WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS AN EXPANDABLE CONDOMINIUM PROJECT

FIRST AMENDMENT OF PARCEL 5
FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT LOCATED IN NORTH HALF OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH NOVEMBER 27, 2023

BOUNDARY DESCRIPTION:

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

PARCEL 5, WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, AS RECORDED ON MAY 1, 2023, AS ENTRY NO 163347 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNENG AT A POINT ON THE SOUTHERLY LIBE OF MORTH VILLAGE LANE AS SHOWN ON SHO WAS ARCHOFFED RANK PLAY I FIRST MEMBREATS AND POINT ASS DEBRIES OF SHE PETER TONGTH SP721T' WEST, ALONG THE NORTH LIBE OF SAID SECTION 11, AND 1095 97 FEET SOUTH FROM THE MORTH-HAST CONNER OF BAD SECTION 11, TOWARDS HA MORTH ARMOSE I EAST SAIT LIBE BASE AND MERIDAM AND DUMNING THROCE, ALONG THE RIGHT JOYAWY LINE OF SAID SECTION 11, TOWARDS HA MORTH ARMOSE I EAST SAIT LIBE BASE AND MERIDAM AND DUMNING THROCE, ALONG THE RIGHT JOYAWY LINE CERT ALONG THE ARCHOFF AND THE ARMOSE I EAST SAID SECTION 12, AND THE ARCHOFF AND THE REGINNING AT A POINT ON THE SOUTHERLY LINE OF NORTH VILLAGE LANE AS SHOWN ON SAID THE ARC OF A 30 OF FOOT HADDUS CURVE TO THE LEFT, IMPROUGH A CENTRAL ANGLE OF 89°5957. CHOOL BEARS NORTH 475'894 WEST 42.45 FEET, (5) SOUTH \$70°613" WEST 238.58 FEET TO THE AFORE SAID RIGHT-OF-WAY LINE OF NORTH VILLAGE LANE: THENCE, ALONG SAIL RIGHT-OF-WAY LINE OF NORTH HULAGE LANE THE FOLLOWING THREE (3) COURSES (1) NORTH 08°11'33" WEST 89.58 FEET, (2) NORTHEASTERLY 40.71 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°17"44", CHORD BEARS NORTH 40"27"18" EAST 36.36 FEET, (3) NORTH 87"06"10" EAST 233.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 88,244 SQUARE FEET OR 2.026 ACRES

SURVEY NARRATIVE:

- THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF WASATCH
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO UNITS PARCELS, COMMON AREAS, AND EASEMENTS AS FURTHER DEPICITED HEREON AND DESCRIBED IN THE DEVELOPMENT AGREEMENT AND DESCRIARTIONS.
- 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 SEE SHEET TWO FOR NOTARY SIGNATURES OF ALL SIGNATURES EXCEPT OWNER.
- 5 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

NOTES:

DEFINED TERMS. 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 HERRIEN THAT SEE DEFINED IN THE MASTER DECLARATION CARRY THE MEANING GIVEN IN THE MASTER DECLARATION. LONGTHEED TERMS USED HERRIEN THAT ARE NOT DEFINED IN THE MASTER DECLARATION. LONGTHEED THE MASTER DECLARATION. LONGTHEED THE MASTER DECLARATION. LONGTHEED THE MASTER DECLARATION.

- DEVELOPMENT AGREEMENT. THE PROJECT IS SUBJECT TO ALL THE TERMS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED COTIGER 20, 2019, BETWEEN MARGAIN COUNTY, UTAN CONTROL OF THE PROFF AREA OF THE PROFF
- CONCEPTUAL PLAN. THE PROJECT MUST COMPLY WITH THE WASATCH PEAKS RANCH CONCEPTUAL LAND USE PLAN APPROVED AS EXHBIT B-2 TO THE FIRST MENDMENT TO DEVELOPMENT AGREEMENT AND RECORDED AS PART OF THE SAME, AS SUCH CONCEPTUAL PLAN MAY BE AMBREDE FROM TIME TO TIME.
- ZONING. THE PROPERTY RESIDES WITHIN THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE AND MUST COMPLY WITH THE SAME.
- ASSOCIATION, ALL UNIT OWNERS SHALL BE MEMBERS OF THE ASSOCIATIONS AND SHALL BE REQUIRED TO PAY ASSESSMENTS AS DETAILED IN THE DECLARATIONS OR RISK PENALTIES AND FORECLOSURE.
- CLUB. ALL UNIT 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.

NOTES (CONT.):

OVERMINE COUNT.):

OVERMINE COCKLISHES THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL COVERNING CONCRITIONS THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL COVERNING CONCRITION FOR COMPLY AND THE CONCRITION FOR COMPLY ASSOCIATION (FOR FOR ASSOCIATION CONCRITION FOR COMPLY ASSOCIATION FO

- SEMERA AND MATER UTILITIES. ALL SEWER AND WATER UTILITY FACILITIES (WET UTILITY FACILITIES) WITHIN THE PROPERTY HAVE BEEN OW WILL BE CONSTRUCTED BY MORTH. THE CONSTRUCTION AND INSTITUTION SOLICINE. THE PROPERTY HAVE BEEN OWN LINE BECOMES THE CONSTRUCTION AND INSTITUTION SOLICINES. THE PROPERTY HAVE BEEN OWN THE PROPERTY HAVE BEEN OWN THE PROPERTY HAVE BEEN OWN THE PROPERTY HAVE BEEN BEEN BEEN AS TO CONSTRUCT HAVE BEEN AND INSTITUTION OF THE PROPERTY HAVE BEEN AS TO CONSTRUCT HAVE BEEN BEEN AS TO CONSTRUCT HAVE BEEN AS TO CONSTRUCT HAVE BEEN AS TO CONSTRUCT HAVE BEEN BEEN AS TO CONSTRUCT HAVE BEEN AS TO CONSTRUCT. THE UTILITY DESTRUCT HAVE BEEN AS TO CONSTRUCT HAVE BEEN AS TO CONSTRUCT. THE TALL REPAIR REPAIR REPAIR AS TO CONSTRUCT HAVE BEEN AS TO CONSTRUCT. THE TALL REPAIR REPAIR REPAIR AS TO CONSTRUCT HAVE BEEN AS TO CONSTRUCT. THE TALL REPAIR REPAIR REPAIR AS TO CONSTRUCT.
- AND AN ANY OF THE SERVEY THE DESCRIPTION DESCRIPTION THERE IS A GRANT OF ELECTION THE YEAR OF THE COLUMN TO EXCHANGE THE ANY OF THE ANY OF THE COLUMN THE ANY OF THE
- ROCKY MUUNTAN POWER EASEMENT: NOT A PUBLIC DEDICATION, INSCARDLESS OF RIMP'S STÂTUS AS A PUBLIC UTILITY PURSUANT TO UTAN LAW, NOTHING IN THIS PLAT OR IN THE RIMP EASEMENT SHALL BE CONSTRUED AS A GRANT OR EDICATION OF ANY PORTING OF THE PROPERTY AS A PUBLIC AREA OR ANY DEDICATION OF ANY PORTING OF THE PROPERTY FIRST ANY DEDICATION OF ANY PORTING OF THE PROPERTY FIRST ANY DEDICATION OF ANY PORTING OF THE PROPERTY OF THE USE AND BENEFIT OF THE PUBLIC. THE PROPERTY SEEMS (DECOVEDED STRICTLY AS PART OF THE PROPECT, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR GRUGATIONS OF
- GAS LINES. THERE WILL BE GAS LINES LOCATED WITHIN THE PROJECT, RUPTURE OF SAID GAS LINES MAY BE EXTREMELY HAZARDOUS TO HEALTH AND SAFETY.
- 12 FURTHER SUBDIVISION, FURTHER SUBDIVISION OF INDIVIDUAL UNITS IS NOT PERMITTED.
- WPR RIGHTS. AS FURTHER DETAILED IN THE GOVERNING DOCUMENTS, WPR RESERVES FOR THE BENEFIT OF ITSELF. ITS
- CERTIFICATES OF OCCUPANCY. THE COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND PIES CODES. IT IS UN AUAPUR. DO OCCUPA BUILDING LOCATED WITHIN THE PROJECT WITHOUT FIRST HAVINGS OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY, (MORGAN COUNTY LAND USE MANAGEMENT OCES \$4-12-20PT.)

- AGRICULTURAL LAND, LAND IN THE GENERAL VIOINTY OF THE PROJECT MAY BE SUBJECT TO CERTAIN PROTECTIONS FOR FRAMMS, RANCHING AND AGRICULTURAL USES FROTECTED USES, SUCH PROTECTED USES MAY INCLUDE OPERATIONS EVENT AND FATHER VIEW, DEMONSTRAD ALL THE REPORT THAT MAY GENERAL NOSE, COOKES AND WINATOMS OR OTHER PRECTS THAT COULD OTHERWISE BE DEBUND ANUISANCE WINATOMS OR OTHER PRECTS THAT COULD OTHERWISE BE DEBUND ANUISANCE WINATOMS OF THE READILY TO COLLEGE SUCH PROTECTED USES OF WINATOMS AND CONCESS. THE READILY TO COLLEGE SUCH PROTECTED USES OF WINATOM AND FATOM COLLANDS AND AND CONCESS OF THE PROPERTY BASED ON THE PROTECTED USES.
- RESERVED PARCEL SUBJECT TO THE TERMS AND CONDITIONS OF THE GOVERNING DOCUMENTS AND IN CONFORMANCE WITH ALL STATE AND LOCAL LAWS, PARCEL 7 IS RESERVED AS CONVERTIBLE LAND AND FOR ALL OTHER FUTURE PERMITTED USES.
- AMENDMENT, EXCEPT AS EXPRESSLY AMENDED BY THIS PLAT, THE WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT REMAINS IN FULL FORCE AND EFFECT AND SHALL NOT BE CANCELED, SUSPENDED, OR OTHERWISE ABROGATED BY THE RECORDING OF THIS PLAT.
- MANAGEMENT OF COMMON AND LIMITED COMMON AREAS, THE MOUNTAIN VILLAS DECLARATION PROVIDES STANDARDS AND PROCEDURES FOR THE USE, MANAGEMENT, MAINTENANCE, AND OPERATION OF THE COMMON AREAS AND LIMITED COMMON AREAS SHOWN ON THIS PLAT.
- VERTICAL EXTENT OF UNITS, THE UNITS SHOWN ON THIS PLAT ARE NOT DIVIDED ALONG HORIZONTAL PLANES, AND AS THERE ARE NO LIMITS TO THE VERTICAL EXTENT OF THE UNITS. TO THE DITENT PERMITTED BY APPLICABLE LUW, AND SUBJECT TO ANY REMOTS PREVIOUSLY GENERATED TO OR OWNED BY ANY PEDERA STATE, COUNTY MINORPALE LUW, AND PRIVATE ENTITY, EACH UNIT OWNERS PROPERTY INTEREST EXTENDS TO ALL ARESPACE ABOVE AND ALL SUBTERRANEZ SPACE BROWTE AREA LUBLELDS AT ARE APPLICABLE UNIT OF THIS PLAT.

EASEMENT NOTES:

DECEDIVED EASEMENT NOTES

PURSUANT TO THE DECLARATIONS AND THE OWNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD, WER HAS RESERVED UNTO ITSELF:

(A) CERTAIN PEPPETUAL NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY, INCLUDING, WITHOUT LIMITATION, THE EASEMENTS DESCRIBED IN TERMS 1 - 4 BELOW, PRESERVED EASEMENTS) ON, OVER, UNDER AND ACROSS VARIOUS EASEMENT AGES, WITHIN THE PEPOPERTY AND LASS DESCRIBED IN TEMS 1-6 BELOW (PRESERVED EASEMENT AREAS) FOR THE BENEFIT OF WAY, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS.

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

TYPATI.

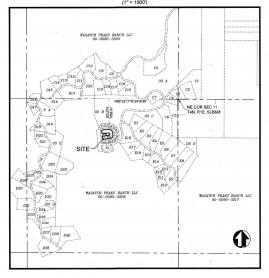
(C) THE RIGHT TO CONNEY ADDITIONAL NON-EXCLUSIVE EASEMENTS, SUBEASEMENTS, AND LICENSES IN, OVER, ON, OR THROUGH THE RESERVED EASEMENT AREAS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRINCTORS, SUBCOMMENTACTORS, AND AGENTS TO FUELL HAN OR ALL GUILLATIONS OF WER, THE ASSOCIATION, THE CLUB, OR THE DISTRICTS PUBLISHAT TO STATE AND LOCAL LAW, THE DEVELOPMENT ADREEMENT, OR THE GOVERNMENT SCHOLDERS 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:

- THE ADMINISTRATION OF THE WAR THE ADMINISTRATION OF THE PROPERTY DESERTED OUT BY THE UNITED OF THE WAR THE ADMINISTRATION OF THE PROPERTY DESERTED OUT BY THE WAR THE ADMINISTRATION OF THE WAR THE ADMINISTRATION OF THE AD
- SOLFACULTY EASEMENT A BLANKET EASEMENT AND RIGHT OF TWY OVER THE PROPERTY EXCEPTING ONLY THE UNITS (SOLFACULTY EASEMENT AREA) FOR THE DESON, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPEACEMENT, OPERATION, AND ENTREMEDIAL OF THE DESON EACH THE SOLFACULTES HAT DESON EACH THE DESON FACULTES HAT THE EXPRAINT OF THE EXPRAINT OF THE PERIOD OF ADMINISTRATIVE CONTROL OF THE CASE.
- SNOW STORAGE EASEMENT, A BLANKET EASEMENT AND RIGHT OF VAY OVER THE PROPERTY EXCEPTING ONLY THE UNITS ("SNOW STORAGE EASEMENT AREA") FOR THE LOCATION, RELOCATION, MOMEMEN, AND STORAGE OF SNOW FROM RODAWAYS AND PAYET EA
- DISTRICT EASEMENT, A BLAINET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE UNITS COSTRICT EASEMENT AREA? FOR INGRESS, EGRESS, AND USE AS MAY BE READOWARD Y REQUIRED TO ADDRESS EMERGENCY STRUMONS, AND TO THE THE PROSTRICTS TOURIES AND DELIGIORS PURSUANT TO LIGHT MUT. THE DEVELOPMENT AGREEMENT, THE GOVERNING DOCUMENTS, AND ANY AND ALL OTHER AGREEMENTS CREATING SUCH DUTIES AND DELIGIORISM IN THE DISTRICTS OF THE DISTRICTS AND DELICIONS ON THE DISTRICTS OF THE DIST

WASATCH PEAKS RANCH NORTH VILLAGE, MOUNTAIN VILLAS VICINITY MAP



SURVEYOR'S CERTIFICATE

, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22 PROFESSIONAL GENERAL DATA SURVEYORS AT THE COMPAND UNITED AS CHAPTER 22, PROFESSIONAL GENERERS AND LOND SURVEYORS AT HOLDING LICENSE NO STAGAGE OF BREEF CHAPTER 23, CHAILEY THAT BY AUTHORITY OF THE COMPANS, HAVE COMPALED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 172-317 AND HAVE VERRIED A LI MEASUREMENTS, AND HAVE HEREBY SUBDIVIDED SAID TRACT, KNOW HEREAFTER AS:

WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS AN EXPANDABLE CONDOMINIUM PROJECT FIRST AMENDMENT OF PARCEL 5 FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT COMPLIES MTH THE PROVISIONS OF SECTION 57-8-13(1)(B) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.



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

DWNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD

WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("WPR") IS OWNER OF CERTAIN ,AND DESCRIBED HEREON ("PROPERTY") AND IS DECLARANT, AS DEFINED IN AND PURSUANT TO (1) THAT MASTATE PEARS RANCH LICE. A BELOWARE MATER DURING THE COMPANY OWN IS A DOWN AND A STATE OF THE CONTROL OF THE CONTROL OF THE MASTATE DECLARATION OF COVENING. CONTROL ON RESTRICTIONS, AND RESERVATIONS OF A SERVENT STORY WAS ATOT PEARS RANCH DATED AFFILE. 3, 222 A DIT RECEIVED THE MASTATE OF THE MASTATE OWN THE RECEIVED OF CIPTLE MASTATE OUT TO UNITY UT AND THE OFFICIAL RECORDS OF THE MEGRAN COUNTY PEARS RANCH DATED OF THE MASTATE OF THE M

WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS, AN EXPANDABLE CONDOMINUM PROJECT FIRST AMENDMENT OF PARCEL 5 FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT.

FRE HEBBY RESIDES FOR THE BENEFIT OF TREE. F. WALKTON FRAIL RANCH HOMEOWHER.
ASSOCIATION, WE ALT PHONOMERET COPPORATION WHERE RESOCIATION, WE ALT PHONOMERET ASSOCIATION, WE ALT PHONOMERET ASSOCIATION, WE ALT PHONOMERET ASSOCIATION, WE ALT PHONOMERET ASSOCIATION, AND COLLECTIVELY WITH MARSET ASSOCIATION, ASSOCIATION AND COLLECTIVELY WITH WHISTER ASSOCIATION, ASSOCIATIONS OF THE PROPERTY OF THE DISTRICT CONTINUE OF THE PROPERTY OF THE DISTRICT CONTINUE TO STRICT FROM THE DISTRICT CONTINUE THE PROPERTY OF THE DISTRICT CONTINUE THE PROPERTY OF THE DISTRICT CONTINUE THE DISTRICT CONT TIME TO TIME, PERPETUAL RIGHTS AND EASEMENTS OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PEDESTRIAN PATH EASEMENT AND UTILITY EASEMENTS FOR THE PURPOSES DETAILED IN THIS PLAT, THE DECLARATIONS, AND OTHER DOCUMENTS OF RECORD.

WPR FURTHER RESERVES FOR THE BENEFIT OF THE AFOREMENTIONED PARTIES SNOW STORAGE WAPR FURTHER RESERVES FOR THE BENEFIT OF THE APOKEMENTIONED PARTIES SNOWN STORAGE ASSEMENTS, SKI FACILITY EASEMENTS, GEOTECHNICAL EASEMENTS, ACCESS EASEMENTS, NORESS AND EGRESS EASEMENTS, AND RECREATIONAL EASEMENTS, ALL OF WHICH ARE BLANKET EASEMENTS OVER THE ENTIRE PROPERTY, EXCEPTING ALL BUILDING FOOTPRINTS, AS THE SAME ARE DEPICTED HEREIN ("BFPS"), FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DECLARATION.

WPR FURTHER RESERVES ALL RIGHTS AND INTERESTS WHATSOEVER AS ARE RESERVED TO WPR PURSUANT TO THE DEVELOPMENT AGREEMENT AND DECLARATIONS.

NOTINION IN THIS PLAT SHALL BE CONSTRUED AS A GRANT OR DEDICATION OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA OR AS A DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND ENHANCED FOR PUBLIC. THE PROPERTY IS BEING DEVELOPED AS INSTRUCT, A PART OF THE PROJECT, TO WHICH THE CORRENAL PUBLIC SHALL HAVE NO RIGHTS, ACCESSABLE TO WHICH THE CORRENAL PUBLIC SHALL HAVE NO RIGHTS, ACCESSABLE TO SHALL HAVE NO RIGHTS, ACCESSABLE TO SHALL PUBLIC PLANT OF THE PROJECT OF THE CONTROL OF THE PROJECT OF TH

WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: WASATCH BEAKS RANCH MANAGEMENT, LLC, ITS MANAGER
BY: ED SCHULTZ
ED SCHULTZ
ITS: AUTHORIZEDJEHEUER

ACKNOWLEDGEMENT

STATE OF UTAH

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS **2.8** DAY OF **NOVE-182** 0.25 YED SCHULTZ, IN HIS CAPACITY AS AUTHORIZED OFFICE FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE UNITED LABELITY COMPANY.

DELWARE LIMITED LIBRARY TO THE STATE OF THE COMMISSION EXPIRES NOV 2, 202 XMMISSION NUMBER 12.1223 XMMISSIONED IN STATE OF UTAH



WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS

AN EXPANDABLE CONDOMINIUM PROJECT FIRST AMENDMENT OF PARCEL 5 FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT LOCATED IN NORTH HALF OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY LITAR

RECORDED # 165232 state of utah, county of morgan, recorded and filed at the request of Wasatoh Peaks Ranch LLC

DATE: 02-16-24 TIME: 9:41 A.M. BOOK: 400 PAGE: 1466

Janet Pace

MORGAN COUNTY RECORDER/ DEDUTY

SHEET 1: LEGAL DESCRIPTION, PLAT NOTES, OWNERS DEDICATION TITLE BLOCKS, VICINITY MAP CUEET 2: MOTARY GIGNATURES (EYCERT OMNIERS DEDICATION

SHEET 3: BOUNDARY AND UNIT LAYOUT

SHEET 4,: LCA,, COMMON AREAS AND EASEMENTS

SHEET 1 OF 4

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

ROJECT No.: 8SPG020100 11/27/2023

WASATCH PEARS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPHOP CORPORATION.
BY BY BY WASATCH STREET, SURFACE SAFEAR OF THE S MORGAN COUNTY ATTORNEY

Larut I Sund

SIGNED THIS & DAY ON A MUNICIPE 20 24

36 SOUTH STATE STREET, SUITE 500 SALT LAKE CITY, UTAH 84111

MORGAN COUNTY PLANNING COMMISSION

COUST DUST

RTIFY THAT THIS SUBDIVISION PLAT AND THE OWNER

ARE HEREBY APPROVED AND ACCEPTED BY THE COM-

CHAIRMAN MORGAN COUNTY COMMISSION ATTEST:

WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRIC

CREATE ANY PUBLIC IF

MORGAN COUNTY COMMISSION

il.

Sesti attyde

APPROVED AS TO FORM
SIGNED THIS 11Th DAY OF January, 2024 THIS IS TO CERTIFY THAT THIS SUBDIVISION I WAS RECOMMENDED FOR APPROVAL BY THE MORGAN COUNTY PLANNING COMMISSION.

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION

MORGAN COUNTY ENGINEER APPROVED THIS 17 DAY OF TAN. 2024

SIGNED THIS 4th DAY OF 344 20 24

WPR ROAD & FIRE DISTRICT MORGAN COUNTY SURVEYOR

HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HEVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION ORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON LAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELIEVE CENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE ESPONSIBILITIES ANDIOR LIABILITIES ASSOCIATED THEREWITH

IGNED THIS 29 DAY OF January 2024

WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS

AN EXPANDABLE CONDOMINIUM PROJECT FIRST AMENDMENT OF PARCEL 5

FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT LOCATED IN NORTH HALF OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

SURVEYOR ACKNOWLEDGEMENT

VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE S
ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 874/684

NOTARY

SEARCH SENDING AT

MY COMMISSION EXPRESS OF LICENSES

COMMISSION DEPRESS OF LICENSES

COMMI



MORGAN COUNTY ENGINEER ACKNOWLEDGEMENT

Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JANUARY 2024 BY MANY MISHERTHEIR CAPACITY AS MORGAN COUNTY ENGINEER

NOTARY Dischall the share NAME Alickelle There very Response Thoragan With Mr Commission Rights Determined 120-1 (Commission Rights 1240-1 (Commission Names 13446) (Commission Names 13446)



WPR UTILTIY DISTRICT ACKNOWLEDGEMENT

COUNTY OF SAUT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 2.8 DAY OF NOVEMBER 2023 BY

GARN DEFCE. IN HISHERTHEIR CAPACITY AS A REPRESENTATIVE

GAEN DEFECT
OF WPR UTILITY DISTRICT.
NOTARY Jungful Little NOTARY CONTROL OF THE COMMISSIONED IN STATE OF UTAH



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

STATE OF UTAH

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS LO DAY OF MOVER SEC. 23 BY BRIAN NESTOROFF. IN HISHERTHEIR CAPACITY AS VICE PRESIDENT OF WASATCH PEAKS RANCH HOMEOWINERS ASSOCIATION, INC., LUTHAN HONPROFILE OFFORTHOM.

NOTARY PUMPLY NOTARY PUMPLY NAME LACEY PANN KISKO RESIDING AT SALT LARE CITY, UTAH MY COMMISSION NUMBER 12-12.2 COMMISSIONED IN STATE OF UTAH



MORGAN COUNTY SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF MAYAAN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF JANUARY 2014 BY JEASHAR COMMINGUAM. IN HISHERTHEIR CAPACITY AS MORGAN COUNTY SURVEYOR.

NOTARY JUNE 14 HAVE PROGRESSIONES ON EXPIRES 14-20 11, 2227 COMMISSION DEPTH 12010 11, 2227 CO



MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \$\frac{4}{2}\text{DAY OF \$\overline{J_{\text{MAIN MISSION}}}} 2024 BY \\
\text{NEMERITY AND ACKNOWLEDGED BEFORE ME THIS \$\frac{4}{2}\text{NSION MISSION NOTAR} \\
\text{NOTAR DESCRIPTION OF THE STATE OF THE



WPR ROAD & FIRE DISCTRICT ACKNOWLEDGEMENT

COUNTY OF SALT LAKE

THE FOREGOINS WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF MARENEE 2023 BY GARN DERCK

GAPY DEFACK
OF WPR ROAD & FIRE DISTRICT.

NOTARY JUNEAU DESTRICT. NOTARY WAS LISTO

NAME LYCEYRON LISTO

RESIDING AT SALT LAVE CITY, UTAH

MY COMMISSION EXPIRES NOV 2, 2625

COMMISSION NUMBER 12,1213 COMMISSIONED IN STATE OF UTAH



MORGAN COUNTY COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF MOTHAN

THE EOREGING WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF 14WATH 2024 BY REPRESENTATIVE OF MORGAN COUNTY COMMISSION.

REPRESENTATIVE OF MORGAN COUNTY COMMISSION

NAME TAME! IT WALEY

RESIDING AT MARGAN LYAN

MY COMMISSION EXPRES MARCH 171, 1021

COMMISSION DEEP 173/1025

COMMISSION DEEP 173/1025

COMMISSION DEEP 173/1025

COMMISSION DEEP 174/1020

COMMISSION DEEP 174/104/104

COMMISSION DEEP 174/104

COMMISSION



MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS IL DAY OF J LOWARY 2024 BY MORGAN COUNTY ATTORNEY.

NOTARY MALLY Checkers
NAME LICKELLE TO CLEARLY
RESIDING AT MOTHER LICKERS
NY COMMISSION EXPIRES DECEMBER 1, 2011
COMMISSION NUMBER 136461
COMMISSION BURBER 136461



WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT **ACKNOWLEDGEMENT**

STATE OF UTAH COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28. DAY OF MOVEARED 20.2.7 BY

TENLY SCRIPTION IN HISMERTHEIR CAPACITY AS A
REPRESENTATIVE OF WASATCH PEAKS RANCH PUBLIC INFERSTRUCTURE DISTRICT.

NOTARY Jany Wisko MY COMMISSION EXPIRES NOV 2, 2025

COMMISSION NUMBER 72 (223)

COMMISSIONED IN STATE OF UTAH



	2	11/27/2023		DESIGNED	RECORDED# 165232
		PLOT DATE:	PS O M A S 11456 South Temple Drive, Suite 200 South Jardon, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	DRAFTED	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF: DATE
_		NA .		SRV	
	SHEET	PROJECT NUMBER		CHECKED	
- 1	2 OF 4	8SPG020100	(out) 2/0-3/// (out) 2/0-3/82 (FAX)	CEA	\$ FEE

