# **BOUNDARY DESCRIPTION:**

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11 AND THE WEST HALF AND SOUTHEAST QUARTER OF SECTION 14. TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICUL BAY DESCRIBED AS EQUI LOWS.

SOUTHERS TUDNITER US SECTION IN TOWERS AND ADDRESS TASKS TASKS. SLIL LOKE BASE AND MERIDIAN MORE "PARTICULANS" (SECRETOR OF COLORS).

BEGONNING AT THE SOUTHERST CORRES OF LOT 40 OF FINAL PLAT WASATCH PEARS RANCH 2A. AS RECORDED ON MAY 1. 2023 IN BOOK 98 PAGE 175 AS BETWIN TWO, 18395. IN THE OPPICE OF THE MORGAN COUNTY RECORDER SAID WAS AND ADDRESS OF THE MORGAN COUNTY RECORDER SAID CONTROL OF THE MORGAN COUNTY SERVED SAID COUNT NORTHWESTERN YOUR FEET ALONG THE ARC OF A 475-00 FOOT RADUIS CURRE TO THE ROAT THROUGH A CERTIFIAL ANALIGE OF 12/10/07 CHORD BEARS MONTH 3/1939 YEST 10/08 FEET. THROUGH NORTHWESTERN Y 40 FEET ALONG THE ARC OF A 320-07 FOOT RADUIS CURRE TO THE LEFT. THROUGH A APPLICATION OF THE ARC OF A 320-07 FOOT RADUIS CURRE TO THE LEFT. THROUGH A CERTIFIAL ROAD CHARGE AND THE ARC OF A 320-07 FOOT RADUIS CURRE TO THE LEFT. THROUGH A CERTIFIAL ANGLE OF 17/9517 CHARGE AND THE ARC OF A 745-07 FOOT RADUIS CURRE TO THE LEFT. THROUGH A CERTIFIAL ANGLE OF 17/9517 CHARGE AND THE ARC OF A 745-07 FOOT RADUIS CURRE TO THE LEFT. THROUGH A CERTIFIAL ANGLE OF 17/9517 CHARGE AND THE ARC OF A 745-07 FOOT RADUIS CURRE TO THE SEPT THROUGH A CERTIFIAL ANGLE OF 17/9517 CHARGE AND THE ARC OF A 745-07 FOOT RADUIS CURRE TO THE ARC THROUGH A CERTIFIAL ANGLE OF 17/9517 CHARGE AND THE ARC OF THROUGH A CERTIFIAL ANGLE OF 17/9517 CHARGE AND THE ARC OF THROUGH A CERTIFIAL ANGLE OF 17/9517 CHARGE AND THE ARC OF THROUGH A CENTRAL ANGLE OF 27/9517 CHARGE AND THE ARC OF THROUGH A CENTRAL ANGLE OF 27/9517 CHARGE AND THE ARC OF THROUGH A CENTRAL ANGLE OF 27/9517 CHARGE AND THROUGH A CENTRAL ANGLE OF THROUGH A CENTRAL ANGLE OF 27/9517 CHARGE AND THR

CONTAINS 7.930.714 SQUARE FEET OR 182.064 ACRES

# GRAPHIC MAP SHEET INDEX



**PSOMAS** 

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



# WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14. TOWNSHIP 4 NORTH RANGE 1 FAST SLR & M

MORGAN COUNTY LITAH SEPTEMBER 25, 2023

#### SURVEY NARRATIVE:

- THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF WASATCH PEAKS RANCH, LLC.
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO LOTS, PARCELS, PRIVATE ROADS, PRIVATE LANES, AND VARIOUS EASEMENTS AND RIGHTS OF WAY.
- 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.
- A 2-FOOT 5/8" REBAR WITH A "PSOMAS" CAP HAS BEEN SET AT PROPERTY CORNERS.
- A RECORD OF SURVEY HAS BEEN RECORDED WITH THE MORGAN COUNTY RECORDER AS SURVEY NO ... 106.7

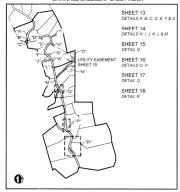
#### SHEET INDEX:

LEGAL DESCRIPTION, SIGNATURE BLOCKS, VICINITY MAP SHEET 2 NOTARY SIGNATURE BLOCKS SHEET 3

NOTES BOUNDARY MAP EXHIBIT SHEET 4 GRAPHIC MAP OPEN SPACE EXHIBIT DETAILS SHEETS 9 - 12 SHEETS 13 - 18

OPEN SPACE EXHIBIT DETAILS
DRAINAGE EASEMENT DETAILS
UTILITY EASEMENT DETAIL ACROSS LOTS D49, D50 & D51
LINE TABLE
CURVE TABLE, AREA CALCULATIONS

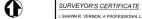
#### DRAINAGE FASEMENT SHEET INDEX



### WASATCH PEAKS RANCH PLAT 3A VICINITY MAP



SCALE OF FEET



I, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. HICLIDING LICENSE NO STAUGHS DO HERERY CHERTEY THAT 54 AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH. IN ACCORDANCE WITH SECTION 17:23-17 AND HAVE VERRIED ALL MEASUREMENTS. AND HAVE HEREET SUBDIVIDUED SAND FROCK, NOW! HEREAFTER AS

# WASATCH PEAKS RANCH PLAT 3A

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

SIGNED THIS 16 DAY OF OCTOBER, 20 23



SHAWN R. VERNON PROFESSIONAL LAND SURVEYOR LICENSE NO. 8744084



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

OWNERS DEDCATION, RESERVATION OF LASEABITY, AND CONSENT TO RECORD
WASHINGTON, THE CONTROL OF CASEABITY, AND CONSENT TO RECORD
HERSON, PROPERTY, AND IS DECLAMANT, AS DEFINED AND PRISIDANT TO THAT CERTAIN MASTRE DECLAMATION OF HERSON, PROPERTY, AND IS DECLAMATE, AS DEFINED AND PRISIDANT TO THAT CERTAIN MASTRE DECLAMATION OF OWNERS AND PROPERTY OF THE PROPERTY OF THE PROPERTY OF THAT CERTAIN MASTRE DECLAMATION OF OWNERS AND PROPERTY OF THE PROPE

ILL ROADS DESIGNATED HEREON ("PRIVATE ROADS") SHALL SERVE AS PRIVATE THOROUGHFARES FOR THE BENEFIT AND USE ALL ROLLU DESIGNATED THEREON (PHYNATE HOURS) SHALL SERVICE AS PHYNATE I FRANCUSER WHERE SHALL HE BENEFIT HAU USE OF PRIE WARSTED FLEEKER RANCH CUBE. LIC. A LUTAH LIMITED LIBELITY COMPANY (CLUE), WER ROAD AND FRE DISTRICT ("REF STRETC). "WAS ITUITY OSTRICT ("UTUITY OSTRICT), WASACHO FEAKE SHACH PUBLIC BIRRESTECTURE DISTRICT COLLECTURE! WITH REF DISTRICT AND UTILITY DISTRICT, THE "DISTRICTS"), AND OWNERS OF HOMESTEC ("HOMESTE OWNERS) AND THERE WHITES ONLY.

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 HEREON FOR THE PURPOSES OF PROVIDING ACCESS FOR ALL EMERGENCY SERVICES TO THE PROPERTY.

EMBERGINIS SECTEMBRICAL EASEMENTS, ACCESS EASEMENTS, INGRESS AND EGRESS EASEMENTS, AND RECREATIONAL EASEMENTS ALL OF WHICH ARE BLANKET EASEMENTS OVER THE RETRIEF EMPERFY, EXCEPTING ALL BUILDING ACTIVITY ENVELOPES, AS THE SAME ARE DEPICTED HEREIN (BAES'), FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DEVELOPES, AS THE SAME ARE DEPICTED HEREIN (BAES'), FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DEVELOPMENT.

WER PRIPHER RESERVES FOR THE BENEFIT OF THE DISTRICTS, RAWNET LASEMENTS OVER UPON, AND UNDER THE BASE
FOR NORTHS, GORES, AND DIS A MAY BE REACONARY REQUIRED TO ADDRESS DERIGIENCY STULMONS, AND TO FUFFL.
FOR NORTHS, GORES, AND DIS A MAY BE REACONARY REQUIRED TO ADDRESS DERIGIENCY STULMONS, AND TO FUFFL.
FOR THE CONTROLL OF THE PROPERTY STULMONS, AND THE PROPERTY STULMONS, AND TO FUFFL.
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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.

DEFLORMENT ADDRESSMENT AND DECLARATION.

IN RECORDING THE PLAT AND PRESIDENT TO LITER ODGE SECTION—

IN RECORDING THE PLAT AND PRESIDENT TO LITER ODGE SECTION—

THE MEMO DESCRIPTION TO SECTION AND AS DOES PROVED TO THE ASSOCIATION PROSPECT FOR THE ADDRESSMENT COLLARISM AND STATE AND ADDRESSMENT COLLARISM AND STATE AND ADDRESSMENT COLLARISM AND STATE AND ADDRESSMENT COLLARISM AND ADDRESSMENT ADDRESSMENT AND ADDRESSMENT COLLARISM AND ADDRESSMENT AD

NOTINEO IN THIS PLAT SHALL BE CONSTRUED AS A GRAFT ON DEDICATION OF ANY PORTION OF THE PROPERTY INCLIDING THE PRIVATE BOARD DEPICED ON THIS PLAT AS A PAULE. AREA OR PUBLIC PAID OR AS A DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND ESSENT OF THE PUBLIC. THE PROPERTY IS BRICE DISCRIPED STRICTLY AS A PER PLANNED RECEIVATIONAL COMMUNITY. TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, ACCESS, INTERESTS, OR GRUGATIONS.

OBLIGATIONS.

EXECUTED THIS 12th DAY OF PETER 2023.

ASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY WASHTCH PEAKS RANCH MANAGEMENT, LLC, ITS MANAGER

STORY OF THE TOTAL TOT

\* - WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC.

# WASATCH PEAKS RANCH PLAT 3A

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

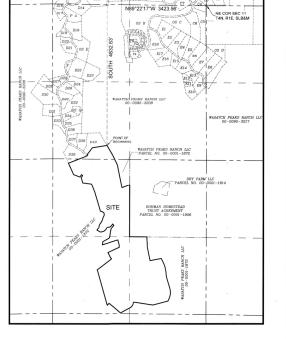
RECORDED# 164599

STATE OF UTAH COUNTY OF MORGAN RECORDED AND FILED AT THE REQUEST OF:
Wasatch Peaks Ranch LLC

DATE: NOV. 8 TIME: 9:13 am BOOK: 404 PAGE(5) 811-831

s 1,108.00

J Pace
MORGAN COUNTY RECORDER (Deputy)



# LEGEND

BOUNDARY LINE
SECTION LINE
QUARTER-SECTION LINE
ADJOINER LINE

# ACKNOWLEDGEMENT

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS THE DAY OF NOVEMBED 238Y ED SCHULTZ, IN HIS CAPACITY AS





WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRIC

MORGAN COUNTY COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE OWNER'S DEDICATION ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISTER MORGAN COUNTY LITAH SIGNED THIS 30 DAY OF OCT 2083

1/

MORGAN COUNTY ENGINEER APPROVED THIS 15 DAY OF DEST 2013

MORGAN COUNTY ENGINEER

CHAIRMAN, MORGAN COUNTY COMMISSION Sestie a Hyde COUNTY CLERK, MOROXN COUNTY

Sauce I Smith

DRAFTED

MORGAN COUNTY ATTORNEY

APPROVED AS TO FORM SIGNED THIS 23 DAY OF October 2023

SHEET

1 OF 21

WASATCH PEAKS RANCH HOMEOWI NONPROFIT CORPORATION BY: MAME: BRIAN NEST PROFIT ITS: VICE PRESIDENT

IT SIGNING THIS PLAT, THE ASSOCIATION ACCEPTS THE DEDICATION AND CONVEYANCE TO THE ASSOCIATION OF ASSOCIATED PROPERTY FOR THE PURPOSES SET FORTH IN THE DECLARATION, A LIGHT CHONVEYANCE IS MOBE PROBEINT IN AN IN PRESCHIEF IN THE "EVANIES" ENDICATIONS WEBSICS WITH CONVEYANCE IS MOBE PROBEINT IN AN INFORMATION THE "EVANIES" ENDICATIONS WEBSICS TO SEE THE PROPERTY OF THE PROPERTY IN THE PROPERTY OF THE PROPERTY

INERS ASSOCIATION, INC., A UTAH
36 SOUTH STATE ST

SALT LAKE CITY, UT 84111

Suite 500

MORGAN COUNTY PLANNING COMMISSION.
SIGNED THIS DAY OF COUNTY PLANNING COMMISSION. ALL MORGAN COUNTY PLANNING C

MORGAN COUNTY PLANNING COMMISSION

ATSOLVER IN THE PROPERTY

MORGAN COUNTY SURVEYOR

HERBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HA EVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION DENER DATA AND FOR HARMONY WITH LINES AND MODILIMENTS ON

# WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

CI	IDIII	NOD	ACKAIOIA!	<b>EDGEMENT</b>

STATE OF UTAH
COUNTY OF Saur Lauf

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS I LOAY OF PURMY 2015 BY SHAWN B.
VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL
NOTARY

NOTARY

LEARNY CHAPTER 27

MY COMMISSION EXPIRES 20 [12 1 20 1]

COMMISSION EXPIRES 20 [12 1 20 1]

COMMISSION DE WINES 4 10 13 1

COMMISSIONED IN 3141 4 1 14 1

# MORGAN COUNTY ENGINEER ACKNOWLEDGEMENT

COUNTY OF MOYAGE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25"DAY OF 0.10 May 2015 BY MATE MILKY 2015 BY MISSIEN PROPERTY AS MORGAN COUNTY ENGINEER

NAME 1972 1. 100 100 THE TOTAL T

COMMISSION NUMBER 130208
COMMISSIONED IN State of Utah

# WPR UTILTIY DISTRICT ACKNOWLEDGEMENT

COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF OCTOSES. 2013 BY VANCE SOSTOCY.

IN HISHERTHEIR CAPACITY AS A REPRESENTATIVE OF WAR UTILITY DISTRICT.

DISTRICT:

NOTARY JULY LIM

NAME LACEVANN LISES

RESIDING AT SALT LACE CITY UT

MY COMMISSION NUMBER 7121223

COMMISSION NUMBER 7121223 COMMISSIONED IN STATE OF UTAH



# WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION

STATE OF LITAH

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \(\bigcup\_1^T\)DAY OF \(\bigcup\_2 \)CAREE\_2025 BY \(\bigcup\_2 \)BHANNESTOROFF \(\bigcup\_1 \) IN HISHERTHEIR CAPACITY AS VICE PRESIDENT OF WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION.

NOTARY Jany Ch Kill NAME IACEVANN KISKO
RESIDING AT SAIT LAKE CITY, VT
WY COMMISSION EXPIRES NAV 2, 2025
COMMISSION NUMBER T2,1225
COMMISSIONED IN STATE OF UTAH



# MORGAN COUNTY SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF \\
\text{\fan}

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>Th</sup> DAY OF **NOVORDOV** 20**TH** BY ON THE PROPERTY AS MORGAN COUNTY SURVEYOR.

NOTARY WALL TO WALKEY
RESIDING AT MOMENTAIN COUNTY UTALL
MY COMMISSION EXPERS MONCH 11, 1217
COMMISSION NUMBER # 7327,03
COMMISSIONED IN MOMENTAIN, UTAN STATE

# MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS DAY OF November 2023 BY Debbic Sessions ... IN HISHER/THEIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY

NOTARY CLU (LUM K:LMU)
NAME COYATIN K:IMET
RESIDING AT MORDAN LUTH
NY COMMISSION EXPRES DEC 12, 2026
COMMISSION NUMBER 728006 COMMISSIONED IN LHan



# WPR ROAD & FIRE DISCTRICT ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE

THE FORECOING WAS ACKNOWLEDGED BEFORE ME THIS  $\Pi^{TR}$  DAY OF COUSET. 2025 BY VANCE SOSTOCK. IN HISHERITHEIR CAPACITY AS A REPRESENTATIVE OF WIPE ROAD & FIRE DISTRICT.

NOTARY Jungth Kill NAME LACEYANAY KISKO
RESIDING AT SALT LAKE CITY, UTAH MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 12/223 COMMISSIONED IN STATE OF UTAH



# MORGAN COUNTY COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF MOTOR

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF CONTROL 2023 BY MINIOR VALVEY IN HISHER/THEIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY

NOTAR JUNEAU IN HISHERTHEIR COMMISSION EXPIRES MYCH 11 TO TO COMMISSION EXPIRES MYCH 11 TOTAL COMMISSION EXPIRES MYCH 11 TOTAL COMMISSIONED IN STATE OF UTAN IN COMMISSIONED IN STATE OF UTAN IN COMMISSIONED IN STATE OF UTAN IN THE COMMISSIONED IN THE



### MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF OCTOBER 2023 BY GARRELT SMITH MORGAN COUNTY ATTORNEY.

NOTARY COY (INN. KI) MU NAME COY AND KI MET RESIDING AT MOTION, LITTON MY COMMISSION EXPIRES DEC 13, 2016 COMMISSIONED IN STATE OF UTULE OF METALLY COMMISSIONED IN STATE OF UTULE OF UTULE OF METALLY OF UTULE OF



WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE

NOTARY Jamy LUN NOTARY LA REVANDE KISKO
RESIDING AT SALT LAKE CITY, UT RESIDING AT SALT LAKE CITY, UT

MY COMMISSION EXPIRES NAV 2, 2025

COMMISSION NUMBER 12/223

COMMISSIONED IN STATE OF UTAH



	9-25-2023 PLOT DATE:		SRV	RECORDED # 164599 STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
	NA NA	<b>PSOMAS</b>	SRV	454. 017
<u>SHEET</u> 2 OF 21	PROJECT NUMBER 8SPG020100	11456 South Temple Drive, Suite 200 South Jordon, UT 84095 (801) 270–5777 (801) 270–5782 (FAX)	СЕА	DATE

# NOTES:

- <u>DEFINED TERMS</u>: TERMS DEFINED IN THE OWNER'S 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.
- DEVELOPMENT AGREEMENT. THE PROJECT IS SUBJECT TO ALL THE TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT.
- ZONING. THE PROPERTY RESIDES WITHIN THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE AND MUST COMPLY WITH THE SAME.
- 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 DESIGNAL RECORDED AN OVED BY THE COUNTY ON OCTOBER 30, 2019 AND RECORDED IN THE OFFICIAL RECORDS ON MBER 7, 2019 AS ENTRY NO. 149303, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
- GOVERNING DOCUMENTS. THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL GOVERNING DOCUMENTS WHICH INCLUDE THIS PLAT. THE DECLARATION, BY LAWS FOR THE ASSOCIATION, PLAYMON, ARTICLES OF INCORPOPATION FOR THE ASSOCIATION, PLAYMON, AND REGULATIONS OF THE ASSOCIATION, INCLUDING WITHOUT LIMITATION THE DESIGN QUIDELINES, AS THE ASSEM MAY BE PROVIDED AND ADMINISTRATION THE DESIGN QUIDELINES, AS THE CAME MAY BE PROVIDED AND ADMINISTRATION THE DESIGN QUIDELINES, AS THE COLLECTIVELY WITH THIS PLAT DECLARATION BYLAWS AND ARTICLES "GOVERNING DOCUMENTS"
- ASSOCIATION, ALL HOMESITE OWNERS SHALL BE MEMBERS OF THE ASSOCIATION AND SHALL BE REQUIRED TO PAY ASSESSMENTS AS DETAILED IN THE DECLARATION, OR RISK PENALTIES AND FORECLOSURE
- CLUB. ALL HOMESITE 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.
- IMPROVEMENTS NO HOMESTE OWNER MAY CONSTRUCT A RESIDENCE, INSTALL IMPROVEMENTS, INSTALL LANGUARMS, OF HER COMMONEY THAT IN ANY MAY ALTERS THE APPEARANCE OF ANY PROPERTY OR THE APPEARANCE OF ANY PROPERTY OF A P
- HOMESTIES. IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS, AND STATE AND LOCAL LAW, AND LINLESS OTHERWISE AUTHORIZED OR RESTRICTED BY WERR IN ITS SOLE AND ASSOLUTE DISCRETION, A HOMESTED OWNER OF ANY HOMESTED OTHER THAN A OHEN AS DEFINED BELOW, MAY CONSTRUCT UP TO ONE; I) SINGLE FAMILY DIVILLING (PRIMARY RESIDENCE) AS WELL AS FERMITTED APPRIETMENT ACCESSORY BULLIONS, AND SECONDAY RESIDENCE, AS SOIT ARE DEFLAUDED BELOW.
- SQUARE FOOTAGE. PURSUANT TO THE DEVELOPMENT AGREEMENT, THERE IS NO LIMITATION ON THE MAXIMUM SQUARE FOOTAGE OF THE FLOOR AREA OF A PRIMARY RESIDENCE. WPR MAY, WITHOUT OBLIGATION AND IN TS OCI. AND ASSOLUTE DISCRETION, LIMIT THE MAXIMUM SQUARE FOOTAGE OF THE FLOOR AREA OF ANY OR ALL ACCESSORY BUILDINGS OR SECONDARY RESIDENCES AS SUCH TERMS ARE DEFINED HEREM. SUCH LIMITATIONS MAY BE IN ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION TO NOM DOME RESTRICTION THAN DEPART AND THE ADDITION THAN DEPART AND THE PROPERTY OF THE ADDITION THAN DEPART AND THE ADDITION THAN DE
- ACCESSORY BUILDINGS. PURSUANT TO THE DEVELOPMENT AGREEMENT, DETACHED GARAGES, SHEDS, BARNS AND OTHER STRUCTURES ("ACCESSORY BUILDINGS"). ARE PERMITTED WITHIN THE BAE OF ANY RESPECTIVE HOWESTE ("MCLUDING A GHEN AS DEFINED BELOW), AND MUST BE STULATED ON THE SAME HOMESITE AS A PRIMARY RESIDENCE TO WHICH THE ACCESSORY BUILDING IS APPURTENANT.
- ACCESSORY RESIDENCES. ACCESSORY BUILDINGS INCLUDING LIVING SPACE AND A KITCHEN / ACCESSORY RESIDENCES) ARE PERMITTED WITHIN A HOMESTE (INCLUDING A GHEH, AS DEFINED BELOW) SO LONG AS THE SOLARE FOOTAGE OF THE MIPROVED LIVING AREA OF SUCH ACCESSORY RESIDENCES ON A HOMESTI DOES NOT. EXCEDE 20% OF THE SOLARE FOOTAGE OF THE MIPROVED LIVING AREA OF THE PRIMARY. RESIDENCE ON THE RESPECTIVE HOMESITE. SUCH ACCESSORY RESIDENCES MAY NOT BE USED AS RESIDENCE ON THE RESPECTIVE HOMESTES UND ACCESSORY RESIDENCES MAY NOT BE USED. TOULTIME RESIDENCES BY A HOMESTE OWER OR BY A FAVOR THE MEMBER, QUEST, LICENSEE, PERMITTEE, LICENSEE BY A LICENSEE OF THE MEMBER OF THE MEMBER OF THE MEMBER OF THE SERVICE OF THE MEMBER O
- GUEST HOUSE ELICIBLE HOMESTES. HOMESSITES 02.03. O. 14. O. 5. AD DESIGNATED HERBIN ARE GUEST HOUSE ELICIBLE HOMESTES FOREY. WHETHER ONE OM MORE, IN ACCORDANCE WITH THE DEVELOPMENT HOUSE ELICIBLE HOMESTES FOREY. WHETHER ONE OM MORE, IN ACCORDANCE WITH THE DEVELOPMENT AD ADRESSITE ON COVERNING DOCUMENTS. AND STATE AND LOCAL LAWS, GHEN MAY BE BURNOVED WITH A PRIMARY RESIDENCE AND UP TO TWO SECONDARY SINGLE-FAMILY RESIDENCES CECONDARY. MO IN ADDITION TO THE PRIMARY RESIDENCE CHES GUARGE FOOTINGS OF THE MORPOVED LIVING ASSE OF ANY SUCH SECONDARY RESIDENCE MAY NOT EXCEED 59% OF THE SULAR FOOTINGS OF THE MORPOVED LIVING ASSE OF ANY SUCH SECONDARY RESIDENCE. A PAY OF THE SULAR FOOTING OF THE MORPOVED LIVING ASSE OF ANY SUCH SECONDARY RESIDENCE AND OFFICE MORPOVED LIVING AND OFFICE AND ADDITIONAL TO THE MORPOVED LIVING AND ADDITIONAL TO MORPOWER AND ADDITIONAL TO MORPOWER ADDITIONAL PROPERTY OF THE SAME OR ADDITIONAL TO THE MORPOWER ADDITIONAL TO THE ADDITIONAL TO THE SAME OR SIMILAR METHOD OR FOR THE SAME OR SIMILAR METHOD FOR ADDITIONAL THE MORPH ADDITIONAL TO THE SAME OR SIMILAR METHOD OR FOR THE SAME OR SIMILAR METHOD FOR ADDITIONAL THE COMMENT ON THE FAME OR OR THE SAME OR SIMILAR METHOD OR FOR THE SAME OR SIMILAR METHOD OR FOR THE SAME OR SIMILAR METH
- BAES. IMPROVEMENTS AND DISTURBANCES ON EACH HOMESITE MUST REMAIN INSIDE THE HOMESITE'S BASE, IMPROVEMENTS AND DISTURBANCES ON EACH HOWESTE MUST REMAIN INSIGET HE NOWESTES RESPECTIVE BLE SCORET FOR A) DESTRUCTIVES ON AND ASSOCIATION OF THE OWNER HOWEST PROPERTY OF THE OWNER HAS DESTRUCTED OWNER AND ASSOCIATION. THE DISTRICTS OF THE COUNTY AND CO. PRIVATE ADVICE AGO INSIGET OWNERS AND ASSOCIATION. THE DISTRICTS OWNER THE COUNTY AND CO. PRIVATE ADVICE AGO INSIGET OWNERS FOR PROVIDE MICROSCOPIC WITH THE GOVERNING DOCUMENTS AND INSTALLED BY INDIVIDUAL HOWESTE OWNERS TO PROVIDE SIX ACCESS BETWEEN SUCH HOMESTE OWNERS RESPECTIVE RESIDENCE AND ADDITIONS OF AND THE LESSEMENTS.
- MODIFICATION OF ESTABLISHED BASES BASES SHALL NOT BE MODIFIED IN ANY WAY UNLESS EXPRESSLY AUTHORIZED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND STATE AND LOCAL LAW. ANY PARTY PROJECTING SUCH MODIFICATION SHALL BEAR THE FULL COST OF APPLICATION FOR AND PROCESSES TO GITAIN REQUIRED APPROVALS, AS WELL AS ALL COSTS RELATED TO THE PLAT AMERIMENT OR PARTIAL VACATION AND REPORT REQUIRED FOR SUCH MODIFICATION SUCH COSTS IN ROLDIE WITHOUT UNIMITATION, AND RESONAL BROWNERS AND SUCH WORD FEED, PROSEDONAL BROWNERS AND SUCH WORD FEED, PEED RELATED TO THE REVIEW OF PROPOSED MODIFICATION, LEGAL HEES, AND RECORDATION FEES.
- STEAM CORRIDORS. CERTAIN HOMESTES MAY REQUIRE ONE OF MORE BRIDGES. OR OTHER CROSSINGS OVER CULVERTS, STEAMS, RIRECATION DITCHES OR MAY COMEINSTON OF THE SAME (STREAM CONTROL OF THE SAME (STREAM CORRIDORS). WHETHER SHOWN HEERIN OR NOT, MAY OCCUL WITHOUT EXPENSES AUTHORIZATION AS REQUIRED PURSUANT TO FEDERAL, STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, AND THE OVERHOUSEMENT HOMES AND THE FULL MO SOLE AGREEMENT, AND THE OVERHOUSEMENT HOMEST WHETHER FULL MAY SOLE RESPONSIBILITY TO IMPLEMENT CONTROLS DURING CONSTRUCTION, REMODELING, LANDSCAPING /
  OTHERWISE TO PREVENT DISCHARGE OF ANY POLLUTANTS INTO ANY AND ALL STREAM CORRIDORS

- WATER AND DRAMAGE NATURAL STREAMS DRAMAGE COURSES IRRIGATION DITCHES SWALES SEEPS AND DISCOHARGES FORWARDS SYSTEMS; EXIST WITHIN THE PROPERTY HOMESTIC OWNERS HAVE FILLING RESPONDEBLITY FOR STORM WATER FROM SYSTEMS. OR RELATED IS SOLD ORDANIQUE SYSTEMS FROM SYSTEMS OF THE STORM WATER FROM SYSTEMS OF THE SYSTEM SYSTEMS. AND SYSTEMS OF THE SYSTEM SYSTEMS OF THE SYSTE
- BUSTING BIGHTS, AS DESIGNATED ON THE PLAT CERTAIN PARESITES ARE ENCLARRERED WITH POSITING DIRRINGREE ASSERTING PROGRAIN OLIVINESS OF OHE HAND RELATED LINGUISTING AND DIRRIGHTS IMPROVEMENTS (WATER FACILITIES). DOWERS OF THESE WATER FACILITIES ("EXISTING OWNERS) HAVE THE RIGHT OF DIRRICH OLIVINESS OF THE SECOND PROGRAM OF THE SECOND PROGRAM OF THE PLAT OF THE PLAT OF THE SECOND PROGRAM OF THE PLAT RIGHTS RELATED TO THE FOREGOING
- BRIJATE BOADS, ALL SHADS WITHIN THE PROPERTY ARE PRIVATE ROADS AND HAVE BEEN OR VAIL BE CONSTRUCTED WHY PRIVATE PROTOCOMEN CENTER OF THE PRIVATE ROADS TO THE REP DISTRICT AND THE INDERLYING FEE INTEREST IN THE PRIVATE ROADS TO THE ASSOCIATION AND THE REP DISTRICT SHALL BE RESPONDED, FOR ALL SOCIATION THE ASSOCIATION OF SHALL BE RESPONDED. FOR ALL SOCIATION AND THE REP DISTRICT SHALL BE RESPONDED. FOR ALL SOCIATION AND THE ASSOCIATION AND SHALL BE RESPONDED. FOR THE PAYMENT OF ALL SOCIATION AND SHALL BE RESPONDED. FOR THE PAYMENT OF ALL SOCIATION AND SHALL BE RESPONDED. ASSESSMENTS, CHARGES AND FEES ASSOCIATED WITH PRIVATE ROAD CONNECTION, MAINTENANCE, AND OPERATIONS, AS PROPRIORED AND ASSESSMENT AND ASSOCIATION FROM THIS OF TO TIME, AND AS MAY BE ASSESSED BY THE SESSED BY THE S
- SEMER AND WATER UTLITTES ALL SEWER AND WATER UTLITY FACILITIES (WET UTLITY FACILITIES) WITHIN THE PROPRETY HAVE BEEN OR WILL BE CONSTRUCTED BY WOPE THE CONSTRUCTION AND INSTALL ATDIO NO FUNDAMENT FOR THE CONSTRUCTION AND INSTALL ATDIO NO FUNDAMENT FOR CORP. THE CONSTRUCTION AND INSTALL ATDIO NO FUNDAMENT FOR CORP. THE CONSTRUCTION AND INSTALL ATDIO NO FUNDAMENT FOR CORP. THE CONSTRUCTION AND THE CONSTRUCTION OF THE PROPRIES OF THE CONSTRUCTION OF THE PROPRIES AND THE CONSTRUCTION OF THE CONSTRUCTION OF THE PROPRIES AND THE CONSTRUCTION OF THE CONSTRUCTION OF THE PROPRIES AND THE CONSTRUCTION OF TH
- NOOCY MOUNTAIN POWER SASEMENT. NO ENCROACHMENT. THERE IS A GRANT OF EASEMENT FROM WPR TO ROCKY MOUNTAIN FOWER, AN LINING OPENATED DIVISION OF PACIFICORP. AN OREGON CORPORATION (PMP) DIALD AND IS 2022 AS BEING THE TO ROCKY MOUNTAIN FOWER. AND INCOME THE TOWN THE WAY 3 2022 AS BEING THE WAY 3 20
- "PUBLIC UTILITY" PURSUANT TO UTAH LAW, NOTHING IN THIS PLAT OR IN THE MEM PASEMENT SHALL BE CONSTRUED AS AGRAT 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. THE PROPERTY IS BEING DEVELOPED STRICTY AS A PRIVATE PLANNED RECEATIONAL COMMUNITY, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS.
- HAMESTIC-SPECIFIC UTILITY TACALITIES. THE FULL COST AND DAPPISES OF THE DEBOX, HIS FALLATION, CONSTRUCTION, RESPONDED THE REPLACEMENT GRAPE TO A HORSE AND HIS FALLATION. OR ARRING FROM UTILITY LATERALS AND UTILITY SERVICES INACLUDING SERVER, WATER GAS ELECTRIC AND DATACOM, PROVIDE THE THE FALL SHOULD SHOULD SHOW THE FALLATION CONNECTION POINT WITHIN THE UTILITY SERVENITS TO EACH HOMESTE OWNER SERSIONED OR OTHER MEROVEMENTS REQUIRING SUCH CONNECTION SHALL BE SOMICE EXCLUSIVELY BY EACH HOMESTE OWNER FALL SHOWS TO WHEN THE MERSTER OWNER SERVENIT OWNER THE MERSTER OWNER PRESENTED THE THE THE MERSTER OWNER PRESENT OWNER THE SERVENIT OWNER THE MERSTER OWNER PRESENTED THE THE THE MERSTER OWNER PRESENT OWNER THE SERVENIT OWNER THE MERSTER OWNER THE SERVENIT OWNER THE SERVEN
- GAS LINES, THERE MAY BE GAS LINES LOCATED WITHIN THE PROJECT. RUPTURE OF SAID GAS LINES MAY BE REMELY HAZARDOUS TO HEALTH AND SAFETY. PRIOR TO ANY DIGGING OR GRADING, HOMESIT BERS SHALL CALL THE APPROPRIATE LOCATION SERVICES.
- FIRE PREVENTION AND PROTECTION HOMESTIE OWNERS SHALL COMPLY WITH THE FIRE PREVENTION AND MANAGEMENT CODE.

  MANAGEMENT STANDARDS CONTAINED IN THE MORGAN COUNTY LAND USE MANAGEMENT CODE.

  OPENCOMENT AGENCIES AND THE MORGAN COUNTY LAND USE MANAGEMENT CODE.

  OPENCOMENT AGENCIES AND THE MORGAN COUNTY LAND USE MANAGEMENT CODE.

  NON-COMBUSTIBLE ROOFINS MATERIALS AND FIRE-RESISTANT BILLIONS MATERIALS PROVISON OF ALL-WEATHER REPORTS. COLOR MATERIALS AND PRICE AGENCY AND THE MORGAN COUNTY AND THE MORGAN COUNTY
- FROM IT LIVES FROM IT LIVES ARE SPRIEMANT THAT SERVIT THEE OF MARKE SEPARATE HAMESTES IN ACCORDANCE WITH HE DESCRIPTION FAGRESIST IN PROVIDE LIVES AND WITH LIVES ARE NOT RECURST TO MEET THE COUNTY SACOPTED STANDARDS ARE (LABLE TO THE CONSTRUCTION AND WITH ELECTRON OF THE CONSTRUCTION AND WITH LIVES AND THE ASSOCIATION SHALL RROVIDE ORGANIC ARE NOT ASSOCIATION AND MAINTENANCE OF FROM IT LAVES THE ASSOCIATION HAS THE GIVEN TO AND ADMINISTRANCE OF FROM IT LAVES THE ASSOCIATION HAS THE GIVEN TO ADMINISTRANCE OF THE ASSOCIATION HAS THE GIVEN TO ADMINISTRANCE OF THE ASSOCIATION HAS THE ASSOCIATION AND MAINTENANCE OF FROM IT LAVES THE ASSOCIATION HAS THE RIGHT TO CHANGE HOMESTE OWNERS OF HOMESTES ADJACENT TO AND ACCESSED BY PRIVATE LAKES MAY PROPRIATE AND ALL COSTS RELITED TO OR ARRISING FROM THE MAY PROPRIATE AND ALL COSTS RELITED TO OR ARRISING FROM THE MAY PROPRIATE AND ALL COSTS RELITED TO OR ARRISING FROM THE MAY PROPRIATE AND ALL COSTS RELITED TO OR ARRISING FROM THE ANY CERCITATION OF TAKE COUNTRY, OF, OR OTHERWISE PROVIDE FOR ANY DESIGN, INSTALLATION, CONSTRUCTION REMOVAL REPAIR REPLACEMENT, OFFERTION AND ONGOING MANTENANCE OF ANY PRIVATE LAME UNLESS (A) THE COUNTY FROST THAT THERE IS A COMPLELING PUBLIC INTEREST IN DOING SO, (B) THE PRIVATE LAKE IN QUESTION MEETS OR EXCESS THE COUNTY STANDARDS, AND (c) HOMESTIC. 30, (b) THE PRIVATE LANE IN QUESTION MEETS OR EXCEEDS THE COUNTY STANDARDS, AND (C) HOM OWNERS OF THE PRIVATE LANE HOMESITES HAVE CONSENTED TO SUCH DEDICATION OR TAKING OF CONTROL. (MORGAN COUNTY LAND USE MANAGEMENT CODE §8-12-44(T)).
- DRIVEWAY PLANS AND APPROVALS ORVEWAY GRADES SHALL NOT EXCEED 12% AND ALL DRIVEWAY LOCATION BY COMMING SHALL BE CONSISTENT WITH THE DRIVEWAY LOCATION BY PROVIDED IN CONTINUE SHALL BE CONSISTENT WITH THE DRIVEWAY LOCATION BY PROVIDED IN CONTINUE SHALL BE CONSISTENT OF THE DRIVEWAY CONTINUE AND STATE AND LOCAL LAW ALL FINAL DRIVEWAY PLANS DRIVEWAY PLANS DRIVEWAY PLANS DRIVEWAY PLANS DRIVEWAY SHEESECTION LOCATION AND DESIGN REQUIRES WITHOUT APPROVAL IN ACCORDANCE WITH THE INTERSECTION COUNTING AND DESIGN FACUUMES WITH LINE APPROVAL IN ACCORDANCE WHITH THE GOVERNING DOCUMENTS. THE FULL COST AND EXPENSE TO DESIGN AND PROCESS DIVINEWAY CHANCE AND ALK RELATED FIELD FIT CHANGES FOR ITEMS INCLUDING, WITHOUT LIMITATION, UTILITY LATERALS, PAVING ADJUSTMENTS. RELOCATION OF MASTER UTILITY EQUIPMENT, GUARD RAILS, LANGSCAPING, SIGNAGE, AND STREETLIGHTS SHALL BE BORNE EXCLUSIVELY BY EACH HOMESITE OWNER, RESPECTIVE

- ORVEWAY IMPROVEMENTS WITH THE EXCEPTION OF PRIVATE LANES, ALL COSTS AND EXPENSES RELATED TO OR ARRING FROM THE PRISIDA INSTALLATION CONSTRUCTION, REMAYAL, REPAIR REPLACEMENT TO THE ARRING FROM THE PRISIDA INSTALLATION CONSTRUCTION, REMAYAL, REPAIR REPLACEMENT REPLACEMENT OF A R
- DRIVEWAY BRIDGES, CERTAIN HOMESITES MAY REQUIRE ONE OR MORE BRIDGES OR OTHER IMPROVEMENTS OVER CULVERTS, STREAMS, OR RRIGATION DITCHES CROSSING OR OTHERWISE ENCROACHING ON THE RESPECTIVE HOMESITES DRIVEWAY ACCESS. THE COST OF ANY AND ALL SUCH BRIDGES AND OTHER REQUIRED IMPROVEMENTS IS THE RESPECTIVE HOMESITE OWNERS SOLE AND FULL
- DRIVEWAY APRON, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AND FOR DRIVEWAYS ACCESSED FROM PRIVATE ROADS AND RIGHTS OF WAY. THE RESPECTIVE HOMESTIC OWNER SHALL, AT SUCH HOMESTIC OWNERS SOLE DEVENSE, DESIGN, CONSTRUCT, NON DRIVAL, A PVALD DRIVEWAY APRON, THE DESIGN AND INSTALLATION OF WHICH SHALL COMPLY WITH ALL STATE AND LOCAL LAWS AND SHALL BE APPROVED IN COCKDANACE WITH THE OVERNING DOCUMENTS.
- SHOW PERIOUAL AND STORAGE STORING OF FLOHING SHOW ON OR INTO METLANDS, METLAND BUFFER AREAS, AND ABONE-GROUND GOLD OF THE THE FOLLOWING WITHOUT LIMITATION, LITE TATATIONS, SWITCHGER, LECTIFICAL, TRANSFORMERS, METER PROSESTALS, AND JUNCHION BOXES IS PROHERETED. THE FULL COST OF MITIGATION, REPAIRS, AND REPLACEMENT OF ANY AREAS OR EQUIPMENT DAMAGED DUE TO SOWN STORAGE OF LOWING SHALL BE SOME ENTIRED WET THE HOMBEST OWNER BROADING IN OR AUTHORIZING OTHERS TO ENCAGE IN THE PLOWING AND STORAGE ACTIVITIES RESULTING IN SUCH DAMAGE OR LOSS.
- HOMESTE SHOW STORAGE AREA AS PART OF THE SIBMITHAL OF FANAS FOR APPROVAL PURSUANT TO STATE AND LOCAL LAW. THE DEVELOPMENT AGREEMENT AND THE GOVERNING DOCUMENTS, EACH RESPECTIVE HOMESTE (SHOW STORAGE AREA). THE SHOW STORAGE AREA SHALL SE COULD. TO THESTIFY-FIVE PERCENT (28), OF THOSE PORTIONS OF THE HOMESTE THAT WILL BE FLOWED. THE SUPPRIENCY OF SUCH SHOW STORAGE AREA SHALL BE DETERMINED AS DETAILED IN THE GOVERNING.
- RESPONSIBILITY FOR CERTIAN OTHER MPROVEMENTS. INASMUCH AS THEY ARE NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS, GATEROUSES AND ASSOCIATED GATES, MOMARMENT ENTRY PEATURES. AND ASSOCIATED GATES, MOMARMENT ENTRY PEATURES. AND ASSOCIATION GATES AND ASSOCIATION AND ASSOCIATION MAINTENANCE OF ANY ASSOCIATION, MAINTENANCE OF ANY EASOCIATION, MAINTENANCE OF ANY EASOCIATION MAINTENANCE OF ANY ENTRY ASSOCIATION MAINTENANCE OF ANY EASOCIATION MAINTENANCE OF ANY ENTRY ASSOCIATION MAINTENANCE OF AN
- GEOTECHNICAL EACH HOMESITE OWNER IS REQUIRED TO OSTAIN A GEOTECHNICAL REPORT PREPARED BY A LICENSED GEOTECHNICAL BROWLER FAMILIAR WITH THE PROPERTY'S GEOLOGY AND SPECIFIC TO THEIR MOMESITE. PLANDER RESIDENCE, AND DESIRED IMPROVEMENTS AND DISMRITH THE SAME FOR REVIEW AND APPROVAL PURSUANT TO AND IN ACCORDANCE WITH STATE AND LOCAL LAW, COUNTY REQUIREMENTS, THE DEVELOPMENT ARRESEMENT, AND THE GOVERNING DOCUMENTS.
- 39 NOTICE TO ALL CONTRACTORS DURING EARTHWORK. IF PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW (DEFINED AS A CONTINUOUS SUBJECTACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR PORT YEARING HIS DURING HE OF COURS. THE CONTRACTOR SHALL MEMBERATELY CONTRACT WER AND THE DRIVEN OF CONTRACT WERE AND RETAIN A QUALIFIED PROFESSIONAL TO PERFORM STES-PECPACE EVALUATIONS OF SHOULD EXCAVATION REQUIRE ANY BLASTHON GOOD REPROVEMENTS PROMOTIONS ANDOR UTILITIES. THE CONTRACTOR SHALL DISTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROFICOCIS. SHALL DISTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROFICOCIS. SHALL DISTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROFICOCIS. SHALL DISTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROFICOCIS. SHALL DISTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROFICOCIS. SHALL DISTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROFICOCIS. SHALL DISTAIN ALL REQUIRED BLASTING PERMITS FOLLOW ALL REQUIRED AND APPROPRIATE SAFETY PROFICES. AND APPROPRIATE SAFETY PROFILED AND APPROPRIATE SAFETY PROFILED AND APPROPRIATE FOLDOW. THE PROFILED APPROPRIATE FOLDOW. THE PROFILED APPROPRIATE SAFETY PROFILED AND APPROPRIATE FOLDOW.
- FURTHER SUBDIVISION, FURTHER SUBDIVISION OF INDIVIDUAL HOMESITES IS NOT PERMITTED UNLESS SPECIFICALLY PROVIDED FOR AND APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AN STATE AND LOCAL LAW.
- WPR RIGHTS. AS FURTHER DETAILED IN THE GOVERNING DOCUMENTS, WPR RESERVES FOR THE BENEFIT OF TISEE! IT'S SUCCESSORS AND ASSIGNS, WITHOUT FURTHER CONSENT OF THE HOMESITE OWNERS OR UNIT OWNERS, THE RIGHTS TO UNILATERALLY AMEND OR MODIFY. (A) THE PROPERTY'S ZONUE STITLEMENTS, DEVELOPMENT AGREEMENT AND CONCEPTUAL PLANS, (B) THIS PLAT, SO LONG AS SUCH MENDMENT IS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LAW. AND (C) EXISTING UTI EASEMENTS AND OTHER EASEMENTS.
- 38 CERTIFICATES OF OCCUPANCY THE COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENT AS OUTLINED IN THE ADOPTED BUILDING AND THE 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 §8-12-3(P)).
- CONSENT. ANY CONSENT, AUTHORIZATION OF APPROVAL REQUIRED IN THIS PLAT SHALL BE IN WRITING IN ORDER TO BE EFFECTIVE. ANY REFERENCE IN THIS PLAT TO THE CONSENT, AUTHORIZATION, OR APPROVAL OF WPR SHALL REQUIRE SUCH CONSENT, AUTHORIZATION, OR APPROVAL ONLY FOR THE DURATION OF THE PERIOD OF ADMINISTRATIVE CONTROL AS DETALLED IN THE GOVERNING DOCUMENTS.
- 40 NO COUNTY MAINTENANCE. THE COUNTY IS NOT RESPONSIBLE FOR ANY MAINTENANCE WITHIN THE
- 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 COMDUCTED DEALY IN THE MORNING AND LATE IN THE EVENING THAT MAY CENERATE NOISE, COORS AND USBRATIONS OR OTHER EFFECTS THAT COLD OTHERWISE DECEMBED A NUSAINCE, PURSUANT TO STATE AND LOCAL. OWNERS OF ANY PORTION OF THE PROPERTY ARE SUBJECT TO LIMITATIONS ON THEIR ABIL OFFICE OF ANY FORTIAN OF THE PROPERTY AND SUBJECT TO LIBITATIONS OF 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 LIFE.
- RESERVED PARCELS SUBJECT TO THE TERMS AND CONDITIONS OF THE GOVERNING DOCUMENTS AND IN CONFORMANCE WITH ALL STATE AND LOCAL LAWS, PARCELS 9 AND 10 ARE RESERVED FOR ALL FUTURE PREMITTED USE.
- SHARED DRIVEWAYS SHARED DRIVEWAYS ARE DRIVEWAYS SO DESIGNATED HEREON AND THAT SERVE TWO SEPRATE HOMESTES, BOTH OF WHICH ARE ADJACENT TO THE RESPECTIVE SHARED DRIVEWAY COSTS AND DEVELOPED HEAD TO THE RESPECTIVE SHARED DRIVEWAY HOMESTES; ALL LOSTS AND DEVELOPES RELAZED TO OR ANSIGN FROM THE DESIGN. MANTENANCE OF SHARED DRIVEWAYS SHALL BE SORNE EXCLUSIVELY BY THE HOMESTER OWNERS OF THE RESPECTIVE SHARED DRIVEWAYS SHALL BE SORNE EXCLUSIVELY BY THE HOMESTER OWNERS OF THE RESPECTIVE SHARED DRIVEWAY HOMESTES AND PURSUANT OF SHARED DRIVEWAY EASEMENTS. ASPECIALLY OR ONTO THAT HAVE DECENDED ANY DE RECORDED IN THE OFFICIAL RECORDS AS THE GAME MAY BE AMBRICADE FROM THE OTT THE ANY BEARD THE FORM THE TOTAL OWNERS OF THE RESPECTIVE SHARED MAY EASEMENTS.

### WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14. TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY LITAH

### **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 1-8 BELOW, RESERVED EASEMENTS) ON, OVER, UNDER AND ACROSS VANIOUS EASEMENT REASE WITHIN THE PROPERTY AND ALSO DESCRIBED IN TIREMS 1-8 BELOW (RESERVED EASEMENT AREAS) FOR THE BENEFIT OF WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS.

THE RIGHT TO CONVEY, LICENSE, TRANSFER, OR OTHERWISE ALIENATE THE RESERVED EASEMENTS IN

(C) THE RIGHT TO CONVEY ADDITIONAL NON-EXCLUSIVE EASEMENTS, SUBEASEMENTS, AND LICENSES IN, OVER ON, 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 CUB, 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.

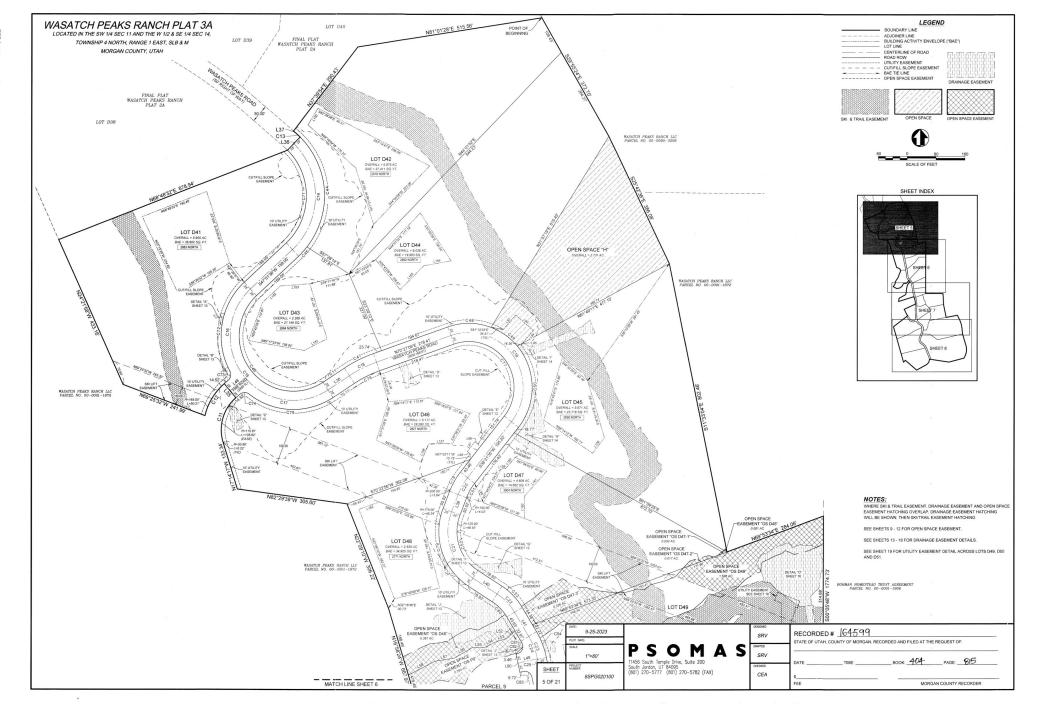
#### THE RESERVED EASEMENTS INCLUDE EACH AND ALL OF THE FOLLOWING:

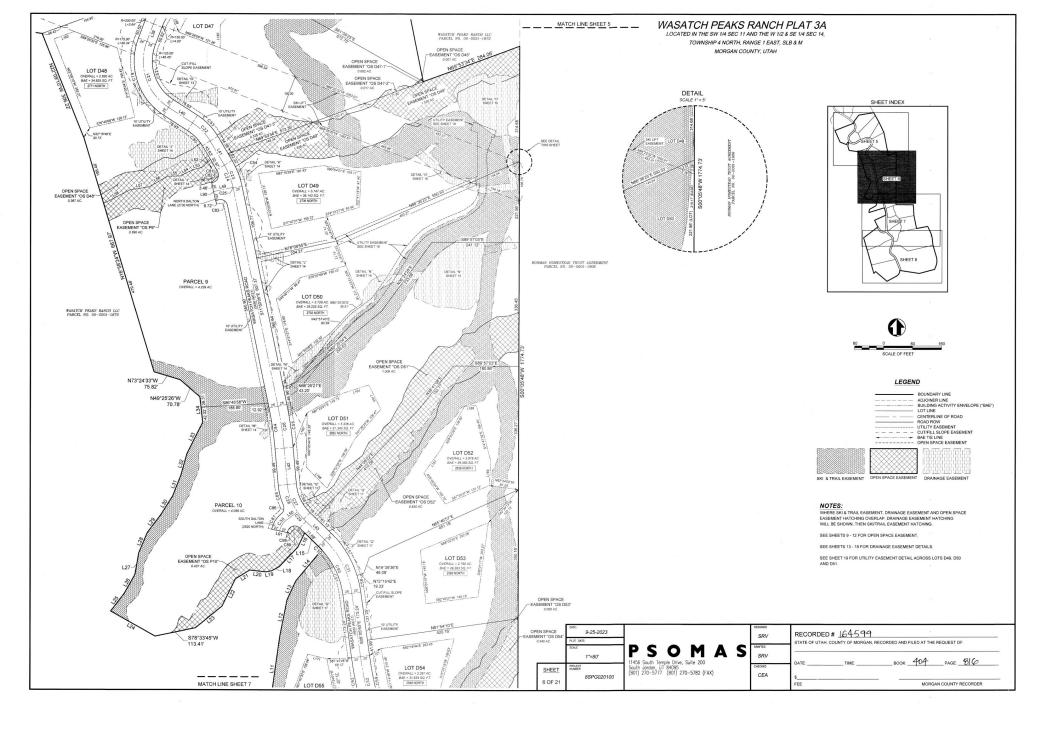
- AS AND TRAIL EASEMENT A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BUEST GIVEN AND TRAIL EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BUEST GIVEN AND TRAIL EASEMENT AREA; FOR THE DESIGN COORSTRUCTION, INSTALLATION, THE TRAIL SERVICES AND THE TRAIL SERVICES AND THE TRAIL SERVICES AND REPORT AND ADDRESS AS CRESS AND REPORT AND ADDRESS THE HOUSETTES BY OWNERS WITHIN THE PROJECT MPR. CUB. OR ASSOCIATION MAY DESIGNATE, DEFINE LOCATE RELOCATE, AND MOST PARE LOCATE MEDICATE AND MOST PARE LOCATE MEDICATE AND MOST PARE LOCATE MEDICATE AND THE AND
- SKLEAGLITY EASEMENT A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BARS ('SKLEAGLITY EASEMENT AREA') FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF TUNNELS, BRIDGES, SKLUETS, AND ANY AND ALL OTHER SKLEAGLITES THAT MAY BE CONSTRUCTED AND INSTALLED AT THE DISCRETION OF WER, OR, ATTER THE EXPRINTATION OF THE PERIOD OF ADMINISTRATIVE CONTROL, AT THE DISCRETION OF THE CLUB.
- 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 PROJOWAYS AND PRIVATE LAISE WITHIN THE PROPERTY, WER ALSO RESERVES UNTO ITSELF THE RIGHT TO FURTHER DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY SPECIFICALL DEFINES DNOW STORAGE EASEMENT AND THE PROPERTY OF THE RESERVENCE OF THE PROPERTY OF THE PR
- DISTRICT EASEMENT. A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BASS ("DISTRICT EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY SS EMERGENCY SITUATIONS, AND TO FULFILL 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.
- 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 (A) ADDRESS EMERGENCY SITUATIONS, AND (B) ALLOW ACCESS FOR WIPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS TO FULFILL THEIR RESPECTIVE DUTIES AND OBLIGATIONS PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT
- 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 PLAY (OSBIY), AND GOVERNING DOCUMENTS. LID TOWNERS MAY NOT NURRE ANY CRICUMSTANCES DISTURB VEGETATION OR ALTER SITE GRADES IN THE OPEN SPACE EASEMENTS. WAS RESERVEST HE RIGHT, FOR TISELT, ITS SUCCESSIORS AND ASSIGNS, TO SUBLID 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 RIGH TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE DESIGNATED OPEN SPACE EASEMENTS.
- OPEN SPACE, CERTAIN PARCELS HAVE BEEN DESIGNATED AS OPEN SPACE AREAS, WHICH HAVE BEEN OR SOON HEREAFTER SHALL BE CONVEYED IN SEC. TO THE ADDRESS OF THE ADDR SOCI HEREAFTER SHALL BE CONVEYED IN FEET OF THE ASSOCIATION ("OPEN SPACE AREA").

  ACCORDANCE WITH THE GOVERNING DOCUMENTS, THE ASSOCIATION ("OPEN SPACE AREA"). THE ONGOING MAINTENANCE REPAIR AND OPERATIONS OF THE OPEN SPACE AREA IN ACCORDANCE WITH COUNTY. COMPLIES WITH COUNTY'S REQUIREMENTS REGARDING THE SAME.

	9-25-2023 PLOT DATE: SCALE	D S O M A S	DESIGNED SRV	RECORDED # 164599 state of utah, country of Morgan, recorded and filed at the request of:
	NA	F 3 O M A 3	SRV	DATE: TIME: BOOK 404 PAGE: 813
SHEET	PROJECT NUMBER	11456 South Temple Drive, Suite 200 South Jordan, UT 84095	CHECKED	DATE:TIME:BOOK: 4047PAGE:PAGE:
3 OF 21	8SPG020100	(801) 270-5777 (801) 270-5782 (FAX)	CEA	s
			Į	FEE MORGAN COUNTY RECORDER







LOT G2

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MATCH LINE SHEET 8

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

BOOK: 404 PAGE: 817

MORGAN COUNTY RECORDER

**PSOMAS** 

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

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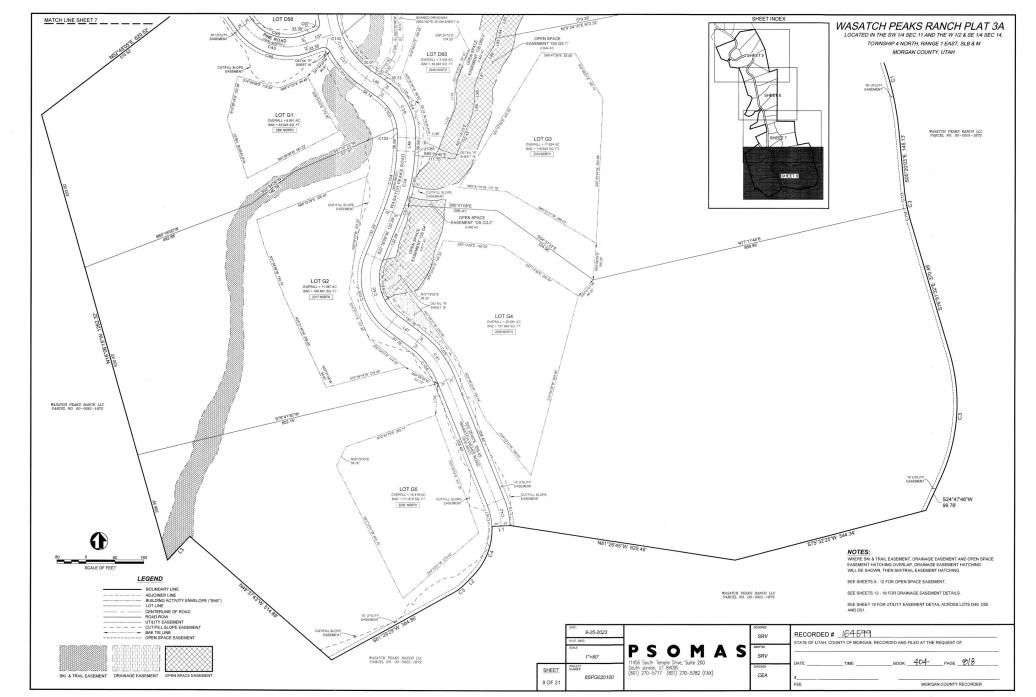
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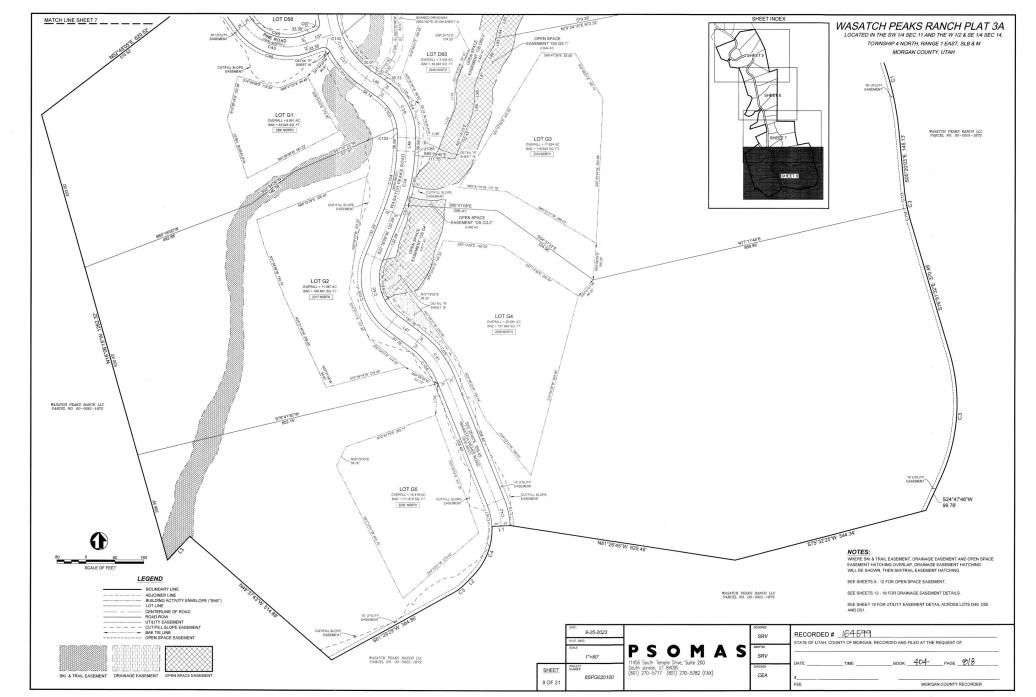
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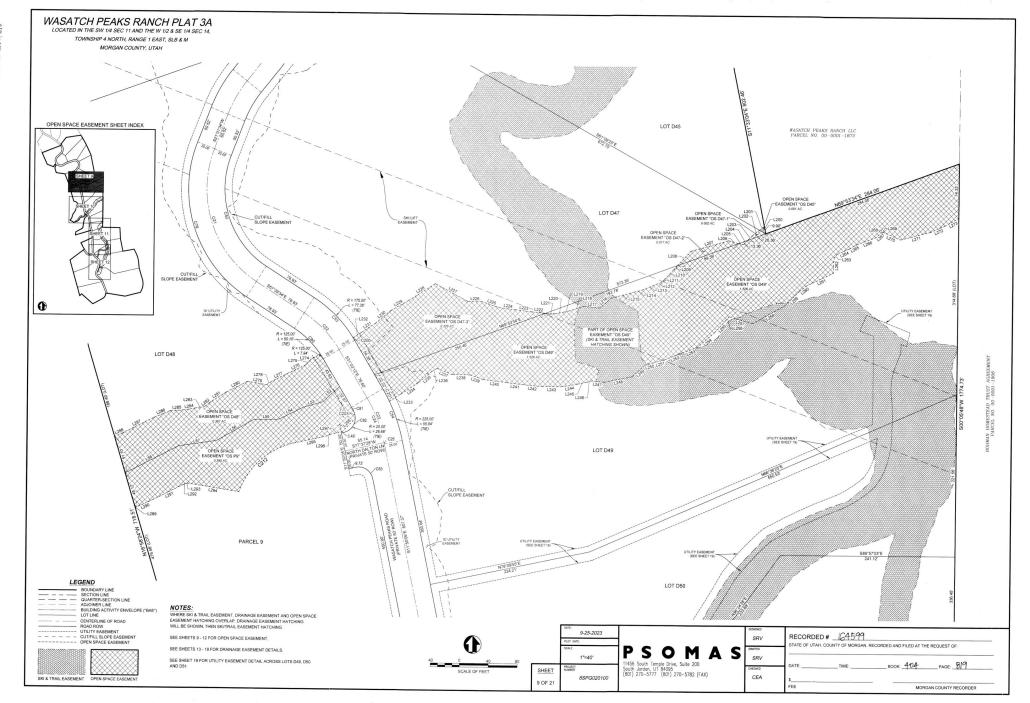
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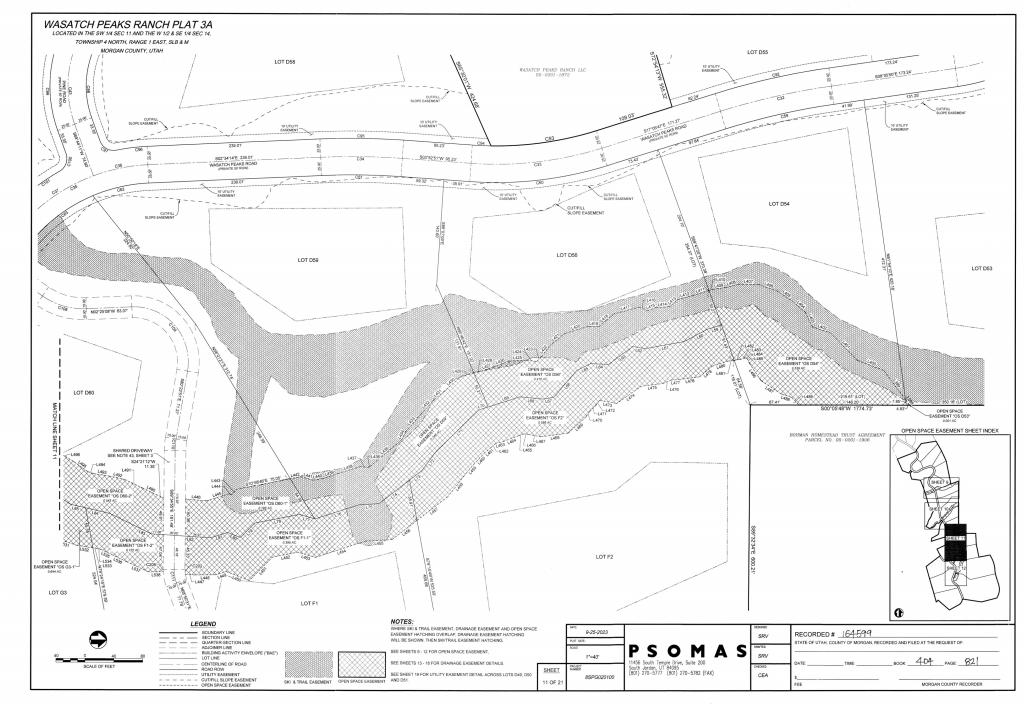
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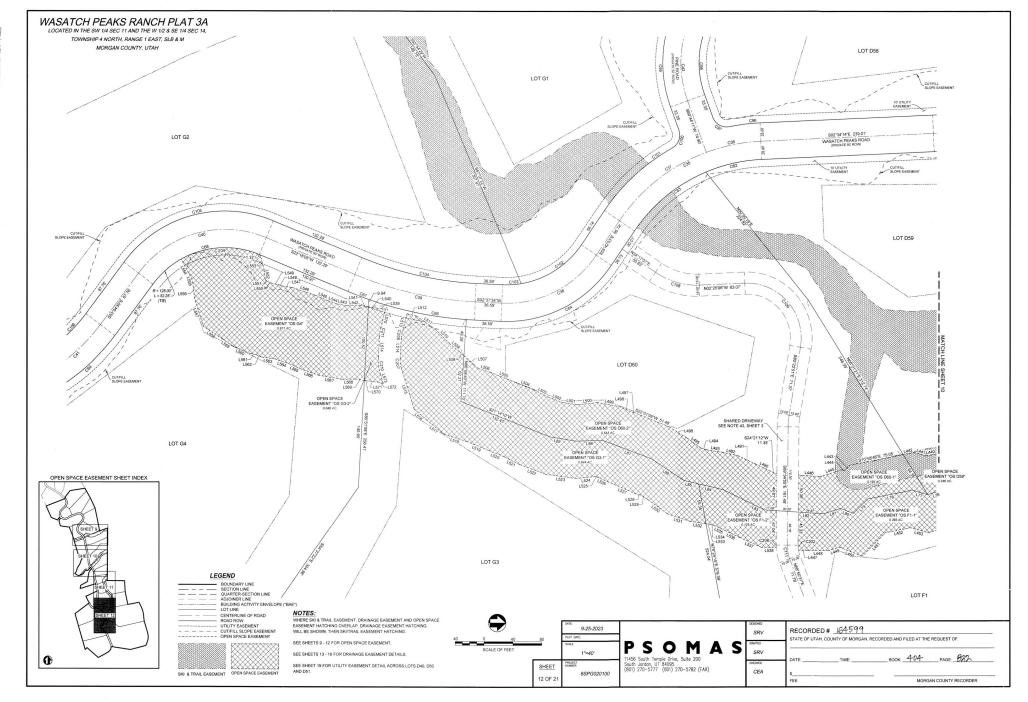
CEA

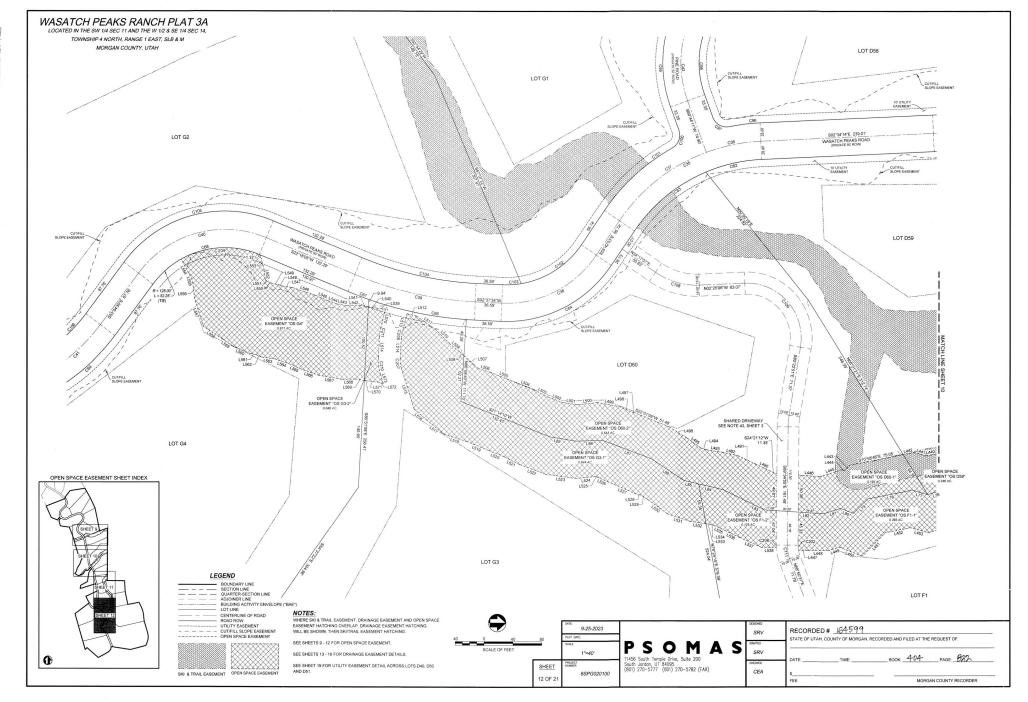


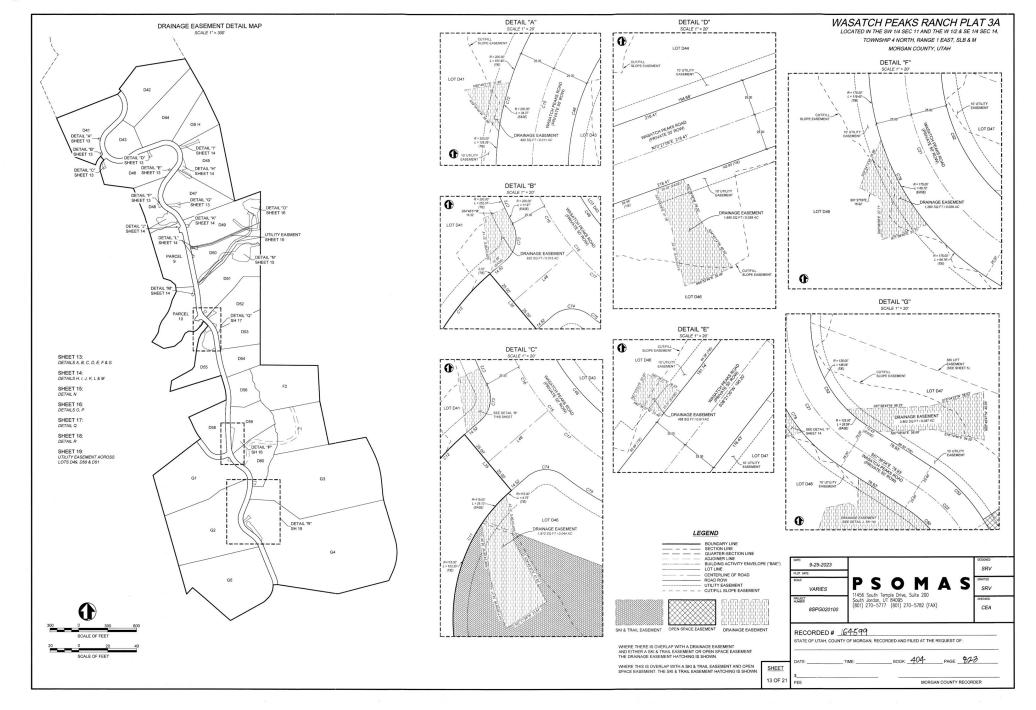












SHEET

14 OF 21

MORGAN COUNTY RECORDER

WHERE THIS IS OVERLAP WITH A SKI & TRAIL EASEMENT AND OPEN SPACE EASEMENT. THE SKI & TRAIL EASEMENT HATCHING IS SHOWN

# WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

