

NOTES:

THIS WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, REVISES AND RESTATES THE (A) BOUNDARY DESCRIPTION, (B) OWNERS DECLARATION, (C) NOTES, AND (D) EASEMENT NOTES ORIGINALLY ARTICULATED IN THAT CERTAIN FINAL PLAT WASATCH PEAKS RANCH PLAT 1 DATED APRIL 13, 2022 AND RECORDED MAY 3, 2022 AS ENTRY NO. 89862 IN BOOK 391 PAGE 386 (HEREINAFTER REFERRED TO AS "THE BOUNDARY DESCRIPTION, AS AMENDED AND RESTATED HEREIN, ENCOMPASSES PROPERTY RESIDING OUTSIDE THE BOUNDARY DESCRIPTION RECITED IN ORIGINAL PLAT 1 (ADDITIONAL PROPERTY)". THE ADDITIONAL PROPERTY CONSISTS WHOLLY OF PREVIOUSLY UNDEVELOPED PROPERTY OWNED IN FEE BY WASATCH PEAKS RANCH, L.C. (WPR) THAT WPR DESIRES TO, AND THROUGH THIS AMENDMENT (DOES SUBJECT) TO THE PLAT.

THE NOTES ARTICULATED IN ORIGINAL PLAT 1 ARE HEREBY AMENDED AND RESTATED IN THEIR ENTIRETY AS FOLLOWS:

- 1. DEFINED TERMS: TERMS DEFINED IN THE OWNERS DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD CARRY THE SAME MEANING WHEN USED IN THESE PLAT NOTES. UNDEFINED TERMS USED HEREIN THAT ARE DEFINED IN THE DECLARATION CARRY THE MEANING GIVEN IN THE DECLARATION.
2. DEVELOPMENT AGREEMENT: THE PROJECT IS SUBJECT TO ALL THE TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT.
3. ZONING: THE PROPERTY RESIDES WITHIN THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE AND MUST COMPLY WITH THE SAME.
4. CONCEPTUAL PLAN: THE PROJECT MUST COMPLY WITH THE WASATCH PEAKS RANCH CONCEPTUAL PLAN #1 APPROVED BY THE COUNTY ON OCTOBER 30, 2019 AND RECORDED IN THE OFFICIAL RECORDS ON NOVEMBER 7, 2019 AS ENTRY NO. 149303.
5. GOVERNING DOCUMENTS: THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL GOVERNING DOCUMENTS WHICH INCLUDE THIS PLAT, THE DECLARATION, BYLAWS FOR THE ASSOCIATION (BYLAWS), ARTICLES OF INCORPORATION FOR THE ASSOCIATION (ARTICLES), RULES AND REGULATIONS OF THE ASSOCIATION, INCLUDING WITHOUT LIMITATION THE DESIGN GUIDELINES, AS THE SAME MAY BE APPROVED AND AMENDED BY THE ASSOCIATION BOARD FROM TIME TO TIME ("RULES" AND COLLECTIVELY WITH THIS PLAT, DECLARATION, BYLAWS, AND ARTICLES, "GOVERNING DOCUMENTS").
6. ASSOCIATION: ALL LOT OWNERS SHALL BE MEMBERS OF THE ASSOCIATION AND SHALL BE REQUIRED TO PAY ASSESSMENTS AS DETAILED IN THE DECLARATION, OR RISK PENALTIES AND FORECLOSURE.
7. CLUB: ALL LOT OWNERS SHALL BE MEMBERS OF THE CLUB AND SHALL BE REQUIRED TO PAY DUES, FEES, AND FINES AS DETAILED IN THE CLUB'S MEMBERSHIP DOCUMENTS.
8. IMPROVEMENTS: NO LOT OWNER MAY CONSTRUCT A RESIDENCE, INSTALL IMPROVEMENTS, INSTALL LANDSCAPING, OR PERFORM WORK THAT IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR STRUCTURE WITHIN THE PROPERTY THAT DOES NOT COMPLY WITH ALL STATE AND COUNTY REQUIREMENTS AS WELL AS ALL REQUIREMENTS IN THE GOVERNING DOCUMENTS. THE GOVERNING DOCUMENTS REQUIRE THE CREATION OF A DESIGN REVIEW BOARD AND DETAIL A PROCESS BY WHICH LOT OWNERS MUST SUBMIT PLANS FOR ANY AND ALL LOT IMPROVEMENTS FOR APPROVAL PRIOR TO INITIATING ANY WORK ON SUCH IMPROVEMENTS. LOT OWNERS WHO FAIL TO OBTAIN SUCH APPROVAL ARE SUBJECT TO FINES AND REMOVAL OF UNAPPROVED IMPROVEMENTS.
9. SINGLE-FAMILY HOMESITES: EACH LOT MAY CONTAIN UP TO ONE (1) SINGLE-FAMILY DWELLING AS WELL AS APPURTENANT ACCESSORY BUILDINGS APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS, AND STATE AND LOCAL LAW.
10. SQUARE FOOTAGE: PURSUANT TO THE DEVELOPMENT AGREEMENT, THERE IS NO LIMITATION ON THE MAXIMUM SQUARE FOOTAGE OF THE FLOOR AREA OF A SINGLE-FAMILY DWELLING.
11. ACCESSORY BUILDINGS: PURSUANT TO THE DEVELOPMENT AGREEMENT, DETACHED GARAGES, SHEDS, BARNES AND OTHER STRUCTURES BY WHICH THE PROPERTY IS PERMITTED WITHIN THE BAKE OF A RESPECTIVE LOT AND MUST BE SITUATED ON THE SAME LOT AS A MAIN RESIDENCE TO WHICH THE ACCESSORY BUILDING IS APPURTENANT.
12. ACCESSORY RESIDENCES: ACCESSORY BUILDINGS INCLUDING LIVING SPACE AND A KITCHEN ("ACCESSORY RESIDENCES") ARE PERMITTED WITHIN THE PROJECT SO LONG AS THE SQUARE FOOTAGE OF THE IMPROVED LIVING AREA OF SUCH ACCESSORY RESIDENCES ON A LOT DOES NOT EXCEED 20% OF THE SQUARE FOOTAGE OF THE IMPROVED LIVING AREA OF THE MAIN RESIDENCE ON THE RESPECTIVE LOT. SUCH ACCESSORY RESIDENCES SHALL NOT BE USED AS A FULL-TIME PRIMARY RESIDENCE BY A LOT OWNER, OR BY A FAMILY MEMBER, GUEST, LICENSEE, PERMITEE, INDEPENDENT CONTRACTOR, OR EMPLOYEE OF THE LOT OWNER, AND MAY NOT BE CLAIMED AS A SEPARATE PRIMARY RESIDENCE FOR COUNTY TAXATION PURPOSES. ACCESSORY RESIDENCES MAY NOT BE (A) SOLD SEPARATELY FROM THE MAIN RESIDENCE TO WHICH THEY ARE APPURTENANT, (B) OWNED BY ANY INDIVIDUAL, OR ENTITY THAT IS NOT THE LOT OWNER, OR (C) LEASED AS A PRIMARY RESIDENCE SEPARATE FROM THE MAIN RESIDENCE.
13. DRIVEWAY ACTIVITY ENVELOPE (BAES): IMPROVEMENTS AND DISTURBANCES ON EACH LOT MUST REMAIN INSIDE THE LOTS RESPECTIVE BAE. EXCEPT FOR (A) DRIVEWAYS AND ASSOCIATED GRADING AND DRIVEWAY RELATED IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS, (B) GRADING PERFORMED BY WPR, THE ASSOCIATION, THE DISTRICTS, OR THE COUNTY AND (C) PRIVATE ABOVE-GRADE IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND INSTALLED BY INDIVIDUAL LOT OWNERS TO PROVIDE SKI ACCESS BETWEEN SUCH OWNERS RESPECTIVE RESIDENCE AND ADJOINING SKI AND TRAIL EASEMENTS.
14. MODIFICATION OF ESTABLISHED BAES: BAES SHALL NOT BE MODIFIED IN ANY WAY UNLESS EXPRESSLY AUTHORIZED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND STATE AND LOCAL LAW. ANY PARTY REQUESTING SUCH MODIFICATION SHALL BEAR THE FULL COST OF APPLICATION FOR AND PRESS TO OBTAIN REQUIRED APPROVALS, AS WELL AS ALL COSTS RELATED TO THE PLAT AMENDMENT OR PARTIAL VACATION AND REPEAT REQUIRED FOR SUCH MODIFICATION. SUCH COSTS INCLUDE, WITHOUT LIMITATION, APPLICATION FEES, PROFESSIONAL ENGINEERING AND SURVEYING FEES, FEES RELATED TO THE REVIEW OF PROPOSED MODIFICATION, LEGAL FEES, AND RECORDATION FEES.
15. WATER AND DRAINAGE: NATURAL STREAMS, DRAINAGE COURSES, IRRIGATION DITCHES, SWALES, SEEPS AND DISCHARGES EXIST WITHIN THE PROPERTY. LOT OWNERS HAVE FULL RESPONSIBILITY FOR STORM WATER RUNOFF THESE SURFACE AND SUB-SURFACE FEATURES MAY CREATE. LOT OWNERS MAY NOT IMPROVE OR OTHERWISE ALTER ANY DRAINAGE SYSTEM UNLESS EXPRESSLY APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND STATE AND LOCAL LAW.
16. EXISTING RIGHTS: AS DESIGNATED ON THIS PLAT, CERTAIN LOTS ARE ENCUMBERED WITH EXISTING DRAINAGE EASEMENTS, IRRIGATION DITCHES, OR BOTH RELATED DRAINAGE AND IRRIGATION IMPROVEMENTS ("WATER FACILITIES"). OWNERS OF THESE WATER FACILITIES ("EXISTING OWNERS") HAVE THE RIGHT OF ENTRY TO CLEAN AND MAINTAIN ("EXISTING RIGHTS") THE WATER FACILITIES. LOT OWNERS MAY NOT ENCROACH ON SUCH EXISTING RIGHTS OR OTHERWISE IMPERE ANY EXISTING OWNERS ABILITY TO ACCESS AND MAINTAIN THE WATER FACILITIES. LOT OWNERS MAY NOT TAKE ANY ACTION THAT INTERFERES WITH THE EXISTING RIGHTS, WATER FACILITIES, OR ANY OTHER RIGHTS OF EXISTING OWNERS RELATED TO THE FOREGOING.
17. PRIVATE ROADS: ALL PRIVATE ROADS WITHIN THE PROPERTY ("PRIVATE ROADS") ARE PRIVATE AND HAVE BEEN OR WILL BE OPEN PLANS TO HAVE CERTAIN EASEMENTS AND RIGHTS-OF-WAY OVER THE PRIVATE ROADS TO THE RFD DISTRICT AND THE UNDERLYING FEE INTEREST IN THE PRIVATE ROADS TO THE ASSOCIATION. THE ASSOCIATION AND THE RFD DISTRICT SHALL BE RESPONSIBLE FOR ALL ONGOING MAINTENANCE, REPAIR AND OPERATIONS OF PRIVATE ROADS AND CUT/FILL SLOPE EASEMENTS AS IDENTIFIED ON THIS PLAT. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS, CHARGES AND FEES ASSOCIATED WITH PRIVATE ROAD CONNECTIVITY, MAINTENANCE AND OPERATIONS, AS APPROVED AND ASSESSED BY THE ASSOCIATION FROM TIME TO TIME, AND AS MAY BE ASSESSED BY THE RFD DISTRICT DIRECTLY. LOT OWNERS MAY NOT CUT INTO, ALTER OR AFFECT PRIVATE ROADS OR CUT/FILL SLOPE EASEMENTS IN ANY WAY UNLESS EXPRESSLY AUTHORIZED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.

NOTES:

- 18. SEWER AND WATER UTILITIES: ALL SEWER AND WATER UTILITY FACILITIES ("WET UTILITY FACILITIES") WITHIN THE PROPERTY HAVE BEEN OR WILL BE CONSTRUCTED BY WPR. THE CONSTRUCTION AND INSTALLATION OF SUCH WET UTILITY FACILITIES IS SECURED BY AN UNRECORDED MORGAN COUNTY CASH ESCROW OR LETTER OF CREDIT GUARANTEE AGREEMENT BETWEEN DEVELOPER AND THE COUNTY ("GUARANTEE AGREEMENT"). ONCE COMPLETED, WPR PLANS TO CONVEY THE WET UTILITY FACILITIES TO THE UTILITY DISTRICT, WHICH SHALL HAVE FULL RESPONSIBILITY FOR THE REPAIR, REPLACEMENT, REMOVAL, OPERATION, AND ONGOING MAINTENANCE OF THE WET UTILITY FACILITIES. ADDITIONALLY, WPR PLANS TO CONVEY CERTAIN EASEMENTS AND RIGHTS OF WAY OVER PORTIONS OF THE PROPERTY TO THE UTILITY DISTRICT FOR THE REPAIR AND ACCESS TO SUCH UTILITY FACILITIES. AS APPROVED AND ASSESSED BY THE UTILITY DISTRICT, EXCEPT AS DETAILED IN THE GUARANTEE AGREEMENT, COUNTY HAS NO OBLIGATION TO CONSTRUCT, INSTALL, REPAIR, REPLACE, REMOVE, OPERATE OR MAINTAIN ANY WET UTILITY FACILITIES ON THE PROPERTY.
19. ROCKY MOUNTAIN POWER EASEMENT - NO ENCROACHMENT: THERE IS A GRANT OF EASEMENT FROM WPR TO ROCKY MOUNTAIN POWER ("RMP") INCORPORATED DIVISION OF THE PUBLIC SERVICE COMPANY OF COLORADO ("PSC") ("RMP") DATED APRIL 6, 2022 AND RECORDED IN THE OFFICIAL RECORDS ON MAY 3, 2022 AS ENTRY NO. 18087 IN PAGE 158 OF BOOK 391 (HEREINAFTER REFERRED TO AS "THE RMP EASEMENT AREA"). THE RMP EASEMENT AREA ("RMP EASEMENT AREA") FOR THE LIMITED PURPOSES OF CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, ENLARGING, AND REMOVING ELECTRIC FACILITIES SERVING THE PROPERTY ("ELECTRIC FACILITIES"). THE RMP EASEMENT ALLOWS WPR TO REPLACE THE RMP EASEMENT AREA DESCRIBED HEREIN WITH UTILITY EASEMENTS AS DEPICTED AND DESCRIBED ON PLATS RECORDED IN THE OFFICIAL RECORDS. FURTHER, THE RMP EASEMENT PROVIDES THAT REGARDLESS OF THE LOCATION, DEPTH OF UTILITY EASEMENTS ON THE PLAT, THE RMP EASEMENT AREA SHALL BE CONSTRUED TO CONSIST ONLY OF THOSE PORTIONS OF THE PROPERTY IN WHICH AS-BUILT ELECTRIC FACILITIES ARE LOCATED. EVEN IF SUCH ELECTRIC FACILITIES RESIDE OUTSIDE THE BOUNDARIES OF THE DEPICTED UTILITY EASEMENTS, BECAUSE OF THE UNIQUE GEOGRAPHICAL NATURE OF THE PROPERTY, ELECTRICAL FACILITIES MAY INFRINGE ON LOTS, OPEN SPACE, COMMON ELEMENTS, AND PRIVATE LANES. PRIVATE LANES AND COMMON ELEMENTS ARE BEING ON ACTUAL NOTICE, NO LOT OWNER HAS STANDING TO CLAIM ENCROACHMENT BY SUCH ELECTRIC FACILITIES. REQUEST COMPENSATION FOR SUCH ENCROACHMENT, REQUEST THAT SUCH ELECTRIC FACILITIES BE RELOCATED, OR OTHERWISE INTERFERE WITH SUCH ELECTRIC FACILITIES.
20. ROCKY MOUNTAIN POWER EASEMENT - NOT A PUBLIC DEDICATION, REGARDLESS OF RMP'S STATUS AS A "PUBLIC UTILITY" PURSUANT TO UTAH LAW, NOTHING IN THIS PLAT OR IN THE RMP EASEMENT SHALL BE CONSTRUED AS A GRANT OF DEDICATION OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA, PUBLIC ROAD, OR AS ANY DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND BENEFIT OF THE PUBLIC.
21. LOT-SPECIFIC UTILITY FACILITIES: THE FULL COST AND EXPENSE OF THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND ONGOING MAINTENANCE RELATED TO OR ARISING FROM SUCH UTILITY FACILITIES (INCLUDING WITHOUT LIMITATION THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND ONGOING MAINTENANCE OF SUCH UTILITY FACILITIES) SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER RESPECTIVE TO THAT OWNERS LOT.
22. GAS LINES: THERE MAY BE GAS LINES LOCATED WITHIN THE PROJECT. RUPTURE OF SAID GAS LINES MAY BE EXTREMELY HAZARDOUS TO HEALTH AND SAFETY. PRIOR TO ANY DIGGING OR GRADING, OWNERS SHALL CALL THE APPROPRIATE LOCATION SERVICES.
23. FIRE PREVENTION AND PROTECTION: LOT OWNERS SHALL COMPLY WITH THE FIRE PREVENTION AND MANAGEMENT STANDARDS CONTAINED IN THE MORGAN COUNTY LAND USE MANAGEMENT CODE, DEVELOPMENT AGREEMENT AND GOVERNING DOCUMENTS. WITHOUT LIMITATION, THE INSTALLATION OF SPRINKLER SYSTEMS FOR ALL HABITABLE STRUCTURES; USE OF NON-COMBUSTIBLE ROOFING MATERIALS AND FIRE-RESISTANT BUILDING MATERIALS; PROVISION OF ALL-WEATHER FIRE ACCESS; PROVISION OF ADEQUATE FIRE PROTECTION WATER SUPPLIES; FOLLOWING DEFENSIBLE SPACE GUIDELINES; AND PLANTING FIRE-RESISTANT VEGETATION. THE FULL COST AND EXPENSE OF COMPLYING WITH SUCH REQUIREMENTS SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER RESPECTIVELY.
24. DRIVEWAY PLANS AND APPROVALS: DRIVEWAY GRADES SHALL NOT EXCEED 12% AND ALL DRIVEWAY LOCATIONS AND GRADING SHALL BE CONSISTENT WITH THE DRIVEWAY LOCATIONS PROVIDED IN THE PRELIMINARY PLANS APPROVED BY THE COUNTY. ANY MODIFICATION OF DRIVEWAY GRADES OR LOCATIONS REQUIRE WRITTEN APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS AND STATE AND LOCAL LAW. ALL FINAL DRIVEWAY PLANS, DRIVEWAY INTERSECTION LOCATION AND DESIGN REQUIRES WRITTEN APPROVAL IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. THE FULL COST AND EXPENSE TO DESIGN AND CONSTRUCT DRIVEWAY CHANGES AND ALL RELATED FIELD-FIT CHANGES FOR ITEMS INCLUDING, WITHOUT LIMITATION, UTILITY LATERALS, PAVING ADJUSTMENTS, RELOCATION OF MASTER UTILITY EQUIPMENT, GUARD RAILS, LANDSCAPING, SIGNAGE, AND STREET LIGHTS SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER, RESPECTIVELY.
25. PRIVATE LANES ARE DRIVEWAYS THAT SERVE THREE OR MORE SEPARATE LOTS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. PRIVATE LANES ARE NOT REQUIRED TO MEET THE COUNTY'S ADOPTED STANDARDS RELATED TO THE CONSTRUCTION AND MAINTENANCE OF PRIVATE OR PUBLIC ROADS ("COUNTY STANDARDS"). THREE TOES POND LANE" AS DEPICTED HEREIN IS A PRIVATE LANE SERVING LOTS E10, E11, E12, E13, AND E14. PRIVATE LANE LOTS: WPR SHALL CONSTRUCT THREE TOES POND LANE, AND THE ASSOCIATION SHALL PROVIDE ONGOING OPERATION AND MAINTENANCE OF THREE TOES POND LANE. THE ASSOCIATION HAS THE RIGHT TO CHOOSE OWNERS OF THE PRIVATE LANE LOTS APPROPRIATE INCREMENTAL ASSESSMENTS FOR ANY AND ALL COSTS RELATED TO OR ARISING FROM THE ONGOING REPAIR, OPERATION, AND MAINTENANCE OF THREE TOES POND LANE. THE COUNTY SHALL NOT ACCEPT ANY DEDICATION OF, TAKE CONTROL OF, OR OTHERWISE PROVIDE FOR ANY "DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF ANY PRIVATE LANE (INCLUDING WITHOUT LIMITATION THREE TOES POND LANE) UNLESS (A) THE COUNTY FINDS THAT THERE IS A COMPELLING PUBLIC INTEREST IN DOING SO, (B) THE PRIVATE LANE IN QUESTION MEETS OR EXCEEDS THE COUNTY STANDARDS, AND (C) OWNERS OF THE PRIVATE LANE LOTS HAVE CONSENTED TO SUCH DEDICATION OR TAKING OF CONTROL.
26. DRIVEWAY IMPROVEMENTS: WITH THE EXCEPTION OF PRIVATE LANES, ALL COSTS AND EXPENSES RELATED TO OR ARISING FROM THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF ALL DRIVEWAY IMPROVEMENTS OF ANY KIND WHATSOEVER SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER FOR THAT OWNERS LOT RESPECTIVELY. OWNERS OF LOTS WITH DRIVEWAYS THAT PROVIDE ACCESS NEAR PRIVATE ROAD SLOPES THAT, IN THE SOLE AND ABSOLUTE DISCRETION OF THE RFD DISTRICT, POSE A SAFETY RISK SHALL BE REQUIRED TO INSTALL A SIGNAGE, ADJACENT TO THE DRIVEWAY INTERSECTION IN CONFORMANCE WITH THE STANDARDS ESTABLISHED IN THE GOVERNING DOCUMENTS.
27. SNOW REMOVAL AND STORAGE: STORING OR PLOWING SNOW ON OR INTO WETLANDS, WETLAND BUFFER AREAS, AND ABOVE-GROUND SKI OR UTILITY EQUIPMENT, INCLUDING WITHOUT LIMITATION STATIONS, SWITCHGEAR, ELECTRICAL TRANSFORMERS, METER PEDESTALS, AND JUNCTION BOXES IS PROHIBITED. THE FULL COST OF MITIGATION AND REMEDIATION OF SUCH DAMAGE SHALL BE BORNE ENTIRELY DUE TO SNOW STORAGE OR PLOWING SHALL BE BORNE ENTIRELY BY THE LOT OWNER ENGAGING IN OR AUTHORIZING OTHERS TO ENGAGE IN THE PLOWING AND STORAGE ACTIVITIES RESULTING IN SUCH DAMAGE OR LOSS.
28. LOT SNOW STORAGE AREA: AS PART OF THE SUBMITTAL OF PLANS FOR APPROVAL PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS, EACH LOT OWNER SHALL DESIGNATE A SNOW STORAGE AREA WITHIN THE LOT OWNER'S RESPECTIVE SNOW STORAGE AREA. THE SNOW STORAGE AREA SHALL BE EQUAL TO TWENTY-FIVE PERCENT (25%) OF THOSE PORTIONS OF THE LOT THAT WILL BE PROTECTED BY SUCH SNOW STORAGE AREA. SUCH SNOW STORAGE AREA SHALL BE DETERMINED AS DETAILED IN THE GOVERNING DOCUMENTS.
29. RESPONSIBILITY FOR CERTAIN OTHER IMPROVEMENTS: NAMSUCH AS THEY ARE NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS, THE ASSOCIATION AND THE RFD DISTRICT SHALL BE RESPONSIBLE FOR SIGNAGE AND WAYFINDING FEATURES, FENCING, RETAINING WALLS, LANDSCAPING, AND OTHER ABOVE-GRADE IMPROVEMENTS CONSTRUCTED OR INSTALLED BY WPR WITHIN LOTS SHALL BECOME COMMON ELEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. MAINTENANCE OF ANY PRIVATE DRIVEWAY IMPROVEMENTS, FEATURES, LANDSCAPING, OR SIGNAGE CONSTRUCTED UNDER THE SUPERVISION AND AT THE DIRECTION OF A LOT OWNER ON THE LOT OWNERS LOT RESPECTIVELY, SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT

AMENDING AND RESTATING BOUNDARY DESCRIPTION, OWNERS DEDICATION, NOTES, AND EASEMENT NOTES AND AMENDING OPEN SPACE "B": LOTS D1-D9.

AMENDING THE BAE IN LOT E18. LOCATED IN SECTIONS 2 AND 11 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

NOTES:

- 30. OPEN SPACE: CERTAIN PARCELS HAVE BEEN DESIGNATED AS OPEN SPACE AREAS, WHICH HAVE BEEN OR SOON HEREAFTER SHALL BE CONVEYED IN FEE TO THE ASSOCIATION ("OPEN SPACE AREA"). IN ACCORDANCE WITH THE GOVERNING DOCUMENTS, THE ASSOCIATION IS RESPONSIBLE FOR THE ONGOING MAINTENANCE, REPAIR AND OPERATIONS OF THE OPEN SPACE AREA IN ACCORDANCE WITH COUNTY REQUIREMENTS AND THE OPEN SPACE MANAGEMENT PLAN ("OSMP"), WHICH OSMP MAY BE AMENDED AT WPR'S DISCRETION FROM TIME TO TIME. WPR RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE DESIGNATED OPEN SPACE AREA SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE AREA FOR THE PROJECT COMPLIES WITH THE COUNTY'S REQUIREMENTS REGARDING THE SAME.
31. GEOTECHNICAL: EACH LOT OWNER IS REQUIRED TO OBTAIN A GEOTECHNICAL REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER FAMILIAR WITH THE PROPERTY'S GEOLOGY AND SPECIFIC TO THEIR LOT, PLANNED RESIDENCE AND DESIRED IMPROVEMENTS AND SUBMIT THE SAME FOR REVIEW AND APPROVAL PURSUANT TO AND IN ACCORDANCE WITH STATE AND LOCAL LAW, COUNTY REQUIREMENTS, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS.
32. STREAM CORRIDORS: CERTAIN LOTS MAY REQUIRE ONE OR MORE BRIDGES, OR OTHER CROSSINGS OVER CULVERTS, STREAMS, OR IRRIGATION DITCHES CROSSING THE DRIVEWAY ACCESS. NO ALTERATION OF ANY EXISTING STREAMS, STREAM BEDS, CULVERTS, OR IRRIGATION DITCHES, WHETHER SHOWN HEREIN OR NOT, MAY OCCUR WITHOUT EXPRESS AUTHORIZATION AS REQUIRED PURSUANT TO STATE OR LOCAL LAW, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS.
33. FURTHER SUBDIVISION: FURTHER SUBDIVISION OF INDIVIDUAL LOTS IS NOT PERMITTED UNLESS SPECIFICALLY PROVIDED FOR AND APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND STATE AND LOCAL LAW.
34. WPR RIGHTS: AS FURTHER DETAILED IN THE GOVERNING DOCUMENTS, WPR RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, WITHOUT FURTHER CONSENT OF THE LOT OWNERS OR LIMIT OWNERS, THE RIGHTS TO UNILATERALLY AMEND OR MODIFY, (A) THE PROPERTY'S ZONING ENTITLEMENTS, DEVELOPMENT AGREEMENT AND CONCEPTUAL PLANS; (B) THIS PLAT, SO LONG AS SUCH AMENDMENT IS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LAW, AND (C) EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS.
35. CERTIFICATES OF OCCUPANCY: THE 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)).
36. DRIVEWAY APPROVAL: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AND FOR DRIVEWAYS ACCESSED FROM PRIVATE ROADS AND RIGHTS OF WAY, THE RESPECTIVE LOT OWNER SHALL, AT SUCH LOT OWNERS SOLE EXPENSE, DESIGN, CONSTRUCT, AND INSTALL A PAVED DRIVEWAY APPROX. THE DESIGN AND INSTALLATION OF WHICH SHALL COMPLY WITH ALL STATE AND LOCAL LAWS, AND SHALL BE APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.
37. CONSENT: ANY CONSENT, AUTHORIZATION OR 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 WPR SHALL REQUIRE SUCH CONSENT, AUTHORIZATION OR APPROVAL ONLY FOR THE DURATION OF THE PERIOD OF ADMINISTRATIVE CONTROL, AS DETAILED IN THE GOVERNING DOCUMENTS.
38. NO COUNTY MAINTENANCE: THE COUNTY IS NOT RESPONSIBLE FOR ANY MAINTENANCE WITHIN THE PROPERTY.
39. ADJACENT AGRICULTURAL LAND: CERTAIN LAND ADJACENT AND CONTIGUOUS TO THE PROPERTY MAY BE SUBJECT TO CERTAIN PROTECTIONS FOR FARMING, RANGING AND AGRICULTURAL USES ("PROTECTED USE"). SUCH PROTECTED USE MAY INCLUDE OPERATIONS EVERY DAY OF THE WEEK CONDUCTED EARLY IN THE MORNING AND LATE IN THE EVENING THAT MAY GENERATE NOISE, ODORS AND VIBRATIONS OR OTHER EFFECTS THAT COULD OTHERWISE BE DEEMED A NUISANCE. PURSUANT TO STATE AND LOCAL LAW, OWNERS OF ANY PORTION OF THE PROPERTY ARE SUBJECT TO LIMITATIONS ON THEIR ABILITY TO CHALLENGE SUCH PROTECTED USE OR INITIATE AN ACTION CLAIMING NUISANCE OR OTHER INTERFERENCE WITH OR OBSTRUCTION TO THE FREE USE AND ENJOYMENT OF THE PROPERTY BASED ON THE PROTECTED USE.
40. RESERVED PARCELS: SUBJECT TO THE TERMS AND CONDITIONS OF THE GOVERNING DOCUMENTS AND IN CONFORMANCE WITH ALL STATE AND LOCAL LAWS, PARCELS 1 - 7 ARE RESERVED FOR FUTURE DEVELOPMENT.
41. FULL FORCE AND EFFECT: EXCEPT AS OTHERWISE PROVIDED HEREIN, ALL CONDITIONS OF APPROVAL OF THE PROJECT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, AND PLAT 1 REMAIN IN FULL FORCE AND EFFECT AND CONTINUE TO APPLY TO THE PROPERTY.

EASEMENT NOTES:

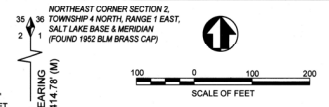
- THE EASEMENT NOTES ARTICULATED IN ORIGINAL PLAT 1 ARE HEREBY AMENDED AND RESTATED IN THEIR ENTIRETY AS FOLLOWS.
RESERVED EASEMENT NOTES: PURSUANT TO THE DECLARATION AND THE OWNERS DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD, WPR HAS RESERVED UNTO ITSELF:
(A) CERTAIN PERPETUAL, NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY, INCLUDING, WITHOUT LIMITATION, THE EASEMENTS DESCRIBED IN ITEMS 1-6 BELOW ("RESERVED EASEMENTS") ON, OVER, UNDER AND ACROSS VARIOUS EASEMENT AREAS WITHIN THE PROPERTY AND ALSO DESCRIBED IN ITEMS 1-6 BELOW ("RESERVED EASEMENT AREAS") FOR THE BENEFIT OF WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS;
(B) THE RIGHT TO CONVEY, LICENSE, TRANSFER, OR OTHERWISE ALLEATE THE RESERVED EASEMENTS IN WHOLE OR IN PART;
(C) THE RIGHT TO CONVEY ADDITIONAL NON-EXCLUSIVE EASEMENTS, SUBEASEMENTS, AND LICENSES IN OPEN, ON, OR THROUGH THE RESERVED EASEMENT AREAS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO FULLY AND COMPLETE ANY AND ALL RELATED IMPROVEMENTS WITHIN THE PROPERTY PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, OR THE GOVERNING DOCUMENTS; AND
(D) THE RIGHT TO FURTHER LIMIT, DEFINE, AND DESCRIBE THE RESERVED EASEMENT AREAS, AND TO RECORD SUCH DESCRIPTIONS IN THE OFFICIAL RECORDS.
THE RESERVED EASEMENTS INCLUDE EACH AND ALL OF THE FOLLOWING:
1. SKI AND TRAIL EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("SKI AND TRAIL EASEMENT AREA") FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF "HIBING AND DINING TRAILS," SKI TRAILS, BRIDGES, OTHER TRAIL IMPROVEMENTS, AND FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS BY OWNERS WITHIN THE PROJECT. WPR, CLUB, OR ASSOCIATION MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI AND TRAIL EASEMENT AREA AND ANY AND ALL RELATED IMPROVEMENTS WITHIN THE SKI AND TRAIL EASEMENT AREA WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE GOVERNING DOCUMENTS.
2. SKI FACILITY EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("SKI FACILITY EASEMENT AREA") FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF TUNNELS, BRIDGES, SKI LIFTS, AND ANY AND ALL OTHER SKI FACILITIES THAT MAY BE CONSTRUCTED AND INSTALLED AT THE DISCRETION OF WPR, OR AFTER THE EXPIRATION OF THE PERIOD OF ADMINISTRATION OF THE CLUB, AT THE DISCRETION OF THE CLUB.
3. OPEN SPACE EASEMENTS: EASEMENTS AS DEPICTED HEREIN AND DESIGNATED AS "OPEN SPACE EASEMENTS" FOR THE PURPOSE OF PRESERVING OPEN SPACE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, OPEN SPACE MANAGEMENT PLAN, AND GOVERNING DOCUMENTS. LOT OWNERS MAY NOT UNDER ANY CIRCUMSTANCES DISTURB VEGETATION OR ALTER SITE GRADES IN THE OPEN SPACE EASEMENTS. WPR RESERVES THE RIGHT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, TO BUILD SUPPORT FACILITIES, DRAINAGE AND FLOOD CONTROL FACILITIES AND AMENITIES WITHIN ANY DESIGNATED OPEN SPACE EASEMENT PROVIDED SUCH COMPLY WITH ALL COUNTY REQUIREMENTS. WPR RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE DESIGNATED OPEN SPACE EASEMENTS.
4. SNOW STORAGE EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("SNOW STORAGE EASEMENT AREA") FOR THE LOCATION, RELOCATION, MOVEMENT, AND STORAGE OF SNOW FROM DRIVEWAYS AND PRIVATE LANES WITHIN THE PROPERTY. WPR ALSO RESERVES UNTO ITSELF THE RIGHT TO FURTHER DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY SPECIFICALLY DEFINED SNOW STORAGE EASEMENTS.
5. DISTRICT EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("DISTRICT EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED TO ADDRESS EMERGENCY SITUATIONS, AND TO FULL-FILL THE DISTRICTS DUTIES AND OBLIGATIONS PURSUANT TO UTAH LAW, THE DEVELOPMENT AGREEMENT, THE GOVERNING DOCUMENTS, AND ANY AND ALL OTHER AGREEMENTS CREATING SUCH DUTIES AND OBLIGATIONS IN THE DISTRICTS.
6. BAE EASEMENTS: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE BAES ("BAE EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED TO ADDRESS EMERGENCY SITUATIONS, AND (B) ALLOW ACCESS FOR WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS TO FULLY THEIR RESPECTIVE DUTIES AND OBLIGATIONS PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS.

Table with 2 columns: SHEET (2 OF 5) and DATE (3-20-2023). Includes project name PSOMAS and address 11456 South Temple Drive, Suite 200, South Jordan, UT 84095.

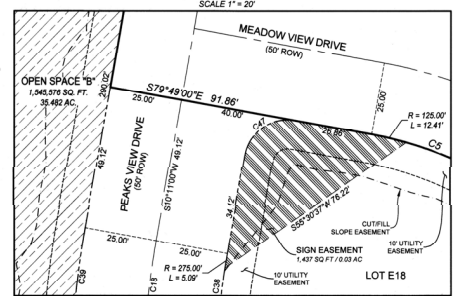
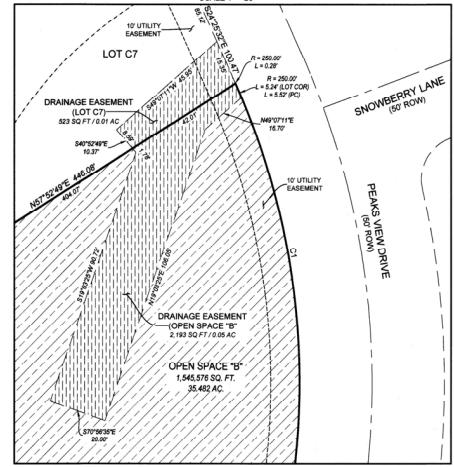
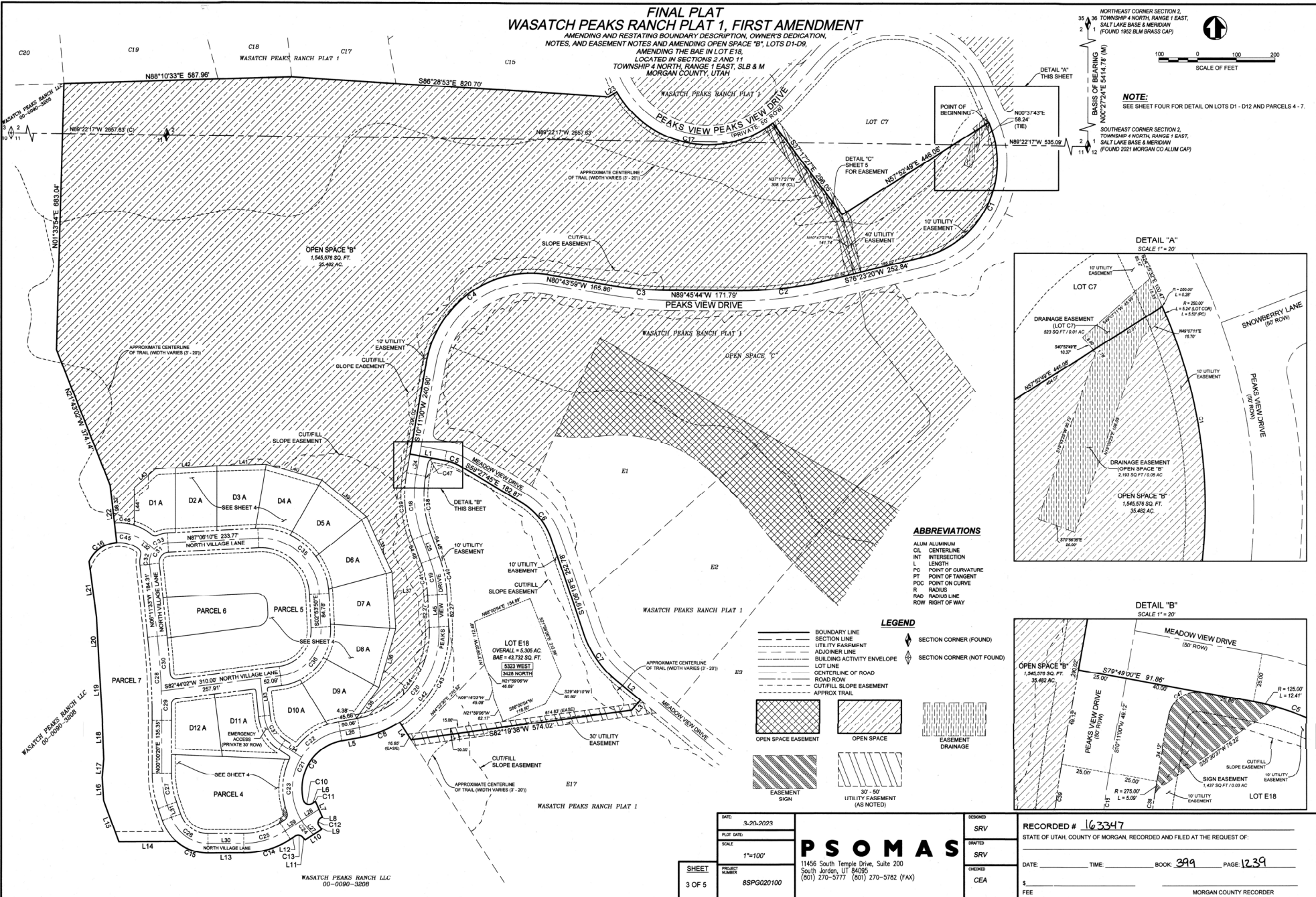
Table with 2 columns: SERIALIZED (SRV) and RECORDED # (163347). Includes STATE OF UTAH, COUNTY OF MORGAN, and recording details: DATE 3/20/2023, TIME, BOOK 399, PAGE 1238.

FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT

AMENDING AND RESTATING BOUNDARY DESCRIPTION, OWNER'S DEDICATION,
NOTES, AND EASEMENT NOTES AND AMENDING OPEN SPACE 'B', LOTS D1-D9,
AMENDING THE BAE IN LOT E18,
LOCATED IN SECTIONS 2 AND 11
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
MORGAN COUNTY, UTAH



NOTE:
SEE SHEET FOUR FOR DETAIL ON LOTS D1 - D12 AND PARCELS 4 - 7.



ABBREVIATIONS

- ALUM ALUMINUM
- CA CENTERLINE
- INT INTERSECTION
- L LENGTH
- PC POINT OF CURVATURE
- PT POINT OF TANGENT
- POC POINT OF CURVE
- R RADIUS
- RLD RADIUS LINE
- ROW RIGHT OF WAY

LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- · - · - · UTILITY EASEMENT
- · - · - · ADJOINER LINE
- · - · - · BUILDING ACTIVITY ENVELOPE
- · - · - · LOT LINE
- · - · - · CENTERLINE OF ROAD
- · - · - · ROAD ROW
- · - · - · CUT/FILL SLOPE EASEMENT
- · - · - · APPROX TRAIL
- ◆ SECTION CORNER (FOUND)
- ◇ SECTION CORNER (NOT FOUND)
- [Hatched Box] OPEN SPACE EASEMENT
- [White Box] OPEN SPACE
- [Hatched Box] EASEMENT DRAINAGE
- [Hatched Box] EASEMENT SIGN
- [Hatched Box] 30' - 50' UTILITY EASEMENT (AS NOTED)

DATE:	3-20-2023
PLAT DATE:	
SCALE:	1"=100'
SHEET:	3 OF 5
PROJECT NUMBER:	8SP0020100

P S O M A S

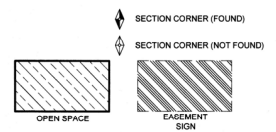
11456 South Temple Drive, Suite 200
South Jordan, UT 84095
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED:	SRV	RECORDED #	163347
DRAWN:	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
CHECKED:	CEA	DATE:	TIME:
		BOOK:	399
		PAGE:	1239
		FEE:	
			MORGAN COUNTY RECORDER

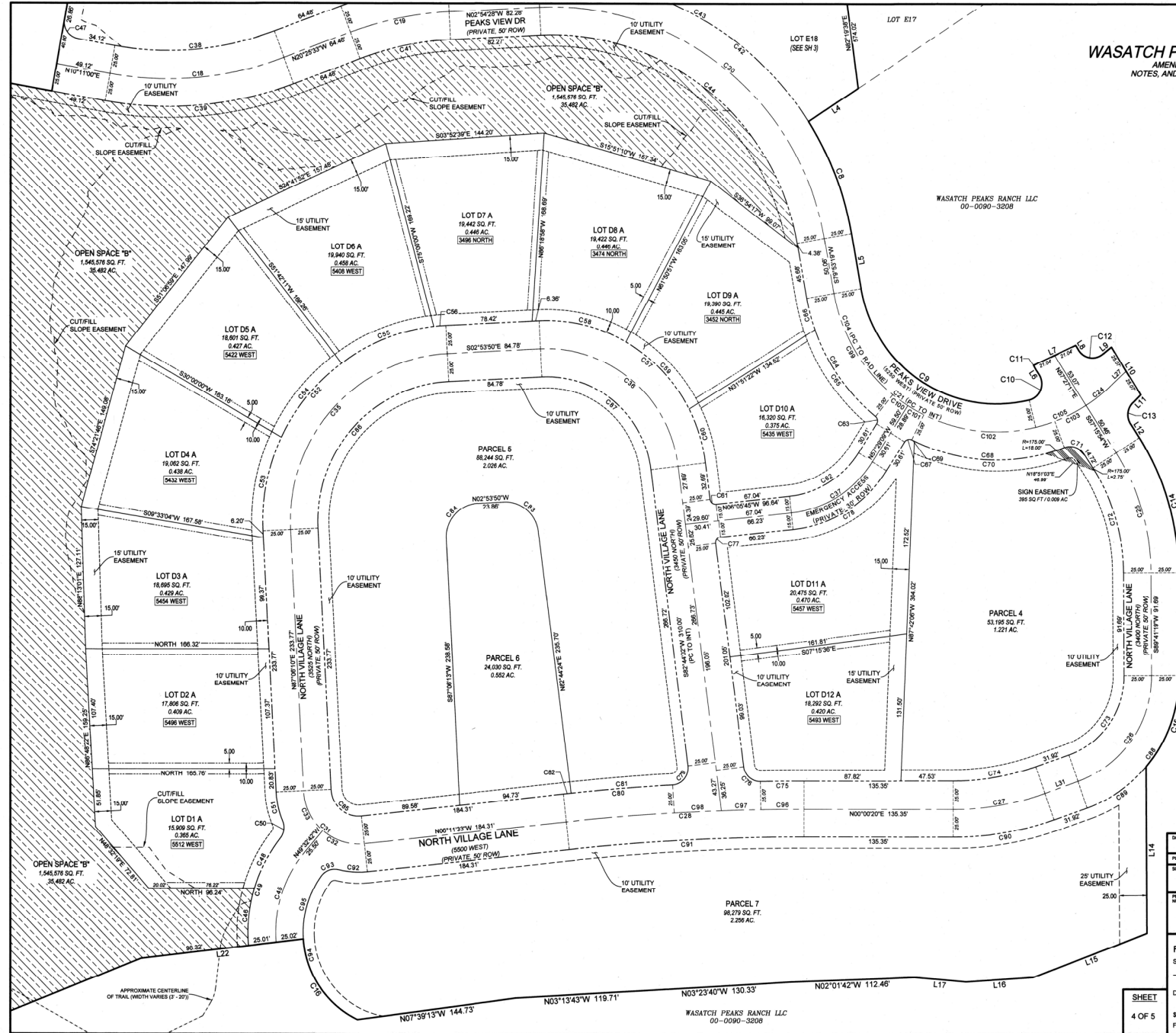
FINAL PLAT
WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT
 AMENDING AND RESTATING BOUNDARY DESCRIPTION, OWNER'S DEDICATION,
 NOTES, AND EASEMENT NOTES AND AMENDING OPEN SPACE 'B', LOTS D1-D9,
 AMENDING THE BAE IN LOT E18,
 LOCATED IN SECTIONS 2 AND 11
 TOWNSHIP 4 NORTH, RANGE 1 EAST, S1B & M
 MORGAN COUNTY, UTAH



- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - - - UTILITY EASEMENT
 - - - ADJOINER LINE
 - - - BUILDING SET BACK LINE
 - - - LOT LINE
 - - - CENTERLINE OF ROAD
 - - - ROAD ROW
 - - - CUT/FILL SLOPE EASEMENT
 - - - APPROX. TRAIL



- ABBREVIATIONS**
- ALUM ALUMINUM
 - CL CENTERLINE
 - INT INTERSECTION
 - L LENGTH
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENT
 - POC POINT ON CURVE
 - R RADIUS
 - RAD RADIUS LINE
 - ROW RIGHT OF WAY



DATE: 3-20-2023	PSOMAS	DESIGNED: SRV
PLAT DATE:		DRAWN: SRV
SCALE: 1"=40'		CHECKED: CEA
PROJECT NUMBER: 8SPG020100		11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-3777 (801) 270-5782 (FAX)
RECORDED # 163347		
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:		
DATE: _____	TIME: _____	BOOK: 399 PAGE: 1740
SHEET 4 OF 5		
FEE _____ MORGAN COUNTY RECORDER		

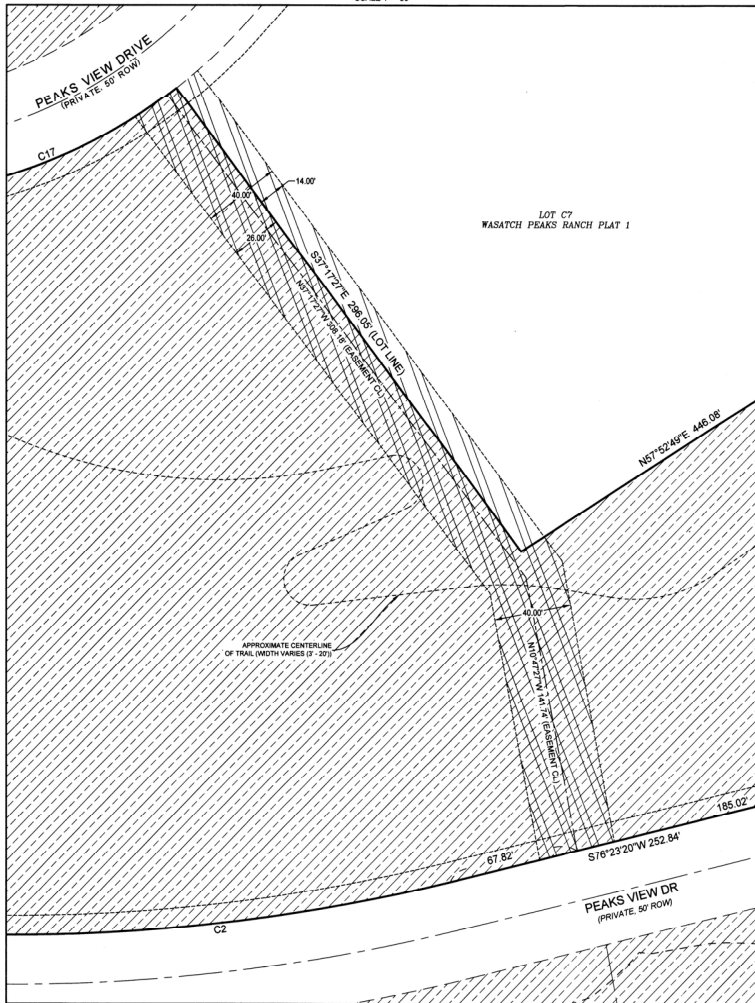
WASATCH PEAKS RANCH LLC
 00-0090-3208

FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT

AMENDING AND RESTATING BOUNDARY DESCRIPTION, OWNER'S DEDICATION,
NOTES, AND EASEMENT NOTES AND AMENDING OPEN SPACE 'B', LOTS D1-D9,
AMENDING THE BAE IN LOT E18,
LOCATED IN SECTIONS 2 AND 11,
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
MORGAN COUNTY, UTAH

Wasatch Peaks Ranch Plat 1, First Amendment Area Calculations

DETAIL "C"
SCALE 1" = 30'



Totals			
Name	Sq Ft	Ac	%
Boundary	2,441,069	56.039	
Lots	53,195	1.221	
Parcels	263,748	6.055	19%
Roads	177,321	4.071	7%
Open Space Parcels	1,545,576	35.482	63%

Parcels		
Name	Sq Ft	Ac
Parcel 4	53,195	1.221
Parcel 5	88,244	2.026
Parcel 6	24,030	0.552
Parcel 7	98,279	2.256
Total	263,748	6.055

Roads		
Name	Sq Ft	Ac
Peaks View Drive	62,212	1.428
North Village Lane	109,500	2.514
Emergency Access	5,608	0.129
Total	177,321	4.071

Open Space Parcels		
Name	Sq Ft	Ac
Open Space B	1,545,576	35.482
Total	1,545,576	35.482

Lots					
Lot Number	Address	Alt Address	Sq Ft	Ac	BAE Sq Ft
D1 A	5512 W North Village Lane		15,909	0.365	
D2 A	5496 W North Village Lane		17,806	0.409	
D3 A	5454 W North Village Lane		18,695	0.429	
D4 A	5432 W North Village Lane		19,062	0.438	
D5 A	5422 W North Village Lane		18,601	0.427	
D6 A	5408 W North Village Lane		19,940	0.458	
D7 A	3496 N North Village Lane		19,442	0.446	
D8 A	3474 N North Village Lane		19,422	0.446	
D9 A	3452 N North Village Lane		19,390	0.445	
D10 A	5435 W North Village Lane		16,320	0.375	
D11 A	5457 W North Village Lane		20,475	0.470	
D12 A	5493 W North Village Lane		18,292	0.420	
E18	5323 W Meadow View Drive	3438 North Peaks View Drive	231,060	5.305	43,732
Total			454,423	10.432	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S79°49'00"E	91.86
L2	S50°54'43"E	78.27
L3	S42°13'53"W	34.80
L4	N33°23'44"W	53.98
L5	S78°53'19"W	50.08
L6	N57°15'54"E	4.02
L7	S24°34'11"E	42.08
L8	S57°15'54"W	4.80
L9	S37°48'45"E	10.05
L10	S57°47'36"W	50.14
L11	N44°54'15"W	10.26
L12	S57°15'54"W	14.72
L13	S89°41'19"W	91.69
L14	S89°41'19"W	148.74
L15	N20°43'28"W	110.98
L16	N03°43'47"W	60.81
L17	N04°09'00"E	47.03
L18	N02°01'42"W	112.48
L19	N03°23'43"W	130.33
L20	N03°13'43"W	119.71
L21	N07°39'13"W	144.73
L22	N06°40'37"W	148.39
L23	N59°24'48"E	24.30

LINE TABLE		
LINE #	DIRECTION	LENGTH
L24	S10°11'00"W	49.12
L25	S20°25'33"E	64.48
L26	S79°53'19"W	50.06
L27	S42°55'31"E	15.77
L28	S57°27'17"W	53.07
L29	S57°15'54"W	50.46
L30	S89°41'19"W	91.69
L31	N19°24'56"W	31.92
L32	N49°32'42"W	25.50
L33	N06°10'45"W	96.64
L34	N07°29'09"W	59.50
L35	N38°54'11"E	99.07
L36	N15°51'10"E	157.34
L37	N03°52'36"W	144.20
L38	N04°13'27"W	157.46
L39	N51°06'59"W	147.99
L40	N74°21'40"W	149.09
L41	S88°13'01"W	127.11
L42	S88°48'22"W	159.25
L43	S48°32'19"W	72.81
L44	S00°00'00"E	96.24
L45	S02°54'29"E	82.27

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.	CH. DIST.
C1	439.61	250.00	100°45'02"	S28°00'50"W	385.12	
C2	236.69	975.00	13°50'56"	S83°18'48"W	235.09	
C3	153.69	975.00	9°01'45"	N85°14'52"W	153.49	
C4	427.57	275.00	89°05'01"	S54°43'31"W	385.79	
C5	44.41	125.00	20°21'15"	S89°38'22"E	44.17	
C6	123.29	175.00	40°21'27"	S39°17'01"E	120.73	
C7	152.69	275.00	31°48'25"	S35°00'31"E	150.71	
C8	107.95	275.00	22°29'25"	S68°38'37"W	107.25	
C9	204.03	125.00	93°31'13"	S33°07'42"W	182.12	
C10	28.56	15.00	109°08'12"	S68°11'00"E	24.44	
C11	5.99	51.00	6°43'42"	N60°37'45"E	5.99	
C12	24.88	15.00	95°02'39"	S69°44'34"W	22.13	
C13	20.38	15.00	77°49'51"	N83°49'11"W	18.89	
C14	127.33	225.00	32°25'25"	S73°28'26"W	125.64	
C15	89.19	125.00	40°51'50"	N69°52'46"W	87.27	
C16	90.94	85.00	61°17'50"	N50°24'11"E	86.66	
C17	494.15	275.00	90°42'13"	S78°36'20"E	410.98	
C18	180.27	300.00	30°36'33"	S05°07'18"E	158.37	
C19	91.72	300.00	17°31'06"	S11°40'00"E	61.37	
C20	361.27	250.00	82°47'48"	S38°29'26"W	330.64	
C21	394.80	150.00	112°37'25"	S23°34'36"W	249.62	
C22	124.03	150.00	47°22'28"	S56°12'05"W	120.52	
C23	170.62	150.00	65°14'57"	S30°06'38"E	161.74	
C24	31.82	150.00	12°09'11"	S38°48'42"E	31.78	
C25	113.18	200.00	32°25'25"	S73°28'36"W	111.68	
C26	123.74	100.00	70°53'43"	N54°51'50"W	115.99	
C27	84.74	250.00	19°25'18"	N09°42'19"W	84.34	
C28	216.35	2000.00	6°11'53"	N03°05'37"W	216.25	
C29	75.12	2000.00	2°09'07"	N01°04'14"W	75.12	
C30	141.23	2000.00	4°02'46"	N04°10'11"W	141.20	
C31	81.42	50.00	93°17'44"	N40°27'18"E	72.71	
C32	40.71	50.00	48°38'52"	N17°07'35"E	39.59	
C33	40.71	50.00	48°38'52"	N83°46'44"E	39.59	
C35	235.62	150.00	90°00'00"	S47°53'50"E	212.13	
C36	179.30	120.00	85°37'52"	S39°55'06"W	163.11	

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.	CH. DIST.
C37	89.89	100.00	51°23'24"	N31°47'27"W	86.72	
C38	148.61	275.00	30°36'33"	S06°07'18"E	145.17	
C39	173.62	325.00	30°36'33"	S05°07'18"E	171.57	
C40	99.37	325.00	17°31'05"	S11°10'00"E	98.98	
C41	84.08	275.00	17°31'05"	S11°10'00"E	83.75	
C42	397.40	275.00	82°47'48"	S38°29'26"W	363.71	
C43	289.49	275.00	60°18'22"	S27°14'43"W	276.27	
C44	325.14	225.00	82°47'48"	S38°29'26"W	297.58	
C45	86.44	110.00	45°01'28"	N72°03'25"W	84.23	
C46	51.77	135.00	21°58'19"	N83°59'24"W	51.45	
C47	23.56	15.00	90°00'00"	S65°11'00"W	21.21	
C48	50.56	135.00	21°58'07"	S62°51'11"E	50.29	
C49	102.39	135.00	43°39'28"	N73°14'21"W	99.92	
C50	15.15	15.00	61°42'08"	S62°27'21"E	15.38	
C51	26.80	75.00	20°19'23"	N76°59'29"E	26.49	
C52	274.89	175.00	90°00'00"	S47°53'50"E	247.49	
C53	86.06	175.00	28°11'01"	N78°46'19"W	85.22	
C54	86.80	175.00	28°25'04"	N05°30'17"E	85.91	
C56	91.06	175.00	20°48'44"	N11°23'23"W	90.03	
C56	106.95	175.00	3°35'12"	N04°12'05"W	106.95	
C57	216.71	145.00	85°37'52"	S39°59'06"W	197.10	
C58	82.19	145.00	32°28'43"	N31°03'22"E	81.10	
C59	84.04	145.00	33°12'32"	N46°11'09"E	82.87	
C60	50.47	145.00	19°58'38"	N72°45'44"E	50.22	
C61	7.75	5.00	88°49'47"	N38°19'09"E	7.70	
C62	78.24	85.00	51°23'24"	N31°47'27"W	73.71	
C63	7.30	5.00	83°37'14"	S80°42'14"W	6.87	
C64	125.21	175.00	40°59'42"	N69°23'28"E	122.56	
C65	96.11	175.00	31°28'02"	N54°37'38"E	94.91	
C66	29.10	175.00	93°14'07"	N79°07'29"E	29.07	
C67	7.30	5.00	83°37'14"	S19°40'32"E	6.87	
C68	142.69	175.00	46°43'07"	S02°46'35"W	138.77	
C69	2.88	175.00	0°32'36"	S29°41'47"W	2.88	
C70	140.01	175.00	45°50'24"	S02°20'17"W	136.31	
C71	20.38	15.00	77°50'48"	N18°20'30"E	18.85	

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.	CH. DIST.
C72	99.03	175.00	32°25'25"	S73°28'36"W	97.72	
C73	92.80	75.00	70°53'43"	N54°51'50"W	86.69	
C74	78.27	225.00	19°25'18"	N09°42'19"W	75.90	
C75	39.72	2025.00	1°07'26"	N00°32'23"W	39.72	
C76	21.95	15.00	83°51'09"	N40°48'28"E	20.05	
C77	7.96	5.00	91°10'13"	S51°40'51"E	7.14	
C78	103.15	115.00	51°23'24"	N31°47'27"E	99.72	
C79	24.58	15.00	90°53'31"	N50°19'12"W	21.92	
C80	99.61	2025.00	2°49'07"	N04°47'00"W	99.60	
C81	92.47	2025.00	2°36'59"	N04°40'56"W	92.47	
C82	7.14	2025.00	0°12'07"	N06°05'30"W	7.14	
C83	44.84	30.00	85°38'14"	N39°58'17"E	40.78	
C84	47.12	30.00	89°59'57"	N47°53'48"W	42.43	
C85	40.71	25.00	93°17'44"	N40°27'18"E	38.38	
C86	196.35	125.00	90°00'00"	S47°53'50"E	178.79	
C87	141.98	95.00	85°37'52"	S39°59'06"W	128.13	
C88	154.67	125.00	70°53'43"	N54°51'50"W	144.99	
C89	65.52	125.00	30°01'53"	S34°25'55"E	64.77	
C90	55.22	275.00	19°25'18"	N09°42'19"W	52.77	
C91	213.65	1975.00	6°11'53"	S00°05'27"E	213.59	
C92	28.35	75.00	20°07'52"	S03°52'37"E	28.22	
C93	17.70	15.00	67°36'22"	S19°51'52"E	16.69	
C94	150.69	85.00	101°34'41"	S79°32'36"W	131.72	
C95	59.78	85.00	40°16'51"	N73°48'29"W	58.53	
C96	39.23	2000.00	1°07'26"	N00°32'23"W	39.23	
C97	35.89	2000.00	1°04'11"	N01°37'57"W	35.89	
C98	42.85	2000.00	1°13'39"	N02°45'37"W	42.85	
C99	107.32	150.00	40°59'42"	S69°23'28"E	105.69	
C100	16.70	150.00	6°22'40"	S39°42'14"W	16.69	
C101	16.70	150.00	6°22'40"	S39°19'28"W	16.69	
C102	122.30	150.00	46°43'07"	S02°46'35"W	118.84	
C103	31.83	150.00	12°09'25"	S26°59'37"E	31.77	
C104	244.84	150.00	93°31'13"	S33°07'42"W	218.59	
C105	50.01	150.00	19°08'12"	S23°11'00"E	49.78	