

JOVID MARK SUBDIVISION A CONDO PLAT

AMENDING PARCELS 2,3, and 4 (1st amendment)

(PHASE 1) A CONDO PROJECT LOCATED IN THE NORTHWEST & AND THE SOUTHWEST & OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.

> NARRATIVE: THE PURPOSE OF THIS PLAT IS TO AMEND PARCELS 2.3. AND 4, AND TO CHANGE PARCEL 2 TO A CONDO AIR SPACE PLAT. THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED9-19-17ENTRY# 442839 BOOK 1201 PAGE 1247-1266 IN WASATCH COUNTY UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

	SHEET INDEX
SHEET	DESCRIPTION
1	TITLE PAGE AND SIGNATURE BLOCKS
2	OVERALL BOUNDARY
3	LEVEL 1 ELEV AND SITE
4	LEVEL 2 ELEV AND SITE
5	LEVEL 3 ELEV AND SITE
6	LEVEL 4 ELEV AND SITE
7	LEVEL 5 ELEV AND SITE
8	LEVEL 6 ELEV AND SITE
9	LEVEL 7 ELEV AND SITE
10	UNIT DETAILS
11	UNIT DETAILS

PROJECT ADDRESS ON W PEACE TREE TRAIL

OWNER'S ACKNOWLEDGEMENT

OWNER'S ACKNOWLEDGEMENT

On the 20m day of December, A.D. 20/8, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said

State of Utah, the signer() of the above Owner's dedication, ______number, who duly acknowledged to me that Jovo MARK RESIDENES signed it

On the 20th day of December, A.D. 20 18 , personally appeared

before me, the undersigned Notary Public, in and for the County of Utah in said

State of Utah, the signer() of the above Owner's dedication, ______number, who duly acknowledged to me that <u>JOVID MARK LLC</u> signed it

RUSSELL C. SKOUSEN NOTARY PUBLIC STATE OF UTAH COMMISSION# 695450

RESIDING IN UKL

will som

RESIDING IN Utah COUNTY

RUSSELL C. SKOUSEN

OMM. EXP. 06-05-2021

NOTARY PUBLIC - STATE OF UTAH

COMMISSION# 695450

COMM. EXP. 06-05-2021

SHEET NO

freely and voluntarily and for the uses and purposes

My commission expires: Notary Public residing at

freely and voluntarily and for the uses and purposes

My commission expires: Notary Public residing at

MY COMMISSION EXPIRES: 6-5- 2021

MY COMMISSION EXPIRES: 6-5-2021

12/20/18.

OWNER'S DEDICATION

SURVEYOR'S CERTIFICATE

JOVID MARK CONDO PLAT

Parcels 2.3. AND 4 of JOVID MARK SUBDIVISION AS RECORDED

A parcel of land located in the Northwest $\frac{1}{4}$ and the Southwest 1/4 of Section 6, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR WITH

NOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ NDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE UILDINGS, LIMITED COMMON AREAS, AND COMMON AREAS. TO BE NOWN HEREAFTER AS

JOVID MARK SUBDIVISION A CONDO PLAT AMENDING PARCELS 2,3, and 4 (1st amendment)

DES HEREBY DEDICATE FOR THE PERPETUAL USE OF UTILITY ENCIES ALL COMMON AREAS AND EASEMENTS SHOWN ON THIS AT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY THE TERMS AND CONDITIONS OF SAID DEDICATION ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED, OR TO BE RECORDED, IN THE OFFICIAL RECORDS OF WASATCH COUNTY.

In witness	whereof	<u>T</u> have	hereunto	set	my hand	_thi
120m	day of Dec	ember a	D 2018			

RIFFIN (JOVID MARK LLC) MANAGER

MY COMMISSION EXPIRES: 6-5-2021

JUSTIN GRIFFIN

(JOVID MARK RESIDENCES LLC) MANAGER

NOTARY PUBLIC

RESIDING IN SUMMER COUNTY

JOVID MARK SUBDIVISION A CONDO PLAT

AMENDING PARCELS 2.3, and 4 (1st amendment) (PHASE 1)

A CONDO PROJECT LOCATED IN THE NORTHWEST 1 AND THE SOUTHWEST $\frac{1}{2}$ OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.



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CIVIL ENGINEERING • CONSULTING • LAND PLANNING CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER

NO. $\frac{4623}{9}$ BOOK $\frac{1248}{9}$ PAGE $\frac{1934-1943}{9}$ DATE $\frac{04-09-2019}{3\cdot229}$ 344 ∞

RECORDED AND FILED AT THE REQUEST OF MARK 25 LLC

PEGGY FOY SULSER

^	MDA REC	OUIREMENTS UNIT BREAKDO	OWN	
BLDG LEVEL	USE TYPE	RESIDENTIAL UNIT COUNT	# OF PARKING STALLS	REQ'D MDA AMENITIES (SF)
1	PARKING	7	7	
2	COMMERCIAL			
2	COMMERCIAL		11, (Sharea)	SPA (1,737+576=2,313 SF)
3	COMMERCIAL		D/A	KITCHEN (2,911 SF)
3	COMMERCIAL		24 (Shared)	RESTAURANT (2,480 SF)
4	COMMERCIAL			
4	COMMERCIAL			
4	COMMERCIAL		24 (Shared)	DINING (2,464 SF)
5-7	RESIDENTIAL	1 UNIT @ TYPE "A" (OVER 3 LEVELS 4,087 S		
5-7	RESIDENTIAL	1 UNIT © TYPE "B" (OVER 3 LEVELS 4,087 S	F)	
5-7	RESIDENTIAL	1 UNIT @ TYPE "C" (OVER 2 LEVELS 4,237 S	F)	
		REQUIRED PARKING=3 STALLS	(1 STALL /RESIDEN	TIAL)

following may occur to county Flanning department to commission a parking study, additional parking in conformance with the study results may be required to pay for the county installed by the owner(s), jointly and severally, and bonding monies for future phases may be required to include the required to be immediately installed by the owner(s), jointly and severally, and bonding monies for future phases may be required to include the required to be immediately parking. This requirement is in accordance with condition 8 of the Planning Commission on Minutes of the Wasatch Court of constructing additional parking studies will be required to address parking and additional parking may be required to address parking and additional parking may be required to address the needs of the Whole project as indicated in those additional parking studies. (see Ent 447836 BK 1213 Pg. 0569 in the

STATE OF UTAH County of Salt Lake

therein mentioned.

STATE OF UTAH S.S. County of Salt Lake.

therein mentioned.

22) REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & REAR LOT CORNERS (LS #9679988) ALL FRONT LOT CORNERS WILL BE SET WITH LEAD PLUGS IN THE CURB AS AN EXTENSION OF THE LOT LINE. TRANSPORT COUNTY DECORDERS (LS #9679988) ALL FRONT LOT CORNERS WILL BE SET WITH LEAD PLUGS IN THE CURB AS AN EXTENSION OF THE LOT LINE. TRANSPORT CONTRACTOR CONTRA 23) ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET IN THE FRONT AND BACK AND 10 FEET ON THE SIDES UNLESS OTHERWISE NOTED. 24) BUILDING SETBACKS as per the approved site plan. 25) "Utilities shall have the right to install, maintain and operate their equipment above and below ground and all the other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the night to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE." 26) Because of the variations of the volcanic soils, each site will need to be individually evaluated prior to site plan approval. for example, every basement or foundation excavation will need to be inspected by a geotechnical engineer to evaluate the soil condition and make recommendations, Some areas area likely to require removal of some of the objectionable clays, and replacement of quality structural fill. As per the soils

report dated: __OCT 22, 2014___ 27) EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT THE UNITS WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY,

2) No buildings shall be constructed on wetlands or other greas where ground water is periodically within 7 feet of the surface, unless a county-approved geotechnical report is furnished and followed for the building lot, on areas within rises to 100 feet of a live or intermittent water, on area within 100 feet radius from a well used for culinary water, on areas within a 100-year 24 hour storm incident drainage path, and on any other

4) All buildings within this development are subject to any restrictions per the Declaration of Covenants, Conditions and Restriction as enforced by the Home Owners Association.

15) Surface drainage ditches shown on the project improvement plans, and existing surface drainage ditches shall be maintained in open conditions at all times for flood control purposes.

17) Lot owners subject to Wasatch County Water Quality Standards, including treating runoff from the 2 year 24 hour storm event. See guideline requirements for Wasatch County Erosion Control.

5) All buildings within this development are subject to any restrictions per the Architectural/Technical Control Committee as enforced by the Home Owners Association.

10) All buildings within this development are subject to any regulations per Home Owners Associations By Laws as enforced by the Home Owners Association.

13) Individual lot owners will be responsible for the maintenance of storm water flows in any drainage devices and channels which has been crossed or modified. 14) The following parties shall be responsible for the control and eradication of noxious weeds on all areas of the property (including graded and disturbed areas)

18) All road drainage facilities, including storm water ponds, channels, etc to be maintained by the HOA in accordance with the Utah Water Quality Control Division.

19) All driveway and lot drainage facilities, ponds, channels, etc to be maintained by the lot owner in accordance with the Utah Water Quality Control Division.

9) All buildings within this development are subject to any regulations per Home Owners Associations Articles of Incorporation as enforced by the Home Owners Association.

MONTHLY OR OTHER PERIODIC BASIS, AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THIS DECLARATION.

28) NO BUILDINGS ARE ALLOWED ON ANY OPEN SPACE PARCEL(S) AND/OR COMMON AREAS.

29) An approved report from the GEOTECHNICAL engineer shall be provided to the building inspector at time of footing inspection

6) All buildings within this development are subject to any restrictions per the Wasatch County Fire District and Wasatch County.

8) All utilities within this development are subject to any regulations per Developer J.S.S.D. Regulations and Guidelines.

12) Subject to any roof and driveway drainage detention regulations per the approved set of roadway construction drawings.

11) Subject to any regulations per County Commission and Planning Commission Counsel approvals.

21) All outside irrigation systems shall be per Jordanelle Special Service District Regulations and standards.

7) All buildings within this development are subject to any regulations per Developer Maintenance Agreement as enforced by the Developer.

30) All building corners to be surveyed and marked prior to footing inspection.

Building on slopes between 25-30% slope require an approved slope stability report.

3) No building shall be constructed on any utility easement of record.

a) the developer until such time the individual lots are sold.

16) Subject to Wasatch County School Board Bus scheduling and routing.

b) individual lot owners after each lot is purchased.

20) No outside water irrigation on 30% slopes and steeper.

31) See recorded CC&R's regulating "Nightly Rentals"

32) All open space areas and trails are dedicated for public use.

33) JSSD reserves a blanket easement on Parcel "A" for access and maintenance of sewer and water infrastructure. This easement will become void, and a new more precise easement will be reissued with recordation of a any future new

34) Permits for parcels 1,2,3,4 must be applied for at the same time. Occupancy for the ice arena cannot be granted separate than occupancy for the first phase of the CONDO as per Development Agreement.

35) All building corners are to be surveyed with hubs prior to footings and inspections.

36) Plat is for building permit only. The purpose of this plat is to establish building envelopes. Prior to any sales or occupancy, an amended "as built" plat will need to be recorded to establish rooms, walls, common areas, etc. 37) Building envelopes are approximately 5 feet +/- larger then exterior building walls.

38) Buildings, Parcels, and approvals subject to Dévelopment Agreement: Entry ______447036_____Book_____ 39) Snow removal and removal within the property boundary is the responsibility of the the property owner. Wasatch County will not remove or plow snow within the platted boundary.

40) All property within building envelopes, but outside of as-built hotel walls will revert to open space with future recorded plat.

41) Subject to CMT geotechnical reports dated 8-16-16, 8-15-16, 8-11-16, 8-10-16, 8-5-16, 10-22-14, and AGEC report dated 3-11-15.

42) NO BUILDING PERMITS WILL BE ISSUED UNTIL DEVELOPMENT AGREEMENT IS RECORDED.

43) PARCEL "A" IS FOR THE PURPOSE OF INFRASTRUCTURE, ROADS, PARKING, LANDSCAPING, UTILITIES, TRAILS, SIDEWALKS, ANCILLARY AMENITIES, APPURTENANCES AND OPEN SPACE AS ALLOWED ON THE APPROVED SITE PLAN AND FOR THE ATTACHED JOVID MARK SUBDIVISION ONLY. PARCEL "A" MAY NOT BE FURTHER SUBDIVIDED, OR USED FOR ADDITIONAL UNITS, RESIDENTIAL OR COMMERCIAL.

44) Jovid Hotel is limited to 250 Residential Units at full buildout. A Residential Unit is defined as a single unit with one individual tax id#. However, if a Residential Unit contains a lock off with an additional door to an exterior or common hallway, that lock off will count as an additional unit. Meaning, one individual unit with a single tax id# and a lock off will actually count as two units towards the 250 max total of residential units." 45) Trail easement recorded as entry # 441720 Book 1198 Page 1905-07.

, , , , , , , , , , , , , , , , , , ,	
46) Subject to Development agreement entry	# <u>447636Book_1213Page_396-9</u>
ADMINISTRATIVE BODY	WASATCH COUNTY PLANNING COMMISSION
The County of Wasatch approves this JOYD MARK SUBDIVISION	APPROVED AS TO FORM THIS 12 th DAY OF
A CONDO PLAT, AMENDING PARCELS 23, and 4 (1st amendment)	FEBRUARY, 20 19
(PHASE 1), and hereby accepts the dedication of all streets,	$\frac{1}{2}$
easements and other parcels of land intended for public purposes for the perpetual use of the public, subject to the	
developer completing all improvements according to Wasatch	CHAIRMAN, PLANNING COMMISSION
County Development Standards.	· · · · · · · · · · · · · · · · · · ·
de calling A	WASATCH COUNTY SHERIFF DEPT.
APPROVED THIS 5 DAY OF AFRETIT TO T.	1 M M
	APPROVED THIS 6th PAY OF March , 20_
While South	1 0 0 //
WASATCH, COUNTY EXECUTIVE	
Cladys Aturio	
ATTEST CLERK SI	WASATCH\COUNTY SHERIFF
	WASATSH SOUNDY WITTE BOARD
WASATCH COUNTY MEALTH DEPT.	WASATCH COUNTY WEED BOARD
	d (.)

APPROVED THIS & DAY OF LEY

APPROVAL AS TO FORM APPROVED AS TO FORM THIS ZZ DAY OF January, 2019 WASATCH COUNTY ATTORNEY

WASATCH COUNTY SOLID WASTE APPROVED THIS 319 DAY OF January

WASATCH COUNTY PUBLIC WORKS DIRECTOR, PUBLIC WORKS DEPT. WASATCH COUNTY ENGINEERING DEPT.

APPROVED THIS 21 DAY OF FEB

COUNTY SURVEYOR APPROVED AS TO FORM ON THIS . OF DECEMBER, 20 18

WASATCH COUNTY FIRE CHIEF

COUNTY SURVEYOR

WASATCH COUNTY PLANNING OFFICE APPROVED AS TO FORM THIS 224 DAY OF March , 20 19 DIRECTOR, PLANNING & ZONING DEPT. JORDANELLE SPECIAL SERVICE DISTRICT APPROVED THIS 3/5/ DAY OF Jayung, 20/9 APPROVED AS TO FORM THIS STUAY OF

WEED DEPARTMENT SUPERVISOR

JSSD AUTHORIZED REPRESENTATIVE

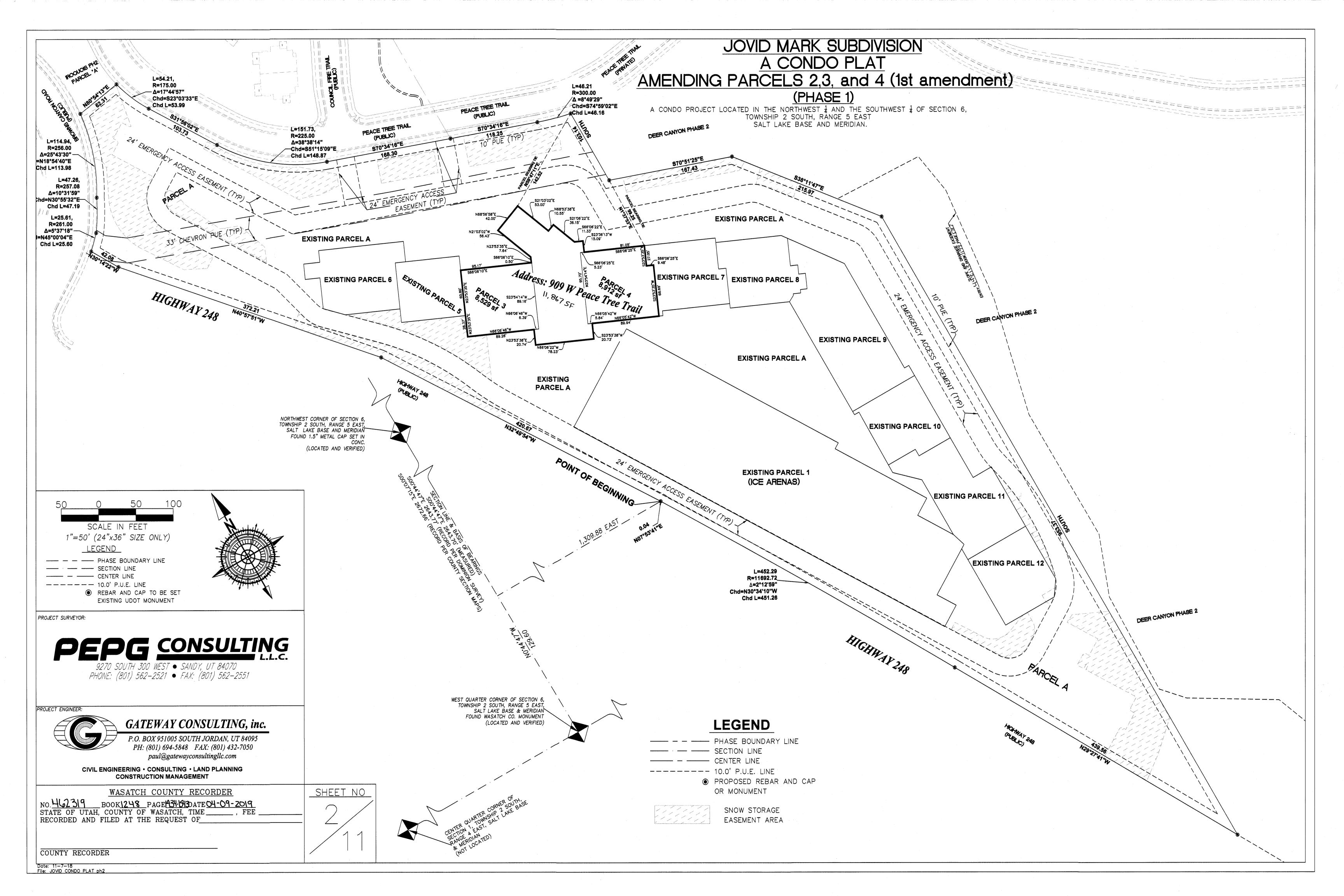
DIRECTOR. ENGINEERING DEPT.

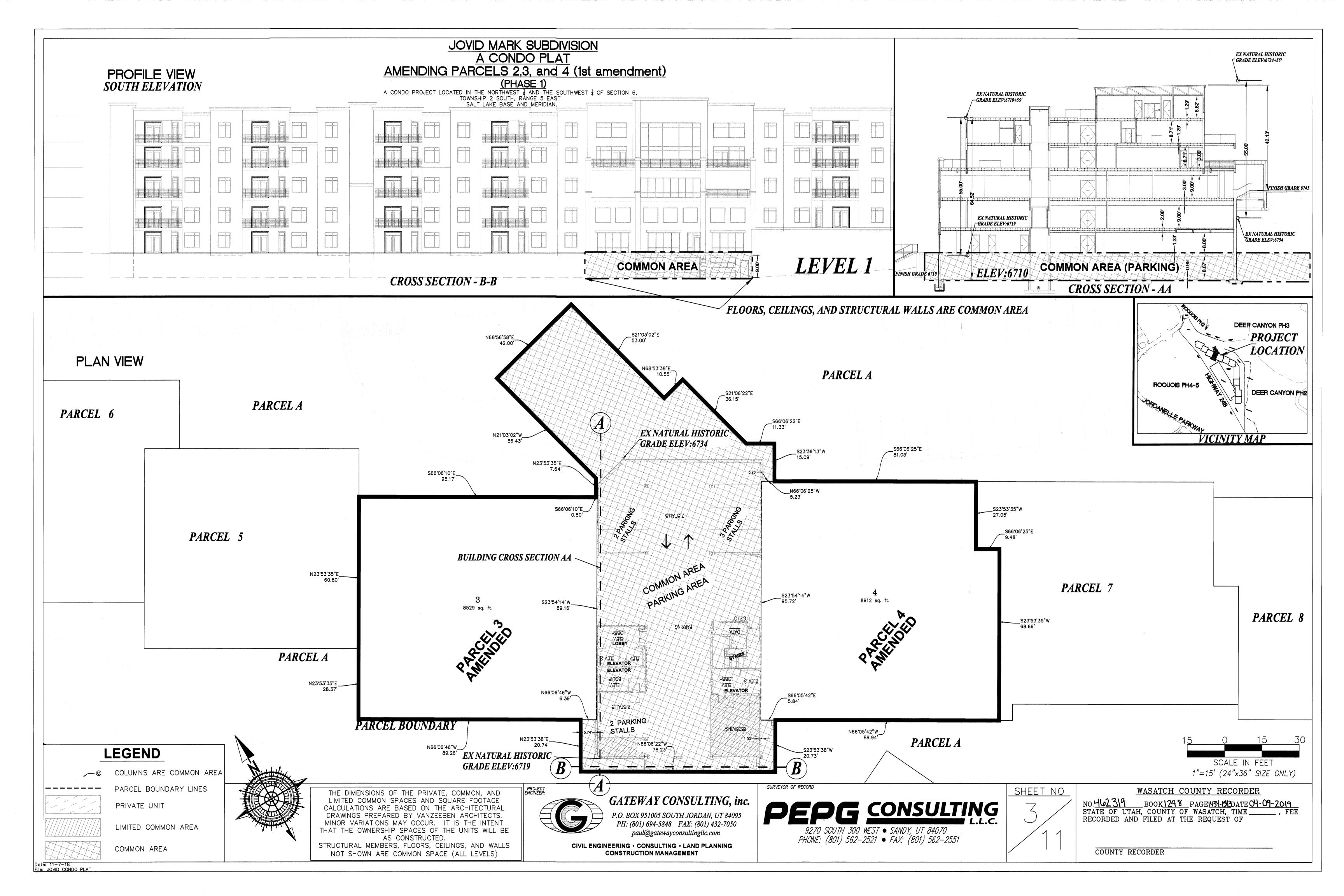
WASATCH COUNTY FIRE CHIEF

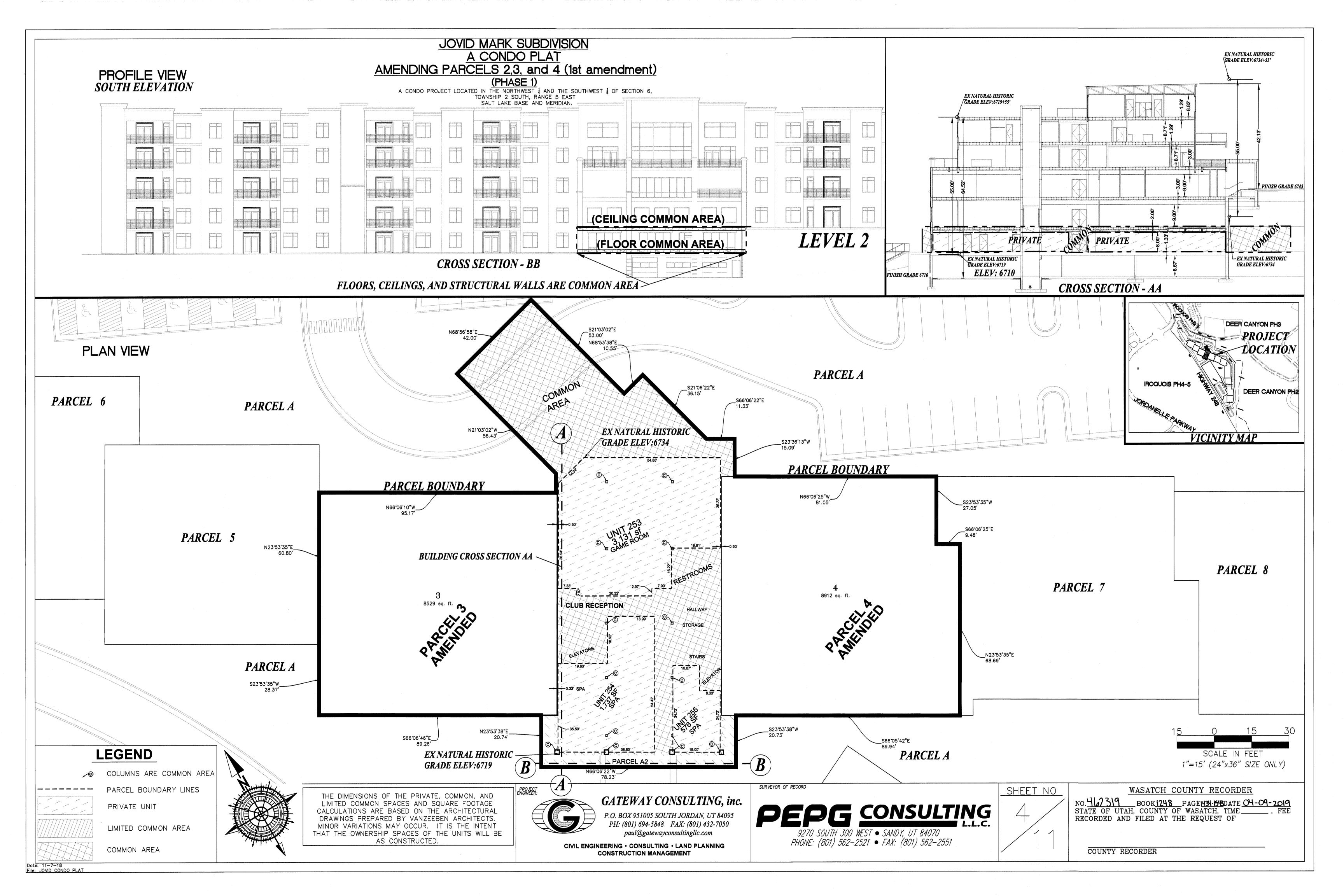
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File: JOVID CONDO PLAT ph2

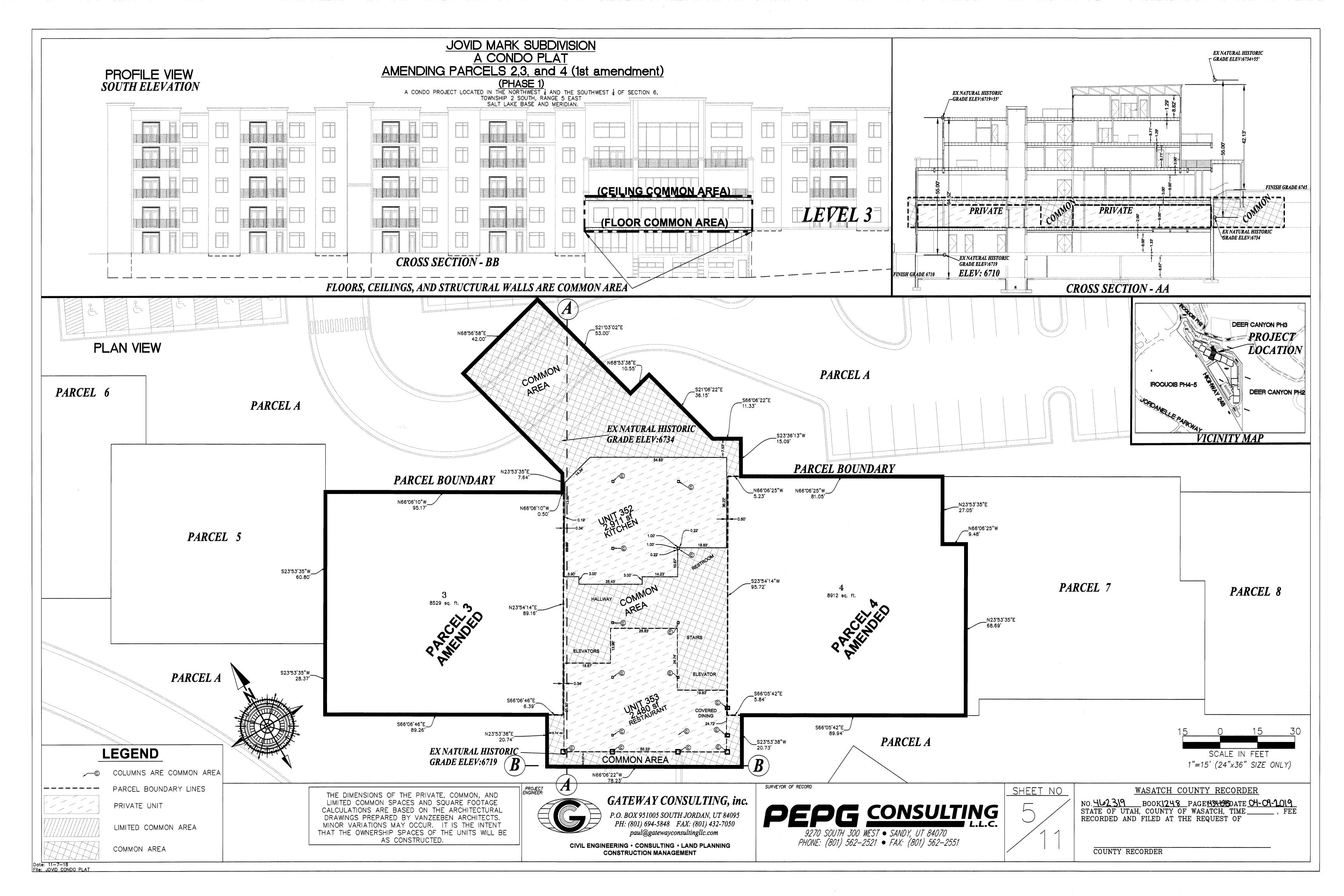
DIRECTOR, COUNTY HEALTH DEPT.

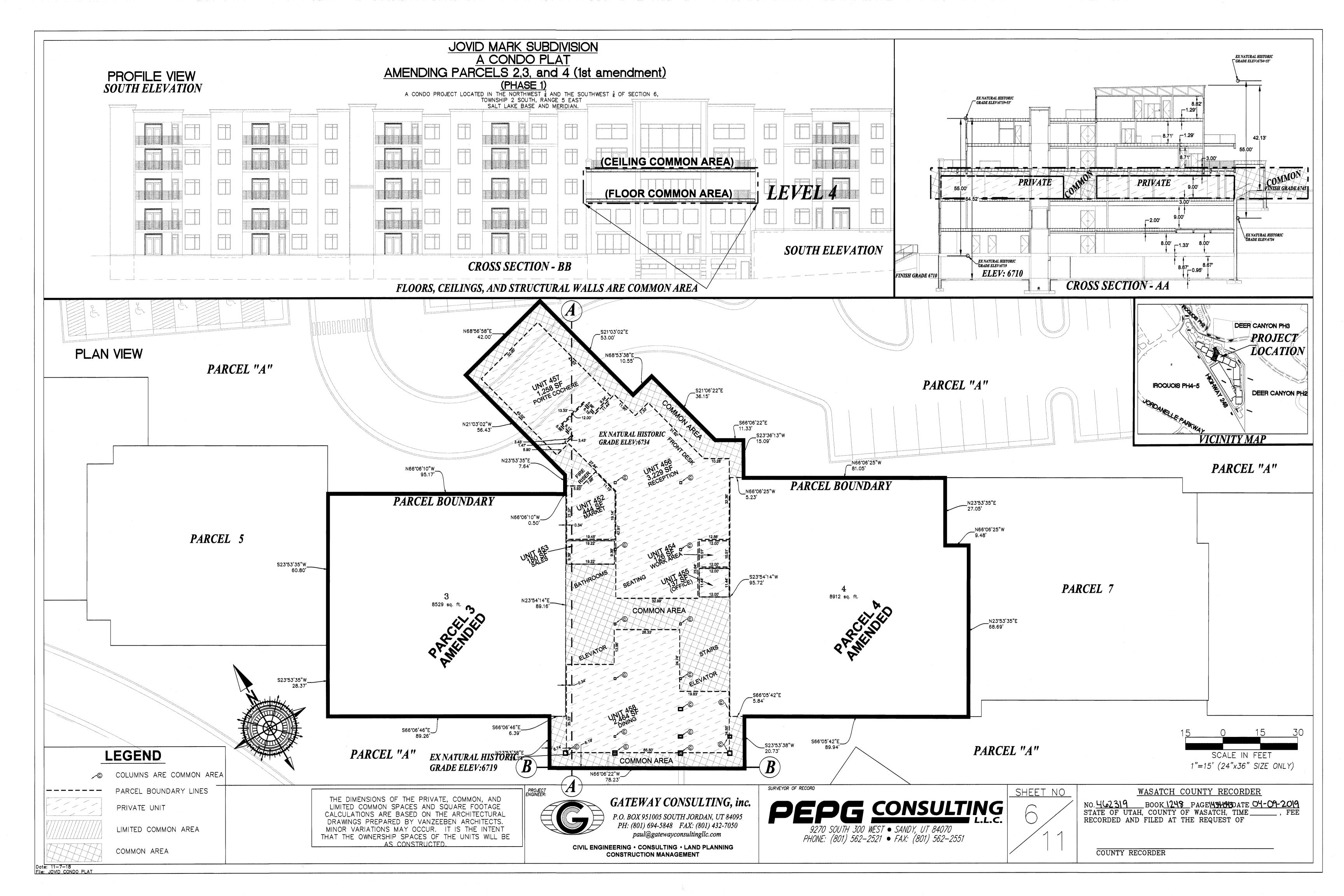
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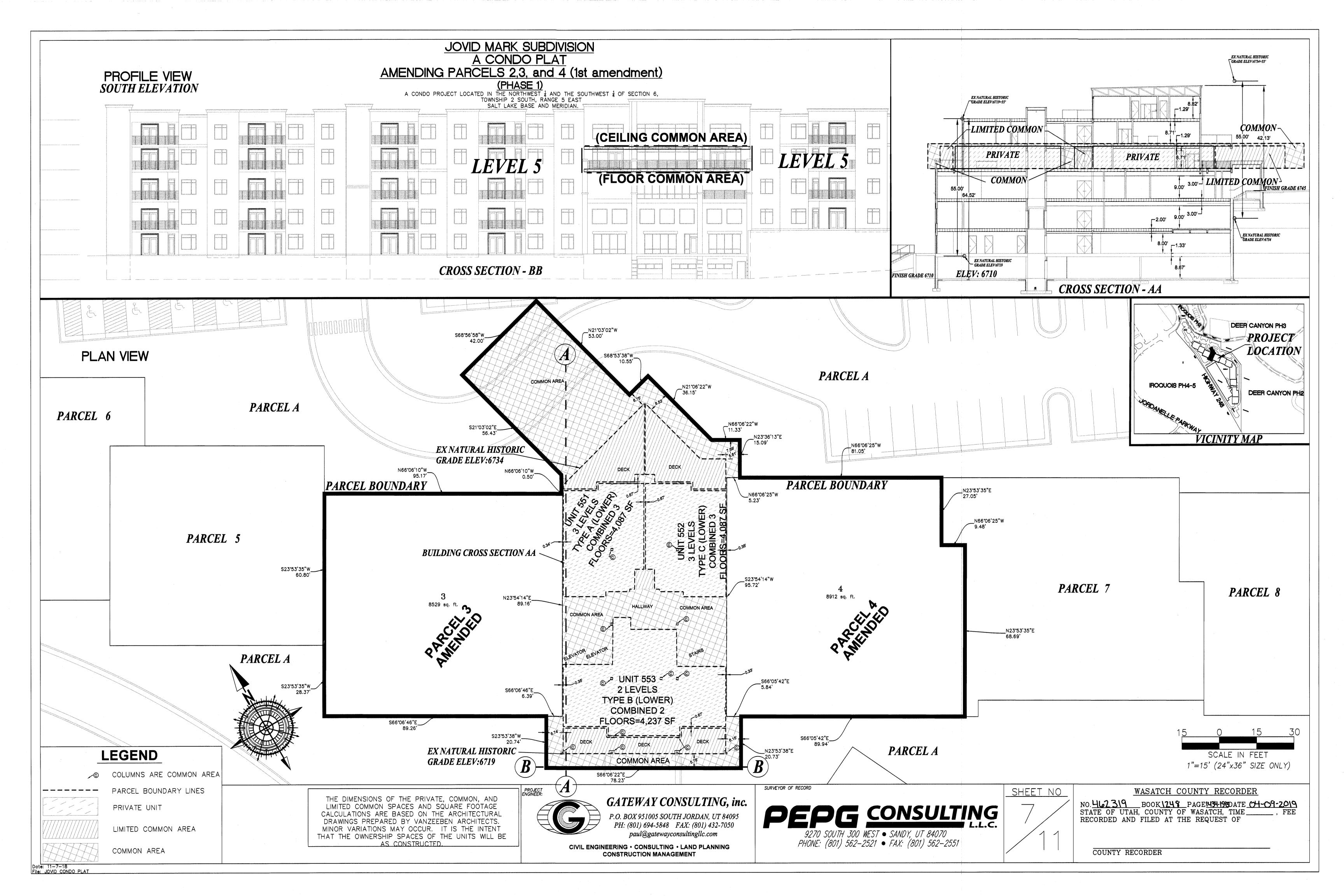


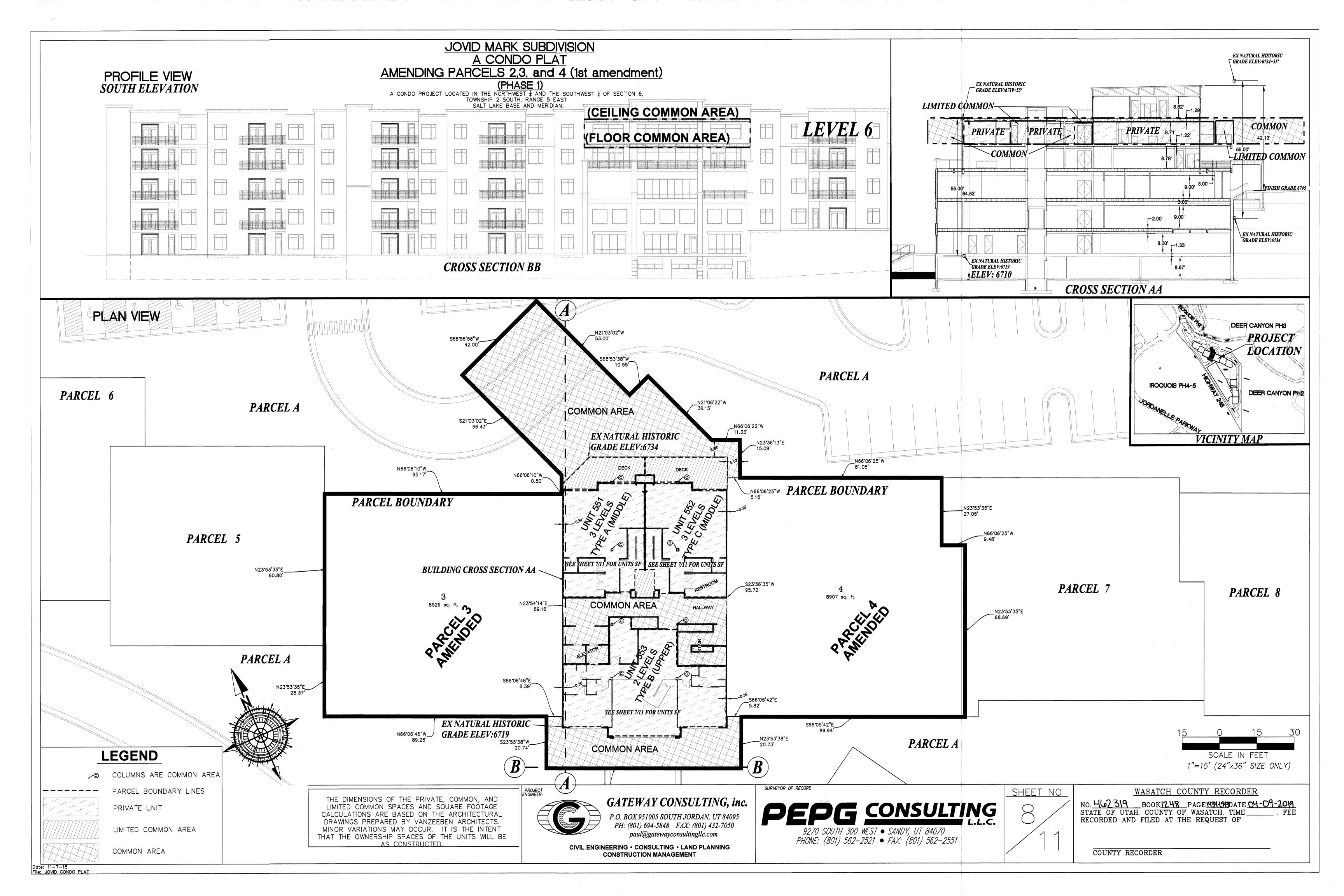


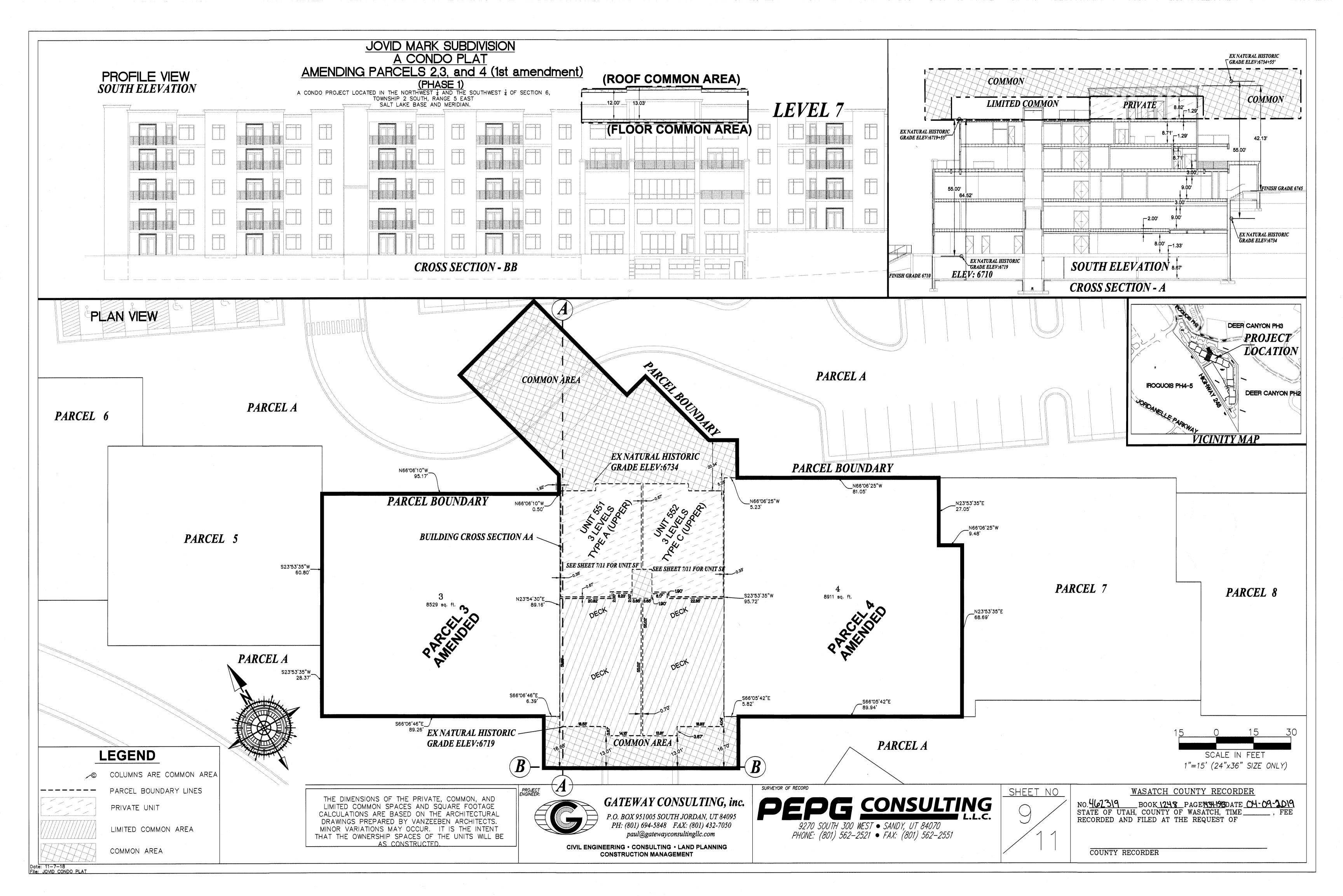


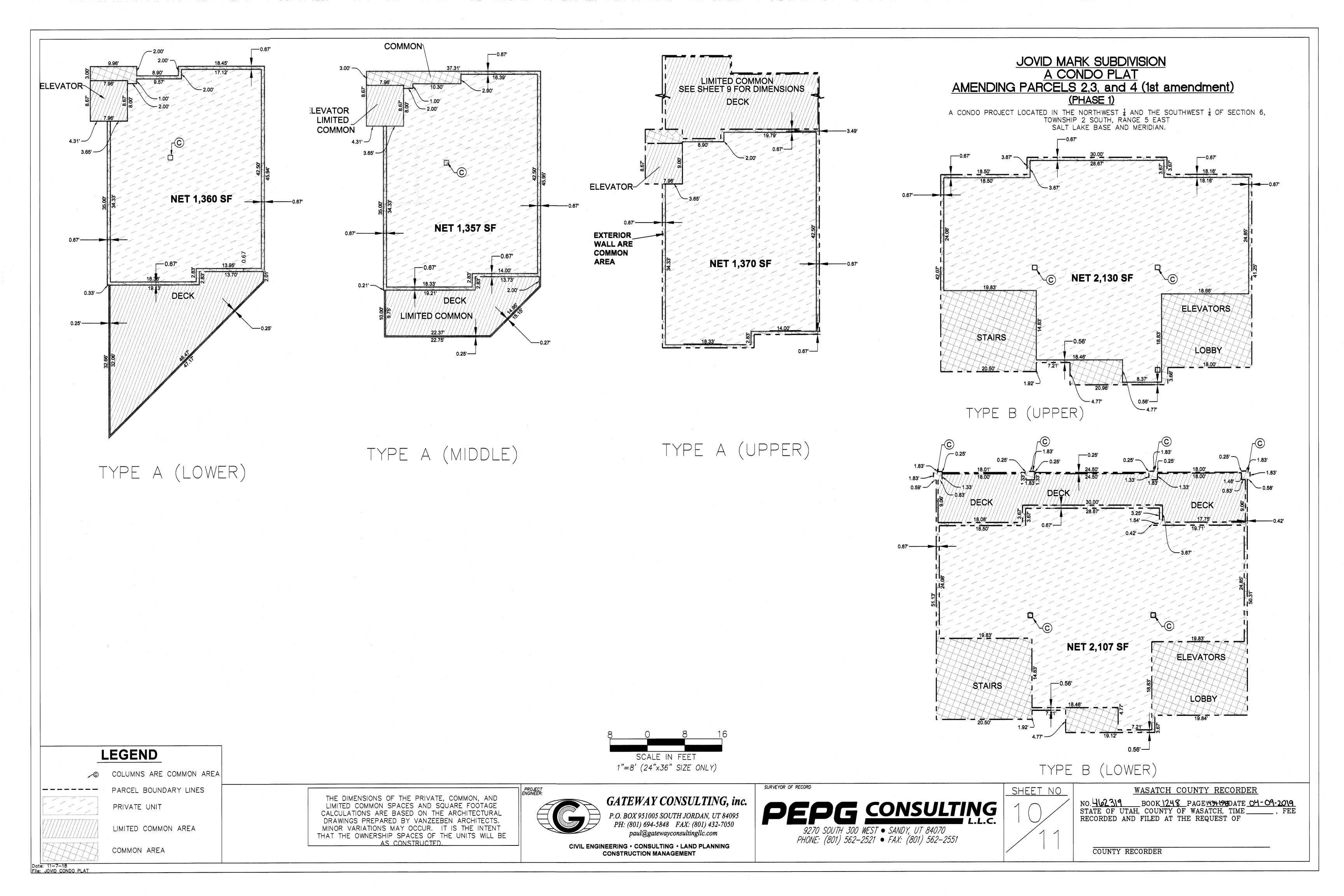






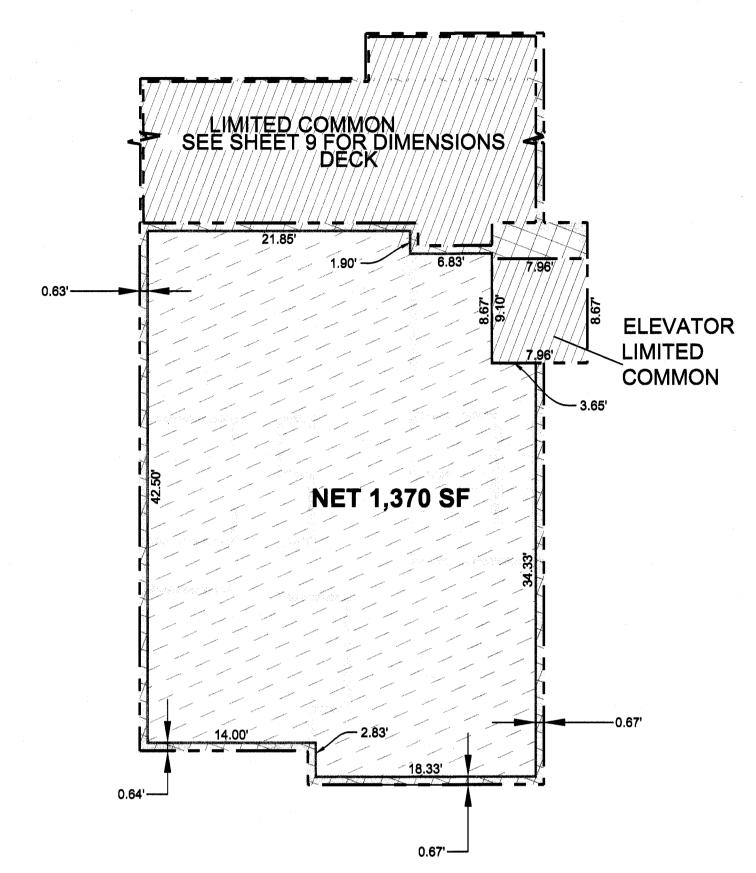


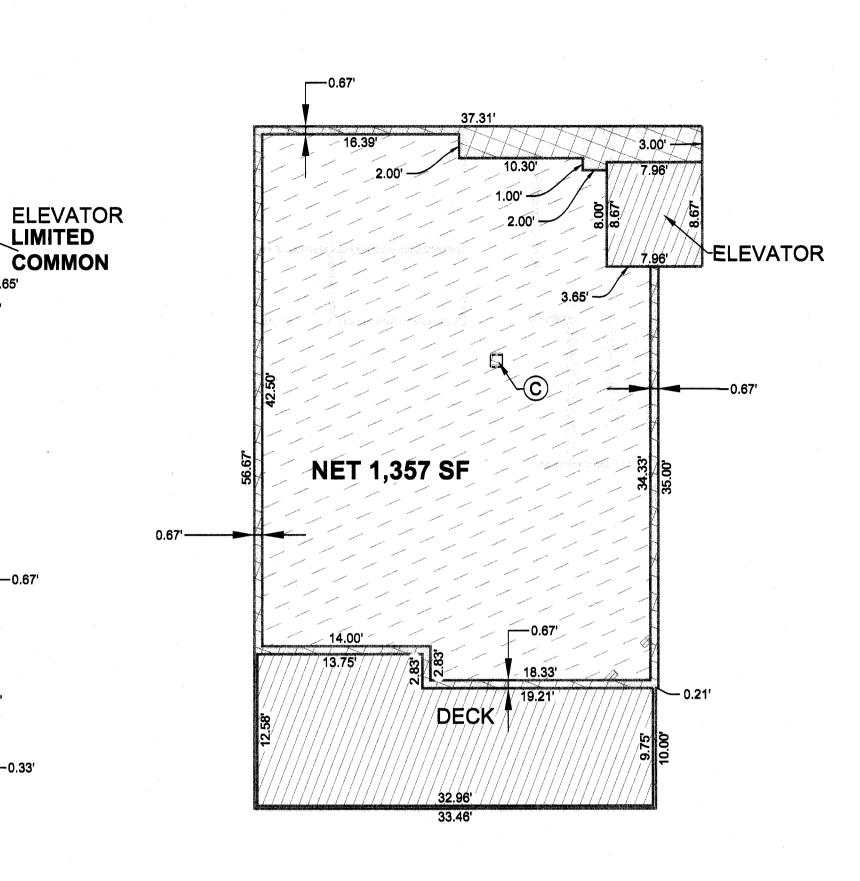




JOVID MARK SUBDIVISION A CONDO PLAT AMENDING PARCELS 2,3, and 4 (1st amendment) (PHASE 1)

A CONDO PROJECT LOCATED IN THE NORTHWEST 1 AND THE SOUTHWEST 1 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.





TYPE C (MIDDLE)

COMMON

TYPE C (UPPER)

LEGEND

COLUMNS ARE COMMON AREA

NET 1,360 SF

DECK

LIMITED COMMON

TYPE C (LOWER)

PARCEL BOUNDARY LINES

PRIVATE UNIT

LIMITED COMMON AREA

COMMON AREA

THE DIMENSIONS OF THE PRIVATE, COMMON, AND LIMITED COMMON SPACES AND SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS PREPARED BY VANZEEBEN ARCHITECTS.
MINOR VARIATIONS MAY OCCUR. IT IS THE INTENT THAT THE OWNERSHIP SPACES OF THE UNITS WILL BE AS CONSTRUCTED.



GATEWAY CONSULTING, inc.

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING CONSTRUCTION MANAGEMENT



SCALE IN FEET

1"=8' (24"x36" SIZE ONLY)

9270 SOUTH 300 WEST ● SANDY, UT 84070 PHONE: (801) 562-2521 • FAX: (801) 562-2551

SHEET NO

WASATCH COUNTY RECORDER

NO. 462319 BOOK 1248 PAGE 1431-1543 DATE 04-09-2019
STATE OF UTAH, COUNTY OF WASATCH, TIME ______, FEE
RECORDED AND FILED AT THE REQUEST OF

COUNTY RECORDER