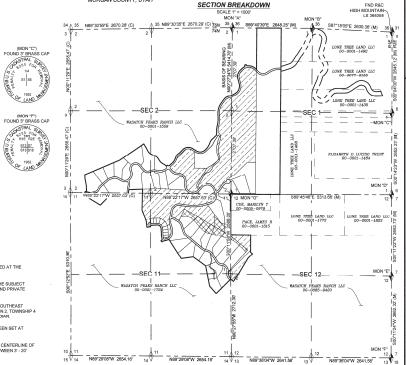
BOUNDARY DESCRIPTION:

A PAGEL OF LAND LYING AND STILLED IN THE NORTHWEST AND SOUTHWEST COUNTED OF SECTION. I THE NORTHWEST SOUTHWEST AND SOUTHWEST OLD SECTION. THE NORTHWEST SOUTHWEST GOALD SECTION. THE NORTHWEST FAIL SOUTHWEST GOALD SECTION. THE NORTHWEST AND SOUTHWEST GOALD SECTION THE OF SECTION 12. NORTHWEST AND SOUTHWEST GOALD SECTION 12. TOWNSHIP 4 NORTH, RANGE 1 EAST, SAIT LAVE BEASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLIORS.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND BESIGNING AT THE NORTHWEST CORNER OF SECTION T2, TOWNSHIP A NORTH, KNIGET EAST, SALL LAKE SIZE AND REPORT AND GYBOT PEET, THENCE MORTH MY 243 WEST 96.64 FEET, THENCE SOUTH 62" 1837 WEST 386.07 WEET, THENCE SOUTH 62" 1837 WEST 386.07 WEET, THENCE SOUTH 62" 1837 WEST 386.07 WEST 174.24 FEET), THENCE SOUTH 63" 1837 WEST 38.07 WEST 174.24 FEET), THENCE SOUTH 63" 53" WEST 18.07 FEET, THENCE SOUTH 63" 53" WEST 18.00 FEET, THENCE NORTHE-STERLY 46.04 FEET ALONG THE ARC 07 A 12.00 FEET, THENCE NORTHE-STERLY 46.04 FEET ALONG THE ARC 07 A 12.00 FEET, THENCE NORTHE-STERLY 46.04 FEET ALONG THE ARC 07 A 12.00 FEET, THENCE NORTHE-STERLY 46.04 FEET ALONG THE ARC 07 A 12.00 FEET ALONG THE A BEANS NORTH 9270-927 EAST 7-4.02 FEET, THENCE NORTH 1974-907 WEST 9.0.3 FEET, THENCE NORTH 7071-925 EAST 1-4.00 FEET, THENCE NORTH 9-517-907 PAGE 1-5.00 FEET, THENCE NORTH 9-517-907 PAGE 1-500 FEET, THENCE NORTH BEARS NORTH 52"04"29" FAST 74.02 FEET: THENCE NORTH 19"49"07" WEST 50.33 FEET: THENCE NORTH 70"10"53" FAS NORTH 02"19'25" WEST 89.05 FEET. THENCE NORTHERLY 20.74 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE NORTH 02"1929" WEST 98.05 FEET, THENCE NORTHERIV 20 74 FEET ALONG THE ARC OF A 275 OF FOOT RADIUS CURVE TO THE LEFT. THENCE WORTH AD 1921 WEST 25 FEET. THENCE NORTHERING TO THE LEFT THENCE NORTHERING THE STATE OF THE THROUGH A CENTRAL ANGLE OF 41°49'49". (CHORD BEARS SOUTH 47°11'58" EAST 198.34 FEET): THENCE SOUTH INRODUM A CENTRAL RAGEL OF 478287 (CHOIGH BEARS SOUTH 47119F EAST 18.53 FEET), THENCE SOUTH TO THE ROBET THROUGH A CENTRAL ANGLE OF 92707, CHOIGH BEARS SOUTH 47079F EAST 18.53 FEET), THENCE SOUTH 27070F EAST 4021 FEET, THENCE SOUTH 47070F EAST 40511 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS SOUTH 27070F EAST 4021 FEET, THENCE SOUTH 47070F EAST 40511 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CHUPTE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 272442 (CHORD BEARS SOUTH 47520F EAST 453.00 FEET). FRADIUS GUIVET TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 274137, (CHORD BEARS SOUTH 317140F EAST 405140F SOUTH 41°23'05" EAST 10.00 FEET: THENCE EASTERLY 62.83 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO SOUTH 41'2309' EAST 10.00 FEET, THENCE EASTERLY 92.85 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT. THROUGH A CENTRAL ANALICE OF 80'200'C, (CHORD BEARS SOUTH 86'220'S EAST 56.57 FEET). THENCE NORTH 48'3505' BIST 10.07 FEET, THENCE NORTH 49'3505' EAST 50'S FEET, THENCE NORTH 49'3505' EAST 50'S FEET ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE TO THE RIGHT. THROUGH A CENTRAL ANGLE OF 39'1255' (CHORD BEARS NORTH 49'303' EAST 50'S FEET, THENCE NORTH 49'5505' EAST 50'S FEET, THENCE SORTH 50'S EET, THENCE SORTH 50'S E NORTH 81'000T EAST 382.55 FEET; THENCE SOUTH 99'000T EAST 1988 FEET; THENCE EASTERN; 288.08 FEET; ALONG THE AGO OF 22.250 FOOT ROBIUS CURRE OT THE LEFT, THROUGH A CENTRAL ANGLE OF 723'123', (CHORD BEARS NORTH 91'10T EAST 188.08 FEET; THENCE MORTH ASTERN; CHORD BEARS NORTH 91'10T EAST 188.08 FEET; THENCE MORTH ASTERN; CHORD BEARS NORTH 91'10T EAST 188.08 FEET; THENCE MORTH SATERN; CHORD BEARS NORTH 91'00T EAST 188.08 FEET; THENCE MORTH SATERN; PAGE 56 FEET ALONG THE AGO OF A 28'00F FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28'040", (CHORD BEARS NORTH 92'89'40F EAST 181) FEET; THENCE MORTH SATERN; PAGE 56 FEET ALONG THE AGO OF A 28'00F FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28'040", (CHORD BEARS NORTH 92'89'40F EAST 181) FEET; THENCE MORTH PAGE 56'40F EAST 181) FEET AST 181 FEET; THENCE MORTH PAGE 56'40F EAST 181 FEET ALONG THE AGO OF A 45'407', (CHORD BEARS NORTH 92'89'40F EAST 183') FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'40F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EAST 181 FEET ALONG THE AGO OF A 45'50F EA ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 73°2'32'; (CHORD BEARS NORTH 84°15'12" EAST 288.80 FEET); THENCE NORTH 47°34'26" EAST 44.12 FEET; THENCE NORTHEASTERLY

FINAL PLAT WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1, 2, 11 AND 12 TOWNSHIP 4 NORTH RANGE 1 FAST SIR & M MORGAN COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, SHAMNI R. VERNON, A PROFESSIOMAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIOMAL ENGINEERS AND LAND SURVEYORS ACT HOLDING LICENSE NO. 574688 DO HEREBY CERTIFY THAT A SU WITHORITY OF IT HOWERS, HAVE COMMETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH. IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERRIED ALL MEMORAPHICANS, AND HAVE HEREBY ENGINEERS AS LICENSE AND HAVE VERRIED ALL.

WASATCH PEAKS RANCH PLAT 1

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS

SINGED THIS 13 DAY OF April 20 22 SHAWN R. VERNON PROFESSIONAL LAND SURVEYOR LICENSE NO. 8744084

OWNER'S DEDICATION, GRANT OF EASEMENTS, AND CONSENT TO

WASATCH PEAKS RANCH, LLC IS OWNER ("OWNER") OF CERTAIN LAND DESCRIBED HEREON ("PROPERTY") AND IS THE DECLARANT, AS DEFINED IN AND PURSUANT TO THE DECLARATION, OF A PRIVATE PLANNED RECREATIONAL COMMUNITY KNOWN AS WASATCH PEAKS RANCH, WHICH IS UNDER DEVELOPMENT ON THE PROPERTY. IN FURTHERANCE OF SUCH DEVELOPMENT, OWNER HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS, PARCELS, OPEN SPACES, STREETS, AND EASEMENTS TO BE KNOWN HEREAFTER

WASATCH PEAKS RANCH PLAT 1

OWNER DOES HEREBY DEDICATE ALL ROADS TO SERVE AS PRIVATE THOROUGHEARES FOR THE BENEFIT AND USE OF OWNER AND OWNERS WITHIN THE PROPERTY ONLY. BY THE RECORDING OF THIS PLAT. OWNER HEREBY GRANTS AND DEDICATES TO EMERGENCY SERVICE PROVIDERS CERTAIN NON-EXCLUSIVE EASEMENTS OVER, ALONG, AND ACROSS ROADS DESIGNATED HEREON FOR THE PURPOSES OF PROVIDING ACCESS FOR ALL EMERGENCY SERVICES TO THE PROPERTY. OWNER HEREBY PURPOSES OF PROVIDING ACCESS FOR ALL EMERGENCY SERVICES TO THE PROPERTY. OWNERS HERED RESERVES FOR THE BENEFIT OF ITSELF, ASSOCIATION, THE CULB, ANY AND ALL LOT OWNERS, AND UTILITY PROVIDERS PERPETUAL RIGHTS AND EASEMENTS OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS UTILITY LEASEMENTS, SEVERE EASEMENTS, CAS EASEMENTS, DRAINAGE EASEMENTS, CUTFILL SLOPE EASEMENTS, OPEN SPACE EASEMENTS, TRAIL AND TRAILHEAD EASEMENTS, CUTFILL SLOPE EASEMENTS, ROD EASEMENTS, AND SIGN EASEMENTS FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DECLARATION OWNER FURTHER RESERVES FOR THE BENEFIT OF THE ACCESSED MATERIAL STAFF OF THE BENEFIT OF THE ACCESSED MATERIAL STAFF OF THE BENEFIT OF THE ACCESSED THE STAFF OF THE SERVICE OF THE SERV BUILDABLE AREA EASEMENTS (BAE'S), FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DECLARATION, OWNER EXPRESSLY RESERVES THE RIGHT TO MODIFY AND AMEND SUCH EASEMENTS AS PERMITTED PURSUANT TO THE DEVELOPMENT AGREEMENT, DECLARATION, AND ALL APPLICABLE LAWS OTHING IN THIS PLAT SHALL BE CONSTRUED AS A GRANT OR DEDICATION OF ANY PORTION OF THE PROPERTY, INCLUDING THE BOADS DEPICTED ON THIS PLAT AS A PUBLIC AREA OR PUBLIC ROAD OR AS A DEDIGATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND BENEFIT OF THE PUBLIC. THE ROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY. TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS

EXECUTED THIS 13⁷¹ DAY OF APAIL 20 22

WASATCH PEAKS BANCHILLC A DELAWARE LINITED LIABILITY COMPANI WASATCH PEAKS RANCH MANAGEMENT, LLC, ITS MANAGER NAME: ED SOFFUL

ITS: ALITHORIZED SIGNATORY ACKNOWLEDGEMENT

STATE OF LITAH COUNTY OF MORGAN

} s.s.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF April ED SCHULTZ/IN HIS CAPACITY AS AUTHORIZED SIGNATORY FOR WASACHA PEAKS RANCH MANY.

LLC, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

LLC, MANAGER OF WASAL TOTAL THAN SOFTE RESIDING AT SILVER TO MINISTER SILVER SILVER TO MINISTER SILVER SILVER TO MINISTER SILVER SILV



WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1 2 11 AND 12 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

RECORDED# 160852

SHEET

1 OF 20

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF WASATCH REAKS LLC

DATE: May 3, 2022 TIME: 8:36 am BOOK: 391 PAGE: 382-40 / Janet Pace / Deputy \$ 1,114.00

TITLE REPORT EXCEPTIONS:

(MON "A") FOUND 3" BRASS CAP

T5N R1E S35 S36 S2 S1 T4N

(MON "D") FOUND 3" ALUM CAP

1 6

(MON "G") FOUND 3" ALUM CAP

SURVEY NARRATIVE:

FOUND 3" BRASS CAP

(MON "E") FOUND 3" BRASS CAP

S12 S7

WATER STORAGE AND DITCH RIGHTS BURDENING THE LAND INCLUDING ALL MAINTENANCE AND ACCESS RIGHTS) AS DISCLOSED BY THAT CERTAIN REAL ESTATE ACQUISITION AGREEMENT DATED FEBRUARY 11, 2018, BY AND BETWEEN GAILEY RANCH, LLC AND SINCLAIR REAL ESTATE COMPANY, AS SELLERS, AS WASATCH PEAKS RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS BUYER.

THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF WASATCH PEAKS RANCH, LLC.

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO LOTS, PARCELS, OPEN SPACES AND PRIVATE ROADS.

BASIS OF BEARINGS IS N00°27'24"E BETWEEN THE SOUTHEAST

A 2-FOOT 5/8" REBAR WITH A "PSOMAS" CAP HAS BEEN SET AT

CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

TRAIL EASEMENTS SHOWN ARE THE APPROXIMATE CENTERLINE OF TRAILS, WHICH UPON COMPLETION MAY VARY BETWEEN 3" - 20 WIDE. (SEE NOTE 16 ON SHEET 2)

- THE PRESCRIPTIVE RIGHTS OF OTHERS TO USE THE LAND TO ACCESS PROPERTY SURROUNDED BY OR ADJACENT TO THE LAND CRIPTIVE, NOT PLOTTABLE)
- SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN SURVEY PREPARED BY PROMAS. HAVING REEN CERTIFIED UNDER THE DATE OF JANAIAN'S 13,076, AS JOB NO. SEPOZIOTO, BY UNDER THE DATE OF JANAIAN'S 13,076, AS JOB NO SEPOZIOTO, BY NO. 27081.

 NO. 27081.

 FENCE ENCROACHMENTO A FORTION A FORTION OF THE EAST BOUNDARY OF PARCEL 1.

 BUSTING TRAILS OF DISTRICT SOLD SA SHOWN

 BUSTING TRAILS OF DISTRICT SOLD SA SHOWN

 BOHAMAN PIPELINE AS SHOWN A CROSS PARCELS 1

 POSSIBLE DEED GAP ALONS THE SOUTH BOUNDARY OF THE 100

- POSSIBLE DEED GAP ALONG THE SOUTH BOUNDARY OF THE 100
- (SEE SHEETS 4-10 FOR FENCE PONDS CREEKS LOCATIONS

EVISTING TOAILS OF DIDT BOARS NOT SHOWN. THERE HAS BEEN CONSTRUCTION ACTIVITIES ONGOING SINCE THE 2019 SURVEY WAS PREPARED.

THERE ARE NOT BOHMAN PIPELINES SHOWN ACROSS PROPERTY ON THE SURVEY.

THERE IS NOT A DEED GAP ALONG THE 100 ACRE PARCEL



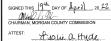
4-7-2022 8SPG020100

MORGAN COUNTY ATTORNEY APPROVED AS TO FORM
SIGNED THIS 19 DAY OF April 20 22 MORGAN COUNTY PLANNING COMMISSION THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE

MORGAN COUNTY ENGINEER APPROVED THIS 14 DAY OF APPIL 20 22



THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE OWNER'S DEDICATION ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSION OF MORGAN COUNTY, LITAH



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.

- LOW O Hyde

MORGAN COUNTY SURVEYOR

SIGNED THIS 21 DAY OF APRIL 20 22

MORGAN COUNTY COMMISSION

THIS PLAT SHE WHEN HE PROPROMED THIS PLAT FOR MATHEMATICAL CORRECTIVESS, SECTION DATA AND FOR HARMONY WITH LINES AND MONIMENTS ON DEPARTMENTS ON THE MORROAD WITH LINES AND MONIMENTS ON THE WORK SHE PROPOVAL OF THIS PLAT WHEN THE PLAT WHEN THE PROPOVAL OF THIS PLAT WHEN THE PROPOVAL OF THE PROPOVAL OF THE PROPOVAL OF THIS PLAT WHEN THE PROPOVAL OF THE PROPOVAL

I FGEND

BOUNDARY LINE SECTION LINE QUARTER-SECTION LINE

ADJOINER LINE LOT LINE CENTERLINE OF ROAD

ROAD ROW SECTION CORNER (FOUND) SECTION CORNER

(NOT FOUND)

REREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE IS SEVEN OF THIS PLAT FOR MATHEMATICAL CORRECTNESS. SECTION

SIGNED THIS 14th DAY OF April 2022

- 1 DEVELOPMENT AGREEMENT: THE WASATCH PEAKS RANCH COMMUNITY (THE 'PROJECT) IS SUBJECT TO THAT OF STAND EVELOPMENT AGREEMENT DATED OCTOBER 30, 2019, BETWEEN MORGAN COUNTY (THE 'OUNTY) AND WASATCH PEAKS RANCH (I.C. A DELAWARE LIMITED LUBBILITY COMPANY ("DECLARANT), RECORDED IN THE OFFICE OF THE MORGAN COUNTY RECORDEDING THE OFFICIAL RECORDED IN ON THE OFFICE OF THE MORGAN COUNTY RECORDEDING TO DEVELOPMENT AGREEMENT FOR WASATCH PEAKS AGRICULTURE OF THE AMENDED BY THE REST AMENDEDING TO DEVELOPMENT AGREEMENT FOR WASATCH PEAKS OF THE OFFICIAL RECORDED IN THE OFFICIAL RECORDED AGENTY AGREEMENT, MACHINERY AGREEMENT).
- LAND USE ENTITLEMENT: DEVELOPMENT WITHIN THE PROPERTY SHALL COMPLY WITH THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE ("RSD"). THE LAND USE WITHIN PHASE ONE OF THE PROJECT SHALL ALSO COMPLY WITH THE WASATCH PEAKS RANCH CONCEPTUAL PLAN #1 APPROVED BY THE COUNTY ON OCTOBER 30, 2019 AND RECORDED AS ENTRY NO. 149303, DATED NOVEMBER 7, 2019.
- GOVERNING DOCUMENTS. THE PROPERTY IS SUBJECT TO THE MASTER DECLARATION OF 3 GOVERNING DOCUMENTS. THE PROPERTY IS SUBJECT TO THE MASTERS DECLARATION OF COVERANTS, CONDITIONS RESTRICTIONS AND RESERVATIONS FOR WASACH PEAKS RANCH (THE "DECLARATION), RECORDED IN THE OFFICIAL RECORDS CONCURRENTLY HEREWITH OR SOON HEREBAFTER. THE BYLWARS FOR THE WASACH PEAKS RANCH HOMEOWERS ASSOCIATION THE "SYLAWS") AND THE WASATCH PEAKS RANCH DESIGN GUIDELINES (THE "DESIGN GUIDELINES"). THE FOREGOINS OCCUMENTS, TOĞETHER WITH THIS FAIRA PLAT WASACH PEAKS RANCH PLAT (THE "PLAT), ARE COLLECTIVELY DOCUMENTS, TOGETHER WITH THIS FINAL FACTOR PROCESS.

 THE "GOVERNING DOCUMENTS". IN ACCORDANCE WITH THE DECLARATION, WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION (ASSOCIATION), SHALL SERVE AS THE MASTER HOMEOWNERS ASSOCIATION FOR THE PROJECT, SHALL ENFORCE THE COVENANTS AND RESTRICTIONS IN THE GOVERNING DOCUMENTS, AND SHALL FULFILL ALL THE DUTIES AND OBLIGATIONS DETAILED IN THE GOVERNING DOCUMENTS. THE DESIGN GUIDELINES SHALL BE INTERPRETED AND ENFORCED BY THE ASSOCIATION BOARD, CONSIDERING THE INPUT AND RECOMMENDATIONS OF THE WASATCH PEAKS RANCH DESIGN REVIEW BOARD (THE 'DRB'), NO LOT OR UNIT OWNER MAY CONSTRUCT A RESIDENCE INSTALL IMPROVEMENTS INSTALL LANDSCAPING OR PERFORM WORK OWNER MAY CONSTRUCT A RESIDENCE, INSTALL JUMPROVEMENTS, INSTALL LANDSCAPING, OR PERFORM WORLD THAT IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR STRUCTURE WITHIN THE PROPERTY WITHOUT PULL COMPLIANCE WITH THE DESIGN GUIDELINES. AS FURTHER DESCRIBED IN THE DECLARATION, ALL LOTA NOT TOWNERS WITHIN THE PROJECT FANALLE BEMBERSON OF THE ASSOCIATION, AS WELL AS THE WASATCH FEARS RANCH QUE (THE CLUB). CONTROL OF THE PROPERTY OF THE PROPERTY
- BUILDING ACTIVITY ENVELOPE: EACH LOT IN THIS PLAT HAS A BUILDING ACTIVITY ENVELOPE (THE "BAE") AS DESIGNATED ON THIS PLAT. ALL IMPROVEMENTS AND DISTURBANCES ON THE LOT MUST REMAIN INSIDE THIS BAE, EXCEPT FOR APPROVED DRIVEWAYS AND ASSOCIATED GRADING, GRADING TO BE PERFORMED BY THE DECLARANT ASSOCIATED WITH THE CONSTRUCTION OF PROJECT ROADWAYS OR UTILITIES, AND PRIVATE SKI ACCESS FUNICULARS OR OTHER ABOVE GRADE SKI ACCESS IMPROVEMENTS THAT INDIVIDUAL LOT OWNERS MAY INSTALL TO PROVIDE SKI ACCESS TO AND FROM THEIR RESIDENCES TO ADDIVING SKI-WAYS OR SKI TRAILS. PURCHASERS OF ANY LOTS WITHIN THE PROPERTY ARE DIRECTED TO THE GOVERNING DOCUMENTS FOR FURTHER INFORMATION REGARDING BAR REQUIREMENTS RESTRICTIONS AND STANDARDS EXCEPT A ISE STATED IN THE GOVERNING DOCUMENTS, NO MOTORIZED VEHICLES, OTHER THAN THOSE USED FOR THE CONSTRUCTION OPERATION MAINTENANCE IMPROVEMENT OR REPAIR OF THE RECREATIONAL FACILITIES THE COME PROCTION, OPERATION, MAINTENANCE, IMPROVEMENT, OR REPART OF THE RECREATIONAL FACI RADOB, AND UTILITIES, MAY BE OPERATED OUTSIDE OF THE BAE OR DRIVEWAY CORRIDOR ON ANY LOT OR PARCEL ON THIS PLAT, BAES SHALL NOT BE MODIFIED IN ANY WAY UNILESS EXPRESSLY AUTHORIZED BY TH ASSOCIATION AND THE COLUMY. SUCH MODIFICATIONS ARE STRONGLY DISCOURAGED AND MAY REQUIRE COUNTY APPROVALS AND RECORDATION OF AN AMENDMENT TO THE PLAT.
- AND LISE SLICH LAND ON FITHER SIDE OF THESE DITCHES AS REASONABLY NECESSARY TO CLEAN AND MAINTAIN THE DITCHES IN A SAFE OPERATING CONDITION. LOT OWNERS CANNOT ENCROACH ON THESE IRRIGATION DITCHES OR OTHERWISE IMPEDE THE EASEMENT OWNERS ABILITY TO ACCESS THEIR WATER RIGHTS AND TO CLEAN AND MAINTAIN THE RIRIGATION DITCHES LESSEMENT HOLDER IS SORE INTERPRISES LIMITED PARTHERSHIP, A WYOMING LIMITED PARTHERSHIP IN A LETTER BY KENT JONES (STATE ENGINEER) ON DECEMBER 10, 2013 FOR WATER RIGHT NO(S) SERIS AND 38-251.
- PRIVATE ROADS: ALL ROADS WITHIN THE PROPERTY ("PRIVATE ROADS") ARE PRIVATE AND HAVE BEEN OR 6 PRIVATE ROADS ALL ROADS WITHIN THE PROPERTY CPRIVATE ROADS? ARE PRIVATE AND INVESTED TO INVESTED TO INVESTED TO SELLAND THE ASSOCIATION. BY ALL BE CONSTRUCTED BY DECLARANT IN A COCORDANCY WITH THE COVERNISO DOCUMENTS. THE ASSOCIATION SHALL BE RESPONSIBLE FOR ALL ONSONIO MAINTENANCE, REPARK AND OPERATIONS OF PRIVATE ROADS AND CUTFILL SLOPE ASSESSMENTS AS INDEPENDED OF THE PRIVATE ROAD CONNECTION. AND THE ASSESSMENTS CHARGES AND FEES ASSOCIATION OF WAY VIOLED WITH PRIVATE ROAD CONNECTION. ANTER CARRY AND OPERATIONS, AS THEY WAY SEE ASSOCIATION OF WAY VIOLESS EXPRESSLY AUTHORIZED BY THE ASSOCIATION, OF THE WAY DE ASSOCIATION, OF THE SECRET AND CONNECTION. AND CONTROL FOR A SOCIATION, OF THE USE AND ENJOYMENT OF DECLARANT, ROADS OF CONFIDENCE OF THE VIOLENCE COUNTY TO MAINTAIN OR REPAIR THE PRIVATE ROADS WITHIN THE PROJECT, "PRIVATE LANES" AS DESCRIBED IN THE DECLARATION HAVE BEEN ALLOWED TO HAVE ALTERNATIVE CONSTRUCTION STANDARDS FROM ADOPTED PUBLIC OR PRIVATE STREETS STANDARDS. MORGAN COUNTY SHALL NOT TAKE CONTROL OF SAID PRIVATE LANES UNLESS IT IS FIRST DEEMED BY THE COUNTY COUNCIL THAT THERE IS A COMPELLING PUBLIC INTEREST. TH PRIVATE LANES ARE BROUGHT TO PUBLIC STANDARDS, AND ALL LANDOWNERS ACCESSING THE PRIVATE LANES HAVE CONSENTED TO THE DEDICATION. (MORGAN COUNTY LAND USE MANAGEMENT CODE §8-12-44(T)).
- SEWER AND WATER LITHLITIES: ALL SEWER AND WATER LITHLITIES WITHIN THE PROPERTY HAVE BEEN OR 7 SEMER AND WATER UTILITIES ALL SEMER AND WATER UTILITIES WITHIN THE PROPERTY HAVE BEEN OR WILL BE CONSTRUCTED BY THE DECLARANT WITHIN THE UTILITY EASEMENTS. IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. THE ASSOCIATION SHALL BE RESPONSIBLE FOR ALL ONGOING MAINTENANCE, REPAIR AND OPERATIONS OF SEMER AND WATER UTILITIES AND ASSOCIATION EASEMENT AREAS, AT TO TIME SHALL ANY FERMANERS STRUCTURES, HANDSCAPE OR LANDSCAPE OR PLANDSCAPE OF LANDSCAPE OR PLANDSCAPE OF THE ASSOCIATION OF USE OF THE PLANDSCAPE OF THE ASSOCIATION OF USE OF THE ASSOCIATION OF THE ASSOCIATION OF USE OF THE ASSOCIATION OF TH EXPRESSLY AUTHORIZED BY THE ASSOCIATION. WATER AND SEWER LATERALS SHALL BE CONNECTED BY NDIVIDUAL LOT OWNERS TO THEIR RESIDENCE AT DESIGNATED WATER AND SEWER CONNECTION POINTS. THE ASSOCIATION, AND ITS CONTRACTORS, AGENTS, OR OTHER DESIGNEES SHALL HAVE THE RIGHT TO ACCESS THE ATERAL CONNECTION POINTS AND MAY REQUIRE REMOVAL OF ANY OBSTRUCTIONS AFFECTING THE LATERAL CONNECTION POINTS, INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE LOCATED ON A LOT. LO OWNERS AND UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS, CHARGES AND FEES FOR SYSTEM CONNECTIONS, NON-CONNECTION (STANDBY) AND FOR WATER AND SEWER SERVICES.
- DRY UTILITIES: THE DECLARANT SHALL HAVE THE RIGHT TO AUTHORIZE SPECIFIC DRY UTILITY PROVIDER B ORY UTILITIES THE DECLARANT SHALL MAVE THE RIGHT TO AUTHORIZE SPECIFIC DRY UTILITY PROVIDERS TO INSTALL MAINTAN AND OFFERT TE PIER RESPECTIBLE ELECTRIC, INTURING, AGS, PROPANE (AGS, GABLE, DATA FOREGONS INDIVIDUALLY OR FOLLECTIVE! A "ORY UTILITY" ABOVE AND BELOW GROWD WITHIN DESIGNATED UTILITY EXSEMBLYS AS MAY 9E NECESSARY TO PROVIDE ORY UTILITY SENDICES TO THE INDIVIDUAL LOTS WITHIN THE PROPERTY. AT NO TIME MAY ANY PERMAMENT STRUCTURES, HARDSCAPE OR LANDSCAPE BE PLACED WITHIN THE UTILITY ASSEMBLYS WHICH INTERFERES WITH THE DRY UTILITY PROVIDED USED OF THE UTILITY ASSEMBLYS. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE DRY UTILITY PROVIDERS. UTILITY EASEMENTS NCLUDE A RIGHT OF ACCESS TO, AND A RIGHT TO REQUIRE REMOVAL OF, ANY OBSTRUCTIONS INCLUDING STRUCTURES, HARDSCAPE OR LANDSCAPE THAT MAY BE LOCATED WITHIN THE UTILITY EASEMENTS. A DR UTILITY PROVIDER MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE UTILITY EASEMENTS AT THE LOT OWNERS EXPENSE, LOT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL DRY UTILITY PROVIDER CHARGES FOR CONNECTION TO THE SYSTEM, NON-CONNECTION (STANDBY) CHARGES AND FEES FOR

-) GRANT OF EASEMENT TO RMP, THERE IS A GRANT OF EASEMENT FROM DECLARANT TO ROCKY MOUNTAIN COWER, AN UNINCORPORATED DIVISION OF PACIFICORP, AN OREGON CORPORATION ("ROCKY MOUNTAIN VOWER") RECORDED IMMEDIATELY PRIOR TO OR CONCURRENTLY HEREWITH ("RMP EASEMENT") GIVING ROCKY MOUNTAIN POWER'S BLANKET EASEMENT ON, OVER, AND UNDER THE ENTIRE PROPERTY, EXCEPTING ALL BAES (RIME SASEMENT AREA) FOR THE LINTED PURPOSES OF CONSTRUCTION, ECCONSTRUCTION, AND THE LOCATION OF SAID REFORMS, AND EXCEPTION AND THE LOCATION OF SAID REFORMS, AND EXCEPTION AND THE LOCATION OF SAID RESOURCES AND THE PROPERTY IN WHICH COMMETCE DESCRIPTION FAIL RESOURCES AND THE PROPERTY IN WHICH COMMETCE DESCRIPTO FACILITIES ACTUALLY RESIDE AND THOSE AND THE PROPERTY IN WHICH COMMETCE DESCRIPTO AND THE ACTUAL AND THE LOCATION AND THE PROPERTY OF THE ACTUAL AND THE ACTUAL AND THE ACCORDANCE AND THE PROPERTY OF THE ACTUAL AND THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT THE RIMP EASEMENT FROM SHALL RESOURCES OF THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT THE RIMP EASEMENT AND THE OFFICIAL RECORDS UTILITIES THE RIMP EASEMENT FROM THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT THE RIMP EASEMENT AND THE OFFICIAL RECORDS UTILITIES THE RIMP EASEMENT FROM THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT THE RIMP EASEMENT AND THE OFFICIAL RECORDS UTILITIES THE RIMP EASEMENT FROM THE OFFICIAL RECORDS OF UTILITY THE RIMP EASEMENT FOR THE OFFICIAL RECORDS UTILITIES THE RIMP EASEMENT FOR THE OFFICIAL RECORDS OF THE PLATE THE RIMP EASEMENT FOR THE OFFICIAL RECORDS OF THE OFFICIAL RECORDS UTILITY ENTERS AND THE PLATE THE RIMP EASEMENT FOR THE PLATE THE RIP EASEMENT AND THE OFFICIAL RECORDS UTILITY ENTERS AND THE PLATE THE P MOUNTAIN POWER A BLANKET EASEMENT ON, OVER, AND UNDER THE ENTIRE PROPERTY, EXCEPTING ALL BAE BE CONSTRUED TO CONSIST OF ALL PORTIONS OF THE PROPERTY IN WHICH AS BUILT ELECTRIC FACILITIES ARE LOCATED, THE SUCH ELECTRIC FACILITIES ARE LOCATED, THE SUCH ELECTRIC FACILITIES ARE LOCATED, THE SUCH ELECTRIC FACILITIES ARE LOCATED AND THE SUCH ELECTRIC FACILITIES ARE LOCATED AND THE SUCH ELECTRIC FACILITIES AND THE FACILITIES ARE LOCATED AND THE FACILITIES AS DEPOSED FOR THIS PLAT, NOW OF THE ASSOCIATION, THE CUIE, OR ANY LOT OWNER OR OWNERS SHALL HAVE STANDING TO CLAIM AND THE FACILITIES AND THE FACI OTILITY PURSUANT TO UTABLE MAY PORTION OF THE PROPERTY, INCLUDING THE ROADS DEPICTED ON THIS PLAT, AS A PUBLIC AREA, PUBLIC ROAD OR AS ANY DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND
- 10 UTILITY LATERALS AND AUXILIARY PUMPS: LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF ALI UTILITY LATERALS AND UTILITY SERVICES (INCLUDING SEWER, WATER, GAS, ELECTRIC AND DATACOM) FROM THE LATERAL CONNECTION POINTS WITHIN THE UTILITY EASEMENTS TO THEIR RESIDENCE AND THE ONGOING MAINTENANCE, REPAIR AND OPERATION OF THESE UTILITY LATERALS, ALL UTILITY LATERALS AND UTILITY SERVICES SHALL BE INSTALLED LINDERGROUND, SOME LOTS MAY REQUIRE INSTALLATION OF PRIVATE AUXILIARY PUMPS FOR WATER OR SEWER SERVICE, AUXILIARY PUMP DESIGN AND INSTALLATION SHALL BE APPROVED AS REQUIRED IN THE GOVERNING DOCUMENTS AND SHALL BE PAID FOR AND MAINTAINED BY THE LOT OWNER

BENEFIT OF THE PUBLIC. THE PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS.

- FACILITIES, FITTINGS, APPLIANCES, AND APERTURES WITHIN EACH RESPECTIVE LOT. NO PRIVATE INDIVIDUAL GAS TANKS ARE ALLOWED WITHIN THE PROPERTY UNLESS EXPRESSLY APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.
- FIRE PREVENTION AND PROTECTION: LOT OWNERS SHALL COMPLY WITH THE FIRE PREVENTION AND MANAGEMENT STANDARDS CONTAINED IN THE MANAGEMENT CODE. DEVELOPMENT AGREEMENT, AND MANAGEMENT STANDARDS CONTAINED IN THE MANAGEMENT CODE. DEVELOPMENT AGREEMENT, AND GOVERNING DOCUMENTS FIRTH PREVENTION AND MANAGEMENT STANDARDS INCUMENTS CHEMPENTON AND MANAGEMENT STANDARDS INCLUDE. WITHOUT LIBITATION, THE INSTALLATION OF SPRINKLER SYSTEMS FOR ALL MANAGEMENT STANDARDS INCLUDE. WITHOUT LIBITATION, THE INSTALLATION OF SPRINKLER SYSTEMS FOR ALL MANAGEMENT STANDARDS INCLUDING STANDARDS AND PROVISION OF A LIVENTHER FIRE ACCESS, AND PROVISION OF A DEBOLIATE FIRST PROTECTION MATTER SUPPOSED, FOLLOWING DEPENBENT BY A PROTECTION AND STANDARDS AND PRANTING FIRE-RESISTANT VEGETATION. OWNERS ARE RESPONSIBLE TO MEET SAND FROUMENEMENT AT HER OWN COST AND EXPINISE THE ASSOCIATION HAS THE AUTHORITY TO ENSURE THAT ALL OWNERS COME! WITH SUCH FIRE PREVENTION AND MANAGEMENT. STRANDARDS INDUDUAL, LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION, CLUG RUCOLO, SERVICE. DISTRICT, SHALL HAVE FULL RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH OWNER'S COMPLIANCE WITH THE FIRE PREVENTION AND MANAGEMENT STANDARDS.
- THE LIPPER TRUNK EASEMENT AND MORGAN VALUEY DRIVE TO CANAL EASEMENT (RECORDED SEPTEMBER 1, 201 AS ENTRY NO. 158213 IN BOOK 382 A TAGE 19 IN THE OFFICE OF THE MORGAN COUNTY RECORDER) ARE DEPICTED HEREON FOR INFORMATIONAL PURPOSES AND ARE NOT TO BE CONSIDERED PART OF THE SUBDIVISION OF THE PROPERTY THE ASSOCIATION. THE CLUB. ALL OWNERS OF LOTS. AND ALL SUCCESSORS AND ASSIGNS OF DECLARANT ARE ADVISED TO REVIEW THE INSTRUMENTS CREATING AND AMENDING SUCH EASEMENTS FOR DETAILS REGARDING THE SCOPE AND PURPOSES OF THE SAME.
- DE IALLS REGARDING THE SCOPE AND PURPOSES OF THE SAME.

 4 DRIVEWING ALL DRIVEWAY LOCATIONS AND GRANDING SHALL BE CONSISTENT WITH THE DRIVEWAY LOCATIONS PROVIDED BY DECLARANT ON THE RELIMINARY PLANS PROVIDED TO AND APPROVED BY THE LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY FIRE DEPARTMENT OF THE LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND ENSINEERING, AND AS OTHERWISE SPECIFIED IN THE GOVERNING DECLARATIONS OF DISTRICT, AND AS DISTRICT WITH APPROVAL OF LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND GRADES REQUIRE WRITTEN APPROVAL OF LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND GRADES REQUIRE WRITTEN APPROVAL OF LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND AND APPROVED AND AS OTHERWISE SECRIFICATION. AND CONTROL OF LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND AND ASSOCIATED GROUND, SECRIFICATION AND ASSOCIATED GROUND, SECRIFICATION AND ASSOCIATED GROUND, STORY ASSOCIATED GROUND, AND ASSOCIATED GROUND, STORY ASSOCIATED GROUND, STORY ASSOCIATED GROUND, ASSOCIATED GROUND, STORY ASSOCIATED GROUND, AND ASSOCIATED GROUND, ASSOCIAT APPROVED BY THE COUNTY DRIVEWAY INTERSECTION LOCATION AND DESIGN REQUIRES THE APPROVAL OF THE DECLARANT, OWNERS OF LOTS WITH DRIVEWAYS THAT PROVIDE ACCESS NEAR ROAD SLOPES THAT MAY POSE A SAFETY RISK SHALL BE REQUIRED TO INSTALL A GUARDRAIL ADJACENT TO THE DRIVEWAY INTERSECTION IN SAFETY HIS STANKE DE PREGUIDED TO HIS THAT A GOVERNMENT OF HE OVERWIND DE UNIVERVATI HIS ROSCE HIS MEDICAL CONFORMANCE WITH THE STANDARDS ESTABLISHED IN THE GOVERNING DOCUMENTS. CERTAIN LOTS ARE DESIGNATED TO HAVE SHARED DRIVEWAYS AND PRIVATE LANES THAT SERVE MULTIPLE RESIDENCES. THE CONSTRUCTION AND ONGOING MAINTENANCE OF SHARED DRIVEWAYS SHALL BE THE RESPONSIBILITY OF 1 CONSTRUCTION AND ORIGINAL MAINTENANCE OF SHARED REVIEW'S SHALL BETHE RESPONSIBILITY OF IT LOT OWNERS UNDER SHARED DRIVEN BE SHARED BE SHARED BE SHALL BETHE RESPONSIBILITY OF THE ASSOCIATION IN ACCORDANCE WITH THE OWNERHAND DOLOR SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION IN A DRIVEN WHITH THE SHARED SHAR
- 16 RESPONSIBILITY FOR CERTAIN OTHER IMPROVEMENTS: THE DECLARANT HAS OR MAY CONSTRUCT AND INTERPOLATION OF THE CONTROL OF THE C PLAT. PROVIDED THAT THESE FEATURES ARE NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS (COLLECTIVELY, THE 'OTHER IMPROVEMENTS'). SUCH OTHER IMPROVEMENTS SHALL BECOME COMMON ELEMENTS AS DEFINED IN THE DECLARATION, AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, MAINTENANCE OF ANY PRIVATE DRIVEWAY ENTRY FEATURE OR SIGNAGE CONSTRUCTED ON A LOT IN THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- 10 TRAIL EASEMENTS: DECLARANT HAS OR WILL CONSTRUCT THE PROJECTS TRAILHEADS AND TRAILS, IN A MANNER NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS. THE ASSOCIATION WILL BE RESPONSIBLE FOR THE CHACLING MAINTHAINMER, RESPONSIBLE FOR FITE CHACLING MAINTHAINMER, RESPONSIBLE FOR FOR THE BENEFIT OF ITSELF, IT'S SUCCESSORS AND ASSIGNS AND THE ASSOCIATION, A BLANCET EASTONER AND ASSOCIATION THE PURPOSE OF CONSTRUCTING AND MAINTAINMEN HIGH ACROSS ALL LOTS AND PAGELES ON THIS DAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINMEN HIGH AND BIKING TRAILS (THE "TRAIL EASEMENTS"), DECLARANT MAY DESIGNATE, ADD TO, DELETE, OR MODIFY THE EXACT LOCATION OF THE TRAILS AND TRAILHEADS WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE DECLARATION, DECLARANT HEREBY GRANTS TO THE ASSOCIATION AND ITS MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF ALL TRAIL FASEMENTS IN THEIR FUTURE AS CONSTRUCTED OCATIONS AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME IN ACCORDANCE WITH THE DECLARATION AND ANY RULES AND REGULATIONS ADOPTED BY DECLARANT AND ASSOCIATION.

- 17 OPEN SPACE: CERTAIN PARCELS WITHIN THE PLAT HAVE BEEN DESIGNATED AS OPEN SPACE AREAS IN ADDITION, CERTAIN LOTS WITHIN THE PROJECT CONTAIN OPEN SPACE EASEMENTS (THE "OPEN SPACE EASEMENTS) THAT ARE ALSO HEREBY DEDICATED TO THE ASSOCIATION. THE ASSOCIATION WILL BE EASEMENTS) THAT ARE ALSO HEREBY DEDICATED TO THE ASSOCIATION THE ASSOCIATION MILL BE SEMENDATED THE COMBOIN MAINTENANCE, REPORT AND OPERATORIS OF THE OPERATOR SOME OF THE OPERATOR MAINTENANCE, REPORT AND OPERATORIS OF THE OPERATOR SOME OF THE OPERATOR SOME OPEN SPACE ASSEMBLYS. NO OWNER MAY DISTURBE VEGETATION OR ALTER SITE GRADES IN THESE OPEN SPACE ASSEMBLY AND OWNER MAY DESCRIBED AND ADMINISTRATION OF THE OPEN SPACE ASSEMBLY OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWNER OWNER OF THE OWNER DECLARANT RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE DESIGNATED OPEN SPACE AREAS SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE AREA FOR THE ENTIRE PROJECT COMPLIES WITH THE OPEN SPACE REQUIREMENTS SPECIFIED IN THE RSD. DEVELOPMENT ACREEMENT, OPEN SPACE MANAGEMENT PLAN, AND GOVERNING DOCUMENTS, PURSUANT TO THE DECLARATION, OWNER HAS GRANTED OR WILL GRANT TO THE ASSOCIATION BLANKET LITHITY AND DRAINAGE EASEMENTS OVER ALL OPEN SPACE PARCELS AS FURTHER DESCRIBED IN THE DECLARATION. THE ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE DECLARANT FROM AND AGAINST ANY AND ALL CLAIMS AND LIABILITIES OF ANY TYPE OR NATURE ARISING FROM OR IN ANY WAY CONNECTED TO THE OPERATION AND USE OF THE TRAILHEADS, TRAILS AND/OR
- 18 SVI TRAILS AND SVI EASEMENTS: OWNER RESERVES FOR THE BENEFIT OF ITSELF, AND ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS WITHIN THE PLATFOR CONSTRUCTIONS AND MAINTAINING SVI TRAILS AND OTHER SVI IMPROVEMENTS, AND FOR THE GENERAL USE OF CLUB MEMBERS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS (THE "SKI EASEMENT"). DECLARANT OR ASSOCIATION MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY EXACT LOCATION OF THE SKI TRAILS WITHIN THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE GOVERNING DOCUMENTS. DECLARANT ALSO RESERVES FOR THE BENEFIT OF DECLARANT, ITS SUCCESSORS AND ASSIGNS, A BLANKE I EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ALL PRIVATE ROADS FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF TUNNELS BRIDGES AND/OR
- 19 GEOTECHNICAL: PURCHASERS OF ANY LOT WITHIN THE PROPERTY ARE DIRECTED TO THE PROPERTY'S GEOTECHNICAL AND GEOMAZARD REPORTS FOR THEIR RESPECTIVE NEIGHBORHOOD, AS PREPARED BY LANGAN ASSOCIATES BATED SEPTEMBER 15, 222.1 THESE REPORTS CONTAIN GEOTECHNICAL GUIDELINES RELIED UPON FOR DEVELOPMENT BETWEEN THE PROPERTY IN ADDITION TO THESE REPORTS. AND THE PROPERTY IN ADDITION TO THESE REPORTS. EACH THE PROPERTY SERVICE OF THE SULTION SERVIC GEOTECHNICAL AND GEOHAZARD REPORTS FOR THEIR RESPECTIVE NEIGHBORHOOD, AS PREPARED BY LANGAN FOUNDATION DESIGN, RETAINING WALL DESIGN AND GEOLOGIC MITIGATION STRATEGIES TO BE IMPLEMENTED DURING THE DEVELOPMENT OF THE LOT, ITS RESIDENCE, DRIVEWAY, AND OTHER LOT IMPROVEMENTS, OWNER RESERVES, FOR THE BENEFIT OF THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS WITHIN THE PROJECT FOR ACCESS. MONITORING, CONTROL AND ABATEMENT OF /EMENT OR LANDSLIDES AS WELL AS FOR THE INSTALLATION, REPLACEMENT, AND MONITORING VARIOUS GEOTECHNICAL MONITORING STATIONS AND HYDROLOGY MONITORING WELLS ASSOCIATED WITH THE PROJECT'S GEOTECHNICAL/GEOHAZARD STUDIES AND MONITORING
- 20 STREAM CORRIDORS. CERTAIN LOTS MAY REQUIRE BRIDGE, OR CULVERT CROSSINGS OVER STREAMS OR IRRIGATION DITCHES ASSOCIATED WITH THE ROTWENAY ACCESS. NO ALTERATION OF ANY STREAMS, STREAM SEEDS, CULVERTS, OR RIRIGATION DITCHES SHOWN ON THIS PLAT MAY COLUMN WITHOUT THE EXPRESS WRITTER AUTHORIZATION OF THE OWNER, DECLARANT, ASSOCIATION BOARD, DASEMENT HOLDERS, AND ALL STATE, LOCAL AND OTHER LIGHT LIGHT LIGHT AND THE COLUMN OF THE OWNER, DECLARANT, ASSOCIATION BOARD, DASEMENT HOLDERS, AND ALL STATE, LOCAL AND OTHER LIGHT LIGHT LIGHT AND THE COLUMN OF THE COLUMN O WYOMING LIMITED PARTNERSHIP IN A LETTER BY KENT JONES (STATE ENGINEER) ON DECEMBER 10, 2013 FOR WATER RIGHT NO(S) 35-8193 AND 35-8210
- SNOW STORAGE: OWNER RESERVES FOR ITSELF, DECLARANT, AND THE ASSOCIATION FOR THEIR BENEFIT AND THE BENEFIT OF THEIR SUCCESSORS AND ASSIGNS. A BLANKET SNOW STORAGE EASEMENT OVER ALL LOTS AND PARCELS FOR THE RELOCATION, MOVEMENT, AND STORAGE OF SNOW FROM ROADWAYS AND SHARED DRIVEWAYS WITHIN THE PROPERTY AND TO ALSO DESIGNATE. DEFINE, LOCATE, RELOCATE, AND MODIFY SPECIFICALLY LOCATED SNOW STORAGE EASEMENTS (THE "SNOW STORAGE EASEMENTS"), SNOW STORAGE OR AREA ON THE LOT THAT WILL BE PLOWED. THIS DESIGNATED SNOW STORAGE AREA SHALL BE OF A WIDTH AND DEPTH THAT IS PRACTICAL FOR THE REQUIRED SNOW STORAGE AND LOCATED ADJACENT, OR IN CLOSE MITY, TO THE PAVEMENT AREA FROM WHICH SNOW IS TO BE REMOVED, SNOW STORAGE AREAS SHALL NOT BE INCLUDED WITHIN ANY DRIVEWAY OR PARKING AREA ON THE LOT OR IMPACT ANY OTHER IMPROVEMENTS, UTILITY FACILITIES/EQUIPMENT. EASEMENT. OR COMMON ELEMENTS.
- 22 WINTER AND SKI OPERATIONS: LOTS SHOWN ON THIS PLAT ARE IN THE VICINITY OF ACTIVE WINTER AND SKI OPERATIONS: SEVERE WINTER WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO OPERATIONS. SEVERE WHITE WAS THE CHIEF WAS THE POTENTIAL TO CAUSE SAFETY WHICH ARM SO WAS THE POTENTIAL TO CAUSE SAFETY WAS THE CHIEF WAS THE
- NO ON-ROAD PARKING: PARKING ON ANY STREETS AND PRIVATE ROADS OR WITHIN AN UTILITY EASEMENTS IS PROHIBITED UNLESS AUTHORIZED BY THE DECLARANT, ASSOCIATION OR CLUB, AND THEN ONLY FOR SPECIAL EVENTS OR TEMPORARY CIRCUMSTANCES WITH PROPER NOTICE TO IMMEDIATELY ADJACENT NEIGHBORING LOT
- 24 WILDLIFE AND WILDLAND INTERFACE: ALL LOTS IN THE PROPERTY ADJOIN NATURAL WILDLAND AREAS CONTAINING ANIMALS TYPICALLY FOUND IN THE MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, BIRDS, INSECTS, REPTILES AND OTHER ANIMALS. THAT ARE NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND THAT ARE NATIVE OR MIGRATORY TO THE AGE, SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS OF OTHER PRIVATE OVAMIDE PROPERTIES, GOVERNING ALTING AND AND ANIMAD SHAPE, THE VIOLENCE SHIP WAS A AND CREATING POLITICAL PLANT AND ANIMAD SHAPE, THE ANIMAD SHAPE OF THE SHAPE AND CREATING POLITICAL PLANT AND AND CREATING POLITICAL PLANT AND ANIMAD SHAPE OF THE SHAPE AND ANIMAD SHAPE AND
- 25 NOTICE TO ALL CONTRACTORS DURING EARTHWORK: IF PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW (DEFINED AS A CONTINUOUS SUBSURFACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR FORTY-EIGHT (48) HOURS OR MORE) OCCURS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE DECLARANT AND THE DRB AND RETAIN A QUALIFIED PROFESSIONAL TO PERFORM SITE-SPECIFIC EVALUATIONS OF GROLINDWATERWELLAND HYDROLOGY AND PREPARE A WELLAND HYDROLOGY PROTECTION PLAN SHOULD EXCAVATION REQUIRE ANY BLASTING FOR DRIVEWAYS FOUNDATIONS AND/OR UTILITIES. THE CONTRA SHALL ORTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY SHALL OF IAN ALL REQUIRED BLAST INS PERMITS, FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROTOCOLS AND COORDINATE BLASTING THIMING AND PROCEDURES WITH THE DECLARANT, ISSOCIATION, AND CLUB BLASTING SHALL BE PERFORMED SUCH THAT THERE IS NO IMPACT TO ADJOINING PRIVATE ROADS, LOTS, RESIDENCES, PROJECT IMPROVEMENTS, IMPROVEMENTS OF OTHER LOT OWNERS, STRUCTURES, DRIVEWAYS OUTLITTIES DURING BLASTING AND THAT THE BLASTING WILL NOT CREATE FRACTURES THAT DRAIN OR REDIRECT GROUNDWATER AND IMPACT WETLAND HYDROLOGY.
- 26 FURTHER SUBDIVISION: FURTHER SUBDIVISION OF LOTS IS NOT PERMITTED UNLESS SPECIFICALLY PROVIDED FOR IN THE DECLARATION AND PROJECT ENTITLEMENTS. ANY FURTHER SUBDIVISION REQUIRES THE

FINAL PLAT WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1, 2, 11 AND 12 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

NOTES:

- 27 PERINT AND IMPACT FEES OWNERS WITHIN THE PROJECT ARE RESPONSIBLE FOR PAYING VARIOUS FEES AS A CONDITION OF GRITAINING A BUILDING FERMIT HESE FEES INCLUDE, BUT ARE NOT LIMITED TO, COUNTY BUILDING PERMIT FEES, LOCAL SERVICE DISTRICT ASSESSMENTS, FEES AND TAXES, LOCAL IMPACT FEES, SITE OR BUILDING INSPECTION FEES LOLB ASSESSMENTSFEES, ASSCOATION FEESDULES, AND OTHER FEES/ASSESSMENTS THAT MAY BE LEVIED BY THE COUNTY, DECLARANT, DISTRICTS, CLUB/ASSOCIATION OF OTHER AGENCIES WITH JURISDICTION OVER THE PROPERTY. THE TYPES AND AMOUNTS OF SUCH FEES ARE
- RETAINED DECLARANT RIGHTS: DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, WITHOUT FURTHER CONSENT OF THE LOT OWNERS OR UNIT OWNERS. THE RIGHTS TO UNILATERALLY: (A) AMEND OR MODIFY THE PROPERTY'S ZONING ENTITLEMENTS, DEVELOPMENT AGREEMENT AND/OR CONCEPTUAL PLANS, (B) AMEND THE PLAT, PROVIDED SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE OR CLARIFY AMBIGUITIES OR FOR ANY OTHER PURPOSE SOLIDING AS SUCH AMENDMENT DOES NOT MATERIALLY AND ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LAW, AND (C) MODIFY EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS ANDIOR DEDICATE ADDITIONAL LAW, AND (C) MODIFY EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS ANDIOR DEDICATE ADDITIONAL EASEMENTS THROUGHOUT THE LOTS AND PARCELS ON THIS PLAT REDUCTING OR RELOCATING IMPROVEMENTS. EASEMENTS THROUGHOUT THE LOTS AND PARCELS ON THIS PLAT, REDUCING OR RELOCATING MIPROVENEN WITHIN THE PROPERTY, ADDING ADDITIONAL MIRROYWENTS OR FACILITIES AND MAKINS GUICH OTHER DEVELOPMENT DECISIONS AND CHANGES AS THE DECLARANT MAY DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION AND OTHER MATTERS THAT MAY PAFFECT PORTIONS OF LOTS OUTSIDE OF THE AREA OF THE LOT COVERED BY PREVIOUSLY CONSTRUCTED RESIDENTIAL IMPROVEMENTS.
- CERTIFICATES OF OCCUPANCY: MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THE PROJECT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY. (MORGAN COUNTY LAND USE MANAGEMENT CODE \$8-12-32(P)).
- CONSENT: ANY CONSENT, AUTHORIZATION OF APPROVAL REQUIRED IN THIS PLAT SHALL BE IN WRITING IN ORDER TO BE EFFECTIVE. ANY REFERENCE IN THIS PLAT TO THE CONSENT, AUTHORIZATION OR APPROVAL OF THE DECLARANT SHALL REQUIRE SUCH THE CONSENT, AUTHORIZATION OR APPROVAL ONLY SO LONG AS DECLARANT OWNS ANY INTEREST IN THE PROJECT
- THE COLINTY IS NOT RESPONSIBLE FOR ANY COMMUNITY MAINTENANCE WITHIN PROPERTY
- 32 A PAVED APRON IS REQUIRED TO BE INSTALLED FOR ALL DRIVEWAYS ACCESSED FROM PRIVATE ROADS
- 33 THE STATE OF UTAH HAS ADOPTED, AND THE STATE AND OTHER JURISDICTIONS MAY ADOPT IN THE FUTURE PROTECTIONS IN RELATION TO THE RIGHT TO USE LAND FOR AGRICULTURE. FARMING, RANCHING AND RELATED ACTIVITIES BUCH LEGISLATIVE PROTECTIONS ARE COMMONLY REFERRED TO AS "RIGHT TO FARMI LEGISLATION CURRENT AND FUTURE USES OF LAND ADJACENT TO THE PROPERTY MAY BE PROTECTED UNDER RIGHT TO FARM LEGISLATION. THE PROPERTY IS CONTIGUOUS AND NEAR TO LAND AREA THAT HAS RIGHT TO FARM PROTECTIONS AND HAS SPECIFICALLY BEEN DESIGNATED AS AN AGRICULTURAL PROTECTION AREA BY THE COUNTY, AS A RESULT, CERTAIN LAND ADJACENT TO THE PROPERTY MAY BE USED FOR AGRICULTURE FARMING, RANCHING AND RELATED ACTIVITIES, WHICH MAY (I) GENERATE NOISE, ODORS AND VIBRATIONS OR OTHER EFFECTS THAT WOULD BE DEEMED A NUISANCE, (II) HAVE OPERATIONS THAT ARE CONDUCTED EARLY IN THE MORNING AND LATE IN THE EVENING AND ON ALL DAYS OF THE WEEK, AND (III) ARE SUBJECT TO LIMITATION ON THE ABILITY OF A LANDOWNER IN THE VICINITY TO CHALLENGE THE USE OF SUCH LAND FOR THESE USES.
- 34 ALL PRELIMINARY CONDITIONS OF APPROVAL BY MORGAN COUNTY HAVE BEEN INCORPORATED INTO THE

FURSIANT TO THE DECLARATION AND THE OWNERS DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD. THE DECLARANT HAS RESERVED LINDTO ITSELF PERPETUAL, NON-EXCLIBED EASEMENTS OVER AND ACROSS ALL PROPERTY ON THIS PLAT EXCLIDING BASE FOR THE PENETT OF DECLARANT, THE ASSOCIATION, THE CLUB, AND OWNERS OF LOTS WITHIN THE PROPERTY FOR PURPOSES INCLUDING, WITHOUT LIMITATION, THE FOLLOWING

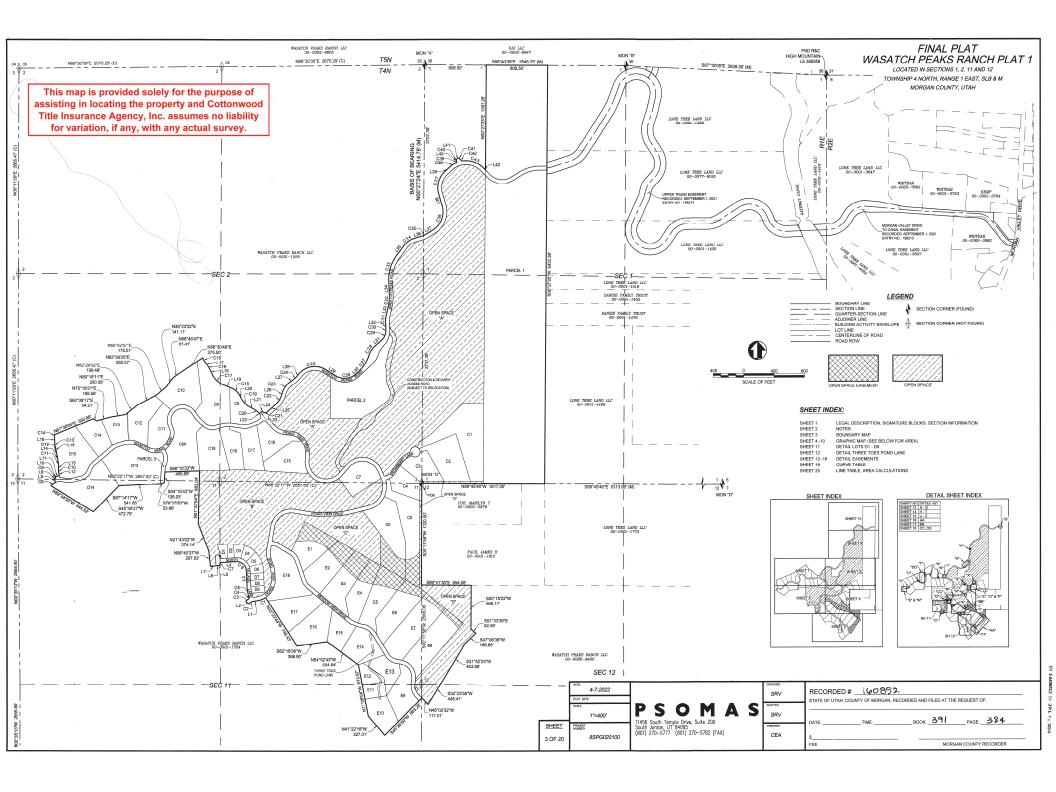
- I ACCESSING, CONSTRUCTING, OPERATING, USING, MAINTAINING, REPARING, MODIFYING AND REPLACING (1) PREVAILE (ALE) REPLACED SAID REALTED SLOPES AND REFLANDING VIEW, SOLD RESPONSIVE SAID STORMWATER STORAGE BASING, STORM MAINS, DITCHES, IMPROVEMENTS, WASHES, WATERCOURSES A STORMWATER STORAGE BASING, STORM MAINS, DITCHES, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINES, CACESS VALUTS, PURPING STATIONS AND OTHER RELATED FACILITIES, (4) POTABLE AND NON-POTABLE WATER CONVEYANCE PIPES, STORAGE TARNS, MAINTOLES, AVALVES, ACCESS VALUTS, PURPING STATIONS AND OTHER RELATED FACILITIES, (6) MAYOL AGAS AND PROPAGE GAS TANKS, PURPING, WATER CONVEYANCE PIPES, STORAGE TANKS, MAINTOLES, AVALVES, ACCESS VALUTS, PURPING STATIONS AND OTHER RELATED FACILITIES, (6) MAYOL AGAS AND PROPAGE GAS TANKS, PURPING, WASHES, CHARLES, CONTROLLINES, (6) MATCH AND OTHER WATER TO AND THE CONTROLLINES, AND THE CONTROLLINES, CONTROLLINES, (6) MATCH AND OTHER WATER TO AND THE CONTROLLINES, CONTROLLINES, (6) MATCH AND OTHER WATER TO AND THE CONTROLLINES, CONTROL ACCESSING CONSTRUCTING OPERATING LISING MAINTAINING REPAIRING MODIFYING AN FACILITIES AND IMPROVEMENTS; (9) HIKING AND BIKING TRAILS; (10) TUNNELS, BRIDGES, SKI LIFTS, SKI TRAILS, OTHER SKI IMPROVEMENTS, AND FOR THE INGRESS, EGRESS, RECREATIONAL PURPOSES, AND GENERAL USE AND ENJOYMENT OF SUCH SKI FACILITIES (THE "SKI FACILITY EASEMENT"):
- 2 THE INGRESS, EGRESS, ACCESS, RECREATIONAL PURPOSES, AND GENERAL USE AND ENJOYMENT OF SUCH HIKING AND BIKING TRAILS. SKI FACILITIES. AND OTHER RECREATIONAL FACILITIES AND AMENITIES:
- PRESERVING NATURAL OPEN SPACE:
- ACCESSING MONITORING, CONTROLLING AND ABATING EARTH MOVEMENT OR LANDSLIDES AS WELL AS 2 ALCESSIME, WIND TRRING, LOWIN INCLUMES AND ABILING SEAT IN AUXILIARY METALLATION, REPLACEMENT, AND MONITORING OF VARIOUS GEOTECHNICAL MONITORING STATIONS AND HYDROLOGY MONITORING WELLS ASSOCIATED WITH THE PROJECT'S GEOTECHNICALGEOHAZAM STUDIES AND MONITORING, AND
- RELOCATION, MOVEMENT, AND STORAGE OF SNOW FROM PRIVATE ROADS AND PRIVATE LANES WITHIN THE PROPERTY AND TO ALSO DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY SPECIFICALLY LOCATED SNOW STORAGE EASEMENTS

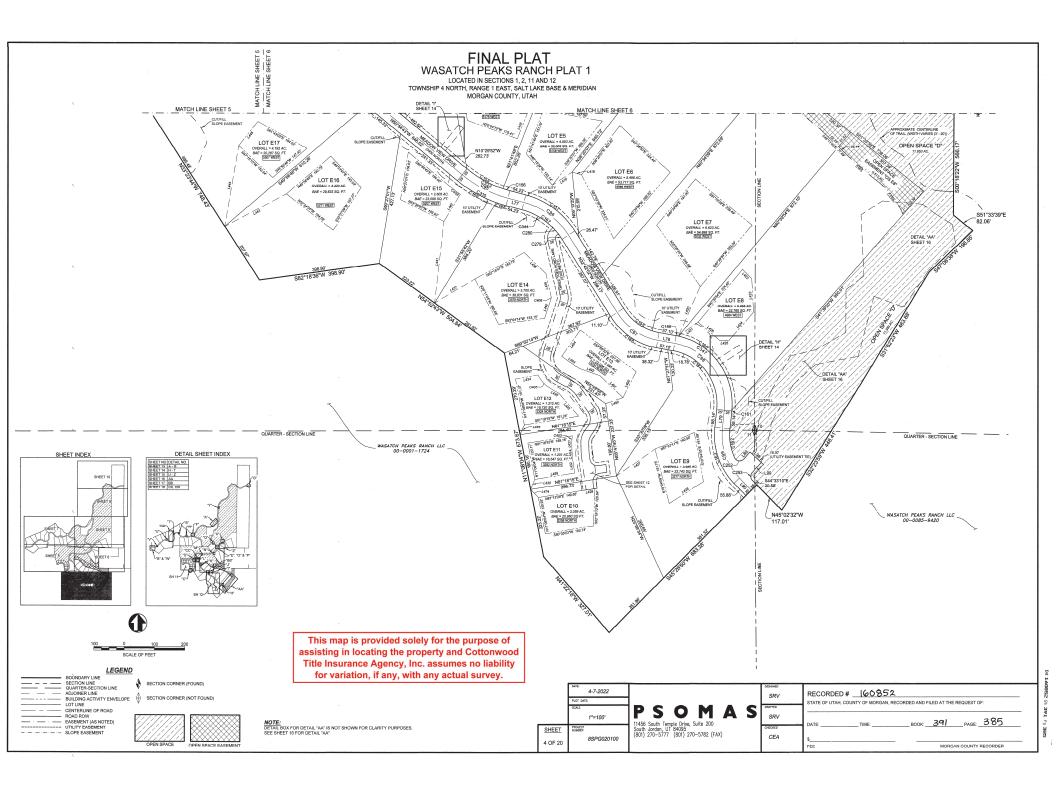
PURSUANT TO THE DECLARATION, DECLARANT AND THE ASSOCIATION HAVE THE RIGHT TO GRANT EASEMENTS, SUBEASEMENTS, AND LICENSES IN ALL SUCH EASEMENTS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO FULFILL ANT OR ALL ODLIGATION OF DECLARANT OR THE ASSOCIATION FURSULANT TO THE GOVERNING DOCUMENTS

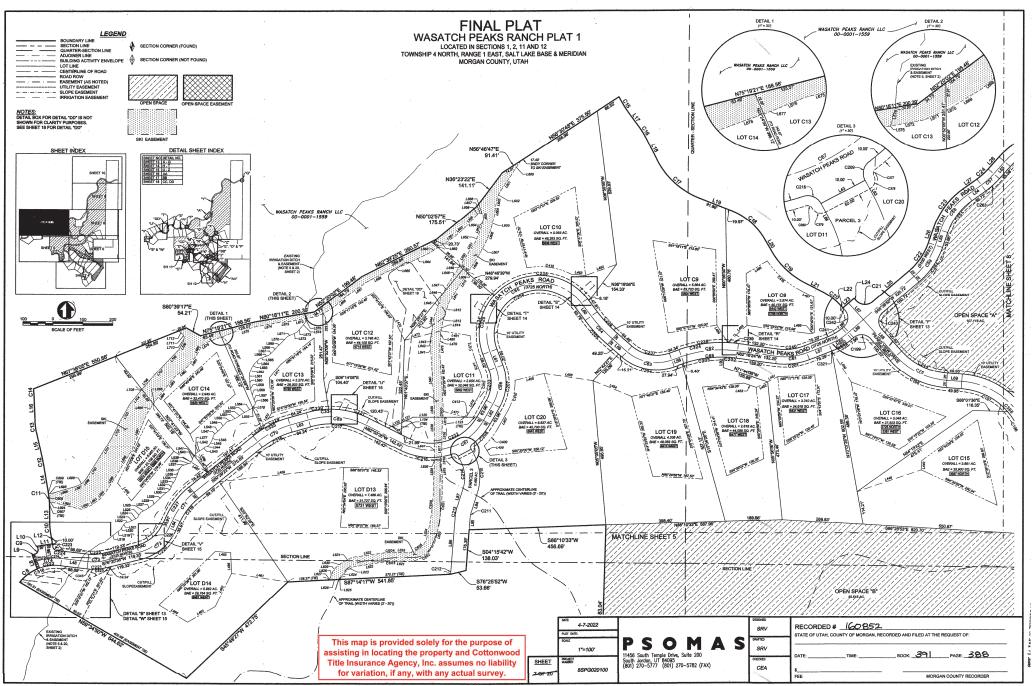
ANY SUCH EASEMENT LIMITS AND AREAS MAY BE FURTHER LIMITED, DEFINED, AND DESCRIBED, AND SUCH DESCRIPTIONS MAY BE RECORDED BY DECLARANT OR THE ASSOCIATION UPON COMPLETION OF ANY SUCH FACILITIES OR BIMPROVEMENTS.

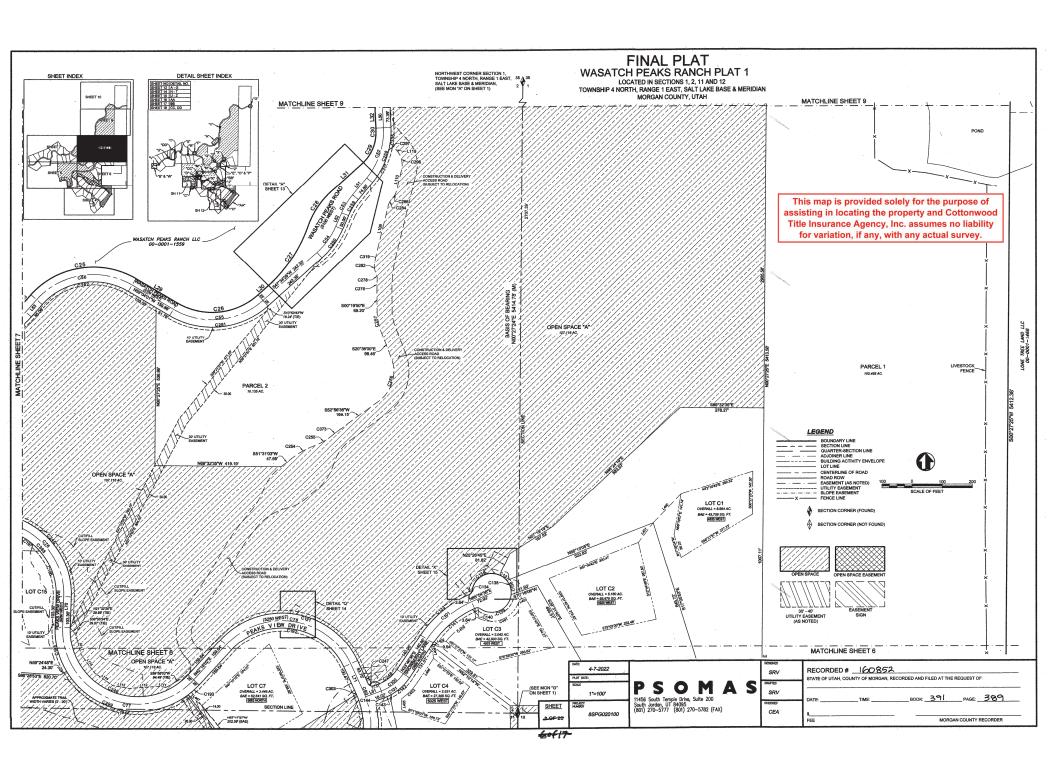
This map is provided solely for the purpose of
assisting in locating the property and Cottonwoo
Title Insurance Agency, Inc. assumes no liability
for variation, if any, with any actual survey.

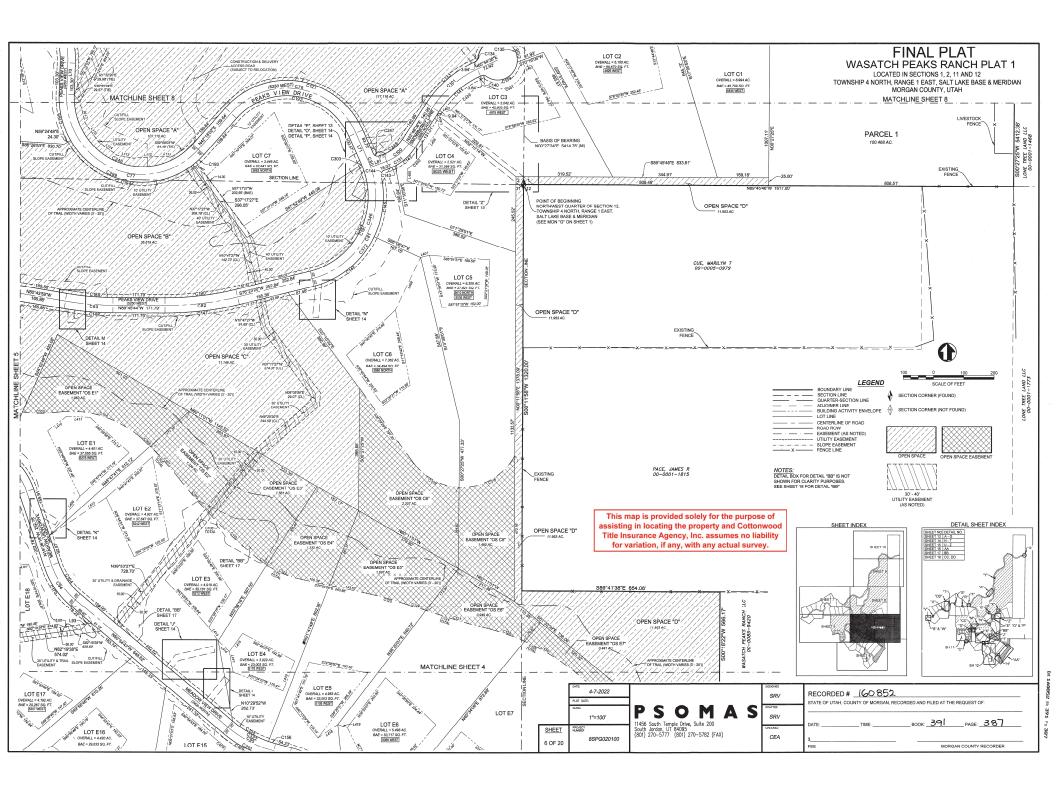
	4-7-2022		SRV	RECORDED# 160852
	PLOT DATE:	PSOMAS	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
<u>SHEET</u> 2 OF 20	PROJECT NUMBER 8SPG020100	11456 South Temple Drive, Suite 200 South Jordon, UT 54095 (801) 270–5777 (801) 270–5782 (FAX)	CEA	DATE:

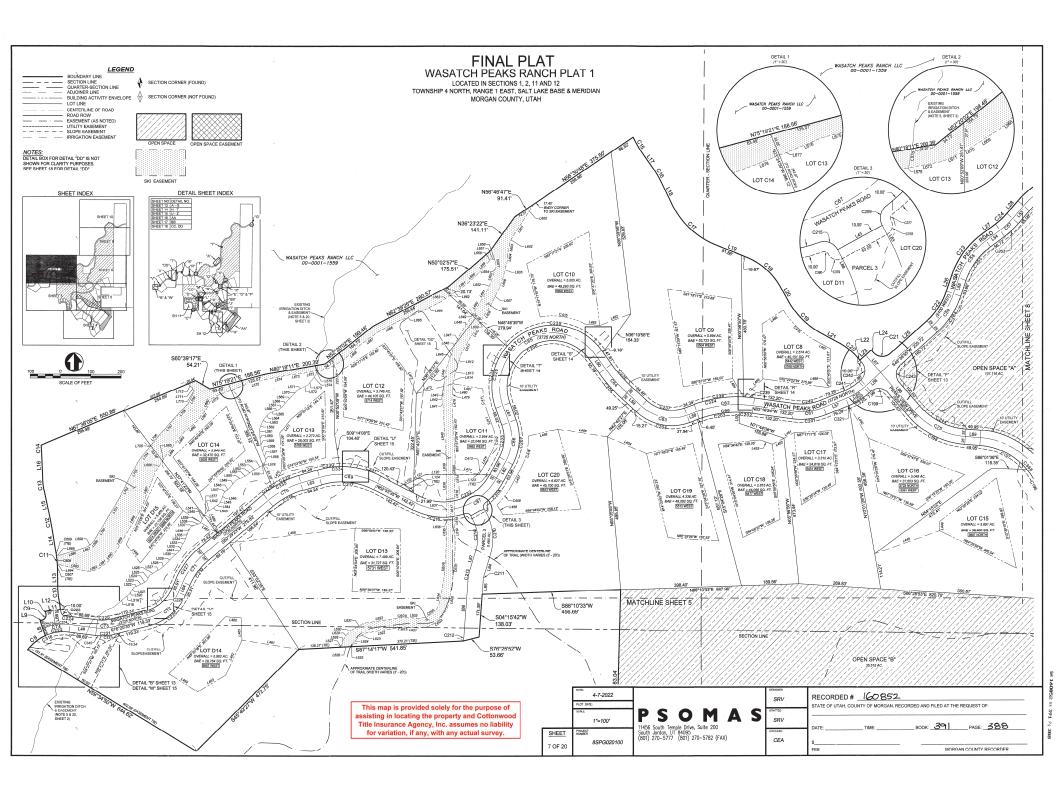


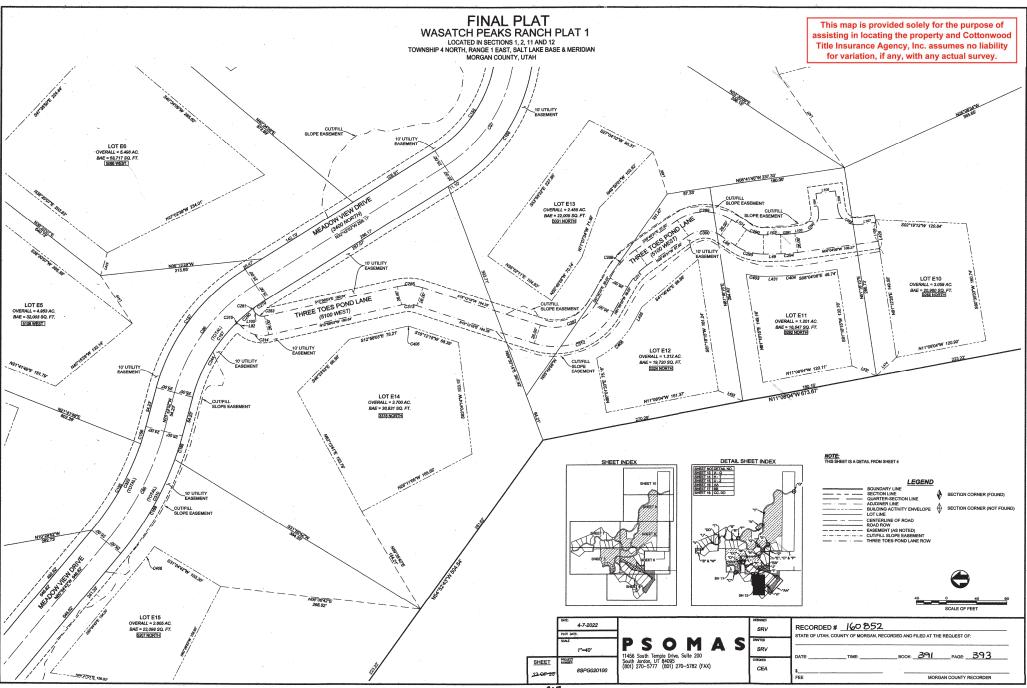


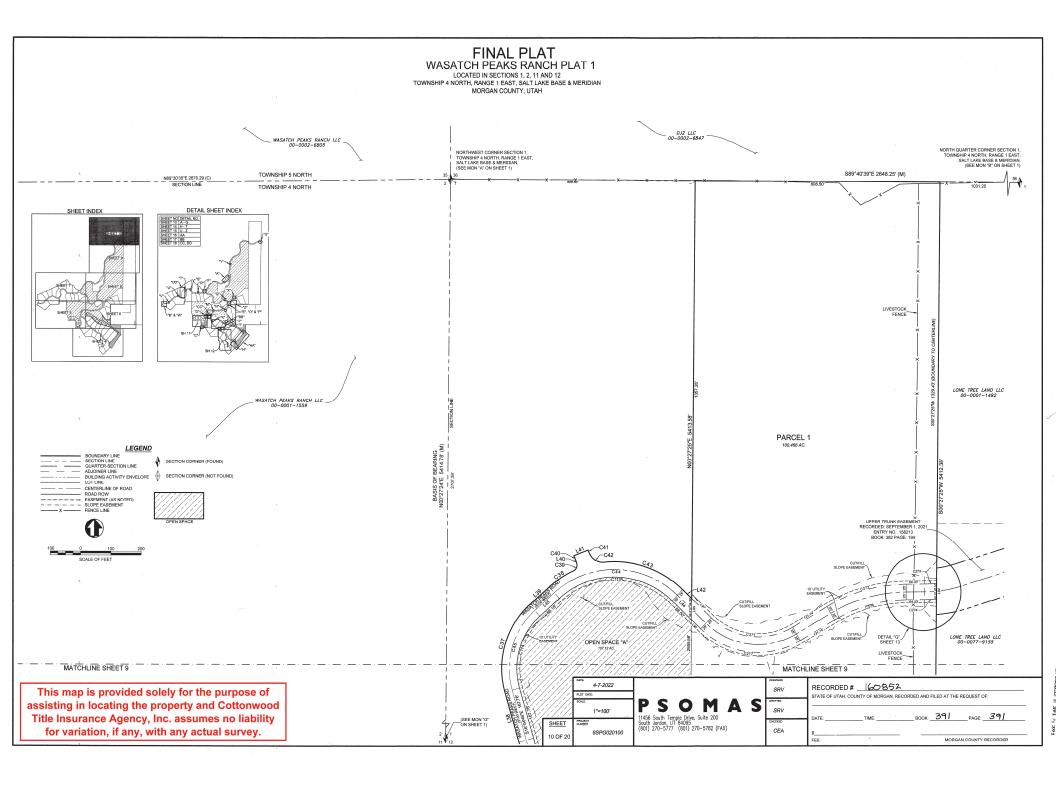


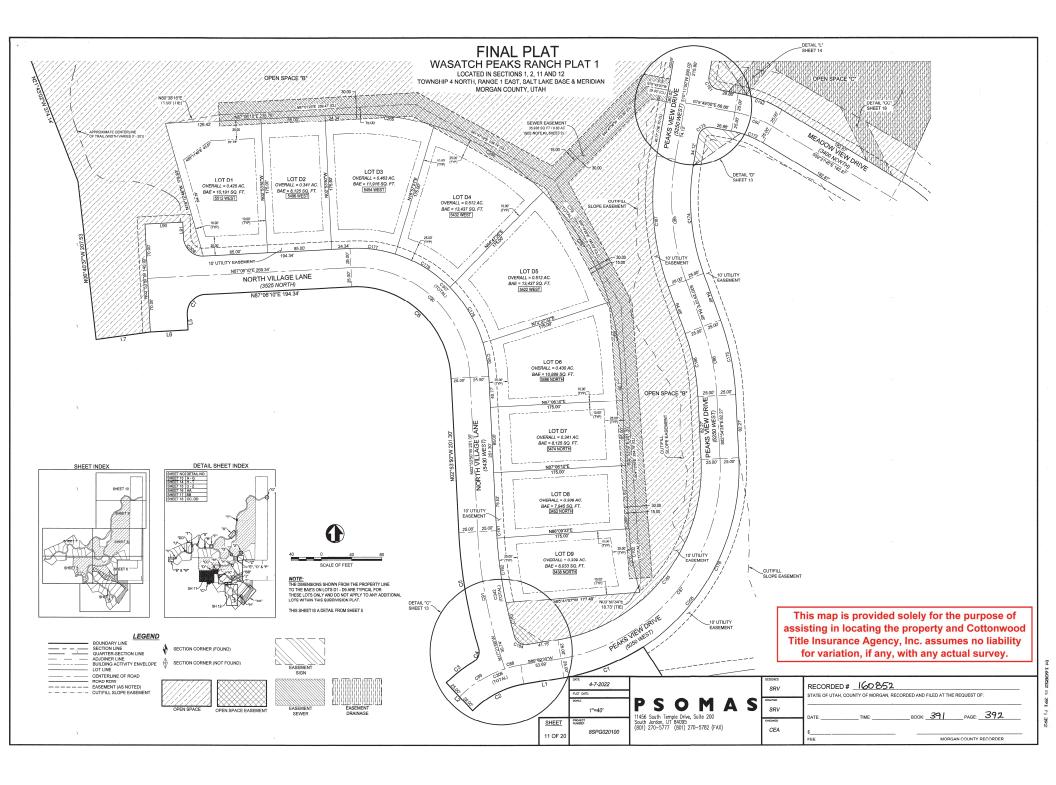


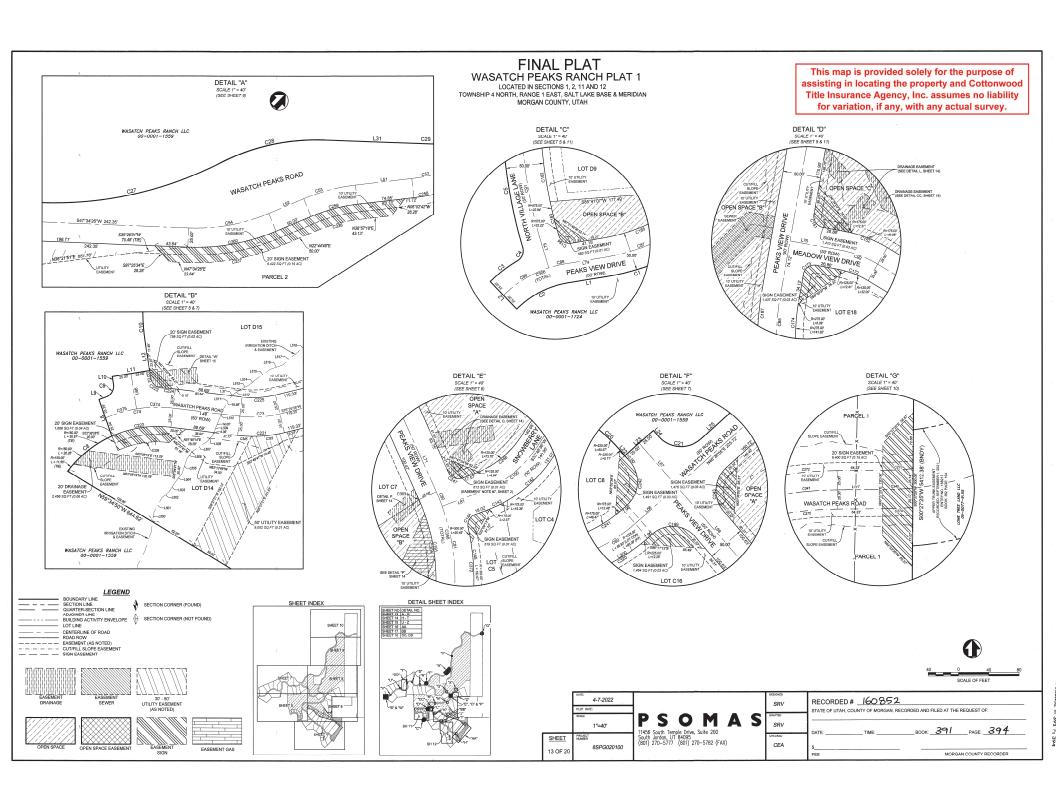


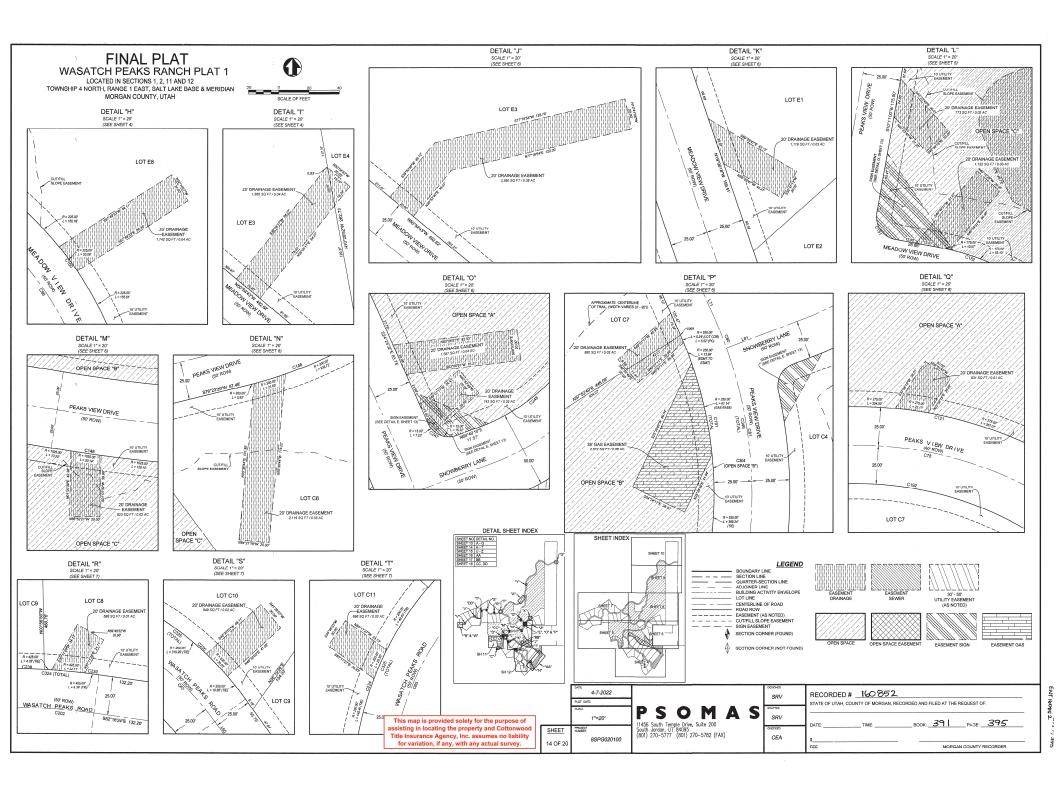






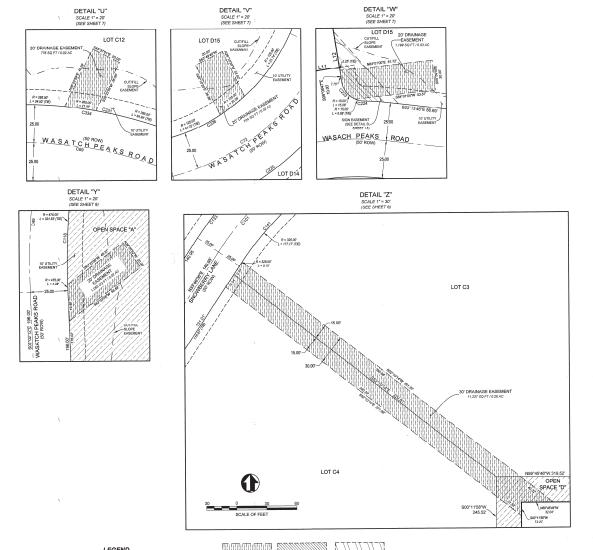




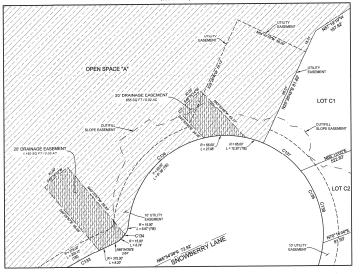


FINAL PLAT WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1, 2, 11 AND 12 TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

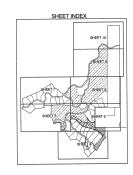


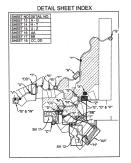
DETAIL "X " SCALE 1" = 20' (SEE SHEET 8)



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.







	LEGEND					1/ // // // // //	
	BOUNDARY LINE SECTION LINE	Δ	SECTION CORNER (FOUND)	1.11.11.11.11.11.11.11.11.11.11		-1/ // // // //	
	QUARTER-SECTION LINE	V	OCOTION CONNECT (I CONE)	шішішішіш	77777777777	<i>[7777777]</i>	
	ADJOINER LINE	Δ	SECTION CORNER (NOT FOUND)	EASEMENT	EASEMENT	30' - 50'	
	BUILDING ACTIVITY ENVELOPE	V	SECTION CORNER (NOT FOUND)	DRAINAGE	SEWER	UTILITY FASEMENT	
	LOT LINE					(AS NOTED)	
	CENTERLINE OF ROAD						
	ROAD ROW			777777777		1 //// 1	h
	EASEMENT (AS NOTED)			1//////////	KXXXXXXX	1 //// 1	
	CUT/FILL SLOPE EASEMENT			1//////////	KXXXXXXX		
	SIGN EASEMENT			1//////////	KXXXXXXXXX	1111 1111	
						$\nabla / T / T / T / T$	
				OPEN SPACE	OPEN SPACE EASEMENT	EASEMENT SIGN	EASEMENT GAS
						E IOLINEITI OIOIT	

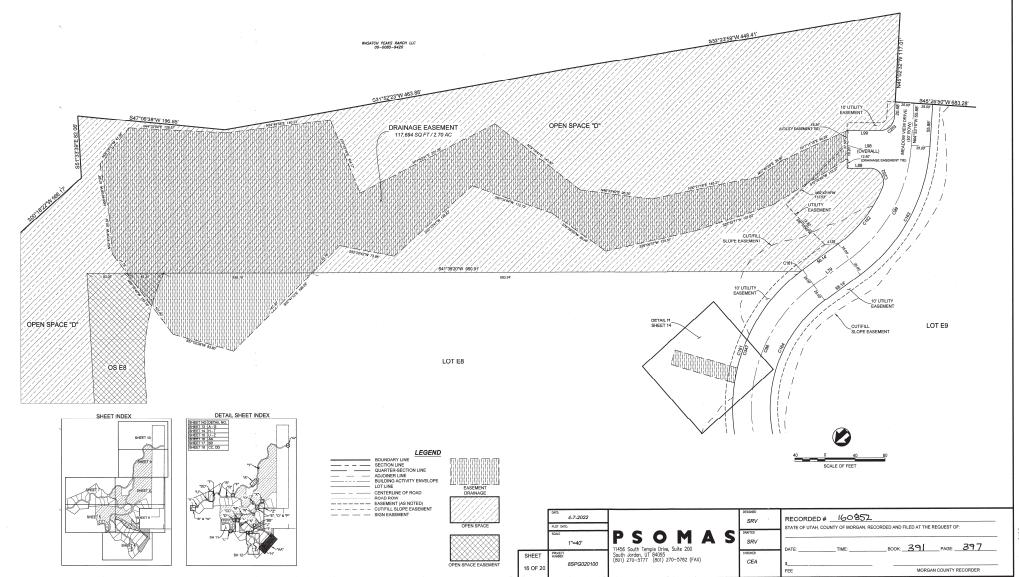
	DATE: 4-7-2022			RECORDED # 160852
	PLOT BATE: SCALE VARIES	PSOMAS	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF: DATE: TIME: BOOK 391 PAGE: 396
<u>SHEET</u> 15 OF 20	PROJECT NUMBER 8SPG020100	11456 South Temple Drive, Suite 200 South Jerdon, UT 84095 (801) 270–5777 (801) 270–5782 (FAX)	CEA	\$

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.

FINAL PLAT WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1, 2, 11 AND 12
TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

DETAIL "AA" SCALE 1" = 40' (SEE SHEET 4)



NT 160852

