# WOHALI PHASE 1 SUBDIVISION

LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN COALVILLE, SUMMIT COUNTY, UTAH

### PLAT NOTES:

- The tracts of land that are described in, subdivided by, and plotted pursuant to this WOHALI PHASE 1 SUBDIVISION ("Plat") are referred to herein as the "Plotted Lands". As used in these Plat notes, the term "Parcel" shall mean any tract of land shown as part of the Plotted Lands. The Plotted Lands are subject to the provisions of that certain Development Agreement for Wohali Master Planned Development: Development Agreement, dated May 25, 2021, and recorded on July 14, 2021, as Entry No. 01168499, in the official records of the Summit County Recorder's Office ("Development Agreement" or "DA"), and the requirements, restrictions, and limitations imposed thereby.
- 2. The Plat is a part of a Master Planned Development known as "Wohali", as approved by Coalville City under Coalville City Ordinance § 8-6-10 et sea. (2019) (the"Project")
- The Plat is subject to, among other things, the provisions of: (a) the Development Agreement; and (b) the Master Declaration of Covenants, Conditions, Restrictions, and Egsements for Wohali Resort (the "CC&Rs), recorded, or to be recorded, in the official records of the Summit County Recorder's Office. The CC&Rs references the rights of the Wohali Master Owners Association, Inc., a Utah nonprofit corporation (the "Master Association").

4. The Declaration contains additional easements for drainage, natural drainage ways, trails, utilities, and other matters which may affect portions of lots that are outside of the portion of the lot covered by residential improvements. These easements are in addition to easements graphically described on the Plat. Declarant, as defined in the Declaration, also reserves permanent easements across the portions of lots along roadways shown in this Plat for the finishing of cut and fill slopes required to complete the roads in accordance with the plans and specifications approved by the applicable governmental authority. Access to lots shown on the Plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. The legal descriptions of these easements may be modified by subsequently recorded plat or instrument providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this Plat and shall not require the application of a plat amendment process or the consent of existing lot owners or mortagge holders.

- 6. Pursuant to Utah Code Ann. § 54-3-27, this Plat dedicates certain utility easements, as stated in the Owner's Dedication herein.
- 7. Pursuant to Utah Code Ann. § 10-9a-603(6)(c)(ii), Rocky Mountain Power accepts delivery of the public utility easements shown on this Plat (the "PUE") and approves this Plat solely for the purpose of confirming that this Plat contains the PUE and approximates the location of the PUE, but does not warrant its precise location. Rocky Mountain Power may require other easements in order to serve this Project. This approval does not affect any right that Rocky Mountain Power has under:
- a) a recorded easement or right-of way,
- b) the law applicable to prescriptive rights, c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- 8. Dominion Energy approves this Plat solely for the purpose of confirming that the Plat contains PUE. Dominion Energy may require other easements in order to serve this Project. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the Plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.

9. The Design Review Board created under the CC&Rs and administered by the Master Association, as required by the Development Agreement, shall review and approved each development application for compliance with the 'Design Guidelines' (as defined in the Declaration) prior to submittal to Coalville City for review and approval (DA § 5.1). 10. All residential construction shall be designed and constructed in accordance with the applicable Coalville City building code (DA § 5.2.2).

- 11. Subject to plat note 18 below, residential development and accessory structures shall require front yard setbacks of at least ten feet (10'), side yard setbacks of at least five feet (5'), and rear yard setbacks of at least twelve feet (12'), with exceptions for irregular and alternative lot configurations as more particularly described therein (DA § 5.2.2). Non-residential development shall not require setbacks except as may be required under applicable building codes (DA § 5.2.7)
- 12. Maximum building heights for residential development shall be thirty-five feet (35') (DA § 5.2.2). Maximum building heights for non-residential development shall be forty-five
- 13. Minimum Parking Requirements are two (2) required spaces for each single—family unit and one (1) for each accessory dwelling unit (DA § 5.3.1).
- 14. All landscape design and construction in the Project is subject to review by the Design Review Board and subject to any applicable overall landscape proportion and percentage requirements in the Development Agreement (DA § 5.5.1)
- 15. Fire flows, hydrant locations and distribution must comply with the then applicable fire code (DA § 7.2.3).
- 16. All public water, sewer, and stormwater facilities within public and private rights—of—way or public and private easements shall become part of Coalville City's system upon acceptance by the City Council pursuant to the Coalville City Engineering Standards and Construction Specifications (DA § 7.1.7).
- 17. All building permit applications must be accompanied by written documentation of the Design Review Board approval at the time of submittal to Coalville City (DA § 12.2).
- 18. The Design Review Board will provide individual lot feature maps for single—family lots within the Project that will identify building setbacks required for each lot and may identify a more restricted and defined 'Building Pad' for each lot that all vertical construction must be kept within (DA § 12.3). All building envelope areas and associated driveway access shall comply with the requirements of all applicable local ordinances (DA § 12.3).
- 19. The Project development may be connected to and serviced by Coalville City water and public sewer.

## BOUNDARY DESCRIPTION

A parcel of land located in Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian, Coglyille, Summit County, Utah more particularly described as follows:

Beginning at a point which is N89°11'21'E 2365.67 feet along the North Section Line of Section 18 from the Northwest corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian;

thence North 8911'21" East 60.01 feet; thence South 1028'25" East 134.39 feet to a point on a 100.00 foot radius curve to the right, the center of which bears South 79°31'35" West: thence Southerly 23.58 feet along the arc of said curve through a central angle of 13°30'27" (chord bears South 03'43'12" East 23.52 feet) to a point on a 443.00 foot radius compound curve to the right, the center of which bears North 86.57.58" West; thence Southerly 171.95 feet along the arc of said curve through a central angle of 22°14'21" (chord bears South 14°09'13" West 170.87 feet) to a point on a 1.33.00 foot radius compound curve to the right, the center of which begrs North 64\*43'37" West: thence Southwesterly 70.46 feet along the arc of said curve through a central angle of 30°21'13" (chord bears South 40°27'00" West 69.64 feet) to a point on a 87.00 foot radius reverse curve to the left, the center of which bears South 34'22'24" East; thence Southwesterly 28.35 feet along the arc of said curve through a central angle of 18'40'16" (chord bears South 46'17'28" West 28.23 feet): thence South 36'57'21" West 96.91 feet to a point on a 15.00 foot radius non-tangent curve to the left, the center of which bears South 58°07'52" East; thence Southerly 21.21 feet along the arc of said curve through a central angle of 81°01'24" (chord bears South 08°38'34" East 19.49 feet); thence South 49°09'15" East 35.06 feet to a point on a 100.00 foot radius curve to the left, the center of which bears North 40°50'45" East; thence Easterly 158.59 feet along the arc of said curve through a central angle of 90°51'52" (chord bears North 85°24'49" East 142.48 feet); thence North 39°58'53" East 116.77 feet to a point on a 275.00 foot radius curve to the right, the center of which bears South 50°01'07" East: thence Northeasterly 81.89 feet along the arc of said curve through a central angle of 17.03'41" (chord bears North 48'30'44" East 81.59 feet); thence North 57'02'34" East 200.87 feet to a point on a 125.00 foot radius curve to the right, the center of which bears South 32'57'26" East; thence Easterly 193.95 feet along the arc of said curve through a central angle of 88\*53'57" (chord bears South 78'30'27" East 175.07 feet); thence South 34'03'29" East 29.90 feet to a point on a 125.00 foot radius curve to the left, the center of which bears North 55°56'31" East; thence Southeasterly 85.51 feet along the arc of said curve through a central angle of 39°11'40" (chord bears South 53'39'19" East 83.85 feet); thence South 73'15'09" East 93.68 feet to a point on a 175.00 foot radius curve to the right, the center of which bears South 16°44'51" West; thence Southeasterly 53.64 feet along the arc of said curve through a central angle of 17.33'48" (chord bears South 64.28'14" East 53.43 feet); thence South 55°41'20" East 26.36 feet to a point on a 125.00 foot radius curve to the left, the center of which bears North 34'18'40" East; thence Easterly 143.66 feet along the arc of said curve through a central angle of 65°50'53" (chord bears South 88°36'47" East 135.88 feet); thence North 58°27'47" East 49.23 feet to a point on a 125.00 foot radius curve to the right, the center of which bears South 31'32'13" East; thence Easterly 157.41 feet along the arc of said curve through a central angle of 72°09'00" (chord bears South 85°27'43" East 147.21 feet); thence North 40°36'47" East 189.93 feet: thence North 10 37 48" East 189.19 feet; thence North 89 11 21" East 79.72 feet; thence South 56°22'29" East 169.81 feet; thence South 33°37'31" West 193.48 feet; thence South 52°52'18" East 156.58 feet; thence South 09\*56'22" East 480.27 feet; thence South 8616'33" West 82.25 feet; thence South 01°41'07" West 263.56 feet; thence South 88"18'53" East 198.14 feet; thence South 09'08'58" West 1,261.94 feet; thence North 83'04'19" West 187.88 feet: thence South 12'12'25" West 558.18 feet: thence North 77'47'35" West 481.29 feet: thence South 12'12'25" West 332.08 feet:

thence South 87.51'01" West 380.73 feet to a point on a 275.00 foot radius non-tangent curve to the left, the center of which bears North 87'04'58" East; thence Southerly 25.05 feet along the arc of said curve through a central angle of 0513'07" (chord bears South 05'31'36" East 25.04 feet); thence South 81°51'51" West 50.00 feet; thence South 58°47'03" West 205.16 feet; thence North 51°26'07" West 137.45 feet; thence North 32'37'56" West 218.97 feet; thence North 53'04'13" East 243.33 feet; thence North 30°45'49" East 650.95 feet; thence North 19°44'42" East 259.65 feet; thence North 44'52'50" East 169.31 feet: thence North 14'57'19" West 813.24 feet: thence North 22'01'51" East 621.24 feet; thence North 07\*47'43" East 216.90 feet to a point on a 175.00 foot radius non-tangent curve to the right, the center of which bears North 16°44'51" East; thence Northwesterly 119.71 feet along the arc of said curve through a central angle of 39"11'40" (chord bears North 53"39'19" West 117.39 feet); thence North 34.03'29" West 29.90 feet to a point on a 75.00 foot radius curve to the left, the center of which bears South 55.56'31" West; thence Westerly 116.37 feet along the arc of said curve through a central angle of 88°53'57" (chord bears North 78°30'27" West 105.04 feet); thence South 57'02'34" West 200.87 feet to a point on a 225.00 foot radius curve to the left, the center of which bears South 32°57'26" East; thence Southwesterly 67.00 feet along the arc of said curve through a central angle of 17.03'41" (chord bears South 48.30'44" West 66.75 feet); thence South 39.58'53" West 116.77 feet to a point on a 150.00 foot radius curve to the right, the center of which bears North 50°01'07" West; thence Westerly 237.88 feet along the arc of said curve through a central angle of 90°51'52" (chord bears South 85°24'49" West 213.73 feet); thence North 49°09'15" West 35.10 feet to a point on a 15.00 foot radius curve to the left, the center of which bears South 40.50.45" West: thence Westerly 22.20 feet along the arc of said curve through a central angle of 84°47'03" (chord bears South 88°27'13" West 20.23 feet); thence North 43°56'49" West 50.01 feet to a point on a 375.00 foot radius non-tangent curve to the left, the center of which bears North 43°56'49" West; thence Northeasterly 59.54 feet along the arc of said curve through a central angle of 09.05.51" (chord bears North 41'30'16" East 59.48 feet); thence North 36'57'21" East 95.87 feet to a point on a 87.00 foot radius curve to the left, the center of which bears North 53'02'39" West; thence Northeasterly 31.85 feet along the arc of said curve through a central angle of 20°58'33" (chord bears North 26°28'04" East 31.67 feet); thence North 15°58'48" East 34.77 feet to a point on a 133.00 foot radius curve to the right, the center of which bears South 74°01'12" East: thence Northerly 23.12 feet along the arc of said curve through a central angle of 09°57'40" (chord bears North 20°57'38" East 23.09 feet) to a point on a 357.00 foot radius reverse curve to the left, the center of which bears North 64°03'32" West; thence Northerly 154.59 feet along the arc of said curve through a central angle of 24\*48'39" (chord bears North 13\*32'09" East 153.39 feet); thence North 00\*56'51" East 79.63 feet to a point on a 100.00 foot radius curve to the left, the center of which bears North 89'03'09" West; thence Northerly 4.98 feet along the arc of said curve through a central angle of 02°51'03" (chord bears North 00°28'41" West 4.98 feet); thence North 01°54'12" West 53.81 feet to the Point of

Containing 3,157,390 square feet or 72.48 acres, more or less. Creating 25 Lots.

# LOCATION

PROJECT SITE -

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 NAME

1 OF 4 COVER SHEET 2 OF 4 BOUNDARY PLAT (SCALE = 1:200)

3 OF 4 PARTIAL PLAT (SCALE = 1:100)

4 OF 4 PARTIAL PLAT (SCALE = 1:100)

### **Development Summary**

Total Project Area (acres) 1,664.00 1,172.83 Required Open Space per Development Agreement Current Platted Development Area 72.48 0.00 Previous Platted Development Area 72.48 Total Project Platted Development Area 418.69 Developable Area Remaining to Plat

ON THE DAY OF WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE AUTHORIZED REPRESENTATIVE OF WOHALI LAND ESTATES LLC, AND THAT THE WRITING AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY/CORPORATION AND DULY ACKNOWLEDGED TO ME THAT SAID COMPANY/CORPORATION EXECUTED THE SAME.

KNOW ALL MEN BY THESE PRESENTS THAT WOHALI LAND ESTATES LLC. THE UNDERSIGNED OWNER OF

ALL OF THE PROPERTY DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS

AND MAINTENANCE OF PUBLIC UTILITIES, SERVICES, AND DRAINAGE FACILITIES THROUGH, UNDER, AND

CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER

STORM DRAINAGE, IRRIGATION, AND WATER LINES, AS APPROVED FOR PUBLIC UTILITIES BY THE CITY

AND THE OWNERS ASSOCIATION (OR OTHER ENTITY DESIGNATED IN A PRIVATE ROAD DEDICATION).

ACROSS THE UTILITY EASEMENTS. AS SHOWN ON THIS PLAT, THE AREA UNDERLYING THE PRIVATE

ROAD AREAS ARE ALSO HEREBY DEDICATED AS A UTILITY EASEMENT IN ITS ENTIRETY FOR THE

AND STREETS TO HEREAFTER BE KNOWN AS WOHALL PHASE 1 SUBDIVISION DOES HEREBY DEDICATE CERTAIN NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, FOR THE INSTALLATION



STEPHEN G. BOYDEN, TRUSTEE OF THE STEPHEN GEORGE BOYDEN REVOCABLE INTER VIVOS TRUST

ESTABLISHED JUNE 29, 1993, AND PATRICIA SHUMWAY BOYDEN, TRUSTEE OF THE PATRICIA SHUMWAY

OF THE INDEBTEDNESS SECURED BY, AND THE BENEFICIARIES UNDER, THAT CERTAIN DEED OF TRUST, RECORDED ON NOVEMBER 22, 2017 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH AS

INSTRUMENT NO. 1082016, AND HEREBY CONSENT TO THE RECORDING OF THE MASTER DECLARATION

OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WOHALI RESORT AND THIS WOHALI

PHASE 1 SUBDIVISION PLAT, BOTH OF WHICH ARE RECORDED CONTEMPORANEOUSLY, HEREWITH: AND

FURTHER AGREE TO SUBORDINATE THE DEED OF TRUST AND ALL RIGHT, TITLE AND INTEREST OF THE

The foregoing Plat was acknowledged before me this 13TH day of August , 2001

PRESENT AND ALL FUTURE HOLDERS OF THE INDEBTEDNESS SECURED THEREBY TO THE MASTER DECLARATION AND PLAT, AND ACKNOWLEDGES THAT THE EASEMENTS, RIGHTS AND OBLIGATIONS SET

FORTH IN THE MASTER DECLARATION AND PLAT ARE SUPERIOR TO SAID DEED OF TRUST.

EXECUTED AS OF THE 13 DAY OF August , 2021

BOYDEN REVOCABLE INTER VIVOS TRUST ESTABLISHED JUNE 29. 1993. AS THE OWNERS AND HOLDERS

My Commission Expires:

**ACKNOWLEDGMENT** 

**ACKNOWLEDGMENT** 

County of SummIT

My Commission Expires: 6-5-34

State of Utah

OWNER'S DEDICATION AND CONSENT TO RECORD

WOHALI PARTNERS. LLC. AS THE OWNER AND HOLDER OF THE INDEBTEDNESS SECURED BY. AND THE BENEFICIARY UNDER, THAT CERTAIN DEED OF TRUST. RECORDED ON JULY 12. 2021 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 01168147. AND HEREBY CONSENTS TO THE RECORDING OF THIS WOHALI PHASE 1 SUBDIVISION PLAT, AND FURTHER AGREES TO SUBORDINATE THE DEED OF TRUST AND ALL RIGHT, TITLE AND INTEREST OF THE PRESENT AND ALL FUTURE HOLDERS OF THE INDEBTEDNESS SECURED THEREBY TO THE PLAT, AND ACKNOWLEDGES THAT THE EASEMENTS, RIGHTS AND OBLIGATIONS SET FORTH IN THE PLAT

EXECUTED AS OF THE 13 DAY OF August, 2021.



### **ACKNOWLEDGMENT** State of Utah

County of Summer The foregoing Plat was acknowledged before me this 13 day of August, 20 by South Composition of Wohali Land Estates LLC,

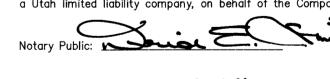
BENEFICIARY UNDER, THAT CERTAIN DEED OF TRUST, RECORDED ON NOVEMBER 22, 2017 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 01082004. AND HEREBY CONSENTS TO THE RECORDING OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WOHALI RESORT AND THIS WOHALI PHASE 1 SUBDIVISION PLAT, BOTH OF WHICH ARE RECORDED CONTEMPORANEOUSLY, HEREWITH: AND FURTHER AGREES TO SUBORDINATE THE DEED OF TRUST AND ALL RIGHT, TITLE AND INTEREST OF THE PRESENT AND ALL FUTURE HOLDERS OF THE INDEBTEDNESS SECURED THEREBY TO THE MASTER DECLARATION AND PLAT, AND ACKNOWLEDGES THAT THE EASEMENTS, RIGHTS AND OBLIGATIONS SET FORTH IN THE MASTER DECLARATION AND PLAT ARE SUPERIOR TO SAID DEED OF TRUST.

BOYDEN FARMS, LLC. AS THE OWNER AND HOLDER OF THE INDEBTEDNESS SECURED BY, AND THE



# ACKNOWLEDGMENT

The foregoing Plat was acknowledged before me this 13th day of August, 2001 by STEPHENG. BOYDEN, the ANTHORNSED WON of Wohali Land Estates LLC. a Utah limited liability company, on behalf of the Company.





7/21/2021

SHEET 1 OF 4 MAYOR

# WILLIS D

SURVEYOR'S CERTIFICATE:

# LAYTON SURVEYS

and streets, together with easements, hereafter to be known as: WOHALI PHASE 1 SUBDIVISION.

Professional Land Surveying (801) 663-1641 Willis.long@laytonsurveys.com

Syracuse, UT 84075

I, WILLIS W. LONG, do hereby certify that I am a Professional Land Surveyor, and that I hold license 1708886 as principled under the laws of the State of Utah. I further certify that by 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

> SUMMIT COUNTY HEALTH DEPARTMENT Approved this \_\_\_\_ day, of \_\_\_\_\_ 2011

DOMINION ENERGY

PUBLIC SAFETY ANSWERING POINT APPROVAL

Accepted this 2 day of Accepted to providing service to the lots included on this plat.

Approved and accepted this 2021, day of CITY PLANNING COMMISSION

ROCKY MOUNTAIN POWER

My Commission Expires: 6-15-34

PUBLIC WORKS DIRECTOR

CITY ENGINEER I hereby certify that this Office has examined the plat

and is correct in accordance with information on file in Signed this 19, day of Dctober

ATTORNEY CERTIFICATE

NORTH SUMMIT FIRE DISTRICT

Approved and accepted this 2., day of North Sum, 7 FIRE DISTRICT

have examined the proposed plat of this Subdivision and in my opinion in conforms with the

ordinances applicable thereto and now in force and

STATE OF UTAH COUNTY OF SUMMIT DATE 1.21.2022 TIME 4:26 PM

RECORDED AND FILED AT THE REQUEST OF: WOHALI LAND ESTATES LLC Mex Pernoldo Deputy

This is to certify that this Plat and Dedication of this

Plat were duly approved and accepted by the City Council of Coalville, Summit County, Utah this 27, day of

RECORDED

ENTRY NO 1181925 FEE 250.00

AUTHORIZED AGENT OF DOMINION ENERGY

WOHALI PHASE 1 SUBDIVISION

### WOHALI PHASE 1 SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN COALVILLE, SUMMIT COUNTY, UTAH NE COR SÉC 18, T2N, R5E, SLB&M— FOUND ALUMINUM CAP POINT OF NW COR SEC 18, T2N, R5E, SLB&M FOUND STONE **LEGEND** PARCEL ID. NO NS-349-A REES THOMAS D H/W(JT) FOUND SECTION CORNER SECTION LINE 18 17 N8911'21"E 79.72'-\_S56°22'29"E 169.81' BL71-13 | 18 BC78-N10°37'48"E 189.19'-> 30% SLOPE N40°36'47"E 189.93'-∽*S33\*37'31"W* **\** 193.48' −S52**°**52'18"E**\** 156.58' This map is provided solely for the purpose of PARCEL ID. NO NS-450 assisting in locating the property and Cottonwood PARCEL ID. NO CT-446 N7°47'43"E\_ 216.90' REES THOMAS D & EVA W H/W(JT) WOHALI PARTNERS, LLC Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey. S57°02'34"W 200.87 BOUNDARY CURVE TABLE PARCEL ID. NO CT-448 WOHALI PARTNERS, LLC -S8616'33"W 82.25' BC58 443.00' 171.95' 22"14'21" S14"09'13"W 170.87' 133.00' 70.46' 30°21'13" S40°27'00"W 69.64' -S1°41'07"W 263.56' 87.00' 28.35' 18\*40'16" S46\*17'28"W 28.23' —S8818'53"E 198.14' PARCEL ID. NO CT-448 WOHALI PARTNERS, LLC BC63 | 275.00' | 81.89' | 17°03'41" | N48°30'44"E | 81.59' BC64 | 125.00' | 193.95' | 88°53'57" | N78°30'27"W | 175.07' BC65 | 125.00' | 85.51' | 39'11'40" | N53'39'19"W | 83.85' BC66 175.00' 53.64' 17'33'48" S64'28'14"E 53.43' 125.00' | 143.66' | 65°50'53" | S88°36'47"E | 135.88' 175.00' | 119.71' | 39\*11'40" | N53\*39'19"W | 117.39' 75.00' | 116.37' | 88°53'57" | N78°30'27"W | 105.04' BC71 | 225.00' | 67.00' | 17°03'41" | S48°30'44"W | 66.75 BC72 | 150.00' | 237.88' | 90°51'52" | S85°24'49"W | 213.73' BC73 15.00' 22.20' 84\*47'03" S88\*27'13"W 20.23' PARCEL ID. NO CT-449 BC74 375.00' 59.54' 9.05'51" N41.30'16"E 59.48' WOHALI PARTNERS, LLC BC75 | 87.00' | 31.85' | 20°58'33" | N26°28'04"E | 31.67' PARCEL ID. NO CT-446-A BC76 | 133.00' | 23.12' | 9°57'40" | N20°57'38"E | 23.09' WOHALI PARTNERS, LLC BC77 | 357.00' | 154.59' | 24\*48'39" | N13\*32'09"E | 153.39' BC78 | 100.00' | 4.98' | 2\*51'03" | N0\*28'41"W | 4.98' N44°52'50"E 169.31'-PARCEL ID. NO CT-446-A WOHALI PARTNERS, LLC BOUNDARY LINE TABLE Wohali Phase 1 N19\*44'42"E 259.65'— Street Address LINE LENGTH BEARING 368 Village View Drive N89°11'21"E 410 Village View Drive 448 Village View Drive S10°28'25"E 486 Village View Drive S36°57'21"W 512 Village View Drive S49°09'15"E 35.06 542 Village View Drive BL59 116.77 N39°58'53"E 574 Village View Drive N34°03'29"W -N83°04'19"W 187.88' 612 Village View Drive 640 Village View Drive N73°15'09"W 674 Village View Drive BL62 26.36 S55°41'20"E 706 Village View Drive N58°27'47"E 744 Village View Drive N34°03'29"W 776 Village View Drive 812 Village View Drive 116.77 S39°58'53"W 838 Village View Drive BL66 35.10' N49°09'15"W 811 Village View Drive N53°04'13"E 243.33'-50.01 N43°56'49"W 749 Village View Drive N36°57'21"E 709 Village View Drive 679 Village View Drive N15°58'48"E 635 Village View Drive N0°56'51"E 573 Village View Drive N1°54'12"W 525 Village View Drive N32\*37'56"W 218.97'-485 Village View Drive PARCEL ID. NO CT-446-B 389 Village View Drive **WOHALI PARTNERS, LLC** 337 Village View Drive 13 18 SW COR SEC 18, T2N, R5E, SLB&M FOUND ALUMINUM CAP L=25.05'N51°26'07"W 137.45'-*-*Δ=5¶3′07″ CHD BRG=S5\*31'36"E CHD L=25.04'S58°47'03"W 205.16'--S81°51'51"W 50.00' SHEET 2 OF 4 7/21/2021 TEMPORARY VEHICLE RECORDED TURNAROUND ENTRY NO. 01181925 01/21/2022 04:26:14 PM B: 2719 P: 0562 Plat PAGE 1/1 RHONDA FRANCIS, SUMMIT COUNTY RECORDER FEE 250.00 BY WOHALI LAND ESTATES LLC LAYTON SURVEYS Professional Land Surveying (801) 663-1641 Willis.long@laytonsurveys.com Syracuse, UT 84075 Scale in Feet 1" = 200'

# WOHALI PHASE 1 SUBDIVISION

**LOT 73** 

337 63,196 sq. ft. 1.451 acres

**LOT 72** 389

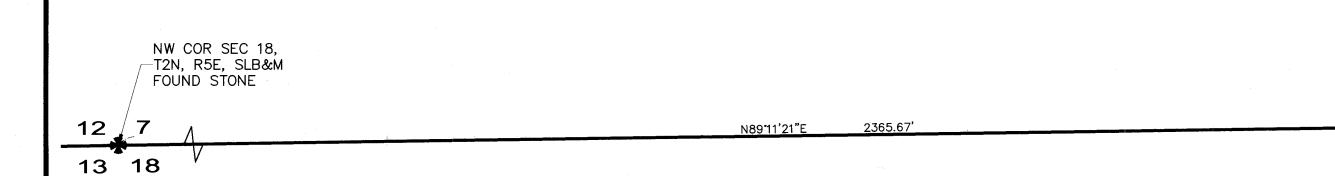
289,240 sq. ft. 6.640 acres

-S52\*52'18"E 156.58'

10' PUE--

N8911'21"E 79.72'-

LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN NE COR SEC 18, T2N, R5E, SLB&M— FOUND ALUMINUM CAP COALVILLE, SUMMIT COUNTY, UTAH



BOUNDARY CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH		
BC57	100.00	23.58'	13'30'27"	S3°43'12"E	23.52'		
BC58	443.00'	171.95	22°14'21"	S14°09'13"W	170.87		
BC59	133.00'	70.46'	30°21'13"	S40°27'00"W	69.64'		
BC60	87.00'	28.35'	18 <b>°4</b> 0'16"	S46°17'28"W	28.23'		
BC61	15.00'	21.21'	81°01'24"	S8°38'34"E	19.49'		
BC62	100.00'	158.59	90°51'52"	N85°24'49"E	142.48		
BC63	275.00'	81.89'	17°03'41"	N48°30'44"E	81.59'		
BC64	125.00'	193.95	88°53'57"	N78°30'27"W	175.07		
BC65	125.00'	85.51'	39"11'40"	N53*39'19"W	83.85'		
BC66	175.00'	53.64'	17'33'48"	S64*28'14"E	53.43'		
BC67	125.00'	143.66'	65*50'53"	S88°36'47"E	135.88'		
BC68	125.00'	157.41'	72°09'00"	S85°27'43"E	147.21		
BC69	175.00'	119.71	39°11'40"	N53°39'19"W	117.39		
BC70	75.00'	116.37	88*53'57"	N78°30'27"W	105.04		
BC71	225.00'	67.00'	17°03'41"	S48°30'44"W	66.75		
BC72	150.00'	237.88'	90°51'52"	S85°24'49"W	213.73		
BC73	15.00'	22.20'	84°47'03"	S88*27'13"W	20.23'		
BC74	375.00'	59.54'	9°05'51"	N41°30'16"E	59.48'		
BC75	87.00'	31.85'	20*58'33"	N26°28'04"E	31.67'		
BC76	133.00'	23.12'	9 <b>°</b> 57'40"	N20°57'38"E	23.09'		
BC77	357.00'	154.59'	24°48'39"	N13'32'09"E	153.39		
BC78	100.00'	4.98'	2*51'03"	N0°28'41"W	4.98'		

	·	
BOL	JNDARY L	INE TABLE
LINE	LENGTH	BEARING
BL55	60.01	N89°11'21"E
BL56	134.39'	S10*28'25"E
BL57	96.91'	S36*57'21"W
BL58	35.06'	S49°09'15"E
BL59	116.77	N39*58'53"E
BL60	29.90'	N34°03'29"W
BL61	93.68'	N73"15'09"W
BL62	26.36'	S55*41'20"E
BL63	49.23'	N58°27'47"E
BL64	29.90'	N34°03'29"W
BL65	116.77'	S39*58'53"W
BL66	35.10'	N49*09'15"W
BL67	50.01'	N43*56'49"W
BL68	95.87'	N36°57'21"E
BL69	34.77'	N15*58'48"E
BL70	79.63'	N0*56'51"E
BL71	53.81'	N1*54'12"W

LINE TABLE				
LINE	LENGTH	BEARING		
L1	98.93'	S4°45'47"E		
L2	113.47'	S36°57'21"W		
L3	73.28'	S49'09'15"E		
L4	116.77	N39*58'53"E		
L5	200.87	N57°02'34"E		
L6	29.90'	S34°03'29"E		
L7	93.68'	S73°15'09"E		
L8	26.36'	S55'41'20"E		
L9	49.23'	N58°27'47"E		
L10	81.36'	S44°01'06"W		
L11	173.54	S22°02'14"W		
L12	271.15	S12*22'16"W		
L13	91.94'	S0*58'18"W		
L14	51.56'	S9'28'08"E		
L29	51.56'	S9°28'08"E		
L30	91.94'	S0°58'18"W		
L31	54.04'	S12*22'16"W		
L32	217.11	S12°22'16"W		
L33	173.54	S22°02'14"W		
L34	81.36'	S44°01'06"W		

	CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	400.00'	291.25	41°43'08"	S16°05'47"W	284.86'
C2	400.00'	63.51'	9°05'51"	S41°30'16"W	63.45'
СЗ	125.00'	198.24	90*51'52"	N85°24'49"E	178.11'
C4	250.00'	74.44	17°03'41"	N48*30'44"E	74.17'
C5	100.00'	155.16'	88'53'57"	S78°30'27"E	140.06
C6	150.00'	102.61	39°11'40"	S53'39'19"E	100.62
C7	150.00'	45.98'	17*33'48"	S64°28'14"E	45.80'
C8	150.00'	172.39'	65°50'53"	S88°36'47"E	163.06'
C9	100.00'	288.95	165*33'20"	S38°45'33"E	198.41'
C10	150.00'	57.55'	21°58'52"	S33°01'40"W	57.19'
C11	600.00'	101.22'	9*39'59"	S17*12'15"W	101.10'
C12	800.00'	159.17	11*23'58"	S6°40'17"W	158.90'
C13	800.00'	145.78	10°26′27"	S4°14'55"E	145.58'
C33	825.00'	122.96'	8'32'22"	S5°11'57"E	122.84'
C34	825.00'	27.38'	1*54'05"	S0°01'16"W	27.38'
C35	825.00'	35.20'	2*26'42"	S2*11'39"W	35.20'
C36	825.00'	128.93'	8*57'16"	S7°53'38"W	128.80'
C37	625.00	26.17'	2*23'56"	S13°34'14"W	26.17'
C38	625.00'	79.27'	716'02"	S18*24'13"W	79.22'
C39	175.00'	67.14	21°58'52"	S33°01'40"W	66.73'

ORD RING	CHORD LENGTH	(
5'47"W	284.86	
0'16"W	63.45'	Γ
4'49"E	178.11'	
0'44"E	74.17'	
0'27"E	140.06	
9'19"E	100.62	
.8'14"E	45.80'	
6'47"E	163.06'	
5'33"E	198.41'	
1'40"W	57.19	
2'15"W	101.10'	
O'17"W	158.90'	
4'55"E	145.58	,
1'57 <b>"</b> E	122.84	
1'16"W	27.38'	
'39"W	35.20'	
3'38"W	128.80'	
4'14"W	26.17	

SUBDIVISION\_ MONUMENT

POINT OF BEGINNING

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHO LEN(
C40	75.00'	216.71	165°33'20"	S38°45'33"E	148.
C41	175.00'	201.12'	65*50'53"	S88*36'47"E	190.2
C42	125.00'	38.32'	17°33'48"	S64°28'14"E	38.1
C43	125.00'	51.47	23°35'39"	N37°35'23"W	51.1
C44	125.00'	152.30'	69°48'40"	N9°06'46"E	143.0
C45	125.00'	47.96'	21°58'52"	N33°01'40"E	47.6
C46	575.00'	97.01'	9*39'59"	N17°12'15"E	96.8
C47	775.00	154.19'	11*23'58"	N6°40'17"E	153.9
C48	775.00'	141.22	10°26'27"	N4*14'55"W	141.0

10' PUE-─S8616'33"W 82.25' **LOT 3**448
99,005 sq. ft.
2.273 acres LOT 71 [485] 148,696 sq. ft. 3.414 acres LOT 4 192.80' N83\*01'00"W 486 109,975 sq. ft. 2.525 acres S8818'53"E 198.14' 10' PUE --/ **LOT 70** 205,991 sq. ft. 4.729 acres 10' PUE-LOT 5 70,453 sq. ft. 1.617 acres LOT 6 542 **LOT 69** 64,588 sq. ft. 1.483 acres \_MONUMENT 262,238 sq. ft. 6.020 acres \_S89°04'13"W\_361.45-\_ 10' PUE--SHEET 3 OF 4 7/21/2021

SUBDIVISION\_ MONUMENT

**LOT 1** 368

103,996 sq. ft. 2.387 acres

SUBDIVISION\_ MONUMENT

LOT 2

410

78,161 sq. ft. 1.794 acres

# LAYTON SURVEYS

Professional Land Surveying (801) 663-1641 Willis.long@laytonsurveys.com

Scale in Feet

1" = 100'

1812 West 2575 South Syracuse, UT 84075

LINE TABLE

LINE LENGTH BEARING
L35 49.23' N58\*27'47"E

L36 26.36' S55'41'20"E

L37 93.68' S73'15'09"E

L38 81.36' N44°01'06"E L39 173.54' N22°02'14"E

L40 228.01' S12\*22'16"W
L41 43.15' N12\*22'16"E

L42 10.62' N0°58'18"E L43 81.32' N0°58'18"E

L44 14.58' N9\*28'08"W

L45 36.98' N9°28'08"W

<u>LEGEND</u> FOUND SECTION CORNER PLASTIC CAPS "PLS 10708886"

LOT 1 LOT NUMBER

0000 STREET ADDRESS

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.

RECORDED

ENTRY NO. 01181925 01/21/2022 04:26:14 PM B: 2719 P: 0562 Plat PAGE 1/1 RHONDA FRANCIS, SUMMIT COUNTY RECORDER FEE 250.00 BY WOHALI LAND ESTATES LLC

# WOHALI PHASE 1 SUBDIVISION

LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN COALVILLE, SUMMIT COUNTY, UTAH

L	LINE TABLE					
LINE	LENGTH	BEARING				
L13	91.94'	S0°58'18"W				
L14	51.56'	S9°28'08"E				
L15	73.34'	S31°29'06"W				
L16	22.76'	S12°49'35"W				
L17	155.71'	S27°13'58",W				
L18	127.28'	S9°43'03"W				
L19	40.93'	S56°46'32"W				
L20	371.27	S23*55'53"W				
L21	188.70'	S23°55'53"W				
L22	182.57	S23°55'53"W				
L23	40.93'	S56°46'32"W				
L24	127.28	S9°43'03"W				
L25	130.82	S27"13'58"W				
L26	24.89'	S27°13'58"W				

 L27
 22.76'
 \$12'49'35"W

 L28
 73.34'
 \$31'29'06"W

 L29
 51.56'
 \$9'28'08"E

L43 81.32' N0°58'18"E L44 14.58' N9°28'08"W

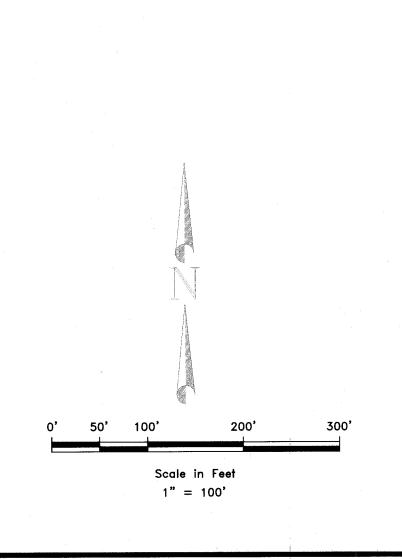
91.94' S0°58'18"W

	i .						
LINE TABLE							
LINE	LENGTH	BEARING					
L45	36.98'	N9°28'08"W					
L46	35.68'	N31*29'06"E					
L47	37.66	N31°29'06"E					
L48	22.76'	N12 <b>'</b> 49'35"E					
L49	86.56	N27°13'58"E					
L50	69.15'	N27°13'58"E					
L51	127.28'	N9°43'03"E					
L52	40.93'	N56°46'32"E					
L53	138.44	N23*55'53"E					
L54	232.83	N23*55'53"E					

				4	
		CURVE	E TABI	E	
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C13	800.00'	145.78'	10°26'27"	S4°14'55"E	145.58
C14	400.00'	285.91	40°57'14"	S11°00'29"W	279.86
C15	300.00'	97.70'	18°39'31"	S22°09'20"W	97.27
C16	300.00	75.43'	14°24'24"	S20°01'46"W	75.23'
C17	300.00'	91.71'	17°30'56"	S18'28'30"W	91.35'
C18	150.00'	123.20'	47°03'29"	S33°14'47"W	119.76
C19	150.00'	85.99'	32*50'39"	S40°21'13"W	84.81
C20	300.00'	167.90'	32°04'02"	S7°53'52"W	165.72
C21	325.00'	162.16'	28°35'15"	S6°09'28"W	160.48
C22	325.00'	19.74	3°28'48"	S22'11'30"W	19.74
C23	175.00'	100.32	32 <b>°</b> 50'39"	S40°21'13"W	98.95'
C24	125.00'	67.01'	30°42′54"	S41°25'05"W	66.21'
C25	125.00'	35.66'	16°20'36"	S17*53'20"W	35.53'
C26	325.00'	34.66	6°06'37"	S12°46'21"W	34.64
C27	325.00'	64.69'	11°24'18"	S21°31'49"W	64.59'
C28	275.00'	69.15'	14*24'24"	S20°01'46"W	68.96'
C29	325.00'	52.92'	9°19'46"	S17*29'27"W	52.86'
C30	325.00'	52.92'	9*19'46"	S26°49'13"W	52.86
C31	375.00'	88.96'	13°35'34"	S24°41'19"W	88.76'
C32	375.00'	179.08'	27°21'40"	S4*12'42"W	177.38

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	
C33	825.00'	122.96'	8'32'22"	S5 <b>'</b> 11'57"E	122.84	
C34	825.00'	27.38'	1°54'05"	S0°01'16"W	27.38'	
C48	775.00'	141.22	10°26'27"	N4*14'55"W	141.03'	
C49	425.00'	303.78	40°57'14"	N11*00'29"E	297.36'	
C50	275.00'	89.56'	18*39'31"	N22°09'20"E	89.16'	
C51	325.00'	81.72'	14 24 24"	N20°01'46"E	81.50'	
C52	275.00'	84.07'	17*30'56"	N18 <b>'</b> 28'30"E	83.74'	
C53	175.00'	82.74'	27*05'24"	N23°15'45"E	81.97'	
C54	175.00'	60.99'	19*58'05"	N46°47'29"E	60.68'	
C55	125.00'	71.65'	32*50'39"	N40°21'13"E	70.68'	
C56	275.00'	128.86'	26°50'55"	N10°30'26"E	127.69	

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# Layton Surveys

Professional Land Surveying
(801) 663–1641 Willis.long@laytonsurveys.com

1812 West 2575 South Syracuse, UT 84075

