

PLAT NOTES:

- 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, DEVELOPMENT AGREEMENT, DATED MAY 25, 2021, AND RECORDED ON JULY 14, 2021 AS ENTRY NO. 011168499 IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER'S OFFICE (THE "OFFICIAL RECORDS"), AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO WOHALI MASTER PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, DATED JULY 8, 2024, AND RECORDED JULY 9, 2024 AS ENTRY NO. 01222316 IN THE OFFICIAL RECORDS, THAT CERTAIN SECOND AMENDMENT TO WOHALI MASTER PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, DATED AUGUST 2024, AND RECORDED ON AUGUST 6, 2024 AS ENTRY NO. 01223431 IN THE OFFICIAL RECORDS, AND THAT CERTAIN THIRD AMENDMENT TO WOHALI MASTER PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT, DATED AND RECORDED DECEMBER 23, 2024 AS ENTRY NO. 01229428 IN THE OFFICIAL RECORDS (COLLECTIVELY, THE "DEVELOPMENT AGREEMENT" OR "DA"), AND THE REQUIREMENTS, RESTRICTIONS, AND LIMITATIONS IMPOSED THEREBY. THIS PLAT IS RECORDED IN ACCORDANCE WITH UTAH CODE ANN. §§ 57-8a-102, -212. 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").
- THE PLAT IS SUBJECT TO THE PROVISIONS OF: (A) THE DEVELOPMENT AGREEMENT; (B) THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR WOHALI RESORT, DATED AND RECORDED ON MARCH 9, 2022 AS ENTRY NO. 01184953 IN THE OFFICIAL RECORDS, AS AMENDED AND REESTATED BY THAT CERTAIN AMENDED AND REESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR WOHALI RESORT, DATED AND RECORDED AS OF SEPTEMBER 25, 2023 AS ENTRY NO. 01210101 IN THE OFFICIAL RECORDS; (C) THE RIGHTS OF THE WOHALI MASTER OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (THE "MASTER ASSOCIATION"); AND (C) THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR VILLAGE OF WOHALI, RECORDED NOVEMBER 1, 2024 AS ENTRY NO. 01227190 IN THE OFFICIAL RECORDS (THE "VILLAGE DECLARATION"). PROSPECTIVE PURCHASERS OF A UNIT ARE ADVISED TO REVIEW THE DEVELOPMENT AGREEMENT, MASTER CC&RS, VILLAGE DECLARATION, AND THIS PLAT WITH LEGAL COUNSEL TO UNDERSTAND THE RIGHTS, INTERESTS, LIMITATIONS, AND OBLIGATIONS APPURTENANT TO OWNERSHIP OF A UNIT.
- THE MASTER CC&RS AND/OR VILLAGE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES, AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF THE PARCEL THAT ARE OUTSIDE OF ANY BUILDING AREAS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THIS PLAT.
- THE UNITS DEPICTED ON THIS PLAT (THE "UNITS") ARE "RESORT UNITS" UNDER THE VILLAGE DECLARATION AND "CONSISTS OF THE BLOCK OF AIRSPACE CREATED BY THE INTERIOR, UNFINISHED SURFACES OF THE RESORT UNIT'S INTERIOR PERIMETER WALLS, FLOORS, AND CEILINGS." UNITS MUST BE USED AND OPERATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, MASTER CC&RS, VILLAGE DECLARATION, AND RESORT DOCUMENTS (AS DEFINED IN THE MASTER CC&RS). OWNERSHIP OF A UNIT DOES NOT CONVEY OWNERSHIP OF THE COMMON AREAS (AS DEFINED IN THE VILLAGE DECLARATION).
- PURSUANT TO UTAH CODE ANN. § 54-3-27, THIS PLAT DEDICATES CERTAIN UTILITY EASEMENTS, AS STATED IN THE OWNER'S DEDICATION HEREIN.
- PURSUANT TO UTAH CODE ANN. § 10-8a-603(6)(C)(II), ROCKY MOUNTAIN POWER MAY ACCEPT DELIVERY OF THE PUBLIC UTILITY EASEMENT AS 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 HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY;
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS;
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES; AND
 - ANY OTHER PROVISION OF LAW.
- THE DESIGN REVIEW BOARD CREATED UNDER THE MASTER CC&RS AND ADMINISTERED BY THE MASTER ASSOCIATION, AS REQUIRED BY THE DEVELOPMENT AGREEMENT, SHALL REVIEW AND APPROVE EACH DEVELOPMENT APPLICATION FOR COMPLIANCE WITH "DESIGN GUIDELINES" (AS DEFINED IN THE MASTER CC&RS) 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)
- THE MAXIMUM BUILDING HEIGHT FOR THE DIMENSIONS OF THE BUILDINGS CONTAINING THE UNITS SHALL BE FORTY-FIVE FEET (45'). (DA § 5.2.7). NO UNIT DEPICTED HEREIN IS LOCATED OVER ANOTHER UNIT.
- FIRE FLOWS, HYDRANT LOCATIONS, AND DISTRIBUTION MAINS MUST COMPLY WITH THE THEN APPLICABLE FIRE CODE. (DA § 7.2.3)
- ALL PUBLIC WATER, SEWER, AND STORM WATER FACILITIES WITHIN PUBLIC AND PRIVATE RIGHTS OF WAY OR PUBLIC AND PRIVATE EASEMENTS SHALL BECOME A PART OF COALVILLE CITY'S SYSTEM UPON ACCEPTANCE BY THE CITY COUNCIL PURSUANT TO THE COALVILLE CITY ENGINEERING STANDARD AND CONSTRUCTION SPECIFICATIONS. (DA § 7.1.7)
- ALL BUILDING CONSTRUCTION SHALL BE ACCOMPANIED BY WRITTEN DOCUMENTATION OF THE DESIGN REVIEW BOARD APPROVAL, IF REQUIRED UNDER THE MASTER CC&RS, AT THE TIME OF SUBMITTAL TO COALVILLE CITY. (DA § 12.2)
- THE PROJECT WILL BE CONNECTED TO AND SERVICED BY COALVILLE CITY WATER AND PUBLIC SEWER.
- THE CONSTRUCTION OF DISTURBANCE SHOWN ON THIS PLAT FOR EACH UNIT AS CONCEPTUAL BUILDING PADS ARE FOR REFERENCE AND CONSTRUCTION PURPOSES ONLY AND SHALL NOT BE DEEMED OR CONSTRUED TO BE A CREATION OF NEW PARCELS OR BOUNDARIES WITHIN THE PARCEL LEGALLY DESCRIBED AND SHOWN ON THIS PLAT.
- PHASE LINES SHOWN ON THIS PLAT ARE A GEOGRAPHIC REFERENCE TO SECTION CORNERS IN ORDER TO SPATIALLY RELATE THE LOCATION OF THE PHASES OF THE PROJECT WITHIN THE PROJECT'S OVERALL BOUNDARY AND SHALL NOT BE DEEMED OR CONSTRUED TO BE A CREATION OF NEW PARCELS OR BOUNDARIES WITHIN THE PARCEL LEGALLY DESCRIBED AND SHOWN ON THIS PLAT.
- A CONVEYANCE OR EASEMENT (ROAD EASEMENT) IN FAVOR OF MOUNTAIN LAND AND LIVESTOCK, LLC, A UTAH LIMITED LIABILITY COMPANY AND LEWIS PEAK COMMUNICATIONS, INC., A UTAH CORPORATION, RECORDED ON NOVEMBER 1, 2018 AS ENTRY NO. 1101023 IN BOOK 2485 AT PAGE 690, AN ACCESS & UTILITY EASEMENT AGREEMENT BY AND BETWEEN IRON RANCH, INC., A UTAH CORPORATION AND WOHALI PARTNERS LLC, A UTAH LIMITED LIABILITY COMPANY, DATED FEBRUARY 3, 2020 AND RECORDED MARCH 12, 2020 AS ENTRY NO. 112881 IN BOOK 2559 AT PAGE 1552, AN ACCESS AND UTILITY EASEMENT AGREEMENT BY AND AMONG THOMAS D. REES AND EVAN D. REES (THE "REES") AND WOHALI PARTNERS LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED JULY 7, 2020 AS ENTRY NO. 1136110 IN BOOK 2581 AT PAGE 1150, A PARTIAL RELEASE OF EASEMENTS RECORDED JULY 7, 2020 AS ENTRY NO. 1136112 IN BOOK 2581 AT PAGE 1177, A REINSTATEMENT AND GRANT OF EASEMENTS RECORDED JULY 7, 2020 AS ENTRY NO. 1136113 IN BOOK 2581 AT PAGE 1178, THE NIGHTLY RENTAL RESORT UNITS CREATED BY THIS PLAT ARE ON THE SAME PARCEL WITH THE GOLF COURSE, OR ANY OTHER RECREATION PARCEL AS ALLOWED BY THE DA AND THE CODE AND THE BUILDINGS ENCOMPASSING SUCH UNITS SHALL BE OWNED BY THE MASTER DEVELOPER AND/OR MASTER OR VILLAGE ASSOCIATION, OR ITS SUCCESSOR, AND REMAIN SO INTO THE FUTURE CONSISTENT WITH THE DA. EACH UNIT MUST BE INEXTRICABLY LINKED TO THE USE OF THE GOLF COURSE RESORT FACILITY AND ANY OF ITS RECREATIONAL AMENITIES. THE MEMBERS AND GUESTS OF THE GOLF FACILITY MAY NOT ESTABLISH "PERMANENT RESIDENCY," WHICH MEANS OCCUPANCY BY THE SAME OWNER, MEMBER, OR RESIDENT FOR THIRTY (30) OR MORE CONSECUTIVE DAYS. NIGHTLY RENTAL RESORT UNITS CANNOT BE OPEN TO PUBLIC NIGHTLY RENTAL NOT ASSOCIATED WITH THE USE OF THE GOLF RECREATION FACILITY OR THE RECREATIONAL AMENITIES.
- ALL REFERENCES TO PUBLIC WATER REFER TO PUBLIC CULINARY WATER.
- ALL STREETS AND/OR ROADS IDENTIFIED ON THIS PLAT ARE PRIVATE AND THE OBLIGATION TO MAINTAIN THEM SHALL BE THE OBLIGATION OF THE MASTER ASSOCIATION BY AGREEMENT.
- THE DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS OF THE UNITS AND DEPICTIONS OF THE BUILDINGS' EXTERIORS ARE BASED ON DRAWINGS SUPPLIED BY OWNERS' ARCHITECT AND MAY VARY FROM ACTUAL CONSTRUCTION OF SUCH UNITS OR BUILDINGS. THE SQUARE FOOTAGES SHOWN ON THIS PLAT ARE CALCULATED IN ACCORDANCE WITH THE VILLAGE DECLARATION AND CALCULATED TO INTERIOR WALL DIMENSIONS, WHICH MAY DIFFER FROM THE SQUARE FOOTAGE DETERMINED BY THE ARCHITECT OR OTHERS DUE TO DIFFERENT METHODS OF CALCULATING UNIT SIZE.
- EACH UNIT OWNER SHALL BE SOLELY RESPONSIBLE FOR THE PROPERTY TAX APPLICABLE TO THE UNIT(S) OWNED BY HIM, HER, THEM OR IT PURSUANT TO UTAH'S PROPERTY TAX UTAH CODE ANN. §§ 59-2-101 ET SEQ. IN ACCORDANCE WITH THE VILLAGE DECLARATION. IT IS A VIOLATION FOR AN OWNER OF A UNIT TO APPLY FOR A RESIDENTIAL EXEMPTION, PURSUANT TO UTAH CODE ANN. §§ 59-2-103(3) AND/OR 59-2-103(6)(B), FOR THE PROPERTY TAX APPLICABLE TO SUCH UNIT(S), TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OWNER OF A UNIT IS RESTRICTED FROM APPLYING, CLAIMING, SEEKING, OR OTHERWISE OBTAINING, AND VOLUNTARILY AND KNOWINGLY WAIVES ANY RIGHT TO SO APPLY, CLAIM, SEEK OR OTHERWISE OBTAIN, A RESIDENTIAL EXEMPTION FOR THE PROPERTY TAX APPLICABLE TO SUCH OWNER'S UNIT(S).

2D LEGAL DESCRIPTION

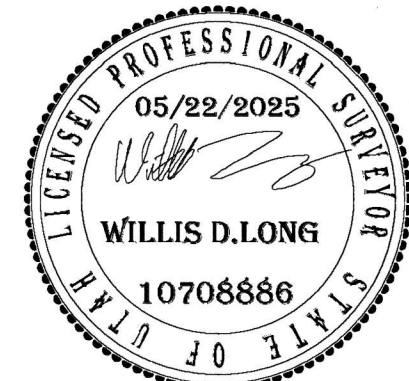
BEGINNING AT A POINT BEING LOCATED SOUTH 11°07'12" EAST 1897.02 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN THAT SAME POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.51°58'40"E, A RADIAL DISTANCE OF 275.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°05'50", A DISTANCE OF 82.08 FEET; THENCE S.20°55'31"W, A DISTANCE OF 197.99 FEET; THENCE N.68°46'55"W, A DISTANCE OF 54.32 FEET; THENCE S.28°51'17"W, A DISTANCE OF 119.48 FEET; THENCE S.08°46'55"W, A DISTANCE OF 113.75 FEET; THENCE S.51°04'23"E, A DISTANCE OF 185.10 FEET; THENCE S.62°00'02"E, A DISTANCE OF 97.88 FEET; THENCE S.75°24'58"E, A DISTANCE OF 94.94 FEET; THENCE N.12°45'02"E, A DISTANCE OF 78.95 FEET; THENCE N.40°56'44"E, A DISTANCE OF 26.52 FEET; THENCE N.44°45'48"W, A DISTANCE OF 47.33 FEET; THENCE N.34°35'38"W, A DISTANCE OF 17.37 FEET; THENCE N.1°01'11"E, A DISTANCE OF 74.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 30°56'46"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 40.51 FEET; THENCE N.20°55'31"E, A DISTANCE OF 270.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.69°02'49"E, A RADIAL DISTANCE OF 15.01 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 97°00'46", A DISTANCE OF 25.41 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.28°47'57"E, A RADIAL DISTANCE OF 228.03 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°35'04", A DISTANCE OF 42.12 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.71°49'24"E, A DISTANCE OF 27.97 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 11°03'01"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 82.68 FEET; THENCE S.82°52'26"E, A DISTANCE OF 144.42 FEET; THENCE N.07°07'54"E, A DISTANCE OF 60.00 FEET; THENCE N.82°52'26"W, A DISTANCE OF 144.42 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 17°03'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 53.04 FEET; THENCE N.71°49'24"W, A DISTANCE OF 27.97 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 09°49'01"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 29.38 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.17°42'05"E, A RADIAL DISTANCE OF 15.35 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 108°43'18", A DISTANCE OF 29.38 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.55°57'45"W, A DISTANCE OF 50.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 122,824 SQUARE FEET OR 2.820 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 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTIONS 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

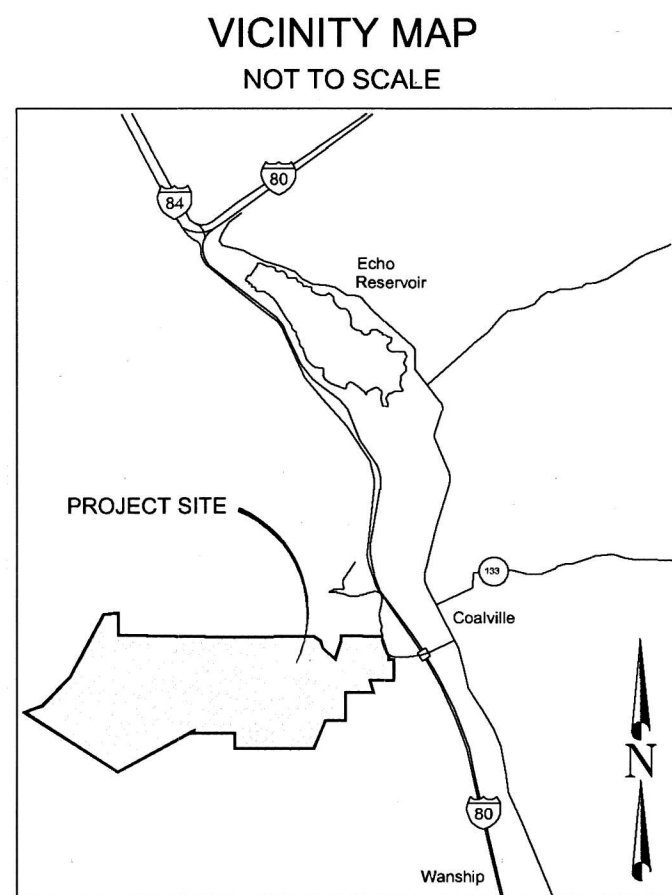
SIGNED THIS 22ND DAY OF MAY, 2025.



SURVEYOR'S NOTE

THE PURPOSE FOR THIS PLAT AMENDMENT FOR WOHALI PHASE 2A, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, ENTRY NO. 1212847, IS TO SUPPLEMENT ADDITIONAL MEASUREMENT DETAILS FOR THE CONCEPTUAL BUILDING ENVELOPES AND LIMITED COMMON AREAS SURROUNDING EACH UNIT, ALONG WITH PROVIDING FURTHER CLARIFICATION AND DETAILS ON THE ELEVATIONS OF EACH SUCH UNIT AND THE GARAGES CONTAINED WITHIN THE PLAT.

WOHALI PHASE 2D A UTAH RESORT UNIT PROJECT CREATING 6 AIRSPACE RESORT UNITS LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN COALVILLE, SUMMIT COUNTY, UTAH



DEVELOPMENT SUMMARY						
	Phase 1	Phase 1B	Phase 2A	Phase 2B	Phase 2C	Phase 2D
Total Project Area	1,664.00	1,664.00	1,664.00	1,664.00	1,664.00	1,664.00
Required Open Space per DA	1,172.83	1,172.83	1,172.83	1,172.83	1,172.83	1,172.83
Current Platted Development Area	72.48	60.94	3.48	1.96	1.50	2.82
Previous Platted Development Area	0.00	72.48	133.42	136.90	138.86	140.36
Total Project Platted Development Area	72.48	133.42	136.90	138.86	140.36	143.18
Developable Area Remaining to Plat	418.69	357.75	354.27	352.31	350.81	347.99
Overall Plat Area	72.48	62.65	7.22	3.43	2.61	2.82
Open Space within Plat	0	1.71	3.74	1.47	1.11	2.34

LIEN HOLDER'S CONSENT TO RECORD

EBBAN WOHALI UTAH FUND XV L.P., 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 FILING, RECORDED ON NOVEMBER 9, 2022 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 1197541, AND HEREBY CONSENT TO THE RECORDING OF THE MASTER CC&RS, VILLAGE DECLARATION, AND THIS WOHALI PHASE 2D PLAT, ALL OF WHICH ARE RECORDED CONTEMPORANEOUSLY HEREWITH OR SHORTLY HEREINAFTER, 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 PLAT ARE SUPERIOR TO SAID DEED OF TRUST.

EXECUTED AS OF THE 30 DAY OF June, 2025

BY: *[Signature]*
NAME: Jacob C. Hoyle
ITS: Authorized Signatory

ACKNOWLEDGEMENT

STATE / PROVINCE / US TERRITORY OF: P.A.
COUNTY OF: Delaware

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF June, 2025 BY *Jacob C. Hoyle*, THE AUTH. SIGNER, OF EBBAN WOHALI UTAH FUND XV L.P., ON BEHALF OF SAID LEGAL ENTITY.

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: 11/20/2028

Commonwealth of Pennsylvania - Notary Seal
Grace P. Beal, Notary Public
Chester County
My commission expires September 2, 2025
Commission number 1406268
Member, Pennsylvania Association of Notaries

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 2D 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. THIS PLAT DEDICATES THE STREETS AND ROADWAYS TO THE WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 1 AND WOHALI PUBLIC INFRASTRUCTURE DISTRICT NO. 2 FOR PUBLIC USE, ALL AND DEPICTED WITHIN THE BOUNDARIES OF THE PLAT MARKED OR OTHERWISE DESIGNATED AS "WOHALI PID 1 DEDICATION" OR "WOHALI PID 2 DEDICATION", INCLUDING BUT NOT LIMITED TO AREAS DESIGNATED FOR THE STREETS OR ROADWAYS, AS PER THE APPROVED WOHALI PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2 GOVERNING DOCUMENTS. THE AREAS UNDERLYING THE STREETS AND ROADWAYS OF THIS PLAT 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 FOR THE CITY AND/OR THE MASTER ASSOCIATION, AND FOR PRIVATE SERVICES BY THE MASTER ASSOCIATION AND/OR UNDERSIGNED OWNER.

IN WITNESS WHEREOF, THIS 5TH DAY OF JUNE, 2025.

WOHALI LAND ESTATES
BY: *[Signature]*

NAME AND TITLE: MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT)

ON THIS 22 DAY OF June, 2025, PERSONALLY APPEARED BEFORE ME *David Boyden*, WHOSE IDENTITY IS PERSONALLY KNOWN 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 *David Boyden* ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

SANDY REX
Notary Public, State of Utah
Commission #740287
My Commission Expires 11/20/2028

STAMP

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-2028

LIEN HOLDER'S CONSENT TO RECORD

BOYDEN FARMS, LLC, AS HOLDER 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. 0108204, AND HEREBY CONSENT TO THE RECORDING OF THE VILLAGE DECLARATION AND THIS WOHALI PHASE 2D PLAT, BOTH OF WHICH ARE RECORDED CONTEMPORANEOUSLY HEREWITH, AND FURTHER AGREE TO SUBORDINATE THE DEED OF TRUST AD 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.

EXECUTED AS OF THE 5th DAY OF June, 2025.

BY: *[Signature]*
STEPHEN G. BOYDEN, AUTHORIZED MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT)

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF June, 2025, BY STEPHEN G. BOYDEN, THE AUTHORIZED MANAGER OF BOYDEN FARMS LLC, A UTAH LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

SANDY REX
Notary Public, State of Utah
Commission #740287
My Commission Expires 11/20/2028

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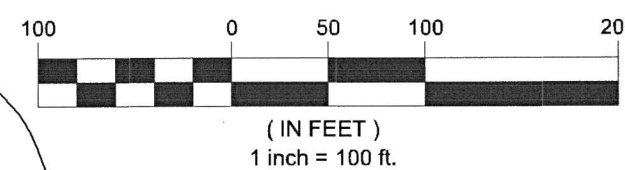
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-2028

MAYOR Approved this 24 day of June, 2025 <i>[Signature]</i> Mayor	PUBLIC SAFETY ANSWERING POINT APPROVAL Approved this 4th day of June, 2025 <i>[Signature]</i> By: GFD Director	NORTH SUMMIT FIRE DISTRICT Approved and accepted this 2nd day of June, 2025 North Summit Fire District. By: <i>[Signature]</i> FIRE MARSHAL	PUBLIC WORKS DIRECTOR Approved and accepted this 30 day of June, 2025 By: <i>[Signature]</i>	COUNTY RECORDER ENTRY NO. 12387145 FEE PAID 414.00 FILED FOR AND RECORDED JULY 14, 2025 AT 11:51 AM IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR WOHALI LAND ESTATES LLC COUNTY RECORDER By: <i>[Signature]</i> DEPUTY SHEET 1 OF 8
COMMUNITY DEVELOPMENT DIRECTOR Approved and accepted this 22nd day of June, 2025 COMMUNITY DEVELOPMENT DIRECTOR. By: <i>[Signature]</i> COALVILLE COMMUNITY DEVELOPMENT DIRECTOR	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 22nd day of June, 2025. <i>[Signature]</i> Coalville City Engineer	ATTORNEY CERTIFICATE I have examined the proposed plat of this Subdivision and in my opinion in conforms with the ordinances applicable thereto and now in force and effect. <i>[Signature]</i> Coalville City Attorney	CITY PLANNING COMMISSION Approved and accepted by the Coalville City Planning Commission this 24 day of June, 2025 <i>[Signature]</i>	



GRAPHIC SCALE



CT-WOH-COMB
WOHALI LAND ESTATES LLC

PHASE 2A

PHASE 2B

PHASE 2D.

PHASE 2C



Professional Land Surveying 837 S 500 W, STE. 201
(801) 663-1641 Willis.long@evytionsurveys.com WOODSCROSS, UT 84015

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED

AT _____, IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____. RECORDED _____

FOR _____

COUNTY RECORDER

ENTRY NO. 01238295

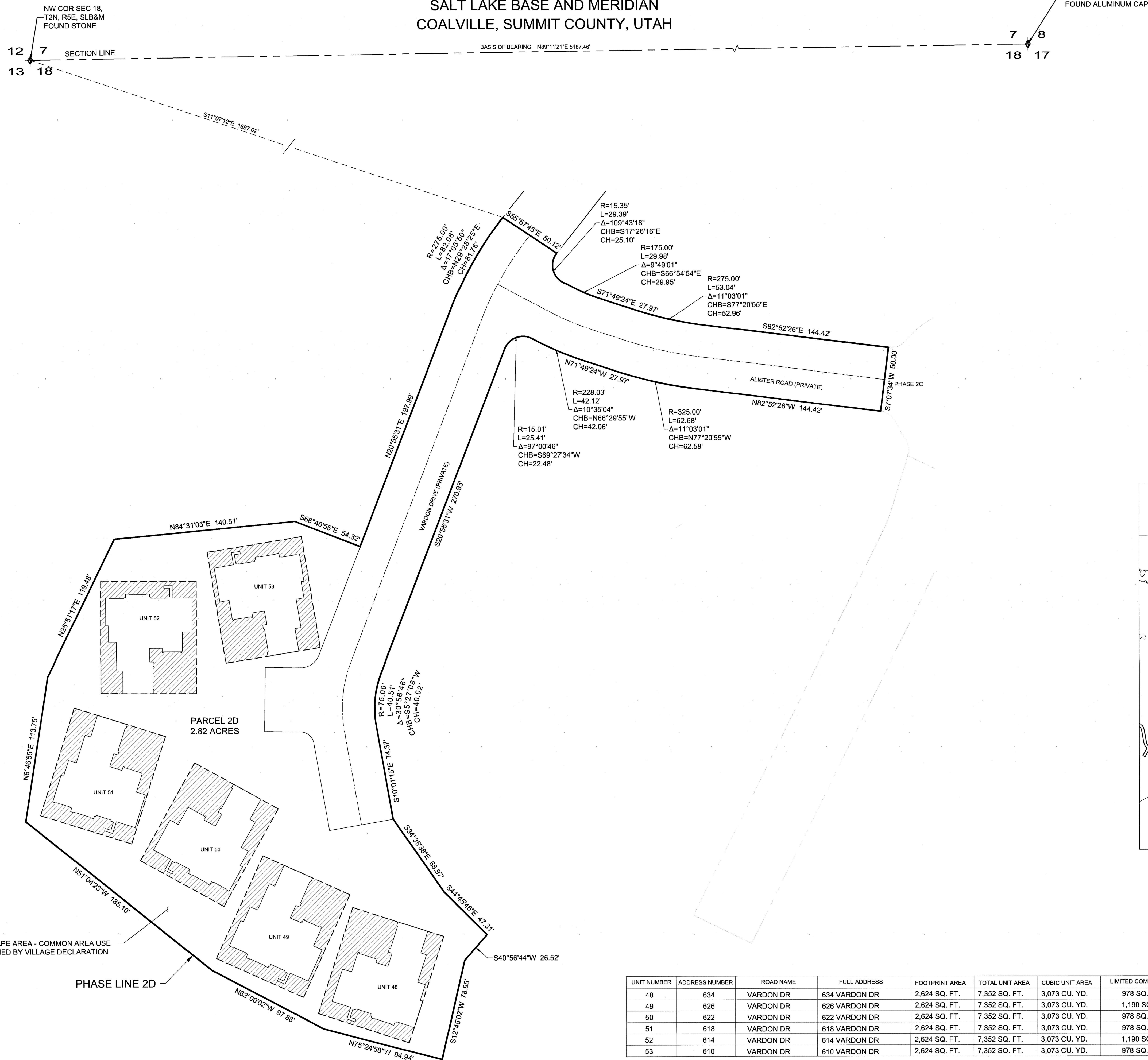
07/14/2025 11:57:07 AM B: 2867 P: 0193

Plat PAGE 1/1
GREGORY R. WOLBACH, PLS., COUNTY RECORDER-SURVEYOR
\$\$\$ 414.00 BY HOBBS & LAND ESTATES, LLC

FILE 414-00 BY WOMAEL LAND ESTATES LLC

SHEET 2 OF 8

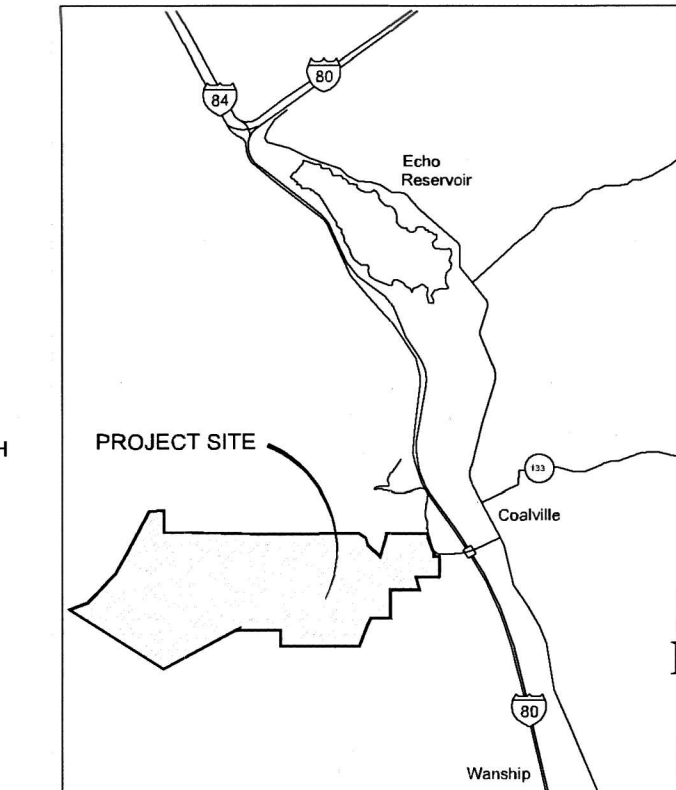
WOHALI PHASE 2D
A UTAH RESORT UNIT PROJECT
CREATING 6 AIRSPACE RESORT UNITS
LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH



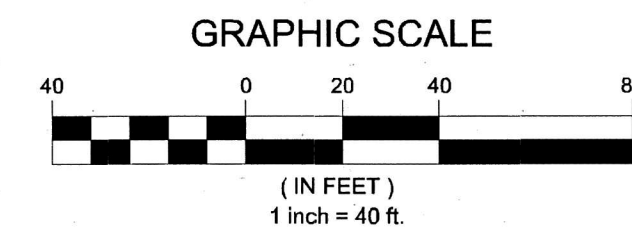
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- D. ALL LINEAR UNITS SHOWN ON THIS PLAT ARE IN US SURVEY FEET.
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VICINITY MAP
NOT TO SCALE



NORTH



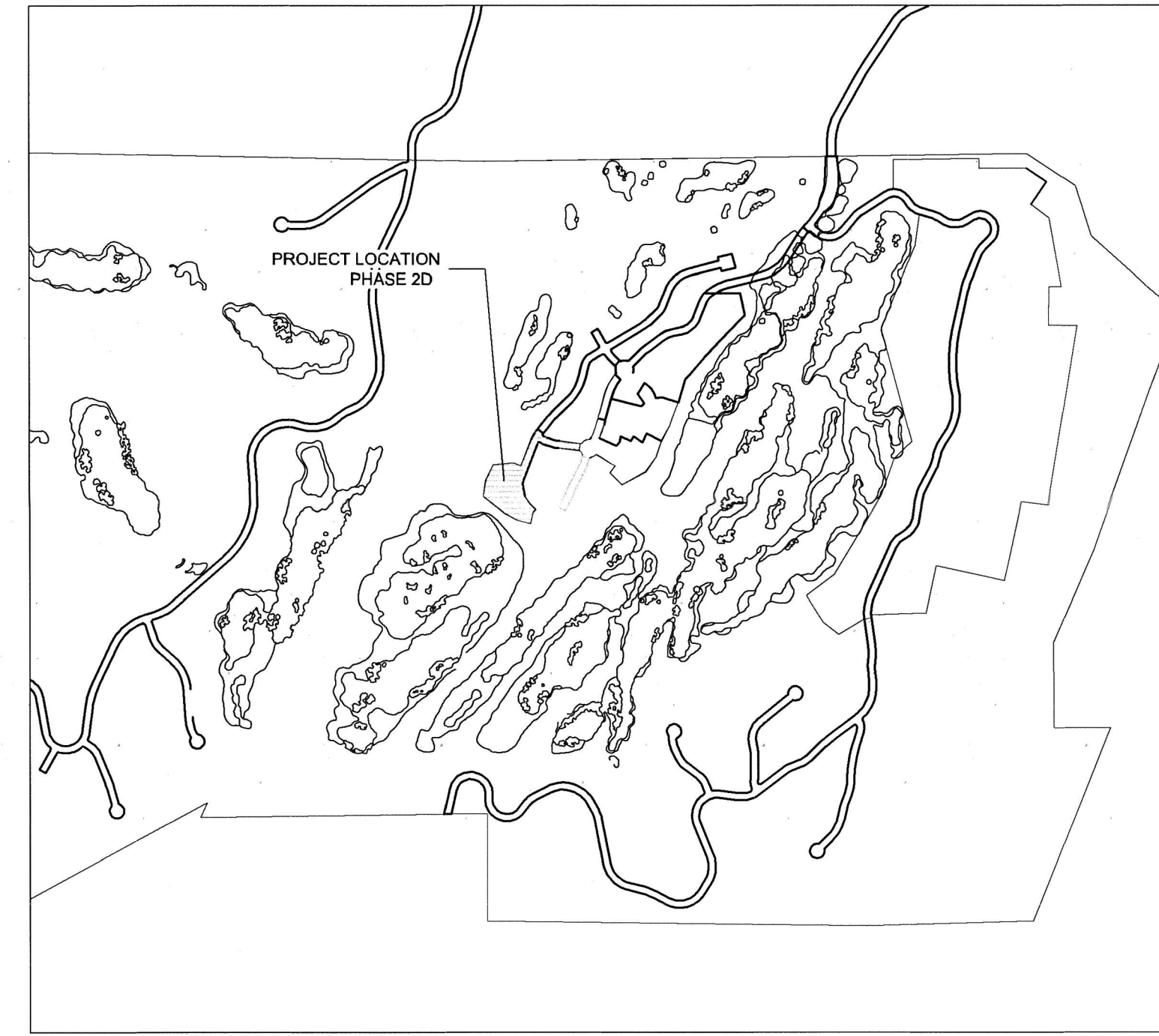
BOUNDARY MAP

LEGEND

- ◆ SUMMIT COUNTY MONUMENT
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- - - BUILDING ENVELOPE
- - - SECTION LINE
- LIMITED COMMON AREA (SEE NOTE A)

SITE MAP

1" = 500'



UNIT NUMBER	ADDRESS NUMBER	ROAD NAME	FULL ADDRESS	FOOTPRINT AREA	TOTAL UNIT AREA	CUBIC UNIT AREA	LIMITED COMMON AREA
48	634	VARDON DR	634 VARDON DR	2,624 SQ. FT.	7,352 SQ. FT.	3,073 CU. YD.	978 SQ. FT.
49	626	VARDON DR	626 VARDON DR	2,624 SQ. FT.	7,352 SQ. FT.	3,073 CU. YD.	1,190 SQ. FT.
50	622	VARDON DR	622 VARDON DR	2,624 SQ. FT.	7,352 SQ. FT.	3,073 CU. YD.	978 SQ. FT.
51	618	VARDON DR	618 VARDON DR	2,624 SQ. FT.	7,352 SQ. FT.	3,073 CU. YD.	978 SQ. FT.
52	614	VARDON DR	614 VARDON DR	2,624 SQ. FT.	7,352 SQ. FT.	3,073 CU. YD.	1,190 SQ. FT.
53	610	VARDON DR	610 VARDON DR	2,624 SQ. FT.	7,352 SQ. FT.	3,073 CU. YD.	978 SQ. FT.



LAYTON SURVEYS LLC
Professional Land Surveying

837 S 500 W, STE. 201
(801) 663-1641 Willis.layton@laytonsurveys.com WOODS CROSS, UT 84010

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER

ENTRY NO. 01238295

07/14/2025 11:57:07 AM B: 2867 P: 0193

PLAT PRICE 1/1
FEE \$114.00 BY WOHLI LAND ESTATES LLC

WOLBACH, FLS, COUNTY RECORDER-SURVEYOR

SHEET 3 OF 8

WOHALI PHASE 2D

WOHALI PHASE 2D
A UTAH RESORT UNIT PROJECT
CREATING 6 AIRSPACE RESORT UNITS
LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH

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

12 7
13 18

SECTION LINE

BASIS OF BEARING N89°11'21"E 5187.48'

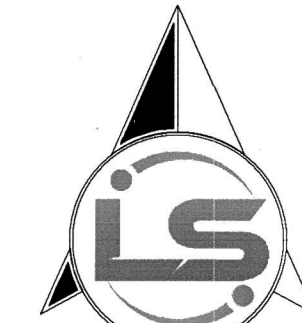
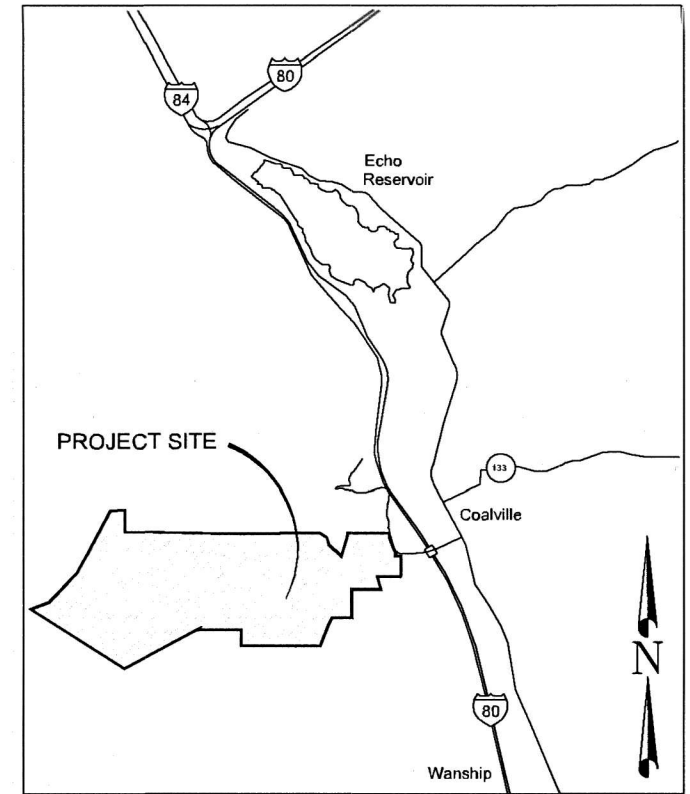
NE COR SEC 18,
T2N, R5E, SLB&M
FOUND ALUMINUM CAP

7 8
18 17

PLAT NOTES:

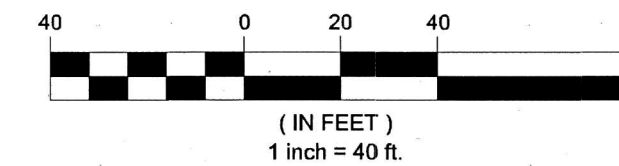
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VICINITY MAP
NOT TO SCALE



NORTH

GRAPHIC SCALE



RIGHT OF WAY MAP

LEGEND

- ◆ SUMMIT COUNTY MONUMENT
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- - - BUILDING ENVELOPE
- - - SECTION LINE
- ////// LIMITED COMMON AREA (SEE NOTE A)

SITE MAP
1" = 500'



LANDSCAPE AREA - COMMON AREA USE
GOVERNED BY VILLAGE DECLARATION

PHASE LINE 2D

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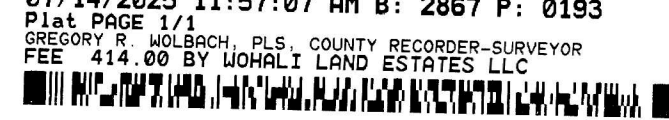
AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____, RECORDED _____

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07/14/2025 11:57:07 AM B: 2867 P: 0193
PLAT PAGE 1/7
GREGORY R. MOLEBACH, PLS., COUNTY RECORDER-SURVEYOR
FEE: \$14.00 BY UTAH'S LAND ESTATES LLC



SHEET 4 OF 8

WOHALI PHASE 2D

C:\USERS\WILLAYTON\SURVEYS\DROPDOWN\PLAT\PHASE 2D\WOHALI\PLAT PHASE 2D\2025 UPDATE.DWG

WOHALI PHASE 2D
A UTAH RESORT UNIT PROJECT
CREATING 6 AIRSPACE RESORT UNITS
LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
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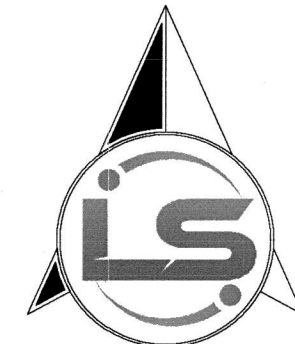
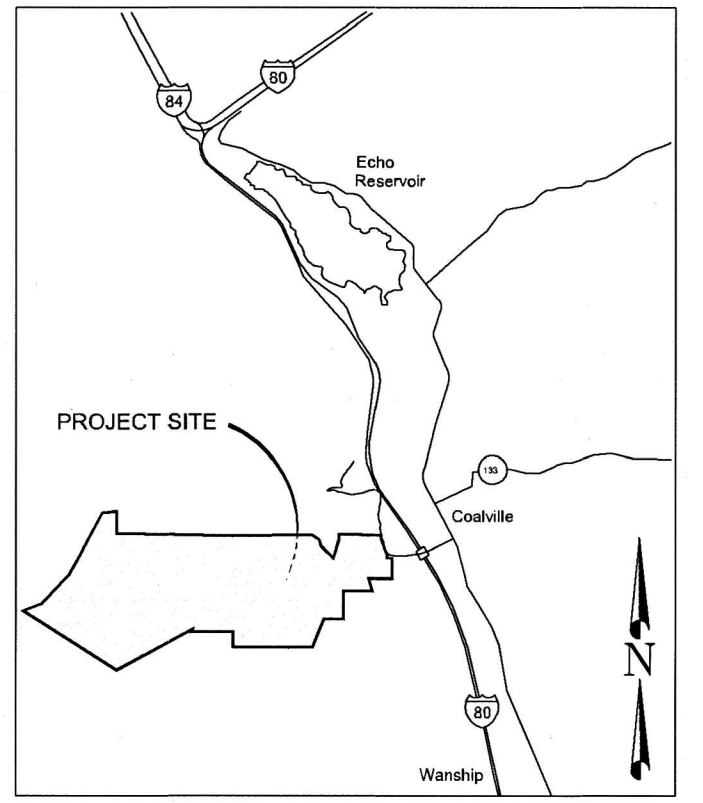


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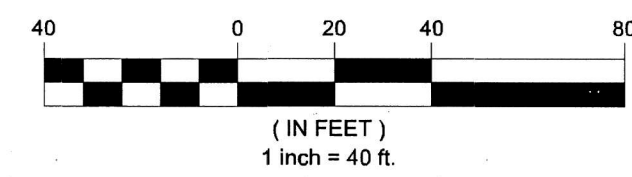
VICINITY MAP

NOT TO SCALE



NORTH

GRAPHIC SCALE



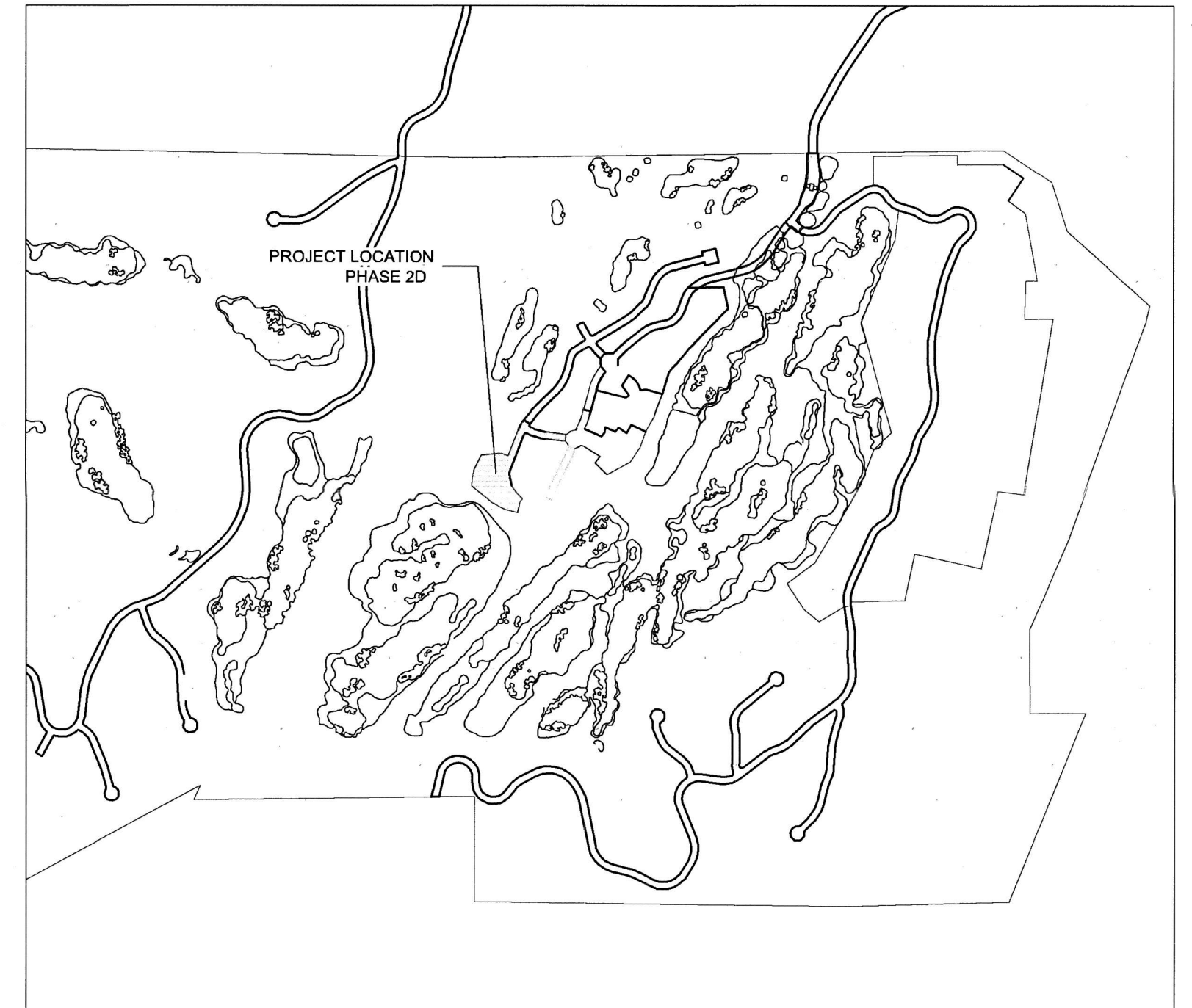
BUILDING PAD INFORMATION

LEGEND

- ◆ SUMMIT COUNTY MONUMENT
- PROPERTY CORNER AS DESCRIBED
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- SECTION LINE
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SITE MAP

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COUNTY RECORDER

ENTRY NO. **01238295**

07/14/2025 11:57:07 AM B: 2867 P: 0193

PLAT PAGE 1/1
GREGORY R. HOLBACH, PLS., COUNTY RECORDER-SURVEYOR
FEE: \$14.00 BY WOHALI LAND ESTATES LLC

SHEET 5 OF 8

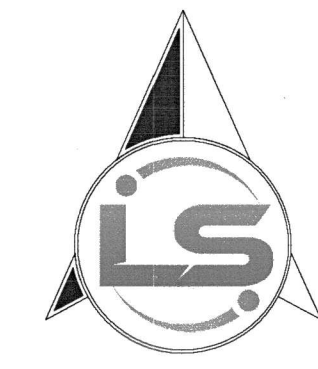
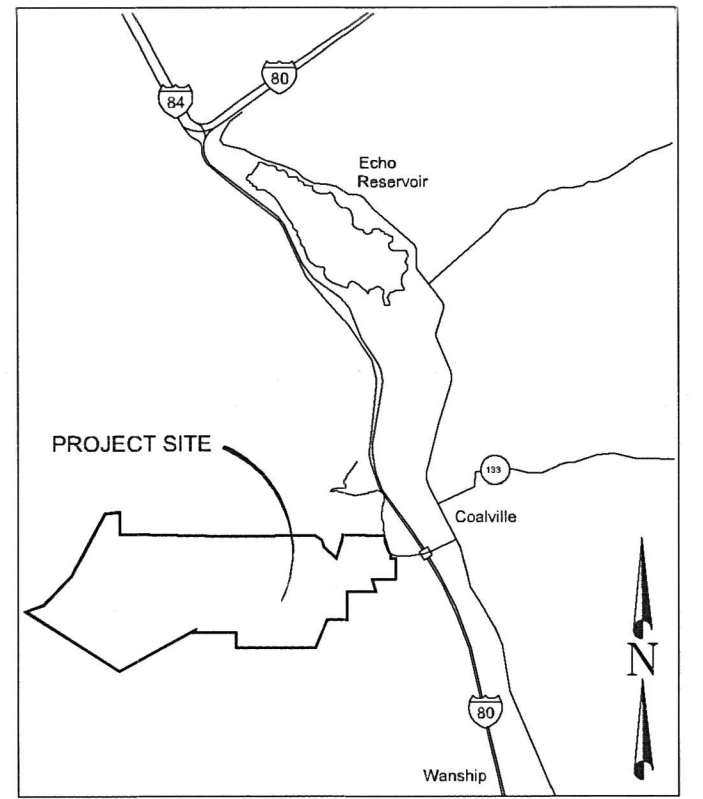
WOHALI PHASE 2D

WOHALI PHASE 2D
A UTAH RESORT UNIT PROJECT
CREATING 6 AIRSPACE RESORT UNITS
LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH

PLAT NOTES:

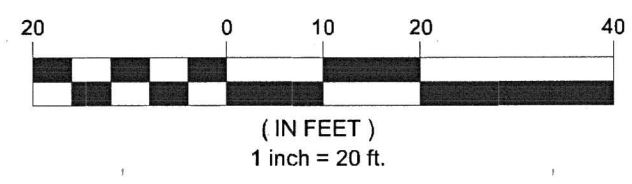
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VICINITY MAP
NOT TO SCALE



NORTH

GRAPHIC SCALE



BUILDING FOOTPRINT
INFORMATION

LEGEND

- ◆ SUMMIT COUNTY MONUMENT
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- - - BUILDING ENVELOPE
- SECTION LINE
- ||||| LIMITED COMMON AREA (SEE NOTE A)

SITE MAP
1" = 500'



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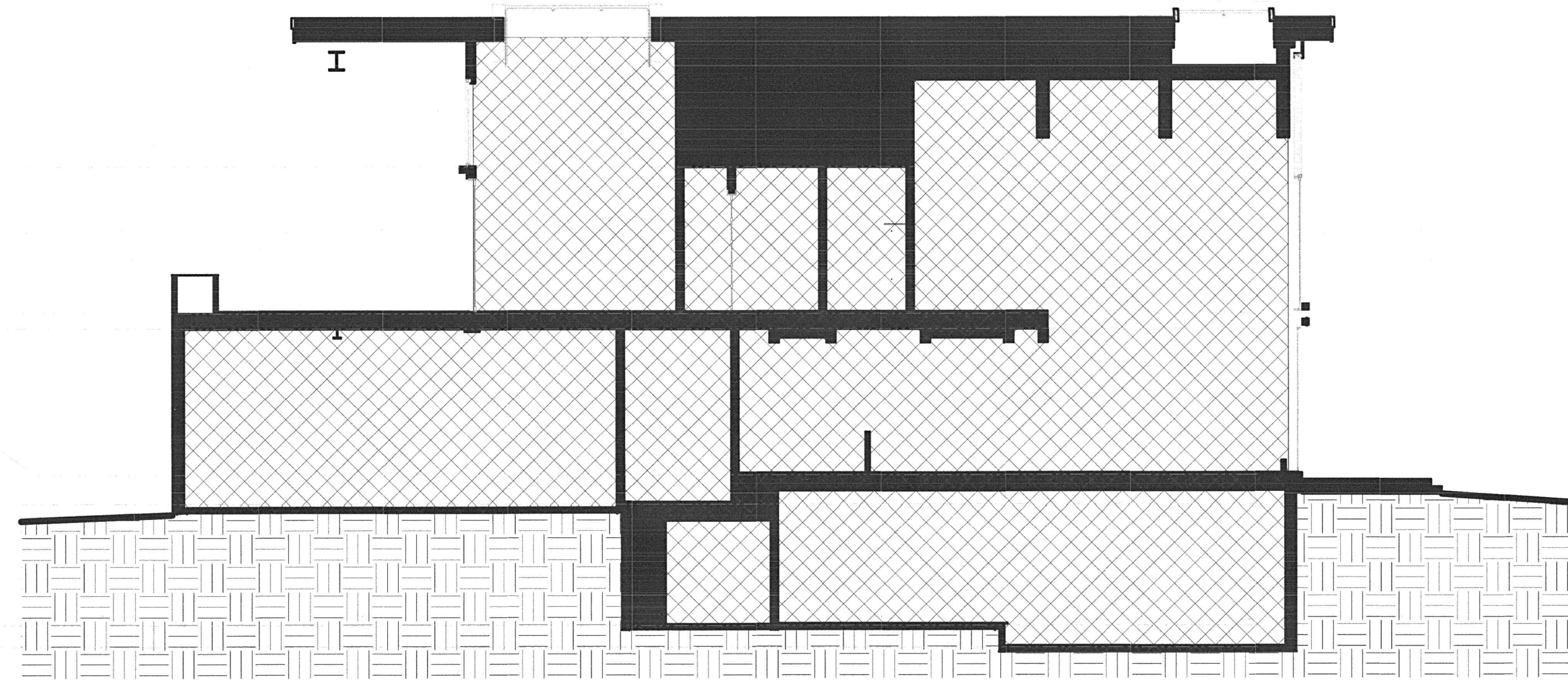
RECORDS, PAGE _____ RECORDED

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07/14/2025 11:57:07 AM B: 2867 P: 0193
Plat PAGE 1/1
GREGORY S. JOHNSON, PLS., COUNTY RECORDER-SURVEYOR
FEE \$414.00 BY WOHALI LAND ESTATES LLC

WOHALI PHASE 2D
A UTAH RESORT UNIT
PROJECT
CREATING 6 AIRSPACE
RESORT UNITS
LOCATED IN SECTION 18, TOWNSHIP 2
NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH



04 SECTION
1/8" = 1'-0"

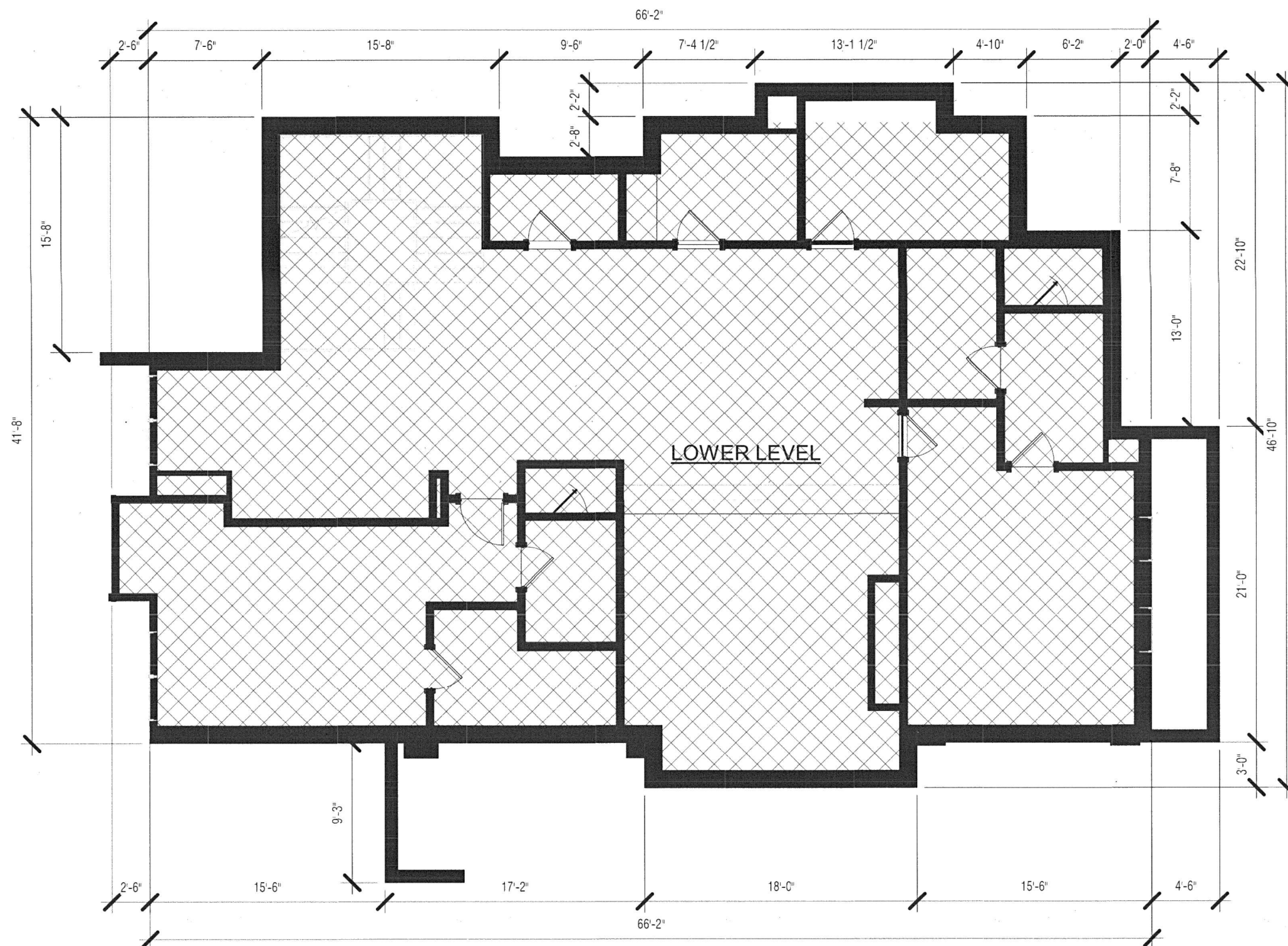
Golf Cabins LH
UNIT 48, 50, 52



Golf Cabins LH
UNIT 48, 50, 52

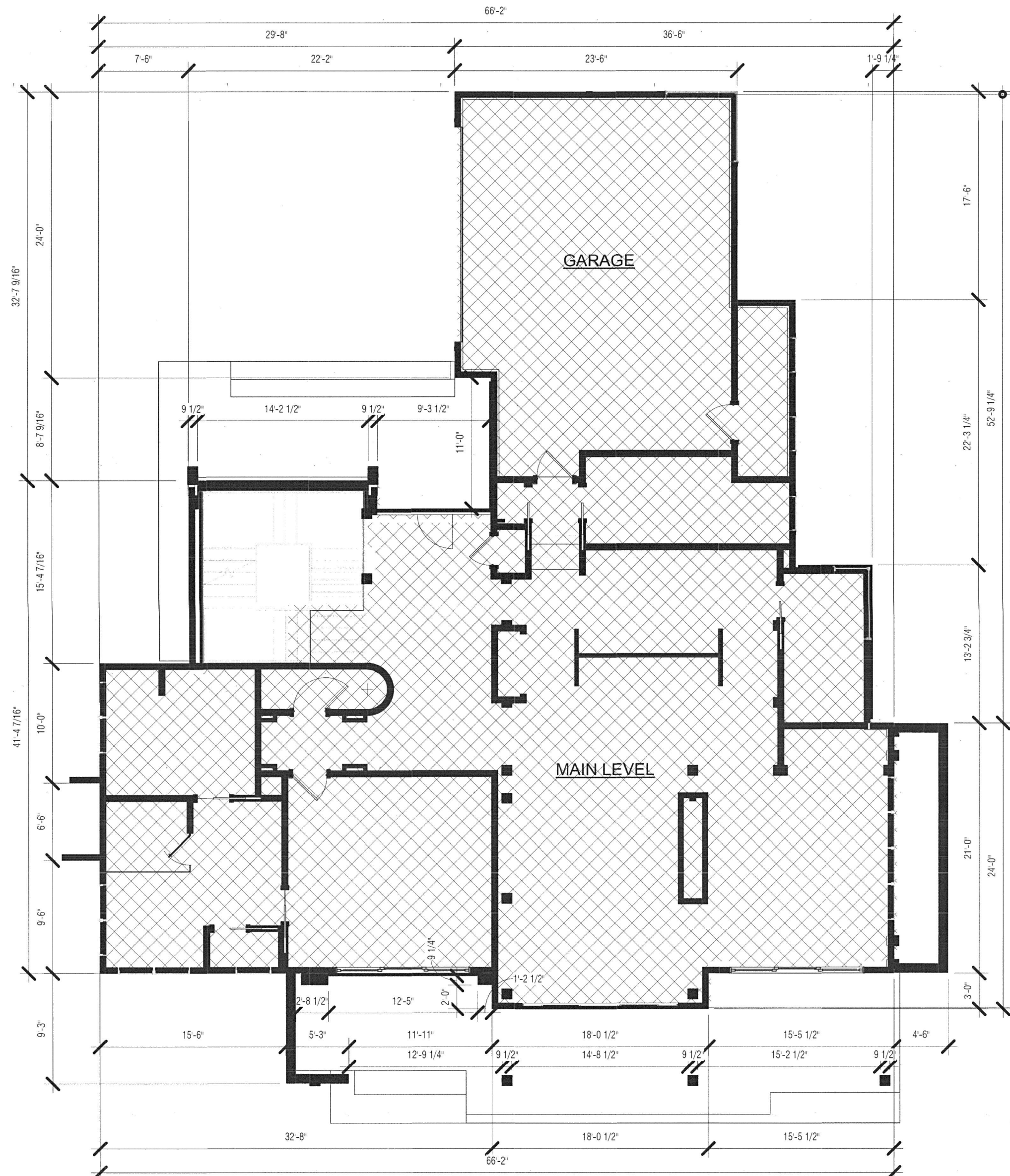
Legend

- RESORT UNIT
- BUILDING STRUCTURE (Reference Plat note F)
- GROUND (Phase 2D)



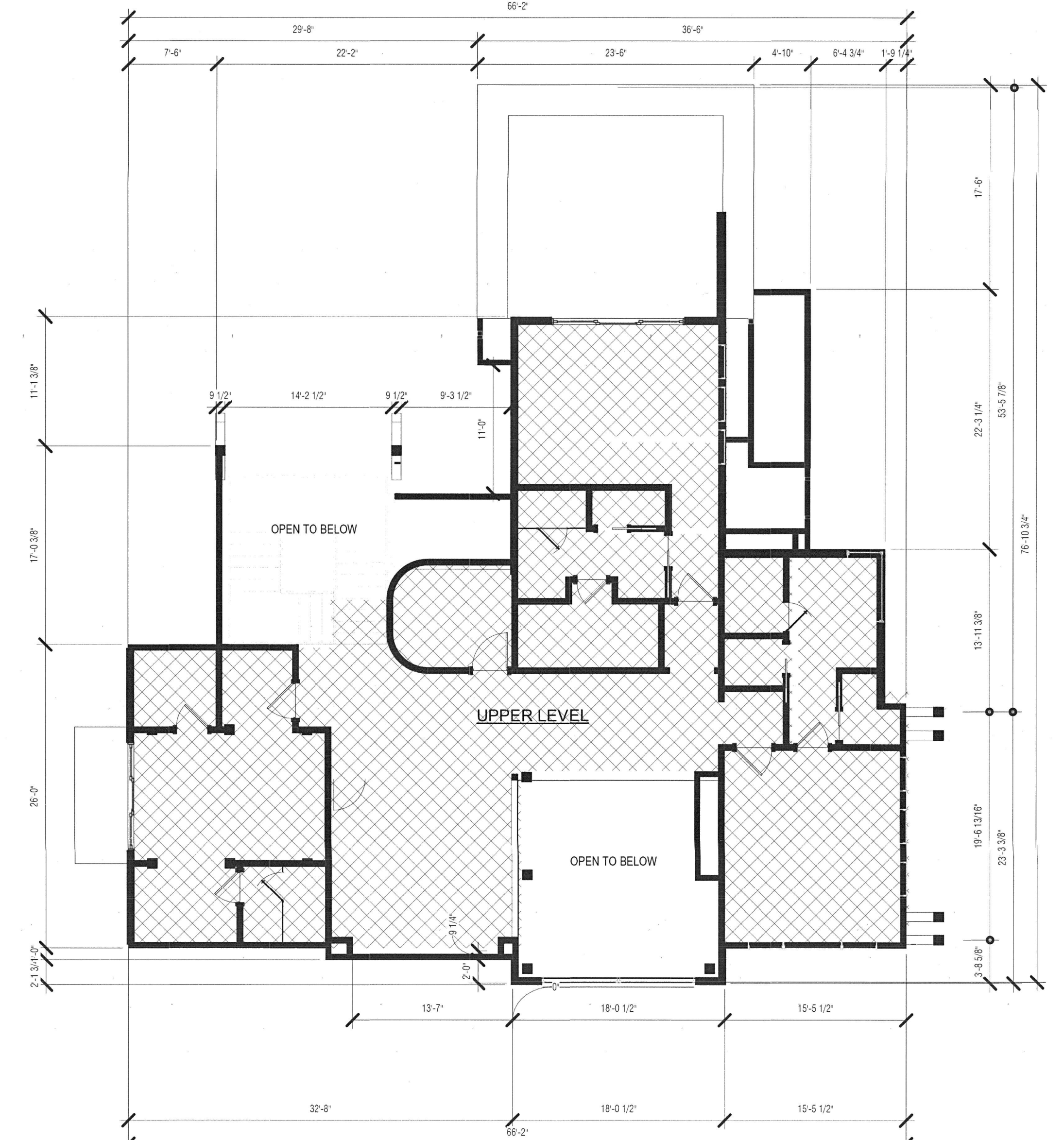
01 LOWER LEVEL RESORT UNIT AREA
1/8" = 1'-0"

Golf Cabins LH
UNIT 48, 50, 52



02 MAIN LEVEL RESORT UNIT AREA
1/8" = 1'-0"

Golf Cabins LH
UNIT 48, 50, 52



03 UPPER LEVEL RESORT UNIT AREA
1/8" = 1'-0"

Golf Cabins LH
UNIT 48, 50, 52

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FILED PAGE 1/1
BY JONAH L. LAND ESTATES LLC
GREGORY R. HOLBACH, PLS., COUNTY RECORDER-SURVEYOR



SHEET 7 OF 8

WOHALI PHASE 2D
A UTAH RESORT UNIT
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CREATING 6 AIRSPACE
RESORT UNITS

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



Golf Cabins RH
UNIT 49, 51, 53

UPPER 10' PLT.
121' - 5 1/4"

UPPER T.O. SUBFLOOR
111' - 4 1/4"

MAIN PLT.
110' - 3 1/2"

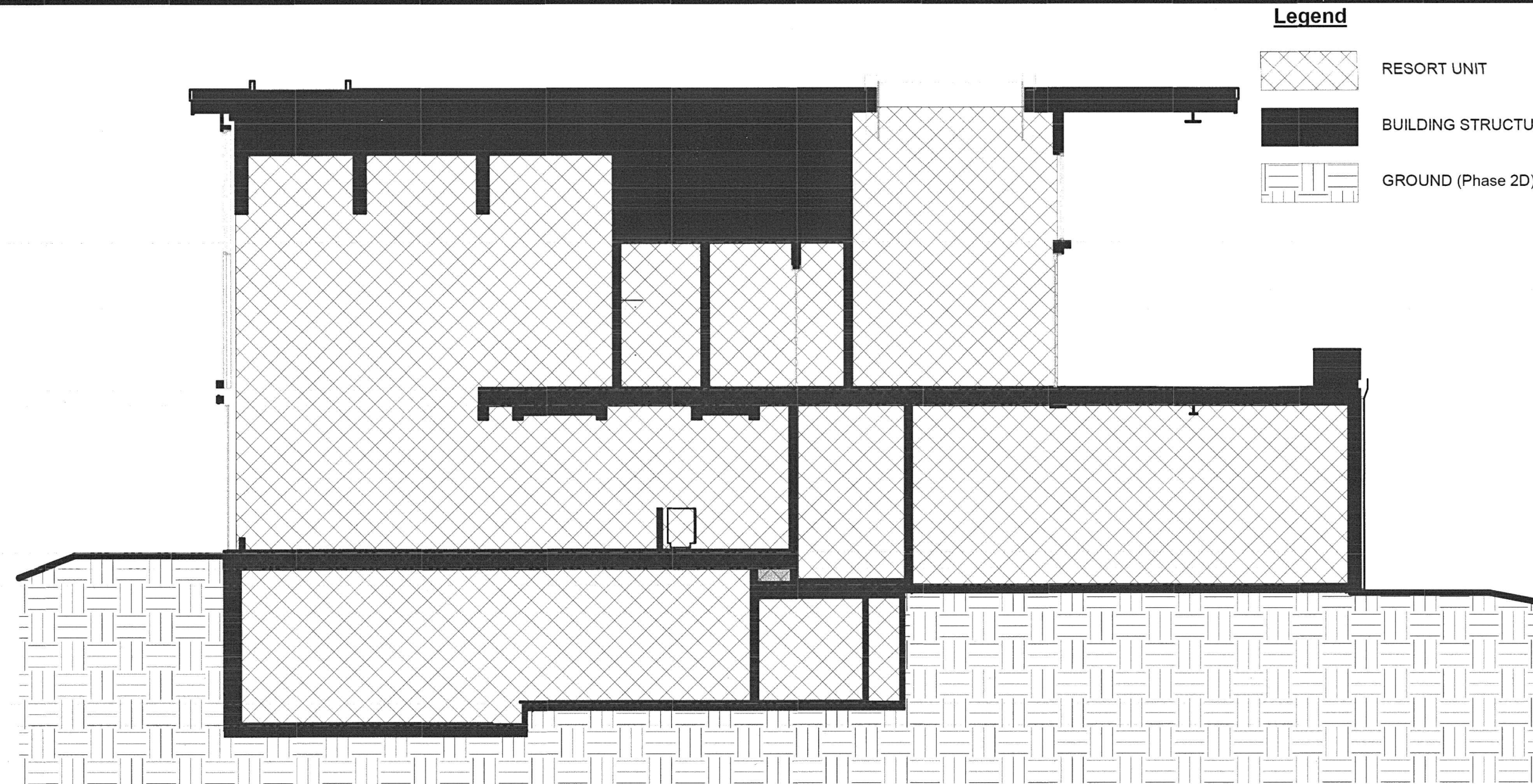
MAIN T.O. SUBFLOOR
100' - 2 1/4"

LOWER PLT.
99' - 1 3/4"

GARAGE T.O.S.
98' - 0"

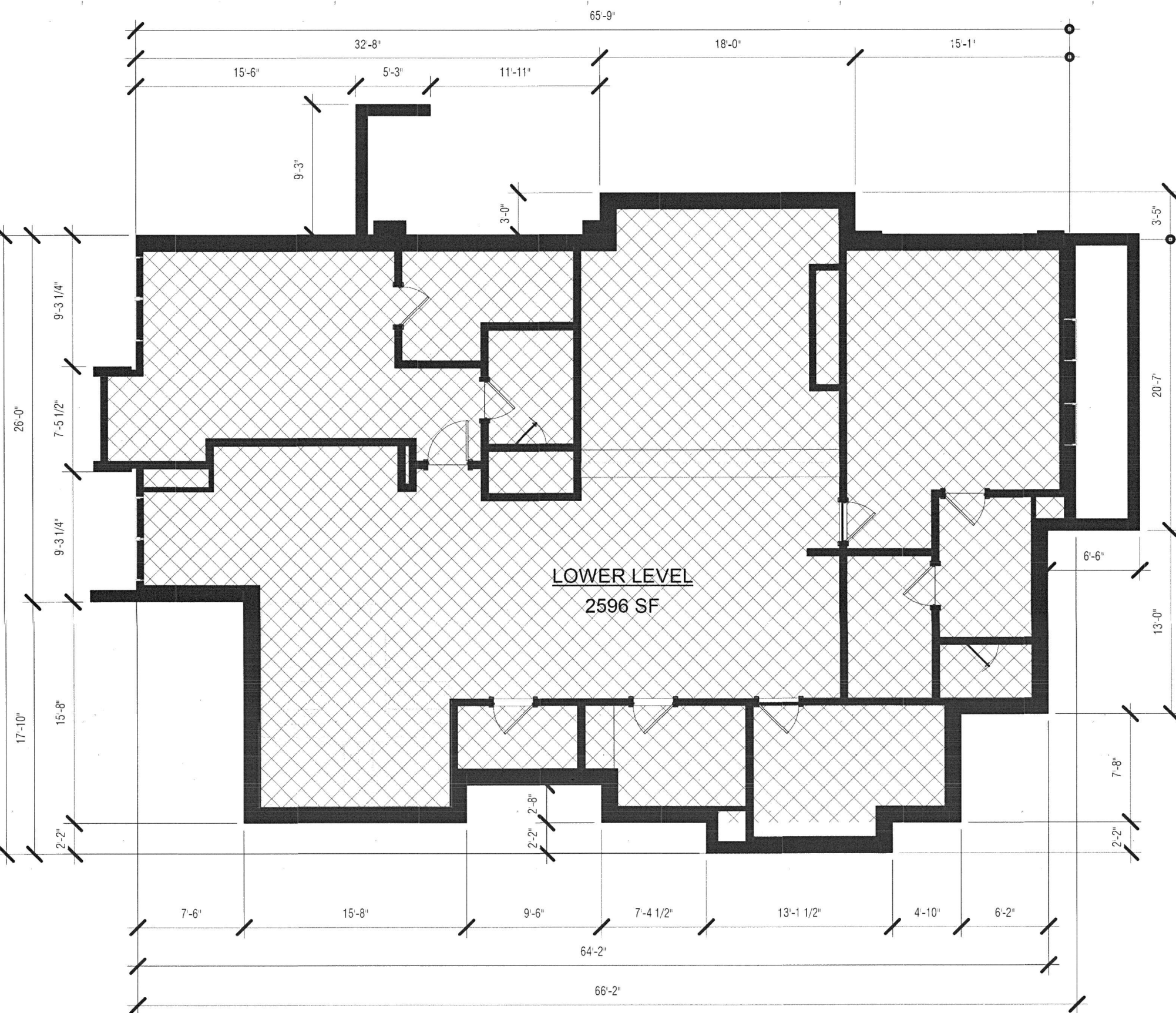
LOWER T.O.S.
89' - 10"

LOWER 2 T.O.S.
88' - 4"

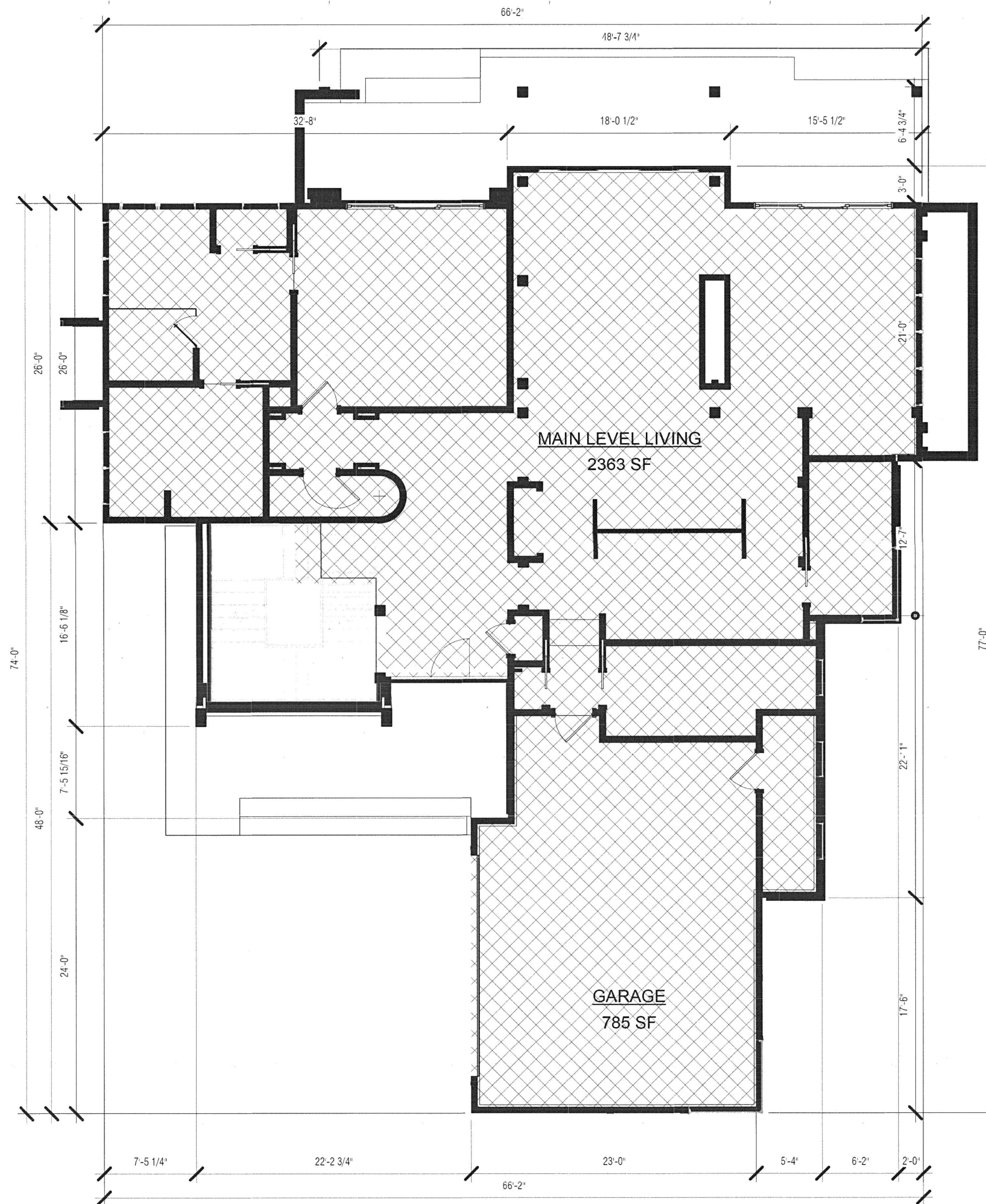


04 SECTION
1/8" = 1'-0"

Golf Cabins RH
UNIT 49, 51, 53

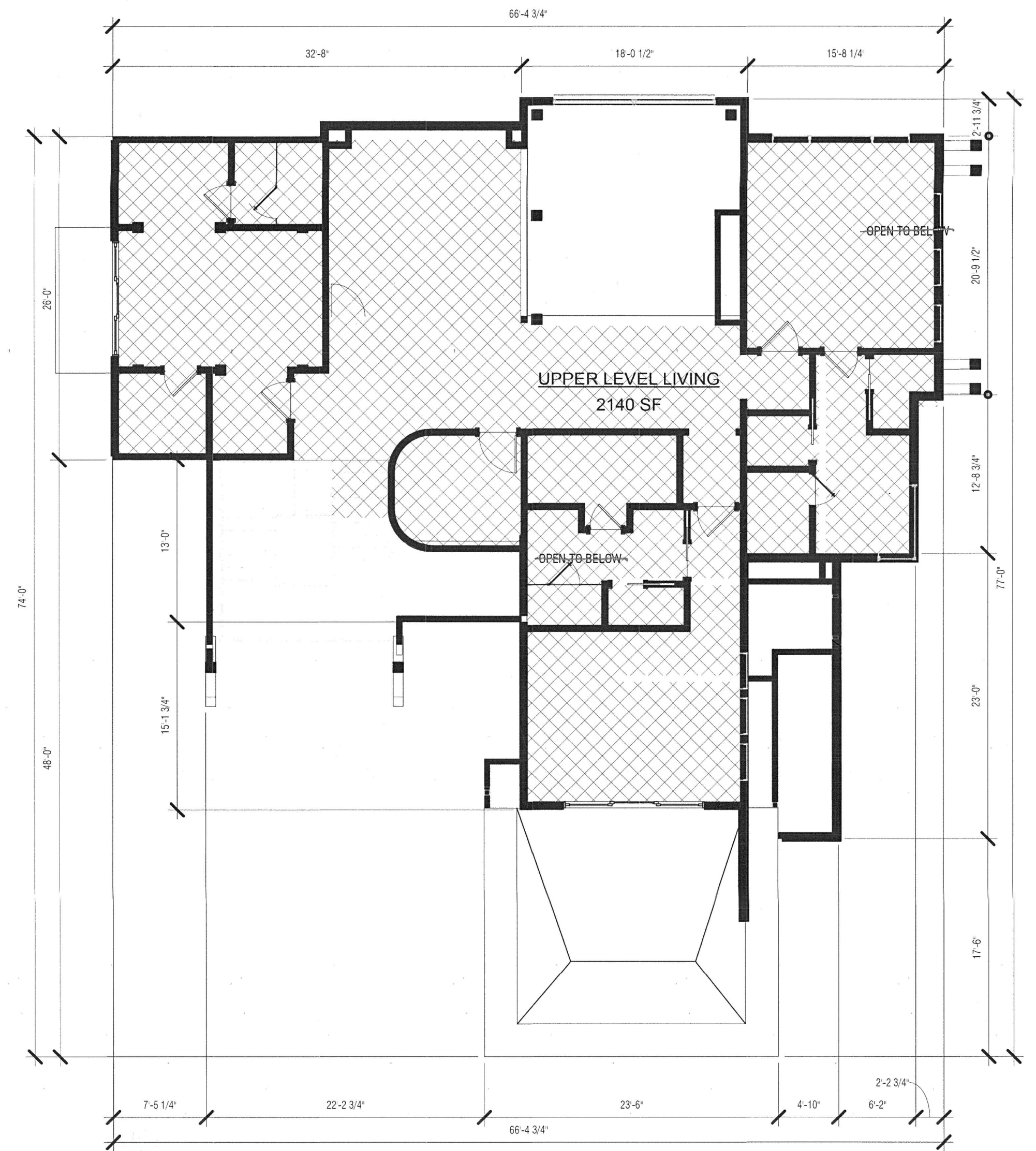


LOWER LEVEL
2596 SF



MAIN LEVEL LIVING
2363 SF

GARAGE
785 SF



UPPER LEVEL LIVING
2140 SF

3 UPPER LEVEL RESORT UNIT AREA
1/8" = 1'-0"

Golf Cabins RH
UNIT 49, 51, 53

PLAT NOTES:

- ALL COMMON AREAS, LIMITED COMMON AREAS ARE AS DEFINED AND DESCRIBED IN VILLAGE DECLARATION AND SHALL BE OWNED BY THE MASTER DEVELOPER AND/OR MASTER OR VILLAGE ASSOCIATE, OR THEIR SUCCESSORS, RESPECTIVELY.
- EACH STRUCTURE LINE DEPICTED WITHIN EACH UNIT IS APPROXIMATE OR CONCEPTUAL. FINAL UNITS WILL BE SET IN CONFORMANCE WITH CONSTRUCTION PLAN DOCUMENTS.
- ALL CONCEPTUAL BUILDING ENVELOPE LINES ARE PARALLEL OR PERPENDICULAR TO THE BEARING SHOWN ON EACH UNIT, WITH ASSUMED 90° ANGLES ON ALL UNIT ENVELOPES.
- ALL LINEAR UNITS SHOWN ON THIS PLAT ARE IN US SURVEY FEET.
- OWNERSHIP OF A UNIT CONSISTS OF THE LOWEST ELEVATION AS SHOWN ON SUBSEQUENT SHEETS AND EXTENDS TO THE HIGHEST ELEVATION AS SHOWN ON SUBSEQUENT SHEETS AND IS FURTHER DEFINED AND SUBJECT TO THE TERMS AND CONDITIONS OF MASTER DEEDS AND VILLAGE DECLARATION. OWNERSHIP OF THE COMMON AREAS, LIMITED COMMON AREAS, LAND BENEATH THE UNITS, AIR SPACE AROUND AND ABOVE THE UNITS REMAINS UNDER THE OWNERSHIP OF THE MASTER DEVELOPER AND/OR MASTER OR VILLAGE ASSOCIATE, OR THEIR SUCCESSORS, RESPECTIVELY.
- ANY AND ALL PORTIONS OF THE INTERIOR OR EXTERIOR OF THE BUILDING STRUCTURE ENCOMPASSING THE UNIT THAT IS NOT SPECIFICALLY IDENTIFIED OR OTHERWISE LABELED AS RESORT UNIT SPACE IN THIS PLAT SHALL BE OWNED BY THE MASTER DEVELOPER AND/OR MASTER OR VILLAGE ASSOCIATION, OR ITS SUCCESSOR, AND REMAIN SO INTO THE FUTURE CONSISTENT WITH THE DA. ANY AREA DESIGNATED AS RESORT USE IS OPERATED BY THE MASTER ASSOCIATION.



LAYTON SURVEYS LLC
Professional Land Surveying

837 S 500 W, STE. 201
(801) 563-1641 Willis.Jong@laytonsurveys.com WOODS CROSSES, UT 84010

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR _____

COUNTY RECORDER

ENTRY NO. 01238295
07/14/2025 11:57:07 AM B: 2667 P: 0193
Plat PAGE 1/1
RECORDING NO. 2025-07-14, PLS. COUNTY RECORDER-SURVEYOR
FEE \$14.00 BY UTAH LAND ESTATES LLC

SHEET 8 OF 8

WOHALI PHASE 2D