



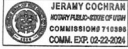
**WASATCH PEAKS RANCH  
NORTH VILLAGE OF TOWNHOMES, PLAT A**  
AN EXPANDABLE CONDOMINIUM PROJECT  
FIRST AMENDMENT OF PARCEL 7  
FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT  
LOCATED IN THE NORTH HALF OF SECTION 11  
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
MORGAN COUNTY, UTAH

**SURVEYOR ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF Nov. 2023 BY SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 83, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 8744084.

NOTARY Jeramy Cochran  
NAME Jeramy Cochran  
RESIDING AT SALT LAKE  
MY COMMISSION EXPIRES 03/30/2027  
COMMISSION NUMBER 6370437  
COMMISSIONED IN STATE OF UTAH

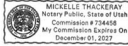


**MORGAN COUNTY ENGINEER ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF January 2024 BY Mark Miller IN HIS/HER/THEIR CAPACITY AS MORGAN COUNTY ENGINEER.

NOTARY Michelle Thackeray  
NAME Michelle Thackeray  
RESIDING AT Morgan Utah  
MY COMMISSION EXPIRES Dec. 1, 2027  
COMMISSION NUMBER 734456  
COMMISSIONED IN Utah

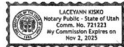


**WPR UTILITY DISTRICT ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF NOVEMBER 2023 BY Josephine Kink IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF WPR UTILITY DISTRICT.

NOTARY Josephine Kink  
NAME JOSEPHANN KINK  
RESIDING AT SALT LAKE CITY, UTAH  
MY COMMISSION EXPIRES NOV 2, 2025  
COMMISSION NUMBER 721223  
COMMISSIONED IN STATE OF UTAH

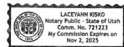


**WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION**

STATE OF UTAH }  
COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF NOVEMBER 2023 BY BRIANNE STOROFF IN HIS/HER/THEIR CAPACITY AS VICE PRESIDENT OF WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION.

NOTARY Josephine Kink  
NAME JOSEPHANN KINK  
RESIDING AT SALT LAKE CITY, UTAH  
MY COMMISSION EXPIRES NOV 2, 2025  
COMMISSION NUMBER 721223  
COMMISSIONED IN STATE OF UTAH



**MORGAN COUNTY SURVEYOR ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF January 2024 BY JANEL H WALKER IN HIS/HER/THEIR CAPACITY AS MORGAN COUNTY SURVEYOR.

NOTARY Janel H Walker  
NAME Janel H Walker  
RESIDING AT Morgan Utah  
MY COMMISSION EXPIRES March 27, 2027  
COMMISSION NUMBER 8730228  
COMMISSIONED IN State of Utah



**MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF January 2024 BY Debbie Seaman IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY PLANNING COMMISSION.

NOTARY Zach Swenson  
NAME Zach Swenson  
RESIDING AT Salt Lake County  
MY COMMISSION EXPIRES January 24, 2027  
COMMISSION NUMBER 721469  
COMMISSIONED IN State of Utah



**WPR ROAD & FIRE DISTRICT ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF NOVEMBER 2023 BY Josephine Kink IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF WPR ROAD & FIRE DISTRICT.

NOTARY Josephine Kink  
NAME JOSEPHANN KINK  
RESIDING AT SALT LAKE CITY, UTAH  
MY COMMISSION EXPIRES NOV 2, 2025  
COMMISSION NUMBER 721223  
COMMISSIONED IN STATE OF UTAH



**MORGAN COUNTY COMMISSION ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF January 2024 BY Janel H Walker IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY COMMISSION.

NOTARY Janel H Walker  
NAME Janel H Walker  
RESIDING AT Morgan Utah  
MY COMMISSION EXPIRES March 27, 2027  
COMMISSION NUMBER 8730228  
COMMISSIONED IN State of Utah

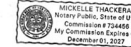


**MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January 2024 BY Carolee Smith IN HIS/HER/THEIR CAPACITY AS A MORGAN COUNTY ATTORNEY.

NOTARY Michelle Thackeray  
NAME Michelle Thackeray  
RESIDING AT Morgan UT  
MY COMMISSION EXPIRES December 1, 2027  
COMMISSION NUMBER 734456  
COMMISSIONED IN Utah

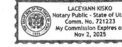


**WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF NOVEMBER 2023 BY Josephine Kink IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT.

NOTARY Josephine Kink  
NAME JOSEPHANN KINK  
RESIDING AT SALT LAKE CITY, UTAH  
MY COMMISSION EXPIRES NOV 2, 2025  
COMMISSION NUMBER 721223  
COMMISSIONED IN STATE OF UTAH

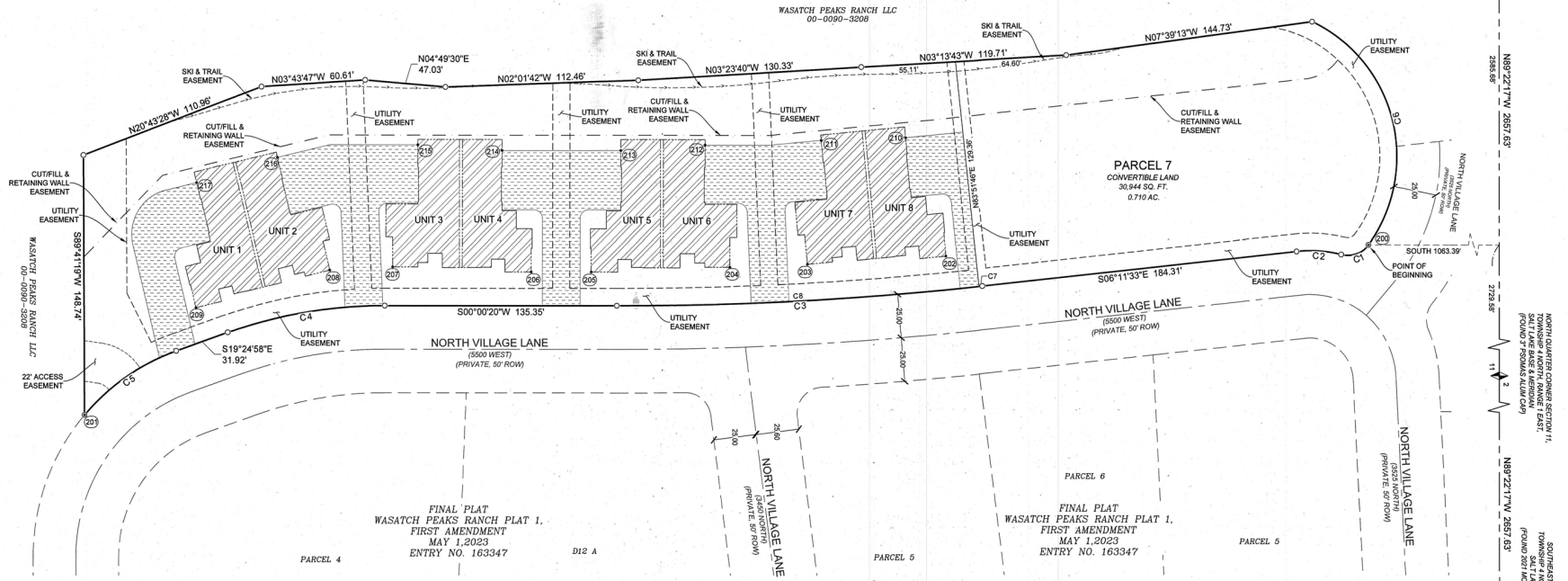
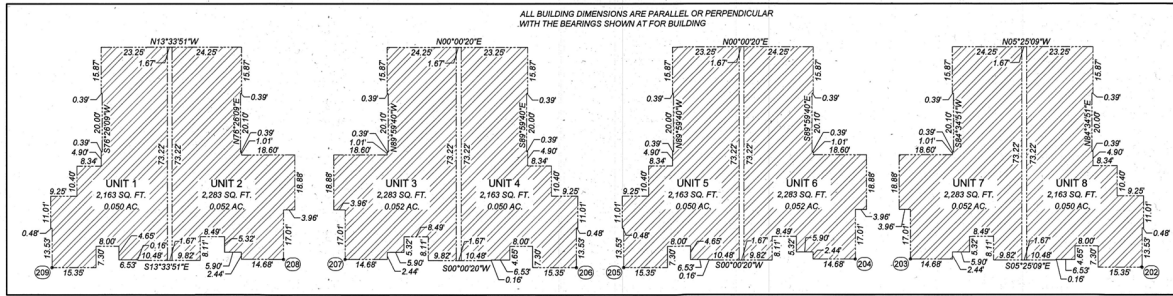


DATE: 11/27/2023	PLAT DATE:	SCALE:	NA	PROJECT NUMBER: 8SPGD02100	11456 South Temple Drive, Suite 200 South Jordan, UT 84005 (801) 270-5777 (801) 270-5782 (FAX)	DESIGNED: SRV	RECORDED # 165229
						DRAWN: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SHEET 2 OF 5						CHECKED: CEA DATE: _____ TIME: _____ BOOK: 406 PAGE: 1388 \$ _____ FEE: _____ MORGAN COUNTY RECORDER	

BL 165229 BL 406 P 1389

**WASATCH PEAKS RANCH**  
**NORTH VILLAGE LOFT TOWNHOMES, PLAT A**  
 AN EXPANDABLE CONDOMINIUM PROJECT  
 FIRST AMENDMENT OF PARCEL 7  
 FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT  
 LOCATED IN THE NORTH HALF OF SECTION 11  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
 MORGAN COUNTY, UTAH

**BUILDING FOOTPRINT DETAIL**  
 SCALE 1" = 20'

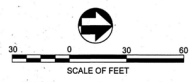


FINAL PLAT  
 WASATCH PEAKS RANCH PLAT 1,  
 FIRST AMENDMENT  
 MAY 1, 2023  
 ENTRY NO. 163347

FINAL PLAT  
 WASATCH PEAKS RANCH PLAT 1,  
 FIRST AMENDMENT  
 MAY 1, 2023  
 ENTRY NO. 163347

**LEGEND**

- BOUNDARY LINE
- - - SECTION CORNER (FOUND)
- - - UTILITY EASEMENT
- - - ADJOINER LINE
- ▬ BUILDING FOOTPRINT
- ▬ LOT LINE
- ▬ CENTERLINE OF ROAD
- - - CUTFILL & RETAINING WALL EASEMENT
- - - SKI & TRAIL EASEMENT



DATE:	11/27/2023
PLAT DATE:	
SCALE:	1"=30'
SHEET:	3 OF 5
PROJECT NUMBER:	8SPG020100

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

DESIGNED:	SRV
DRAWN:	SRV
CHECKED:	CEA
FEE:	

RECORDED #	165229				
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:					
DATE:	TIME:	BOOK	406	PAGE	1389
FEE:					
MORGAN COUNTY RECORDER					

NORTHWEST CORNER SECTION 11,  
 TOWNSHIP 4 NORTH, RANGE 1 EAST,  
 SLB & M (FOUND 37.9500S ALUM C&M)

NORTH QUARTER CORNER SECTION 11,  
 TOWNSHIP 4 NORTH, RANGE 1 EAST,  
 SLB & M (FOUND 37.9500S ALUM C&M)

SOUTHWEST CORNER SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 1 EAST,  
 SLB & M (FOUND 37.9500S ALUM C&M)

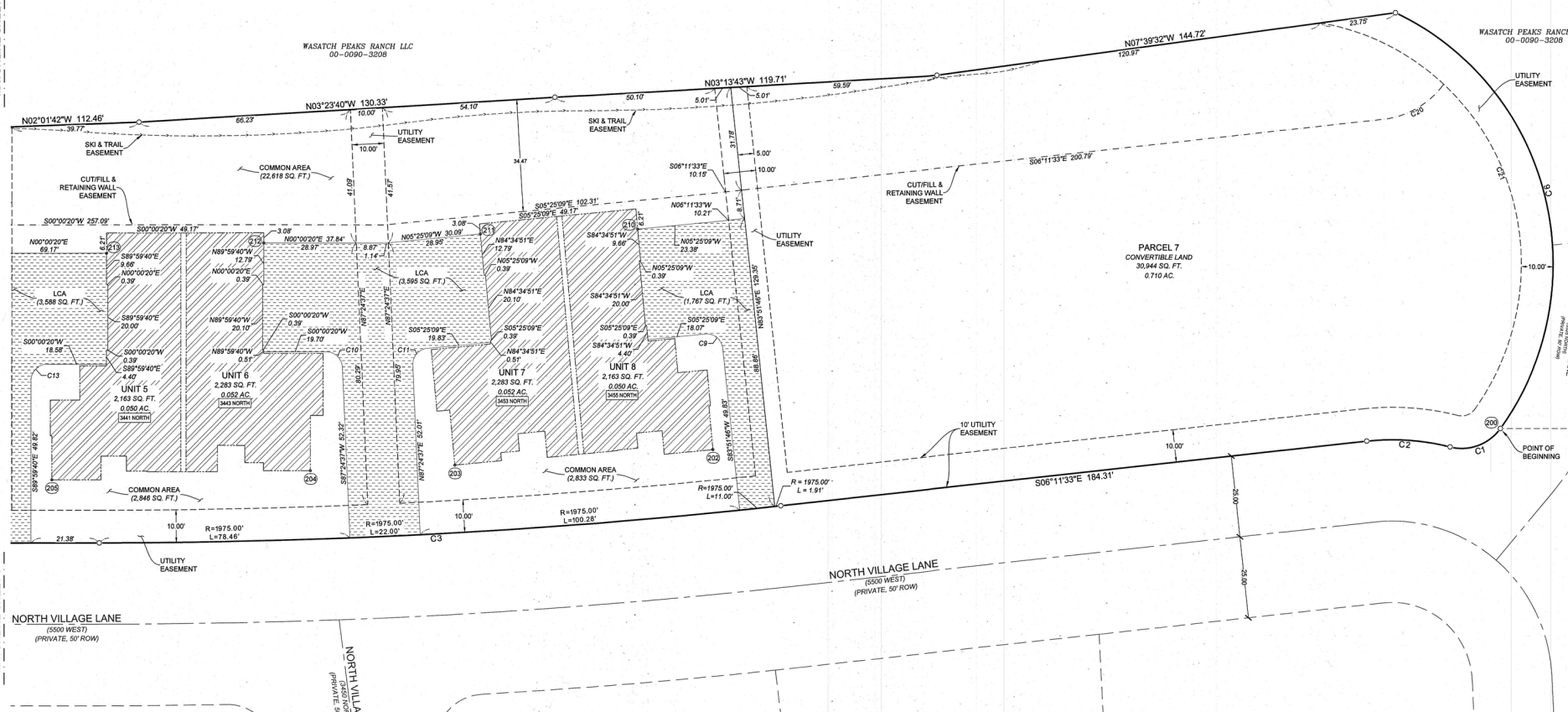
NORTHWEST CORNER SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 1 EAST,  
 SLB & M (FOUND 37.9500S ALUM C&M)

BASIS OF BEARING  
 N00°27'24"E 5414.78' (M)

**WASATCH PEAKS RANCH  
NORTH VILLAGE LOFT TOWNHOMES, PLAT A**  
AN EXPANDABLE CONDOMINIUM PROJECT  
FIRST AMENDMENT OF PARCEL 7  
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LOCATED IN THE NORTH HALF OF SECTION 11  
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
MORGAN COUNTY, UTAH

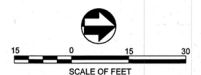
MATCHLINE SHEET 5

MATCHLINE SHEET 5



**LEGEND**

- BOUNDARY LINE
  - - - SECTION LINE
  - - - UTILITY EASEMENT
  - - - ADJOINER LINE
  - - - BUILDING FOOTPRINT
  - - - LOT LINE
  - - - CENTERLINE OF ROAD
  - - - CUTFILL & RETAINING WALL EASEMENT
  - - - SKI & TRAIL EASEMENT
- SECTION CORNER (FOUND)
- [Patterned Box] LIMITED COMMON AREA (LCA)
  - [Hatched Box] PRIVATE AREA
  - [White Box] COMMON AREA



DATE: 11/27/2023	<b>PSOMAS</b>	DESIGNED: SRV	RECORDED # 165229
PLAT DATE:		DRAWN: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: 1"=15'		CHECKED: CEA	DATE: _____ TIME: _____ BOOK 406 PAGE 1390
SHEET: 4 OF 5	PROJECT NUMBER: 8SPG020100	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	\$ _____ FEE _____

MORGAN COUNTY RECORDER

**WASATCH PEAKS RANCH**  
**NORTH VILLAGE LOFT TOWNHOMES, PLAT A**  
 AN EXPANDABLE CONDOMINIUM PROJECT  
 FIRST AMENDMENT OF PARCEL 7  
 FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT  
 LOCATED IN THE NORTH HALF OF SECTION 11  
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB 8 M  
 MORGAN COUNTY, UTAH

WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES, PLAT A, AREA CALCULATIONS			
TOTALS			
NAME	SQ FT	AC	%
BOUNDARY	98,279	2,258	100%
UNITS	17,784	0.408	18%
PARCEL 7	30,944	0.710	31%
COMMON AREA	34,011	0.781	35%
LIMITED COMMON AREA	15,540	0.357	16%
ROADS	0	0	0%
TOTAL	17,784	0.408	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	17.30	15.00	67°36'22"	S19°51'52"E	16.69
C2	26.39	75.00	20°07'52"	S03°52'23"W	26.22
C3	213.66	1975.00	6°11'53"	S03°03'07"E	213.55
C4	93.22	275.00	19°25'18"	S09°47'19"E	92.77
C5	65.52	125.00	30°01'53"	S34°25'50"E	64.77
C6	150.69	85.00	101°34'41"	N79°32'36"E	131.72
C7	1.91	1975.00	0°03'20"	S06°09'54"E	1.91
C8	211.74	1975.00	6°08'33"	S03°03'57"E	211.64
C9	7.79	5.00	89°18'55"	S39°13'19"W	7.03
C10	7.63	5.00	87°24'17"	S43°42'29"W	6.91
C11	7.81	5.00	87°10'14"	S49°00'16"E	6.89
C12	7.85	5.00	90°00'00"	S45°00'20"W	7.07
C13	7.85	5.00	90°00'00"	S44°59'47"E	7.07
C14	8.82	5.00	101°02'39"	S38°53'22"W	7.72
C15	8.07	5.00	92°31'31"	S46°15'26"E	7.23
C16	7.85	5.00	89°54'11"	S58°30'56"E	7.07
C17	40.80	26.00	89°54'11"	N58°30'56"W	36.74
C18	25.02	32.00	44°48'00"	S30°57'31"W	24.39
C19	7.86	10.63	45°01'50"	S30°57'12"W	7.66
C20	23.50	27.63	48°44'05"	S28°38'27"E	22.80
C21	153.27	75.00	117°00'14"	N87°47'20"E	127.96

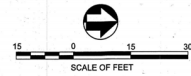
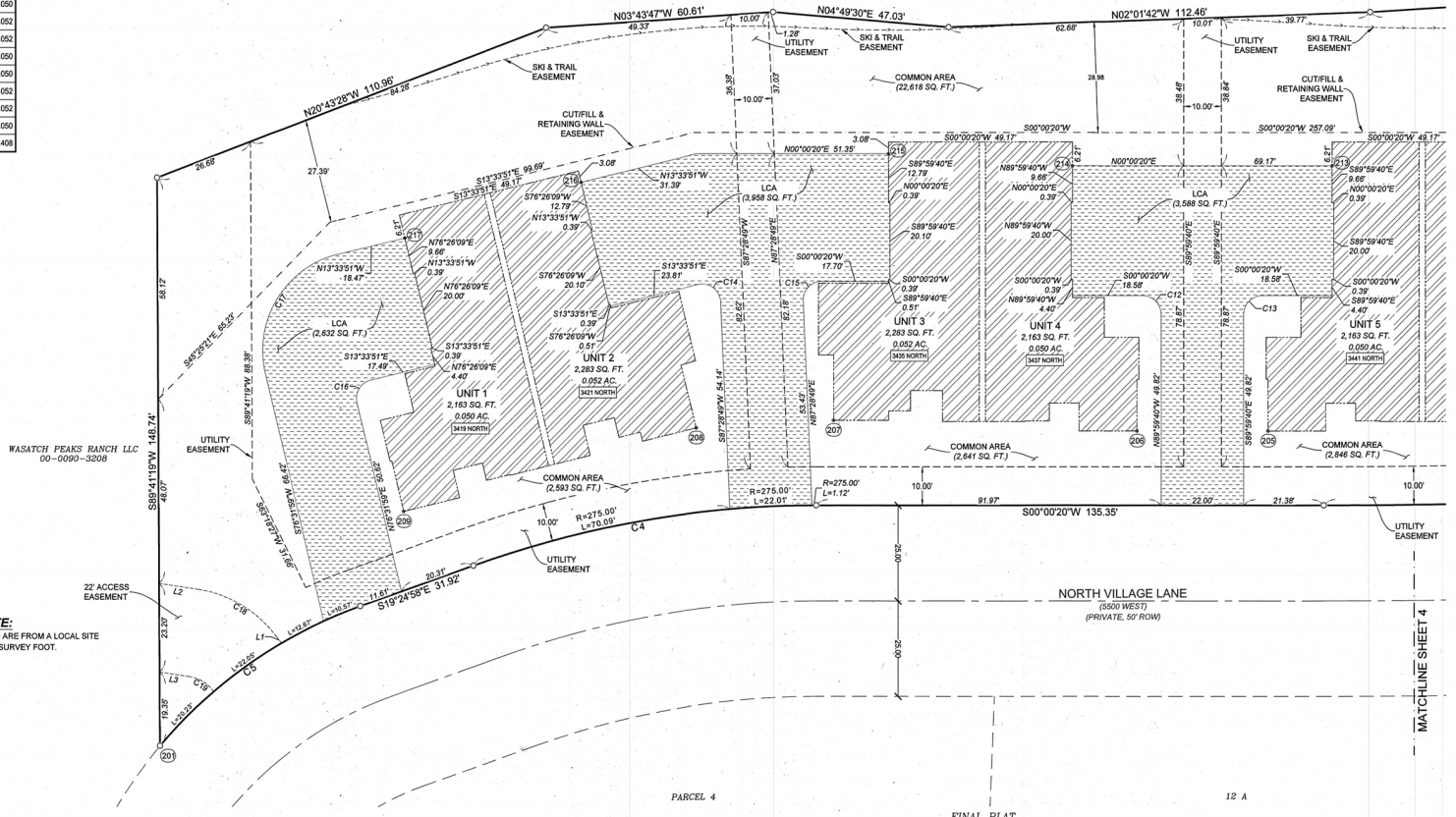
POINT TABLE		
POINT #	NORTHING	EASTING
1	567143.927	558595.402
2	561729.312	558552.239
200	560695.866	558522.824
201	559947.221	559920.992
202	560449.549	558629.336
203	560388.728	558534.157
204	560323.567	558535.925
205	560242.650	558538.750
206	560207.692	558538.747
207	560126.776	558535.906

POINT TABLE		
POINT #	NORTHING	EASTING
208	560090.173	558537.882
209	560012.178	558589.614
210	560425.058	558761.766
211	560376.715	558763.293
212	560308.928	558766.131
213	560259.781	558769.256
214	560190.695	558769.250
215	560141.428	558765.115
216	560059.567	558773.471
217	560012.506	558788.045

**COORDINATE NOTE:**  
 ALL COORDINATES SHOWN ARE FROM A LOCAL SITE COORDINATE SYSTEM, US SURVEY FOOT.

**LEGEND**

- BOUNDARY LINE
- - - SECTION CORNER (FOUND)
- - - UTILITY EASEMENT
- - - ADJOINER LINE
- - - BUILDING FOOTPRINT
- - - LOT LINE
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DATE: 11/27/2023	<b>PSOMAS</b>	DESIGNED: SRV	RECORDED # 165229
PLAT DATE:		DRAFTED: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: 1"=15'		CHECKED: CEA	DATE: _____ TIME: _____ BOOK: 406 PAGE: 1391
SHEET: 5 OF 5	PROJECT NUMBER: 8SPG020100	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	\$ FEE

MATCHLINE SHEET 4

MATCHLINE SHEET 4