

WOHALI PHASE 1B 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 1B 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 certain Development Agreement for Wohali Master Planned Development, 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.
- The Plat is a part of a Master Planned Development known as "Wohali", as approved by Coalville City under Coalville City Ordinance 8-8-10 et seq. (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 Easements for Wohali Resort (the "Declaration") recorded on March 9, 2022, as Entry No. 01184953, in the official records of the Summit County Recorder's Office. The Declaration references the rights of the Wohali Master Owners Association, Inc., a Utah nonprofit corporation (the "Master Association") as amended and restated by that certain Amended and Restated Master CC&Rs, recorded, or to be recorded in the official records of Summit County recorder's office.
- 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 and driveways shown in this Plat for the finishing of cut and fill slopes required to complete the roads and driveways 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 and/or driveway. 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 mortgage holders.
- [Intentionally blank]
- Pursuant to Utah Code Ann. § 54-3-27, this Plat dedicates certain utility easements, as stated in the Owner's Declaration herein.
- 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 recorded easement or right-of-way,
 - the low applicable to prescriptive rights,
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - any other provision of law.
- Intentionally deleted
- The Design Review Board created under the "Declaration" and administered by the Master Association, as required by the Development Agreement, shall review and to approve 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).
- All residential construction shall be designed and constructed in accordance with the applicable Coalville City building code (DA § 5.2.2).
- 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 two feet (2'), 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).
- 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 feet (45') (DA § 5.2.7).
- 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).
- 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).
- Fire flows, hydrant locations and distribution must comply with the then applicable fire code (DA § 7.2.2). The purchasers of lots within this Plat are hereby notified that the installation of the fire hydrants may be a responsibility of the purchaser, as determined through the building permit application process, and shall be in accordance with the requirements of the North Summit Fire District.
- 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).
- 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).
- 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).
- The Project development will be connected to and serviced by Coalville City's sanitary water and sanitary sewer systems.
- Property corners will be set at their designated locations per the subdivision plat upon the completion of the installation of infrastructure. Once asphalt has been poured the survey monuments for the subdivision will also be marked out and installed in accordance to the standards set forth by Coalville City. If no standards are available, monuments will be installed using UDOT standards and marked with the following: Date (Month and Year), PLS #10708886, City of Coalville and notch on a brass cap showing the true mathematical location with relationship to the plat.
- Coalville City shall maintain all public sewer main lines but shall not maintain any lateral pressure lines or ejector pumps located on or within subdivision lots or the public right-of-way, which lines, and pumps shall be the responsibility of each lot owner. Certain lots in this plat may require installation of an ejector pump for connection of a home on that lot to the public sewer system. Such lots are indicated by the notation "EP" on the plat.
- Lots 19-28, 52 and 54-57 are designated as Low-Pressure Sewer System Lots. The purchasers of these lots are hereby notified that wastewater service to these lots will be provided by a Low-Pressure Sewer System. The Private Low-Pressure Sewer Lateral to these lots consists of a low-pressure grinder pump station and low-pressure discharge line and appurtenances. The Private Low-Pressure Sewer Lateral System, which is the private property of each lot owner, connects to the Coalville City Low-Pressure Sewer System. Purchasers of the Low-Pressure Sewer System Lots shall be solely responsible for all costs of the Private Low-Pressure Sewer Lateral System related to or arising from the installation, operation, maintenance, repair and replacement of the Private Low-Pressure Sewer Lateral System. Coalville City shall have no liability or responsibility for Private Low-Pressure Sewer Lateral Systems, including any costs arising from or relating to installation, operation, maintenance, repair and replacement and matters arising from freezing or incorrect installation. Low Pressure Sewer Systems are indicated by the notation "LP" on the plat.
- Wohali Land Estates LLC, as the undersigned owner of all the Property described herein, reserves for itself, the Master Association, and Coalville City the following easements (as more particularly depicted herein): (a) a non-exclusive thirty-two foot (32') private access easement across Lots 56, 57, and 58 for ingress and egress to and from Big Pinyon Court to that certain off-site water tank that serves the Project; and (b) a non-exclusive thirty foot (30') utility easement across Lot 60 for the installation, construction, operation, maintenance, repair, and replacement of pipelines, facilities, water works, and other appurtenances relative to the above-referenced water tank. The foregoing easements may be assigned and/or dedicated by the foregoing holder of the easement to an agency and/or district in their sole and absolute discretion.
- Shared Driveways, as more particularly shown herein, are designated as limited common areas appurtenant to and for the use, benefit, and enjoyment of certain Lots, as follows: (a) Shared Driveways across Lots 51, and 62; and (b) a Shared Driveway upon, over, and across Lots 56, 57, 58, and 59. The foregoing Shared Driveways are for the limited purpose of vehicular and pedestrian access on, over, and across such Lots for the use, benefit and enjoyment of the owners of such Lots and their family members, guests, and invitees and for the use of the Master Association, its officers, employees, agents, and contractors. The Master Association shall permanently operate, maintain, repair, and replace all improvements within the Shared Driveways and the expense thereof shall be shared among the respective owners of such Lots only for the respective Shared Driveways. Declarant hereby reserves to itself the unilateral right to amend Shared Driveways, without the consent of any owner or the Master Association, for any purpose so long as such amendment does not materially adversely affect title or access to such Lots.

BOUNDARY DESCRIPTION

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

Beginning at a point which is North 00°11'51" West 1979.58 feet along the West Section Line of Section 18 and North 89°48'09" East 2430.34 feet from the Southwest corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian.

thence North 58°47'03" East 205.16 feet; thence North 81°51'51" East 50.00 feet to a point on a 275.00 foot radius non-tangent curve to the right, the center of which bears North 81°51'51" East; thence Northerly 25.05 feet along the arc of said curve through a central angle of 05°13'07" (chord bears North 05°16' West 25.04 feet); thence North 87°51'01" East 380.73 feet; thence North 12°12'25" East 332.08 feet; thence South 77°47'35" East 481.29 feet; thence South 12°12'25" West 434.92 feet; thence North 77°47'35" West 100.00 feet; thence South 12°12'25" West 949.76 feet; thence South 26°09'12" West 367.56 feet; thence South 23°42'51" West 583.44 feet; thence North 58°04'02" West 100.96 feet; thence South 31°55'58" West 159.14 feet; thence North 82°42'56" West 229.24 feet; thence North 89°17'17" West 214.54 feet; thence South 00°42'43" East 44.03 feet; thence North 89°17'17" West 280.15 feet; thence North 52°49'42" West 151.45 feet; thence North 131°5'25" East 282.41 feet; thence North 07°39'14" West 470.14 feet; thence North 35°02'34" West 159.29 feet; thence North 00°00'58" East 271.06 feet; thence North 26°32'55" West 214.55 feet; thence North 63°27'05" East 204.05 feet; thence North 54°23'55" East 330.45 feet; thence North 73°45'06" East 253.67 feet; thence South 86°41'22" East 139.29 feet; thence North 03°18'38" East 139.18 feet to the Point of Beginning.

Containing 2,729,227 square feet or 62.65 acres, more or less.

Creating 25 Lots.

SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, do hereby certify that I am a Professional Land Surveyor, and that I hold license number 10708886 as prescribed 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 and streets, together with easements, hereafter to be known as: WOHALI PHASE 1B SUBDIVISION.



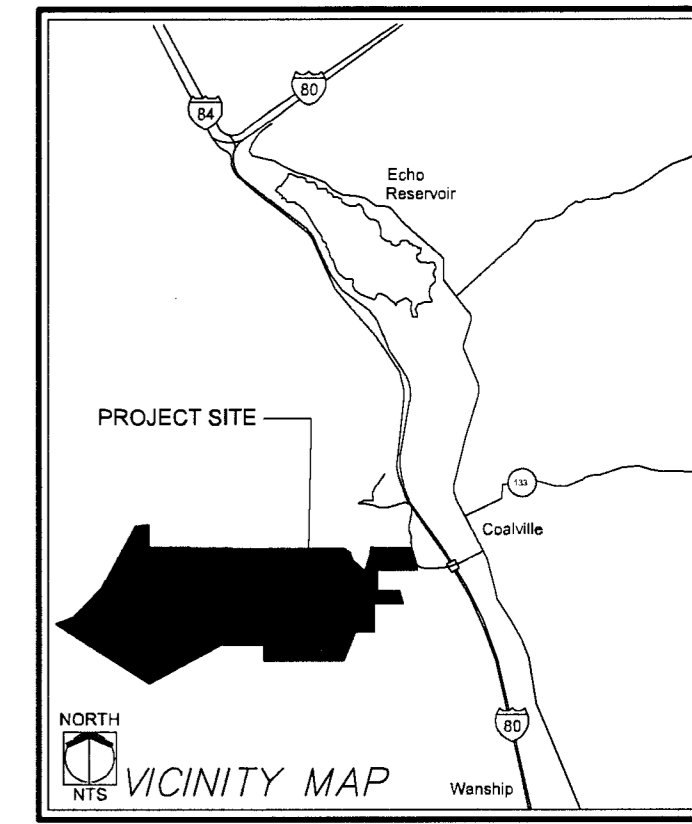
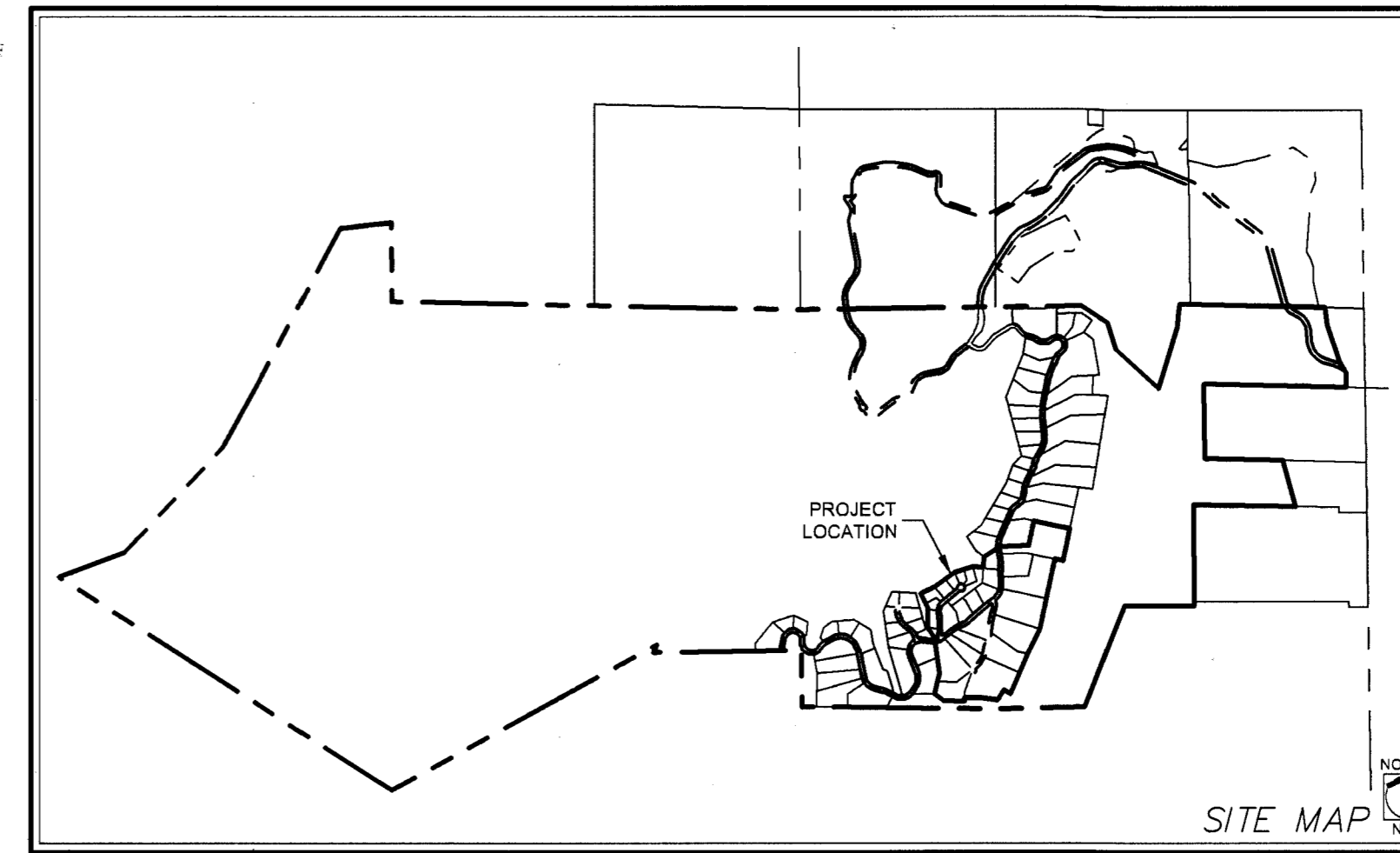
Development Summary	
Total Project Area (acres)	1,664.00
Required Open Space per Development Agreement	1,172.83
Current Platted Development Area	60.94
Previous Platted Development Area	72.48
Total Project Platted Development Area	133.42
Developable Area Remaining to Plat	357.75

9/7/2023

SHEET 1 OF 4

SHEET INDEX

PAGE	SHEET NAME
1 OF 4	COVER SHEET
2 OF 4	BOUNDARY PLAT (SCALE = 1:100)
3 OF 4	PARTIAL PLAT (SCALE = 1:60)
4 OF 4	PARTIAL PLAT (SCALE = 1:60)



OWNER'S DEDICATION AND CONSENT TO RECORD

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 STREETS TO HEREAFTER BE KNOWN AS WOHALI PHASE 1B SUBDIVISION, DOES HEREBY DEDICATE CERTAIN NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, SERVICES, AND DRAINAGE FACILITIES THROUGH, UNDER, AND 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 CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, PROPANE GAS, SEWER, STORM DRAINAGE, IRRIGATION, AND WATER LINES, AS APPROVED FOR PUBLIC UTILITIES BY THE CITY AND/OR THE OWNERS ASSOCIATION (OR OTHER ENTITY DESIGNATED IN A PRIVATE ROAD DEDICATION), AND FOR PRIVATE SERVICES BY THE OWNERS ASSOCIATION.

In witness whereof, this 11th day of September 2023.

Wohali Land Estates LLC

By: *[Signature]*

Name and Title: MANAGER

ACKNOWLEDGMENT

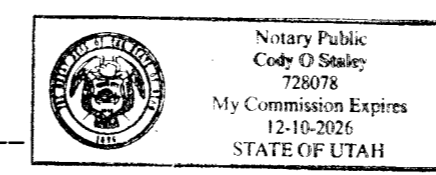
ON THE 11 DAY OF Sept, 2023 PERSONALLY APPEARED BEFORE ME, David Paul Boyden, WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE AUTHORIZED REPRESENTATIVE OF WOHALI LAND ESTATES LLC, AND THAT THE WRITING AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY/CORPORATION AND DULY ACKNOWLEDGED TO ME THAT SAID COMPANY/CORPORATION EXECUTED THE SAME.

State of Utah

County of Summit

Notary Public: *[Signature]*

My Commission Expires: 12-10-26



LIEN HOLDER'S CONSENT TO RECORD

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 BOYDEN REVOCABLE INTER VIVOS TRUST ESTABLISHED JUNE 29, 1993, AS HOLDERS 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 CC&RS, VILLAGE DECLARATION, AND THIS WOHALI PHASE 1B PLAT, ALL OF WHICH ARE RECORDED CONTEMPORANEOUSLY HERewith OR SHORTLY HEREAFTER, AND FURTHER AGREE 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 CC&RS, VILLAGE DECLARATION AND THIS PLAT, AND ACKNOWLEDGES THAT THE EASEMENTS, RIGHTS AND OBLIGATIONS SET FORTH IN THE MASTER CC&RS, AND THIS THIS PLAT ARE SUPERIOR TO SAID DEED OF TRUST.

EXECUTED AS OF THE 11th DAY OF September, 2023.

By: *[Signature]*

STEPHEN G. BOYDEN, TRUSTEE

By: *[Signature]*

PATRICIA SHUMWAY BOYDEN, TRUSTEE

ACKNOWLEDGMENT

State of Utah

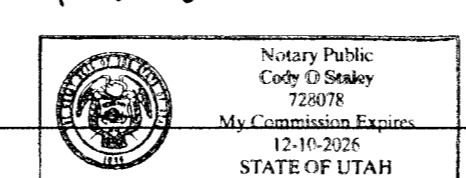
County of Summit

The foregoing Plat was acknowledged before me this 11 day of Sept, 2023

by Stephen G. Boyden, the Trustee of the Stephen George Boyden Revocable Inter Vivos Trust established June 29, 1993, on behalf of said trust.

Notary Public: *[Signature]*

My Commission Expires: 12-10-26



ACKNOWLEDGMENT

State of Utah

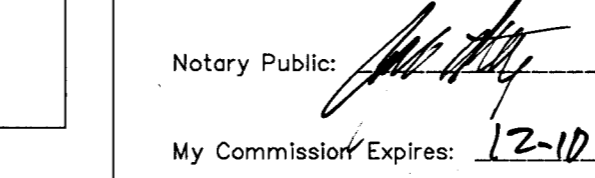
County of Summit

The foregoing Plat was acknowledged before me this 11 day of Sept, 2023

by David Boyden, the Authorized Manager of Wohali Partners, LLC, a Utah limited liability company,

on behalf of said limited liability company.

Notary Public: *[Signature]*



PUBLIC SAFETY ANSWERING POINT APPROVAL

Approved this 7th day of September, 2023

By: *[Signature]*

By: *[Signature]* GIS Director

ROCKY MOUNTAIN POWER

Approved and accepted this 8th day of Sept, 2023

By: *[Signature]*

By: *[Signature]*

PUBLIC WORKS DIRECTOR

Approved and accepted this 9 day of September, 2023

By: *[Signature]*

By: *[Signature]*

NORTH SUMMIT FIRE DISTRICT

Approved and accepted this 8 day of Sept, 2023

By: *[Signature]*

By: *[Signature]*

MAYOR

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 13 day of Sept, 2023.

By: *[Signature]*

By: *[Signature]* Mayor City Recorder

SUMMIT COUNTY HEALTH DEPARTMENT

Approved this ___ day of ___, 20__

By: *[Signature]*

By: *[Signature]*

CITY PLANNING COMMISSION

Approved and accepted by the Coalville City Planning Commission this 12 day of Sept, 2023

By: *[Signature]*

By: *[Signature]* Chair

CITY ENGINEER

I hereby certify that this Office has examined the plat and is correct in accordance with information on file in this office.

Signed this 9 day of September, 2023

By: *[Signature]* Coalville City Engineer

ATTORNEY CERTIFICATE

I have examined the proposed plat of this Subdivision and in my opinion conforms with the ordinances applicable thereto and now in force and effect.

By: *[Signature]*

By: *[Signature]* Coalville City Attorney

RECORDED

ENTRY NO 1211487 FEE: 254.00

DATE OF UTAH COUNTY OF SUMMIT

STATE UTAH TIME 1:05 PM

RECORDED AND FILED AT THE REQUEST OF:

WOHALI LAND ESTATES LLC

By: *[Signature]* COUNTY RECORDER

WOHALI PHASE 1B SUBDIVISION

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	475.00'	104.60'	12°37'01"	S1°49'39"E	104.39'
C2	325.00'	53.63'	9°27'16"	S0°14'46"E	53.57'
C3	250.00'	95.27'	21°50'02"	S5°56'37"W	94.69'
C4	250.00'	160.36'	36°45'10"	S35°14'13"W	157.63'
C5	1025.00'	121.70'	6°48'11"	S50°12'43"W	121.63'
C11	125.00'	137.02'	62°48'19"	N19°28'41"E	130.26'
C17	175.00'	121.83'	39°53'21"	S23°43'35"W	119.39'
C18	175.00'	22.02'	71°2'35"	S47°16'33"W	22.01'
C19	50.00'	59.47'	68°08'45"	S32°56'00"W	56.02'
C20	15.00'	13.62'	52°01'12"	S24°52'14"W	13.16'
C21	50.00'	51.40'	58°53'47"	N83°32'44"W	49.16'
C22	50.00'	27.18'	31°09'04"	N38°31'18"W	26.85'
C23	15.00'	13.62'	52°01'12"	S24°52'14"W	13.16'
C24	50.00'	109.82'	125°50'49"	N39°58'39"E	89.04'
C28	15.00'	32.34'	123°31'27"	S64°37'28"E	26.43'
C29	75.00'	26.58'	201°8'25"	S71°7'28"W	26.44'
C48	125.00'	79.01'	36°12'56"	N0°39'48"W	77.70'
C49	15.00'	16.97'	64°48'47"	N13°38'07"E	16.08'
C50	300.00'	177.16'	33°50'06"	N29°07'28"E	174.60'
C51	300.00'	89.96'	17°10'49"	N33°37'01"E	89.62'
C52	275.00'	45.38'	9°27'16"	N0°14'46"W	45.33'
C53	525.00'	115.61'	12°37'01"	N1°49'39"W	115.38'
C54	500.00'	110.10'	12°37'01"	S1°49'39"E	109.88'
C55	300.00'	49.50'	9°27'16"	S0°14'46"E	49.45'
C56	275.00'	281.20'	58°35'12"	S24°19'12"W	269.10'
C57	1000.00'	118.74'	6°48'11"	S50°12'43"W	118.67'
C63	150.00'	164.42'	62°48'19"	N19°28'41"E	156.31'
C64	100.00'	63.21'	36°12'56"	S0°39'48"E	62.16'
C69	250.00'	255.63'	58°35'12"	S24°19'12"W	244.64'
C70	50.00'	247.87'	284°02'25"	N39°07'09"W	61.54'
C71	175.00'	191.83'	62°48'19"	S19°28'41"W	182.37'
C76	300.00'	267.12'	51°00'55"	S20°32'04"W	258.38'

LINE TABLE		
LINE	LENGTH	BEARING
L1	169.89'	S8°08'09"E
L2	34.19'	S4°28'52"W
L3	85.17'	S4°58'24"E
L12	129.32'	N53°36'48"E
L13	87.25'	S17°26'40"W
L21	87.25'	N17°26'40"E
L22	12.57'	N18°46'16"W
L23	34.19'	N4°28'52"E
L24	34.19'	S4°28'52"W

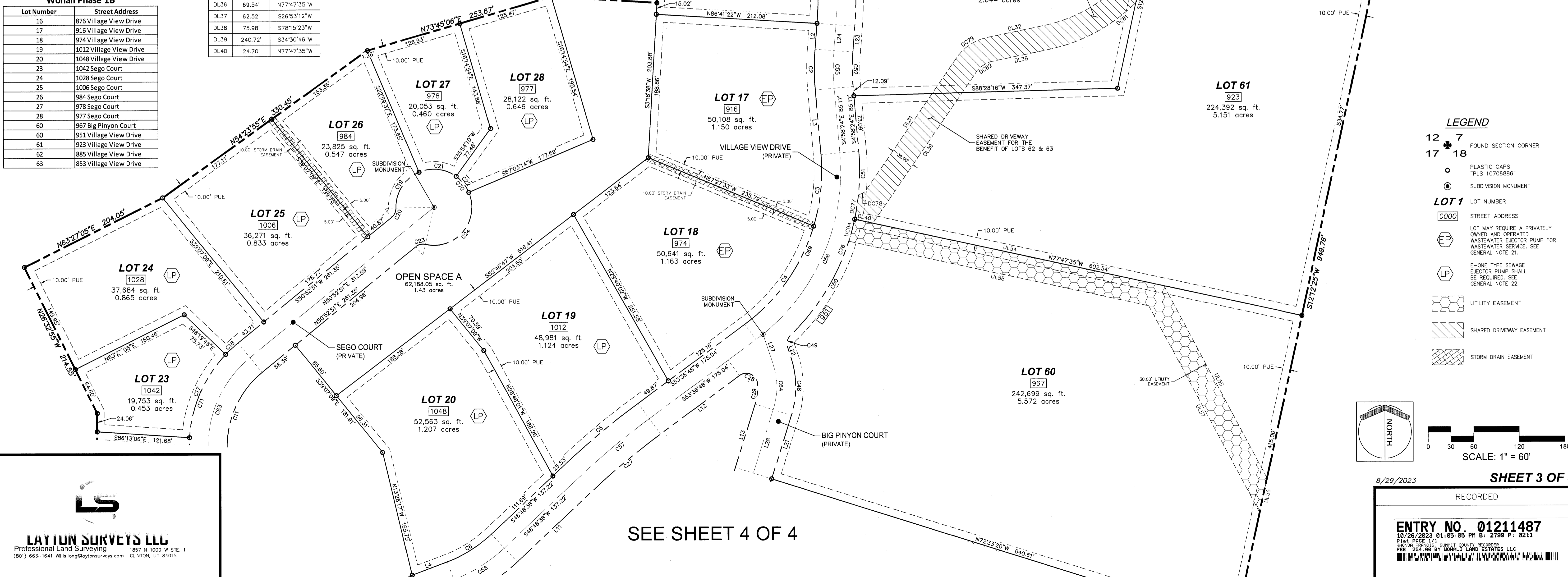
UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
UL54	416.48'	S77°47'35"E
UL55	287.01'	S28°12'15"E
UL56	46.28'	S12°12'25"W
UL57	308.39'	S28°12'15"E
UL58	404.13'	S77°47'35"E

UTILITY EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
UC94	300.00'	30.05'	S4°42'21"	N15°04'35"E	30.04'

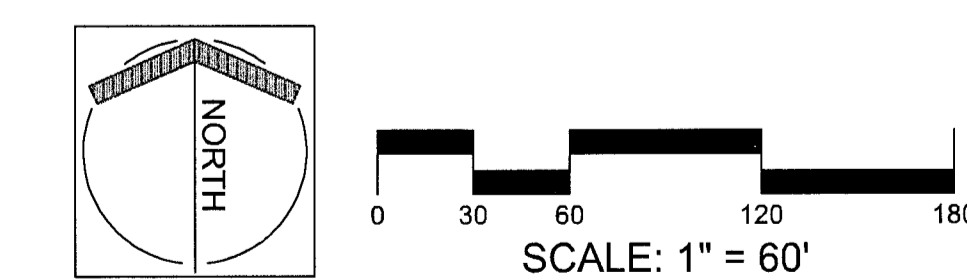
SHARED DRIVEWAY EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
DC77	300.00'	32.86'	61°6'35"	N9°04'07"E	32.85'
DC78	14.00'	12.17'	49°48'12"	N59°24'51"E	11.79'
DC79	66.00'	50.39'	43°44'37"	N56°23'04"E	49.17'
DC80	199.00'	180.78'	52°02'37"	N52°14'04"E	174.61'
DC81	231.00'	207.11'	51°22'10"	S52°34'17"W	200.24'
DC82	34.00'	25.96'	43°44'37"	S56°23'04"W	25.33'

SHARED DRIVEWAY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DL31	209.74'	N34°30'46"E
DL32	75.98'	N78°15'23"E
DL33	100.10'	N12°12'25"E
DL34	126.25'	S77°47'35"E
DL35	51.09'	S24°03'21"W
DL36	69.54'	N77°47'35"W
DL37	62.52'	S26°53'12"W
DL38	75.98'	S78°15'23"W
DL39	240.72'	S34°30'46"W
DL40	24.70'	N77°47'35"W

Wohali Phase 1B	
Lot Number	Street Address
16	876 Village View Drive
17	916 Village View Drive
18	974 Village View Drive
19	1012 Village View Drive
20	1048 Village View Drive
23	1042 Segó Court
24	1028 Segó Court
25	1006 Segó Court
26	984 Segó Court
27	978 Segó Court
28	977 Segó Court
60	967 Big Pinyon Court
61	951 Village View Drive
62	923 Village View Drive
63	853 Village View Drive



- LEGEND**
- 12 7 FOUND SECTION CORNER
 - 17 18
 - PLASTIC CAPS
 - "PLS 10708886"
 - SUBDIVISION MONUMENT
 - LOT 1 LOT NUMBER
 - 0000 STREET ADDRESS
 - EP LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 21.
 - LP E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 22.
 - UTILITY EASEMENT
 - SHARED DRIVEWAY EASEMENT
 - STORM DRAIN EASEMENT



LAYTON SURVEYS LLC
Professional Land Surveying
1857 N 1000 W STE. 1
(801) 663-1641 willis.layton@laytonsurveys.com CLINTON, UT 84015

SEE SHEET 4 OF 4

8/29/2023 **SHEET 3 OF 4**

RECORDED

ENTRY NO. 01211487
18/26/2023 01:05:05 PM P: 2799 P: 0211
PLAT PAGE 1/1
SHRIM PRUDS INC. SUMMIT COUNTY RECORDERS
FEE 254.00 BY WOHALI LAND ESTATES LLC

WOHALI PHASE 1B SUBDIVISION
 LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,
 SALT LAKE BASE AND MERIDIAN
 COALVILLE, SUMMIT COUNTY, UTAH

SEE SHEET 3 OF 4

Wohali Phase 1B

Lot Number	Street Address
21	1086 Village View Drive
21	1069 Sego Court
22	1072 Sego Court
52	1029 Village View Drive
52	1006 Big Pinyon Court
53	1058 Big Pinyon Court
53	1088 Village View Drive
54	1102 Big Pinyon Court
54	1099 Village View Drive
55	1118 Big Pinyon Court
55	1121 Village View Drive
56	1117 Big Pinyon Court
57	1101 Big Pinyon Court
58	1057 Big Pinyon Court
59	1001 Big Pinyon Court

ACCESS EASEMENT LINE TABLE

LINE	LENGTH	BEARING
AL59	157.04'	N20°53'05"E
AL60	126.85'	S39°56'04"W
AL61	265.41'	S43°15'25"W
AL62	69.84'	S55°37'12"W
AL63	88.53'	N14°41'24"E
AL64	48.64'	N10°37'28"W
AL65	6.47'	N28°10'18"E
AL66	104.68'	N23°42'51"E
AL67	58.82'	S28°10'18"W
AL68	48.64'	S10°37'28"E
AL69	88.53'	S14°41'24"W
AL70	69.84'	N55°37'12"E
AL71	265.41'	N43°15'25"E
AL72	126.85'	N39°56'04"E
AL73	158.67'	S20°53'05"W

SHARED DRIVEWAY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
DL41	62.72'	N12°59'17"E
DL42	13.71'	N12°59'17"E
DL43	94.26'	N50°21'51"E
DL44	59.01'	N24°50'50"E
DL45	15.43'	N74°05'26"E
DL46	42.38'	S72°33'20"E
DL47	15.43'	S74°05'26"W
DL48	59.01'	S24°05'50"W
DL49	94.26'	S50°21'51"W
DL50	14.28'	S87°59'17"W
DL51	55.99'	S34°51'28"W
DL52	59.41'	N55°12'08"W
DL53	34.72'	N4°38'13"W

ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
AC95	50.00'	9.14'	10°28'40"	S42°16'06"E	9.13'
AC96	50.00'	32.62'	37°22'34"	N66°11'43"W	32.04'
AC97	59.00'	165.74'	160°57'01"	N59°35'25"W	116.37'
AC98	1016.00'	58.91'	3°19'21"	S41°35'45"W	58.91'
AC99	316.00'	68.18'	12°21'47"	S49°26'18"W	68.05'
AC100	284.00'	102.91'	20°45'44"	S45°14'20"W	102.35'
AC101	46.00'	112.80'	140°30'19"	N74°53'23"W	86.59'
AC102	166.00'	56.00'	19°19'38"	N5°01'36"E	55.73'
AC103	134.00'	59.20'	25°18'52"	N2°01'58"E	58.72'
AC104	66.00'	44.69'	38°47'45"	N8°46'25"E	43.84'
AC105	14.00'	42.67'	174°38'11"	N59°08'48"W	27.97'
AC106	266.00'	14.03'	3°01'22"	S35°02'47"W	14.03'
AC107	46.00'	97.22'	121°05'24"	S32°22'25"E	80.11'
AC108	34.00'	23.02'	38°47'45"	S8°46'25"W	22.58'
AC109	166.00'	73.34'	25°18'52"	S2°01'58"W	72.75'
AC110	134.00'	45.20'	19°19'38"	S5°01'36"W	44.99'
AC111	14.00'	34.33'	140°30'19"	S74°53'23"E	26.35'
AC112	316.00'	114.51'	20°45'44"	N45°14'20"E	113.88'
AC113	284.00'	61.28'	12°21'47"	N49°26'18"E	61.16'
AC114	984.00'	57.06'	3°19'21"	N41°35'45"E	57.05'
AC115	91.00'	255.63'	160°57'01"	S59°35'25"E	179.49'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C6	175.00'	68.89'	22°33'22"	S58°05'19"W	68.45'
C7	225.00'	65.82'	16°45'43"	S60°59'08"W	65.59'
C8	15.00'	31.66'	120°55'47"	N66°55'49"W	26.10'
C9	125.00'	17.40'	7°58'26"	N2°28'43"W	17.38'
C10	325.00'	76.20'	13°25'59"	N5°12'29"W	76.02'
C12	175.00'	62.39'	20°25'41"	S8°42'20"E	62.06'
C13	15.00'	22.23'	84°55'12"	S23°32'26"W	20.25'
C14	150.00'	42.79'	16°20'44"	S74°02'24"W	42.65'
C15	175.00'	47.97'	15°42'23"	S4°04'17"E	47.82'
C16	275.00'	64.47'	13°25'59"	S5°12'29"E	64.33'
C25	175.00'	48.21'	15°47'00"	N6°28'30"E	48.06'
C26	225.00'	88.58'	22°33'22"	N58°05'19"E	88.01'
C27	975.00'	115.77'	6°48'11"	N50°12'43"E	115.70'
C30	825.00'	219.08'	15°12'53"	S9°50'14"W	218.43'
C31	275.00'	66.95'	18°06'58"	S11°17'17"W	66.59'
C32	175.00'	2.99'	0°58'43"	N53°05'38"E	2.99'
C33	325.00'	41.74'	7°21'29"	S16°40'01"W	41.71'
C34	275.00'	36.66'	7°38'19"	S16°48'26"W	36.64'
C35	275.00'	114.20'	23°47'38"	S32°31'25"W	113.38'
C36	15.00'	13.62'	52°01'12"	S70°25'50"W	13.16'
C37	50.00'	42.17'	48°19'11"	S72°16'51"W	40.93'
C38	200.00'	103.82'	29°44'29"	N67°28'32"E	102.66'
C39	50.00'	74.31'	85°09'01"	S5°32'45"W	67.66'
C40	50.00'	29.30'	33°34'13"	S53°48'52"E	28.88'
C41	50.00'	102.10'	17°00'00"	N50°54'02"E	85.26'
C42	15.00'	13.62'	52°01'12"	N18°24'38"E	13.16'
C43	325.00'	117.45'	20°42'23"	N34°04'02"E	116.82'
C44	325.00'	60.84'	10°43'34"	N18°21'04"E	60.75'
C45	275.00'	35.32'	7°21'29"	N16°40'01"E	35.29'
C46	325.00'	102.78'	18°06'58"	N11°17'17"E	102.33'
C47	775.00'	205.80'	15°12'53"	N8°50'14"E	205.19'
C58	200.00'	78.74'	22°33'22"	S58°05'19"W	78.23'
C59	200.00'	58.51'	16°45'43"	S60°59'08"W	58.30'
C60	175.00'	90.84'	29°44'29"	S67°28'32"W	89.82'
C61	150.00'	85.28'	32°34'25"	N14°46'42"W	84.13'
C62	300.00'	70.34'	13°25'59"	N5°12'29"W	70.17'
C65	800.00'	212.44'	15°12'53"	S9°50'14"W	211.81'
C66	300.00'	94.88'	18°06'58"	S11°17'17"W	94.46'
C67	300.00'	38.53'	7°21'29"	S16°40'01"W	38.50'
C68	300.00'	164.58'	31°25'57"	S28°42'15"W	162.52'
C72	175.00'	51.20'	16°45'43"	S60°59'08"W	51.01'
C73	275.00'	150.87'	31°25'57"	N28°42'15"E	148.98'
C74	50.00'	247.87'	284°02'25"	N45°34'46"W	61.54'
C75	325.00'	178.30'	31°25'57"	S28°42'15"W	176.07'

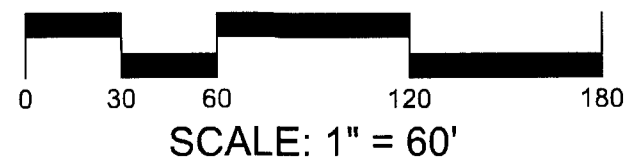
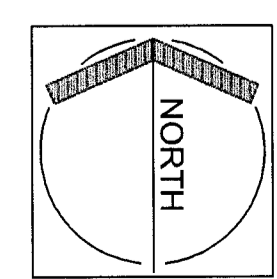
LINE TABLE

LINE	LENGTH	BEARING
L4	49.31'	S69°22'00"W
L5	186.81'	S52°36'17"W
L6	152.13'	N11°30'31"E
L7	34.57'	N11°55'29"W
L8	20.00'	N7°39'14"W
L9	34.57'	S11°55'29"E
L10	49.31'	N69°22'00"E
L11	137.22'	N46°48'38"E
L14	48.23'	S21°34'48"W
L15	76.44'	S12°59'17"W
L16	74.18'	S44°25'14"W
L17	74.18'	N44°25'14"E
L18	76.44'	N12°59'17"E
L19	57.07'	N20°20'46"E
L20	48.23'	N21°34'48"E
L25	49.31'	S69°22'00"W
L26	34.57'	N11°55'29"W
L27	39.20'	S18°46'16"E
L28	87.25'	S17°26'40"W
L29	48.23'	S21°34'48"W
L30	57.07'	S20°20'46"W

SHARED DRIVEWAY EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
DCB3	275.00'	20.26'	4°13'18"	N15°05'56"E	20.26'
DCB4	19.00'	17.29'	52°09'09"	N76°28'25"E	16.70'
DCB5	84.00'	37.41'	25°31'01"	N37°36'21"E	37.10'
DCB6	66.00'	56.72'	49°14'36"	N49°28'08"E	54.99'
DCB7	59.00'	45.63'	44°18'42"	N51°56'05"E	44.50'
DCB8	366.00'	168.67'	26°24'19"	N42°58'53"E	167.19'
DCB9	334.00'	180.47'	30°57'34"	S45°15'30"W	178.29'
DCB0	91.00'	70.38'	44°18'42"	S51°56'05"W	68.64'
DCB1	34.00'	29.22'	49°14'36"	S49°28'08"W	28.33'
DCB2	116.00'	51.66'	25°31'01"	S37°36'21"W	51.24'
DCB3	51.00'	33.48'	37°36'51"	S69°10'17"W	32.88'

- LEGEND**
- 12 7 FOUND SECTION CORNER
 - 17 18 "PLS 10708888"
 - PLASTIC CAPS
 - SUBDIVISION MONUMENT
 - LOT 1 LOT NUMBER
 - 0000 STREET ADDRESS
 - EP LOT MAY REQUIRE A PRIVATELY OWNED AND OPERATED WASTEWATER EJECTOR PUMP FOR WASTEWATER SERVICE. SEE GENERAL NOTE 21.
 - LP E-ONE TYPE WASTEWATER EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 22.
 - ACCESS EASEMENT
 - SHARED DRIVEWAY EASEMENT



8/29/2023 **SHEET 4 OF 4**

RECORDED

ENTRY NO. 01211487

10/26/2023 01:05:05 PM B: 2799 P: 0211

PLAT PAGE 1/1

PROJECT PREPARED BY: SUMMIT COUNTY RECORDERS

FILED 2:54:00 BY: WOHALI LAND ESTATES, LLC

LAYTON SURVEYS LLC

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