

# THORN CREEK PHASE 10

## AMENDING SUPER LOT 3 SOUTH MEADOW, HIGH STAR RANCH MASTER PLAT AMENDED

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT TRI STAR 2005, LLC, A UTAH LIMITED LIABILITY COMPANY (OWNER), HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND COMMON AREAS, COMMON AREA (IRRIGATION EASEMENTS), TO BE HERAFTER KNOWN AS THORN CREEK PHASE 10, AS SHOWN ON THIS PLAT AND INTENDED FOR PRIVATE USE, SUBJECT TO EASEMENTS AND RIGHTS GRANTED HEREUNDER AND ANY MATTERS OF RECORD, RESTRICTIONS AND CONDITIONS CONTAINED ON THIS PLAT. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS 12-13-18 DAY OF DECEMBER, 2018.

### THORN CREEK PHASE 10 NOTES

- THE THORN CREEK PHASE 10 SUBDIVISION IS GOVERNED BY: THE HIGH STAR RANCH ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED SEPTEMBER 5, 2008, ENTRY NUMBER 854222, THE HIGH STAR RANCH FIRST AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED OCTOBER 28, 2010, ENTRY NUMBER 909747, THE HIGH STAR RANCH SECOND AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED JULY 13, 2012, ENTRY NUMBER 949210, THE FIRST AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED APRIL 10, 2017, ENTRY NUMBER 1067096, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE - FURTHER SUBJECT TO ADDITIONAL AMENDMENTS.
- ALL LOTS WITHIN THE THORN CREEK PHASE 10 SUBDIVISION ARE SUBJECT TO THE REQUIREMENTS AND GUIDELINES SET FORTH IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGH STAR RANCH, A PLANNED UNIT DEVELOPMENT, AS AMENDED FROM TIME TO TIME, ALSO KNOWN AS THE "MASTER CCR'S", AND THE AUTHORITY AND RIGHTS OF HIGH STAR RANCH MASTER ASSOCIATION, INC. OR THE "MASTER ASSOCIATION", AS SET FORTH IN THE SAID MASTER CCR'S.
- ALL LOTS WITHIN THE THORN CREEK PHASE 10 SUBDIVISION ARE SUBJECT TO THE REQUIREMENTS, GUIDELINES AND PLAT NOTES AS SET FORTH IN THE HIGH STAR RANCH MASTER PLAT AMENDED, ENTRY NUMBER 1086681, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE, AND ANY SUBSEQUENT AMENDMENTS TO SAID PLAT.
- THE THORN CREEK PHASE 10 SUBDIVISION IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF THE RHOADES VALLEY SPECIAL SERVICE DISTRICT, EASTERN SUMMIT COUNTY WATER CONSERVANCY SPECIAL SERVICE DISTRICT, THE SUMMIT COUNTY LEVY, THE KAMAS CITY LEVY, WEBER BASIN, CONSERVANCY DISTRICT, SOUTH SUMMIT CEMETERY DISTRICT, SOUTH SUMMIT FIRE PROTECTION DISTRICT AND THE SOUTH SUMMIT SCHOOL DISTRICT. ALL LOTS ARE SUBJECT TO ASSESSMENT AND FEES OF THE FOREGOING DISTRICTS.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT 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 RIGHT 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 AND KAMAS CITY.
- KAMAS CITY IS A "RIGHT TO FARM" COMMUNITY WHERE AGRICULTURAL ACTIVITIES ARE PERMITTED AND ENCOURAGED TO CONTINUE. AS SUCH, OWNERS OF LOTS IN THIS SUBDIVISION ACKNOWLEDGE THAT AGRICULTURAL OPERATIONS WORK HOURS BEGIN EARLY AND RUN LATE AND THAT THESE OPERATIONS MAY CONTRIBUTE TO NOISES AND odors OBJECTIONABLE TO SOME RESIDENTS.
- KAMAS CITY RESTRICTS THE OCCUPANCY TO BUILDINGS AS OUTLINED IN THE INTERNATIONAL BUILDING CODE. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN KAMAS WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY KAMAS CITY.
- DESIGN OF ACCESS TO AND FIRE PROTECTION FOR ALL PROPOSED BUILDINGS MUST MEET THE REQUIREMENTS OF THE SOUTH SUMMIT FIRE PROTECTION DISTRICT.
- HIGH STAR RANCH MASTER ASSOCIATION (H.O.A.) AND BEAVER / SHINGLE CREEK IRRIGATION COMPANY SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE IRRIGATION EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE IRRIGATION EASEMENT. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE IRRIGATION EASEMENT AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES, INCLUDING FENCES, BE PLACED WITHIN THE IRRIGATION EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE UTILITY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE HIGH STAR RANCH MASTER ASSOCIATION (H.O.A.).
- LOTS 7 AND 8, REFER TO THE BEAVER / SHINGLE CREEK IRRIGATION EASEMENT, ENTRY NUMBER 01101547, FOR BUILDING COVENANTS AND RESTRICTIONS TO THE LOT AND IRRIGATION EASEMENT AREA.
- ALL LOTS WITHIN THE THORN CREEK PHASE 10 SUBDIVISION ARE SUBJECT TO THE MINIMUM BUILDING SETBACK LIMITS AND PUBLIC UTILITY EASEMENT (PUE), AS DEPICTED ON THIS PLAT.
- KAMAS CITY IS NOT RESPONSIBLE FOR DAMAGE TO LANDSCAPING, PAVEMENTS AND OTHER IMPROVEMENTS MADE WHILE ACCESSING OR REPAIRING UTILITIES CONSTRUCTED OUTSIDE THE MAIN ROADWAY.
- NO ACTIVITY EITHER BY LANDOWNERS, CONTRACTORS OR THEIR AGENTS SHALL UNDERMINE THE EMBANKMENT, CANAL, OR RIGHT-OF-WAY OF THE WEBER-PROVO RIVER CANAL OR IN ANY WAY AFFECT THE LATERAL SUPPORT OF THAT FACILITY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE PROVO RIVER WATERS ASSOCIATION AND THE UNITED STATES BUREAU OF RECLAMATION. LANDOWNERS, CONTRACTORS OR THEIR AGENTS SHALL UNDERTAKE TO PROTECT ALL IMPROVEMENTS ADJACENT TO THE WEBER-PROVO RIVER CANAL FROM SEEPAGE THAT MAY OCCUR AS A NORMAL CONSEQUENCE OF THE OPERATION OF THE CANAL; SUCH PROTECTION SHALL BE APPROVED BY THE CITY AND LICENSED PROFESSIONAL ENGINEER.

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	14.83	766.78	1°06'30"	S63°19'49"W
C2	42.68	105.00	23°17'27"	N20°04'01"E
C3	135.13	205.00	37°46'07"	S70°57'30"E
C4	52.36	205.00	14°37'59"	S59°23'27"E
C5	82.78	205.00	23°08'08"	S78°16'30"E
C6	67.72	45.00	86°13'44"	S11°24'08"E
C7	112.87	75.00	86°13'44"	S11°24'08"E
C8	115.34	105.00	62°56'18"	S23°02'51"E
C9	65.47	105.00	35°43'33"	S09°26'28"E
C10	49.87	105.00	27°12'45"	S40°54'37"E
C11	36.85	45.00	46°55'03"	N31°03'28"W
C12	61.41	75.00	46°55'03"	N31°03'28"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C13	85.98	105.00	46°55'03"	N31°03'28"W
C14	75.92	105.00	41°25'45"	N33°48'07"W
C15	10.06	105.00	5°29'18"	N10°20'36"W
C16	25.73	105.00	14°02'21"	S14°37'07"E
C17	43.49	75.00	33°13'39"	S24°12'46"E
C18	14.00	15.00	53°28'15"	S34°20'05"E
C19	171.78	40.00	246°03'33"	N61°57'34"E
C20	33.50	40.00	47°58'58"	N37°04'43"W
C21	71.85	40.00	102°54'58"	N38°22'15"E
C22	47.93	40.00	68°39'16"	S55°50'38"E
C23	18.50	40.00	26°30'21"	S08°15'50"E
C24	6.97	15.00	26°37'39"	S08°19'29"E

ADDRESS TABLE	
LOT #	ADDRESS
3	551 THORN VIEW COURT
4	539 THORN VIEW COURT
5	515 THORN VIEW COURT
6	481 THORN VIEW COURT
7	475 THORN VIEW COURT
8	476 THORN VIEW COURT
9	488 THORN VIEW COURT
10	506 THORN VIEW COURT
11	548 THORN CREEK DRIVE

APPROVED AND ACCEPTED THIS 6th DAY OF December, A.D. 2018.

*David A. Gowan*  
BEAVER SHINGLE CREEK REPRESENTATIVE

APPROVED AND ACCEPTED THIS 13th DAY OF December, A.D. 2018.

*Brian D. Wood*  
DOMINION ENERGY COMPANY

APPROVED AND ACCEPTED THIS 11th DAY OF December, A.D. 2018.

*Aaron Turner*  
ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED THIS 5th DAY OF December, A.D. 2018.

*SSFD*  
SOUTH SUMMIT FIRE PROTECTION DISTRICT

APPROVED AND ACCEPTED BY THE KAMAS CITY PLANNING COMMISSION THIS 2nd DAY OF January, A.D. 2019.

*PK*  
PLANNING COMMISSION CHAIRMAN

APPROVED AND ACCEPTED BY THE KAMAS CITY COUNCIL THIS 2nd DAY OF January, A.D. 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*PK*  
MAYOR  
ATTEST: *Heacock*  
RECODER

FOUND SECTION CORNER  
SECTION LINE  
PROPERTY LINE  
LOT LINE  
CENTERLINE ROAD  
BUILDING SETBACK

PUBLIC UTILITY EASEMENT (P.U.E.)  
IRRIGATION EASEMENT  
PROPERTY CORNER (SET REBAR / CAP "EPIC ENGINEERING")  
PROPERTY CORNER (FOUND REBAR / CAP "EPIC ENGINEERING")

FEES  
\$39.00  
FEE \$  
\$39.00  
FEE \$

RECORDED ENTRY NUMBER 104361  
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF TRI STAR 2005 LLC  
DATE: 1/1/2019 TIME: 9:20 BOOK: 1 PAGE: 1

Summit County Recorder  
KAMAS, UT  
1450 NORTH  
STATE ROAD 32  
HIGH STAR  
WEVER-PROVO DIVERSION CANAL  
N.T.S.  
SIMONS ROAD  
PROJECT SITE

THORN CREEK PHASE 10  
AMENDING SUPER LOT 3 SOUTH MEADOW,  
HIGH STAR RANCH MAST PLAT AMENDED  
NW1/4 SEC. 16, T2S, R6E, SLB&M.  
DRAWN: *JD*  
DATE: 12/03/2018  
CHECKED: *TG*  
SHEET NO: 1 OF 1

