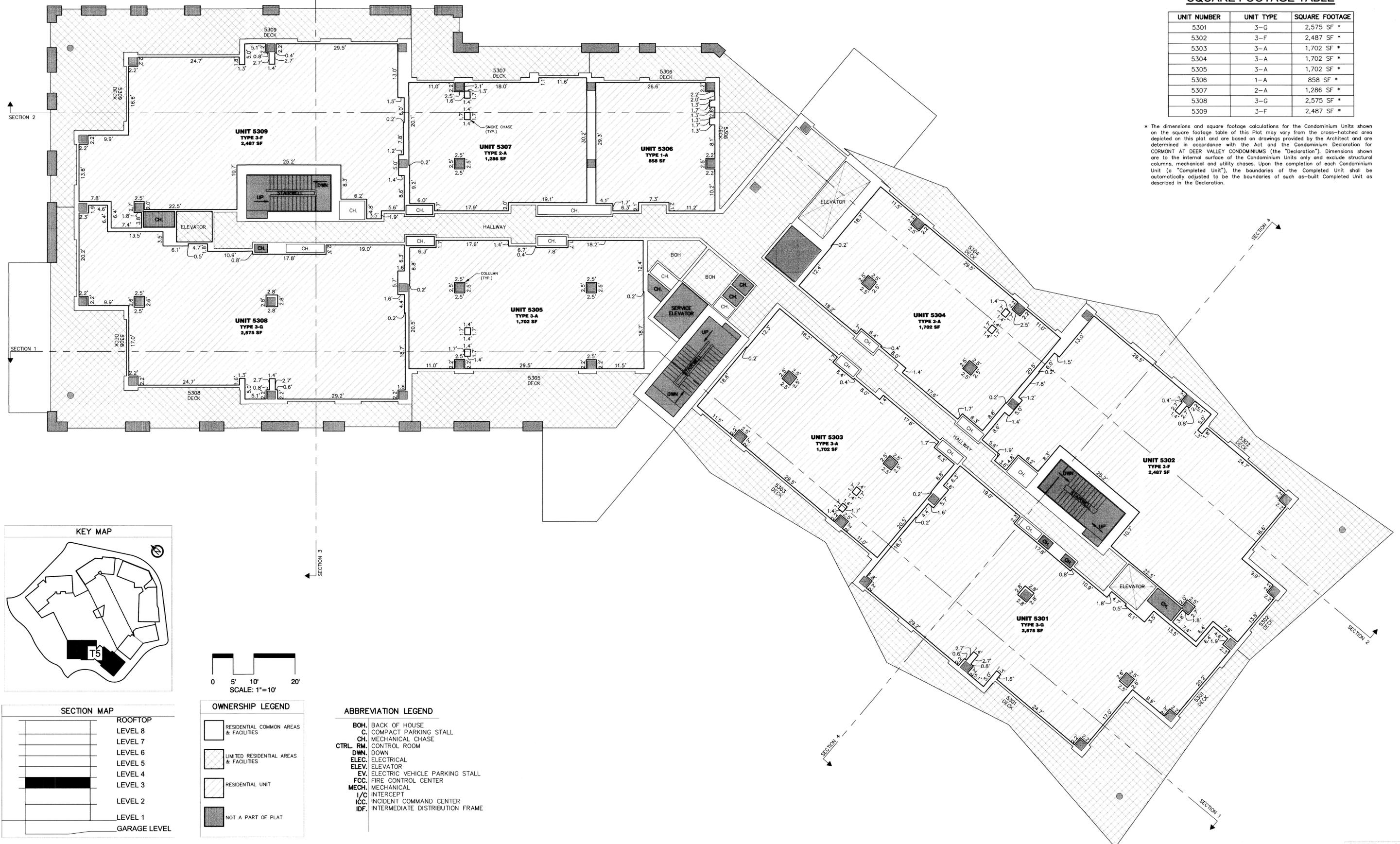
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SHEET 17 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC
FEE: 1506 999
WASATCH COUNTY RECORDER BOOK PAGE
TIME: DATE: ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5301	3-G	2,575 SF *
5302	3-F	2,487 SF *
5303	3-A	1,702 SF *
5304	3-A	1,702 SF *
5305	3-A	1,702 SF *
5306	1-A	858 SF *
5307	2-A	1,286 SF *
5308	3-G	2,575 SF *
5309	3-F	2,487 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



- ABBREVIATION LEGEND**
- BOH. BACK OF HOUSE
 - C. COMPACT PARKING STALL
 - CH. MECHANICAL CHASE
 - CTRL. RM. CONTROL ROOM
 - DWN. DOWN
 - ELEC. ELECTRICAL
 - ELEV. ELEVATOR
 - EV. ELECTRIC VEHICLE PARKING STALL
 - FCC. FIRE CONTROL CENTER
 - MECH. MECHANICAL
 - I/C INTERCEPT
 - ICC. INCIDENT COMMAND CENTER
 - IDF. INTERMEDIATE DISTRIBUTION FRAME

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 05, LEVEL 03

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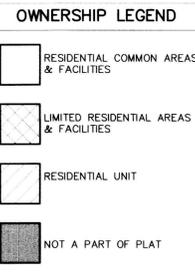
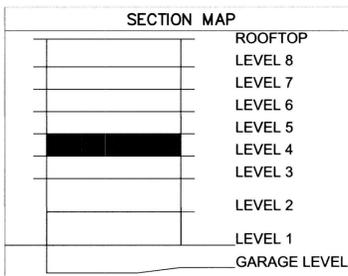
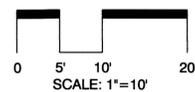
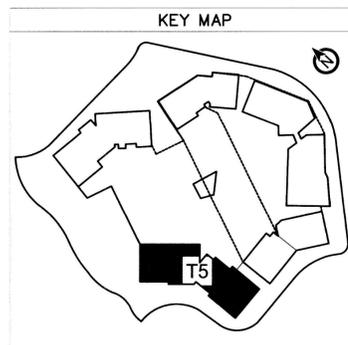
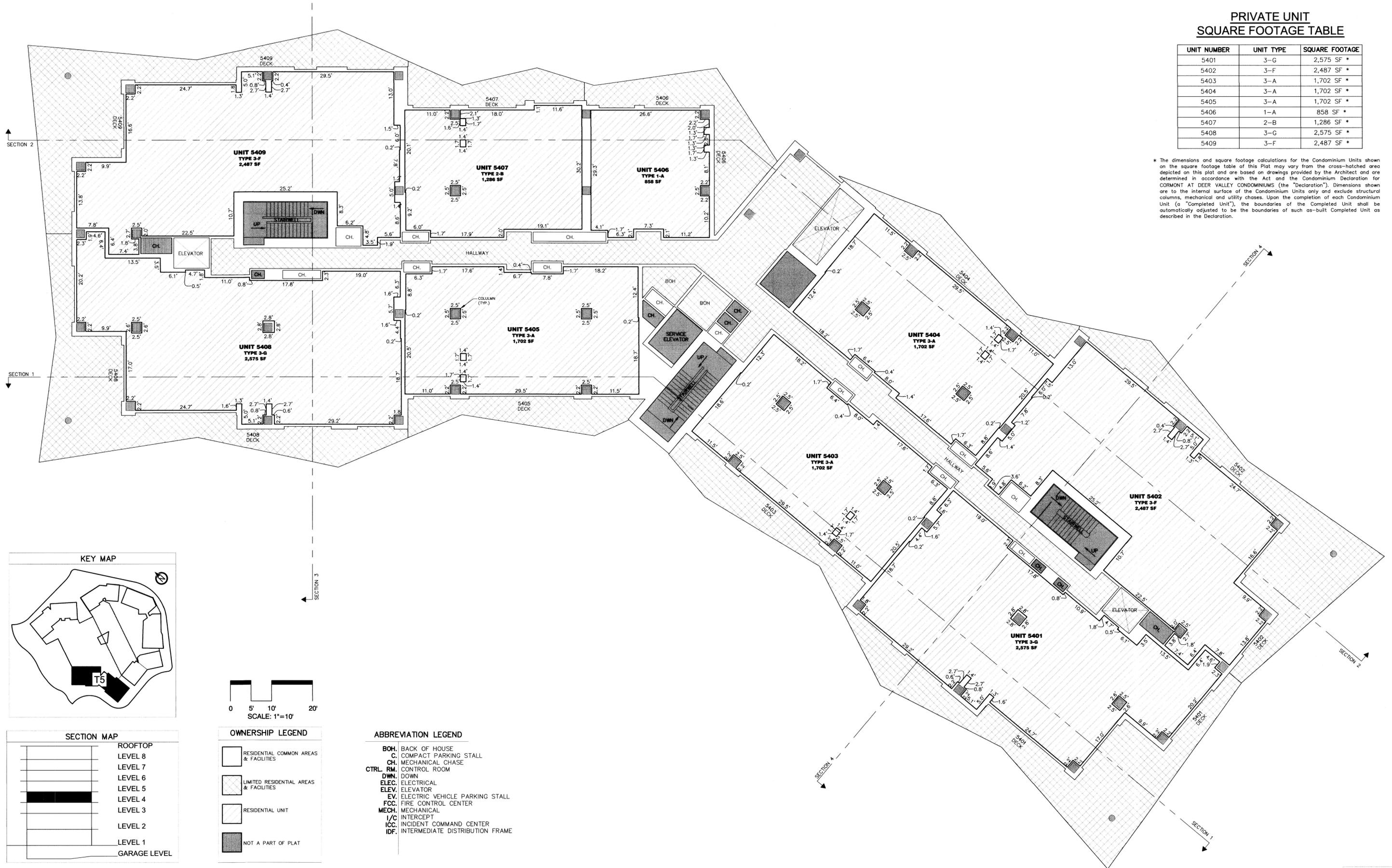
SHEET 18 OF 30

WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5401	3-G	2,575 SF *
5402	3-F	2,487 SF *
5403	3-A	1,702 SF *
5404	3-A	1,702 SF *
5405	3-A	1,702 SF *
5406	1-A	858 SF *
5407	2-B	1,286 SF *
5408	3-G	2,575 SF *
5409	3-F	2,487 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 05, LEVEL 04

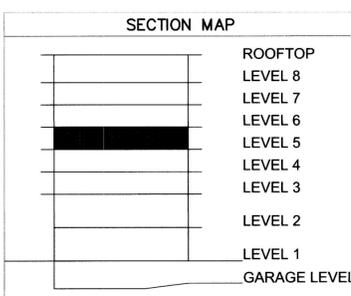
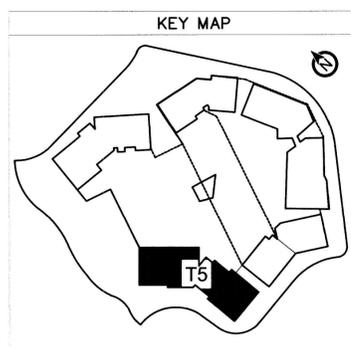
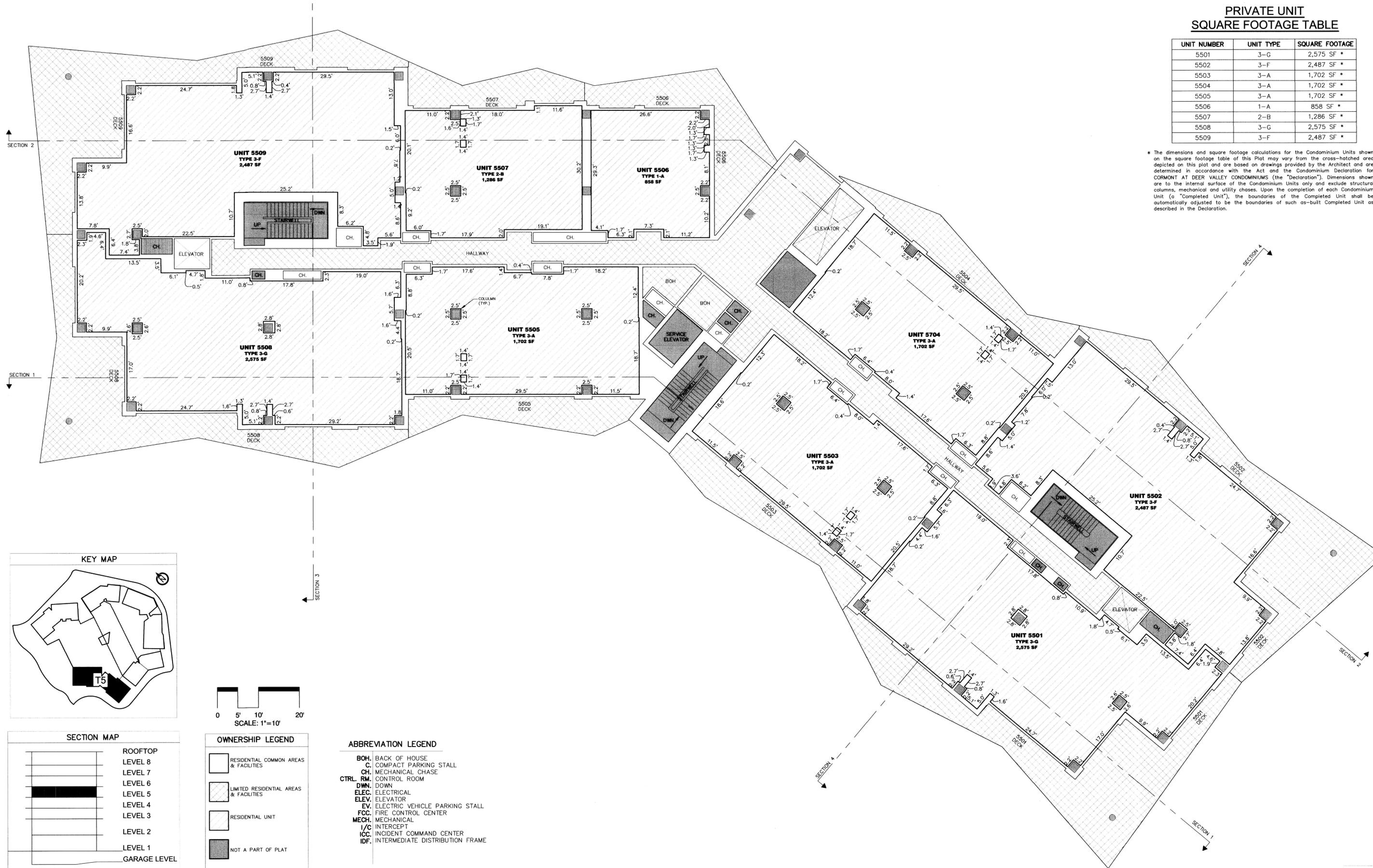
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SHEET 19 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC
FEE WASATCH COUNTY RECORDER BOOK PAGE
1506 1001
TIME: _____ DATE: _____ ENTRY NO.: 5516348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5501	3-G	2,575 SF *
5502	3-F	2,487 SF *
5503	3-A	1,702 SF *
5504	3-A	1,702 SF *
5505	3-A	1,702 SF *
5506	1-A	858 SF *
5507	2-B	1,286 SF *
5508	3-G	2,575 SF *
5509	3-F	2,487 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



OWNERSHIP LEGEND

[Cross-hatched pattern]	RESIDENTIAL COMMON AREAS & FACILITIES
[Diagonal lines pattern]	LIMITED RESIDENTIAL AREAS & FACILITIES
[White box]	RESIDENTIAL UNIT
[Grey box]	NOT A PART OF PLAT

ABBREVIATION LEGEND

BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I) TOWER 05, LEVEL 05

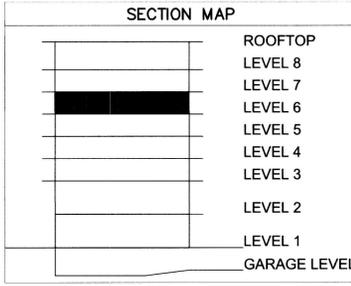
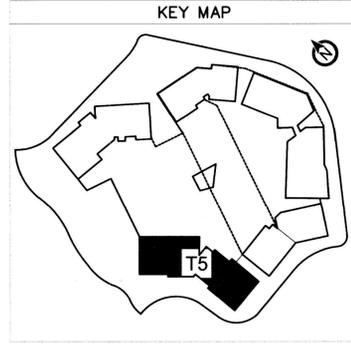
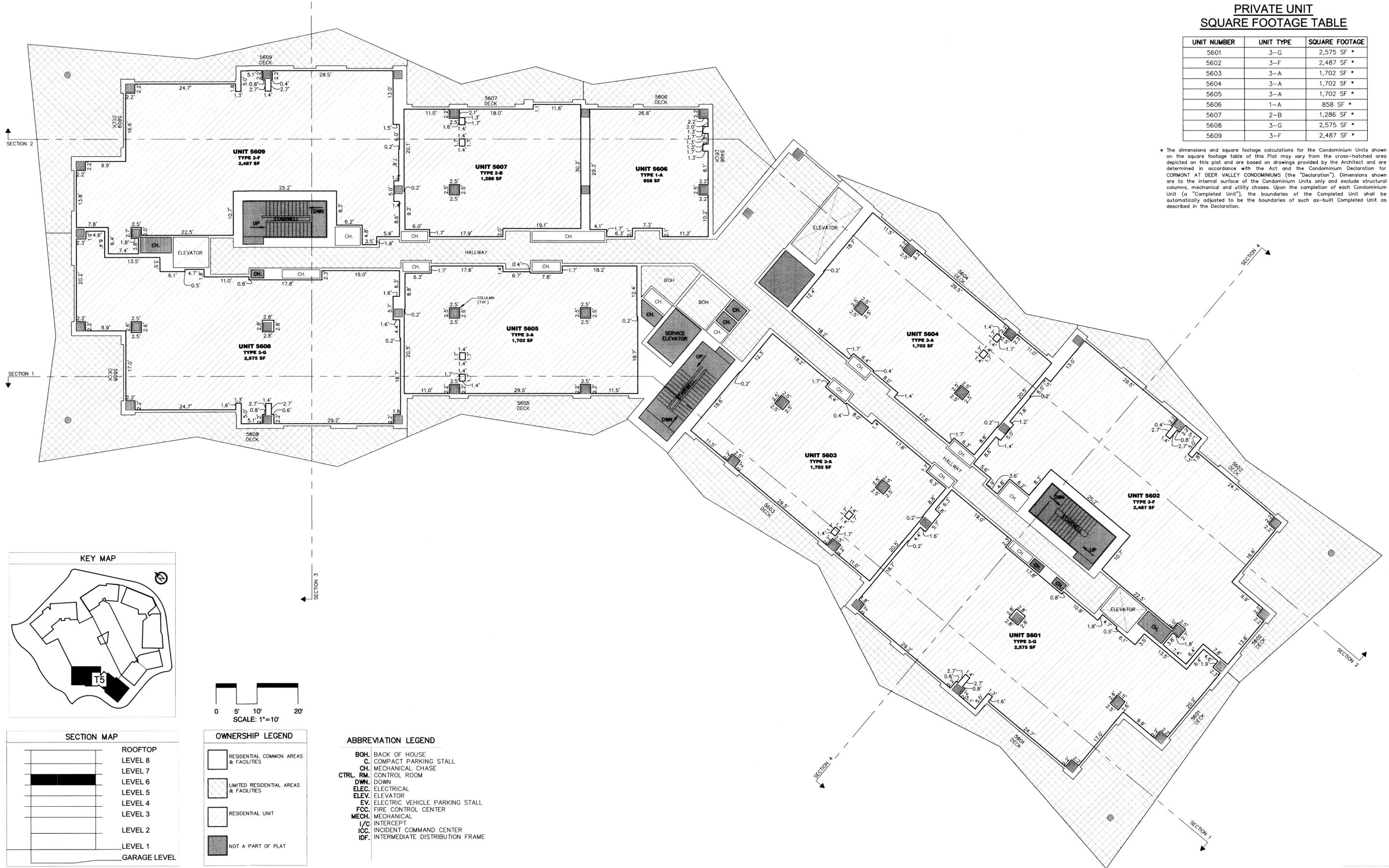
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WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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FEE WASATCH COUNTY RECORDER BOOK PAGE
1506 1002
TIME: DATE: ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5601	3-G	2,575 SF *
5602	3-F	2,487 SF *
5603	3-A	1,702 SF *
5604	3-A	1,702 SF *
5605	3-A	1,702 SF *
5606	1-A	858 SF *
5607	2-B	1,286 SF *
5608	3-G	2,575 SF *
5609	3-F	2,487 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



OWNERSHIP LEGEND

[Cross-hatched pattern]	RESIDENTIAL COMMON AREAS & FACILITIES
[Diagonal lines pattern]	LIMITED RESIDENTIAL AREAS & FACILITIES
[White box]	RESIDENTIAL UNIT
[Grey box]	NOT A PART OF PLAT

ABBREVIATION LEGEND

BOH	BACK OF HOUSE
C	COMPACT PARKING STALL
CH	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV	ELECTRIC VEHICLE PARKING STALL
FCC	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC	INCIDENT COMMAND CENTER
IDF	INTERMEDIATE DISTRIBUTION FRAME

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 05, LEVEL 06

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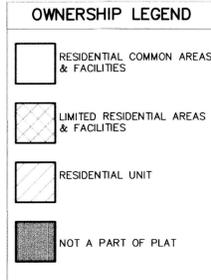
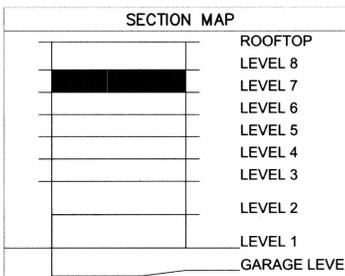
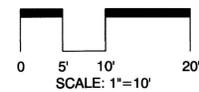
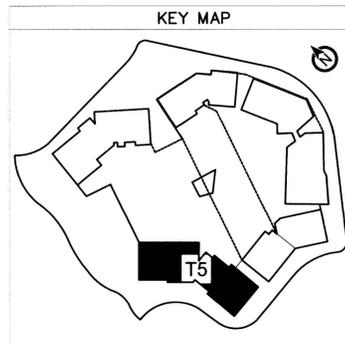
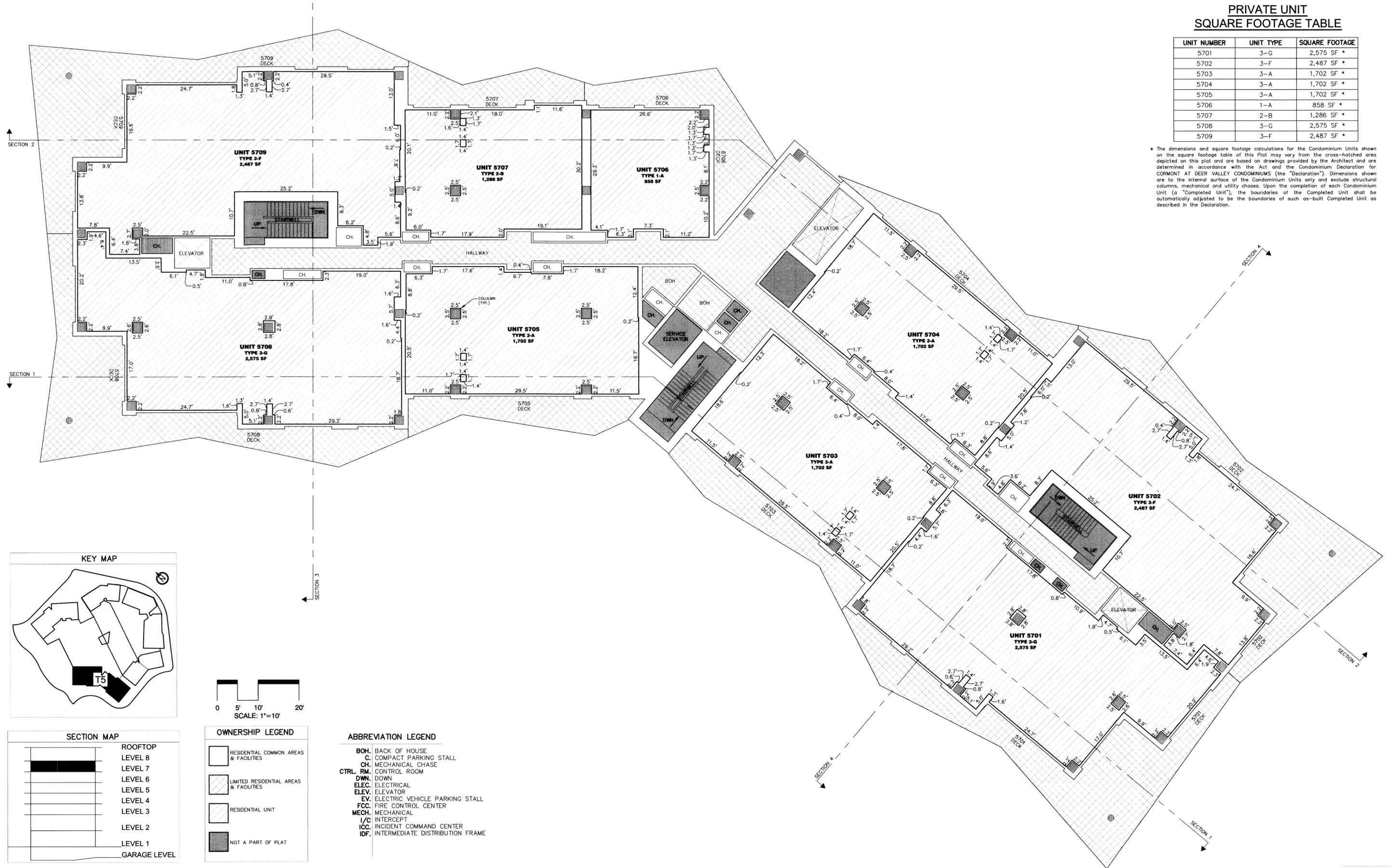
SHEET 21 OF 30

WASATCH COUNTY RECORDER
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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 FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 1003
 TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5701	3-G	2,575 SF *
5702	3-F	2,487 SF *
5703	3-A	1,702 SF *
5704	3-A	1,702 SF *
5705	3-A	1,702 SF *
5706	1-A	858 SF *
5707	2-B	1,286 SF *
5708	3-G	2,575 SF *
5709	3-F	2,487 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



- ABBREVIATION LEGEND**
- BOH. BACK OF HOUSE
 - C. COMPACT PARKING STALL
 - CH. MECHANICAL CHASE
 - CTRL. RM. CONTROL ROOM
 - DWN. DOWN
 - ELEC. ELECTRICAL
 - ELEV. ELEVATOR
 - EV. ELECTRIC VEHICLE PARKING STALL
 - FCC. FIRE CONTROL CENTER
 - MECH. MECHANICAL
 - I/C INTERCEPT
 - ICC. INCIDENT COMMAND CENTER
 - IDF. INTERMEDIATE DISTRIBUTION FRAME

**CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)
TOWER 05, LEVEL 07**

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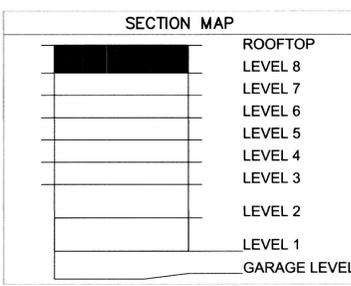
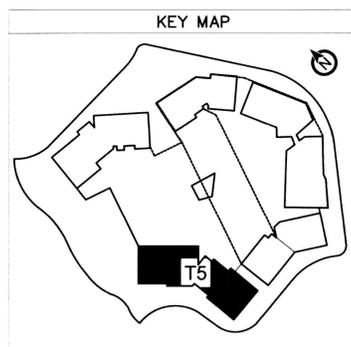
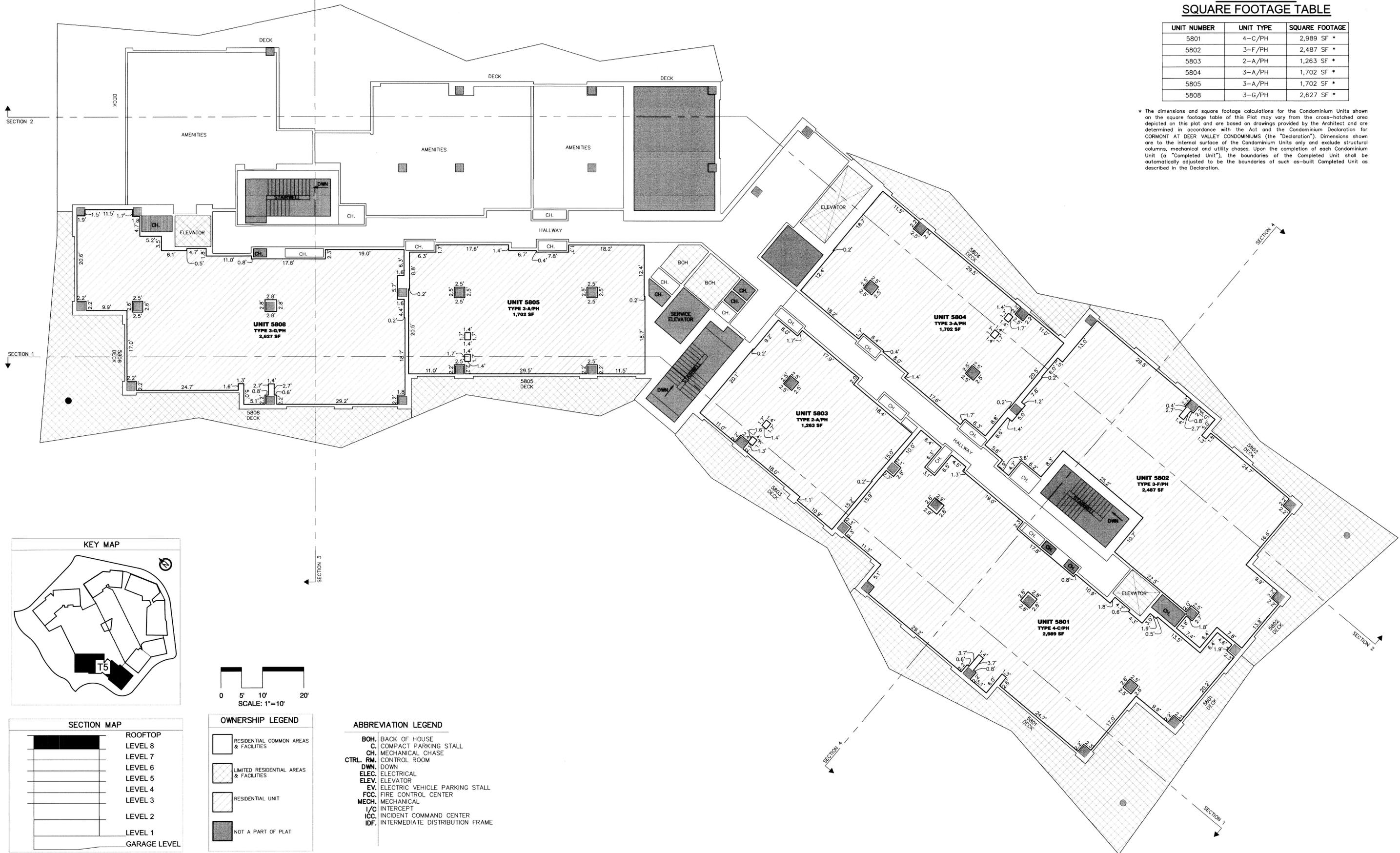
SHEET 22 OF 30

WASATCH COUNTY RECORDER
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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 FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 1004
 TIME: _____ DATE: _____ ENTRY NO.: 556348

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5801	4-C/PH	2,989 SF *
5802	3-F/PH	2,487 SF *
5803	2-A/PH	1,263 SF *
5804	3-A/PH	1,702 SF *
5805	3-A/PH	1,702 SF *
5808	3-G/PH	2,627 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



OWNERSHIP LEGEND

[White Box]	RESIDENTIAL COMMON AREAS & FACILITIES
[Cross-hatched Box]	LIMITED RESIDENTIAL AREAS & FACILITIES
[Diagonal Line Box]	RESIDENTIAL UNIT
[Grey Box]	NOT A PART OF PLAT

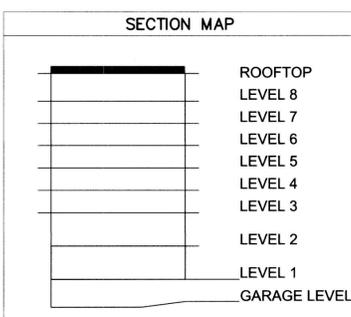
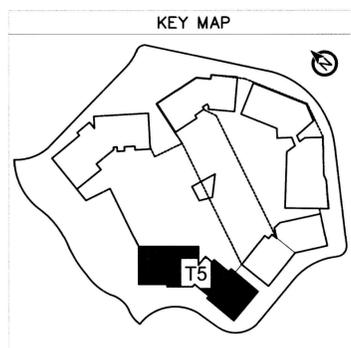
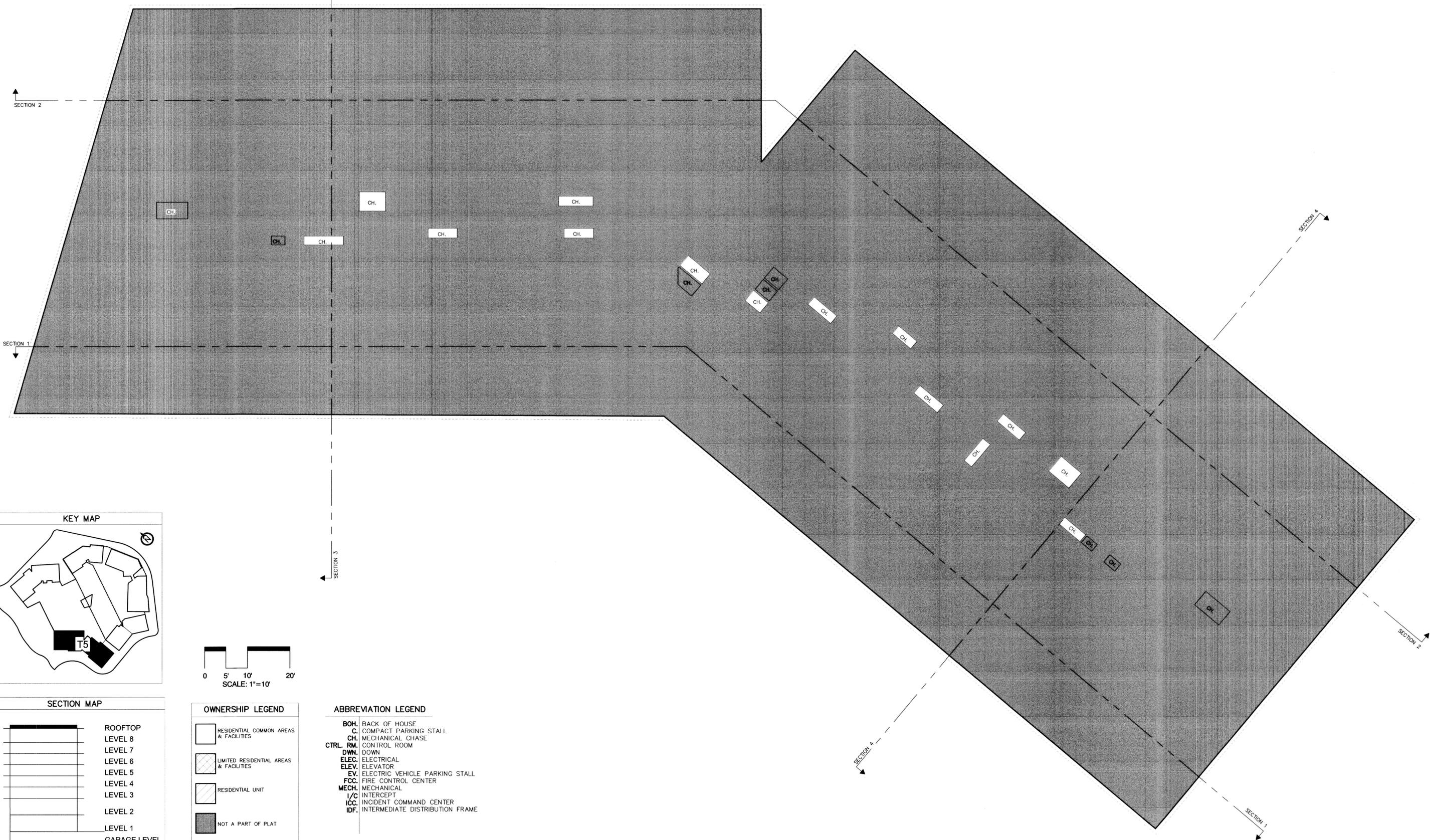
ABBREVIATION LEGEND

BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EV.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I) TOWER 05, LEVEL 08

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SHEET 23 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 1005
TIME: _____ DATE: _____ ENTRY NO.: 556348



OWNERSHIP LEGEND

[White box]	RESIDENTIAL COMMON AREAS & FACILITIES
[Hatched box]	LIMITED RESIDENTIAL AREAS & FACILITIES
[Diagonal hatched box]	RESIDENTIAL UNIT
[Dark grey box]	NOT A PART OF PLAT

ABBREVIATION LEGEND

BOH.	BACK OF HOUSE
C.	COMPACT PARKING STALL
CH.	MECHANICAL CHASE
CTRL. RM.	CONTROL ROOM
DWN.	DOWN
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EVC.	ELECTRIC VEHICLE PARKING STALL
FCC.	FIRE CONTROL CENTER
MECH.	MECHANICAL
I/C.	INTERCEPT
ICC.	INCIDENT COMMAND CENTER
IDF.	INTERMEDIATE DISTRIBUTION FRAME

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 05, ROOFTOP

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SHEET 24 OF 30

WASATCH COUNTY RECORDER

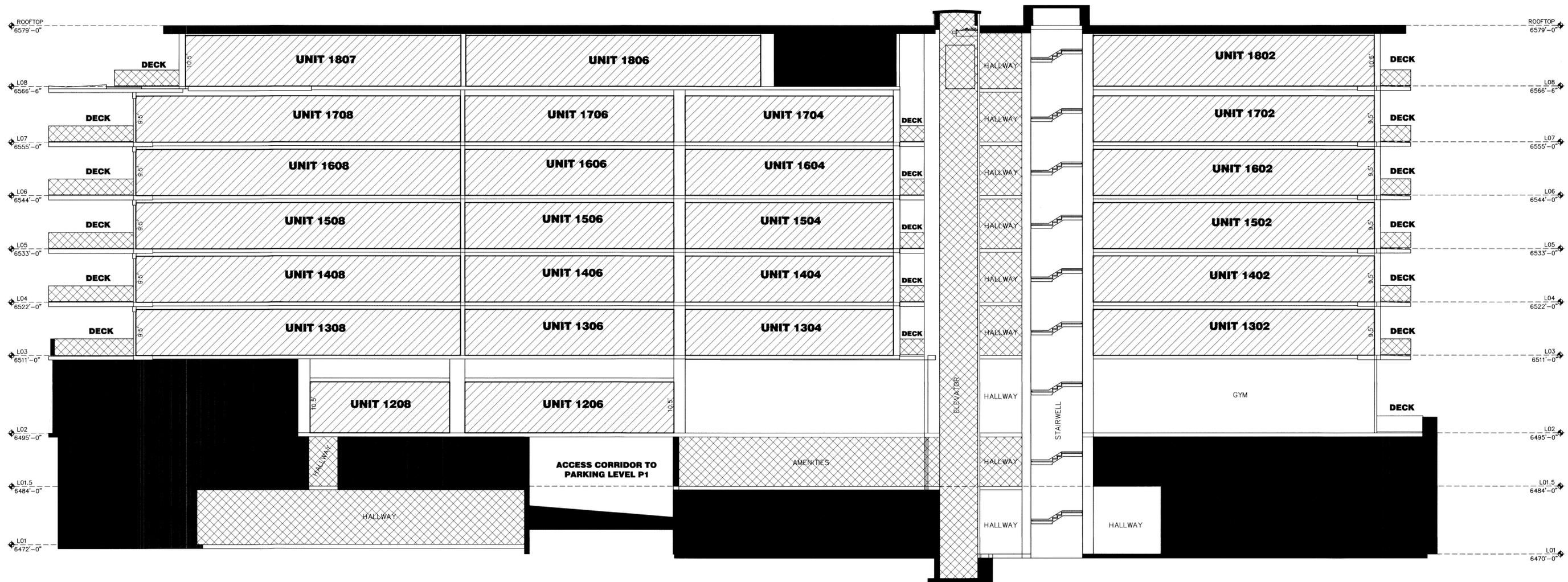
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1506 1006

FEE WASATCH COUNTY RECORDER BOOK PAGE

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TOWER 01 - SECTION 1
SCALE: 1"=10'

ABBREVIATION LEGEND

- BOH. BACK OF HOUSE
- C. COMPACT PARKING STALL
- CH. MECHANICAL CHASE
- CTRL. RM. CONTROL ROOM
- DWN. DOWN
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- EV. ELECTRIC VEHICLE PARKING STALL
- FCC. FIRE CONTROL CENTER
- MECH. MECHANICAL
- I/C INTERCEPT
- ICC. INCIDENT COMMAND CENTER
- IDF. INTERMEDIATE DISTRIBUTION FRAME

OWNERSHIP LEGEND

- RESIDENTIAL COMMON AREAS & FACILITIES
- LIMITED RESIDENTIAL AREAS & FACILITIES
- RESIDENTIAL UNIT
- NOT A PART OF PLAT

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 01 - SECTION 1

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435-649-9467

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SHEET 25 OF 30

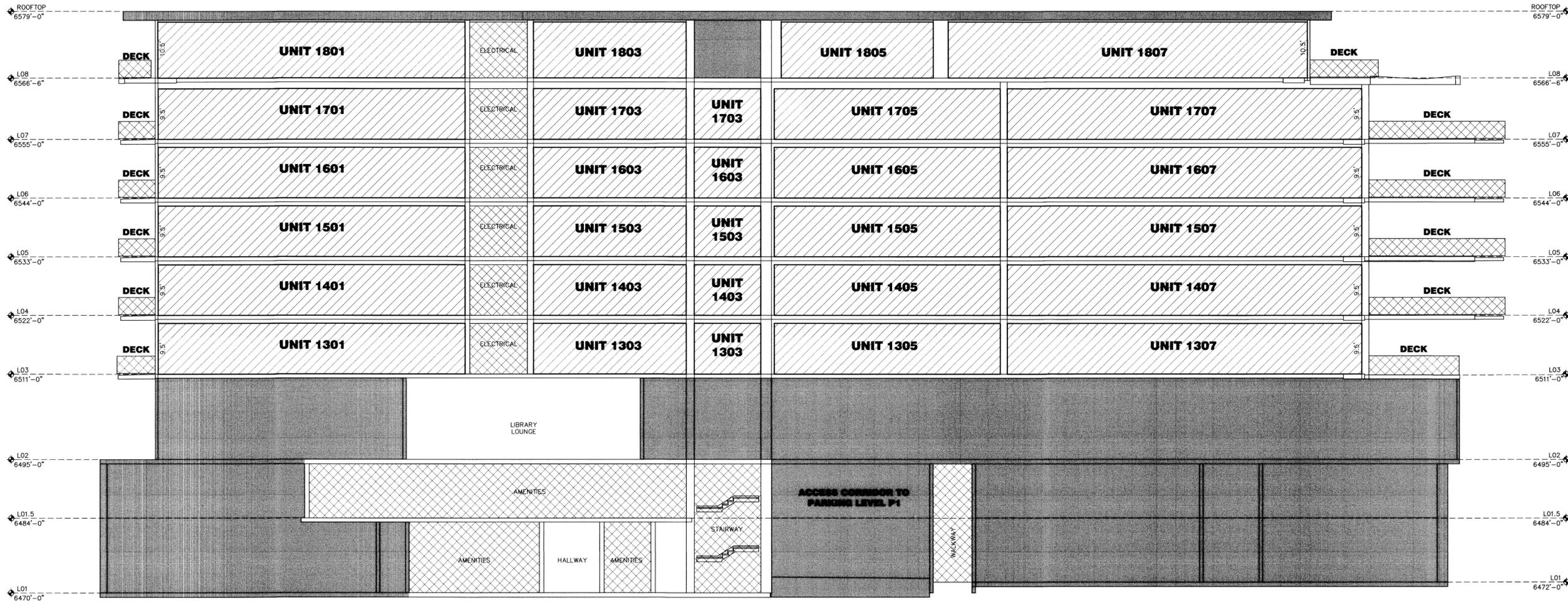
WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS

FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 1007

TIME: _____ DATE: _____ ENTRY NO.: 556349



TOWER 01 - SECTION 2
SCALE: 1"=10'

ABBREVIATION LEGEND

- BOH. BACK OF HOUSE
- C. COMPACT PARKING STALL
- CH. MECHANICAL CHASE
- CTRL. RM. CONTROL ROOM
- DWN. DOWN
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- EV. ELECTRIC VEHICLE PARKING STALL
- FCC. FIRE CONTROL CENTER
- MECH. MECHANICAL
- I/C INTERCEPT
- ICC. INCIDENT COMMAND CENTER
- IDF. INTERMEDIATE DISTRIBUTION FRAME

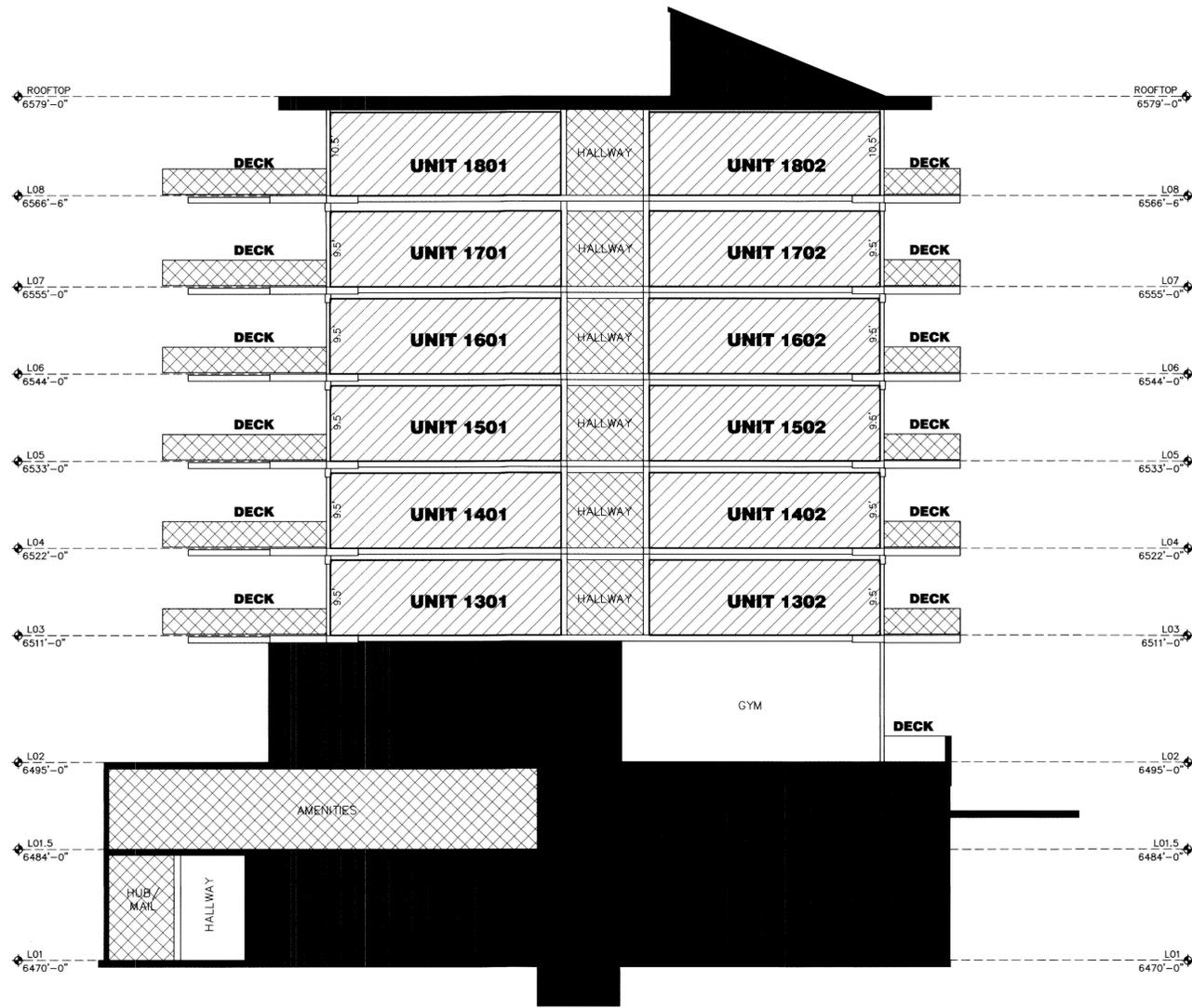
OWNERSHIP LEGEND

- RESIDENTIAL COMMON AREAS & FACILITIES
- LIMITED RESIDENTIAL AREAS & FACILITIES
- RESIDENTIAL UNIT
- NOT A PART OF PLAT

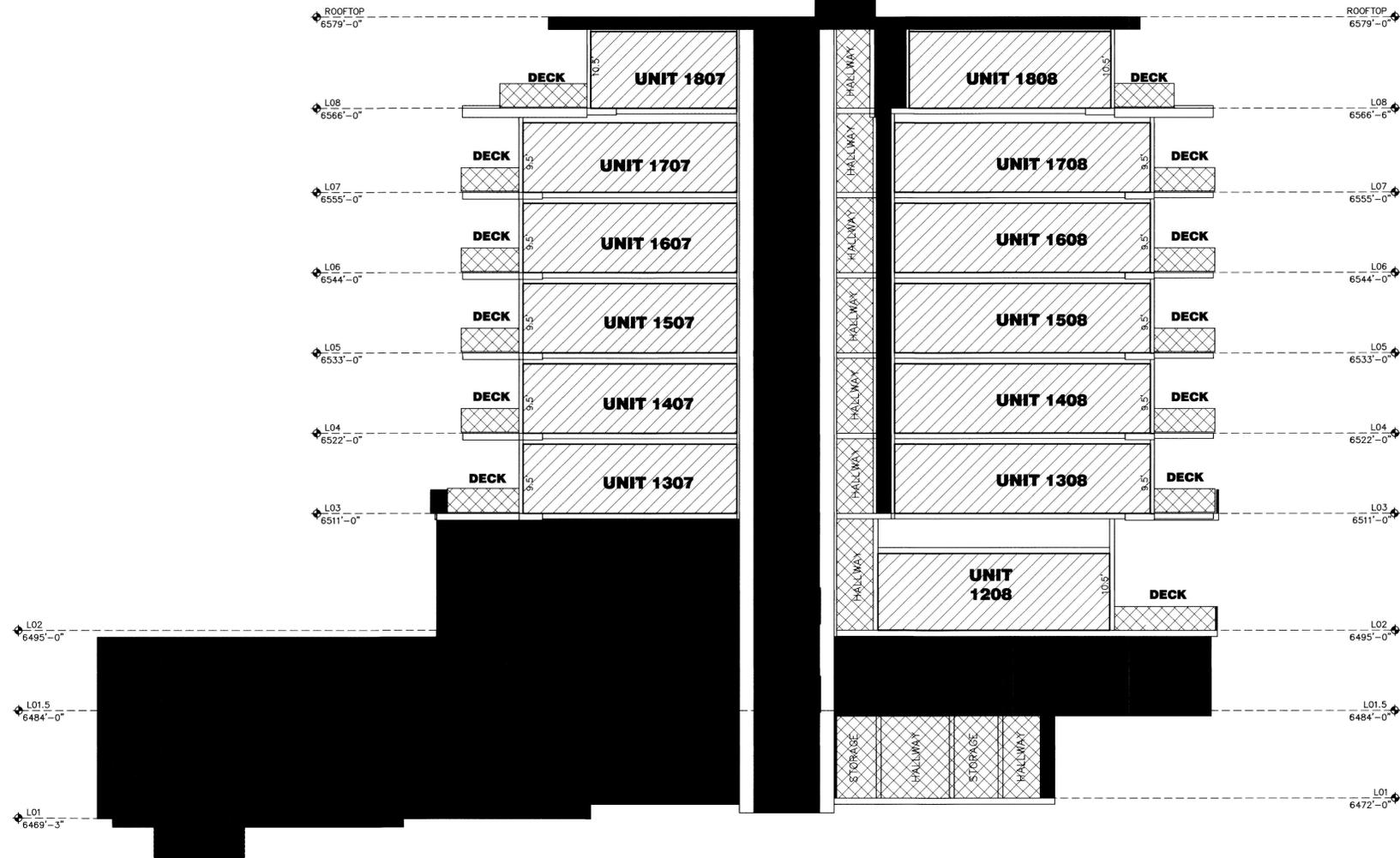
CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)
TOWER 01 - SECTION 2

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SHEET 26 OF 30
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS
FEE: _____ WASATCH COUNTY RECORDER BOOK: 1506 PAGE: 1008
TIME: _____ DATE: _____ ENTRY NO.: 556348



TOWER 01 - SECTION 3
SCALE: 1"=10'



SEE COMMERCIAL PLAT
(GREASE INTERCEPTOR)
(TYP.)

TOWER 01 - SECTION 4
SCALE: 1"=10'

ABBREVIATION LEGEND

- BOH. BACK OF HOUSE
- C. COMPACT PARKING STALL
- CH. MECHANICAL CHASE
- CTRL. RM. CONTROL ROOM
- DWN. DOWN
- ELEC. ELECTRICAL
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- FCC. FIRE CONTROL CENTER
- MECH. MECHANICAL
- I/C. INTERCEPT
- ICC. INCIDENT COMMAND CENTER
- IDF. INTERMEDIATE DISTRIBUTION FRAME

OWNERSHIP LEGEND

- RESIDENTIAL COMMON AREAS & FACILITIES
- LIMITED RESIDENTIAL AREAS & FACILITIES
- RESIDENTIAL UNIT
- NOT A PART OF PLAT

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 01 - SECTIONS 3-4

ENGINEER

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SHEET 27 OF 30

WASATCH COUNTY RECORDER

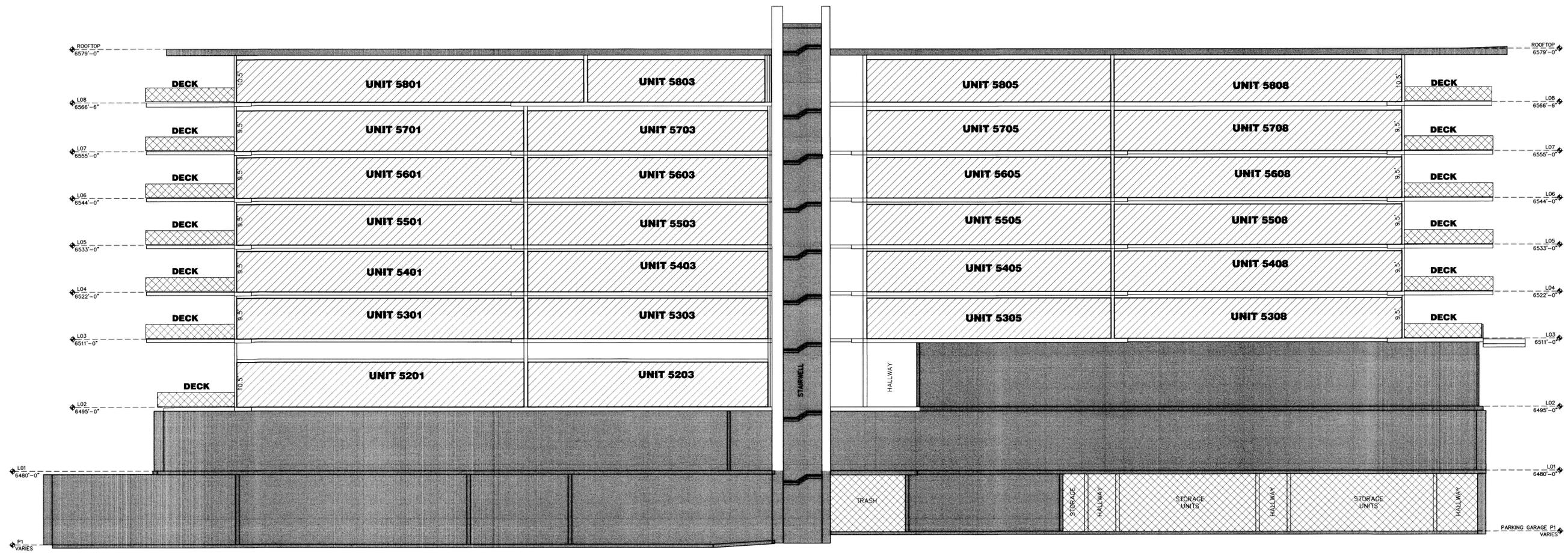
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS

1506 1009

FEE WASATCH COUNTY RECORDER BOOK PAGE

TIME: _____ DATE: _____ ENTRY NO.: **556348**



TOWER 05 - SECTION 1
SCALE: NTS

ABBREVIATION LEGEND

- BOH. BACK OF HOUSE
- C. COMPACT PARKING STALL
- CH. MECHANICAL CHASE
- CTRL. RM. CONTROL ROOM
- DWN. DOWN
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- EV. ELECTRIC VEHICLE PARKING STALL
- FCC. FIRE CONTROL CENTER
- MECH. MECHANICAL
- I/C INTERCEPT
- ICC. INCIDENT COMMAND CENTER
- IDF. INTERMEDIATE DISTRIBUTION FRAME

OWNERSHIP LEGEND

- RESIDENTIAL COMMON AREAS & FACILITIES
- LIMITED RESIDENTIAL AREAS & FACILITIES
- RESIDENTIAL UNIT
- NOT A PART OF PLAT

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 05 - SECTION 1

ENGINEER

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SHEET 28 OF 30

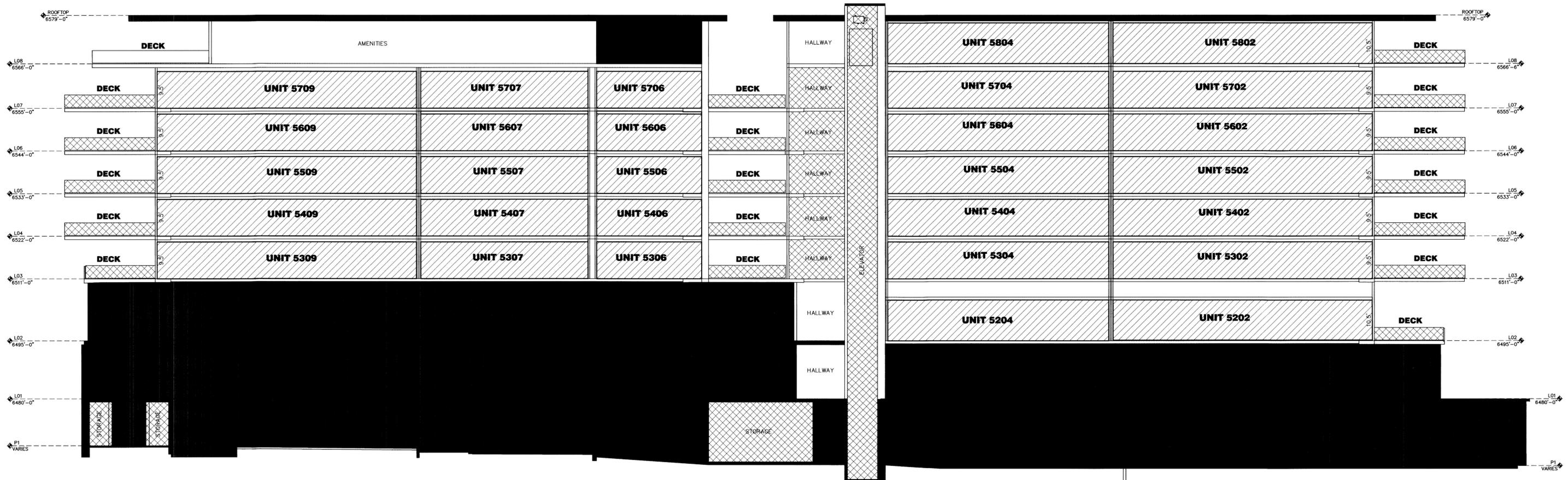
WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

FEE WASATCH COUNTY RECORDER BOOK PAGE

TIME: _____ DATE: _____ ENTRY NO.: 556348



TOWER 05 - SECTION 2
SCALE: NTS

- ABBREVIATION LEGEND**
- BOH. BACK OF HOUSE
 - C. COMPACT PARKING STALL
 - CH. MECHANICAL CHASE
 - CTRL. RM. CONTROL ROOM
 - DWN. DOWN
 - ELEC. ELECTRICAL
 - ELEV. ELEVATOR
 - EV. ELECTRIC VEHICLE PARKING STALL
 - FCC. FIRE CONTROL CENTER
 - MECH. MECHANICAL
 - I/C. INTERCEPT
 - ICC. INCIDENT COMMAND CENTER
 - IDF. INTERMEDIATE DISTRIBUTION FRAME
- OWNERSHIP LEGEND**
- [White Box] RESIDENTIAL COMMON AREAS & FACILITIES
 - [Cross-hatched Box] LIMITED RESIDENTIAL AREAS & FACILITIES
 - [Diagonal-hatched Box] RESIDENTIAL UNIT
 - [Black Box] NOT A PART OF PLAT

CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 05 - SECTION 2

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SHEET 29 OF 30

WASATCH COUNTY RECORDER

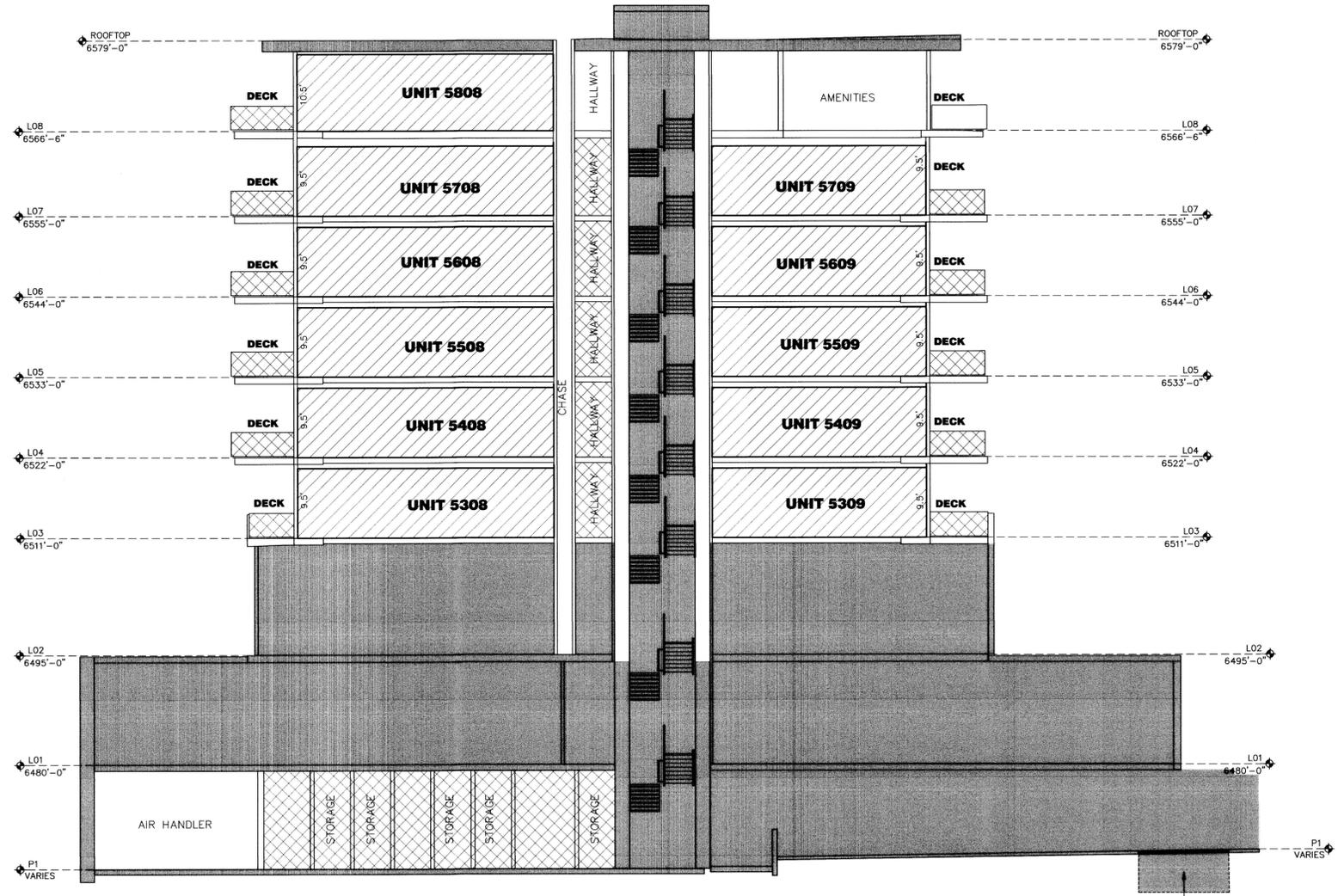
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

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FEE WASATCH COUNTY RECORDER BOOK PAGE

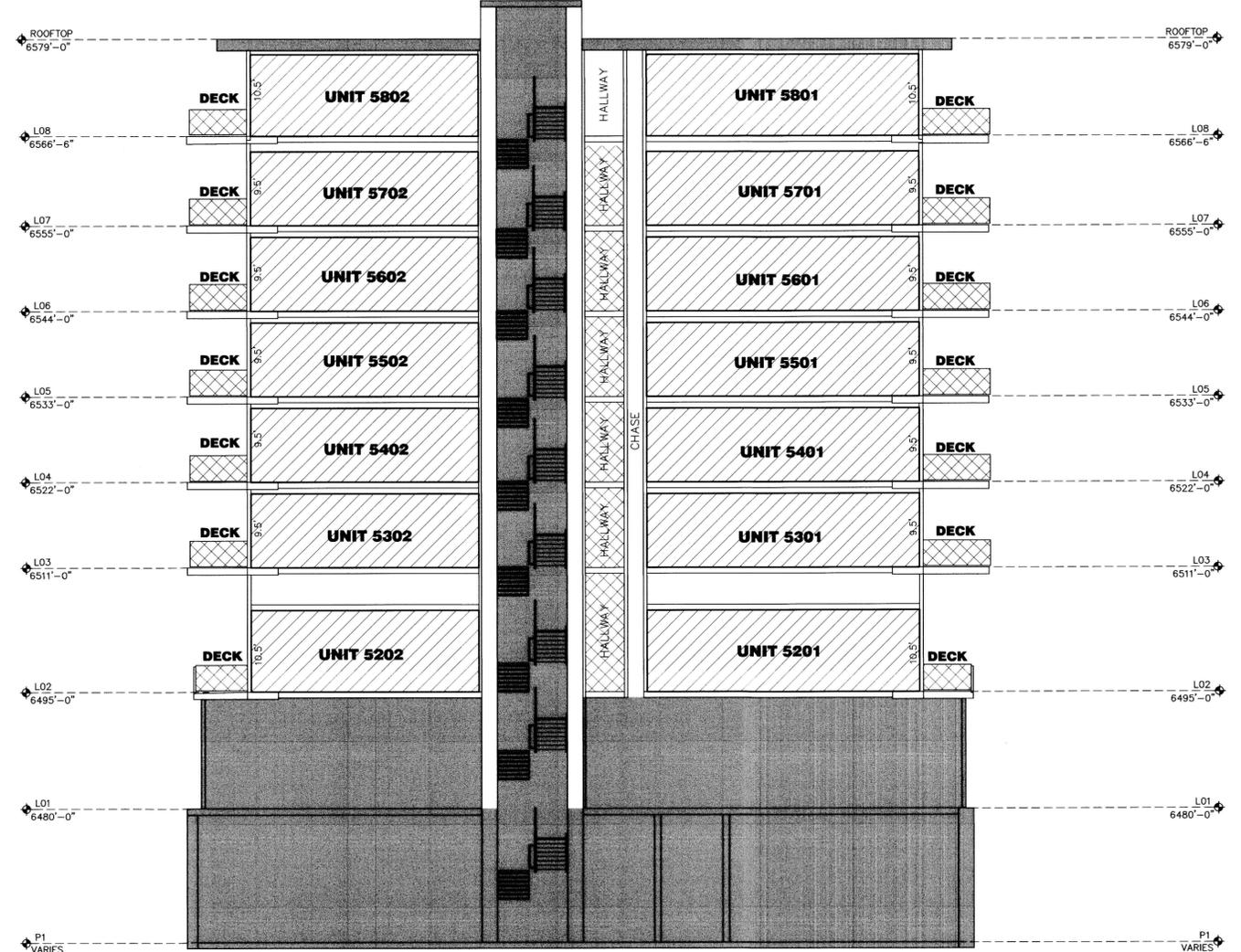
1506 1011

TIME: _____ DATE: _____ ENTRY NO.: 556348



TOWER 05 - SECTION 3
SCALE: 1"=10'

SEE COMMERCIAL PLAT
(GREASE INTERCEPT)
(TYP.)



TOWER 05 - SECTION 4
SCALE: 1"=10'

ABBREVIATION LEGEND

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OWNERSHIP LEGEND

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- LIMITED RESIDENTIAL AREAS & FACILITIES
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CORMONT AT DEER VALLEY: RESIDENTIAL (PHASE I)

TOWER 05 - SECTIONS 3-4

SHEET 30 OF 30

WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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TIME: _____ DATE: _____ ENTRY NO.: 556348