

PLAT NOTES:

- 1. THE UNITS DESCRIBED IN THIS UTAH RESORT UNIT PROJECT ("PLAT") ARE SUBJECT TO THE PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT FOR WOHALI MASTER PLANNED DEVELOPMENT...
2. THE PLAT IS A PART OF A MASTER PLANNED DEVELOPMENT KNOWN AS WOHALI, AS APPROVED BY COALVILLE CITY ORDINANCE §§ 8-6-10 ET SEQ. (2019) (THE "PROJECT").
3. THE PLAT IS SUBJECT TO, AMONG OTHER THINGS, THE PROVISIONS OF: (A) THE DEVELOPMENT AGREEMENT; (B) THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS...
4. THE MASTER COARs AND/OR VILLAGE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES, AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF THE PARCEL...
5. THE UNITS DEPICTED ON THIS PLAT (THE "UNITS") ARE RESORT UNITS THAT MUST BE USED AND OPERATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, MASTER COARs, VILLAGE DECLARATION AND RESORT DOCUMENTS...
6. PURSUANT TO UTAH CODE ANN. § 54-3-27, THIS PLAT DEDICATES CERTAIN UTILITY EASEMENTS, AS STATED IN THE OWNER'S DECLARATION HEREIN...
7. PURSUANT TO UTAH CODE ANN. § 10-9-608(6)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT...
8. THE DESIGN REVIEW BOARD CREATED UNDER THE MASTER COARs AND ADMINISTERED BY THE MASTER ASSOCIATION, AS REQUIRED BY THE DEVELOPMENT AGREEMENT...
9. THE PROJECT WILL BE CONNECTED TO AND SERVICED BY COALVILLE CITY WATER AND PUBLIC SEWER...
10. ALL RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE COALVILLE CITY BUILDING CODE...
11. THE MAXIMUM BUILDING HEIGHT FOR THE DIMENSIONS OF THE BUILDINGS CONTAINING THE UNITS SHALL BE FORTY-FIVE FEET (45').
12. FIRE FLOWS, HYDRANT LOCATIONS AND DISTRIBUTION MUST COMPLY WITH THE THEN APPLICABLE FIRE CODE...
13. ALL PUBLIC WATER, SEWER, AND STORM WATER FACILITIES WITHIN PUBLIC AND PRIVATE RIGHTS OF WAY OR PRIVATE EASEMENTS SHALL BECOME A PART OF COALVILLE CITY'S SYSTEM UPON ACCEPTANCE BY THE CITY COUNCIL...
14. ALL BUILDING PERMIT APPLICATIONS MUST BE ACCOMPANIED BY WRITTEN DOCUMENTATION OF THE DESIGN REVIEW BOARD APPROVAL...
15. THE CONSTRUCTION AREAS OF DISTURBANCE SHOWN ON THIS PLAT AROUND EACH UNIT AS A BUILDING PAD ARE FOR REFERENCE AND CONSTRUCTION PURPOSES ONLY...
16. PHASE LINES SHOWN ON THIS PLAT ARE A GEOGRAPHIC REFERENCE TO SECTION CORNERS...
17. BEGINNING AT A POINT BEING LOCATED...
18. A CONVEYANCE OF PERPETUAL ROAD ACCESS EASEMENT (ROAD EASEMENT) IN FAVOR OF MOUNTAIN LAND AND LIVESTOCK, LLC, A UTAH LIMITED LIABILITY COMPANY...

PLAT 2C DESCRIPTION

BEGINNING AT A POINT BEING LOCATED... RANGE 5 EAST, SALT LAKE MERIDIAN... THENCE S. 78° 56' 10" E. A DISTANCE OF 50.01 FEET... THENCE S. 14° 54' 44" W. A DISTANCE OF 57.37 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE POINT OF BEGINNING... THENCE S. 14° 54' 44" W. A DISTANCE OF 57.37 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE POINT OF BEGINNING... CONTAINING 113,690.37 SQUARE FEET OR 2.6109 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 48 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT... SIGNED THIS 7TH DAY OF SEPTEMBER, 2023.

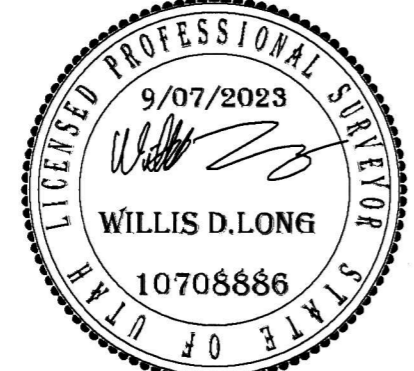
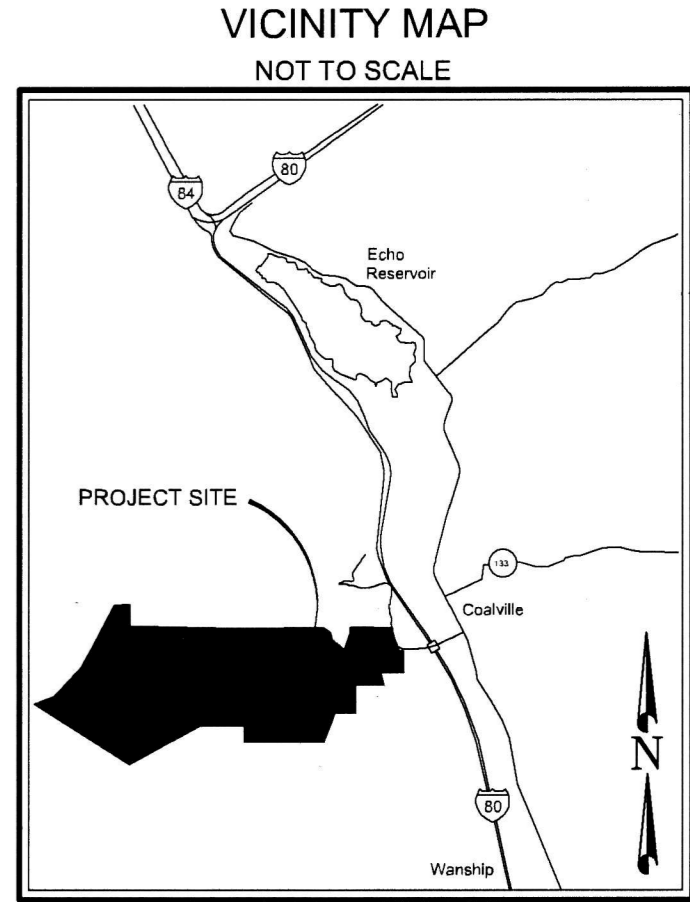


Table with 5 columns: Development Summary, Phase 1, Phase 1B, Phase 2A, Phase 2B, Phase 2C. Rows include Total Project Area, Required Open Space per DA, Current Platted Development Area, Previous Platted Development Area, Total Project Platted Development Area, Developable Area Remaining to Plat, Overall Plat Area, and Open Space within Plat.

- 20. ALL REFERENCES TO PUBLIC WATER REFER TO PUBLIC CULINARY WATER.
21. ALL STREETS IDENTIFIED AS "COMMON AREAS" ARE PRIVATE STREETS AND THE OBLIGATION TO MAINTAIN THEM SHALL BE THE OBLIGATION OF THE MASTER ASSOCIATION.

WOHALI PHASE 2C A UTAH RESORT UNIT PROJECT

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



LIEN HOLDER'S CONSENT TO RECORD

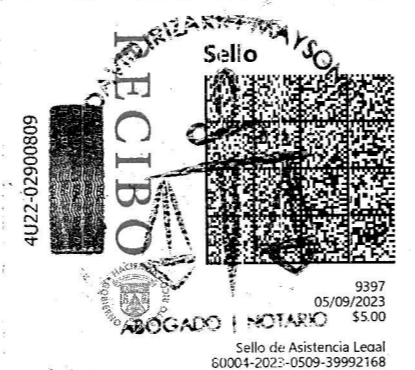
ESBAN WOHALI UTAH FUND XV LP, AS HOLDER OF THE INDEBTEDNESS SECURED BY, AND THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, ASSIGNMENT OF CONTRACTS AND PLANS, AND FUTURE PLING, RECORDED ON NOVEMBER 9, 2022 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 01190160, AND HEREBY CONSENT TO THE RECORDING OF THE MASTER COARs, VILLAGE DECLARATION AND THIS WOHALI PHASE 2C PLAT...

EXECUTED AS OF THE 20th DAY OF September 2023

By: Samuel B. Silberman, Authorized Officer

ACKNOWLEDGMENT

State / Province / US Territory of New Mexico, County of San Juan. The foregoing Plat was acknowledged before me this 20th day of September, 2023, by Samuel B. Silberman, Authorized Officer of ESBAN WOHALI UTAH FUND XV LP, on behalf of said legal entity. Notary Public: Raphael.



LIEN HOLDER'S CONSENT TO RECORD

CONSTRUCTION LOAN SERVICES II, LLC, AS HOLDER OF THE INDEBTEDNESS SECURED BY, AND THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, ASSIGNMENT OF CONTRACTS AND PLANS, AND FUTURE PLING, RECORDED ON JUNE 1, 2022 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 01190160, AND HEREBY CONSENT TO THE RECORDING OF THE MASTER COARs, VILLAGE DECLARATION AND THIS WOHALI PHASE 2C PLAT...

EXECUTED AS OF THE 7th DAY OF September 2023

By: Beth Glein, Its CDO

ACKNOWLEDGMENT

State / Province / US Territory of WA, County of Pierce. The foregoing Plat was acknowledged before me this 8th day of September 2023, by Beth Glein, the CDO of Construction Loan Services II, LLC, on behalf of said legal entity. Notary Public: Angel C Miller, My Commission Expires 4-25-27.



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 RECORD OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 0182016, AND HEREBY CONSENT TO THE RECORDING OF THE MASTER COARs, VILLAGE DECLARATION AND THIS WOHALI PHASE 2C PLAT...

EXECUTED AS OF THE 11th DAY OF September 2023

By: Stephen G. Boyden, Patricia Shumway Boyden, Trustee

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SUMMIT. THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Sept. 2023, BY STEPHEN G. BOYDEN, THE TRUSTEE OF THE STEPHEN GEORGE BOYDEN REVOCABLE INTER VIVOS TRUST, ON BEHALF OF THE TRUST.



STAMP, MY COMMISSION EXPIRES: 12-10-26

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Sept. 2023, BY PATRICIA SHUMWAY BOYDEN, THE TRUSTEE OF THE PATRICIA SHUMWAY BOYDEN INTER VIVOS TRUST, ON BEHALF OF THE TRUST.



STAMP, MY COMMISSION EXPIRES: 12-10-26

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WOHALI LAND ESTATES LLC, THE UNDERSIGNED OWNER OF ALL THE PROPERTY DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS AND STREETS TO HEREAFTER BE KNOWN AS WOHALI PHASE 2C PLAT, 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...

IN WITNESS WHEREOF, THIS 11th DAY OF September 2023.

Wohali and Estates LLC, By: David Paul Boyden, Manager

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SUMMIT. ON THIS 11th DAY OF Sept. 2023, PERSONALLY APPEARED BEFORE ME David Paul Boyden, WHOSE IDENTITY I PERSONALLY KNOW TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Manager of WOHALI LAND ESTATES LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.



STAMP, MY COMMISSION EXPIRES: 12-10-26

ROCKY MOUNTAIN POWER, PUBLIC WORKS DIRECTOR, CITY PLANNING COMMISSION, CITY ENGINEER. Approved and accepted this 12th day of Sept. 2023.

NORTH SUMMIT FIRE DISTRICT, MAYOR, ATTORNEY CERTIFICATE. Approved and accepted this 8th day of Sept. 2023.

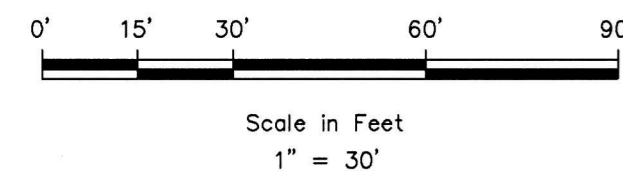
SUMMIT COUNTY HEALTH DEPARTMENT. Approved and accepted by the Summit County Health Department this 11th day of Sept. 2023.

COUNTY RECORDER. ENTRY NO. 1212849, FEE PAID \$172.00, FILED FOR AND RECORDED 11/28/2023.


LAYTON SURVEYS LLC logo and contact information. SHEET 1 OF 3.

CAUSERSWILLES LONGLANTON SURVEYS DROPOUTLATION SURVEYS WORK ITEMS 2020-2022 WOHALI PLAT PHASE 2C

**WOHALI PHASE 2C**  
**A UTAH RESORT UNIT PROJECT**  
 LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 COALVILLE, SUMMIT COUNTY, UTAH



C:\USERS\WILLIS LONG\LAYTON SURVEYS\WORK ITEMS 2020-2022\WOHALI CONDUMINIUMS - PHASE 2\PHASE 2C\WOHALI CONDUMINIUM FLAT PH2C.DWG



**LAYTON SURVEYS LLC**

COI \_\_\_\_\_ ORDER \_\_\_\_\_

ENTRY NO. \_\_\_\_\_ PAID \_\_\_\_\_

FILED FOR A \_\_\_\_\_ ) \_\_\_\_\_

AT \_\_\_\_\_ IN \_\_\_\_\_ ) OF OFFICIAL \_\_\_\_\_

RECORDS \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

CC \_\_\_\_\_ DER \_\_\_\_\_

BY: \_\_\_\_\_

**ENTRY NO. 01212849**

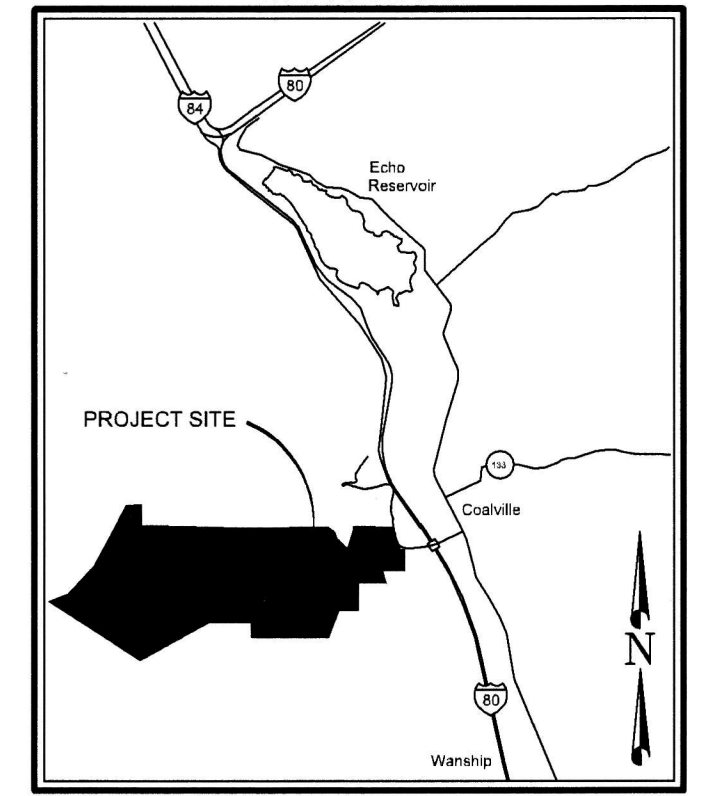
11/29/2023 11:07:10 AM B: 2802 P: 0698

PLANS FILED IN SUMMIT COUNTY RECORDER

FILE # 172-00 BY WOHALI LAND ESTIMATOR

**WOHALI PHASE 2C  
A UTAH RESORT UNIT PROJECT**  
LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
COALVILLE, SUMMIT COUNTY, UTAH

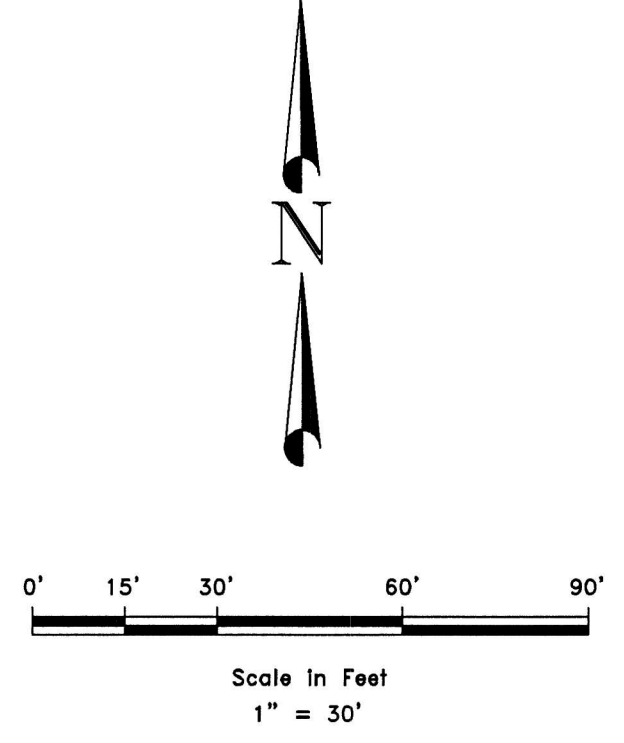
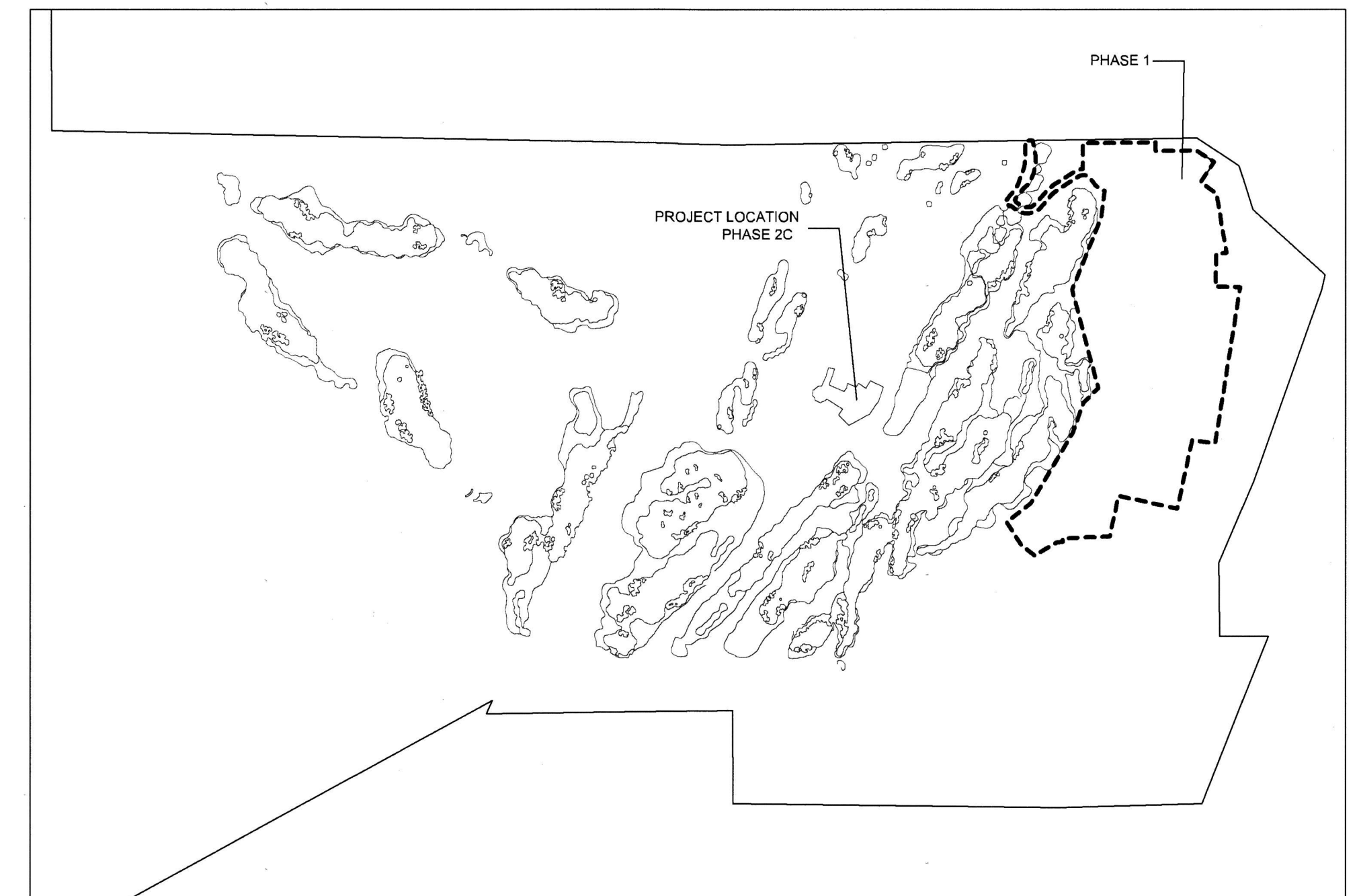
VICINITY MAP  
NOT TO SCALE



**PLAT NOTES:**

- A. ALL COMMON AREAS, LIMITED COMMON AREAS ARE AS DEFINED AND DESCRIBED IN VILLAGE DECLARATION.
- B. EACH STRUCTURE LINE DEPICTED WITHIN EACH UNIT IS APPROXIMATE OR CONCEPTUAL. FINAL UNITS WILL BE SET IN CONFORMANCE WITH CONSTRUCTION PLAN DOCUMENTS.
- C. ALL LINEAR UNITS SHOWN ARE IN US SURVEY FEET.

**SITE MAP**  
1" = 1000'



NW COR SEC 18,  
T2N, R5E, SLB&M  
FOUND STONE

SECTION LINE  
N89°11'21"E 789.91'

NE COR SEC 18,  
T2N, R5E, SLB&M  
FOUND ALUMINUM CAP

7 8  
18 17

ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	116.76'	500.00'	13°22'47"	S21° 08' 20"W	116.50'
C2	58.58'	300.00'	11°11'18"	S22° 14' 05"W	58.49'
C3	68.88'	120.00'	32°53'24"	S48° 56' 45"W	67.94'
C4	34.89'	35.00'	57°08'36"	N86° 03' 15"W	33.46'

TIE LINE TABLE		
LINE #	LENGTH	BEARING
L1	17.79'	N10° 59' 41"E
L2	16.60'	S13° 15' 41"W
L3	57.54'	S38° 31' 15"W
L4	51.16'	S45° 02' 59"W
L5	50.79'	N47° 07' 47"W
L6	41.39'	N48° 57' 02"E
L7	75.40'	N74° 22' 05"W
L8	10.00'	N57° 29' 57"W
L9	21.84'	N20° 24' 17"E

ACCESS EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L10	34.71'	S14° 26' 57"W
L12	78.36'	S27° 49' 44"W
L14	1.30'	S16° 38' 26"W
L15	87.65'	S32° 30' 03"W
L17	73.33'	S65° 23' 27"W
L19	184.24'	N57° 29' 57"W

- LEGEND**
- ◆ SUMMIT COUNTY MONUMENT
  - PROPERTY CORNER AS DESCRIBED
  - SUBDIVISION BOUNDARY
  - - - BUILDING PADS
  - - - SECTION LINE

Unit Number	House Number	Road Name	Full Address
37	369	Mackenzie Ln	369 MacKenzie Ln
38	375	Mackenzie Ln	375 MacKenzie Ln
39	387	Mackenzie Ln	387 MacKenzie Ln
40	397	Mackenzie Ln	397 MacKenzie Ln
41	405	Mackenzie Ln	405 MacKenzie Ln
42	411	Mackenzie Ln	411 MacKenzie Ln
43	448	Mackenzie Ln	448 MacKenzie Ln
44	442	Mackenzie Ln	442 MacKenzie Ln
45	416	Mackenzie Ln	416 MacKenzie Ln
46	410	Mackenzie Ln	410 MacKenzie Ln
47	390	Mackenzie Ln	390 MacKenzie Ln

PHASE LINE TABLE		
LINE #	LENGTH	BEARING
L20	121.23'	S18° 53' 57"W
L21	123.84'	S34° 50' 33"W
L22	187.79'	S61° 04' 35"W
L23	116.72'	N45° 37' 30"W
L24	61.02'	N36° 18' 18"E
L25	30.26'	N60° 13' 00"W
L26	115.09'	N57° 29' 57"W
L30	50.62'	N64° 23' 49"W
L34	50.00'	N7° 07' 34"E
L39	50.02'	S77° 00' 40"E
L40	57.37'	S14° 54' 43"W
L42	129.58'	S66° 16' 16"E
L43	35.56'	N38° 49' 43"E
L44	38.43'	N9° 36' 20"E
L45	76.38'	S65° 43' 01"E
L46	37.52'	N35° 48' 32"E
L47	71.59'	S53° 37' 10"E
L48	71.07'	N27° 19' 55"E
L49	115.12'	S63° 45' 00"E

PHASE LINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C5	7.14'	25.00'	16°21'49"	N65° 40' 51"W	7.12'
C6	43.37'	56.76'	43°47'10"	S62° 09' 41"W	42.33'
C7	17.05'	15.00'	65°07'33"	S49° 12' 13"W	16.15'
C8	13.89'	15.13'	52°37'46"	N7° 11' 36"W	13.41'
C9	14.43'	64.49'	12°49'04"	N30° 10' 31"W	14.40'
C10	15.49'	15.00'	59°10'47"	N53° 17' 02"W	14.81'
C11	15.49'	15.00'	59°10'47"	N67° 32' 11"E	14.81'
C12	54.01'	63.07'	49°03'44"	N62° 28' 39"E	52.37'
C13	15.49'	15.00'	59°10'47"	N57° 25' 07"E	14.81'
C14	148.77'	531.42'	16°02'24"	N19° 46' 38"E	148.28'
C15	77.39'	525.00'	6°26'44"	S21° 04' 48"W	77.32'

**LAYTON SURVEYS LLC**

**COI ORDER**

ENTRY NO. **01212849**

FILED FOR A RECORDS AT \_\_\_\_\_ ON \_\_\_\_\_ OF \_\_\_\_\_

FOR \_\_\_\_\_ BY \_\_\_\_\_

ENTRY NO. **01212849**

11/28/2023 11:07:40 AM B: 2802 P: 0658

FILED BY \_\_\_\_\_

SHEET 3 OF \_\_\_\_\_