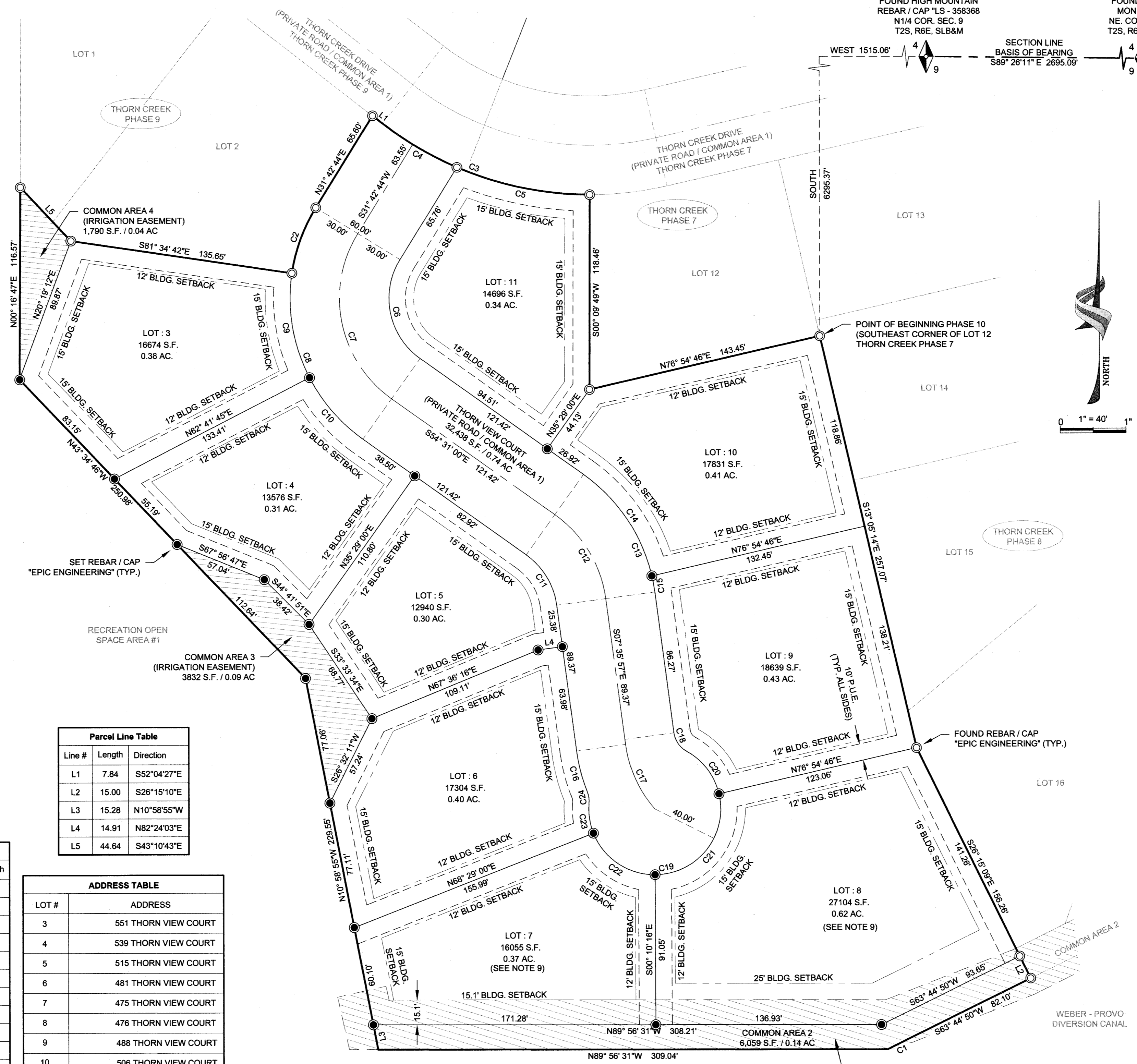


# THORN CREEK PHASE 10 AMENDING SUPER LOT 3 SOUTH MEADOW, HIGH STAR RANCH MASTER PLAT AMENDED

LOCATED IN THE:  
NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 EAST,  
SALT LAKE BASE AND MERIDIAN, KAMAS CITY, SUMMIT COUNTY, UTAH

### 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 RECORDERS 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 CCRS", AND THE AUTHORITY AND RIGHTS OF HIGH STAR RANCH MASTER ASSOCIATION, INC. OR THE "MASTER ASSOCIATION", AS SET FORTH IN THE SAID MASTER CCRS.
- 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 1066681, AS RECORDED IN THE SUMMIT COUNTY RECORDERS 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 ODOORS 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.



Line #	Length	Direction
L1	7.84	S52°04'27"E
L2	15.00	S26°19'10"E
L3	15.28	N10°58'55"W
L4	14.91	N82°24'03"E
L5	44.64	S43°10'43"E

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 VIEW COURT

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	14.83	766.78	1°06'30"	S63°19'49"W	14.83
C2	42.68	105.00	23°17'27"	N20°04'01"E	42.39
C3	135.13	205.00	37°46'07"	S70°57'30"E	132.70
C4	52.36	205.00	14°37'59"	S59°23'27"E	52.21
C5	82.78	205.00	23°08'08"	S78°16'30"E	82.22
C6	67.72	45.00	86°13'44"	S11°24'08"E	61.51
C7	112.87	75.00	86°13'44"	S11°24'08"E	102.52
C8	115.34	105.00	62°56'18"	S23°02'51"E	109.63
C9	65.47	105.00	35°43'33"	S09°26'28"E	64.42
C10	49.87	105.00	27°12'45"	S40°54'37"E	49.40
C11	36.85	45.00	46°55'03"	N31°03'28"W	35.83
C12	61.41	75.00	46°55'03"	N31°03'28"W	59.71

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	85.98	105.00	46°55'03"	N31°03'28"W	83.60
C14	75.92	105.00	41°25'45"	N33°48'07"W	74.28
C15	10.06	105.00	5°29'18"	N10°20'36"W	10.05
C16	25.73	105.00	14°02'21"	S14°37'07"E	25.66
C17	43.49	75.00	33°13'39"	S24°12'46"E	42.89
C18	14.00	15.00	53°28'15"	S34°20'05"E	13.50
C19	171.78	40.00	246°03'33"	N61°57'34"E	67.07
C20	33.50	40.00	47°58'58"	N37°04'43"W	32.53
C21	71.85	40.00	102°54'58"	N38°22'15"E	62.57
C22	47.93	40.00	68°39'16"	S55°50'38"E	45.11
C23	18.50	40.00	26°30'21"	S08°15'50"E	18.34
C24	6.97	15.00	26°37'39"	S08°19'29"E	6.91

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 HEREAFTER 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, I HAVE HEREUNTO SET OURMY HAND(S) THIS 13 DAY OF Dec 2018 2018, A.D.

BY: [Signature] REPRESENTATIVE - TRI STAR 2005 LLC. DATE: 12-13-18

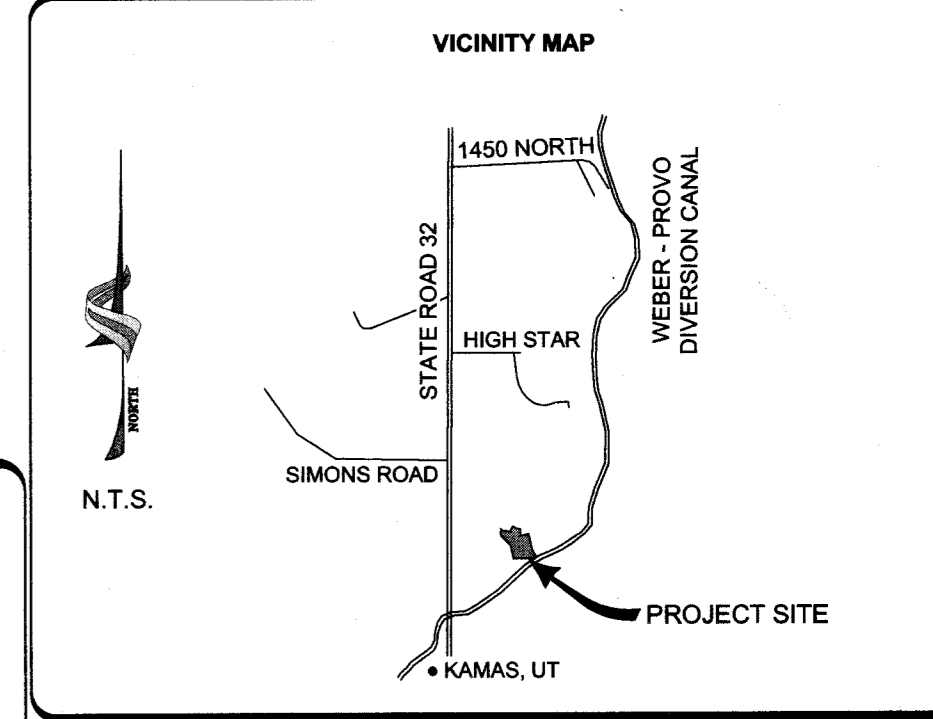
ACKNOWLEDGMENT  
STATE OF UTAH )  
COUNTY OF Summit ) SS.  
ON THE 13 DAY OF December, A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS, Tom R. Grimm, WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.  
NOTARY PUBLIC: [Signature]  
MY COMMISSION EXPIRES: 09/04/2022

BOUNDARY DESCRIPTION  
A PARCEL OF LAND BEING A PORTION OF SUPER LOT 3, SOUTH MEADOW, HIGH STAR RANCH MASTER PLAT AMENDED, ENTRY NUMBER 1066681, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, KAMAS CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, THORN CREEK PHASE 7, AND A POINT ON THE WEST LINE OF LOT 14, THORN CREEK PHASE 8, BOTH RECORDED IN THE SUMMIT COUNTY RECORDERS OFFICE, 6295.37 FEET SOUTH AND 1515.06 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 9, RUNNING THENCE ALONG THE SAID WEST LINE OF PHASE 8 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 13°05'14" EAST 257.07 FEET, (2) SOUTH 26°15'09" EAST 158.26 FEET TO A POINT ON THE WEST LINE OF THE WEBER-PROVO DIVERSION CANAL; THENCE ALONG SAID WEST LINE OF THE CANAL, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 62°44'44" WEST 82.10 FEET TO THE BEGINNING OF A 768.18 FOOT RADIUS CURVE TO THE RIGHT, (2) ALONG THE ARC OF SAID CURVE 14.83 FEET HAVING A CENTRAL ANGLE OF 01°06'30" (CHORD BEARS SOUTH 63°19'49" WEST 14.83 FEET) TO A POINT ON THE SOUTH LINE OF SAID SUPER LOT 3; THENCE NORTH 89°56'31" WEST 309.04 FEET ALONG THE SOUTH LINE OF SAID SUPER LOT 3; THENCE ALONG THE WEST LINE OF SAID SUPER LOT 3 THE FOLLOWING THREE (3) COURSES: (1) NORTH 10°58'55" WEST 229.55 FEET, (2) NORTH 43°34'46" WEST 259.98 FEET, (3) NORTH 00°18'47" EAST 116.92 FEET TO A POINT ON THE SOUTH LINE OF THORN CREEK PHASE 9, RECORDED IN THE SUMMIT COUNTY RECORDERS OFFICE; THENCE ALONG SAID SOUTH LINE OF PHASE 9 AND SAID PHASE 7 THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 43°10'43" EAST 44.64 FEET, (2) SOUTH 81°34'42" EAST 135.65 FEET TO A POINT ON A 105.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (3) ALONG THE ARC OF SAID CURVE 42.68 FEET HAVING A CENTRAL ANGLE OF 23°17'27" (CHORD BEARS NORTH 20°04'01" EAST 42.39 FEET), (4) NORTH 31°42'44" EAST 65.60 FEET TO A POINT ON THE SOUTH LINE OF THORN CREEK DRIVE, (5) SOUTH 52°04'27" EAST 7.84 FEET TO THE BEGINNING OF A 205.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (6) ALONG THE ARC OF SAID CURVE 135.13 FEET HAVING A CENTRAL ANGLE OF 37°46'07" (CHORD BEARS SOUTH 70°57'30" EAST 132.70 FEET), (7) SOUTH 00°09'49" WEST 118.46 FEET, (8) NORTH 76°54'46" EAST 143.45 FEET TO THE POINT OF BEGINNING.

CONTAINS: 198,948 S.F. / 4.57 AC +/-  
DEDICATION NOTES  
(A) OWNER HEREBY DEDICATES THE AREAS LABELED HEREIN AS OPEN SPACE, COMMON AREAS, INCLUDING THE ROADS SHOWN HEREIN, AS COMMON AREA FOR USE BY THE HIGH STAR RANCH MASTER ASSOCIATION, INC. AND ITS MEMBERS, SUBJECT TO THE PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGH STAR RANCH, A PLANNED UNIT DEVELOPMENT, AND SUBSEQUENT AMENDMENTS.  
(B) OWNER HEREBY DEDICATES TO KAMAS CITY AND THE SOUTH SUMMIT FIRE PROTECTION DISTRICT A NONEXCLUSIVE INGRESS AND EGRESS EASEMENT OVER THE PRIVATE AND EMERGENCY ACCESS ROADS SHOWN ON THE PLAT FOR THE PURPOSE OF PROVIDING EMERGENCY SERVICES, AND A NONEXCLUSIVE UTILITY EASEMENT OVER THE PRIVATE AND EMERGENCY ACCESS ROADS AS SHOWN ON THE PLAT, FOR UNDERGROUND UTILITY INSTALLATIONS SERVICING THE LOTS CREATED HEREIN AND, THE MAINTENANCE, USE AND THE EVENTUAL REPLACEMENT THEREOF.

SURVEYOR'S CERTIFICATE  
I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND COMMON AREAS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THORN CREEK PHASE 10 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.  
TRAVIS R. GOWER, No. 6439364, DATE: 12-3-18  
P.L.S. 6439364



BEAVER SHINGLE CREEK IRRIGATION  
APPROVED AND ACCEPTED THIS 6th DAY OF December, A.D. 2018.  
[Signature]  
BEAVER SHINGLE CREEK REPRESENTATIVE

DOMINION ENERGY COMPANY  
APPROVED AND ACCEPTED THIS 3th DAY OF December, A.D. 2018.  
[Signature]  
DOMINION ENERGY REPRESENTATIVE

ROCKY MOUNTAIN POWER  
APPROVED AND ACCEPTED THIS 11th DAY OF DECEMBER, A.D. 2018.  
[Signature]  
ROCKY MOUNTAIN POWER REPRESENTATIVE

SOUTH SUMMIT FIRE PROTECTION DISTRICT  
APPROVED AND ACCEPTED THIS 5th DAY OF Dec, A.D. 2018.  
[Signature]  
SOUTH SUMMIT FIRE DISTRICT REPRESENTATIVE

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

KAMAS CITY COUNCIL  
PRESENTED TO THE KAMAS CITY COUNCIL THIS 2nd DAY OF January, A.D. 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
[Signature] MAYOR  
[Signature] ATTEST: RECORDER

LEGEND  
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")

PROVO RIVER WATER USERS ASSOCIATION  
APPROVED AND ACCEPTED THIS 11th DAY OF December, A.D. 2018.  
[Signature]  
PROVO RIVER WATER USERS REPRESENTATIVE

ALL WEST COMMUNICATION  
APPROVED AS TO FORM THIS 6th DAY OF Dec, A.D. 2018.  
[Signature]  
ALL WEST COMMUNICATION REPRESENTATIVE

SOUTH SUMMIT SCHOOL DISTRICT  
APPROVED AND ACCEPTED THIS 7th DAY OF December, A.D. 2018.  
[Signature]  
SOUTH SUMMIT SCHOOL DISTRICT REPRESENTATIVE

KAMAS CITY ENGINEER  
I HEREBY CERTIFY THAT THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
[Signature] DATE: 12/20/2018  
KAMAS CITY ENGINEER

KAMAS CITY ATTORNEY  
I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION, AND IN MY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. APPROVED THIS 13th DAY OF Dec, A.D. 2018.  
[Signature]  
KAMAS CITY ATTORNEY

RECORDED ENTRY NUMBER 1104261  
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: TRI STAR 2005, LLC  
DATE: 1/7/2019 TIME: 9:20 BOOK: - PAGE: -  
\$ 39.00 FEE \$  
[Signature] SUMMIT COUNTY RECORDER

epic ENGINEERING  
3341 South 4000 West  
West Valley City, UT 84120  
(801) 955-9600  
16000 S. 2000 W. Suite 100  
Holladay, UT 84003  
(435) 664-9907

PROJECT #: 17SM1076.20  
DRAWN: JD DATE: 12/03/2018  
CHECKED: TG SHEET NO: 1 OF 1