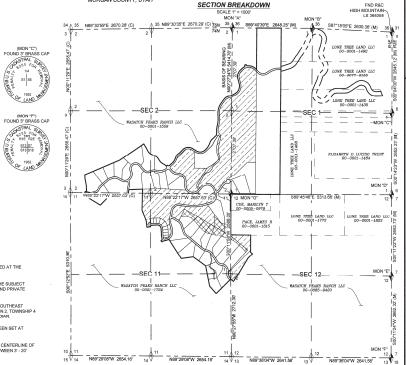
BOUNDARY DESCRIPTION:

A PAGEL OF LAND LYING AND STILLED IN THE NORTHWEST AND SOUTHWEST COUNTED OF SECTION. I THE NORTHWEST SOUTHWEST AND SOUTHWEST OLD SECTION. THE NORTHWEST SOUTHWEST GOALD SECTION. THE NORTHWEST FAIL SOUTHWEST GOALD SECTION. THE NORTHWEST AND SOUTHWEST GOALD SECTION THE OF SECTION 12. NORTHWEST AND SOUTHWEST GOALD SECTION 12. TOWNSHIP 4 NORTH, RANGE 1 EAST, SAIT LAVE BEASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLIORS.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND BESIGNING AT THE NORTHWEST CORNER OF SECTION T2, TOWNSHIP A NORTH, KNIGET EAST, SALL LAKE SIZE AND REPORT AND GYBOT PEET, THENCE MORTH MY 243 WEST 96.64 FEET, THENCE SOUTH 62" 1837 WEST 386.07 WEET, THENCE SOUTH 62" 1837 WEST 386.07 WEET, THENCE SOUTH 62" 1837 WEST 386.07 WEST 174.24 FEET), THENCE SOUTH 63" 1837 WEST 38.07 WEST 174.24 FEET), THENCE SOUTH 63" 53" WEST 18.07 FEET, THENCE SOUTH 63" 53" WEST 18.00 FEET, THENCE NORTHE-STERLY 46.04 FEET ALONG THE ARC 07 A 12.00 FEET, THENCE NORTHE-STERLY 46.04 FEET ALONG THE ARC 07 A 12.00 FEET, THENCE NORTHE-STERLY 46.04 FEET ALONG THE ARC 07 A 12.00 FEET, THENCE NORTHE-STERLY 46.04 FEET ALONG THE ARC 07 A 12.00 FEET ALONG THE A BEANS NORTH 9270-927 EAST 7-4.02 FEET, THENCE NORTH 1974-907 WEST 9.0.3 FEET, THENCE NORTH 7071-925 EAST 1-4.00 FEET, THENCE NORTH 9-517-907 PAGE 1-5.00 FEET, THENCE NORTH 9-517-907 PAGE 1-500 FEET, THENCE NORTH BEARS NORTH 52"04"29" FAST 74.02 FEET: THENCE NORTH 19"49"07" WEST 50.33 FEET: THENCE NORTH 70"10"53" FAS NORTH 02"19'25" WEST 89.05 FEET. THENCE NORTHERLY 20.74 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE NORTH 02"1929" WEST 98.05 FEET, THENCE NORTHERIV 20 74 FEET ALONG THE ARC OF A 275 OF FOOT RADIUS CURVE TO THE LEFT. THENCE WORTH AD 1921 WEST 25 FEET. THENCE NORTHERING TO THE LEFT THENCE NORTHERING THE STATE OF THE THROUGH A CENTRAL ANGLE OF 41°49'49". (CHORD BEARS SOUTH 47°11'58" EAST 198.34 FEET): THENCE SOUTH INRODUM A CENTRAL RAGEL OF 478287 (CHOIGH BEARS SOUTH 47119F EAST 18.53 FEET), THENCE SOUTH TO THE ROBET THROUGH A CENTRAL ANGLE OF 92707, CHOIGH BEARS SOUTH 47079F EAST 18.53 FEET), THENCE SOUTH 27070F EAST 4021 FEET, THENCE SOUTH 47070F EAST 40511 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS SOUTH 27070F EAST 4021 FEET, THENCE SOUTH 47070F EAST 40511 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CHUPTE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 272442 (CHORD BEARS SOUTH 47520F EAST 453.00 FEET). FRADIUS GUIVET TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 274137, (CHORD BEARS SOUTH 317140F) BOOK FEET, THENCE SOUTH 475200F EAST 6018 FEET, THENCE SOUTH 479350F EAST 500.0FEET, THENCE 5004 FEET), THENCE SOUTH 475200F EAST 6018 FEET, THENCE SOUTH 479350F EAST 500.0FEET, THENCE SOUTH 47570F EAST 500.0FEET, THENCE SOUTH 4 SOUTH 41°23'05" EAST 10.00 FEET: THENCE EASTERLY 62.83 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO SOUTH 41'2309' EAST 10.00 FEET, THENCE EASTERLY 92.85 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT. THROUGH A CENTRAL ANALICE OF 80'200'C, (CHORD BEARS SOUTH 86'220'S EAST 56.57 FEET). THENCE NORTH 48'3505' BIST 10.07 FEET, THENCE NORTH 49'3505' EAST 50'S FEET, THENCE NORTH 49'5505' EAST 50'S FEET, THENCE EASTERLY 35'S BEET, 35'S EAST 50'S FEET, THENCE EASTERLY 35'S BEET, 35'S EAST 50'S FEET, AND 50'S EAST 50'S FEET, THENCE EAST 50'S FEET, THENCE EASTERLY 35'S BEET, 35'S EAST 50'S FEET, THENCE EASTERLY 35'S BEET, 35'S EAST 35'S FEET, THENCE EASTERLY 35'S BEET, 100'S EAST 50'S FEET, 100'S EAST 50'S EAST 50'S FEET, 100'S EAST 50'S NORTH 81'000T EAST 382.55 FEET; THENCE SOUTH 99'000T EAST 1988 FEET; THENCE EASTERN; 288.08 FEET; ALONG THE AGO OF 22.250 FOOT ROBIUS CURRE OT THE LEFT, THROUGH A CENTRAL ANGLE OF 723'123', (CHORD BEARS NORTH 91'10T EAST 188.08 FEET; THENCE MORTH ASTERN; CHORD BEARS NORTH 91'10T EAST 188.08 FEET; THENCE MORTH ASTERN; CHORD BEARS NORTH 91'10T EAST 188.08 FEET; THENCE MORTH SATERN; CHORD BEARS NORTH 91'00T EAST 188.08 FEET; THENCE MORTH SATERN; PAGE 56 FEET ALONG THE AGO OF A 28'00F FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28'040**, (CHORD BEARS NORTH 92'89'84* EAST 189'82 FEET, THENCE MORTH EASTERN; PAGE 56' ETE ALONG THE AGO OF A 28'00F FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28'940**, (CHORD BEARS NORTH 92'89'84* EAST 189'82 FEET, THENCE MORTH EASTERN; PAGE 56' CHORD BEARS NORTH 92'89'84* EAST 189'82 FEET, THENCE MORTH EASTERN; PAGE 56' CHORD BEARS NORTH 92'89'84* EAST 189'82 FEET, THENCE MORTH EASTERN; PAGE 56' CHORD BEARS NORTH 92'89'84* EAST 189'82 FEET, THENCE MORTH EASTERN; PAGE 56' CHORD BEARS NORTH 92'89'84* EAST 189'82 FEET, THENCE MORTH PAGE 56' CHORD BEARS NORTH 92'89'84* EAST 189'82 FEET, THENCE MORTH PAGE 56' CHORD BEARS NORTH 92'89'84* EAST 189'85' EAST 189'85' CHORD BEARS NORTH 92'89'84* EAST 189'85' EAS ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 73°2'32'; (CHORD BEARS NORTH 84°15'12" EAST 288.80 FEET); THENCE NORTH 47°34'26" EAST 44.12 FEET; THENCE NORTHEASTERLY

FINAL PLAT WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1, 2, 11 AND 12 TOWNSHIP 4 NORTH RANGE 1 FAST SIR & M MORGAN COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, SHAMNI R. VERNON, A PROFESSIOMAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIOMAL ENGINEERS AND LAND SURVEYORS ACT HOLDING LICENSE NO. 574688 DO HEREBY CERTIFY THAT A SU WITHORITY OF IT HOWERS, HAVE COMMETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH. IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERRIED ALL MEMORAPHICANS, AND HAVE HEREBY ENGINEERS AS LICENSE AND HAVE VERRIED ALL.

WASATCH PEAKS RANCH PLAT 1

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS

SINGED THIS 13 DAY OF April 20 22 SHAWN R. VERNON PROFESSIONAL LAND SURVEYOR LICENSE NO. 8744084

OWNER'S DEDICATION, GRANT OF EASEMENTS, AND CONSENT TO

WASATCH PEAKS RANCH, LLC IS OWNER ("OWNER") OF CERTAIN LAND DESCRIBED HEREON ("PROPERTY") AND IS THE DECLARANT, AS DEFINED IN AND PURSUANT TO THE DECLARATION, OF A PRIVATE PLANNED RECREATIONAL COMMUNITY KNOWN AS WASATCH PEAKS RANCH, WHICH IS UNDER DEVELOPMENT ON THE PROPERTY. IN FURTHERANCE OF SUCH DEVELOPMENT, OWNER HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS, PARCELS, OPEN SPACES, STREETS, AND EASEMENTS TO BE KNOWN HEREAFTER

WASATCH PEAKS RANCH PLAT 1

OWNER DOES HEREBY DEDICATE ALL ROADS TO SERVE AS PRIVATE THOROUGHEARES FOR THE BENEFIT AND USE OF OWNER AND OWNERS WITHIN THE PROPERTY ONLY. BY THE RECORDING OF THIS PLAT. OWNER HEREBY GRANTS AND DEDICATES TO EMERGENCY SERVICE PROVIDERS CERTAIN NON-EXCLUSIVE EASEMENTS OVER, ALONG, AND ACROSS ROADS DESIGNATED HEREON FOR THE PURPOSES OF PROVIDING ACCESS FOR ALL EMERGENCY SERVICES TO THE PROPERTY. OWNER HEREBY PURPOSES OF PROVIDING ACCESS FOR ALL EMERGENCY SERVICES TO THE PROPERTY. OWNERS HERED RESERVES FOR THE BENEFIT OF ITSELF, ASSOCIATION, THE CULB, ANY AND ALL LOT OWNERS, AND UTILITY PROVIDERS PERPETUAL RIGHTS AND EASEMENTS OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS UTILITY LEASEMENTS, SEVERE EASEMENTS, CAS EASEMENTS, DRAINAGE EASEMENTS, CUTFILL SLOPE EASEMENTS, OPEN SPACE EASEMENTS, TRAIL AND TRAILHEAD EASEMENTS, CUTFILL SLOPE EASEMENTS, RODD EASEMENTS, AND SIGN EASEMENTS FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DECLARATION OWNER FURTHER RESERVES FOR THE BENEFIT OF THE ACCESSMENTS FOR THE SERVICE OF BUILDABLE AREA EASEMENTS (BAE'S), FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DECLARATION. OWNER EXPRESSLY RESERVES THE RIGHT TO MODIFY AND AMEND SUCH EASEMENTS AS PERMITTED PURSUANT TO THE DEVELOPMENT AGREEMENT, DECLARATION, AND ALL APPLICABLE LAWS OTHING IN THIS PLAT SHALL BE CONSTRUED AS A GRANT OR DEDICATION OF ANY PORTION OF THE PROPERTY, INCLUDING THE BOADS DEPICTED ON THIS PLAT AS A PUBLIC AREA OR PUBLIC ROAD OR AS A DEDIGATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND BENEFIT OF THE PUBLIC. THE ROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY. TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS

EXECUTED THIS 13⁷¹ DAY OF APAIL 20 22

WASATCH PEAKS BANCHILLC A DELAWARE LINITED LIABILITY COMPANI WASATCH PEAKS RANCH MANAGEMENT, LLC, ITS MANAGER NAME: ED SOFFUL

ITS: ALITHORIZED SIGNATORY ACKNOWLEDGEMENT

STATE OF LITAH COUNTY OF MORGAN

} s.s.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF April ED SCHULTZ/IN HIS CAPACITY AS AUTHORIZED SIGNATORY FOR WASACHA PEAKS RANCH MANY.

LLC, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

LLC, MANAGER OF WASAL TOTAL THAN SOFTE RESIDING AT SILVER TO MINISTER SILVER SILVER TO MINISTER SILVER SILVER TO MINISTER SILVER SILV



WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1 2 11 AND 12 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

RECORDED# 160852

SHEET

1 OF 20

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF WASATCH REAKS LLC

DATE: May 3, 2022 TIME: 8:36 am BOOK: 391 PAGE: 382-40 / Janet Pace / Deputy \$ 1,114.00

TITLE REPORT EXCEPTIONS:

(MON "A") FOUND 3" BRASS CAP

T5N R1E S35 S36 S2 S1 T4N

(MON "D") FOUND 3" ALUM CAP

1 6

(MON "G") FOUND 3" ALUM CAP

SURVEY NARRATIVE:

FOUND 3" BRASS CAP

(MON "E") FOUND 3" BRASS CAP

S12 S7

WATER STORAGE AND DITCH RIGHTS BURDENING THE LAND INCLUDING ALL MAINTENANCE AND ACCESS RIGHTS) AS DISCLOSED BY THAT CERTAIN REAL ESTATE ACQUISITION AGREEMENT DATED FEBRUARY 11, 2018, BY AND BETWEEN GAILEY RANCH, LLC AND SINCLAIR REAL ESTATE COMPANY, AS SELLERS, AS WASATCH PEAKS RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS BUYER.

THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF WASATCH PEAKS RANCH, LLC.

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO LOTS, PARCELS, OPEN SPACES AND PRIVATE ROADS.

BASIS OF BEARINGS IS N00°27'24"E BETWEEN THE SOUTHEAST

A 2-FOOT 5/8" REBAR WITH A "PSOMAS" CAP HAS BEEN SET AT

CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

TRAIL EASEMENTS SHOWN ARE THE APPROXIMATE CENTERLINE OF TRAILS, WHICH UPON COMPLETION MAY VARY BETWEEN 3" - 20 WIDE. (SEE NOTE 16 ON SHEET 2)

- THE PRESCRIPTIVE RIGHTS OF OTHERS TO USE THE LAND TO ACCESS PROPERTY SURROUNDED BY OR ADJACENT TO THE LAND CRIPTIVE, NOT PLOTTABLE)
- SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN SURVEY PREPARED BY PROMAS. HAVING REEN CERTIFIED UNDER THE DATE OF JANAIAN'S 13,076, AS JOB NO. SEPOZIOTO, BY UNDER THE DATE OF JANAIAN'S 13,076, AS JOB NO SEPOZIOTO, BY NO. 27081.

 NO. 27081.

 FENCE ENCROACHMENTO A FORTION A FORTION OF THE EAST BOUNDARY OF PARCEL 1.

 BUSTING TRAILS OF DISTRICT SOLD SA SHOWN

 BUSTING TRAILS OF DISTRICT SOLD SA SHOWN

 BOHAMAN PIPELINE AS SHOWN A CROSS PARCELS 1

 POSSIBLE DEED GAP ALONS THE SOUTH BOUNDARY OF THE 100

- POSSIBLE DEED GAP ALONG THE SOUTH BOUNDARY OF THE 100
- (SEE SHEETS 4-10 FOR FENCE PONDS CREEKS LOCATIONS

EVISTING TOAILS OF DIDT DOADS NOT SHOWN. THERE HAS BEEN CONSTRUCTION ACTIVITIES ONGOING SINCE THE 2019 SURVEY WAS PREPARED.

THERE ARE NOT BOHMAN PIPELINES SHOWN ACROSS PROPERTY ON THE SURVEY.

THERE IS NOT A DEED GAP ALONG THE 100 ACRE PARCEL



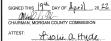
4-7-2022 8SPG020100

MORGAN COUNTY ATTORNEY APPROVED AS TO FORM
SIGNED THIS 19 DAY OF April 20 22 MORGAN COUNTY PLANNING COMMISSION THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE

MORGAN COUNTY ENGINEER APPROVED THIS 14 DAY OF APPIL 20 22



THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE OWNER'S DEDICATION ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSION OF MORGAN COUNTY, LITAH



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.

- LOW O Hyde

MORGAN COUNTY SURVEYOR

SIGNED THIS 21 DAY OF APRIL 20 22

MORGAN COUNTY COMMISSION

I FGEND

BOUNDARY LINE SECTION LINE QUARTER-SECTION LINE

ADJOINER LINE LOT LINE CENTERLINE OF ROAD

ROAD ROW SECTION CORNER (FOUND) SECTION CORNER

(NOT FOUND)

REREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE IS SEVEN OF THIS PLAT FOR MATHEMATICAL CORRECTNESS. SECTION

SIGNED THIS 14th DAY OF April 2022

- 1 DEVELOPMENT AGREEMENT: THE WASATCH PEAKS RANCH COMMUNITY (THE 'PROJECT) IS SUBJECT TO THAT OF STAND EVELOPMENT AGREEMENT DATED OCTOBER 30, 2019, BETWEEN MORGAN COUNTY (THE 'OUNTY) AND WASATCH PEAKS RANCH (I.C. A DELAWARE LIMITED LUBBILITY COMPANY ("DECLARANT), RECORDED IN THE OFFICE OF THE MORGAN COUNTY RECORDEDING THE OFFICIAL RECORDED IN ON THE OFFICE OF THE MORGAN COUNTY RECORDEDING TO DEVELOPMENT AGREEMENT FOR WASATCH PEAKS AGRICULTURE OF THE AMENDED BY THE REST AMENDEDING TO DEVELOPMENT AGREEMENT FOR WASATCH PEAKS OFFI AS BELLED BY THE AGRICULTURE OF THE OFFICIAL RECORDED IN THE OFFICIAL RECORDED AS ENTITY NO. 1893 AS BELLED BY THE AGREEMENT OF WASATCH AGREEMENT).
- LAND USE ENTITLEMENT: DEVELOPMENT WITHIN THE PROPERTY SHALL COMPLY WITH THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE ("RSD"). THE LAND USE WITHIN PHASE ONE OF THE PROJECT SHALL ALSO COMPLY WITH THE WASATCH PEAKS RANCH CONCEPTUAL PLAN #1 APPROVED BY THE COUNTY ON OCTOBER 30, 2019 AND RECORDED AS ENTRY NO. 149303, DATED NOVEMBER 7, 2019.
- GOVERNING DOCUMENTS. THE PROPERTY IS SUBJECT TO THE MASTER DECLARATION OF 3 GOVERNING DOCUMENTS. THE PROPERTY IS SUBJECT TO THE MASTERS DECLARATION OF COVERANTS, CONDITIONS RESTRICTIONS AND RESERVATIONS FOR WASACH PEAKS RANCH (THE "DECLARATION), RECORDED IN THE OFFICIAL RECORDS CONCURRENTLY HEREWITH OR SOON HEREBAFTER. THE BYLWARS FOR THE WASACH PEAKS RANCH HOMEOWERS ASSOCIATION THE "SYLAWS") AND THE WASATCH PEAKS RANCH DESIGN GUIDELINES (THE "DESIGN GUIDELINES"). THE FOREGOINS OCCUMENTS, TOĞETHER WITH THIS FIRM, PLAT WASACH PEAKS RANCH PLAT (THE "PLAT), ARE COLLECTIVELY DOCUMENTS, TOGETHER WITH THIS FINAL FACTOR PROCESS.

 THE "GOVERNING DOCUMENTS". IN ACCORDANCE WITH THE DECLARATION, WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION (ASSOCIATION), SHALL SERVE AS THE MASTER HOMEOWNERS ASSOCIATION FOR THE PROJECT, SHALL ENFORCE THE COVENANTS AND RESTRICTIONS IN THE GOVERNING DOCUMENTS, AND SHALL FULFILL ALL THE DUTIES AND OBLIGATIONS DETAILED IN THE GOVERNING DOCUMENTS. THE DESIGN GUIDELINES SHALL BE INTERPRETED AND ENFORCED BY THE ASSOCIATION BOARD, CONSIDERING THE INPUT AND RECOMMENDATIONS OF THE WASATCH PEAKS RANCH DESIGN REVIEW BOARD (THE 'DRB'), NO LOT OR UNIT OWNER MAY CONSTRUCT A RESIDENCE INSTALL IMPROVEMENTS INSTALL LANDSCAPING OR PERFORM WORK OWNER MAY CONSTRUCT A RESIDENCE, INSTALL JUMPROVEMENTS, INSTALL LANDSCAPING, OR PERFORM WORLD THAT IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR STRUCTURE WITHIN THE PROPERTY WITHOUT PULL COMPLIANCE WITH THE DESIGN GUIDELINES. AS FURTHER DESCRIBED IN THE DECLARATION, ALL LOTA NOT TOWNERS WITHIN THE PROJECT FANALLE BEMBERSON OF THE ASSOCIATION, AS WELL AS THE WASATCH FEARS RANCH QUE (THE CLUB). CONTROL OF THE PROPERTY OF THE PROPERTY
- BUILDING ACTIVITY ENVELOPE: EACH LOT IN THIS PLAT HAS A BUILDING ACTIVITY ENVELOPE (THE "BAE") AS DESIGNATED ON THIS PLAT. ALL IMPROVEMENTS AND DISTURBANCES ON THE LOT MUST REMAIN INSIDE THIS BAE, EXCEPT FOR APPROVED DRIVEWAYS AND ASSOCIATED GRADING, GRADING TO BE PERFORMED BY THE DECLARANT ASSOCIATED WITH THE CONSTRUCTION OF PROJECT ROADWAYS OR UTILITIES, AND PRIVATE SKI ACCESS FUNICULARS OR OTHER ABOVE GRADE SKI ACCESS IMPROVEMENTS THAT INDIVIDUAL LOT OWNERS MAY INSTALL TO PROVIDE SKI ACCESS TO AND FROM THEIR RESIDENCES TO ADDIVING SKI-WAYS OR SKI TRAILS. PURCHASERS OF ANY LOTS WITHIN THE PROPERTY ARE DIRECTED TO THE GOVERNING DOCUMENTS FOR FURTHER INFORMATION REGARDING BAR REQUIREMENTS RESTRICTIONS AND STANDARDS EXCEPT A ISE STATED IN THE GOVERNING DOCUMENTS, NO MOTORIZED VEHICLES, OTHER THAN THOSE USED FOR THE CONSTRUCTION OPERATION MAINTENANCE IMPROVEMENT OR REPAIR OF THE RECREATIONAL FACILITIES THE COME PROCTION, OPERATION, MAINTENANCE, IMPROVEMENT, OR REPART OF THE RECREATIONAL FACI RADOB, AND UTILITIES, MAY BE OPERATED OUTSIDE OF THE BAE OR DRIVEWAY CORRIDOR ON ANY LOT OR PARCEL ON THIS PLAT, BAES SHALL NOT BE MODIFIED IN ANY WAY UNILESS EXPRESSLY AUTHORIZED BY TH ASSOCIATION AND THE COLUMY. SUCH MODIFICATIONS ARE STRONGLY DISCOURAGED AND MAY REQUIRE COUNTY APPROVALS AND RECORDATION OF AN AMENDMENT TO THE PLAT.
- AND LISE SLICH LAND ON FITHER SIDE OF THESE DITCHES AS REASONABLY NECESSARY TO CLEAN AND MAINTAIN THE DITCHES IN A SAFE OPERATING CONDITION. LOT OWNERS CANNOT ENCROACH ON THESE IRRIGATION DITCHES OR OTHERWISE IMPEDE THE EASEMENT OWNERS ABILITY TO ACCESS THEIR WATER RIGHTS AND TO CLEAN AND MAINTAIN THE RIRIGATION DITCHES LESSEMENT HOLDER IS SORE INTERPRISES LIMITED PARTHERSHIP, A WYOMING LIMITED PARTHERSHIP IN A LETTER BY KENT JONES (STATE ENGINEER) ON DECEMBER 10, 2013 FOR WATER RIGHT NO(S) SERIS AND 38-251.
- PRIVATE ROADS: ALL ROADS WITHIN THE PROPERTY ("PRIVATE ROADS") ARE PRIVATE AND HAVE BEEN OR 6 PRIVATE ROADS ALL ROADS WITHIN THE PROPERTY CPRIVATE ROADS? ARE PRIVATE AND INVESTED TO INVESTED TO INVESTED TO SELLAND THE ASSOCIATION. BY ALL BE CONSTRUCTED BY DECLARANT IN A COCORDANCY WITH THE COVERNISO DOCUMENTS. THE ASSOCIATION SHALL BE RESPONSIBLE FOR ALL ONSONIO MAINTENANCE, REPARK AND OPERATIONS OF PRIVATE ROADS AND CUTFILL SLOPE ASSESSMENTS AS INDEPENDED OF THE PRIVATE ROAD CONNECTION. AND THE ASSESSMENTS CHARGES AND FEES ASSOCIATION OF WAY VIOLED WITH PRIVATE ROAD CONNECTION. ANTER CHARGES AND FEES ASSOCIATION OF WAY VIOLED WAY TO CHARGE AND OPERATIONS, AS THEY WAY SEE AND ELO LOT OWNERS ANY AND OFT OF THE ASSOCIATION, OF THE SEASOCIATION, OF THE WAY BE AND ELO LOT OWNERS ANY ADDITIONAL TO SEASOCIATION, OF THE WAY BE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY BE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY SEE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY SEE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY SEE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY SEE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY SEE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY SEE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY SEE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY SEE AND ELO WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY WAY WAY VIOLESS EVENTS AND ALL OF THE WAY WAY VIOLESS EVENTS AND ALL OF THE WAY WAY WAY VIOLESS EVENTS A COUNTY TO MAINTAIN OR REPAIR THE PRIVATE ROADS WITHIN THE PROJECT, "PRIVATE LANES" AS DESCRIBED IN THE DECLARATION HAVE BEEN ALLOWED TO HAVE ALTERNATIVE CONSTRUCTION STANDARDS FROM ADOPTED PUBLIC OR PRIVATE STREETS STANDARDS. MORGAN COUNTY SHALL NOT TAKE CONTROL OF SAID PRIVATE LANES UNLESS IT IS FIRST DEEMED BY THE COUNTY COUNCIL THAT THERE IS A COMPELLING PUBLIC INTEREST. TH PRIVATE LANES ARE BROUGHT TO PUBLIC STANDARDS, AND ALL LANDOWNERS ACCESSING THE PRIVATE LANES HAVE CONSENTED TO THE DEDICATION. (MORGAN COUNTY LAND USE MANAGEMENT CODE §8-12-44(T)).
- SEWER AND WATER LITHLITIES: ALL SEWER AND WATER LITHLITIES WITHIN THE PROPERTY HAVE BEEN OR 7 SEMER AND WATER UTILITIES ALL SEMER AND WATER UTILITIES WITHIN THE PROPERTY HAVE BEEN OR WILL BE CONSTRUCTED BY THE DECLARANT WITHIN THE UTILITY EASEMENTS. IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. THE ASSOCIATION SHALL BE RESPONSIBLE FOR ALL ONGOING MAINTENANCE, REPAIR AND OPERATIONS OF SEMER AND WATER UTILITIES AND ASSOCIATION EASEMENT AREAS, AT TO TIME SHALL ANY FERMANERS STRUCTURES, HANDSCAPE OR LANDSCAPE OR PLANDSCAPE OR PLANDSCAPE OF THE ASSOCIATION OF USE OF THE PLANDSCAPE OF THE ASSOCIATION OF USE OF THE ASSOCIATION WATER OF THE ASSOCIATION OF USE OF THE ASSOCIATION WATER OF THE ASSOCIATION WATER OF THE ASSOCIATION WATER OF THE ASSOCIATION OF THE ASSOCIATION OF THE ASSOCIATION WATER OF THE ASSOCIATION OF THE ASSOCIATION OF THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE SAMEL OF THE ASSOCIATION WATER AND SEMEN LEFT OF THE SAMEL IN COMMENTED IN THE SAMEL IN COMMENT OF THE SAM EXPRESSLY AUTHORIZED BY THE ASSOCIATION. WATER AND SEWER LATERALS SHALL BE CONNECTED BY NDIVIDUAL LOT OWNERS TO THEIR RESIDENCE AT DESIGNATED WATER AND SEWER CONNECTION POINTS. THE ASSOCIATION, AND ITS CONTRACTORS, AGENTS, OR OTHER DESIGNEES SHALL HAVE THE RIGHT TO ACCESS THE ATERAL CONNECTION POINTS AND MAY REQUIRE REMOVAL OF ANY OBSTRUCTIONS AFFECTING THE LATERAL CONNECTION POINTS, INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE LOCATED ON A LOT. LO OWNERS AND UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS, CHARGES AND FEES FOR SYSTEM CONNECTIONS, NON-CONNECTION (STANDBY) AND FOR WATER AND SEWER SERVICES.
- DRY UTILITIES: THE DECLARANT SHALL HAVE THE RIGHT TO AUTHORIZE SPECIFIC DRY UTILITY PROVIDER B ORY UTILITIES THE DECLARANT SHALL MAVE THE RIGHT TO AUTHORIZE SPECIFIC DRY UTILITY PROVIDERS TO INSTALL MAINTAN AND OFFERT TE PIER RESPECTIBLE ELECTRIC, INTURING, AGS, PROPANE (AGS, GABLE, DATA FOREGONS INDIVIDUALLY OR FOLLECTIVE! A "ORY UTILITY" ABOVE AND BELOW GROWD WITHIN DESIGNATED UTILITY EXSEMBLYS AS MAY 9E NECESSARY TO PROVIDE ORY UTILITY SENDICES TO THE INDIVIDUAL LOTS WITHIN THE PROPERTY. AT NO TIME MAY ANY PERMAMENT STRUCTURES, HARDSCAPE OR LANDSCAPE BE PLACED WITHIN THE UTILITY ASSEMBLYS WHICH INTERFERES WITH THE DRY UTILITY PROVIDED USED OF THE UTILITY ASSEMBLYS. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE DRY UTILITY PROVIDERS. UTILITY EASEMENTS NCLUDE A RIGHT OF ACCESS TO, AND A RIGHT TO REQUIRE REMOVAL OF, ANY OBSTRUCTIONS INCLUDING STRUCTURES, HARDSCAPE OR LANDSCAPE THAT MAY BE LOCATED WITHIN THE UTILITY EASEMENTS. A DR UTILITY PROVIDER MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE UTILITY EASEMENTS AT THE LOT OWNERS EXPENSE, LOT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL DRY UTILITY PROVIDER CHARGES FOR CONNECTION TO THE SYSTEM, NON-CONNECTION (STANDBY) CHARGES AND FEES FOR

-) GRANT OF EASEMENT TO RMP, THERE IS A GRANT OF EASEMENT FROM DECLARANT TO ROCKY MOUNTAIN COWER, AN UNINCORPORATED DIVISION OF PACIFICORP, AN OREGON CORPORATION ("ROCKY MOUNTAIN VOWER") RECORDED IMMEDIATELY PRIOR TO OR CONCURRENTLY HEREWITH ("RMP EASEMENT") GIVING ROCKY MOUNTAIN POWER'S BLANKET EASEMENT ON, OVER, AND UNDER THE ENTIRE PROPERTY, EXCEPTING ALL BAES (RIME SASEMENT AREA) FOR THE LINTED PURPOSES OF CONSTRUCTION, ECCONSTRUCTION, AND THE LOCATION OF SAID REFORMS, AND EXCEPTION AND THE LOCATION OF SAID REFORMS, AND EXCEPTION AND THE LOCATION OF SAID RESOURCES AND THE PROPERTY IN WHICH COMMETCE DESCRIPTION FAIL RESOURCES AND THE PROPERTY IN WHICH COMMETCE DESCRIPTO FACILITIES ACTUALLY RESIDE AND THOSE AND THE PROPERTY IN WHICH COMMETCE DESCRIPTO AND THE ACTUAL AND THE LOCATION AND THE PROPERTY OF THE ACTUAL AND THE ACTUAL AND THE ACCORDANCE AND THE PROPERTY OF THE ACTUAL AND THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT THE RIMP EASEMENT FROM SHALL RESOURCES OF THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT THE RIMP EASEMENT AND THE OFFICIAL RECORDS UTILITIES THE RIMP EASEMENT FROM THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT THE RIMP EASEMENT AND THE OFFICIAL RECORDS UTILITIES THE RIMP EASEMENT FROM THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT THE RIMP EASEMENT AND THE OFFICIAL RECORDS UTILITIES THE RIMP EASEMENT FROM THE OFFICIAL RECORDS OF UTILITY THE RIMP EASEMENT FOR THE OFFICIAL RECORDS UTILITIES THE RIMP EASEMENT FOR THE OFFICIAL RECORDS OF THE PLATE THE RIMP EASEMENT FOR THE OFFICIAL RECORDS OF THE OFFICIAL RECORDS UTILITY ENTERS AND THE PLATE OFFICIAL RECORDS OF THE OFFICIAL RECORDS UTILITY ENTERS AND THE PLATE THE RIP EASEMENT AND THE OFFICIAL RECORDS OF THE PLATE OFFICIAL RECORDS OF THE OFFICIAL RECO MOUNTAIN POWER A BLANKET EASEMENT ON, OVER, AND UNDER THE ENTIRE PROPERTY, EXCEPTING ALL BAE BE CONSTRUED TO CONSIST OF ALL PORTIONS OF THE PROPERTY IN WHICH AS BUILT ELECTRIC FACILITIES ARE LOCATED, THE SUCH ELECTRIC FACILITIES ARE LOCATED, THE SUCH ELECTRIC FACILITIES ARE LOCATED, THE SUCH ELECTRIC FACILITIES ARE LOCATED AND THE SUCH ELECTRIC FACILITIES ARE LOCATED AND THE SUCH ELECTRIC FACILITIES AND THE FACILITIES ARE LOCATED AND THE FACILITIES AS DEPOSED FOR THIS PLAT, NOW OF THE ASSOCIATION, THE CUIE, OR ANY LOT OWNER OR OWNERS SHALL HAVE STANDING TO CLAIM AND THE FACILITIES AND THE FACI OTILITY PURSUANT TO UTABLE MAY PORTION OF THE PROPERTY, INCLUDING THE ROADS DEPICTED ON THIS PLAT, AS A PUBLIC AREA, PUBLIC ROAD OR AS ANY DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND
- 10 UTILITY LATERALS AND AUXILIARY PUMPS: LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF ALI UTILITY LATERALS AND UTILITY SERVICES (INCLUDING SEWER, WATER, GAS, ELECTRIC AND DATACOM) FROM THE LATERAL CONNECTION POINTS WITHIN THE UTILITY EASEMENTS TO THEIR RESIDENCE AND THE ONGOING MAINTENANCE, REPAIR AND OPERATION OF THESE UTILITY LATERALS, ALL UTILITY LATERALS AND UTILITY SERVICES SHALL BE INSTALLED LINDERGROUND, SOME LOTS MAY REQUIRE INSTALLATION OF PRIVATE AUXILIARY PUMPS FOR WATER OR SEWER SERVICE, AUXILIARY PUMP DESIGN AND INSTALLATION SHALL BE APPROVED AS REQUIRED IN THE GOVERNING DOCUMENTS AND SHALL BE PAID FOR AND MAINTAINED BY THE LOT OWNER

BENEFIT OF THE PUBLIC. THE PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS.

- FACILITIES, FITTINGS, APPLIANCES, AND APERTURES WITHIN EACH RESPECTIVE LOT. NO PRIVATE INDIVIDUAL GAS TANKS ARE ALLOWED WITHIN THE PROPERTY UNLESS EXPRESSLY APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.
- FIRE PREVENTION AND PROTECTION: LOT OWNERS SHALL COMPLY WITH THE FIRE PREVENTION AND MANAGEMENT STANDARDS CONTAINED IN THE MANAGEMENT CODE. DEVELOPMENT AGREEMENT, AND MANAGEMENT STANDARDS CONTAINED IN THE MANAGEMENT CODE. DEVELOPMENT AGREEMENT, AND GOVERNING DOCUMENTS FIRTH PREVENTION AND MANAGEMENT STANDARDS INCUMENTS CHEMPENTON AND MANAGEMENT STANDARDS INCLUDE. WITHOUT LIBITATION, THE INSTALLATION OF SPRINKLER SYSTEMS FOR ALL MANAGEMENT STANDARDS INCLUDE. WITHOUT LIBITATION, THE INSTALLATION OF SPRINKLER SYSTEMS FOR ALL MANAGEMENT STANDARDS INCLUDING STANDARDS AND PROVISION OF A PROJECTION WATER SUPPLIES, FOLLOWING DEPENBILE SPACE GUIDELINES, AND PRAYING FIRE-RESISTANT VEGETATION. OWNERS ARE RESPONSIBLE TO MEET SAND FROUMENEMENT AS THE FIRE OWN COST AND EXPINISE THE SOSCIATION HAS THE AUTHORITY TO ENSURE THAT ALL OWNERS COME! WITH SUCH FIRE PREVENTION AND MANAGEMENT STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION HAS STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS, AND NOT THE CELEPART, ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS AND NOT THE CELEPART ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS AND NOT THE CELEPART ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS AND NOT THE CELEPART ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS AND NOT THE CELEPART ASSOCIATION (LUG RUICOLA, SERVICE STANDARDS MONDULAL LOT OWNERS AND NOT THE CELEPART ASSOCIATION AND MANAGEMENT. DISTRICT, SHALL HAVE FULL RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH OWNER'S COMPLIANCE WITH THE FIRE PREVENTION AND MANAGEMENT STANDARDS.
- THE LIPPER TRUNK EASEMENT AND MORGAN VALUEY DRIVE TO CANAL EASEMENT (RECORDED SEPTEMBER 1, 201 AS ENTRY NO. 158213 IN BOOK 382 A TAGE 19 IN THE OFFICE OF THE MORGAN COUNTY RECORDER) ARE DEPICTED HEREON FOR INFORMATIONAL PURPOSES AND ARE NOT TO BE CONSIDERED PART OF THE SUBDIVISION OF THE PROPERTY THE ASSOCIATION. THE CLUB. ALL OWNERS OF LOTS. AND ALL SUCCESSORS AND ASSIGNS OF DECLARANT ARE ADVISED TO REVIEW THE INSTRUMENTS CREATING AND AMENDING SUCH EASEMENTS FOR DETAILS REGARDING THE SCOPE AND PURPOSES OF THE SAME.
- DE IALLS REGARDING THE SCOPE AND PURPOSES OF THE SAME.

 4 DRIVEWING ALL DRIVEWAY LOCATIONS AND GRANDING SHALL BE CONSISTENT WITH THE DRIVEWAY LOCATIONS PROVIDED BY DECLARANT ON THE RELIMINARY PLANS PROVIDED TO AND APPROVED BY THE LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY FIRE DEPARTMENT OF THE LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND ENSINEERING, AND AS OTHERWISE SPECIFIED IN THE GOVERNING DECLARATIONS OF DISTRICT, AND AS DISTRICT WITH APPROVAL OF LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND GRADES REQUIRE WRITTEN APPROVAL OF LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND GRADES REQUIRE WRITTEN APPROVAL OF LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND AND APPROVED AND AS OTHERWISE SECRIFICATION. AND CONTROL OF LOCAL SERVICE DISTRICT, IF ANY, THE COUNTY PIECE DEPARTMENT, COUNTY PLANING AND AND ASSOCIATED GROUND, SECRIFICATION AND ASSOCIATED GROUND, SECRIFICATION AND ASSOCIATED GROUND, STORY ASSOCIATED GROUND, ASSOCIATED APPROVED BY THE COUNTY DRIVEWAY INTERSECTION LOCATION AND DESIGN REQUIRES THE APPROVAL OF THE DECLARANT, OWNERS OF LOTS WITH DRIVEWAYS THAT PROVIDE ACCESS NEAR ROAD SLOPES THAT MAY POSE A SAFETY RISK SHALL BE REQUIRED TO INSTALL A GUARDRAIL ADJACENT TO THE DRIVEWAY INTERSECTION IN SAFETY HIS STANKE DE PREGUIDED TO HIS THAT A GOVERNMENT OF HE OVERWIND DE UNIVERVATI HIS ROSCE HIS MEDICAL CONFORMANCE WITH THE STANDARDS ESTABLISHED IN THE GOVERNING DOCUMENTS. CERTAIN LOTS ARE DESIGNATED TO HAVE SHARED DRIVEWAYS AND PRIVATE LANES THAT SERVE MULTIPLE RESIDENCES. THE CONSTRUCTION AND ONGOING MAINTENANCE OF SHARED DRIVEWAYS SHALL BE THE RESPONSIBILITY OF 1 CONSTRUCTION AND ORIGINAL MAINTENANCE OF SHARED REVIEW'S SHALL BETHE RESPONSIBILITY OF IT LOT OWNERS UNDER SHARED DRIVEN BE SHARED BE SHARED BE SHALL BETHE RESPONSIBILITY OF THE ASSOCIATION IN ACCORDANCE WITH THE OWNERHAND DOLOR SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION IN A DRIVEN WHITH THE SHARED SHAR
- 16 RESPONSIBILITY FOR CERTAIN OTHER IMPROVEMENTS: THE DECLARANT HAS OR MAY CONSTRUCT AND INTERPRETATIONS. SIGNAGE AND MAYFINDING FEATURES, SIGNAGE AND MAYFINDING FEATURES, FROM RELEASED WALLS AND LANDSCAPING WITHIN THE LOTS AND PARCELS ON THIS PLAT. PROVIDED THAT THESE FEATURES ARE NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS (COLLECTIVELY, THE 'OTHER IMPROVEMENTS'). SUCH OTHER IMPROVEMENTS SHALL BECOME COMMON ELEMENTS AS DEFINED IN THE DECLARATION, AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, MAINTENANCE OF ANY PRIVATE DRIVEWAY ENTRY FEATURE OR SIGNAGE CONSTRUCTED ON A LOT IN THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- 10 TRAIL EASEMENTS: DECLARANT HAS OR WILL CONSTRUCT THE PROJECTS TRAILHEADS AND TRAILS, IN A MANNER NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS. THE ASSOCIATION WILL BE RESPONSIBLE FOR THE CHACLING MAINTHAINMER, RESPONSIBLE FOR FITE CHACLING MAINTHAINMER, RESPONSIBLE FOR FOR THE BENEFIT OF ITSELF, IT'S SUCCESSORS AND ASSIGNS AND THE ASSOCIATION, A BLANCET EASTONER AND ASSOCIATION THE PURPOSE OF CONSTRUCTING AND MAINTAINMEN HIGH ACROSS ALL LOTS AND PAGELES ON THIS DAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINMEN HIGH AND BIKING TRAILS (THE "TRAIL EASEMENTS"), DECLARANT MAY DESIGNATE, ADD TO, DELETE, OR MODIFY THE EXACT LOCATION OF THE TRAILS AND TRAILHEADS WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE DECLARATION, DECLARANT HEREBY GRANTS TO THE ASSOCIATION AND ITS MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF ALL TRAIL FASEMENTS IN THEIR FUTURE AS CONSTRUCTED OCATIONS AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME IN ACCORDANCE WITH THE DECLARATION AND ANY RULES AND REGULATIONS ADOPTED BY DECLARANT AND ASSOCIATION.

- 17 OPEN SPACE: CERTAIN PARCELS WITHIN THE PLAT HAVE BEEN DESIGNATED AS OPEN SPACE AREAS IN ADDITION, CERTAIN LOTS WITHIN THE PROJECT CONTAIN OPEN SPACE EASEMENTS (THE "OPEN SPACE EASEMENTS) THAT ARE ALSO HEREBY DEDICATED TO THE ASSOCIATION. THE ASSOCIATION WILL BE EASEMENTS) THAT ARE ALSO HEREBY DEDICATED TO THE ASSOCIATION THE ASSOCIATION MILL BE SEMENDATED THE COMBOIN MAINTENANCE, REPORT AND OPERATORIS OF THE OPERATOR SOME OF THE OPERATOR MAINTENANCE, REPORT AND OPERATORIS OF THE OPERATOR SOME OF THE OPERATOR SOME OPEN SPACE ASSEMBLYS. NO OWNER MAY DISTURBE VEGETATION OR ALTER SITE GRADES IN THESE OPEN SPACE ASSEMBLY AND OWNER MAY DESCRIBED AND ADMINISTRATION OF THE OPEN SPACE ASSEMBLY OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWNER OWNER OF THE OWNER DECLARANT RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE DESIGNATED OPEN SPACE AREAS SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE AREA FOR THE ENTIRE PROJECT COMPLIES WITH THE OPEN SPACE REQUIREMENTS SPECIFIED IN THE RSD. DEVELOPMENT ACREEMENT, OPEN SPACE MANAGEMENT PLAN, AND GOVERNING DOCUMENTS, PURSUANT TO THE DECLARATION, OWNER HAS GRANTED OR WILL GRANT TO THE ASSOCIATION BLANKET LITHITY AND DRAINAGE EASEMENTS OVER ALL OPEN SPACE PARCELS AS FURTHER DESCRIBED IN THE DECLARATION. THE ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE DECLARANT FROM AND AGAINST ANY AND ALL CLAIMS AND LIABILITIES OF ANY TYPE OR NATURE ARISING FROM OR IN ANY WAY CONNECTED TO THE OPERATION AND USE OF THE TRAILHEADS, TRAILS AND/OR
- 18 SVI TRAILS AND SVI EASEMENTS: OWNER RESERVES FOR THE BENEFIT OF ITSELF, AND ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS WITHIN THE PLATFOR CONSTRUCTIONS AND MAINTAINING SVI TRAILS AND OTHER SVI MIRPOVEMENTS, AND FOR THE GENERAL USE OF CLUB MEMBERS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS (THE "SKI EASEMENT"). DECLARANT OR ASSOCIATION MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY EXACT LOCATION OF THE SKI TRAILS WITHIN THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE GOVERNING DOCUMENTS. DECLARANT ALSO RESERVES FOR THE BENEFIT OF DECLARANT, ITS SUCCESSORS AND ASSIGNS, A BLANKE I EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ALL PRIVATE ROADS FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF TUNNELS BRIDGES AND/OR
- 19 GEOTECHNICAL: PURCHASERS OF ANY LOT WITHIN THE PROPERTY ARE DIRECTED TO THE PROPERTY'S GEOTECHNICAL AND GEOMAZARD REPORTS FOR THEIR RESPECTIVE NEIGHBORHOOD, AS PREPARED BY LANGAN ASSOCIATES BATED SEPTEMBER 15, 222.1 THESE REPORTS CONTAIN GEOTECHNICAL GUIDELINES RELIED UPON FOR DEVELOPMENT BETWEEN THE PROPERTY IN ADDITION TO THESE REPORTS. AND THE PROPERTY IN ADDITION TO THESE REPORTS. EACH THE PROPERTY SERVICE OF THE SULTION SERVIC GEOTECHNICAL AND GEOHAZARD REPORTS FOR THEIR RESPECTIVE NEIGHBORHOOD, AS PREPARED BY LANGAN FOUNDATION DESIGN, RETAINING WALL DESIGN AND GEOLOGIC MITIGATION STRATEGIES TO BE IMPLEMENTED DURING THE DEVELOPMENT OF THE LOT, ITS RESIDENCE, DRIVEWAY, AND OTHER LOT IMPROVEMENTS, OWNER RESERVES, FOR THE BENEFIT OF THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS WITHIN THE PROJECT FOR ACCESS. MONITORING, CONTROL AND ABATEMENT OF /EMENT OR LANDSLIDES AS WELL AS FOR THE INSTALLATION, REPLACEMENT, AND MONITORING VARIOUS GEOTECHNICAL MONITORING STATIONS AND HYDROLOGY MONITORING WELLS ASSOCIATED WITH THE PROJECT'S GEOTECHNICAL/GEOHAZARD STUDIES AND MONITORING
- 20 STREAM CORRIDORS. CERTAIN LOTS MAY REQUIRE BRIDGE, OR CULVERT CROSSINGS OVER STREAMS OR IRRIGATION DITCHES ASSOCIATED WITH THE ROTWENAY ACCESS. NO ALTERATION OF ANY STREAMS, STREAM SEEDS, CULVERTS, OR RIRIGATION DITCHES SHOWN ON THIS PLAT MAY COLUMN WITHOUT THE EXPRESS WRITTER AUTHORIZATION OF THE OWNER, DECLARANT, ASSOCIATION BOARD, DASEMENT HOLDERS, AND ALL STATE, LOCAL AND OTHER LIGHT LIGHT LIGHT AND THE COLUMN OF THE OWNER, DECLARANT, ASSOCIATION BOARD, DASEMENT HOLDERS, AND ALL STATE, LOCAL AND OTHER LIGHT LIGHT LIGHT LIGHT AND THE PROPER SHAPE OF THE RESIDENCE AND THE PROPERTY OF TH WYOMING LIMITED PARTNERSHIP IN A LETTER BY KENT JONES (STATE ENGINEER) ON DECEMBER 10, 2013 FOR WATER RIGHT NO(S) 35-8193 AND 35-8210
- SNOW STORAGE: OWNER RESERVES FOR ITSELF, DECLARANT, AND THE ASSOCIATION FOR THEIR BENEFIT AND THE BENEFIT OF THEIR SUCCESSORS AND ASSIGNS. A BLANKET SNOW STORAGE EASEMENT OVER ALL LOTS AND PARCELS FOR THE RELOCATION, MOVEMENT, AND STORAGE OF SNOW FROM ROADWAYS AND SHARED DRIVEWAYS WITHIN THE PROPERTY AND TO ALSO DESIGNATE. DEFINE, LOCATE, RELOCATE, AND MODIFY SPECIFICALLY LOCATED SNOW STORAGE EASEMENTS (THE "SNOW STORAGE EASEMENTS"), SNOW STORAGE OR AREA ON THE LOT THAT WILL BE PLOWED. THIS DESIGNATED SNOW STORAGE AREA SHALL BE OF A WIDTH AND DEPTH THAT IS PRACTICAL FOR THE REQUIRED SNOW STORAGE AND LOCATED ADJACENT, OR IN CLOSE MITY, TO THE PAVEMENT AREA FROM WHICH SNOW IS TO BE REMOVED, SNOW STORAGE AREAS SHALL NOT BE INCLUDED WITHIN ANY DRIVEWAY OR PARKING AREA ON THE LOT OR IMPACT ANY OTHER IMPROVEMENTS, UTILITY FACILITIES/EQUIPMENT. EASEMENT. OR COMMON ELEMENTS.
- 22 WINTER AND SKI OPERATIONS: LOTS SHOWN ON THIS PLAT ARE IN THE VICINITY OF ACTIVE WINTER AND SKI OPERATIONS: SEVERE WINTER WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO OPERATIONS. SEVERE WHITE WAS THE CHIEF WAS THE POTENTIAL TO CAUSE SAFETY WHICH ARM SO WAS THE POTENTIAL TO CAUSE SAFETY WAS THE CHIEF WAS THE
- NO ON-ROAD PARKING: PARKING ON ANY STREETS AND PRIVATE ROADS OR WITHIN AN UTILITY EASEMENTS IS PROHIBITED UNLESS AUTHORIZED BY THE DECLARANT, ASSOCIATION OR CLUB, AND THEN ONLY FOR SPECIAL EVENTS OR TEMPORARY CIRCUMSTANCES WITH PROPER NOTICE TO IMMEDIATELY ADJACENT NEIGHBORING LOT
- 24 WILDLIFE AND WILDLAND INTERFACE: ALL LOTS IN THE PROPERTY ADJOIN NATURAL WILDLAND AREAS CONTAINING ANIMALS TYPICALLY FOUND IN THE MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, BIRDS, INSECTS, REPTILES AND OTHER ANIMALS. THAT ARE NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND THAT ARE NATIVE OR MIGRATORY TO THE AGE, SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS OF OTHER PRIVATE OVAMIDE PROPERTIES, GOVERNING ALTING AND AND ANIMAD SHAPE, THE VIOLENCE SHIP WAS A AND CREATING POLITICAL PLANT AND ANIMAD SHAPE, THE ANIMAD SHAPE OF THE SHAPE AND CREATING POLITICAL PLANT AND AND CREATING POLITICAL PLANT AND ANIMAD SHAPE OF THE SHAPE AND ANIMAD SHAPE AND
- 25 NOTICE TO ALL CONTRACTORS DURING EARTHWORK: IF PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW (DEFINED AS A CONTINUOUS SUBSURFACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR FORTY-EIGHT (48) HOURS OR MORE) OCCURS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE DECLARANT AND THE DRB AND RETAIN A QUALIFIED PROFESSIONAL TO PERFORM SITE-SPECIFIC EVALUATIONS OF GROLINDWATERWELLAND HYDROLOGY AND PREPARE A WELLAND HYDROLOGY PROTECTION PLAN SHOULD EXCAVATION REQUIRE ANY BLASTING FOR DRIVEWAYS FOUNDATIONS AND/OR UTILITIES. THE CONTRA SHALL ORTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY SHALL OF IAN ALL REQUIRED BLAST INS PERMITS, FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROTOCOLS AND COORDINATE BLASTING THIMING AND PROCEDURES WITH THE DECLARANT, ISSOCIATION, AND CLUB BLASTING SHALL BE PERFORMED SUCH THAT THERE IS NO IMPACT TO ADJOINING PRIVATE ROADS, LOTS, RESIDENCES, PROJECT IMPROVEMENTS, IMPROVEMENTS OF OTHER LOT OWNERS, STRUCTURES, DRIVEWAYS OUTLITTIES DURING BLASTING AND THAT THE BLASTING WILL NOT CREATE FRACTURES THAT DRAIN OR REDIRECT GROUNDWATER AND IMPACT WETLAND HYDROLOGY.
- 26 FURTHER SUBDIVISION: FURTHER SUBDIVISION OF LOTS IS NOT PERMITTED UNLESS SPECIFICALLY PROVIDED FOR IN THE DECLARATION AND PROJECT ENTITLEMENTS. ANY FURTHER SUBDIVISION REQUIRES THE

FINAL PLAT WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1, 2, 11 AND 12 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

NOTES:

- 27 PERINT AND IMPACT FEES OWNERS WITHIN THE PROJECT ARE RESPONSIBLE FOR PAYING VARIOUS FEES AS A CONDITION OF GRITAINING A BUILDING FERMIT HESE FEES INCLUDE, BUT ARE NOT LIMITED TO, COUNTY BUILDING PERMIT FEES, LOCAL SERVICE DISTRICT ASSESSMENTS, FEES AND TAXES, LOCAL IMPACT FEES, SITE OR BUILDING INSPECTION FEES LOLB ASSESSMENTSFEES, ASSCOATION FEESDULES, AND OTHER FEES/ASSESSMENTS THAT MAY BE LEVIED BY THE COUNTY, DECLARANT, DISTRICTS, CLUB/ASSOCIATION OF OTHER AGENCIES WITH JURISDICTION OVER THE PROPERTY. THE TYPES AND AMOUNTS OF SUCH FEES ARE
- RETAINED DECLARANT RIGHTS: DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, WITHOUT FURTHER CONSENT OF THE LOT OWNERS OR UNIT OWNERS. THE RIGHTS TO UNILATERALLY: (A) AMEND OR MODIFY THE PROPERTY'S ZONING ENTITLEMENTS, DEVELOPMENT AGREEMENT AND/OR CONCEPTUAL PLANS, (B) AMEND THE PLAT, PROVIDED SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE OR CLARIFY AMBIGUITIES OR FOR ANY OTHER PURPOSE SOLIDING AS SUCH AMENDMENT DOES NOT MATERIALLY AND ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LAW, AND (C) MODIFY EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS ANDIOR DEDICATE ADDITIONAL LAW, AND (C) MODIFY EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS ANDIOR DEDICATE ADDITIONAL EASEMENTS THROUGHOUT THE LOTS AND PARCELS ON THIS PLAT REDUCTING OR RELOCATING IMPROVEMENTS. EASEMENTS THROUGHOUT THE LOTS AND PARCELS ON THIS PLAT, REDUCING OR RELOCATING MIPROVENEN WITHIN THE PROPERTY, ADDING ADDITIONAL MIRROYWENTS OR FACILITIES AND MAKINS GUICH OTHER DEVELOPMENT DECISIONS AND CHANGES AS THE DECLARANT MAY DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION AND OTHER MATTERS THAT MAY PAFFECT PORTIONS OF LOTS OUTSIDE OF THE AREA OF THE LOT COVERED BY PREVIOUSLY CONSTRUCTED RESIDENTIAL IMPROVEMENTS.
- CERTIFICATES OF OCCUPANCY: MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THE PROJECT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY. (MORGAN COUNTY LAND USE MANAGEMENT CODE \$8-12-32(P)).
- CONSENT: ANY CONSENT, AUTHORIZATION OF APPROVAL REQUIRED IN THIS PLAT SHALL BE IN WRITING IN ORDER TO BE EFFECTIVE. ANY REFERENCE IN THIS PLAT TO THE CONSENT, AUTHORIZATION OR APPROVAL OF THE DECLARANT SHALL REQUIRE SUCH THE CONSENT, AUTHORIZATION OR APPROVAL ONLY SO LONG AS DECLARANT OWNS ANY INTEREST IN THE PROJECT
- THE COLINTY IS NOT RESPONSIBLE FOR ANY COMMUNITY MAINTENANCE WITHIN PROPERTY
- 32 A PAVED APRON IS REQUIRED TO BE INSTALLED FOR ALL DRIVEWAYS ACCESSED FROM PRIVATE ROADS
- 33 THE STATE OF UTAH HAS ADOPTED, AND THE STATE AND OTHER JURISDICTIONS MAY ADOPT IN THE FUTURE PROTECTIONS IN RELATION TO THE RIGHT TO USE LAND FOR AGRICULTURE. FARMING, RANCHING AND RELATED ACTIVITIES BUCH LEGISLATIVE PROTECTIONS ARE COMMONLY REFERRED TO AS "RIGHT TO FARMI LEGISLATION CURRENT AND FUTURE USES OF LAND ADJACENT TO THE PROPERTY MAY BE PROTECTED UNDER RIGHT TO FARM LEGISLATION. THE PROPERTY IS CONTIGUOUS AND NEAR TO LAND AREA THAT HAS RIGHT TO FARM PROTECTIONS AND HAS SPECIFICALLY BEEN DESIGNATED AS AN AGRICULTURAL PROTECTION AREA BY THE COUNTY, AS A RESULT, CERTAIN LAND ADJACENT TO THE PROPERTY MAY BE USED FOR AGRICULTURE FARMING, RANCHING AND RELATED ACTIVITIES, WHICH MAY (I) GENERATE NOISE, ODORS AND VIBRATIONS OR OTHER EFFECTS THAT WOULD BE DEEMED A NUISANCE, (II) HAVE OPERATIONS THAT ARE CONDUCTED EARLY IN THE MORNING AND LATE IN THE EVENING AND ON ALL DAYS OF THE WEEK, AND (III) ARE SUBJECT TO LIMITATION ON THE ABILITY OF A LANDOWNER IN THE VICINITY TO CHALLENGE THE USE OF SUCH LAND FOR THESE USES.
- 34 ALL PRELIMINARY CONDITIONS OF APPROVAL BY MORGAN COUNTY HAVE BEEN INCORPORATED INTO THE

FURSIANT TO THE DECLARATION AND THE OWNERS DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD. THE DECLARANT HAS RESERVED LINDTO ITSELF PERPETUAL, NON-EXCLIBED EASEMENTS OVER AND ACROSS ALL PROPERTY ON THIS PLAT EXCLIDING BASE FOR THE PENETT OF DECLARANT, THE ASSOCIATION, THE CLUB, AND OWNERS OF LOTS WITHIN THE PROPERTY FOR PURPOSES INCLUDING, WITHOUT LIMITATION, THE FOLLOWING

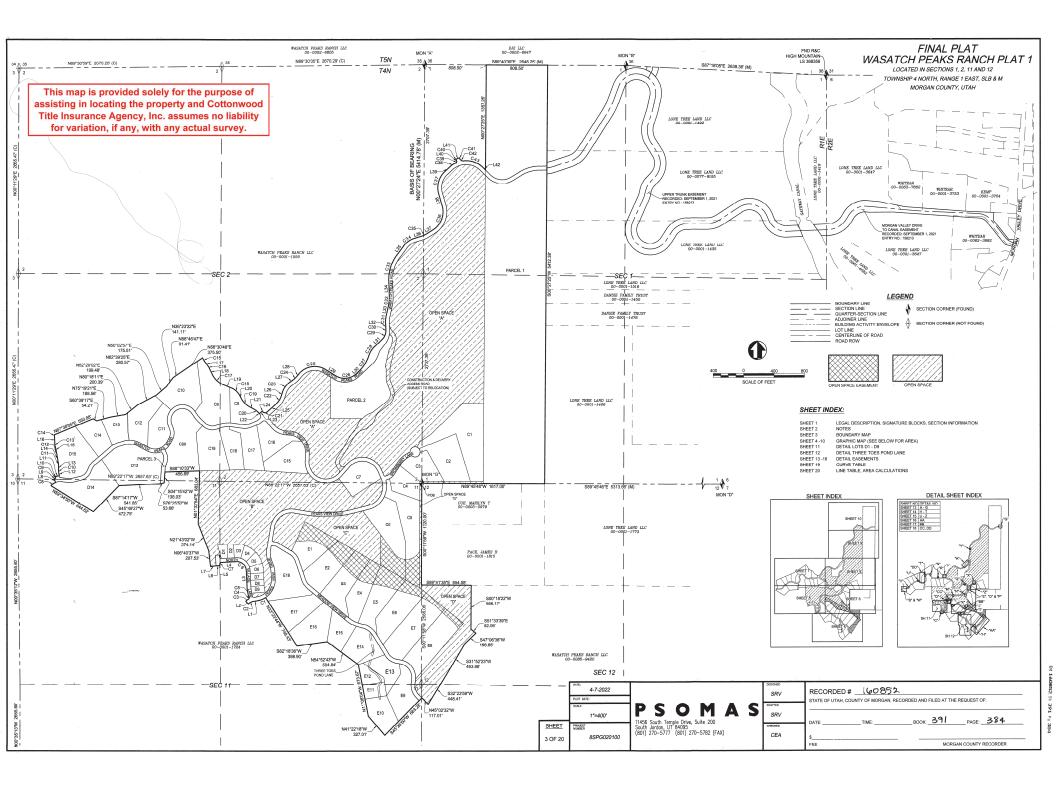
- ACCESSING CONSTRUCTING OPERATING LISING MAINTAINING REPAIRING MODIFYING AN FACILITIES AND IMPROVEMENTS; (9) HIKING AND BIKING TRAILS; (10) TUNNELS, BRIDGES, SKI LIFTS, SKI TRAILS, OTHER SKI IMPROVEMENTS, AND FOR THE INGRESS, EGRESS, RECREATIONAL PURPOSES, AND GENERAL USE AND ENJOYMENT OF SUCH SKI FACILITIES (THE "SKI FACILITY EASEMENT"):
- 2 THE INGRESS, EGRESS, ACCESS, RECREATIONAL PURPOSES, AND GENERAL USE AND ENJOYMENT OF SUCH HIKING AND BIKING TRAILS. SKI FACILITIES. AND OTHER RECREATIONAL FACILITIES AND AMENITIES:
- PRESERVING NATURAL OPEN SPACE:
- ACCESSING MONITORING, CONTROLLING AND ABATING EARTH MOVEMENT OR LANDSLIDES AS WELL AS 2 ALCESSIME, WIND TRRING, LOWIN INCLUMES AND ABILING SEAT IN AUXILIARY METALLATION, REPLACEMENT, AND MONITORING OF VARIOUS GEOTECHNICAL MONITORING STATIONS AND HYDROLOGY MONITORING WELLS ASSOCIATED WITH THE PROJECT'S GEOTECHNICALGEOHAZAM STUDIES AND MONITORING, AND
- RELOCATION, MOVEMENT, AND STORAGE OF SNOW FROM PRIVATE ROADS AND PRIVATE LANES WITHIN THE PROPERTY AND TO ALSO DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY SPECIFICALLY LOCATED SNOW STORAGE EASEMENTS

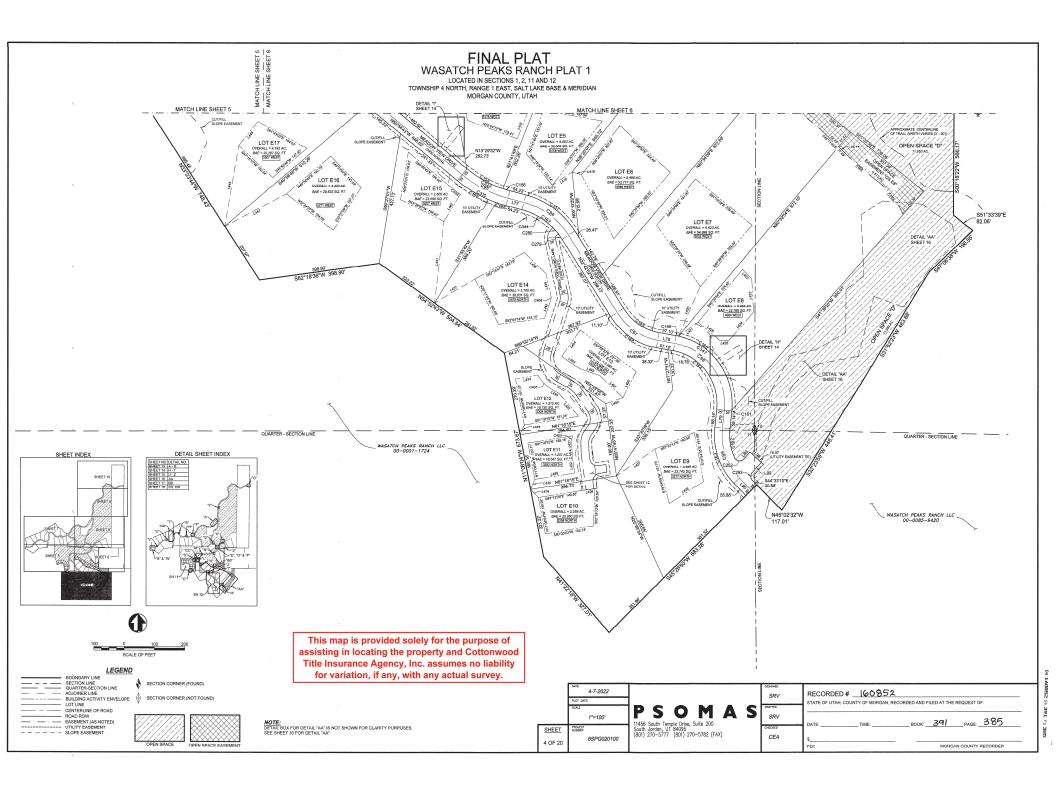
PURSUANT TO THE DECLARATION, DECLARANT AND THE ASSOCIATION HAVE THE RIGHT TO GRANT EASEMENTS, SUBEASEMENTS, AND LICENSES IN ALL SUCH EASEMENTS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO FULFILL ANT OR ALL ODLIGATION OF DECLARANT OR THE ASSOCIATION FURSULANT TO THE GOVERNING DOCUMENTS

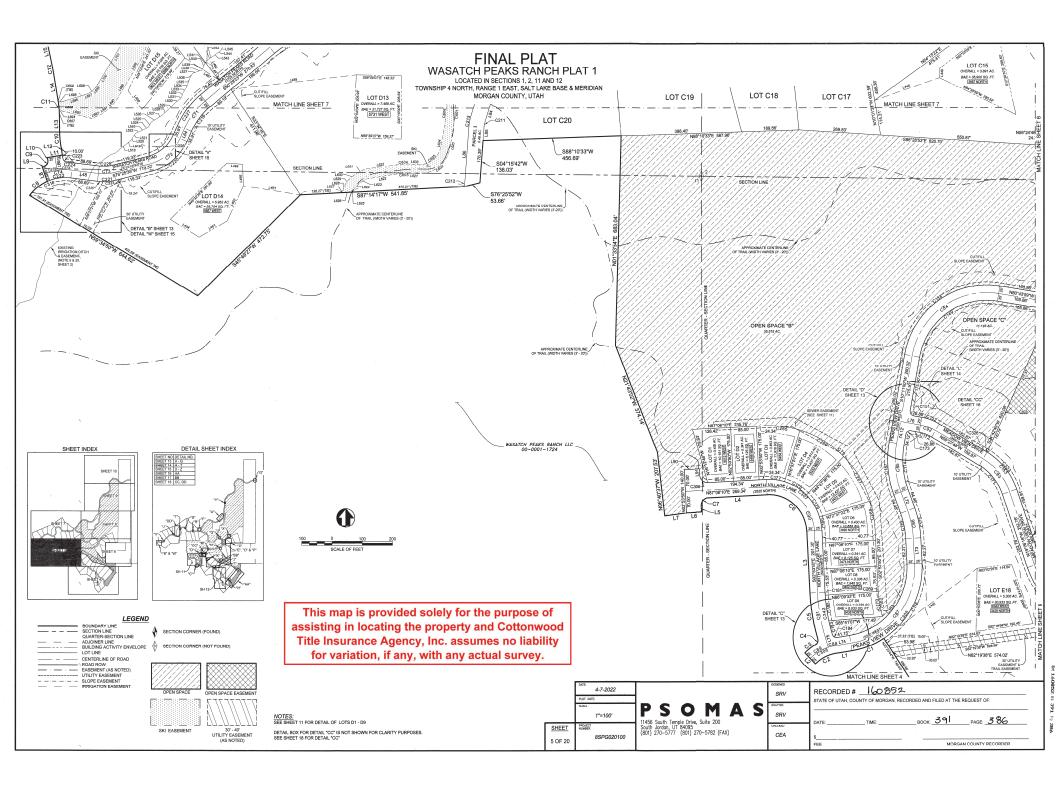
ANY SUCH EASEMENT LIMITS AND AREAS MAY BE FURTHER LIMITED, DEFINED, AND DESCRIBED, AND SUCH DESCRIPTIONS MAY BE RECORDED BY DECLARANT OR THE ASSOCIATION UPON COMPLETION OF ANY SUCH FACILITIES OR BIMPROVEMENTS.

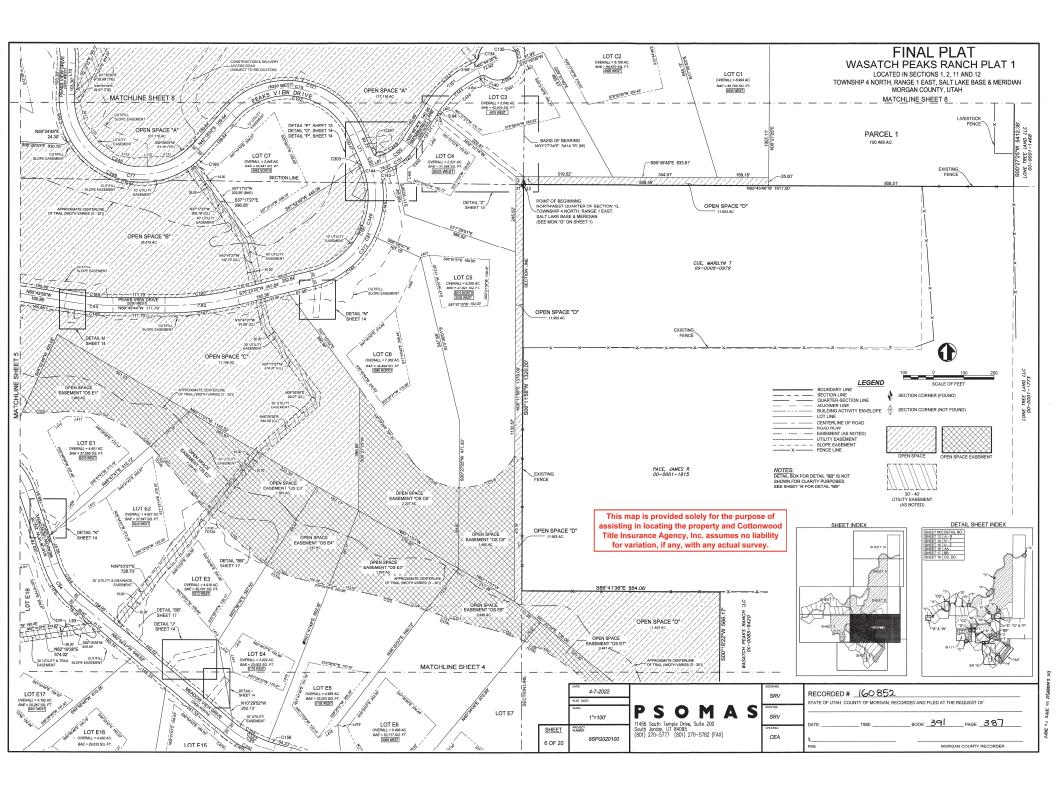
This map is provided solely for the purpose of
assisting in locating the property and Cottonwoo
Title Insurance Agency, Inc. assumes no liability
for variation, if any, with any actual survey.

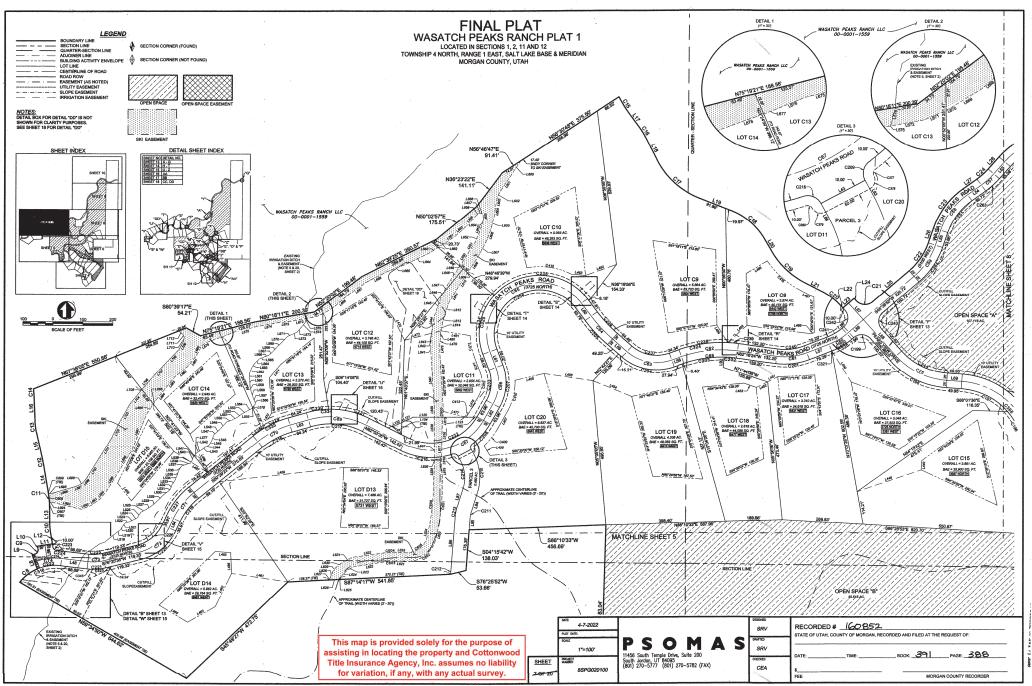
	4-7-2022		SRV	RECORDED# 160852
	PLOT DATE:	PSOMAS	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
<u>SHEET</u> 2 OF 20	PROJECT NUMBER 8SPG020100	11456 South Temple Drive, Suite 200 South Jordon, UT 54095 (801) 270–5777 (801) 270–5782 (FAX)	CEA	DATE:

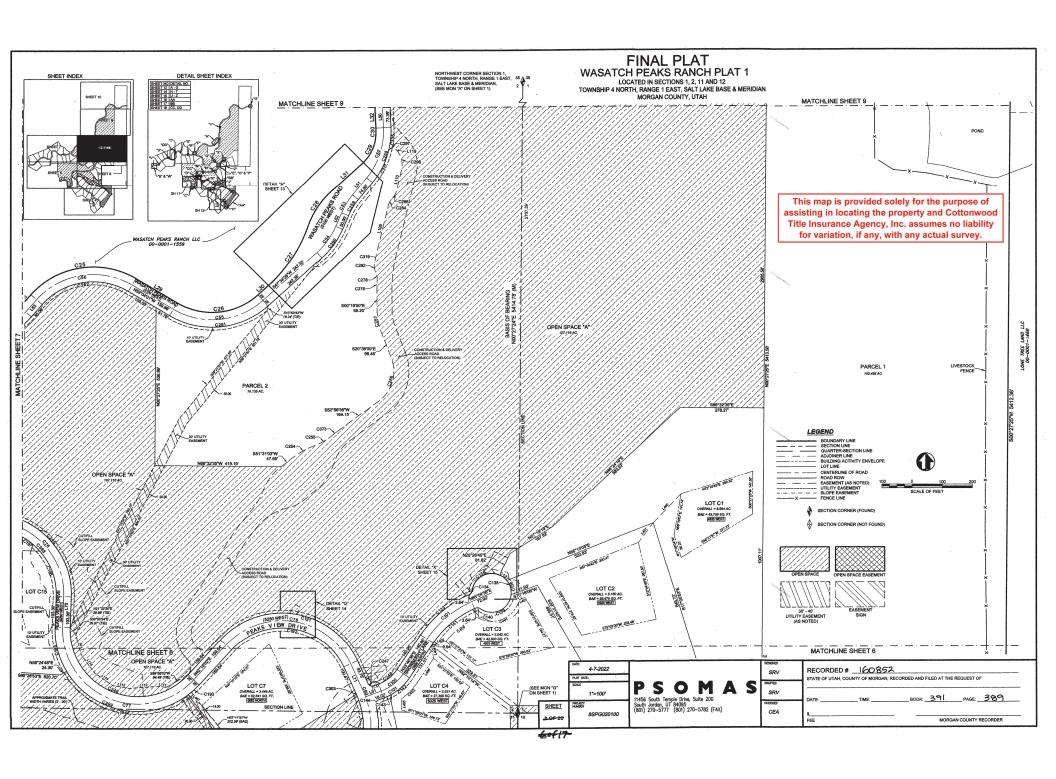


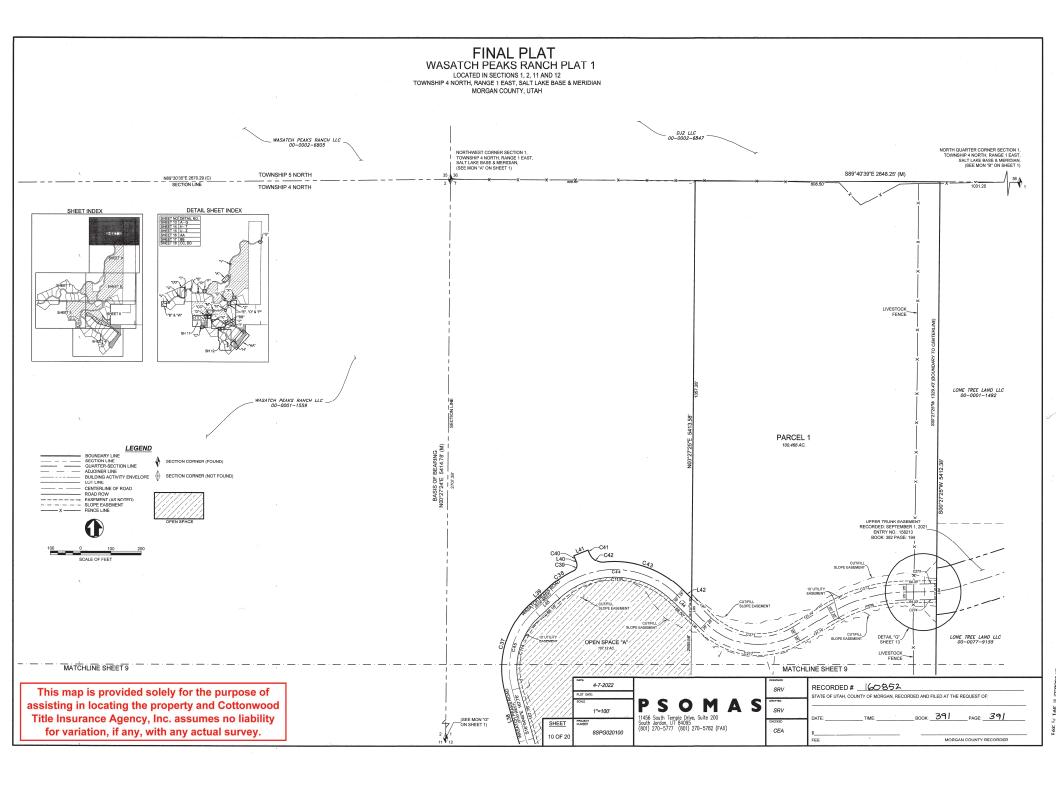


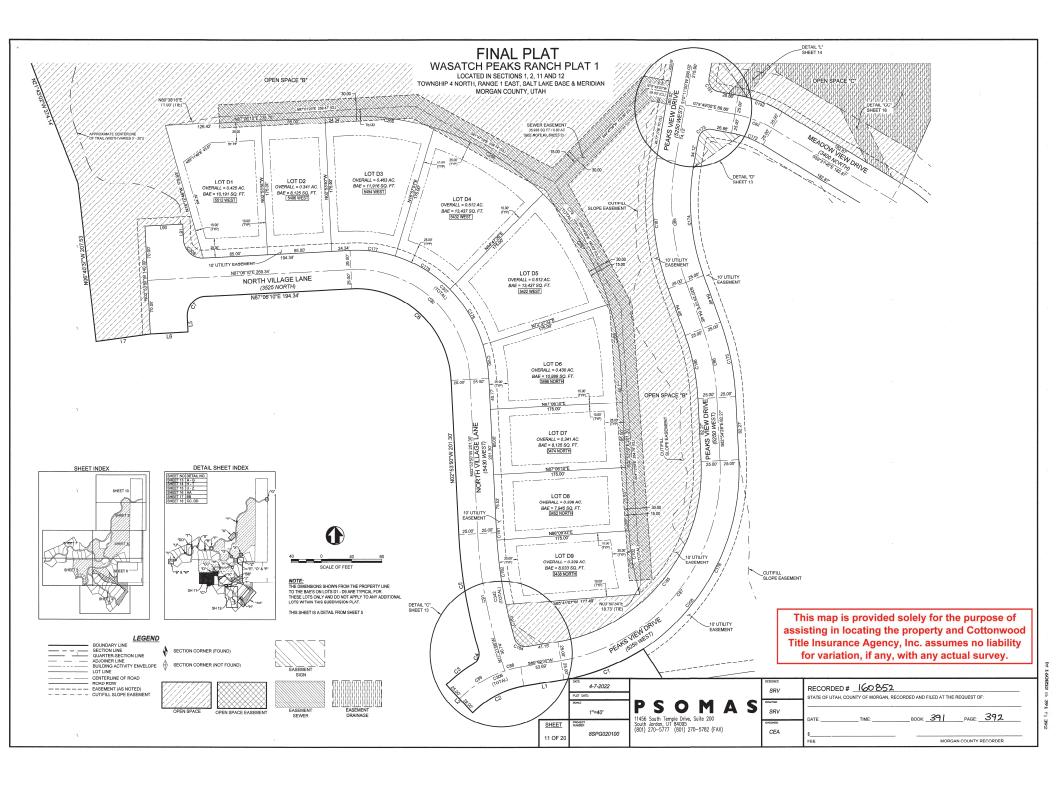


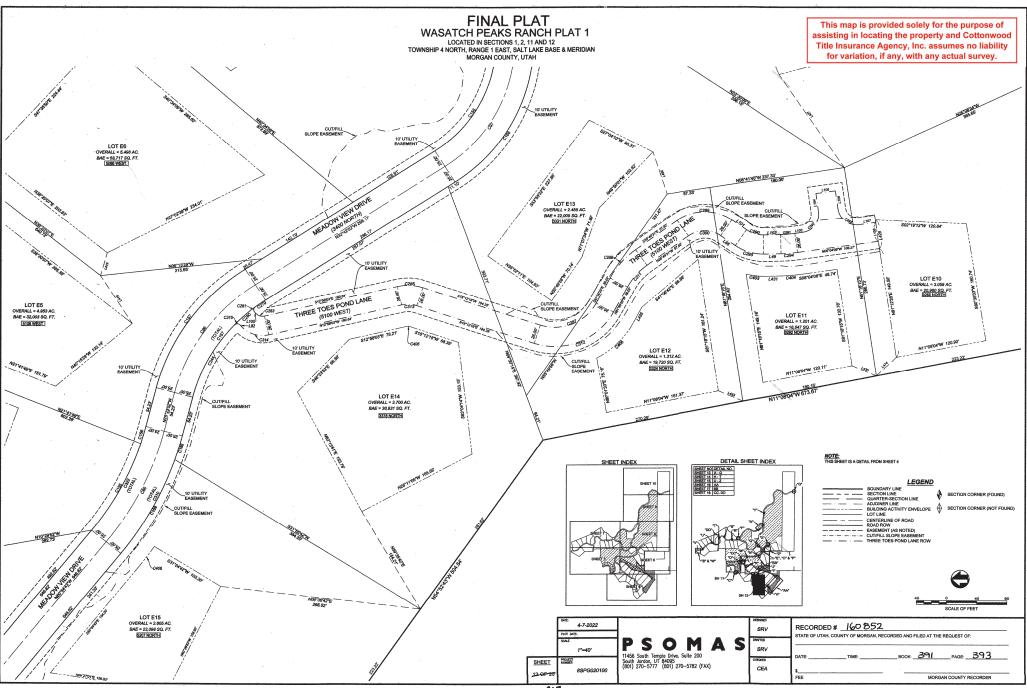


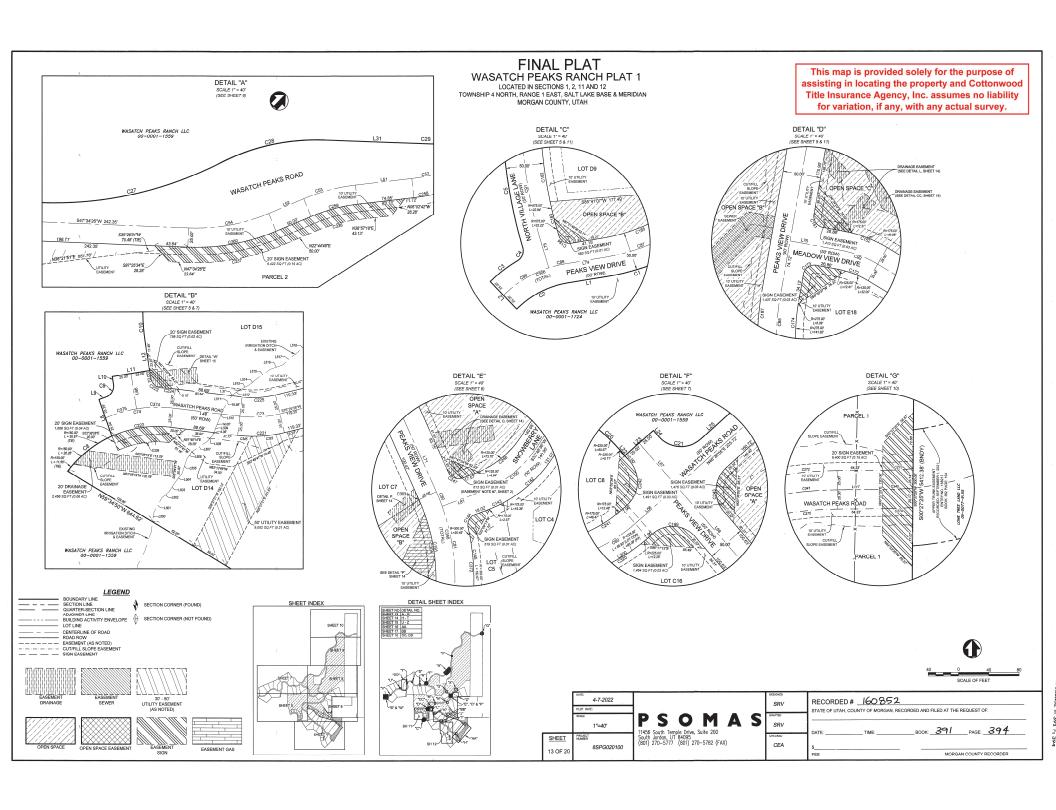


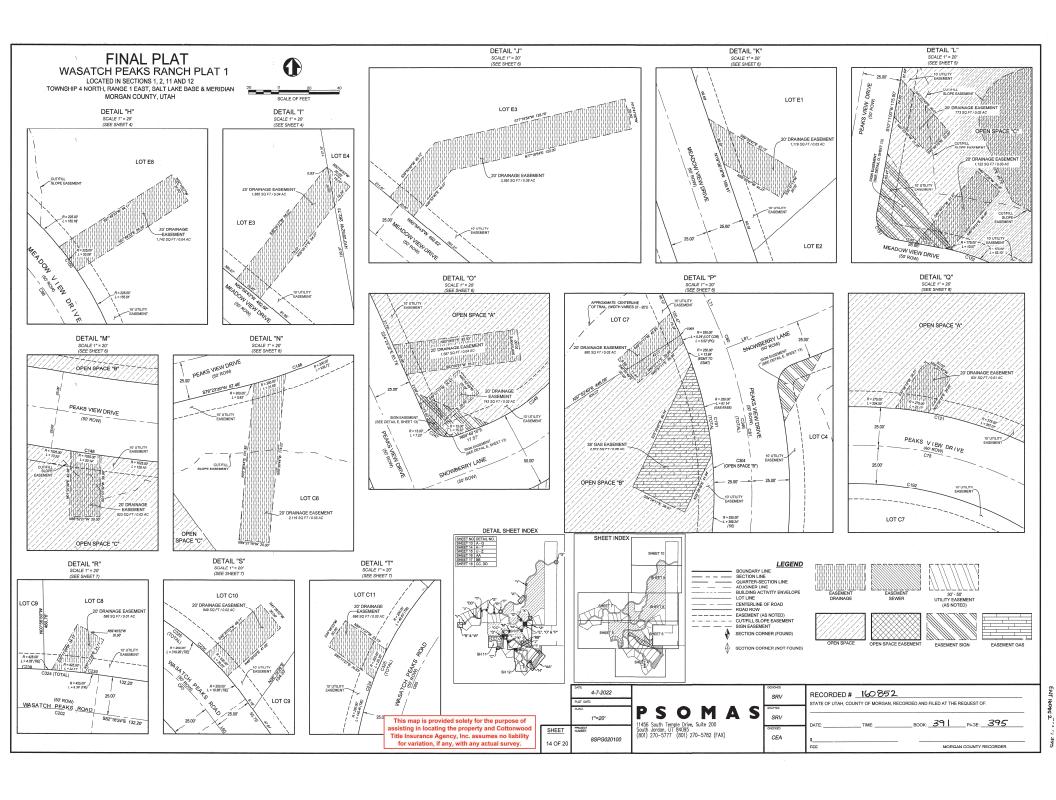






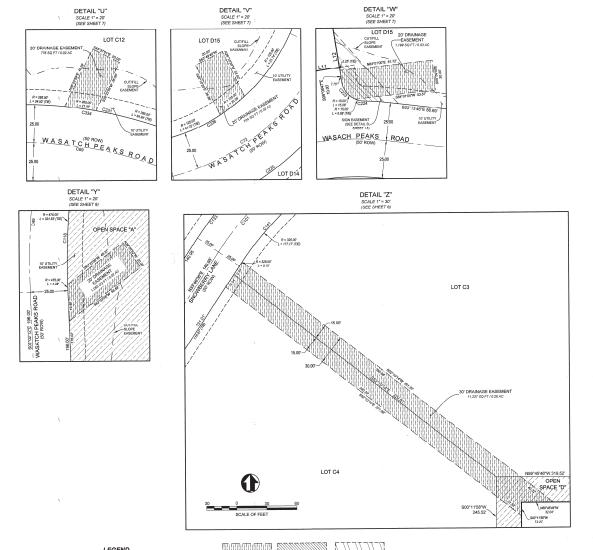




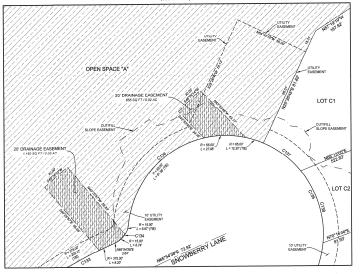


FINAL PLAT WASATCH PEAKS RANCH PLAT 1

LOCATED IN SECTIONS 1, 2, 11 AND 12 TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN MORGAN COUNTY, UTAH

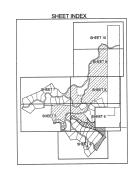


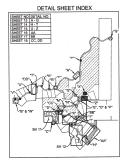
DETAIL "X " SCALE 1" = 20' (SEE SHEET 8)



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.







	LEGEND				VIIIIIIIII	i/ // // // // //	
	BOUNDARY LINE	A		101001010111111111111111111111111111111		- 3/1 // // // !	
	SECTION LINE	100	SECTION CORNER (FOUND)	401000000000000000000000000000000000000	VIIIIIIIIIII	177 77 77 77 17 17 1	
	QUARTER-SECTION LINE	v				$\Gamma / \Gamma / \Gamma / \Gamma / \Gamma / \Gamma / \Gamma / \Gamma$	
	ADJOINER LINE	Λ.		EASEMENT	EASEMENT	30' - 50'	
	BUILDING ACTIVITY ENVELOPE	(4)	SECTION CORNER (NOT FOUND)	DRAINAGE	SEWER	UTILITY EASEMENT	
	LOT LINE	*				(AS NOTED)	
	CENTERLINE OF ROAD						
	ROAD ROW			777777777			
	EASEMENT (AS NOTED)				KXXXXXXX	1 1111 1	
	CUT/FILL SLOPE EASEMENT			1/2/7//////	KXXXXXXX		
	SIGN EASEMENT			1//////////	KXXXXXXXXX	711 ////	
				1/1///////		7/7/ 7/7	
				OPEN SPACE	OPEN SPACE EASEMENT	EASEMENT SIGN	EASEMENT GAS
					01 211 01 1102 21 102 112	LAUDEMENT GION	EntoEment onto

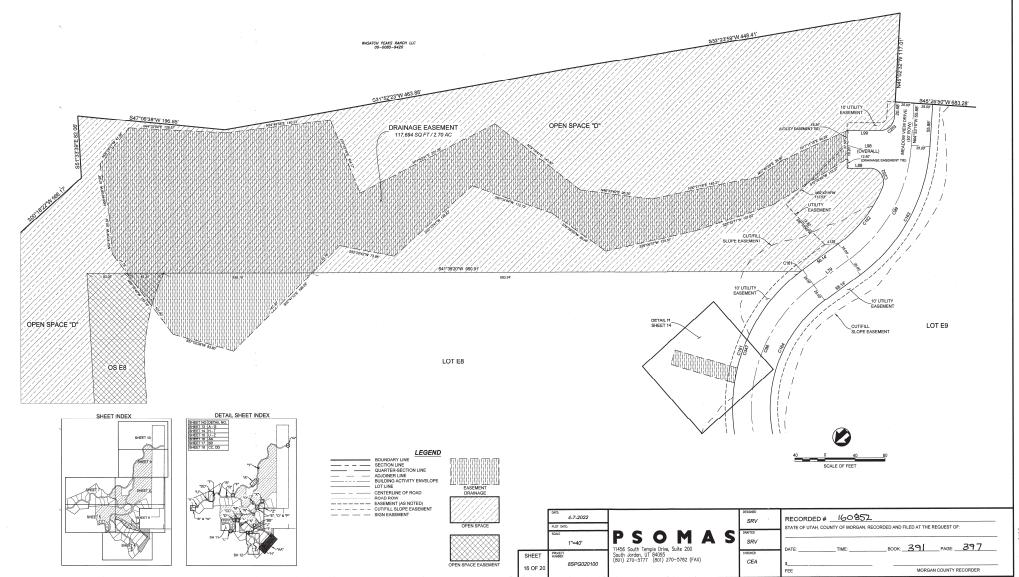
	DATE: 4-7-2022		SRV	RECORDED # 160852
	PLOT BATE: SCALE VARIES	PSOMAS	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF: DATE: TIME: BOOK 391 PAGE: 396
<u>SHEET</u> 15 OF 20	PROJECT NUMBER 8SPG020100	11456 South Temple Drive, Suite 200 South Jerdon, UT 84095 (801) 270–5777 (801) 270–5782 (FAX)	CEA	\$

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.

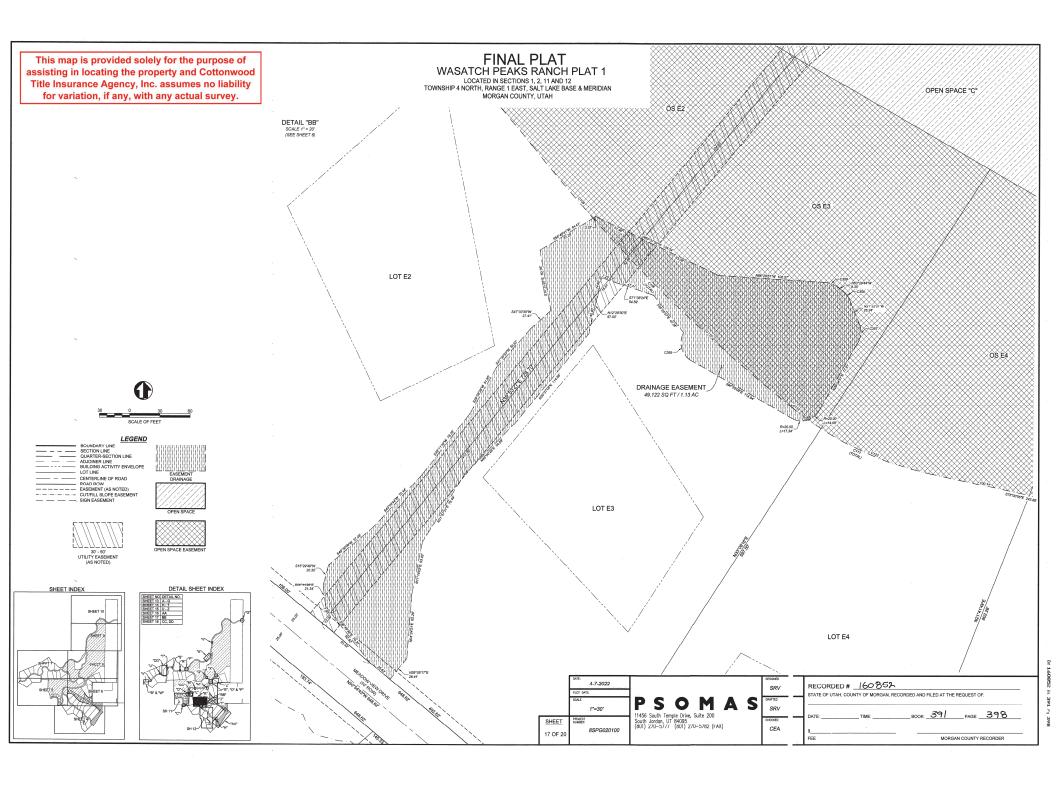
FINAL PLAT WASATCH PEAKS RANCH PLAT 1

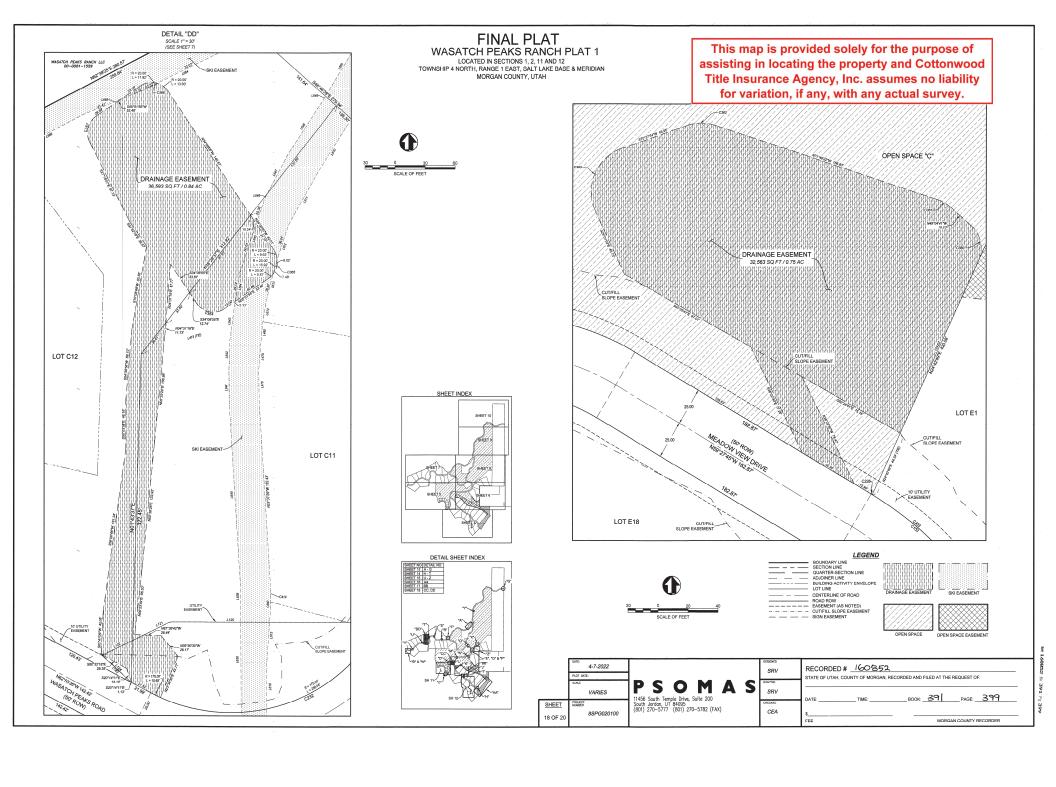
LOCATED IN SECTIONS 1, 2, 11 AND 12
TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

DETAIL "AA" SCALE 1" = 40' (SEE SHEET 4)



NT 160852





FINAL PLAT
WASATCH PEAKS RANCH PLAT 1
LOCATED IN SECTIONS 1, 2, 11 AND 12
TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

						,													
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH DIST	-	CLIRVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.	l	CURVE #	LENGTH	RADIUS	DELTA	CH BRG	CH. DIST.
CORVE W	113.24°	275.00	23*35'35*	S69"11'42"W	112.44'	1	CORVE #	307.11'	200.00'	87°58'51"	S73*07'00"W	277.82°	l H	C135	340.34°	65.00°	300'00'00'	N24"05'22"W	65.00°
C2	76.91	125.00	35*15'06*	S63*21'57"W	75.70	1	C88	177.81	375.00	27°10'04"	S84*08*34*W	176.15	l	C136	121.53	65.00	107'07'25'	S59"28'20"W	104.58
C3	45.04	175.00	14"44"50"	N53*06'49"F	44.92	ł	C89	196.31	260.00	43°15'37"	N84*31'23*W	191,68	l	C137	31.24	65.00	27°31'59"	N53°11'58'W	30.94"
C4	20.26	15.00	77"24"15"	N21"47'06"E	18.76	1	C70	122.30	300.00	23"21"25"	S62*10'06"W	121.45	lŀ	C138	51.19	65.00'	45"07"34"	N16"52"1"W	49.88
C5	152.93'	625.00	14"01"12"	N09"54"26"W	152.55'	1	C71	113.13'	250.00	25"55"36"	S37*31'35"W	112.16'	l h	C139	136.38'	65.00'	120°13'02"	N65°48'07"E	112.71
C6	196.35'	125.00'	90"00"00"	N47*53'50"W	176.78	1	C72	135.78'	150.00"	51°51'48"	S50°29'41"W	131.19'	lt	C140	15.71'	15.00"	60*00*00*	S84*05'22"E	15.00"
C7	39.27	25.00*	90"00"00"	S42*06*10*W	35.36"	1	C73	53.26'	150.00'	20°20'39"	S86*35'55"W	52.98'	l	C141	182.27	325.00'	32"08"02"	N49°50'37"E	179.89
C8	74.79'	150.00'	28°34'07"	N52°04'29"E	74.02	1	C74	91.22	175.00"	29"51"54"	S81*50*17*W	90.19'		C142	88.16"	175.00	28°51"50"	N48°12'31"E	87.23'
C9	20.75	15.00'	79°16'40"	N30°32'33"E	19.14"	1	C75	194.61'	250.00"	44"36"07"	S63*41'08*E	189.74'		C143	21.93	175.00	7°10'49"	N66°13'51"E	21.92"
C10	40.06	275.00	8°20'48"	N04°55'23"W	40.03"]	C76	384.15'	250.00	88"02'31"	S41*57'56*E	347.46		C144	21.65	15.00"	82°42'17"	N28°28'08"E	19.82
C11	49.26	326.00	81411001	N05*05'25*W	49.21"		G77	609.60	250.00'	139"45"16"	967"49"20"E	469.46		0145	203.13	300.00*	381471391	N08°30'49"E	199.27
C12	28.46'	525.00*	2"53'14"	N10°52'36"W	26.45'		C78	494.25	250.00'	113*16*26*	S81*03'45*E	417.60		C146	264.30*	300.00	50°28'42"	N51°08'59"E	255.84"
C13	39.26'	225.00	9°59'48"	N07°19'19"W	39.21'		C79	549.78	350.00	90"00"00"	N47*53'50"W	494.97	l	C147	247.75	1025.00	13*50'56*	N83°18'48"E	247.15
C14	20.74	275.00	4*19'14"	N04*29'03*W	20.73"		C80	20.38	275.00'	4"14'48"	S22"18"08"E	20.38*		C148	161.53'	1025.00	9°01'45"	S85*14"52"E	161.36
C15	65.21'	375.00′	9'57'47"	S31*05'26*E	65.13"		C81	463.49'	275.00'	96"34"04"	S28*06*18*W	410.55		C149	349.83	225.00'	89"05"01"	N54*43*31*E	315.64"
C16	55.52' 200.77'	325.00° 275.00°	9"47"16" 41"49'49"	\$31"10"41"E \$47"11"58"E	55.45' 196.34'	1	C82 C83	241.71' 157.59'	1000.00'	13"50"56" 9"01"45"	S83*18'48"W N85*14'52"W	241.12' 157.42'	-	C151	23.56'	15.00'	90"00"00"	N34°49'00'W N69'38'22'W	21.21'
C17	150.97	275.00	38*26*37*	\$47"11"58"E \$48"53"34"E	148,15		C83	157.59° 388.70°	250.00	9"01"45"	N86*14*52*W	350.71	-	C152	158,48	175.00° 225.00°	40"21"27"	N89°38'22'W	155.23
C19	155.58	275.00	32"24'42"	\$45*5236*E	153.50	1	C84 C85	180.27	300.00	30"36"33"	S05*07*16*E	158.37	H	C163	124.91	225.00	31°48'25"	N35'00'31'W	123.31
C20	81.28	275.00	20'41'53"	S51*44'01*E	80.84"	1	C86	91.72	300.00	17°31'05"	S11*40*00*E	91.37	H	C155	135,88	375.00	20°45'42"	N61°17'34"W	135.14
C21	62.83	40.00	90"00"00"	S86*23'05*E	56.57		C87	366.08	250.00	83°53′58″	\$39°02'31'W	334.24	H	C156	24.28	375.00	3°42'37"	N73°31'43°W	24.28
C22	116.69'	225.00	29"42"50"	N33°45'30"E	115.38'	1	C88	21.88	150.00	8°21'26"	S76*48'47"W	21.86	H	C157	204.87	275.00	42"41"00"	N54"02'32"W	200.16
G23	169.02	2/5.00	35"12"53"	N361301311E	166.37	1	C89	/0.41	150.00	26"53"40"	S59*11*14*W	89.76	-	C158	144.ZZ	1/5.00	4/*1313*	N56"18'33"W	140.17
C24	50.72	225.00	12"54"54"	N47"39'31"E	50.61"	1	C90	235.62	150.00"	90°00'00"	S47*53'50"E	212.13	lt	C159	7.83	225.00'	1"59'37"	N78"55"16"W	7.83
C25	382.68'	275.00	79°43'54"	N81°04'01"E	352.55	1	C91	151.51'	600.00	14*28'07*	S10*07*53*E	151.11'	lt	C160	326.08	225.00	83°02'07"	N36°24'24"W	298.28"
C26	288.08'	225.00	73"21"32"	N84°15'12"E	268.80	1	C92	53.29'	150.00"	20"21"15"	N69*38'22*W	53.01'		C161	3.50"	225.00'	0°53'30"	N05°33'24"E	3.50'
C27	248.48'	490.00'	28"49"14"	N33*09'49"E	243.89	1	C93	140.87	200.00'	40°21'27"	N39"17"01"W	137.98		C162	95.98"	175.00	31°25'26"	N09"42"33"W	94.78'
C28	142.65'	285.00	28"40"41"	N33"05'33"E	141.17		C94	138.78'	250.00'	31°48'25"	N35"00"31"W	137.01		C163	198.53'	225.00'	50"33"19"	S19°16'30"E	192.15
C29	106.47"	140,00'	43°34'20"	N25°38'44"E	103.92		C95	170.85	400.00*	24"28"19"	N63*08'52*W	169.55		C164	262.43	175.00	85°55'14"	N36°57'27'W	238.52
C30	25.74	225.00	6°30'16"	N00°34'55"E	25.70"		C96	100.24	250.00'	42"41"00"	N54102'32"W	181.96'		C105	142.03	1252.03*	0°32'10"	949°27'50°E	142.75
, C31	112.94"	425.00*	15°13'32"	N04°55'03"E	112.61'		C97	164.82"	200.00*	47"13'03"	N56"18"33"W	160.20'		C166	185.42'	225.00*	47°13'03"	856°18'33"E	180.22
C32	120.76"	475.00	14"34"01"	N05°14'48"E	120.44'	Į	C98	299.92	200.00	85°55'14"	N36*57*27*W	272.60		C167	167.62	225.00'	. 42°41'00"	S54°02'32"E	163.77
C33	380.10'	525.00*	39°17'59"	N17"36"48"E	353.09		C99	176.47	200.00	50"33"19"	N19*16'30"W	170.80		C168	33.88	425.00'	4°34'01"	N73°06'01"W	33.87"
C34	170.97	275.00	35°37'18"	N55°04'26"E	168.23'		C100	94.36'	150.00"	36"02'40"	N51*47*56*E	92.82		C169	147.65	425.00'	19*54*17*	N60°51'52'W	146.91'
C35	57.33' 356.93'	225.00' 275.00'	14"35'54" 74"21'57"	N65*35'08"E N21*06'13"E	57.17°	1	C101	196.29' 90.42'	350.00	32"08"02"	N49*50'37*E	193.73'	1	C170	152.66'	275.00' 175.00'	31°48'25" 40°21'27"	\$35°00'31"E \$39°17'01"E	150.71' 120.73'
C37	309.98	275.00	64°35'02"	N16°1245°E	293.83		C102	120.18	482.05	12"57"08"	909*22'24"E	90.23'	l 1	C172	44.41	125.00	20°21'15"	S89*38*22*F	44 17
C38	95.77	325.00	16"53"01"	N56156471F	95.42	1	C104	297.43	348.50	48°53'57"	S72*42'42"E	288.48	l 1	C172	23.56	15.00	90"00"00"	N55°11'00"E	21.21
C39	28.80	20.00	82"30"19"	N24'08'08'E	26.38"	ł	C105	181.63	1077.46	9"39"31"	S43*25'57*E	181.42	l	C174	146.91	275.00	30"36"33"	N05*07*16*W	145.17
C40	19.78	125.00'	9"03"56"	N21*38'59"W	19.76		C106	35.95	1077.46	1'54'43"	N47"18"22"W	35.95	l 1	C175	99.37	325.00'	17*31'05*	N11°40'00'W	98.98"
C41	10.01	175.00'	3°16'33"	S23"13"55"E	10.00*		C107	145.68'	1077.46	7°44'49"	N42*28'36"W	145,57	lt	C176	289.45	275.00'	60°18'22"	N27°14'43"E	276.27"
C42	64.66	50.00	74"05"35"	558"36"26"E	60.25	1	C108	365,60*	1622.84	12"54"28"	8451037257E	364.62		C177	60.66	175.00°	19"51"40"	382"58"00"E	60.36
C43	280.08'	325.00	49"22"37"	S70°59'55*E	271.49	1	C109	143.94	1622.84	5"04"55"	S41*08'39"E	143.89'	lt	C178	85.00*	175.00	27°49'46"	S59°07"16"E	84.17'
C44	446.03	300.00	85°11'07"	N88"54"11"W	406.07	1	C110	221.66	1622.84	7°49'33"	S47*35'53*E	221.48	l	C179	85.00'	175.00	27"49"46"	S31°17'31"E	84.17'
C45	281.80'	250.00	64"35"02"	S16"12'45"W	267.12		C111	152.58'	330.00'	26°29'26"	964"45"22"E	151.22	Ιſ	C180	44.23	175.00	14"28'48"	S10"06"14"E	44.11'
C46	389.38'	300.00	74°21'57"	S21°06'13"W	362.62		C112	34.68	330.00	6'01'14"	S54*31'16"E	34.66"		C181	9.47"	575.00	0°56'38"	S03°22'09"E	9.47
C47	63.70'	250.00	14°35′54"	S65°35'08"W	63.53"		C113	408.86	275.00'	85"11"07"	N88*54*11*W	372.23		C182	85.00"	575.00	8"28"11"	S08°04'33"E	84.92"
C48	155.43'	250.00	35°37'18"	S55*04'26"W	152.94'		C114	253.62	225.00'	64°35'02"	S16*12'45"W	240.40'	l	C183	45.16"	575.00	4°30′00"	S14°33'39"E	45.15'
C49	342.96'	500.00	30*17'60*	617*36'48"W	336.27		C115	421.83'	325.00	74°21'67"	\$21°00'13'W	392.83	-	C184	21.52	16.00	82°11'61"	857*64'34"E	10.72
C50	127.12	500.00'	14"34"01"	S05"14'48"W	126.78'	1	C116	70.07	275.00'	14"35"54"	\$65*35'08"W	69.88		C185	329.47	225.00'	83°53′58″	N39°02'31"E	300.82
C51	106.29' 181.73'	400.00	15°13'32"	S04*55'03"W	105.98'	1	C117	139.89'	225.00*	35"37"18"	\$55*04'26"W	137.64	-	C186	84.08"	275.00	17°31'05" 30°36'33"	N11°40'00'W	83.75° 171.57°
C52	70.72	250.00°	41°39′01°	\$18°07'48"W	70.49	1	C118	325.81'	475.00°	39°17'59" 14°34'01"	\$17*36'48"W	319.46°		C187	173.62'	325.00'	30°36'33" 89°05'01"	N05°07'16'W	171.57° 385.79°
C54	108.33	250.00	24°49'38"	\$30°51°03°W	107.48		C119 C120	133.48	375.00	15"13"32"	S05*14'48"W	133.12' 99.36'		C188	427.57° 153.65°	975.00	9°01'45"	N54"43"31"E S85"14"52"F	153.49
C55	320.09	250.00	73°21'32"	S84°15'12'W	298.67		C120	543,68	275.00	113"16"26"	N81*03'45*W	459.36"	H	C190	235.66	975.00	13*50*56*	N83°18'48"E	235.09
C56	347.90	250.00	79"43"54"	S81*04'01"W	320.50		C122	117.90	330.00	20"28"13"	S87*45'59*F	117.27	H	C191	439.89	250.00	100*48*53*	N25°58'54"E	385.30"
C57	58.35'	250.00	12"54"54"	\$47"39'31"W	56.23	1	C123	111.81	950.00	6°44'36"	S74*37*47*E	111,75	•	C192	444.83	225.00	113"16"26"	N81*03'45"W	375.84
C58	153.66'	250.00	35°12'53"	\$36°30'31"W	151.25	ĺ	C124	287.42	3329.91"	4°56'44"	873*43'51*E	287.33	H	C193	49.96	275.00	10°24'31"	S47°30'17'W	49.89
C59	129.65'	250.00	29*42'50"	833°45'30"W	128.20		C125	73.82	3329.91"	1"16"12"	S71"53"35"E	73.81		C194	464.15	275.00	96°42'15"	N78°56'20'W	410.98
C80	69.66*	200.00	19"57"18"	S58*35'34"W	69.30"	1	C127	213.60	3329.91"	3°40'31"	S74*21'57*E	213.57		C195	156.67	275.00'	32"38"32"	N14°15'57'W	154.56"
G61	101.77	200.00	29"09"22"	S83*08'54"W	100.68	1	C128	399.13	762.08	30"00'28"	S61111597E	394.58	l t	C196	187.64	225.00"	42"41"22"	N19*17'22'W	163.79
C62	189.67"	400.00*	27*10'04*	S84*06'34"W	187.90'	1	C129	127.88'	762.08'	9"36"53"	N71°23'46"W	127.73	lt	C197	178.10'	225.00'	45"21"09"	N63*18'37"W	173.49
O63	160.16'	150.00'	61°10'42"	N78°51'08"W	152.66"	1	C130	271.24	762.08	20°23'35"	N56*23'32"W	269.81	Ιħ	C198	214.07"	275.00'	44°36'07"	N63°41'08'W	208.71"
O84	105.60'	500.00*	12"06"03"	N42°12'45"W	105.40*		C131	110.09'	175.00	36"02'40"	N51"47"56"E	108.28		C199	62.83	40.00*	90°00'00"	S86°23'05"E	56.57"
C85	501.26	175.00'	164°06'53"	S61°46'50"W	346.64"		C133	210.32	375.00	32"08'02"	N49*50'37*E	207.57		C200	78.36	225.00	19"57"18"	N58°35'34"E	77.97"
C88	129.34"	150.00'	49"24'10"	S04'25'29'W	125.37		C134	15.71'	15.00'	60,00,00	N35*54*38*E	15.00'		C201	114.50	225.00	29°09'22"	N83°08'54"E	113.26
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		CUF	RVE TABLE		
URVE#	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C202	41.38'	375.00	6"19"20"	S85*26'04*E	41.36"
C203	136.43'	375.00	20"50'44"	N80*58'54"E	135,68
C204	186.86"	175.00'	61°10'42"	S78"51'08"E	178.11
C205	110.88	525.00*	12'06'03"	S42"1Z45"E	110.67
C206	429.65'	150.00'	164"06"53"	N61*46'50"E	297.12
C207	150.89"	175.00'	49"24"10"	N04*25'29*E	146.26
C208	90.74"	225.00	23"06"26"	N40*40'47*E	90.13"
C209	21.05'	15.00'	80°24'21"	N12"01'49"E	19.36'
C210	138.99"	175.00'	45°30'23"	N05°25'10"W	135.37
C211	28.52	125.00	13°04'20"	N10°47'52"E	28.46"
C212	16.48"	125.00'	7"33"13"	N08102161E	16.47"
C213	39,93'	175.00'	13°04'20"	N10°47'52"E	39.84"
C214	99.28'	125.00'	45°30'23"	N05*25'10*W	96.69
C215	21.05'	15.00'	80°24'21"	N68*22'32"W	19.36
C216	179.41'	225.00	45*41'08"	S85*44'09*E	174.69
C217	177.43	235.00	43*15'37"	S84*31'23*E	173.25
C218	112.10	275.00	23"21"25"	N62*10'06*E	111.33
C219	101.81"	225.00	25*55'36"	N37"31"35"E	100.95
C220	158.41"	175.00	51"51'48"	N50*29'41*E	153.05
C221	62.14"	175.00	20"20"39"	N86*35'55*E	61.81"
C222	79.62	150.00	30"24'42"	N81*33*53*E	78.69
C223	20.75	15.00'	79"16'40"	S48*44*07*E	19.14
C223	17.96	200.00	5"08'42"	S85"48"07"E	17.95
C225	44.38	125.00	20"20'39"	N86*35'55"E	44.15
C228 C227	113.15	125.00' 275.00'	51"51'48" 25"55'36"	N50*29'41*E	109.32' 123.38'
C228	37.87	325.00	6°40'37"	S37"31"35"W N53"49'42"E	37.85
C228	94.61	325.00	16"40"48"	N55"30"24"E	94.28
	-			N81°20′55°E	74.42
C230	74.63'	285.00'	15°00'15"		
C231	140.55"	205.00*	20°15'23"	G77*01*16*E	139.13
C232	268.72"	175.00'	87°58'51"	N73*07*00*E	243.09
C233	107.78	125.00'	49"24"10"	N04'25'29'E	104.47
C234	214.67	200.00	61°29'58"	N10"28"23"E	204.52
C235	358.19'	200.00	102"36"55"	S87*28*11*E	312.21'
C236	100.32	475.00	12"06"03"	S42"12'45"E	100.13
C237	133.47"	125.00'	61°10'42"	S78*51'08*E	127.22
C238	165.24"	425.007	22°18'37"	N811411501E	184.20
C239	36.28'	425.00	4°53'27"	S84*43*08*E	36.27
C240	89.05'	175.00'	29"09"22"	N83*08'54*E	88.09
C241	80.95"	175.00'	19"57"18"	N58*35'34*E	60.64"
C242	62.83'	40.00	90*00*00*	N03*36'55*E	56.57
C243	62.83	40.00	90"00"00"	5031361551W	56.57
C244	175.15	225.00	44°38′07"	S63*41'08*E	170.76
C245	422.57'	275.00	88"02"31"	S41*57*56*E	382.21
C246	548.82	225.00'	139"45"18"	\$67°49'20"E	422.53
C247	22.45	15.00'	85°45'12"	S67*18'08*E	20.41"
C248	78.64	125.00'	36°02'40"	N51°47'56°E	77.35
C251	138.29"	225.00	35°12'53"	S36"30"31"W	138.12
C262	35.48'	18.00'	112'66'23"	881'52'58'E	30.01
C253	27.08'	18.00'	86°12'30"	S01*26'55*E	24.60"
C254	84.11'	260.00	18°32'08"	S60"47"07"W	83.74
C255	66.34"	190.00'	20°00'16"	S60*03'03"W	66.00"
C256	160.33"	125.58	73°09'05"	S16"10"19"W	149.66
C257	74.29'	210.00	20°16'10"	S10"27"55"E	73.90
C258	199.91"	275.00	41°39'01"	N18°07'48"E	195.53'
C259	63.65'	225.00	16°12'30°	S30*51'03"W	63.44
C260	119.16"	275.00	24*49'38"	S35*09/37*W	118.23
C261	352.10'	275.00	73°21'32"	S84"15"12"W	328.54
C262	313.11	225.00	79°43′54"	S81*04'01"W	288.45
C263	61.99'	275.00	12"54"54"	S47*39'31"W	61.86
G284	142.62	275.00	29"42"50"	533'45'30'W	141.02
					120.72
C265	121.33	350.00*	19"51"40"	S82*58'00"E	
C266	170.00"	350.00	27°49'46"	S59*07*16*E	168.33
C267	170.00	350.00	27°49'46"	S31"17"31"E	168.33'
C268	88.45'	350.00	14°28'48"	S10°08'14"E	88.22

CURVE#	LENGTH	RADIUS	DELTA	CH. BRG.	
					CH. DIST.
C270	83.84° 291.12°	400.00° 225.00°	12°00'31" 74°07'58"	S09°50'43"E S83°22'36"E	83.68° 271.23°
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C272	274.89	525.00"	30'00'00'	N74"33"25"E	271.76'
C273	35.76	375.00	5"27"49"	N86"49"31"E	35.75
C274	34.95	425.00'	4'42'44"	S87"12'03"W	34.94"
C275	248.71	475.00	30*00*00*	S74*33'25'W	245.88"
C276	35.97	525.00"	3*55'33*	801°37'57"W	35.97
C277	355.811	275.00"	74"07"58"	N83°22'36"W	331.51"
C278	20.25	40.00'	29"00"26"	S10°54'30"E	20.04"
C279	16.47"	225.00"	4°11'35"	N34°47'49'W	16.48"
C280	36.66	225.00	9"23"10"	N41"35"12"W	36.62"
C281	8.26"	5.00'	94"41"35"	N84°14'24'W	7.35'
C282	36.45	60.00"	34"48"20"	S08°00'33"E	35.89'
C283	12.86	12.00"	61"22"51"	S17°43'23'W	12.25
C284	33.29	60.00	31"47"18"	S29*20'44"W	32.86"
C285	34.28'	63.00'	31"10"21"	S02*37'08'W	33.85'
C286	22.19	40.00'	31'47'18"	S29*20'44"W	21.91
C287	86.62	62.00	80*02'43*	S21°49'03"E	79.74
C288	51.47	113.00	26*05'54*	\$48°47'28"E	51.03
C289	77.52	63.00	70"29'57"	800°29'32"E	72.72
C290	23.35	37.00	36*09*03*	S16"40"55"W	22.96
				-	
C291	18.88*	162.00'	6*40*32*	804°43′52″E	18.86"
C292	39.27	25.00	80.00.00.	553*04'08"E	35.36
C293	39.27	25.00'	90*00*00*	\$36*55'52"W	35.36"
C294	21.90	188.00	6"40"32"	N04°43′52″W	21.89'
C295	39.75	63.00"	36"09'03"	N16"40"55"E	39.09'
C296	72.43'	75.00'	55"19'57"	N14*12'53'W	69.65
C297	32.39	15.00"	123°43'26"	N76*15'26"E	26.45'
C298	141.54	275.00	29"29'21"	S37°59'15"E	139.98"
C200	670.70	275.00	109*45'10"	N67°40'20'W	516.43
C300	45.53*	37.00"	70*29'57*	N00°29'32"W	42.71
C303	0.28"	250.00"	0"03"51"	N24"23'37"W	0.28'
C304	439.61'	250.00"	100°45'02"	S26*00'50"W	385.12"
C306	402.69	275.00°	83*53'57*	N39°02'31"E	367.66"
C306	92.207	150.00	35*15\06*	S63*21'57"W	90.84
C307	274.89	175.00	90'00'00'	N47*53'50'W	247.49
C308	39.27	25.00	90*00000*	S47*53'50'F	35.38
C309	177.66'	200.00	50'53'42"	S61*56'20"E	171.87
				-	
C310	181.52' 39.63'	425.00° 87.00°	24*28*19* 26*05'54*	S63*08'52"E N48*47'28"W	180.15' 39.29'
		-			
C312	122.94'	88.00"	80"02'43"	N21°49'03"W	113.18"
G3/3	20.13	37.00	31"10'21"	N02"37"06"E	19.86
C314	40.71'	38.00"	61"22'51"	N17*43'23*E	38.79'
C315	8.26"	5.00'	94'41'35"	N01°04'01"E	7.35'
C316	221.51'	200.00"	63*27*33*	N60*53'02*E	210.36"
C317	117.88'	275.00°	24"33"36"	N26°40'30"E	116.98"
C318	154.41'	150.00	58*58'49*	S67°16'50"W	147.68
C319	38.24'	540.00"	4"03'28"	S11"25"21"W	38.24"
C320	78.00	225.00	10"53'04"	868*33'28'W	77.60
C321	0.28"	225.00"	0'04'14"	S68*32'06"W	0.28'
C322	160.17	375.00	24"28"19"	S63*08'52"E	158.95"
C323	43.64	175.00	14°17'17"	S83°34'14"W	43.53'
C324	201.52	425.00'	27"10'04"	S84*08'34"W	199.64"
C325	572.87	200.00"	164°06'53"	S61°46′50′W	396.16'
C326	0.96"	225.00"	0°14'39"	N59°20'25'W	0.96'
C333	157.52	225.00	40*06*48*	\$39°09'42"E	154.33
C334	215.18	285.00	43*15'37*	N84°31'23"W	210.11
C334	132.49	285.00°	23"21"25"	N84"31"23"W S62"10'06"W	131.57
	132.49'	325.00° 275.00°	23"21"25"	S62"10"06"W N05"51"00"E	131.57° 81.72°
0000	82.03	_			
C336		295.00"	24"49"38"	N35*09'37*E	126.83"
C336 C337	127.83'	-		N30"51"03"E	57.80
C336 C337 G336	57.99	205.00	16"12'30"		
C336 C337		205.00° 130.00°	16"12'30" 30"24'42"	N81°33'53"E	68.19'
C336 C337 G336	57.99				68.19' 139.29'
C336 C337 C336 C339	57.99' 69.00'	130.00	30*24'42*	N81°33'53"E	68.19'
C336 C337 C338 C339 C342	57.99' 69.00' 139.63'	130.00° 575.00°	30"24'42" 13"54'49"	N81°33'53"E S09'51'14"E	68.19' 139.29'

		CIR	RVE TABLE		
CURVE#	LENGTH	RADIUS	DELTA	CH, BRG.	CH. DIST.
C347	337.41	225.00	85°55'14"	N36°57'27"W	306.67
C355	31.42	20.00	9020000	S15°25'09"E	28.28
C356	31.42	20.00	80,00,00	N74°34′51″E	28.28
C2007	17.84	20.00	51706527	N04*01*25*E	17.26
C358	11.16'	20.00	31*57'43*	N37*30'53'W	11.01"
C359	11.51'	20.00	32*59'07*	N69°59'18"W	11.36
C360	25.76*	20.00	73°47'30"	N12°10′56″W	24.01
C361	7.92	20.00	22"41"41"	N60°25'32'W	7.87
C362	19.69'	30.00	37"38'04"	S89*25'36"W	19.34"
C363	50.08*	30.00	95"38"37"	S22"48"15"W	44.46'
C364	31.42'	20.00*	80,00,00,	879*08'05"E	28.26
C365	31.42'	20.00	90,00,00	N10"51"55"E	28.28
C366	31.42'	20.00	90'00'00"	N79'08'05'W	28.28
C367	28.92*	19.84'	83"32'06"	S14'05'52'W	26.43'
C368	345.74	225.00	88°02'31"	N41°57'56'W	312.71
C372	467.43	300.00	89*16*21*	N31°45'10"E	421.56
C373	26.53*	525.00*	2*53'42*	S51°29'46"W	26.53
C374	48.46'	175.00	15°52'01"	S88*50*13*W	48.31
C375	42.75	175.00'	13°59'53"	S73°54'16"W	42.65
C377	7.02	5.00*	80"24"21"	N12"01'49"E	6.45'
C378	15.71'	10.00*	80,00,00.	N16°49'38"E	14.14"
C379	15.71"	10.00	90,00,004	S73°10'22"E	14.14"
C380	7.02	5.00	80"24'21"	568'22'32'E	6.45
C400	133.30"	295.00	25°53'24"	N52°05'17"E	132.17
C401	176.41'	95.00	106"23"52"	N67*18'34"E	152.14"
C402	73.23'	205.00	20"28'06"	N44"00"40"E	72.85
C403	23.93*	93.00"	14"44"36"	N05°58'42"E	23.86
C404	25.40'	218.00	6'40'32"	N04°43′52″W	25.39'
C405	68.45'	118.29'	33"09"14"	S44*43'06"E	67.50
C406	3.81'	7.00"	31°10'21"	602°37'08"W	3.76'
C408	35.71'	455.00°	4"29'48"	S53109'37"E	35.70'
C409	76.28'	255.00	17"08'20"	N37"41'44"E	75.99'
C410	110.96"	205.00	31"00'44"	N13*37*12*E	109.61"
C411	75.23'	230.00	18"44"25"	S10"54'24"F	74 89'
C412	81.91	95.00	49°24'10"	S04*25'29"W	79.40
C413	19.04"	145.00	7*31'23"	S32*53*15*W	19.03"
C415	152.26	230.00	37"55'44"	N81*21*12*W	149.49
C416	153.54	305.00	28"50"35"	S47*39'40"E	151.92
C600	4.52	215.00	1°12'20"	N01°19'21"E	4.52
C601	183.15	914.69	11"28"21"	N05°23'40"E	182.85
C802	143.09"	100.00	81°59'11"	N52*07*27*E	131,19
C603	39,41	107.12	12"04'06"	N57'00'49'E	39,34
	_		12"12"26"	S87*00'49"E	
C804	45.81	215.00	81959111	_	45.72
C605	100.17	70.00	81°59'11" 11°28'21"	S52*07*27*W S05*23'40*W	91.84
C606	177.15	884.69			
C607	16.53'	325.00	2*54*53*	N02*12'26"W	16.53"
C608	29.95'	325.00	5"16'47"	S06"18"15"E	29.94"
C609	2.77	325.00	0,58,50,	N09*11*19*W	2.77

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.

		DATE: 4-7-2022	T
		PLOT DATE:	1
		BOALE	PS
		NA NA	
- 1	SHEET	PROJECT NUMBER	11456 South Ter South Jordan, U (801) 270-5777
	19 OF 20	8SPG020100	(001) 270 3777

emple Drive, Suite 200 UT 84095 77 (801) 270-5782 (FAX)

	SRV
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RV	RECORDED#
RV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
EA	\$FEE MORGAN COUNTY RECORDER

FINAL PLAT WASATCH PEAKS RANCH PLAT 1 LOCATED IN SECTIONS 1, 2, 11 AND 12 TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

MORGAN COUNTY, UTAH

	LINE TABLE		Γ		LINE TABLE				LINE TABLE	
NE#	DIRECTION	LENGTH		LINE#	DIRECTION	LENGTH		LINE#	DIRECTION	LENG
L1	\$80°59'30"W	53.69'	- 1	L56	S48*36'55"W	72.96'		L111	N82°17'27"W	25.42
12	N44°15'36"W	50.00'		L57	S68°34'13"W	79.29		L112	S86°02'21"W	98.09
L3	N02°53'50"W	201.30		L58	S70°33'32"W	34.34"		L113	N79°47'57"W	54.8
L4	S87*06'10"W	194.34'	- 1	L59	N48*15'47"W	64.46"		L114	N54°47'57"W	74.16
L5	S02°53'50"E	20.00"		L60	N36°09'44"W	55.79'		L115	N35*47*57*W	74.7
L6	S87°06'10"W	50.00'	- 1	L61	S20"16'36"E	58.02'		L116	N14°47'57"W	71.4
L7	S82°25'38'W	72.43'	ı	L62	S29*07*34*W	63.96'		L119	S41°52'51"E	1.42
L8	N19*49'07"W	50.33'	ı	L63	S73*50'48"W	64.24'		L120	N90°00'00"W	200.1
L9	N70°10′53°E	10.00'	ı t	L64	S24"33'47"W	35.91"		L121	S64°27'06"W	42.5
L10	N09°05'47"W	10.00'	ı t	L65	N34°45'27"E	23.68"		L122	S64°27'06'W	33.8
L11	N80°54'13"E	50.00"	ı h	L66	S09°05'47"E	46.25		L123	S83'40'27'W	12.4
L12	N09°05'47"W	35.36"	ı t	L67	S41°23'05"E	75.00'		L124	S48*10'25*E	39.3
L13	N00°44'59"W	52.91"	, 1	L00	341*23'05"E	165.63		L126	N39°27'06"E	18.1
L14	N09°25'59'W	92.67	F	L69	S85°59'11"E	49.95		L400	N43*09'38*E	134.5
L14	N12°10'13"W	90,631	F	L70	S02*03*19*W	103.30'		1.401	836°29'10"W	82.5
L16	N02"19'25"W	89.05	H	L71	S24°25'32*E	100.47		1.402	N73°35'57"E	48.8
L16	N02*19*25*W S36*04*19*E	52.05	-	L/1	S24"25'32"E S20"25'33"E	64.48"	1	1403	N70*16Y6*F	20.2
		77.28	-	L72	S20"25"33"E S02"54"28"E	64.48° 82.27°	1	L404	S08'50'23"E	44.3
L18	S26°17'03*E		-			53.60°		L404	N00°27'25"E	37.9
L19	S68*06'52"E	111.83° 49.21°		L74	\$80°59'30"W \$17°21'56"E	30.74	1	L406	N33°46'36"E	98.4
L20	S29°40'15"E			L75			1			30.0
L21	S62°04'57"E	63.55'		L76	N79"49'00"W	66.86'	-	L407	N75°59'05"E S25°56'56"W	188.9
L22	S41*23'05*E	9.61'		L77	N75°23'02"W	54.23'	-	_	-	_
L23	N48*36*55*E	50.00'		L78	N79°55'04"W	57.10	1	L409	N38*10'41"E	162.8
L24	S41°23'05"E	10.00'		L79	N06°00'10"E	58.14"	-	L410	N52°39'55"E	
L25	N48°36'55"E	160.72] [L80	N44°33'10"W	55.88'	1	L411	S87*54'32"E	77.2
L26	N18°54'05"E	53.66"		L81	N69°49'16"E	55.47		L412	N56*29'24"E	224.0
L27	N54°06'58"E	56.72"		L82	N48*24'48"E	1.79"		L413	N35"29'56"W	53.6
L28	N41"12"04"E	55.06] [L83	N28"10"22"W	16.70		L414	846*55'30*E	50.6
L29	S59*04'01"E	159.86'		L84	N17°20'01"E	63.47		L415	N37°02'14"E	72.9
L30	N47*34'26*E	44.12] [L85	N04°15'42°E	38.36*		L416	S21°41'49"W	103.
L31	N47°25'54*E	138.82		L86	N04°15'42"E	176.38		L417	N10°29'52"W	67.6
L32	N02*41'43*W	73.39	1	L87	N17*20*01*E	63.47		L418	S57°05'51"W	77.7
L33	N12°31'49"E	131.38] [L88	N28°10'22'W	16.76"		L419	S73*56'41*E	32.4
L34	N02°02'12"W	196.00"]	L89	N41"39'20"E	30.50		L420	N24°13'37"E	176.
L35	N37°15'47"E	150.73	1	L90	N87*06'10*E	50.00'	1	L421	N55°12'05"E	79.6
L36	N72"53'05"E	109.32	1	L91	S02°53'50"E	20.00	1	L422	S45°50'52"E	42.4
L37	N58°17'11"E	105.35'	1	L92	N04°27'42"E	35.69'	1	L423	S03*09'35"E	109.
L38	N16*04'46*W	167.76	1	L93	N42°13'53"E	34.80"	1	L424	S41*35'26"W	122.
L39	N48°30'16"E	86.18"	1	L94	S00°27'25'W	50.27	1	L425	S89*33'09"W	30.1
L40	N17"07"02"W	7.95	1	L95	N00°27'25"E	68.63'		L426	N50*06*32*W	93.2
L41	N68°24'22"E	50.111	1	L96	N46"18'37"W	42.14	1	L427	N55"29'26"E	153.
L42	S46"18'37"E	41.49'	1	L97	S46°18'37"E	89.15'	1	L428	S58°09'11"W	133.
L43	N61*49'38"E	50.00	1	L96	348"20"40"E	50.00	1	L429	N81°55'52"E	39.3
L44	N46*18'37"W	64.99'	1	L99	S41°39'20"W	44.89	1	L430	S23°17'48"W	35.
L45	\$48*30*16*W	86.18	1	L100	S48°24'48"W	1.79'	1	L431	S01°23'36"E	23.
L46	S58°17'11"W	105.35	1	L101	S34°45'27"W	23.68	1	L432	S08*04'08"E	48.
147	S72°53'05'W	109.32	1	L102	S01*23'36"E	23.04	1	L433	S23*17'48'W	35.
L48	N83°13'46"W	88.69	1	L102	S08*04'08"E	10.27	1	L434	N80°01'33"E	75.
L49	N01"23"36"W	23.04	1	L103	N81°55'52"E	25.00	+	L435	S61°53°11"E	24.
L49	N01"23'36'W S02'41'43"E	73.39	1	L104	S08*04'08*F	26.00	+	L436	S41°06'42"E	98.
			-		000 0.00 2	25.00	4	1437	N59°35'42"E	154
L51	S38"57"18"W	74.85	-	L106	S81°55'52"W	20104	4	L437	N59"35"42"E S46"23"53"E	154
L52	S22*44'48"W	50.00	-	L107	S08°04'08"E	22.00	4			
L53	S41°12'04"W	55.08'	4	L108	S81°55'52"W	26.00	-	L439	\$12*58'03"E	78.
L54	S54*06*58*W	56.72	1	L109	S13°27'05"W	160.97	4	L440	S18*12'18"W	68.
L55	S18°54'05"W	53.66"	1	L110	S13°27'05'W	77.12		L441	N06*36'42*E	266

1982 1982					
Beach December Comment Comme					
## S1724427W		LINE TABLE			
Miles	NE #				
1564 NOVESSISTED 28.73 LESA NOTIFICATION 10.50 NOTIFIC	.442	S31°24'42"W	103.30		
MSS MSS	.443				
1.50	.444				
March Marc	445				
March Marc	-				
1460 NOZYOTYEE 30.82"	.447				
SSYSTON OF TO TAKE TO THE TO	.448				
MS2***CSSSPE** 37.74* LS11 MS2**SSPE** 20.90*	449				
Mail	.450				
STY-44'89'E 42.80 L513 NSY00'STE 13.22	_		-		
1.50 1.50	452				
List	.453				
156 NOTYGENER 1.56 NOTYGENER 1.56 1.57	454	\$67°17'01"E	139.80'		
1.57	455	S81*05'52"E	165.57"		
150 150	456	N30°40'07"W	38.76		
150	457	N29"07"34"E	63.96'		
1.50	458	N76°44'45"E	99.24		
1.50	459	N83°20'42*E	417.41		
1.522 NST-2011-12 17.44 1.577 1.528 1.529 NST-2011-12 17.44 1.577 1.528 1.529 NST-2011-12 17.44 1.527 1.528 1.529 NST-2011-12 1.529 1.52	.461	S81°19'49"E	190.42		
1.00 1.00	.462	S25°20′51"W	125.31		
	463	S60°00'59"W	106.93"		
1.00 1.00	464	N58'43'52'W	111.35'		
	465	S85'43'26"E	51.89'		
	466	S02°11'21"E	70.77		
1.000 1.00	.467	N57"31"33"W	132.61'		
1,000 1,00	468	N37"41"23"W	75.75		
1.50	469	N23°37'52"W	144.08		
1.531 Nat11959E 0.52 1.607	470	\$28°51'32"W	63.581		
1.532 NOTIFIED 1.635 1.637 1	471	N39'04'38"E	58.31'		
1.53	472	N25°42'16"W	86.83		
1.534 No.211624 1.535 No.211624 1.536 1.536 1.537 1.536 1.536 1.537 1.536 1.537 1.536 1.536 1.536 1.536 1.537 1.53	473	N75*06'25*E	125.85'		
1.534 N2173924FE 0.007	474	N44°03'54"W	-		
CATO S20*0** CASO CASO	L475	\$20°16'36"E	58.02		
1.536 N31'581'FE 15.83 1.612	L476	\$29°07'34"W	63.96"		
LSST Nostrage 20,70 LSST Nostrage 10,72 L673 L673 L674 L674	1 477	N75°26'51'W	78.66		
1.538 N75'3544"E 12.67 1.674 1.675	L478				
1.500 NOS-587297E 23.272 1.500 NOS-57447E 9.247 1.616					
1.640 1.64	-		-		
1.642 S70*145*TW 108.06* 1.641 N99*390*F 5.31* 1.617*			-		
1.612 1.612 1.613 1.614 1.61					
1.646 NOTWINSTON 09.90			-		
1.646 S-0717-070 S714 L544 NS9'01'SFE 14.05 L620					
1.646 NST*2045TE 02.60 1.645 NSF*457ZE* 16.637 1.627 1					
1.682 1.586 N1979847E 21.66 1.622			-		
1.648 Seg*s413W 10.54" L547 N45°2500°E 11.14" L622 1.469 N51°1519°E 132.78" L548 N45°0542°E 14.20" L624 1.469 N51°1517°E 60.05" L549 N45°0542°E 37.15" L625 1.460 N51°4517°E 05.08" L550 N50°5502°E 21.23" 1.461 N45°45057W 71.89" L551 N51°2747°E 17.05" L626 1.462 N57°4558°W 70.74" L552 N52°0504°E 19.77 L626 1.464 N55°4517°E 10.435" L553 N51°0546°E 21.07" L626 1.465 SZ7°0170°W 65.31" L554 N60°5535°E 17.51" L600 1.500 N07°4551°E 12.17" L605 N57°0516°E 3.65° L651 1.467 N45°25007E 11.44" L626 1.468 N58°45007E 12.17" L606 1.469 N50°45007E 12.17" L606 1.469 N45°05007E 17.15" L606 1.469 N45°05007E 17.51" L606 1.469 N45°05007E N4			-		
1.680 NST1910FE 132.76 L588 N4570542FE 14.20 L624	_		-		
1.690 1.600 1.600 1.600 1.600 1.600 1.600 1.600 1.600 1.60			-		
1.50 NOTSSUPE 12.25 1.606 1.507 1.508 1.508 1.509 1.	_		-		
1492 NTYUTSHW 71.99 L551 N5172747E 17.06 L627 1493 1494 149					
.463 N65*4955W 70.74 L552 N55*0504*E 19.77 L638 .464 N55*25**F*E 10.437 L553 N5*72895*E 20.07 L629 .465 S27*04167W 56.51* L554 N65*7285*E 17.61* L629 .465 N5*724167W 56.51* L655 N5*72816*E 3.65* L631*	L491				
	L492				
L495 S27'04'10"W 95.31' L554 N60°5533"E 17.91' L630 L500 N07'4651"E 12.11' L656 N07'09'10"C 3.85' L631	L493	N55°49'58"W	70.74		
L500 N07"49"51"E 12.11" L555 N37"09"10"E 3.85" L631	L494	N35°52'11"E	104.93		
	L495	S27"04'10"W	95.31'		
L501 N28°53'25"E 21.46" L556 N09'15'31"W 8.86" L632	L500	N07"46"51"E	12.17		
	L501	N28°53'25"E	21.46		

INE TABLE		[LINE TABLE			1	LINE TABLE			
RECTION	LENGTH		LINE#	DIRECTION	LENGTH		LINE#	DIRECTION	LE	
5°21'34'W	11.58*	- 1	L633	N86*52'58'W	28.12'		L688	N31°06'34"E	8	
8°03'01"W	25.25'		L634	S11*07'51"W	21.64		L689	N31"08'42"E	8	
1°52'02"W	17.16"		L635	S03"15'17"W	48.36'		L690	N39°50'37"E	3	
3°10'54"W	25.81'	- 1	L636	S00°24'03"E	24.44'		L691	N54°32'41"E	3	
0°39'40"W	19.12'		L637	800°24'03"E	50.06		L692	N68*52'07"E	3	
19°34'37"E	19.41'		L638	S00°16'28"E	104.38'		L693	S76°35'29"E	10	
32"27"45"E	19.71"		L639	800'50'59'E	17.91		L694	386*56'36*E		
45°59'36"E	21.16		L640	S03*37*29"E	182.43		L695	N86"32'04"W	1	
95°37'35"E	18.16		L641	900°30'31"E	31.82		L696	S73*04'20"W	8	
73*23'44"E	14.26'		L642	S01"49'03"W	28.36'		L697	S68°29'30"W	1	
48°11'47"E	19.66"		L643	S07*43'48"W	36.78'		L698	S54°10'04"W	1	
41°09'33"E	19.82'		L644	S09*27*28*W	31.47		L699	S39°50'37"W	1	
45°24'53"E	22.44'		L645	S18°38'33"W	76.08'		L700	S31°07'36"W	7	
42°52'03"E	29.38"		L646	N27°54'22"E	6.31"		L701	S31°06'34"W	8	
65°30'21"E	16.47		L647	N27°54'22"E	41.87		L702	S25°43'05"W		
66°00'50"E	17.61		L648	S33*09'21"W	65.99'		L703	S28"39'09"W	7	
40"43"57"E	23.98'		L649	N31°28'27"E	4.40'	1	L704	S38*53'42"W	5	
38°19'14"E	19.37'		L650	N31"28'27"E	66.35'	1	L705	N39°58'12"E		
13*39'28 * E	19.22'		L651	S32°30'44"W	29.14		L706	N39°58'12"E		
09°38'55*E	23.02		L652	S23°05'47"W	29.04"		L707	S42"07"15"W		
39°36'36"E	13.70'		L653	S18°48'59"W	33.11"		L708	S43°30'57"W	1	
3/10918E	15.15		L654	\$15*56*17*W	23.34		L709	328*15'30"W	:	
33°15'33"E	52.58"		L655	S06*47'08"E	15.06"		L710	N06°05'54*E	Ŀ	
33°00'37"E	77.03		L666	\$45'24'06'E	7.45		L711	S28°17'30*E	L	
25°55'50"E	15.72		L657	S82"54'31"E	8.48'		L712	S48°14'29"E	Ŀ	
110°55'34"E	33.94"		L658	N44°59'30"E	12.11'					
107°09'03"E	32.13'		L659	N40°56'45"E	46.94"					
114°07'36*E	51.05		L660	N47*47*41*E	52.82					
119°43'26"E	34.81"		L661	N54°14'46"E	31.61"					
126°58'27"E	65.14"		L662	N56°46'39"E	38.38'					
32°42'38"W	64.98'		L663	N56*46'39*E	36.23'					
32°42'38"W	0.70'		L664	N63°53'32"E	84.59'					
132"32"15"E	60.39'		L665	N67"51"33"E	68.74					
129°30'26"E	60.31		L666	N62*35*23*E	77.14					
118°08'57"E	44.03		L667	N54°09'05"E	74.45	1				
√14°12′51″E	33.88"	1	L668	N48*09'46"E	66.26	1				
109°43'23"E	21.05		L669	N58*09'26"E	38.91	1				
404°00'49"E	55.49'		L670	N65*28'27*E	2.68	1				
400*37*12 * E	44.65'		L671	N66*28'27"E	23.42	1				
100°37"12"E	50.92'	1	L672	N79°32'51"E	87.86	1				
N00°37"12"E	27.06'		1.673	N85°10'02"E	35.59*	1				
104°10'32"W	48.11		L674	N79°12'34"E	82.24"					

L674 N79°12'34"E L675 N75°46'34"E 74.42' L676 N67*27*08*E 34.40' L677 N69*25'02*E L678 N69*25'02*E L679 N56°37'22"E 19.77' L680 N26"21'45"E 36.65" L681 N37°37'52"E 46.69' L682 N49°50'23"E 57.33' L683 N38°49'05"E 51.65' L684 N37"57"18"E 54.93" L685 S32*35'06"W 11.42' L696 832*36'06"W 42.49'

L687 N21*30'45"E 132.61'

LINE TABLE							
LINE#	DIRECTION	LENGTH					
L688	N31°06'34"E	80.07"					
L689	N31"08'42"E	84.89"					
L690	N39°50'37"E	34.91'					
L691	N54°32'41"E	36.74"					
L692	N68*52'07*E	33.08'					
L693	S76°35'29"E	103.47'					
L694	386,26,36,E	5.93'					
L695	N86*32*04*W	10.88'					
L696	S73*04'20"W	82.76"					
L697	S68*29'30"W	14.96'					
L698	S54°10'04'W	14.96"	1				
L699	S39°50'37"W	14.96"					
L700	S31°07'36"W	74.60'	1				
L701	S31*06'34"W	88.16'					
L702	S25°43'05"W	54.33'	1				
L703	S28"39'09"W	76.85	1				
L704	S38*53'42"W	56.22"	1				
L705	N39°58'12"E	9.39'	1				
L706	N39°58'12"E	54.58'	1				
L707	S42"07"15"W	59.70'	1				
L708	S43°30'57"W	70.63	1				
L709	328"15'30"W	32.63']				
L710	N06°05'54"E	14.29'					
L711	S28°17'30"E	9.52					
L712	S48°14'29"E	17.93°	1				
	L688 L689 L691 L692 L693 L694 L695 L698 L698 L698 L700 L701 L702 L703 L704 L705 L706 L706 L707 L708 L709 L709 L709 L709 L709 L709 L709 L709	LINE # DIRECTION L688 N31106347E L689 N310647E L689 N54732417E L689 N54732418 L680 N54732418 L680 N54732418 L680 S76735297E L680 S76735297E L680 S76735297E L680 S76735297E L680 S76735297E L680 S86729379W L680 S54710047W L680 S54710047W L700 S3107359W L700 S3107359W L700 S36759579T L700 S3675959T L700 S36759T	UNE 6 DIRECTION LENGTH L688 ANY 0594TE 80.07 L690 NSY 0594TE 34.91* L691 NSY 0594TE 33.91* L692 NSY 0594TE 33.91* L693 NSY 0594TE 33.91* L693 NSY 0594TE 33.91* L694 NSY 0594TE 33.91* L694 NSY 0594TE 33.91* L695 NSY 0594TE 33.91* L696 NSY 0594TE 10.82* L697 SSY 0594TW 10.82* L698 NSY 0594TW 14.92* L700 NSY 0594TW 74.82* L700 NSY 0594TW 98.24* L704 NSY 0594TW 98.24* L705 NSY 0594TW 98.24* L706 NSY 0594TW 98.24* L707 NSY 0594TW 98.24* L708 NSY 0594TW 98.24* L709 NSY 0594TW 98.24* L709 NSY 0594TW 99.74* L709 NSY 0594TW 98.24* L709 NSY 0594TW 99.74* L709 NSY 0594TW 98.24* L709 NSY 0594TW 99.74* L709 NSY 0594TW 98.24*				

	Totals				Lots			
Name	Sq Ft	Ac	%	Lot Number	Address	Sq Ft	Ac	BAE Sq Ft
loundary	20,978,630	481,603		C01	4835 W Snowberry Lane	391,784	8.994	45,709
ots	7.950.588	182.520	38%	C02	4925 W Snowberry Lane	224,313	5.150	68,679
arcels	4,838,781	111.083	23%	C03	4975 W Snowberry Lane	132,531	3.042	42,603
loads	970.074	22.270	5%	C04	4025 W Snowberry Lane	109,823	2.521	27,388
Open Space	7.219.186	165.730	34%	C05	3610 N Peaks View Drive	274,823	6.309	27,821
pen space	7,215,100	203.750	5.110	C06	3580 N Peaks View Drive	320,705	7.362	34,494
	Open Space A			C07	3663 N Peaks View Drive	150.129	3.446	62,641
	Sq Ft	Ac	%	C08	5442 W Wasatch Peaks Road	112.120	2.574	40,151
Name	7,219,186	165.73	34%	C09	5504 W Wasatch Peaks Road	256,747	5.894	53,723
Open Space Parcels		13.35	396	C10	5608 W Wasatch Peaks Road	220,610	5.065	48.293
Open Space Easement	581,655 7.800.841	179.08	37%	C11	5662 W Wasatch Peaks Road	128,686	2.954	32,048
Total	7,800,841	1/9.08	3/76	C12	5714 W Wasatch Peaks Road	163,163	3.746	44,105
					5768 W Wasatch Peaks Road	98,963	2.272	26.003
	cels			C13	5768 W Wasatch Peaks Road 5836 W Wasatch Peaks Road	128,267	2.272	32,470
Vame	Sq Ft	Ac				169,501	3.891	35,900
Parcel 1	4,376,396	100.468		C15	3667 N Peaks View Drive		3.891	37,653
Parcel 2	441,478	10.140		C16	3725 N Peaks View Drive	132,787		
Parcel 3	20,906	0.480		C17	5431 W Wasatch Peaks Road	144,164	3.310 2.815	24,618 44.056
l'otal	4,838,781	111.083		C18	5477 W Wasatch Peaks Road	122,620		
				C19	5513 W Wasatch Peaks Road	188,874	4.336	48,082
Roads (50° ROW)			C20	5643 W Wasatch Peaks Road	288,663	6.627	45,700
Name	Sq Ft	Ac		D01	5512 W North Village Lane	18,499	0.425	10,191
Wasatch Peaks Road	457,339	10.499		D02	5496 W North Village Lane	14,875	0.341	8,125
Meadow View Drive	151,483	3.478		D03	5454 W North Village Lane	20,183	0.463	11.916
North Village Lane	47.398	1.088		D04	5432 W North Village Lane	22,313	0.512	13,437
Peaks View Drive	277,596	6.373		D05	5422 W North Village Lane	22,313	0.512	13,437
Snowberry Lane	36,258	0.832		D06	3496 N North Village Lane	18,745	0.430	10,889
				D07	3474 N North Village Lane	14,875	0.341	8,125
Total	970,074	22,270		D08	3452 N North Village Lane	14,623	0.336	7,949
10101	2.3/2			D09	3438 N North Village Lane	14,769	0.339	8,033
Private Lar	ne (26' ROW)			D13	5731 W Wasatch Peaks Road	326,231	7.489	31,727
Name	Sq Ft	Ac		D14	5857 W Wasatch Peaks Road	259,705	5.962	29,764
Three Toes Pond Lane*	25.813	0,593		D15	5874 W Wasatch Peaks Road	259,379	5.955	23,10
*Private Lane total is no				E01	5276 W Meadow View Drive	191,725	4.401	37,555
r rivere cente total is no	c meladed in ov			E02	5242 W Meadow View Drive	214,343	4.921	37,64
Onor	Space			E03	5212 W Meadow View Drive	214,292	4.919	30,18
Name	Sq Ft	Ac		E04	5176 W Meadow View Drive	171,142	3.929	23,000
Open Space A	4,665,953	107.116		E05	5108 W Meadow View Drive	215,749	4.953	32,00
	1,547,043	35.515		E06	5086 W Meadow View Drive	239,505	5.498	53,71
Open Space B Open Space C	1,547,043	11.146		E07	5032 W Meadow View Drive	288,480	6.623	54,890
Open Space C Open Space D	520,653	11.146		E08	4984 W Meadow View Drive	261,133	5.995	22,76
	7,219,186	165.730		E09	3277 N Three Toes Pond Lane	157,907	3.625	22,74
Total	7,219,186	109./30		E10	3256 N Three Toes Pond Lane	133,262	3.059	20.96
				F11	3292 N Three Toes Pond Lane	52,302	1.201	16,54
	e Easement*				3324 N Three Toes Pond Lane	57,164	1.312	19,72
Name	Sq Ft	Ac		E12	3324 N Three Toes Pond Lane	106,939	2.455	22,00
OS CS	63,606	1.460		E13	3331 N Three Toes Pond Lane 3378 N Three Toes Pond Lane	161,180	3.700	38.83
OS C6	96,122	2.207		E14			2.605	23.09
OS E1	85,497	1.963		E15	5207 W Meadow View Drive	113,462		
OS E2	57,892	1.329		E16	5271 W Meadow View Drive	192,538	4.420	29,83
OS E3	67,987	1.561		E17	5307 W Meadow View Drive	182,616		
OS E4	53,672	1.232		E18	5323 W Meadow View Drive	231,069	5.305	30,93
OS E5	73,943	1.697		Total	(50 Lots)	7,950,588	182.520	1,535,53
OS E6	41,353	0.949	1					

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.

	4-7-2022 PLOT DATE:	D C O M A C	SRV DRAFTED	RECORDED #160952_ STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
	NA .	11456 South Temple Drive, Suite 200 South Jordon, UT 84095	SRV	DATE:TIME:BOOK: 39 PAGE: 40
20 OF 20	8SPG020100	(801) 270-5777 (801) 270-5782 (FAX)	CEA	\$