

ALTA SKI IN SKI OUT

EXCLUSIVE LISTING | PATSEY MARLEY HILL SUBDIVISION | ALTA, UTAH

PROPERTY OVERVIEW Subdivision will have access to proposed Grizzly Gulch Lift Line and Access to Alta Ski Resort

LOCATION Approximately 8610 South Hawk Hill Road, Alta UT

PRICE Submit All Offers

SIZE ±25.16
10 SF Lots, 1.42 Acres to 5.18 Acres

PARCEL 3004101014

PATSEY MARLEY HILL SUBDIVISION

Lot 101	11,020
Lot 102	13,170
Lot 103	12,760
Lot 104	11,204
Lot 105	11,053
Lot 106	11,816
Lot 107	10,947
Lot 108	11,037
Lot 109	10,976
Lot 110	10,903
Total	114,886 SQ. FT.

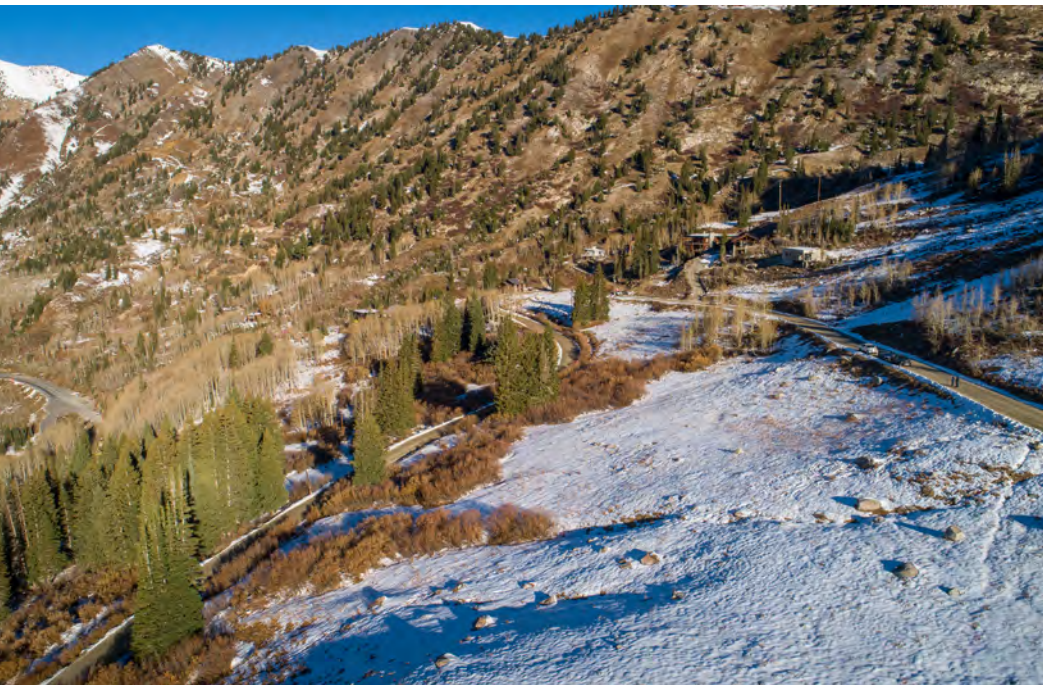
Lot A 31,753 - Parking Structure

Zachary Hartman | zhartman@landadvisors.com

2265 E Murray Holladay Road, Suite 206, Holladay, Utah 84117 ph. 801.704.1626 | www.landadvisors.com

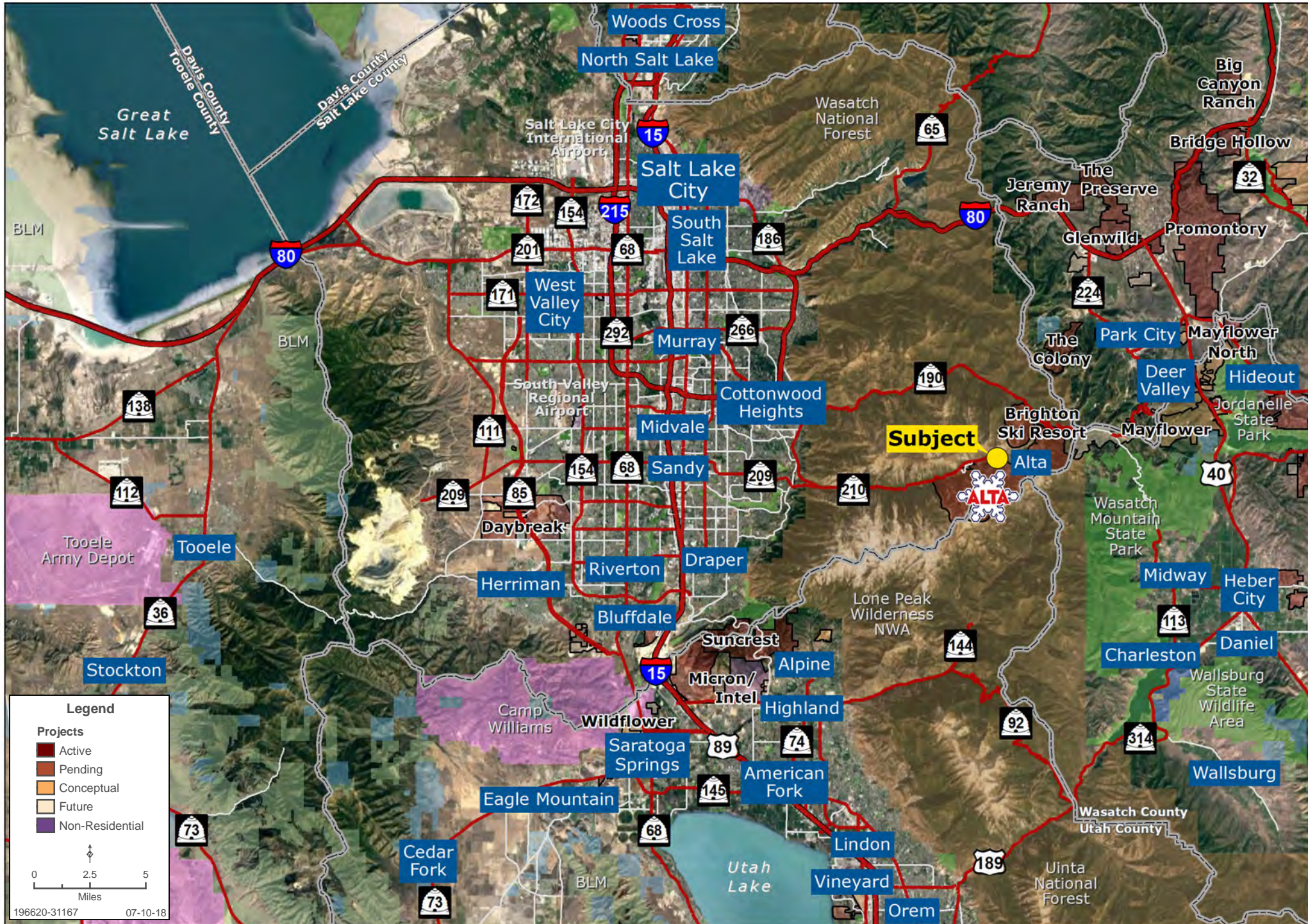
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. UTSaltLake196620 - 02.09.2021

PATSEY MARLEY HILL AERIAL PHOTOS



REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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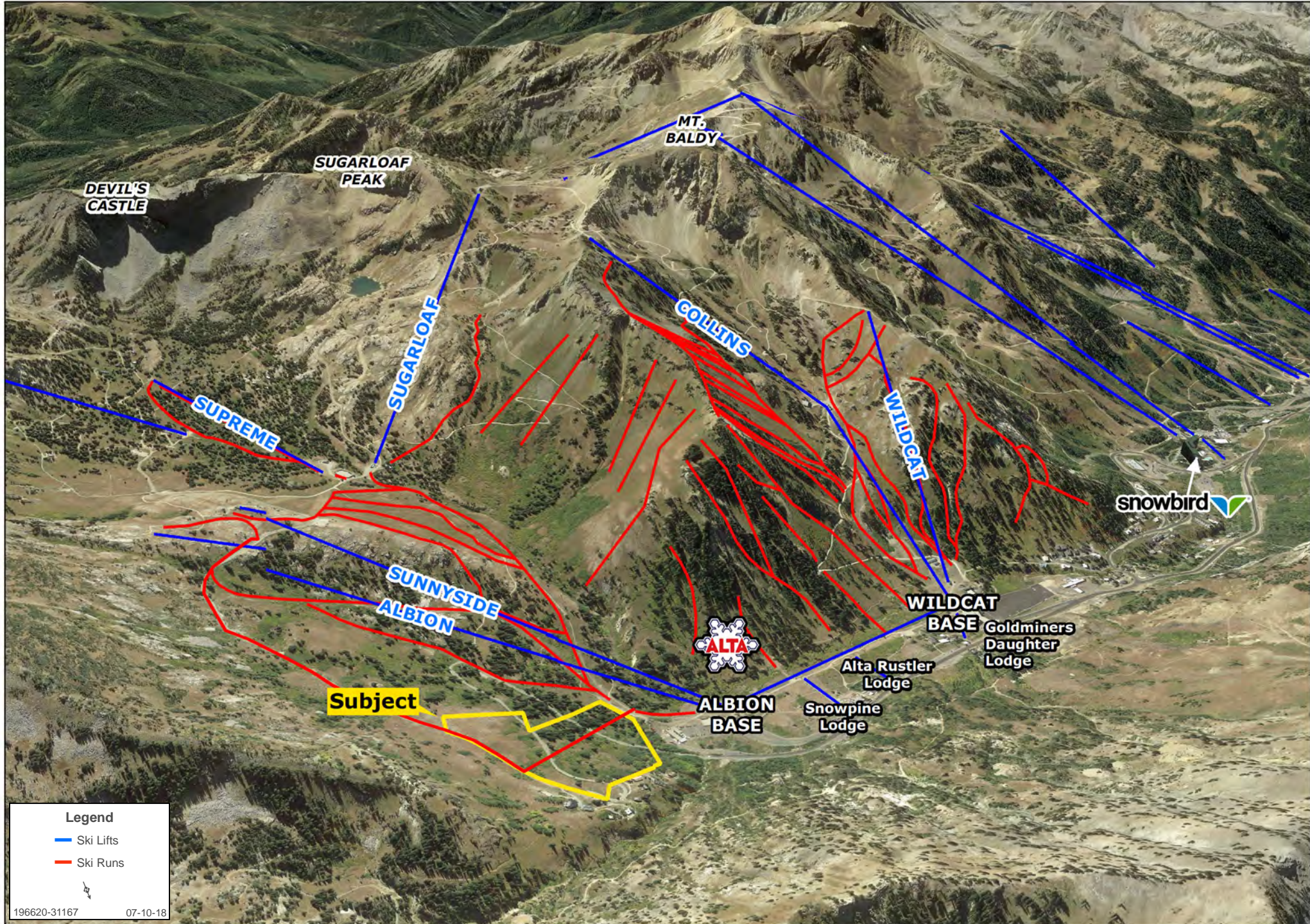
VIEW OF ALL RESORTS MAP

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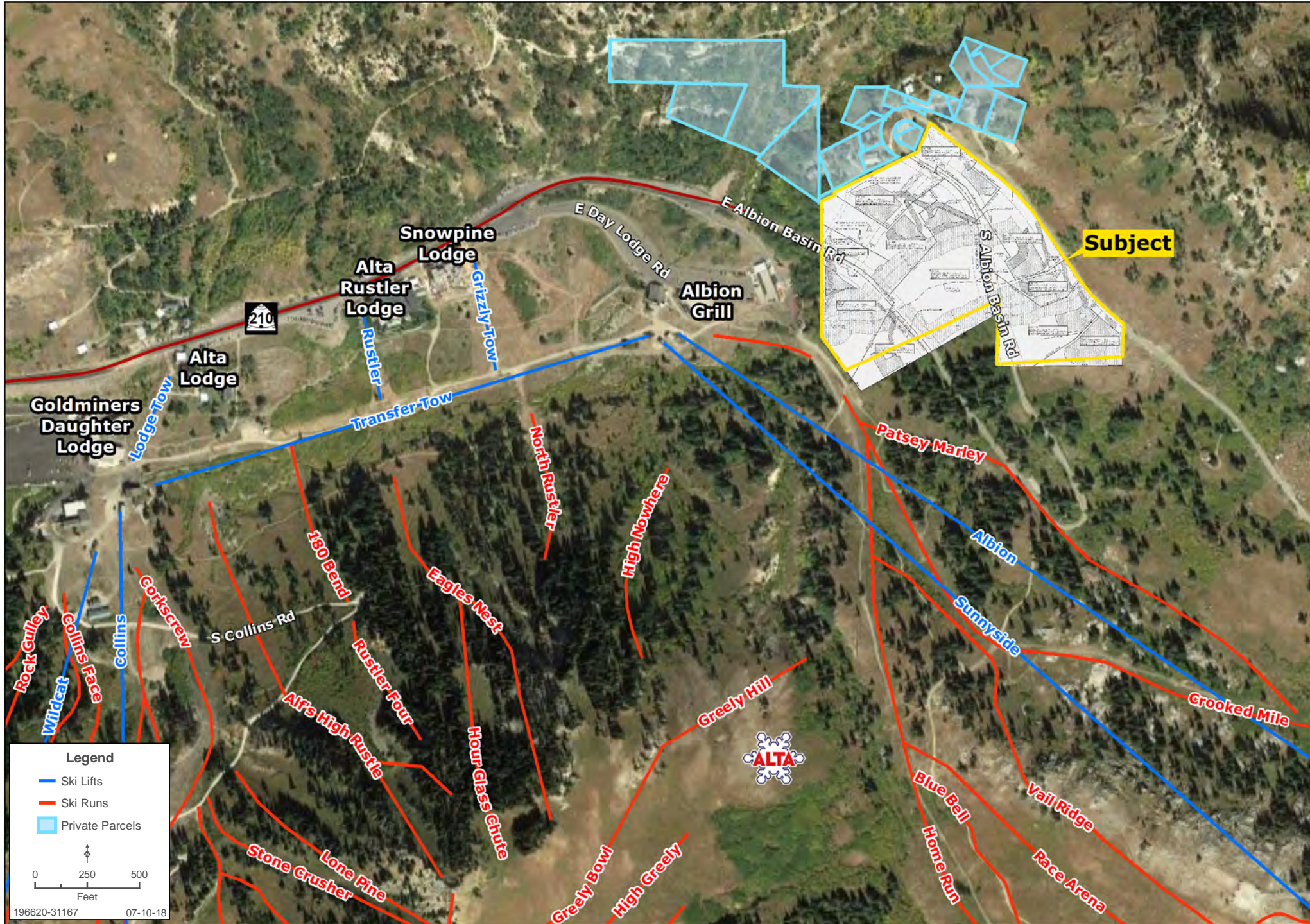
OBLIQUE MAP

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SKI LIFTS & RUNS MAP

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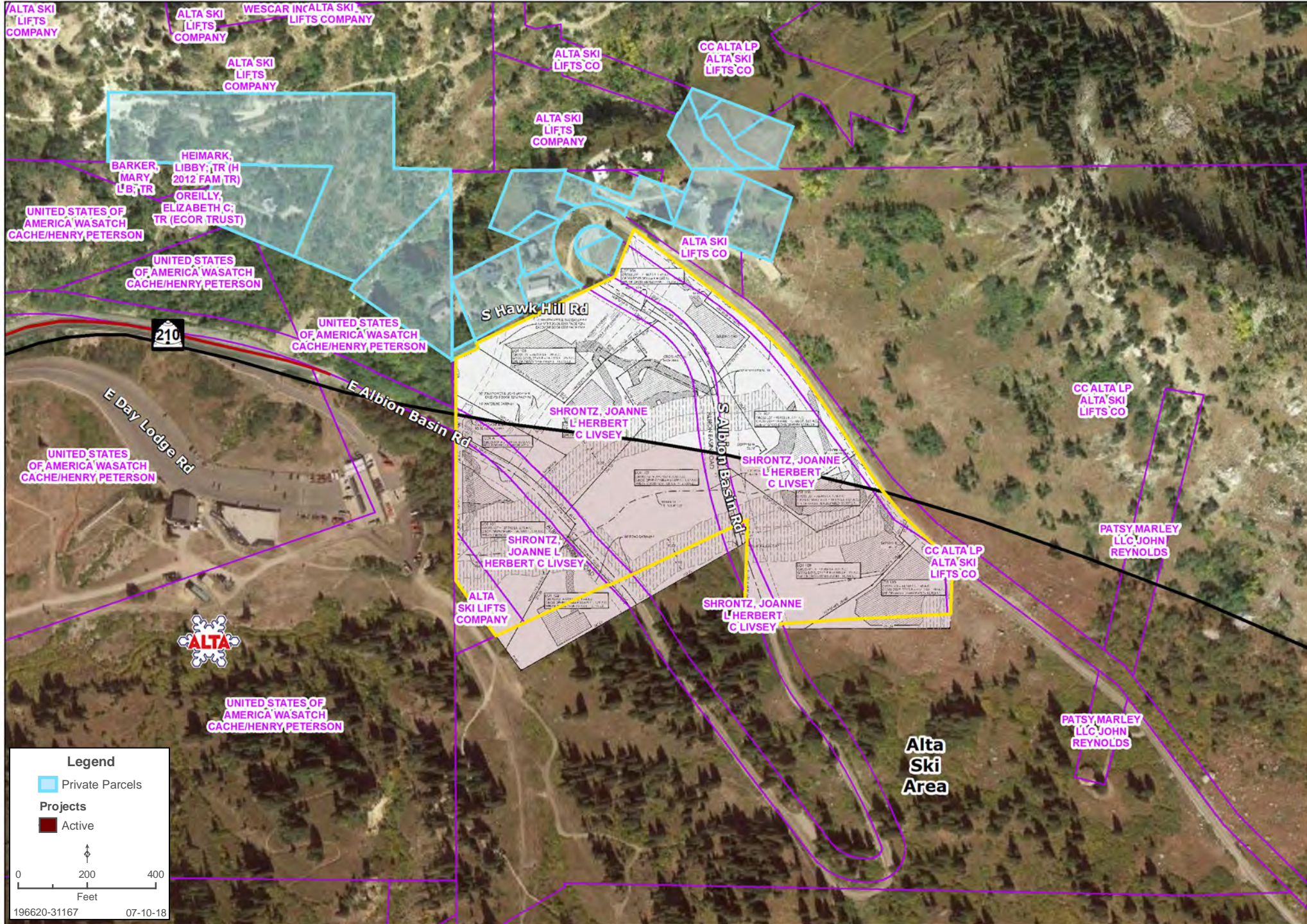
PROPERTY DETAIL MAP

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SUBDIVISION OVERLAY MAP

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PATSEY MARLEY HILL SUBDIVISION | SUBDIVISION MAP



PATSEY MARLEY HILL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
ALTA TOWN, SALT LAKE COUNTY, UTAH



VICINITY MAP
(NTS)

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 181288 as provided under the laws of the State of Utah. Further, I certify that by authority of the Owner, I have made a survey of the tract of land shown on the plat and described below, and have subdivided said tract of land into lots and blocks, hereinafter to be known as:

PATSEY MARLEY HILL SUBDIVISION

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point that is S20°20'00" E 329.00 feet from the Northwest Corner of Section 4, Township 3 South, Range 3 East, Salt Lake Base and Meridian; and running thence N45°34'20" E 70.00 feet; thence N2°25'40" W 14.86 feet; thence N44°40'00" E 445.36 feet; thence N2°25'00" E 150.00 feet; thence S55°11'45" E 45.20 feet; thence southeasterly 270.28 feet along the arc of a 954.30 foot radius curve to the right; chord bears S42°00'00" E 269.38 feet; thence S33°38'30" E 310.00 feet; thence southeasterly 281.53 feet along the arc of a 948.13 foot radius curve to the left; chord bears S42°25'15" E 280.51 feet; thence S50°52'00" E 50.00 feet to the Eastern Line of the Rodda No. 1 Mining Claim; thence, along said Eastern Line, S27°40'00" E 202.00 feet to the Northwest Corner of said Rodda No. 1 Mining Claim; thence, along the Southwesterly line of said Rodda No. 1 Mining Claim, West 600.00 feet to the Southwest Corner of said Rodda No. 1 Mining Claim; thence, along the Westerly Line of said Rodda No. 1 Mining Claim, North 507.251 feet to the Southwesterly Line of the Hot Air Mining Claim; thence, along said Southwesterly Line, S47°12'45" E 75.45 feet; thence N33°31'20" W 320.87 feet; thence N00°34'00" E 443.75 feet to the Point of Beginning.

Contains 1,096,185 Square Feet or 25.18 acres



Date: _____
Gregory A. Cates
P.L.S. No. 181288

OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots to be hereinafter known as:

PATSEY MARLEY HILL SUBDIVISION

do hereby dedicate for perpetual use of the public the public utility easements identified as PUE, as shown on this plat.

In witness whereof _____ day of _____, A.D. 20____, this

_____ day of _____, A.D. 20____, this

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NORTHWEST CORNER SECTION 3
TOWNSHIP 3 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND 1938 BRASS CAP)

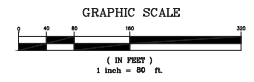
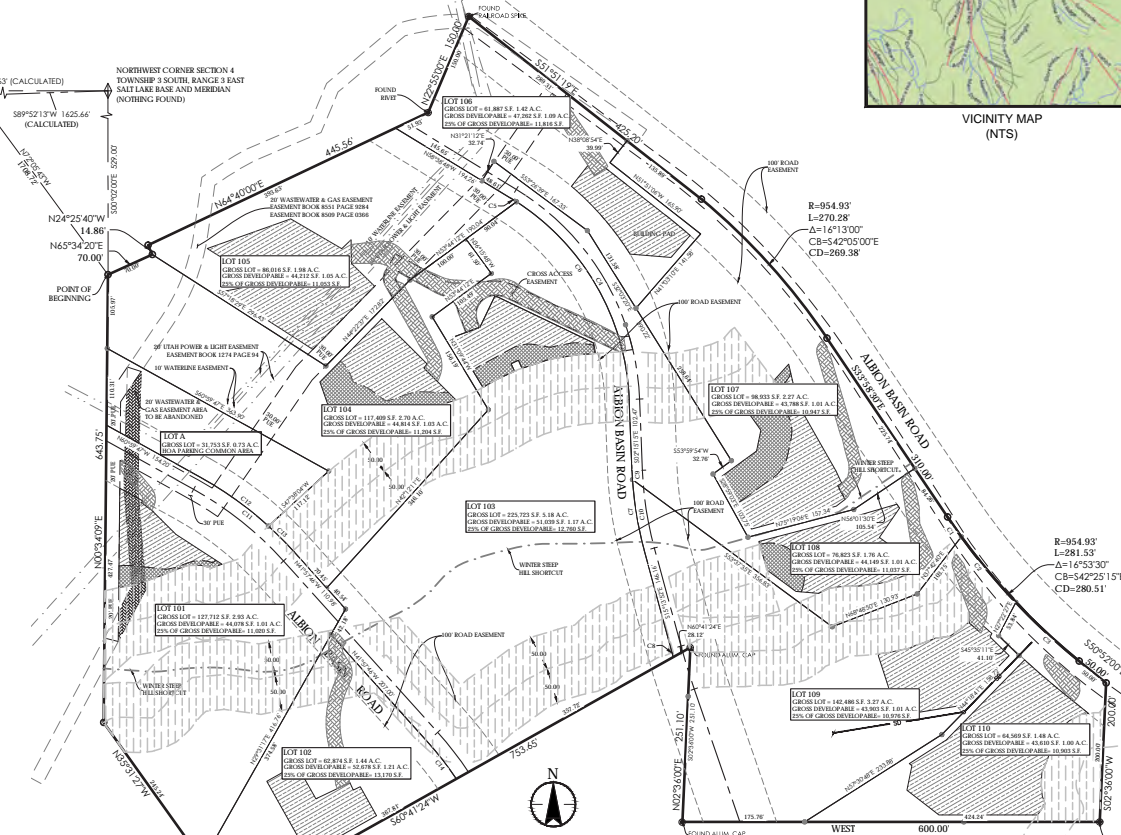
NORTH QUARTER CORNER SECTION 5
TOWNSHIP 3 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

NORTHWEST CORNER SECTION 4
TOWNSHIP 3 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
(NOTHING FOUND)

LEGEND

--- BOUNDARY LINE	● PROPERTY CORNER (SEE STAKES, REBAR & CAP)
--- ROAD EASEMENT LINE	○ MONUMENT (FOUND AS NOTED)
--- WINTER SHIP HILL STRUCTURE LINE	--- LIMBS OF OBSTRUCTION
--- PUBLIC UTILITY EASEMENT (PUE) LINE	--- WATER COURSE
--- SEWER EASEMENT LINE	--- EASEMENT TO BE ABANDONED
--- ELECTRICAL EASEMENT LINE	--- OBSTRUCTION 14 DWELLING (SEE NOTES IN NORTH SECTION)
--- WATER EASEMENT LINE	--- APPROXIMATE DRIVEWAY LOCATIONS
--- EASEMENT LINE	
--- ROAD CENTERLINE	
--- MONUMENT LINE	
--- SECTION LINE	
--- CROSS ACCESS EASEMENT LINE	
▲ SECTION CORNER (FOUND AS NOTED)	
▲ SECTION CORNER (SEE STAKES, REBAR & CAP)	
● PROPERTY CORNER (FOUND AS NOTED)	

- NOTES:
- Each dwelling shall be constructed with an in-house septic system compliant with SPCA 12D, non-combustible roofing, and one-hour fire-rated exterior masonry, except that windows and doors need not comply with the one-hour fire rating requirement.
 - The subdivision is subject to a Declaration of Covenants, Conditions and Restrictions (CC&Rs) recorded with the Salt Lake County Recorder's Office contemporaneously with this plat, which CC&Rs will be administered by a community association (the "Association"). This subdivision is also subject to the Development Agreement, dated February 1, 2014 and recorded with the Salt Lake County Recorder's Office contemporaneously with this plat (Development Agreement).
 - Compliance with the Town of Alta Knowledge Challenge is required. At certain times outside users may be restricted due to avalanche hazards and/or control work. Owners shall display a Town of Alta Approved knowledge display plate at the main entrance.
 - In the Town of Alta, winter automobile parking spaces are few in number and therefore may not always be available. Lot owners should work with the Town of Alta and follow the North Side Parking Schedule and other applicable parking regulations.
 - The property within this plat is subject to easements, conditions and restrictions in favor of Alta Ski Lift Company as recorded with the Salt Lake County Recorder's Office, Entry No. 798249, Book 82B and Page 2019. One of these restrictions states "No structural construction shall be permitted between December 15 and April 15."
 - The Association shall be responsible for the inspection and maintenance of all drainage pipes constructed within the subdivision and outside the public right of way and building envelopes on the plat. Each individual lot owner shall be responsible for drainage on each corner lot, including spring seasons snow melt and runoff, and each lot owner releases and agrees to hold harmless the Town of Alta and the developer of the subdivision for damage caused by flood, runoff or a precipitation event.
 - Each lot has access over a public right of way that may be snowed during the winter season and which right of way is used by multiple users, including dogs, snow which operation and other property owners.
 - No utility depicted on the plat may be relocated into the Public Utility Easements with the consent and coordination of the affected utility, but such relocation does not require an amendment of the plat.
 - No construction on lot 109 may commence until the drainage pipe depicted on the plat is constructed and installed pursuant to the development agreement.
 - The building envelopes for Lots 101, 102, 104, 107 and 108 each depict an "Obstruction 14 Dwelling Envelope Area" within which no dwelling or other occupied structure may be constructed. Each individual lot owner may make application to Salt Lake Valley Health Department to seek other code Section 6.4.4 of Salt Lake Valley Health Department Ordinance 14.
 - The developer of the subdivision gives notice to owners that they are buying property in a ski resort area in which heavy snow, ice, wind storms, and other conditions have a potential to cause avalanches to be contained. In addition, certain areas within the ski resort may be subject to avalanche control by the operator of the ski resort. The Owner is responsible to evaluate and implement any necessary measures to be constructed to ensure the safety of people, authorized pets, and buildings on their own lots and releases the developer of the subdivision, the Town of Alta, and the ski resort operator from all property damage or other liability resulting or arising from an avalanche and the use of avalanche control. In addition, the owner is responsible to coordinate with the ski resort operator and engage in control procedures for the health and safety of all those who utilize the ski resort. Each lot owner must comply with the Town of Alta's avalanche ordinances in siting and constructing a dwelling within the subdivision.
 - Lot 102 contains trees, including mature trees, within the building envelope and drawings that may be removed in compliance with the development agreement and the Town of Alta requirements set forth therein.



Stantec

Stantec Consulting Services Inc.
2005 S 100 E Ste. 300
Salt Lake City, UT 84143
Tel: 801.261.0000
Fax: 801.266.0171
www.stantec.com

Project Number: 18052003
PI: EDW
Historic: 020101-01-01
Designed by: Drenon by SEV
Checked by: GAC
Date: 1/14/14

SALT LAKE VALLEY HEALTH DEPARTMENT	SERVICE AREA NO. 3
APPROVED THIS _____ DAY OF _____, A.D. 20____	APPROVED THIS _____ DAY OF _____, A.D. 20____
REPRESENTATIVE	REPRESENTATIVE

QUESTAR GAS	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, A.D. 20____	APPROVED THIS _____ DAY OF _____, A.D. 20____
REPRESENTATIVE	REPRESENTATIVE

ALTA TOWN MARSHAL	UNIFIED FIRE AUTHORITY
APPROVED THIS _____ DAY OF _____, A.D. 20____	APPROVED THIS _____ DAY OF _____, A.D. 20____
REPRESENTATIVE	REPRESENTATIVE

ALTA TOWN	SALT LAKE COUNTY RECORDER
APPROVED THIS _____ DAY OF _____, A.D. 20____	FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, A.D. 20____ AT _____
REPRESENTATIVE	BY: _____ COUNTY RECORDER DEPUTY