

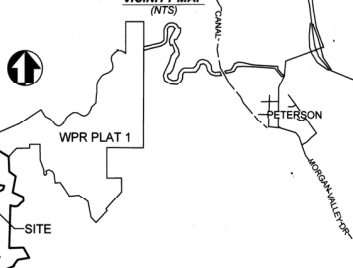
BOUNDARY DESCRIPTION:

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, THE EAST HALF OF SECTION 10, THE WEST HALF OF SECTION 11, THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHERLY CORNER OF LOT 1 OF WASATCH PEAKS RANCH PLAT 1, RECORDED ON MAY 1, 2022 AS ENTRY NO. 160662 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, SAID POINT ALSO BEING 997.65 FEET SOUTH 89°22'17" EAST, ALONG THE SECTION LINE, AND 407.13 SOUTH 07°37'45" WEST FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°51'00" WEST 103.11 FEET, THENCE SOUTH 89°22'17" EAST 510.93 FEET, THENCE SOUTH 03°59'45" EAST 183.83 FEET, THENCE SOUTH 89°22'17" EAST 63.11 FEET, THENCE SOUTH 89°22'17" EAST 62.00 FEET, THENCE SOUTH 42°39'08" WEST 187.08 FEET, THENCE SOUTH 07°01'00" WEST 66.36 FEET, THENCE SOUTH 88°10'31" WEST 102.83 FEET, THENCE NORTH 89°18'33" WEST 107.69 FEET, THENCE NORTH 88°28'13" WEST 88.97 FEET, THENCE SOUTH 01°50'00" WEST 1847.35 FEET, THENCE NORTH 88°21'51" EAST 534.68 FEET, THENCE SOUTH 89°22'17" EAST 508.23 FEET, THENCE SOUTH 81°01'28" WEST 518.58 FEET, THENCE SOUTH 37°39'54" WEST 290.43 FEET, THENCE SOUTH 49°32'22" EAST 9.34 FEET, THENCE SOUTHEASTERLY 18.08 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°22'42", (CHORD BEARS SOUTH 47°34'10" WEST 1.08 FEET, THENCE SOUTH 44°21'02" WEST 50.00 FEET, THENCE SOUTH 88°48'52" WEST 878.94 FEET, THENCE NORTH 24°18'48" WEST 408.71 FEET, THENCE SOUTH 81°01'28" WEST 518.58 FEET, THENCE NORTHWESTERLY 180.07 FEET ALONG A CENTRAL ANGLE OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°31'16", (CHORD BEARS NORTH 28°44'59" WEST 175.30 FEET, THENCE NORTH 00°49'17" WEST 141.00 FEET, THENCE NORTHWESTERLY 23.02 FEET ALONG A CENTRAL ANGLE OF 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", (CHORD BEARS NORTH 50°49'17" WEST 21.21 FEET, THENCE SOUTH 84°10'43" WEST 10.00 FEET, THENCE NORTH 59°41'16" WEST 50.00 FEET, THENCE SOUTH 84°10'43" WEST 8.88 FEET, THENCE NORTHWESTERLY 28.55 FEET ALONG A CENTRAL ANGLE OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 60°29'14", (CHORD BEARS NORTH 63°09'10" WEST 27.03 FEET, THENCE NORTH 30°23'03" WEST 61.36 FEET, THENCE NORTHWESTERLY 83.4 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°49'68", (CHORD BEARS NORTH 32°31'31" WEST 6.34 FEET, THENCE NORTH 34°39'58" WEST 163.27 FEET, THENCE NORTHWESTERLY 217.81 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°24'54", (CHORD BEARS NORTH 52°22'29" WEST 209.23 FEET, THENCE NORTH 89°20'50" WEST 91.72 FEET, THENCE NORTH 289.82 FEET, THENCE NORTH 85°14'29" WEST 355.28 FEET, THENCE NORTH 03°54'50" WEST 369.30 FEET, THENCE NORTH 42°00'00" WEST 602.22 FEET, THENCE NORTH 38°18'07" EAST 771.79 FEET, THENCE SOUTH 42°53'54" EAST 243.98 FEET, THENCE NORTH 73°32'21" EAST 386.73 FEET, THENCE NORTH 75°12'23" EAST 296.34 FEET, THENCE NORTH 39°58'19" WEST 46.00 FEET, THENCE NORTHEASTERLY 74.24 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°19'23", (CHORD BEARS NORTH 23°47'04" WEST 73.68 FEET, THENCE NORTH 11°37'52" WEST 134.45 FEET, THENCE NORTHWESTERLY 88.90 FEET ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°46'47", (CHORD BEARS NORTH 07°40'02" EAST 91.91 FEET, THENCE NORTHWESTERLY 20.82 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 79°31'28", (CHORD BEARS NORTH 19°22'34" WEST 10.19 FEET, THENCE NORTH 85°23'52" WEST 103.09 FEET, THENCE NORTH 27°28'07" EAST 50.00 FEET, THENCE SOUTH 81°03'37" WEST 70.35 FEET, THENCE NORTHEASTERLY 20.82 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 79°31'28", (CHORD BEARS NORTH 17°52'04" EAST 19.19 FEET, THENCE NORTHEASTERLY 140.18 FEET ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°08'49", (CHORD BEARS NORTH 53°32'24" EAST 153.75 FEET, THENCE NORTH 73°14'51" WEST 122.66 FEET, THENCE NORTHEASTERLY 125.54 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 57°32'41", (CHORD BEARS NORTH 44°27'29" EAST 120.33 FEET, THENCE NORTH 15°41'08" EAST 110.88 FEET, THENCE NORTH 79°49'40" WEST 346.03 FEET, THENCE NORTH 17°44'17" WEST 281.41 FEET, THENCE NORTH 07°42'07" WEST 323.79 FEET, THENCE SOUTH 81°03'37" WEST 70.35 FEET, THENCE SOUTH 60°02'20" WEST 78.33 FEET, THENCE NORTH 09°31'12" WEST 53.12 FEET, THENCE NORTHEASTERLY 81.34 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°30'48", (CHORD BEARS NORTH 88°07'19" EAST 23.87 FEET, THENCE NORTH 88°22'41" EAST 10.00 FEET, THENCE NORTHEASTERLY 20.38 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 77°59'48", (CHORD BEARS NORTH 47°27'18" EAST 16.86 FEET, THENCE NORTHERLY 47.82 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°39'28", (CHORD BEARS NORTH 16°19'38" EAST 47.47 FEET, THENCE NORTH 24°07'20" EAST 168.61 FEET, THENCE NORTHERLY 140.28 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°17'57", (CHORD BEARS NORTH 08°01'39" WEST 133.03 FEET, THENCE SOUTH 19°42'14" WEST 16.25 FEET, THENCE SOUTH 07°59'59" WEST 14.22 FEET, THENCE SOUTH 74°32'24" WEST 38.45 FEET, THENCE SOUTH 42°54'08" WEST 189.68 FEET, THENCE NORTH 29°32'02" WEST 492.25 FEET, THENCE NORTH 22°24'18" EAST 230.22 FEET, THENCE NORTH 40°28'14" EAST 14.25 FEET, THENCE NORTH 89°21'14" EAST 304.15 FEET, TO THE WESTERLY BOUNDARY OF FORESAID WASATCH PEAKS RANCH PLAT 1; THENCE, ALONG THE BOUNDARY OF SAID WASATCH PEAKS RANCH PLAT 1 THE FOLLOWING TEN (10) COURSES: 1) SOUTHERLY 4.42 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°46'41", (CHORD BEARS SOUTH 01°07'07" EAST 4.42 FEET); 2) SOUTHERLY 0°46'41" EAST 31 FEET; 3) SOUTHERLY 40.06 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°20'48", (CHORD BEARS SOUTH 04°06'22" EAST 40.03 FEET); 4) SOUTH 07°05'47" EAST 26.36 FEET; 5) SOUTH 89°04'13" WEST 50.00 FEET; 6) SOUTH 09°04'13" WEST 4.42 FEET; 7) SOUTH 89°04'13" WEST 20.75 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 79°16'40", (CHORD BEARS SOUTH 39°32'33" WEST 15.14 FEET); 8) SOUTH 19°49'07" EAST 50.33 FEET; THENCE SOUTHWESTERLY 74.79 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°54'07", (CHORD BEARS SOUTH 52°04'29" WEST 74.02 FEET); 10) SOUTH 59°34'50" EAST 64.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 127.80 ACRES

VICINITY MAP (NTS)



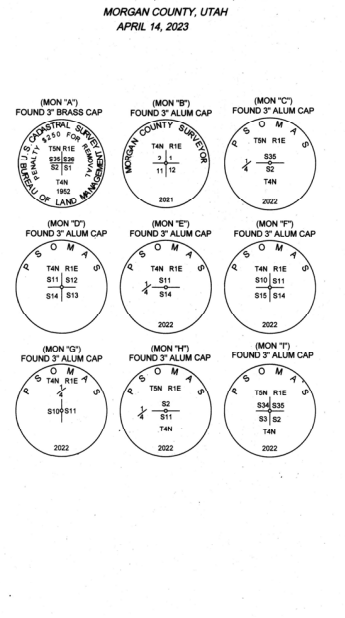
SHEET

1 OF 10

FINAL PLAT WASATCH PEAKS RANCH PLAT 2A

LOCATED IN SECTIONS 2, 10, 11 AND 14 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

APRIL 14, 2023



SURVEY NARRATIVE:

- 1. THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF WASATCH PEAKS RANCH, LLC.
2. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO LOTS, PARCELS, OPEN SPACES AND PRIVATE ROADS.
3. BASIS OF BEARINGS IS N00°27'24"E BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
4. A 2-FOOT 5/8" REBAR WITH A "PSOMAS" CAP HAS BEEN SET AT PROPERTY CORNERS.
5. TRAIL EASEMENTS SHOWN ARE THE APPROXIMATE CENTERLINE OF TRAILS, WHICH UPON COMPLETION MAY VARY BETWEEN 3'-20' WIDE. (SEE NOTE 18 ON SHEET 2).
6. A RECORD OF SURVEY HAS BEEN RECORDED WITH THE MORGAN COUNTY RECORDER AS SURVEY NO. 51013.

LEGEND

- BOUNDARY LINE
SECTION LINE
QUARTER-SECTION LINE
ADJOINER LINE
LOT LINE
ROAD ROW
SECTION CORNER (FOUND)
SECTION CORNER (CALCULATED)

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE } S.S. THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF April 2023, BY ED SCHULTZ IN HIS CAPACITY AS AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

PSOMAS MORGAN COUNTY ATTORNEY APPROVED TO FORM SIGNED THIS 21st DAY OF April 2023

MORGAN COUNTY PLANNING COMMISSION THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE MORGAN COUNTY PLANNING COMMISSION SIGNED THIS 21st DAY OF April 2023

MORGAN COUNTY ENGINEER APPROVED THIS 10 DAY OF April 2023

MORGAN COUNTY COMMISSION THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE OWNERS NAME ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSION OF MORGAN COUNTY, UTAH SIGNED THIS 24 DAY OF April 2023

MORGAN COUNTY SURVEYOR I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS 20 DAY OF April 2023

DATE 4-14-2023 SCALE NTS PROJECT NO. RSP0201000 DESIGNED: SRV CHECKED: CEK MORGAN COUNTY ATTORNEY

DATE 4-14-2023 SCALE NTS PROJECT NO. RSP0201000 DESIGNED: SRV CHECKED: CEK MORGAN COUNTY ATTORNEY

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SURVEYOR'S CERTIFICATE

I, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 86, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, HOLDING LICENSE NO. 04488, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HERewith, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE HEREBY SUBMITTED SAID SURVEY TO THE MORGAN COUNTY RECORDER.



OWNER'S DEDICATION

OWNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("WPR") IS OWNER OF CERTAIN LAND DESCRIBED HEREIN ("PROPERTY") AND IS DECLARING, AS DEFINED IN AND PURSUANT TO THAT CERTAIN MAP OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR WASATCH PEAKS RANCH DATED APRIL 6, 2022 AND RECORDED MAY 1, 2022 IN THE OFFICIAL RECORDS OF THE MORGAN COUNTY RECORDER'S OFFICE, MORGAN COUNTY, UTAH (OFFICIAL RECORDS) AS ENTRY NO. 14683, SUBMITTED BY THE SUPPLEMENTAL DECLARATION DATED [10/11/2022] AND RECORDED IN THE OFFICIAL RECORDS AS ENTRY NO. [04/13/2023] AND THE SUPPLEMENTAL DECLARATION RECORDED IN THE OFFICIAL RECORDS CONCURRENTLY HEREWITH OR IMMEDIATELY HEREAFTER (COLLECTIVELY, "DECLARATION"), AS THE SAME MAY BE AMENDED FROM TIME TO TIME, OF A PRIVATE PLANNED RECREATIONAL COMMUNITY KNOWN AS WASATCH PEAKS RANCH ("PROJECT"), WHICH PROJECT IS, AS OF THE DATE OF THIS PLAT, UNDER DEVELOPMENT ON THE PROPERTY. IN FURTHERANCE OF SUCH DEVELOPMENT, WPR HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS, PARCELS, OPEN SPACES, STREETS, ROADS, AND EASEMENTS TO BE KNOWN AS SET FORTH AS:

WPR FURTHER RECEIVED FOR THE BENEFIT OF THE DISTRICTS, BLANKET EASEMENTS OVER, UPON, AND UNDER THE BARS FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED TO ADDRESS EMERGENCY SITUATIONS AND TO FULFILL THE DISTRICTS' DUTIES AND OBLIGATIONS PURSUANT TO UTAH LAW, THAT CERTAIN DEVELOPMENT AGREEMENT DATED OCTOBER 30, 2018, BETWEEN MORGAN COUNTY, UTAH ("COUNTY") AND WPR, RECORDED IN THE OFFICIAL RECORDS ON NOVEMBER 7, 2018 AS ENTRY NO. 14633, AS AMENDED BY THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT, DATED NOVEMBER 6, 2021, AND RECORDED IN THE OFFICIAL RECORDS AS ENTRY NO. 158611 (COLLECTIVELY, "DEVELOPMENT AGREEMENT") AS THE SAME MAY BE AMENDED FROM TIME TO TIME, THE DECLARATION AND ANY AND ALL OTHER AGREEMENTS CREATING SUCH DUTIES AND OBLIGATIONS IN THE DISTRICTS FOR THE BENEFIT OF WPR, ASSOCIATION, CLUB, AND LOT OWNERS. WPR FURTHER RESERVES THE RIGHT TO MODIFY AND AMEND SUCH EASEMENTS AS PERMITTED PURSUANT TO THE DEVELOPMENT AGREEMENT, DECLARATION, AND ALL APPLICABLE LAWS. WPR FURTHER RESERVES ALL RIGHTS AND INTERESTS WHATSOEVER AS ARE RESERVED TO WPR PURSUANT TO THE DEVELOPMENT AGREEMENT AND DECLARATION.

NOTWITHSTANDING THE PRIVATE NATURE OF THE PRIVATE ROADS, BY THE RECORDING OF THIS PLAT, WPR HEREBY GRANTS AND DEDICATES TO EMERGENCY SERVICE PROVIDERS NON-EXCLUSIVE EASEMENTS OVER, ALONG, AND ACROSS PRIVATE ROADS DESIGNATED HEREOF FOR THE PURPOSES OF PROVIDING ACCESS FOR ALL EMERGENCY SERVICES TO THE PROPERTY.

EXECUTED THIS 19th DAY OF April 2023

WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: [Signature] NAME: ED SCHULTZ ITS AUTHORIZED

WASATCH PEAKS RANCH PLAT 2A LOCATED IN SECTIONS 2, 10, 11 AND 14 OF TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORGAN COUNTY, UTAH

RECORDED # 163354 STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF: Wasatch Peaks Ranch LLC DATE: May 1, 2023 Time: 11:17 am BOOK: 399 PAGE: 1278 \$568.00 Deputy M. M. M. MORGAN COUNTY RECORDER

- 1. DEFINED TERMS: TERMS DEFINED IN THE OWNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD (ANY THE SAME) WHEN USED IN THESE PLANS OR 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. AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
- 5. GOVERNING DOCUMENTS: THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL GOVERNING DOCUMENTS WHICH INCLUDE THIS PLAN, THE DECLARATION, BYLAWS FOR THE ASSOCIATION AND THE RULES AND REGULATIONS OF THE ASSOCIATION, THE 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 PLAN, 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 FORFEITURE.
- 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 OBSERVATION OF A DESIGN AND DETAIL. A PROCESSOR BY THE LOT OWNERS MUST SUBMIT PLANS FOR ANY AND ALL LOT OWNERS 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 AND CONSIGNEE BUILDINGS WITHIN 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, BARN, AND OTHER STRUCTURES ("ACCESSORY BUILDINGS") ARE PERMITTED WITHIN THE BAE 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") WITHIN THE PROJECT SO LONG AS THE SQUARE FOOTAGE OF ANY PROPERTY OR STRUCTURE WITHIN 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 MAY NOT BE USED AS A FULL-TIME PRIMARY RESIDENCE OF A LOT OWNER, OR BY A FAMILY MEMBER, GUEST, LICENSEE, PERMITTEE, 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 AN INDIVIDUAL OR ENTITY THAT IS NOT THE LOT OWNER, OR (C) LEASED AS A PRIMARY RESIDENCE SEPARATE FROM THE MAIN RESIDENCE.
- 13. MINI RANCHES: LOTS DESIGNATED HEREIN AS "MINI RANCHES" ARE SINGLE FAMILY LOTS THAT MAY, IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT AGREEMENT, CONTAIN A MAIN RESIDENCE AND UP TO TWO ADDITIONAL RESIDENCES ("SECONDARY RESIDENCES") WITHIN THE SQUARE FOOTAGE OF THE IMPROVED LIVING AREA OF ANY SUCH SECONDARY RESIDENCE MAY NOT EXCEED 50% OF THE SQUARE FOOTAGE OF THE IMPROVED LIVING AREA OF THE MAIN RESIDENCE ON THE RESPECTIVE LOT.
- 14. BUILDING ACTIVITY ENVELOPES (BAE): IMPROVEMENTS AND DISTURBANCES ON EACH LOT MUST REMAIN INSIDE THE LOT'S 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 300 ACCESS BETWEEN SUCH OWNERS' RESPECTIVE RESIDENCE AND ADJOINING SKI AND TRAIL EASEMENTS.
- 15. 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 PROCESS TO OBTAIN REQUIRED APPROVALS, AS WELL AS ALL COSTS RELATED TO THE PLAN AMENDMENT OR PARTIAL VACATION AND RE-LET 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.
- 16. WATER, DRAINAGE, AND STREAM CORRIDORS: NATURAL STREAMS, DRAINAGE COURSES, IRRIGATION DITCHES, SWALES, AND SEEPS EXIST WITHIN THE PROPERTY THAT ARE SUBJECT TO VARIOUS LAWS AND REGULATIONS. LOT OWNERS HAVE SOLE RESPONSIBILITY FOR STORM WATER RUNOFF FROM THEIR RESPECTIVE LOTS AND SHALL IMPLEMENT STORMWATER CONTROL DURING CONSTRUCTION TO PREVENT DISCHARGE OF POLLUTANTS. LOT OWNERS MAY NOT IMPROVE OR OTHERWISE ALTER ANY NATURAL STREAMS, STREAM BEDS, CULVERTS, DRAINAGE COURSES, IRRIGATION DITCHES, SWALES, OR SEEPS, WHETHER SHOWN HEREIN OR NOT, UNLESS EXPRESSLY APPROVED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND THE GOVERNING DOCUMENTS. SUCH ALTERATIONS ARE ALSO SUBJECT TO PERMITTING REQUIREMENTS UNDER THE FEDERAL CLEAN WATER ACT, THE STATE STREAM ALTERATION PERMIT PROGRAM, AND OTHER FEDERAL, STATE, AND LOCAL LAWS. LOT OWNERS ARE SOLELY RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS OR OTHER REGULATORY APPROVALS REQUIRED UNDER FEDERAL, STATE AND LOCAL LAW PRIOR TO MAKING ANY SUCH ALTERATIONS.
- 17. EXISTING RIGHTS: AS DESIGNATED ON THIS PLAN, CERTAIN LOTS ARE ENCUMBERED WITH EXISTING DRAINAGE EASEMENTS, IRRIGATION DITCHES, OR BOTH AND RELATED DRAINAGE AND IRRIGATION IMPROVEMENTS ("WATER FACILITIES"). OWNERS OF THESE WATER FACILITIES ("EXISTING OWNERS") HAVE THE RIGHT OF ENTRY TO CLEAN AND MAINTAIN THE WATER FACILITIES ("EXISTING RIGHTS"). LOT OWNERS MAY NOT ENCROACH ON SUCH EXISTING RIGHTS OR OTHERWISE IMPROVE ANY EXISTING OWNERS' ABILITY TO ACCESS AND MAINTAIN THE WATER FACILITIES. LOT OWNERS MAY NOT TAKE ANY ACTION THAT INTERFERES WITH THE EXISTING OWNERS' EXISTING RIGHTS OR WATER FACILITIES, OR ANY OTHER RIGHTS RELATED TO THE FOREGOING.
- 18. PRIVATE ROADS: ALL ROADS WITHIN THE PROPERTY ARE PRIVATE ROADS AND HAVE BEEN OR WILL BE CONSTRUCTED BY WPR. WPR PLANS TO CONVEY CERTAIN EASEMENTS AND RIGHT-OF-WAY OVER THE PRIVATE ROADS TO THE PROJECT AND THE UNDERLYING FEE INTEREST IN THE PRIVATE ROADS TO THE ASSOCIATION. THE ASSOCIATION AND THE R&F DISTRICT SHALL BE RESPONSIBLE FOR ALL ONGOING MAINTENANCE, REPAIR AND Ongoing MAINTENANCE OF PRIVATE ROADS. PRIVATE ROADS IDENTIFIED ON THIS PLAN, LOT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS, CHARGES AND FEES ASSOCIATED WITH PRIVATE ROAD CONNECTION, MAINTENANCE AND OPERATIONS, AS APPROVED AND ASSESSED BY THE ASSOCIATION FROM TIME TO TIME, AND AS MAY BE ASSESSED BY THE R&F 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.

- 19. 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 SHALL BE SUBJECT TO THE DESIGN, CONSTRUCTION AND INSTALLATION 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 REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF THE WET UTILITY FACILITIES. ADDITIONALLY, WPR PLANS TO CONVEY CERTAIN EASEMENTS AND RIGHTS OF WAY OVER CERTAIN PORTIONS OF THE PROPERTY TO THE UTILITY DISTRICT TO ACCESS TO AND MAINTENANCE OF THE WET UTILITY FACILITIES. LOT OWNERS MAY NOT INHIBIT ACCESS TO OR USE OF ANY WET UTILITY FACILITIES IN ANY WAY. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS, CHARGES AND FEES ASSOCIATED WITH PRIVATE ROAD CONNECTION, MAINTENANCE AND OPERATIONS, 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.
- 20. ROCKY MOUNTAIN POWER EASEMENT - NO ENCROACHMENT: THERE IS A GRANT OF EASEMENT FROM WPR TO ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP, AN OREGON LIMITED LIABILITY CORPORATION ("RMP") DATED APRIL 0, 2022 AND RECORDED IN THE OFFICIAL RECORDS ON MAY 3, 2022 AS ENTRY NO. 149303. THIS EASEMENT RELATES TO THE CONSTRUCTION, OPERATION AND MAINTENANCE OF AND OVER AND UNDER THE ENTIRE PROPERTY, EXCEPTING ALL BAES ("RMP EASEMENT AREA") FOR THE LIMITED PURPOSES OF CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, MAINTAINING, AND REPAIRING ELECTRIC FACILITIES ("ELECTRIC FACILITIES") AND/OR CONDUCTING 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 THE LOCATION OF THE ACTUAL DEPICTION OF UTILITY EASEMENTS ON THE PLAT, THE RMP EASEMENT AREA SHALL BE CONSIDERED TO CONSIST ONLY OF THOSE PORTIONS OF THE PROPERTY 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 INFILTRATE ON LOTS, OPEN SPACE, COMMON ELEMENTS, PRIVATE ROADS, SHARED DRIVEWAYS, PRIVATE LANES, AND OTHER EASEMENTS AS DEPICTED ON THIS PLAN, BEING ON ACTUAL NOTICE, NO LOT OWNER HAS STANDING TO CLAIM ENCROACHMENT OR TO REQUEST REPAIR, REPLACEMENT, OR MAINTENANCE OF SUCH ELECTRIC FACILITIES BE RELOCATED, OR OTHERWISE INTERFERE WITH SUCH ELECTRIC FACILITIES.
- 21. ROCKY MOUNTAIN POWER EASEMENT - NOT A PUBLIC DEDICATION: REGARDLESS OF RMP'S STATUS AS A PUBLIC UTILITY PURSUANT TO UTAH LAW, NOTHING IN THIS PLAN OR IN THE RMP EASEMENT SHALL BE CONSTRUED AS A GRANT OR 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.
- 22. LOT-SPECIFIC UTILITY FACILITIES: THE FULL COST AND EXPENSE OF THE DESIGN, INSTALLATION, CONSTRUCTION, OPERATION AND ONGOING MAINTENANCE OF SUCH UTILITY FACILITIES RELATED TO OR ARISING FROM UTILITY LATERALS AND UTILITY SERVICES INCLUDING SEWER, WATER, GAS, ELECTRIC AND DATA/CUM FROM THE LATERAL CONNECTION POINTS WITHIN THE UTILITY EASEMENTS TO EACH LOT OWNERS' RESIDENCE OR OTHER IMPROVEMENTS LOCATED ON EACH CONNECTION SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER RESPECTIVE TO THAT OWNER'S LOT.
- 23. 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.
- 24. FIRE PREVENTION AND PROTECTION: LOT OWNERS SHALL COMPLY WITH THE FIRE PREVENTION AND PROTECTION STANDARDS ("FPP STANDARDS") CONTAINED IN THE DEVELOPMENT AGREEMENT AND GOVERNING DOCUMENTS, WHICH REQUIREMENTS INCLUDE, 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 FIRE PREVENTION AND PROTECTION GUIDELINES; AND PLANTING AND MAINTAINING LETTER OF CREDIT GUARANTEE AND EXPENSE OF COMPLYING WITH SUCH REQUIREMENTS SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER RESPECTIVELY.
- 25. PRIVATE LANES: 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 APPLICABLE TO THE CONSTRUCTION AND MAINTENANCE OF PRIVATE OR PUBLIC ROADS ("COUNTY STANDARDS"). WPR SHALL CONSTRUCT PRIVATE LANES, AND THE ASSOCIATION SHALL PROVIDE ONGOING OPERATION AND MAINTENANCE OF PRIVATE LANES. THE ASSOCIATION HAS THE RIGHT TO CHARGE OWNERS OF THE PRIVATE LANE LOTS APPROXIMATE INCREMENTAL ASSESSMENTS FOR ANY AND ALL COSTS RELATED TO OR ARISING FROM THE ONGOING REPAIR, OPERATION AND MAINTENANCE OF PRIVATE LANES. THE COUNTY SHALL NOT ACCEPT ANY DEDICATION OF, TAKE CONTROL OF, OR OTHERWISE PROVIDE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF ANY PRIVATE 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 PLANS AND APPROVALS: DRIVEWAY GRADES SHALL NOT EXCEED 12% AND ALL DRIVEWAY LOCATIONS AND GRADING SHALL BE CONSISTENT WITH THE DRIVEWAY LOCATIONS PROVIDED IN 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 REQUIRE WRITTEN APPROVAL. IN ACCORDANCE WITH THE GOVERNING DOCUMENTS, THE FULL COST AND EXPENSE TO DESIGN AND PROCESS 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 STREETLIGHTS SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER, RESPECTIVELY.
- 27. 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 ANY KIND WHATSOEVER SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER FOR THAT OWNER'S LOT. RESPECTIVELY, OWNERS OF LOTS WITH DRIVEWAYS THAT PROVIDE ACCESS NEAR PRIVATE ROAD SLOPES THAT, IN THE SOLE AND ABSOLUTE DISCRETION OF THE R&F DISTRICT, POSE A SAFETY RISK SHALL BE REQUIRED TO INSTALL A GUARDRAIL ADJACENT TO THE DRIVEWAY INTERSECTION IN CONFORMANCE WITH THE STANDARDS ESTABLISHED IN THE GOVERNING DOCUMENTS.
- 28. SHARED DRIVEWAYS: SHARED DRIVEWAYS ARE DRIVEWAYS THAT SERVE TWO SEPARATE LOTS. ALL COSTS AND EXPENSES RELATED TO OR ARISING FROM THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF SHARED DRIVEWAYS SHALL BE BORNE EXCLUSIVELY BY THE LOT OWNERS USING THE SHARED DRIVEWAY PURSUANT TO DATED DRIVEWAY MAINTENANCE AGREEMENTS THAT WILL BE RECORDED IN THE OFFICIAL RECORDS. SUCH SHARED DRIVEWAY MAINTENANCE AGREEMENTS SHALL SPECIFY THE LOCATION OF SHARED MAINTENANCE AREAS THAT MAY BE USED IN CONNECTION WITH THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF SHARED DRIVEWAYS.
- 29. DRIVEWAY BRIDGES: CERTAIN LOTS MAY REQUIRE ONE OR MORE BRIDGES OR OTHER IMPROVEMENTS OVER CULVERTS, STREAMS, OR IRRIGATION DITCHES CROSSING OR OTHERWISE ENCROACHING ON THE RESPECTIVE LOTS' DRIVEWAY ACCESS. THE COST OF WHICH THE RESPECTIVE LOT OWNERS SHALL BE RESPONSIBLE. FURTHER, RESPECTIVE LOT OWNERS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PERMITTING REQUIREMENTS FOR ANY ALTERATION PROJECT AND SHALL BEAR ALL COSTS RELATED TO IT THE SAME.
- 30. DRIVEWAY APPROX: 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 OWNER'S SOLE RISK AND AT HIS/HER OWNERS' RISK, 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.

- 31. 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, LIFT STATIONS, SWITCHES, ELECTRICAL TRANSFORMERS, MOUNTAIN BUILDINGS, AND LUNCTION BOXES IS PROHIBITED. THE FULL COST OF MITIGATION, REPAIRS, AND REPLACEMENT OF ANY AREAS OR EQUIPMENT DAMAGED DUE TO SNOW STORAGE OR PLOWING SHALL BE BORNE ENTIRELY BY THE LOT OWNER ENGAGING OR AUTHORIZING OTHERS TO ENGAGE IN THE PLOWING AND STORAGE ACTIVITIES RESULTING IN SUCH DAMAGE OR LOSS.
- 32. 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 LOT ("SNOW STORAGE AREA"). THE SNOW STORAGE AREA SHALL BE EQUAL TO TWENTY-FIVE PERCENT (25%) OF THOSE PORTIONS OF THE LOT THAT WILL BE PLOWED. THE SUFFICIENCY OF SUCH SNOW STORAGE AREA SHALL BE DETERMINED AS DETAILED IN THE GOVERNING DOCUMENTS.
- 33. RESPONSIBILITY FOR CERTAIN OTHER IMPROVEMENTS: INASMUCH AS THEY ARE NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS, GATHERUSES AND ASSOCIATED GATES, MONUMENT ENTRY FEATURES, 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, INCLUDING LANDSCAPING OR OTHER IMPROVEMENTS UNDER THE SUPERVISION AND AT THE DIRECTION OF A LOT OWNER OR THE LOT OWNERS LOT RESPECTIVELY, SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.
- 34. OPEN SPACE: CERTAIN PARCELS HAVE BEEN DESIGNATED AS OPEN SPACE AREAS, WHICH HAVE BEEN OR SOON HEREAFER 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.
- 35. GEOLOGICAL: EACH LOT OWNER IS REQUIRED TO OBTAIN A GEOLOGICAL REPORT PREPARED BY A LICENSED GEOLOGICAL ENGINEER FAMILIAR WITH THE PROPERTY'S GEOLOGY AND SPECIFIC TO THEIR LOT, PLANNED DESIGN, 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.
- 36. 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.
- 37. 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 LINE OWNERS, THE RIGHTS TO UNILATERALLY AMEND OR MODIFY (A) THE PROPERTY'S ZONING ENTITLEMENTS, DEVELOPMENT AGREEMENT AND CONCEPTUAL PLANS, (B) THIS PLAN, SO LONG AS SUCH AMENDMENTS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LAW, AND (C) EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS.
- 38. 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(C)).
- 39. CONSENT: ANY CONSENT, AUTHORIZATION OF APPROVAL REQUIRED IN THIS PLAN SHALL BE IN WRITING IN ORDER TO BE EFFECTIVE. ANY REFERENCE IN THIS PLAN 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.
- 40. NO COUNTY MAINTENANCE: THE COUNTY IS NOT RESPONSIBLE FOR ANY MAINTENANCE WITHIN THE PROPERTY.
- 41. ADJACENT AGRICULTURAL LAND: CERTAIN LAND ADJACENT AND CONTIGUOUS TO THE PROPERTY MAY BE SUBJECT TO CERTAIN PROTECTIONS FOR FARMING, RANCHING 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, VIBRATIONS OR OTHER CONDITIONS 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.

- 42. RESERVED PARCEL: SUBJECT TO THE TERMS AND CONDITIONS OF THE GOVERNING DOCUMENTS AND IN CONFORMANCE WITH ALL STATE AND LOCAL LAWS, PARCEL A IS RESERVED FOR ALL FUTURE PERMITTED DEVELOPMENTS.

**FINAL PLAT  
WASATCH PEAKS RANCH PLAT 2A**  
LOCATED IN SECTIONS 2, 10, 11 AND 14  
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLS B & M  
MORGAN COUNTY, UTAH

**EASEMENT NOTES:**

PURSUANT TO THE DECLARATION AND THE OWNER'S 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 1-7 BELOW ("RESERVED EASEMENTS") ON, OVER, UNDER AND ACROSS VARIOUS EASEMENT AREAS WITHIN THE PROPERTY AND ALSO DESCRIBED IN ITEMS 1-7 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 ALIENATE THE RESERVED EASEMENTS IN WHOLE OR IN PART;
- (C) THE RIGHT TO CONVEY ADDITIONAL NON-EXCLUSIVE EASEMENTS, SUBEASEMENTS, AND LICENSES, ON, OVER, OR THROUGH THE RESERVED EASEMENT AREAS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO FULFILL ANY OR ALL OBLIGATIONS OF WPR, THE ASSOCIATION, THE CLUB, OR THE DISTRICTS 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 SKIING AND BIKING TRAILS, SKI TRAILS, BRIDGES, UTILITY TRAIL IMPROVEMENTS, AND OTHER IMPROVEMENTS, 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 PLAN 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 ADMINISTRATIVE CONTROL, AT THE DISCRETION OF THE CLUB.
- 3. GONDOLA EASEMENT: AN EASEMENT AND RIGHT OF WAY AS DEPICTED HEREIN AND DESIGNATED AS "GONDOLA EASEMENT" FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF A GONDOLA AND ALL RELATED EQUIPMENT AND FACILITIES THAT MAY BE CONSTRUCTED AND INSTALLED AT THE DISCRETION OF WPR, OR, AFTER THE EXPIRATION OF THE PERIOD OF ADMINISTRATIVE CONTROL, AT THE DISCRETION OF THE CLUB.
- 4. 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.
- 5. 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 PRIVATE ROADWAYS 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.
- 6. 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 FULFILL THE DISTRICT'S 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.
- 7. BAE EASEMENTS: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE BAES ("BAES EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED TO ADDRESS EMERGENCY SITUATIONS, AND TO FULFILL THE DISTRICT'S DUTIES AND OBLIGATIONS PURSUANT TO UTAH LAW, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS.

DATE: 4-14-2023	DESIGNED: SRV
SCALE: NA	DRAWN: SRV
PROJECT NUMBER: NA	CHECKED: CEA
SHEET: 2 OF 10	FILE NUMBER: 8SP020100

RECORDED # 1633254

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

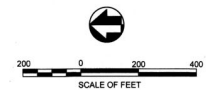
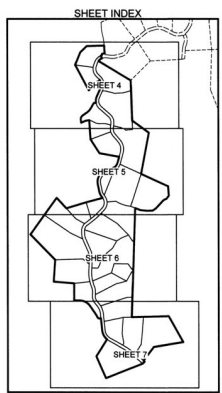
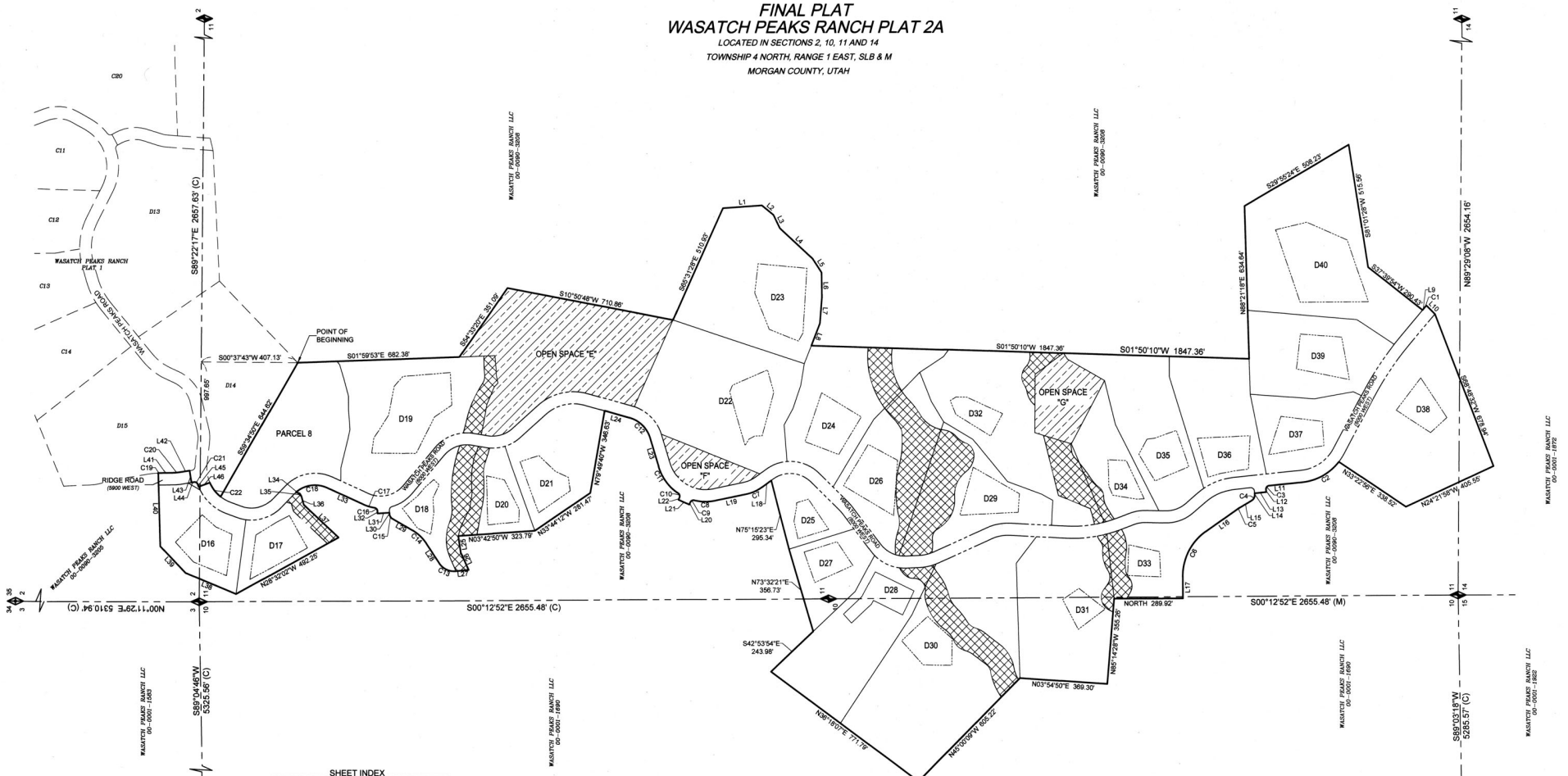
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MORGAN COUNTY RECORDER



**FINAL PLAT**  
**WASATCH PEAKS RANCH PLAT 2A**  
 LOCATED IN SECTIONS 2, 10, 11 AND 14  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
 MORGAN COUNTY, UTAH

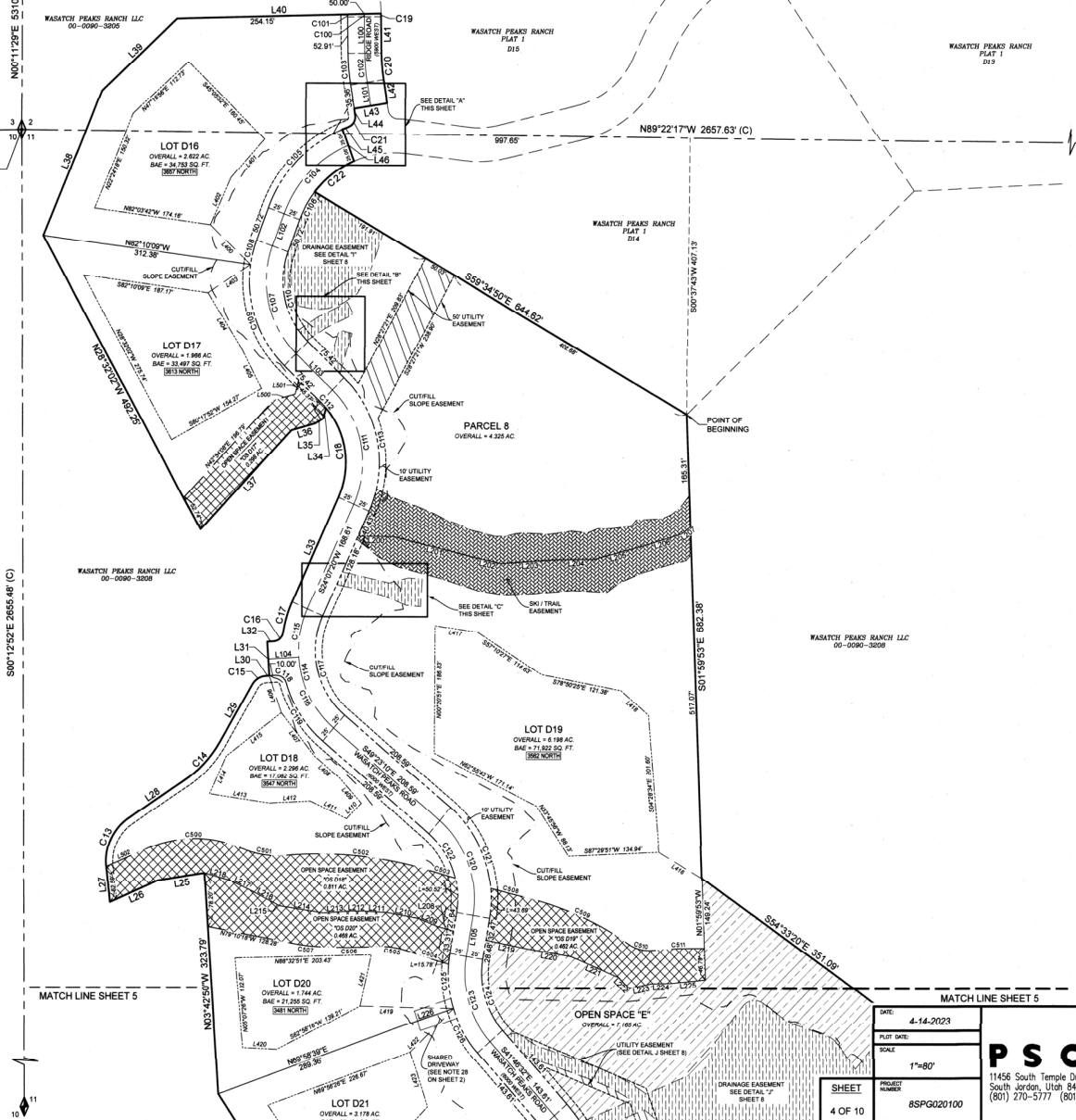
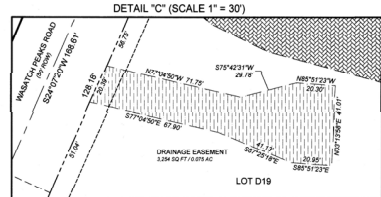
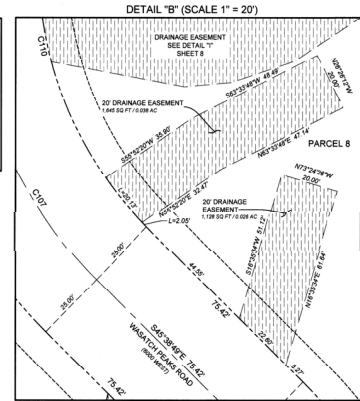
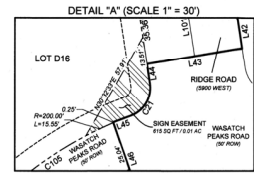


**LEGEND**

	BOUNDARY LINE		SECTION CORNER
	SECTION LINE		SECTION (NOT FOUND)
	QUARTER-SECTION LINE		
	ADJOINER LINE		
	BUILDING ACTIVITY ENVELOPE		
	LOT LINE		
	ROAD RIGHT OF WAY		
	OPEN SPACE EASEMENT		
	OPEN SPACE		

SHEET 3 OF 10	DATE: 4-14-2023 PLOT DATE:	<b>PSOMAS</b> 11456 South Temple Drive, Suite 200 South Jordan, Utah 84095 (801) 270-5777 (801) 270-5782 (FAX)	DESIGNED: SRV DRAWN: SRV CHECKED: CEA	RECORDED # 163354 STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
	SCALE: 1"=200' PROJECT NUMBER: 8SPG020100		DATE: _____ TIME: _____ BOOK: 399 PAGE: 1780 \$ _____ FEE _____ MORGAN COUNTY RECORDER	

**FINAL PLAT**  
**WASATCH PEAKS RANCH PLAT 2A**  
 LOCATED IN SECTIONS 2, 10, 11 AND 14  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
 MORGAN COUNTY, UTAH

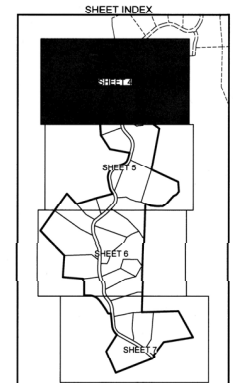


BASIS OF BEARING  
 N89°22'17"W 2657.63' (M)



- LEGEND**
- BOUNDARY LINE
  - - - SECTION LINE
  - - - QUARTER-SECTION LINE
  - - - ADJONER LINE
  - - - BUILDING ACTIVITY ENVELOPE
  - - - LOT LINE
  - - - CENTERLINE OF ROAD
  - - - ROAD ROW
  - - - EASEMENT (AS NOTED)
  - - - UTILITY EASEMENT
  - - - SLOPE EASEMENT
- ◆ SECTION CORNER
  - ◆ SECTION CORNER (NOT FOUND)
- [Hatched Pattern] SKI / TRAIL EASEMENT
  - [Hatched Pattern] DRAINAGE EASEMENT
  - [Hatched Pattern] SIGN EASEMENT
  - [Hatched Pattern] OPEN SPACE
  - [Hatched Pattern] OPEN SPACE EASEMENT
  - [Hatched Pattern] 30' - 60' UTILITY EASEMENT (AS NOTED)

**NOTE:**  
 WHERE THE DRAINAGE EASEMENT AND OPEN SPACE EASEMENT OVERLAP, ONLY THE DRAINAGE EASEMENT HATCH IS SHOWN FOR CLARITY PURPOSES.  
 \* OPEN SPACE EASEMENT  
 \*\* DRAINAGE EASEMENT



DATE:	4-14-2023
PROJ. NAME:	
SCALE:	1"=80'
SHEET:	4 OF 10
PROJECT NUMBER:	8SPG020100

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

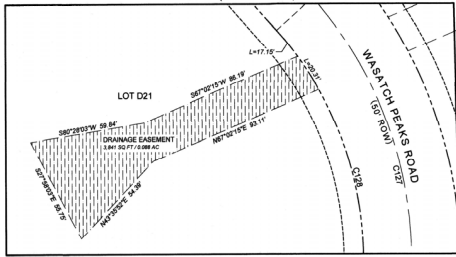
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DRAWN:	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
CHECKED:	CEA	DATE:	TIME:
		BOOK:	399
		PAGE:	17.81
		FEE:	
		MORGAN COUNTY RECORDER	

**FINAL PLAT**  
**WASATCH PEAKS RANCH PLAT 2A**  
 LOCATED IN SECTIONS 2, 10, 11 AND 14  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
 MORGAN COUNTY, UTAH

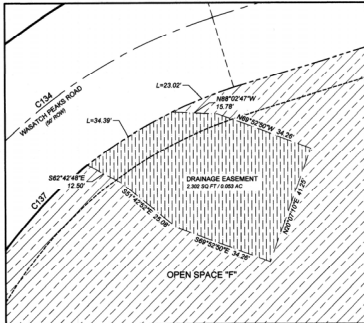
MATCH LINE SHEET 4

MATCH LINE SHEET 4

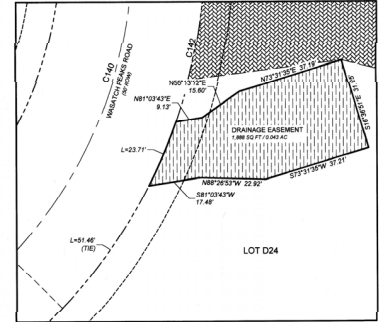
DETAIL "D" (SCALE 1" = 30')



DETAIL "E" (SCALE 1" = 20')



DETAIL "F" (SCALE 1" = 20')



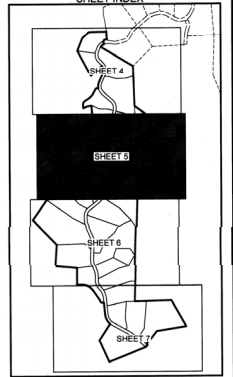
NOTE:  
 WHERE THE DRAINAGE  
 EASEMENT AND OPEN SPACE  
 EASEMENT OVERLAP, ONLY  
 THE DRAINAGE EASEMENT  
 HATCH IS SHOWN FOR  
 CLARITY PURPOSES

\* OPEN SPACE EASEMENT  
 \*\* DRAINAGE EASEMENT

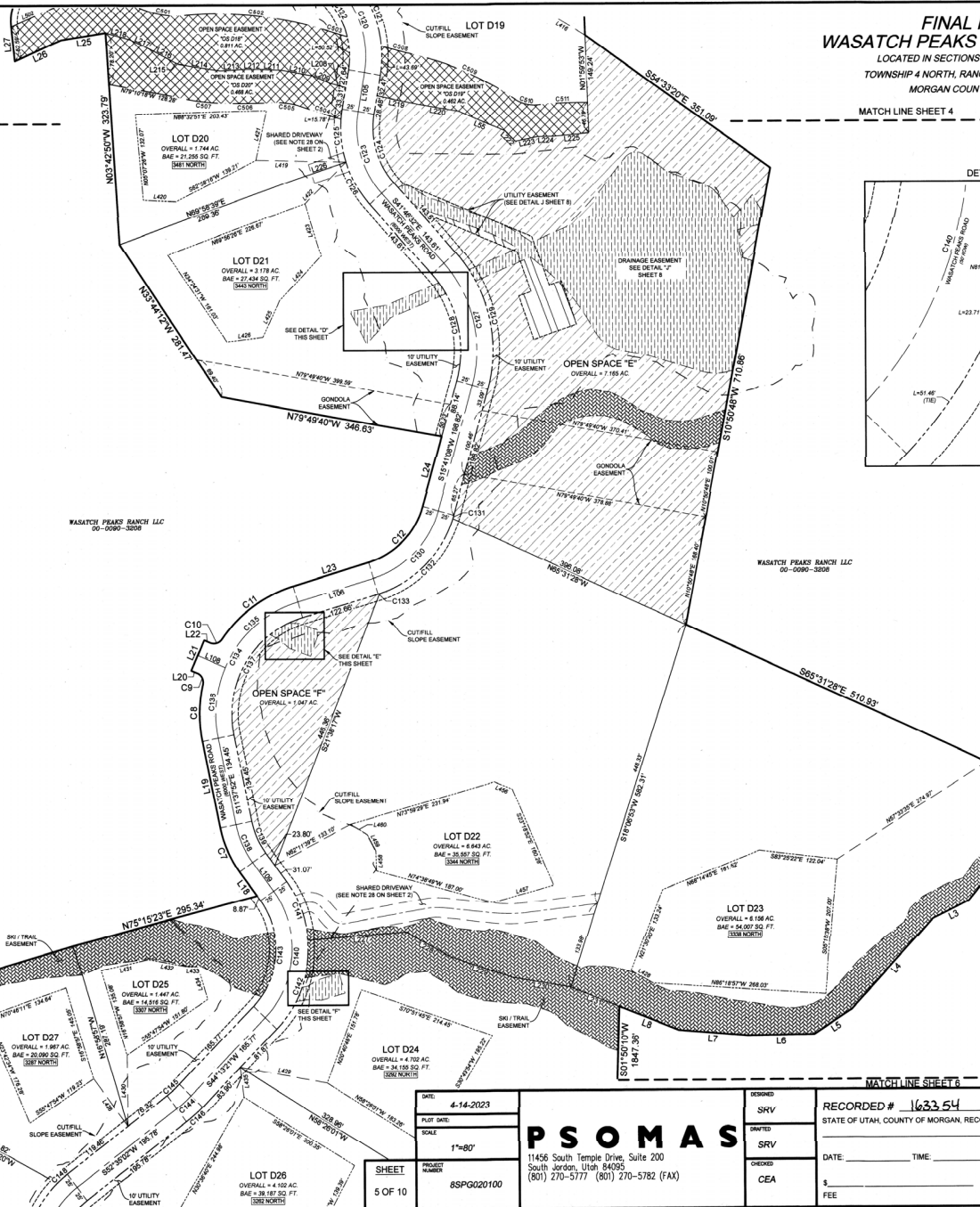


80 0 80 160  
 SCALE OF FEET

SHEET INDEX



- LEGEND**
- BOUNDARY LINE
  - - - SECTION LINE
  - - - QUARTER-SECTION LINE
  - - - ADJONER LINE
  - - - BUILDING ACTIVITY ENVELOPE
  - - - LOT LINE
  - - - CENTERLINE OF ROAD
  - - - ROAD ROW
  - - - EASEMENT (AS NOTED)
  - - - UTILITY EASEMENT
  - - - SLOPE EASEMENT
  - ◆ SECTION CORNER
  - ◆ SECTION CORNER (NOT FOUND)
- [Hatched pattern] SKI / TRAIL EASEMENT
  - [Hatched pattern] DRAINAGE EASEMENT
  - [Hatched pattern] UTILITY EASEMENT (AS NOTED)
  - [Hatched pattern] OPEN SPACE
  - [Hatched pattern] OPEN SPACE EASEMENT



DATE	4-14-2023	DRAWN	SRV
PLAT DATE		DRAFTED	SRV
SCALE	1"=80'	CHECKED	CEA
SHEET	5 OF 10	PROJECT NUMBER	8SPG02100

**PSOMAS**

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

RECORDED # 163354

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: 399 PAGE: 17.97

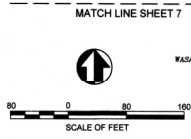
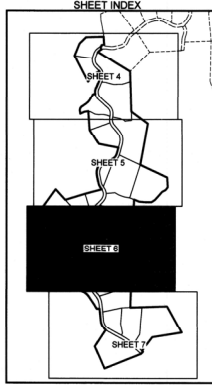
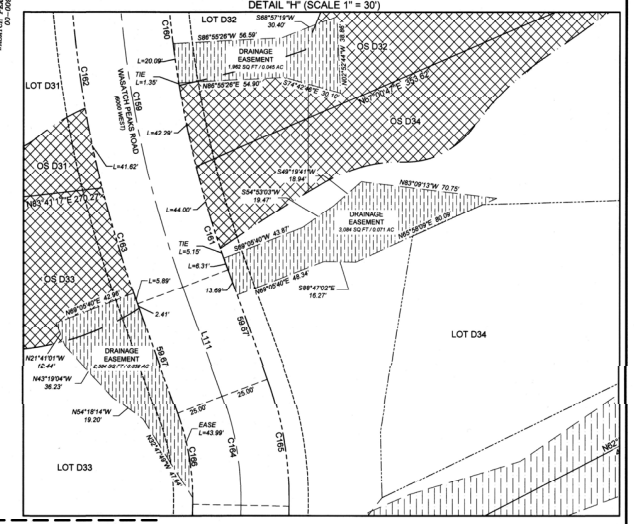
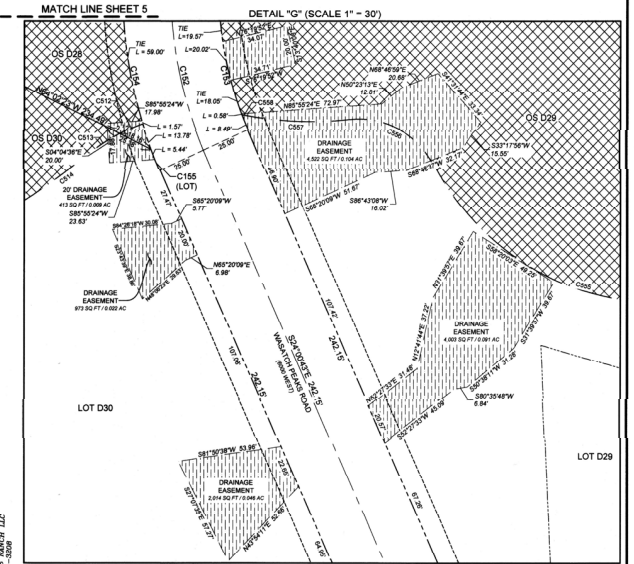
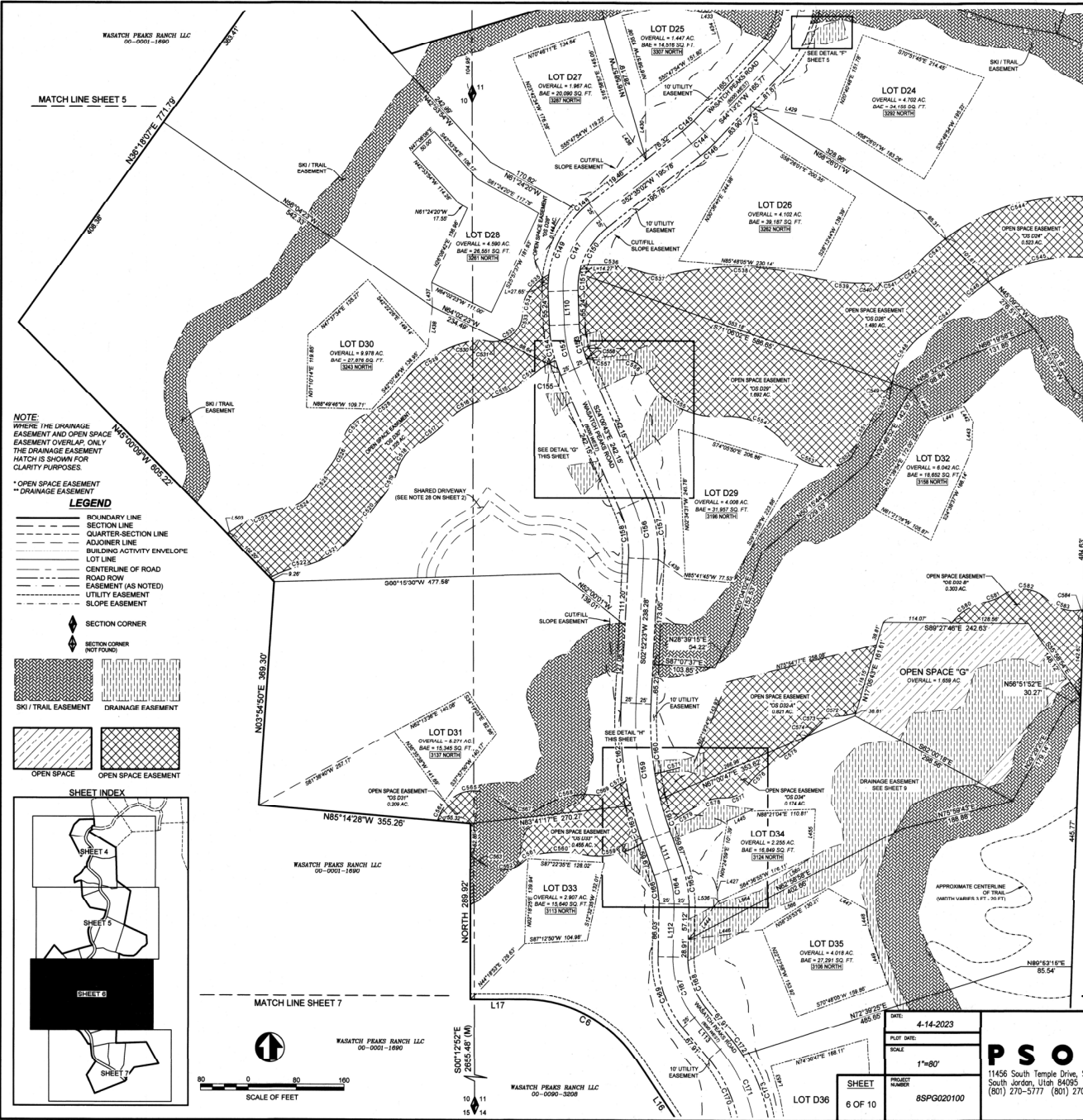
FEE \_\_\_\_\_

MORGAN COUNTY RECORDER

BL 163354 BL 399 Pg. 1282

# FINAL PLAT WASATCH PEAKS RANCH PLAT 2A

LOCATED IN SECTIONS 2, 10, 11 AND 14  
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
MORGAN COUNTY, UTAH



DATE:	4-14-2023
PLAT OR:	
SCALE:	1"=80'
SHEET:	6 OF 10
NUMBER:	8SPG020100

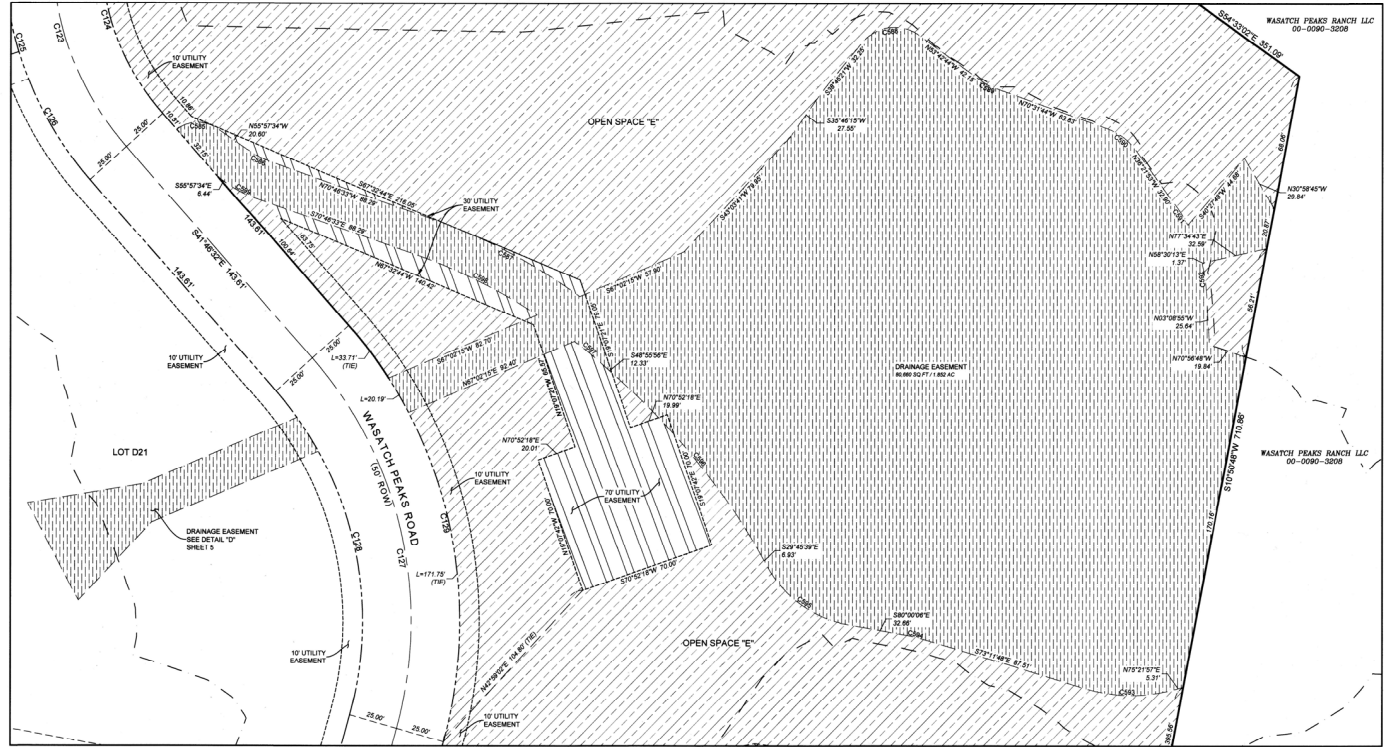
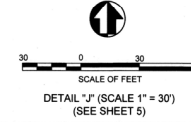
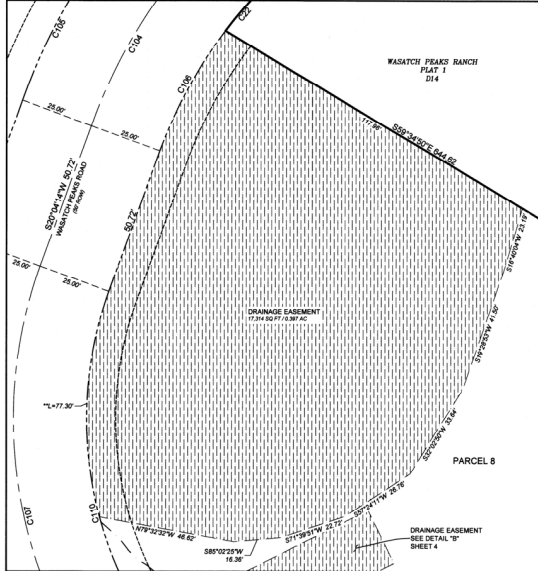
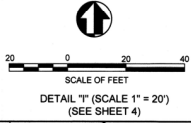
**PSOMAS**

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

DESIGNED:	SRV	RECORDED #	163354
DRAWN:	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
CHECKED:	CEA	DATE:	TIME:
		BOOK:	399
		PAGE:	1283
		MORGAN COUNTY RECORDER	



**FINAL PLAT**  
**WASATCH PEAKS RANCH PLAT 2A**  
 LOCATED IN SECTIONS 2, 10, 11 AND 14  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
 MORGAN COUNTY, UTAH



**LEGEND**

- BOUNDARY LINE
  - - - SECTION LINE
  - · - · QUARTER-SECTION LINE
  - · - · ADJOMER LINE
  - · - · BUILDING ACTIVITY ENVELOPE
  - · - · LOT LINE
  - · - · CENTERLINE OF ROAD
  - · - · ROAD ROW
  - · - · EASEMENT (AS NOTED)
  - · - · UTILITY EASEMENT
  - · - · SLOPE EASEMENT
- ◆ SECTION CORNER
- SKI / TRAIL EASEMENT
  - DRAINAGE EASEMENT
  - OPEN SPACE
  - OPEN SPACE EASEMENT
  - 30' - 30' UTILITY EASEMENT (AS NOTED)

**NOTE:**  
 WHERE THE DRAINAGE  
 EASEMENT AND OPEN SPACE  
 EASEMENT OVERLAP, ONLY  
 THE DRAINAGE EASEMENT  
 HATCH IS SHOWN FOR  
 CLARITY PURPOSES.

\* OPEN SPACE EASEMENT  
 \*\* DRAINAGE EASEMENT

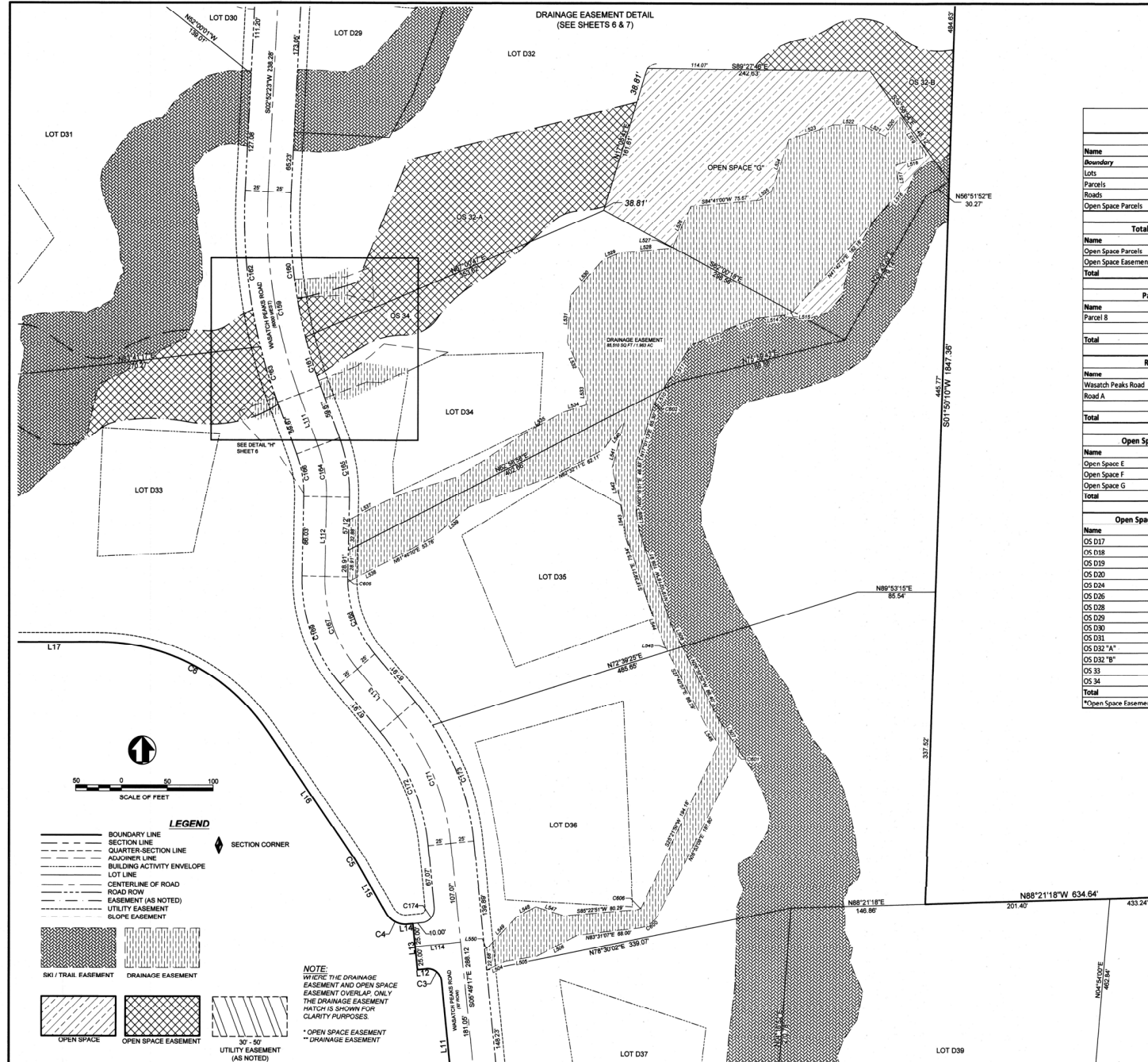
DATE: 4-14-2023	PROJECT DATE:	DESIGNED: SRV	RECORDED # 163354
			SCALE: VARIES
PROJECT NUMBER: 8SPG020100		CHECKED: CEA	DATE: _____ TIME: _____ BOOK: 399 PAGE: 1285
SHEET: 8 OF 10			FEE: _____ MORGAN COUNTY RECORDER

**PSOMAS**

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



**FINAL PLAT**  
**WASATCH PEAKS RANCH PLAT 2A**  
 LOCATED IN SECTIONS 2, 10, 11 AND 14  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
 MORGAN COUNTY, UTAH



**Wasatch Peaks Ranch Plat 2 Area Calculations**

Totals				Lots				
Name	Sq Ft	Ac	%	Lot Number	Address	Sq Ft	Ac	BAE Sq Ft
<b>Boundary</b>	<b>5,566,966</b>	<b>127,800</b>		D16	3657 N Wasatch Peaks Road	114,238	2.623	34,733
<b>Lots</b>	<b>4,624,596</b>	<b>106,166</b>	<b>83%</b>	D17	3613 N Wasatch Peaks Road	85,652	1.966	33,497
<b>Parcels</b>	<b>188,375</b>	<b>4.325</b>	<b>2%</b>	D18	3547 N Wasatch Peaks Road	100,009	2.296	17,082
<b>Roads</b>	<b>324,063</b>	<b>7.439</b>	<b>6%</b>	D19	3562 N Wasatch Peaks Road	269,970	6.198	71,922
<b>Open Space Parcels</b>	<b>429,932</b>	<b>9.870</b>	<b>8%</b>	D20	3481 N Wasatch Peaks Road	75,961	1.744	21,255
<b>Total Open Space Area</b>				D21	3443 N Wasatch Peaks Road	138,428	3.178	27,434
<b>Name</b>	<b>Sq Ft</b>	<b>Ac</b>	<b>%</b>	D22	3338 N Wasatch Peaks Road	289,362	6.643	35,557
<b>Open Space Parcels</b>	<b>429,932</b>	<b>9.870</b>	<b>8%</b>	D23	3338 N Wasatch Peaks Road	268,171	6.156	54,007
<b>Open Space Easement</b>	<b>399,201</b>	<b>9.164</b>	<b>7%</b>	D24	3292 N Wasatch Peaks Road	204,798	4.702	34,155
<b>Total</b>	<b>829,134</b>	<b>19.034</b>	<b>15%</b>	D25	3207 N Wasatch Peaks Road	63,017	1.447	14,516
<b>Parcels</b>				D26	3262 N Wasatch Peaks Road	178,693	4.102	39,187
<b>Name</b>	<b>Sq Ft</b>	<b>Ac</b>		D27	3287 N Wasatch Peaks Road	85,887	1.967	20,981
<b>Parcel 8</b>	<b>188,375</b>	<b>4.325</b>		D28	3261 N Wasatch Peaks Road	199,934	4.590	26,551
<b>Total</b>	<b>188,375</b>	<b>4.325</b>		D29	3196 N Wasatch Peaks Road	174,590	4.008	31,957
<b>Roads</b>				D30	3243 N Wasatch Peaks Road	434,623	9.978	27,876
<b>Name</b>	<b>Sq Ft</b>	<b>Ac</b>		D31	3137 N Wasatch Peaks Road	229,617	5.271	15,345
<b>Wasatch Peaks Road</b>	<b>317,260</b>	<b>7.283</b>		D32	3158 N Wasatch Peaks Road	263,184	6.042	18,652
<b>Road A</b>	<b>6,803</b>	<b>0.156</b>		D33	3113 N Wasatch Peaks Road	126,624	2.907	15,640
<b>Total</b>	<b>324,063</b>	<b>7.439</b>		D34	3124 N Wasatch Peaks Road	98,232	2.255	16,849
<b>Open Space Parcels</b>				D35	3105 N Wasatch Peaks Road	175,051	4.018	27,291
<b>Name</b>	<b>Sq Ft</b>	<b>Ac</b>		D36	3066 N Wasatch Peaks Road	156,173	3.585	29,379
<b>Open Space E</b>	<b>312,887</b>	<b>7.165</b>		D37	3022 N Wasatch Peaks Road	108,501	2.491	26,386
<b>Open Space F</b>	<b>45,600</b>	<b>1.047</b>		D38	2931 N Wasatch Peaks Road	274,423	6.300	23,668
<b>Open Space G</b>	<b>72,245</b>	<b>1.659</b>		D39	3008 N Wasatch Peaks Road	178,807	4.105	31,860
<b>Total</b>	<b>429,932</b>	<b>9.870</b>		D40	2985 N Wasatch Peaks Road	330,880	7.596	87,795
<b>Open Space Easement*</b>				<b>Total</b>		<b>4,624,596</b>	<b>106,166</b>	
<b>Name</b>	<b>Sq Ft</b>	<b>Ac</b>						
<b>OS D17</b>	<b>12,983</b>	<b>0.298</b>						
<b>OS D18</b>	<b>15,307</b>	<b>0.351</b>						
<b>OS D19</b>	<b>20,120</b>	<b>0.462</b>						
<b>OS D20</b>	<b>20,301</b>	<b>0.468</b>						
<b>OS D24</b>	<b>22,781</b>	<b>0.523</b>						
<b>OS D26</b>	<b>64,475</b>	<b>1.480</b>						
<b>OS D28</b>	<b>6,268</b>	<b>0.144</b>						
<b>OS D29</b>	<b>73,696</b>	<b>1.692</b>						
<b>OS D30</b>	<b>57,704</b>	<b>1.325</b>						
<b>OS D31</b>	<b>9,121</b>	<b>0.209</b>						
<b>OS D32 "A"</b>	<b>35,776</b>	<b>0.821</b>						
<b>OS D32 "B"</b>	<b>13,194</b>	<b>0.303</b>						
<b>OS 33</b>	<b>19,816</b>	<b>0.455</b>						
<b>OS 34</b>	<b>7,568</b>	<b>0.174</b>						
<b>Total</b>	<b>399,201</b>	<b>9.164</b>						

DATE: 4-14-2023	DESIGNED: SRV
PLAT DATE:	DRAWN: SRV
SCALE: 1"=50'	CHECKED: CEA
PROJECT NUMBER: 8SPG020100	
<b>PSOMAS</b>	
11456 South Temple Drive, Suite 200 South Jordan, Utah 84095 (801) 270-5777 (801) 270-5782 (FAX)	
RECORDED # 16334	
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
DATE: _____ TIME: _____ BOOK: 399 PAGE: 1286	
SHEET 9 OF 10	MORGAN COUNTY RECORDER

**FINAL PLAT**  
**WASATCH PEAKS RANCH PLAT 2A**  
 LOCATED IN SECTIONS 2, 10, 11 AND 14  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
 MORGAN COUNTY, UTAH

04-14-2023 8:39:59 P. 1287

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S89°59'49"E	163.83	L44	S00°09'47"E	10.00	L225	N84°24'22"E	53.62	L434	S16°58'57"E	51.71	L516	N38°19'20"E	13.40
L2	S39°12'00"W	63.11	L45	S70°10'53"W	10.00	L226	N71°35'55"E	83.41	L435	S07°00'20"E	44.83	L517	N00°18'07"W	27.03
L3	S65°57'00"W	82.07	L46	S19°49'07"E	50.33	L227	N60°37'23"E	152.76	L436	N06°29'24"W	89.82	L518	N73°55'29"E	26.43
L4	S42°30'00"W	187.06	L100	N00°44'59"W	52.91	L228	S61°10'21"E	77.89	L437	N01°39'35"W	39.50	L519	N34°30'37"W	52.25
L5	S97°01'00"W	69.38	L101	N09°09'47"W	35.36	L229	S71°04'45"E	101.73	L438	S08°18'13"W	66.58	L520	S20°37'17"W	27.41
L6	S89°10'31"W	102.83	L102	S20°04'14"W	50.72	L230	S80°22'58"E	91.49	L439	S55°19'56"E	55.08	L521	N63°04'22"W	27.53
L7	N85°18'32"W	107.69	L103	S45°36'49"E	75.42	L231	S88°28'13"E	80.36	L440	S31°33'13"E	59.73	L522	N88°54'13"W	31.14
L8	N68°28'13"W	96.87	L104	N68°22'41"E	45.74	L232	N53°05'34"W	34.37	L441	N67°46'10"E	62.36	L523	S71°23'16"W	52.40
L9	S49°22'22"E	9.54	L105	S08°33'55"W	60.66	L233	N25°56'49"E	37.12	L442	S31°09'46"E	20.41	L524	S18°14'45"W	58.46
L10	S44°21'02"W	50.07	L106	S73°13'49"W	122.66	L400	N45°44'46"W	64.21	L443	S01°20'57"W	44.58	L525	S51°44'46"W	16.69
L11	N05°49'17"W	141.05	L107	N88°21'18"E	146.86	L401	S41°18'27"W	78.49	L444	N38°46'30"E	78.90	L526	S24°13'53"W	48.71
L12	S84°10'43"W	100.00	L108	S66°23'32"E	46.33	L102	S24°50'15"W	75.37	L445	N65°58'00"E	39.84	L527	S24°13'53"W	0.89
L13	N05°49'17"W	50.00	L109	S35°56'15"E	54.87	L404	S56°41'46"W	76.01	L446	N62°33'30"E	124.87	L528	S84°48'55"W	27.07
L14	S84°10'43"W	5.36	L110	S02°10'12"E	55.24	L404	S31°32'02"E	100.19	L447	S61°02'51"E	71.27	L529	S68°59'17"W	50.69
L15	N30°23'03"W	61.39	L111	S20°26'45"E	69.07	L405	S26°55'14"E	61.63	L448	S08°50'45"E	33.23	L530	S42°19'07"W	52.45
L16	N34°39'58"W	163.27	L112	S01°12'03"W	86.02	L406	S18°16'43"E	57.28	L449	S19°12'18"E	95.51	L531	S03°24'04"W	51.29
L17	S89°58'08"W	91.72	L113	S40°21'55"E	67.91	L407	S38°18'51"E	80.14	L450	N10°55'05"E	78.59	L532	S25°02'54"E	43.33
L18	N89°58'15"W	46.07	L114	N64°10'43"E	50.00	L408	S49°08'15"E	50.29	L451	N06°43'10"W	55.16	L533	S04°53'43"E	27.41
L19	N11°37'52"W	134.45	L200	N89°24'09"W	54.34	L409	S40°53'17"E	48.81	L452	N10°27'31"W	65.39	L534	S72°14'55"W	27.79
L20	N69°23'32"W	10.00	L201	N75°36'18"W	124.76	L410	S40°33'17"W	31.69	L453	N10°16'21"W	53.13	L535	S81°06'40"W	51.47
L21	N23°36'28"E	90.07	L202	N77°23'04"W	38.16	L411	N44°29'25"W	59.87	L454	S82°21'30"E	80.66	L536	S66°41'59"W	23.95
L22	S66°23'32"E	10.00	L203	S88°02'10"W	86.44	L412	S86°59'24"W	61.37	L455	S62°47'14"W	77.62	L537	S62°58'56"W	45.78
L23	N73°13'49"E	122.80	L204	N69°50'18"W	52.18	L413	N81°18'01"W	80.50	L456	S67°40'46"E	30.33	L538	N62°58'58"E	52.71
L24	N15°41'09"E	70.68	L205	S75°01'42"W	73.17	L414	N24°12'44"E	80.86	L457	S43°34'33"W	97.72	L539	N46°28'41"E	49.44
L25	S81°03'37"W	101.80	L206	S72°54'16"W	62.88	L415	N65°16'07"E	104.01	L458	N01°34'34"W	30.89	L540	N37°03'03"E	36.39
L26	S66°06'20"W	78.33	L207	S60°50'49"W	17.82	L416	N59°20'57"W	74.84	L459	N27°57'50"W	27.76	L541	S14°33'42"E	40.81
L27	N65°51'12"W	53.12	L208	N73°51'50"W	25.79	L417	S81°46'50"E	63.61	L460	N68°30'24"W	30.63	L542	S14°51'15"E	40.81
L28	N66°17'22"E	98.27	L209	N67°08'59"W	29.43	L418	S48°23'31"E	54.78	L500	N74°02'24"E	33.70	L543	S08°24'58"E	33.01
L29	N29°51'02"E	96.97	L210	N75°14'47"W	46.44	L419	N68°42'32"W	138.48	L501	N15°42'14"E	20.94	L544	S20°40'45"E	51.67
L30	N86°22'41"E	5.12	L211	N87°05'44"W	31.79	L420	N87°29'41"W	50.87	L502	N66°09'07"E	62.06	L545	S27°40'57"E	7.27
L31	N03°31'9"W	50.00	L212	S12°28'45"W	77.49	L421	S12°28'45"W	77.49	L503	N95°01'36"E	9.75	L546	S34°06'54"E	26.07
L32	N66°22'41"E	166.61	L213	S85°48'20"W	35.12	L422	S45°09'31"W	80.18	L504	N65°32'44"E	22.36	L547	N72°50'04"W	32.06
L33	N44°07'20"E	101.80	L214	N61°09'04"W	65.98	L423	S17°38'21"E	63.88	L505	N60°38'03"E	35.42	L548	S62°32'56"W	23.53
L34	S15°42'14"W	16.25	L215	N62°51'41"W	69.59	L424	S43°17'22"W	94.59	L506	N62°32'56"E	48.42	L549	S43°43'50"W	45.46
L35	S85°36'30"W	14.22	L216	N62°22'29"W	36.16	L425	S28°09'02"W	61.65	L507	N33°41'62"W	41.47	L550	S61°04'04"W	4.30
L36	S74°02'24"W	36.45	L217	N64°29'03"W	36.73	L426	S83°06'48"W	56.45	L508	N69°55'25"W	25.36	L562	N38°37'27"E	14.77
L37	S42°54'38"W	199.65	L218	N74°29'11"W	39.76	L427	N01°28'37"W	33.50	L509	N07°13'43"W	26.92	L563	N38°37'27"E	14.82
L38	N22°24'18"E	230.22	L219	S78°30'52"E	64.59	L428	N60°28'52"W	38.67	L510	N32°30'52"E	16.33	L564	S73°23'48"W	59.80
L39	N46°28'14"E	154.25	L220	S80°05'32"E	63.91	L429	S79°50'08"E	137.02	L511	N32°30'52"E	56.18	L565	S56°26'41"W	80.83
L40	N86°28'14"E	304.15	L221	S66°34'28"E	77.99	L430	N00°48'53"W	107.52	L512	N66°28'24"E	51.25	L566	N68°48'00"E	97.54
L41	S00°44'59"E	52.91	L222	S45°27'28"E	22.57	L431	N71°12'02"E	75.90	L513	N69°09'25"E	23.75			
L42	S09°05'47"E	35.38	L223	N78°22'34"E	34.45	L432	S78°37'19"E	61.64	L514	N83°29'15"E	30.42			
L43	S80°54'13"W	50.00	L224	N69°01'55"E	26.75	L433	S89°30'15"E	15.26	L515	N41°12'18"E	4.11			

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
CURVE #	LENGTH	RADIUS	DELTA	CH BRG.	CH DIST.	CURVE #	LENGTH	RADIUS	DELTA	CH BRG.	CH DIST.	CURVE #	LENGTH	RADIUS	DELTA	CH BRG.	CH DIST.	CURVE #	LENGTH	RADIUS	DELTA	CH BRG.	CH DIST.
C1	15.09	225.00	3°30'24"	S47°34'10"E	15.09	C132	167.69	175.00	54°54'11"	N44°58'15"E	161.39	C502	225.69	575.43	22°28'09"	S83°58'16"E	224.21	C556	52.74	44.28	66°15'21"	S62°11'04"E	46.68
C2	180.07	325.00	45°51'16"	N08°44'56"W	175.30	C133	7.47	175.00	0°48'59"	N72°49'54"E	2.47	C503	92.70	2286.32	0°49'38"	S73°09'17"E	63.70	C567	54.04	184.06	16°49'27"	S87°14'01"E	63.86
C3	23.56	15.00	90°00'00"	N50°49'17"W	21.20	C134	266.60	180.00	84°51'41"	S34°37'58"W	242.89	C504	63.48	1063.54	3°19'34"	N72°15'07"W	32.47	C568	2.10	102.90	1°16'00"	S80°04'21"E	2.10
C4	28.55	25.00	65°28'14"	N63°08'10"W	27.03	C135	158.89	180.00	49°32'11"	S48°25'39"W	151.07	C505	46.88	120.01	22°22'15"	N81°46'27"W	46.56	C569	103.17	136.65	43°15'21"	S79°08'22"W	100.73
C5	9.34	125.00	4°16'55"	S31°31'11"W	9.34	C136	110.71	180.00	35°14'20"	S00°59'18"W	108.87	C506	84.40	922.80	5°14'34"	S88°39'42"W	84.42	C570	78.84	212.65	20°42'07"	S86°35'51"E	76.42
C6	217.61	225.00	55°24'54"	S22°22'50"W	209.23	C137	229.57	155.00	24°18'41"	S30°47'58"W	209.16	C507	42.89	286.25	8°32'43"	N83°26'04"W	42.89	C571	26.74	46.42	33°00'11"	S63°33'59"W	26.37
C7	74.24	175.00	24°18'23"	N23°47'54"W	73.68	C138	63.83	155.00	84°85'23"	S43°47'45"E	63.16	C508	58.40	2286.32	1°28'39"	S75°41'30"E	58.40	C572	85.82	52.82	71°23'12"	S82°45'31"W	61.63
C8	86.80	205.00	24°45'47"	N00°45'02"E	87.91	C139	53.03	125.00	24°18'23"	S23°47'45"E	52.83	C509	164.73	447.22	21°08'10"	S65°32'40"E	163.80	C573	32.84	332.11	81°37'53"	N65°43'77"W	32.83
C9	20.82	15.00	79°31'28"	N28°37'40"W	19.19	C140	209.88	150.00	80°09'38"	S04°08'33"W	193.16	C510	36.73	52.23	40°17'28"	S75°28'17"E	36.73	C574	32.32	78.69	20°33'34"	N28°52'59"E	32.09
C10	20.82	15.00	79°31'28"	N73°50'44"E	19.19	C141	96.40	175.00	31°33'38"	N20°02'28"W	95.18	C511	78.24	717.49	6°14'55"	N87°30'28"E	78.24	C575	89.59	56.94	90°29'39"	N83°46'20"E	80.63
C11	140.05	205.00	39°08'49"	N53°39'24"E	137.36	C142	148.44	175.00	46°35'58"	N19°55'22"E	144.03	C512	12.81	102.90	7°07'49"	S66°45'04"W	12.80	C576	29.01	232.11	7°09'41"	S54°44'02"E	28.99
C12	125.54	125.00	57°32'41"	N44°27'29"E	120.39	C143	174.88	125.00	60°09'38"	S04°08'33"W	160.96	C513	19.81	102.90	11°01'40"	S57°40'54"W	19.87	C577	55.16	48.70	64°54'30"	N89°13'52"E	52.26
C13	81.34	75.00	62°08'34"	N25°13'05"E	77.42	C144	29.19	200.00	6°21'41"	S46°24'11"W	29.16	C514	34.59	497.46	3°39'01"	S44°30'45"W	34.58	C578	96.16	139.83	39°24'06"	N76°28'40"E	94.27
C14	80.71	175.00	28°25'30"	N43°04'37"E	80.00	C145	25.84	175.00	6°21'41"	S46°24'11"W	25.52	C515	73.03	208.30	20°05								