



**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 8 & M  
MORGAN COUNTY, UTAH**

**SURVEYOR ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Salt Lake }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF Nov., 2024 BY SHAWN R. YERKON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 64, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 8744084.

NOTARY [Signature]  
NAME JEREMY COCHRAN  
RESIDING AT SALT LAKE  
MY COMMISSION EXPIRES 02/22/2024  
COMMISSION NUMBER 141719  
COMMISSIONED IN STATE OF UTAH



**MORGAN COUNTY ENGINEER ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January 2024 BY Mark Miller IN HIS/HER/THEIR CAPACITY AS MORGAN COUNTY ENGINEER.

NOTARY [Signature]  
NAME MICHELLE THACKERAY  
RESIDING AT Morgan Utah  
MY COMMISSION EXPIRES December 31, 2027  
COMMISSION NUMBER 184456  
COMMISSIONED IN Morgan Utah



**WPR UTILTY DISTRICT ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF NOVEMBER 2023 BY GARY DEBECK IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF WPR UTILITY DISTRICT.

NOTARY [Signature]  
NAME JACOBAN VIKSO  
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 28 DAY OF NOVEMBER 2023 BY BRIAN NESTOROFF IN HIS/HER/THEIR CAPACITY AS VICE PRESIDENT OF WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION.

NOTARY [Signature]  
NAME JACOBAN VIKSO  
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 21 DAY OF January 2024 BY Janelle Walker IN HIS/HER/THEIR CAPACITY AS MORGAN COUNTY SURVEYOR.

NOTARY [Signature]  
NAME JANELLE WALKER  
RESIDING AT Morgan, Utah  
MY COMMISSION EXPIRES March 21, 2027  
COMMISSION NUMBER 172726  
COMMISSIONED IN Utah, State of Utah



**MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF January 2024 BY Janelle Walker IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY PLANNING COMMISSION.

NOTARY [Signature]  
NAME ZACH SWENSON  
RESIDING AT Salt Lake County  
MY COMMISSION EXPIRES January 24, 2027  
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 4 DAY OF January 2024 BY Janelle Walker IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY COMMISSION.

NOTARY [Signature]  
NAME JANELLE WALKER  
RESIDING AT Morgan Utah  
MY COMMISSION EXPIRES March 21, 2027  
COMMISSION NUMBER 172726  
COMMISSIONED IN Morgan State of Utah



**MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF Morgan }

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

NOTARY [Signature]  
NAME MICHELLE THACKERAY  
RESIDING AT Morgan UT  
MY COMMISSION EXPIRES December 31, 2027  
COMMISSION NUMBER 184456  
COMMISSIONED IN Utah



**WPR ROAD & FIRE DISTRICT ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF NOVEMBER 2023 BY GARY DEBECK IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF WPR ROAD & FIRE DISTRICT.

NOTARY [Signature]  
NAME JACOBAN VIKSO  
RESIDING AT SALT LAKE CITY, UTAH  
MY COMMISSION EXPIRES NOV 2, 2025  
COMMISSION NUMBER 721223  
COMMISSIONED IN STATE OF UTAH



**WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF NOVEMBER 2023 BY JENNY BEINSON IN HIS/HER/THEIR CAPACITY AS A REPRESENTATIVE OF WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT.

NOTARY [Signature]  
NAME JACOBAN VIKSO  
RESIDING AT SALT LAKE CITY, UTAH  
MY COMMISSION EXPIRES NOV 2, 2025  
COMMISSION NUMBER 721223  
COMMISSIONED IN STATE OF UTAH



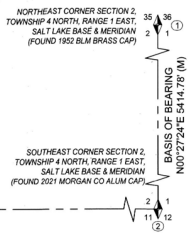
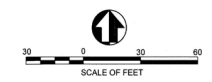
DATE: 11/27/2023		DESIGNED: SRV	RECORDED # 165232
PLAT NAME: NA		DRAFTED: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: NA		CHECKED: CEA	DATE: _____ TIME: _____ BOOK: <u>406</u> PAGE: <u>1467</u>
SHEET 2 OF 4	PROJ. NO. 8SPG020100	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	
		MORGAN COUNTY RECORDER	

BY 145232 B - 406 P. 1468

**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, SLS & M  
 MORGAN COUNTY, UTAH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	196.30	125.00'	90°00'00"	S47°53'50"E	176.78'
C2	141.98	95.00'	85°37'52"	S39°55'09"W	129.13'
C3	24.58	15.00'	93°53'31"	N59°19'12"W	21.82'
C4	92.47	2025.00'	2°36'59"	N04°49'58"W	92.47'
C5	44.84	30.00'	85°38'14"	N39°55'17"E	40.78'
C6	47.12	30.00'	89°59'57"	N47°53'48"W	42.43'
C7	40.71	25.00'	93°17'44"	N49°27'18"E	38.38'



Totals				Lots			
Name	Sq Ft	Ac.	%	UNIT NO.	ADDRESS	SQ FT	AC
Overall Boundary	88,244	2,026	100	MV 5	3507 N NORTH VILLAGE LANE	2,383	0.055
Units	20,276	0.465	23	MV 6	3503 N NORTH VILLAGE LANE	2,686	0.062
Parcel 5A	27,550	0.632	31	MV 7	3426 W NORTH VILLAGE LANE	2,686	0.062
Common	25,844	0.593	29	MV 8	3438 W NORTH VILLAGE LANE	2,383	0.055
Limited Common	14,574	0.335	17	MV 9	3452 W NORTH VILLAGE LANE	2,686	0.062
Roads		0.000	0	MV 10	3454 W NORTH VILLAGE LANE	2,383	0.055
				MV 11	3476 W NORTH VILLAGE LANE	2,383	0.055
				MV 12	3492 W NORTH VILLAGE LANE	2,686	0.062
				Total		20,276	0.465

Parcels			
Name	Sq Ft	Ac.	%
Parcel 5A	27,550	0.632	
Total	27,550	0.632	

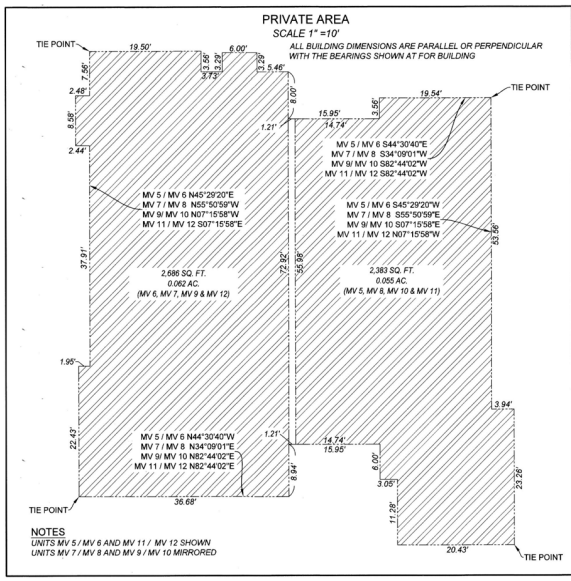
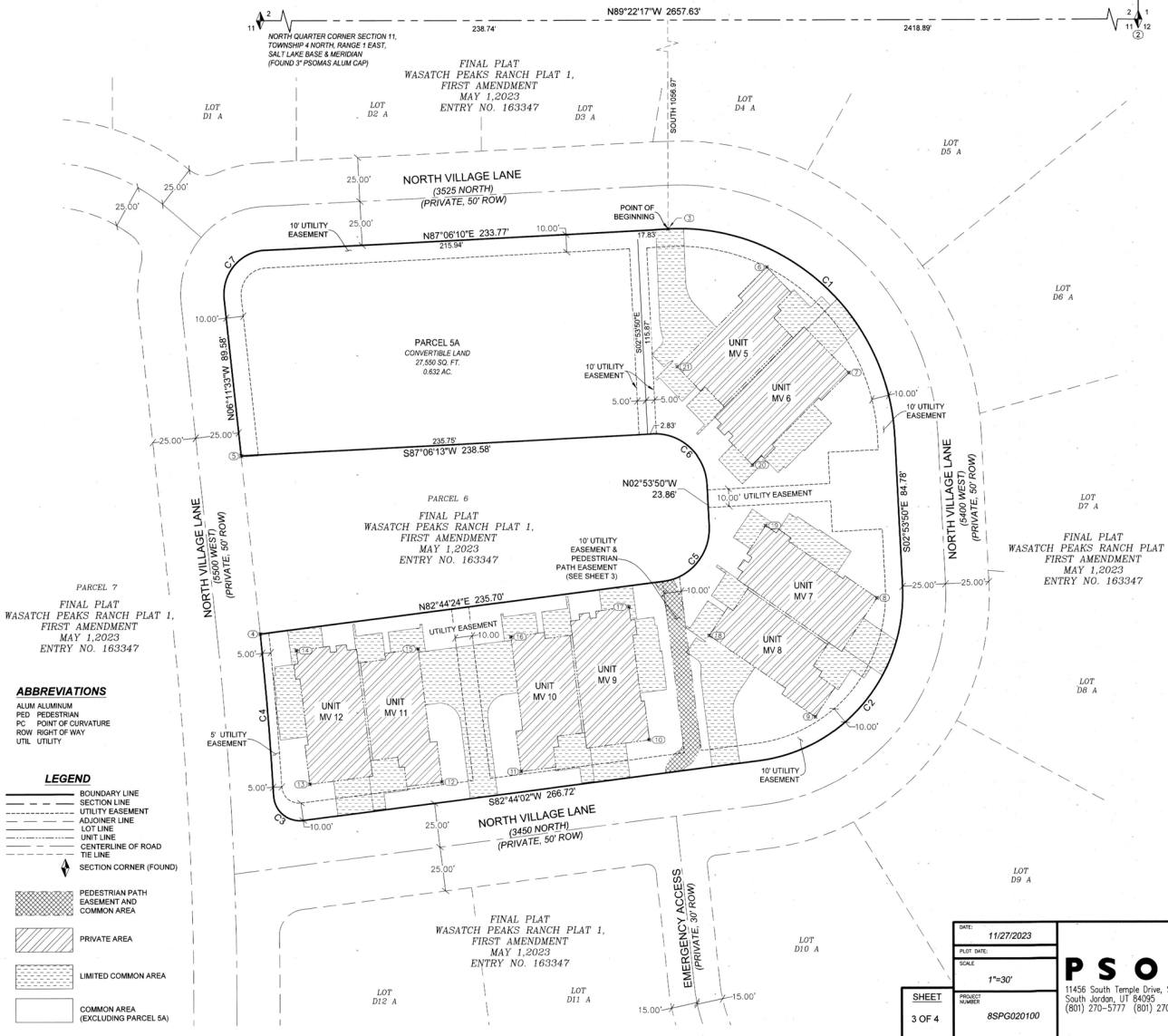
  

Common / Limited Common			
Name	Sq Ft	Ac.	%
Common	25,844	0.593	
Limited Common	14,574	0.335	

**AREA CALCULATION NOTE:**  
 ALL ACREAGE (AC) CALCULATIONS ARE BASED ON 1 ACRE = 43,560 SQUARE FEET. THE AC IS ROUNDED TO THE NEAREST 0.000' OF AN ACRE. DUE TO ROUNDING, THE TOTAL ACREAGE SHOWN MIGHT BE OFF WHEN ADDED TO THE TOTAL OVERALL AREA. THE TOTAL OVERALL AREA SHOWN IS BASED OFF SQUARE FEET CALCULATIONS.

POINT TABLE			POINT TABLE		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	567143.93	558595.40	12	560384.84	556002.00
2	561729.31	558552.24	13	560383.49	555925.45
3	560698.89	556133.48	14	560459.60	555917.75
4	560469.07	555897.07	15	560460.54	555988.38
5	560570.35	555886.10	16	560467.36	556041.96
6	560977.21	556190.63	17	560484.17	556110.50
7	560617.09	556238.04	18	560467.90	556156.93
8	560489.18	556254.12	19	560530.47	556189.71
9	560421.52	556218.30	20	560564.89	556182.10
10	560408.55	556122.21	21	560620.54	556138.61
11	560390.65	556047.76			

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



- ABBREVIATIONS**
- ALUM ALUMINUM
  - PED PEDESTRIAN
  - PC POINT OF CURVATURE
  - ROW RIGHT OF WAY
  - UTIL UTILITY
- LEGEND**
- BOUNDARY LINE
  - SECTION LINE
  - UTILITY EASEMENT
  - ADJACENT LINE
  - LOT LINE
  - UNIT LINE
  - CENTERLINE OF ROAD
  - TIE LINE
  - SECTION CORNER (FOUND)
  - PEDESTRIAN PATH EASEMENT AND COMMON AREA
  - PRIVATE AREA
  - LIMITED COMMON AREA
  - COMMON AREA (EXCLUDING PARCEL 5A)

DATE: 11/27/2023	<p><b>PSOMAS</b></p> <p>11456 South Temple Drive, Suite 200                  South Jordan, UT 84095                  (801) 270-3777 (801) 270-5782 (FAX)</p>	DESIGNED: SRV	RECORDED # 165232
PLAT DATE:		DRAWN: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: 1"=30'		CHECKED: CEA	DATE: _____ TIME: _____ BOOK: 406 PAGE: 1468
SHEET: 3 OF 4	PROJECT NUMBER: 8SPG020100	FEE: _____	MORGAN COUNTY RECORDER

**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, SLS & M  
MORGAN COUNTY, UTAH

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N07°38'48"E	0.34'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	196.59	125.00	99°00'00"	S47°53'00"W	176.79
C2	141.98	95.00	85°37'52"	S39°59'00"W	129.13
C3	24.58	15.00	93°53'31"	N50°19'12"W	21.92
C4	92.47	2025.00	2°38'59"	N04°40'58"W	92.47
C5	44.84	30.00	85°38'14"	N39°59'17"E	40.78
C6	47.12	30.00	89°59'57"	N47°53'48"W	42.43
C7	40.71	25.00	93°17'44"	N40°27'19"E	36.36
C8	8.56	125.00	4°06'00"	N89°59'13"E	8.56
C9	100.12	125.00	45°53'32"	S85°50'58"E	97.47
C10	20.89	125.00	5°34'37"	S38°06'54"E	20.87
C11	66.39	125.00	30°25'48"	S18°06'42"E	65.61
C12	31.33	95.00	18°53'38"	S08°23'38"W	31.18
C13	21.22	95.00	12°47'58"	S22°23'43"W	21.18
C14	89.43	95.00	43°56'22"	S55°45'32"W	86.17
C15	5.23	30.00	9°59'36"	N77°44'38"E	5.23
C16	3.91	30.00	7°27'35"	N89°01'00"E	3.90
C17	35.70	30.00	68°11'01"	N31°11'42"E	33.63
C18	44.59	30.00	85°50'49"	N45°49'14"W	40.86
C19	2.17	30.00	4°09'09"	S89°10'47"W	2.17
C20	3.71	5.00	42°32'24"	S86°45'32"W	3.63
C21	5.53	5.00	63°20'23"	N13°49'08"E	5.29
C22	9.77	36.00	15°33'17"	N10°04'25"W	9.74
C23	14.74	20.00	42°12'54"	S23°24'19"E	14.40
C24	3.71	5.00	42°32'24"	N77°07'11"W	3.63
C25	5.36	5.00	61°21'58"	S25°10'00"E	5.10
C26	8.03	36.00	12°46'57"	S00°52'29"E	8.01
C27	14.46	20.00	41°24'59"	N13°26'32"E	14.14
C28	18.89	12.00	90°00'00"	N52°15'58"W	16.97
C29	18.89	12.00	90°00'00"	S37°44'92"W	16.97
C30	16.03	10.01	91°45'40"	N49°25'07"W	14.37
C31	15.08	15.00	57°35'23"	N32°28'08"E	14.43
C32	5.98	5.00	68°30'07"	N26°59'08"E	5.63
C33	18.47	35.00	30°14'17"	N22°23'36"W	18.26
C34	18.61	45.00	23°41'21"	S19°06'38"E	18.47
C36	17.93	15.00	68°30'07"	S29°59'08"W	16.88
C37	3.36	5.00	38°28'45"	S41°59'48"W	3.30

**LIMITED COMMON AREA**

MV 5 - 1	1,702 SQ. FT. (0.040 AC.)
MV 5 - 2	254 SQ. FT. (0.006 AC.)
MV 5 - 3	438 SQ. FT. (0.010 AC.)
MV 6 - 1	485 SQ. FT. (0.011 AC.)
MV 6 - 2	857 SQ. FT. (0.020 AC.)
MV 7 - 1	857 SQ. FT. (0.020 AC.)
MV 7 - 2	531 SQ. FT. (0.012 AC.)
MV 8 - 1	438 SQ. FT. (0.010 AC.)
MV 8 - 2	254 SQ. FT. (0.006 AC.)
MV 8 - 3	1,679 SQ. FT. (0.039 AC.)
MV 9 - 1	857 SQ. FT. (0.020 AC.)
MV 9 - 2	412 SQ. FT. (0.009 AC.)
MV 10 - 1	255 SQ. FT. (0.006 AC.)
MV 10 - 2	243 SQ. FT. (0.006 AC.)
MV 10 - 3	442 SQ. FT. (0.010 AC.)
MV 11 - 1	243 SQ. FT. (0.006 AC.)
MV 11 - 2	255 SQ. FT. (0.006 AC.)
MV 11 - 3	442 SQ. FT. (0.010 AC.)
MV 12 - 1	857 SQ. FT. (0.020 AC.)
MV 12 - 2	413 SQ. FT. (0.009 AC.)
MV 10 - 11	2,560 SQ. FT. (0.059 AC.)
TOTAL	14,574 SQ. FT. (0.335 AC.)

**COMMON AREA**

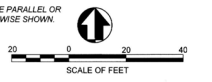
AREA 1	18,239 SQ. FT. (0.419 AC.)				
AREA 2	2,338 SQ. FT. (0.054 AC.)				
AREA 3	2,455 SQ. FT. (0.057 AC.)				
AREA 4	1,267 SQ. FT. (0.029 AC.)				
AREA 5	1,266 SQ. FT. (0.029 AC.)				
BLDGSS	271 SQ. FT. (0.006 AC.)				
TOTAL	25,864 SQ. FT. (0.593 AC.)				
C21	5.53	5.00	63°20'23"	N13°49'08"E	5.29
C22	9.77	36.00	15°33'17"	N10°04'25"W	9.74
C23	14.74	20.00	42°12'54"	S23°24'19"E	14.40
C24	3.71	5.00	42°32'24"	N77°07'11"W	3.63
C25	5.36	5.00	61°21'58"	S25°10'00"E	5.10
C26	8.03	36.00	12°46'57"	S00°52'29"E	8.01
C27	14.46	20.00	41°24'59"	N13°26'32"E	14.14
C28	18.89	12.00	90°00'00"	N52°15'58"W	16.97
C29	18.89	12.00	90°00'00"	S37°44'92"W	16.97
C30	16.03	10.01	91°45'40"	N49°25'07"W	14.37
C31	15.08	15.00	57°35'23"	N32°28'08"E	14.43
C32	5.98	5.00	68°30'07"	N26°59'08"E	5.63
C33	18.47	35.00	30°14'17"	N22°23'36"W	18.26
C34	18.61	45.00	23°41'21"	S19°06'38"E	18.47
C36	17.93	15.00	68°30'07"	S29°59'08"W	16.88
C37	3.36	5.00	38°28'45"	S41°59'48"W	3.30

**AREA CALCULATION NOTE:**

ALL ACREAGE (AC.) CALCULATIONS ARE BASED ON 1 ACRE = 43,560 SQUARE FEET. THE AC IS ROUNDED TO THE NEAREST 0.000 OF AN ACRE DUE TO ROUNDING. THE TOTAL ACREAGE SHOWN MIGHT BE OFF WHEN ADDED TO THE TOTAL OVERALL AREA. THE TOTAL OVERALL AREA SHOWN IS BASED OFF SQUARE FEET CALCULATIONS.

**NOTES**

SEE SHEET THREE FOR PRIVATE AREA.  
DISTANCES FOR LIMITED COMMON AREA SHOWN ARE PARALLEL OR PERPENDICULAR TO THE BUILDINGS UNLESS OTHERWISE SHOWN.

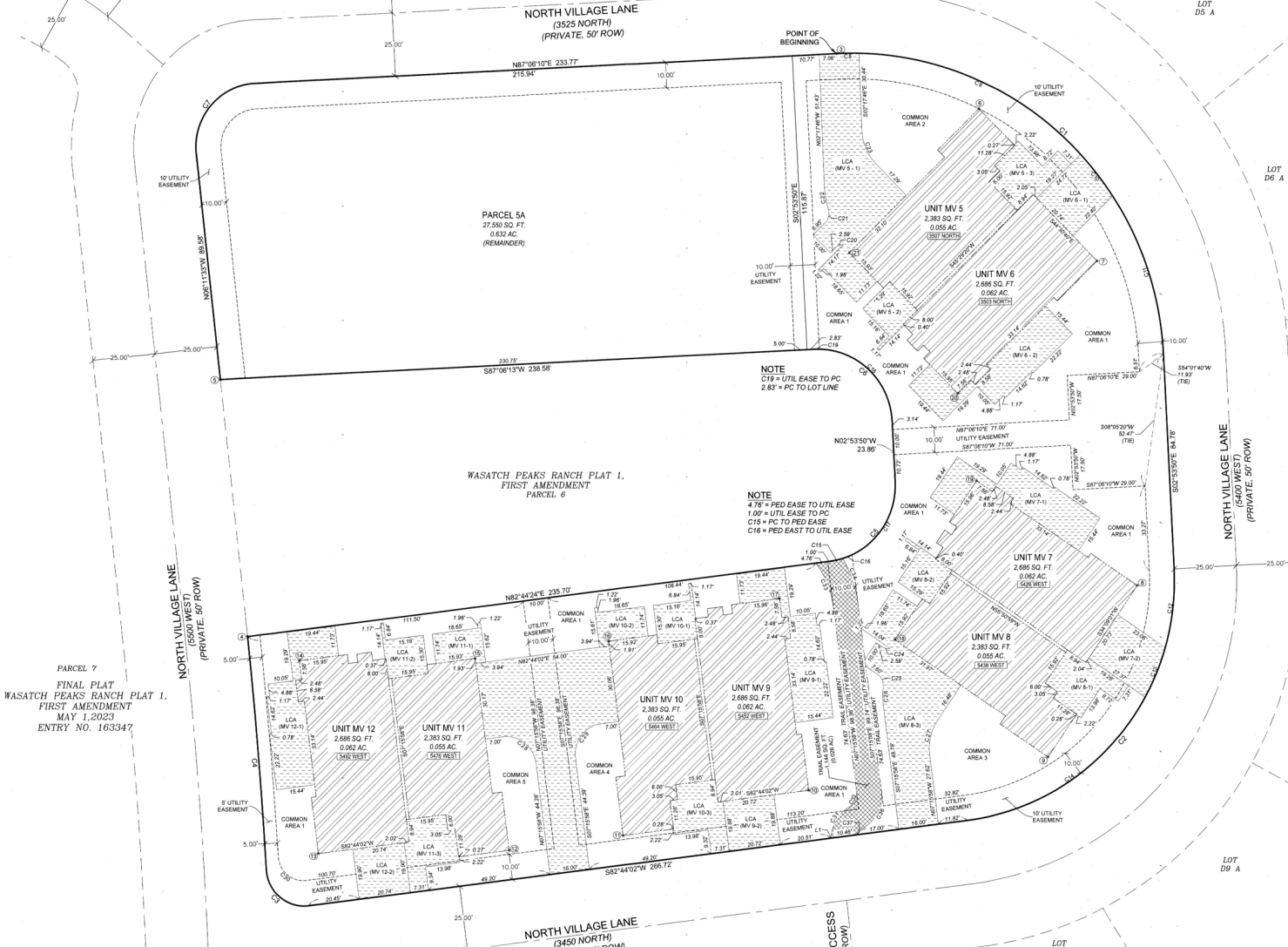


**LEGEND**

- BOUNDARY LINE
- - - SECTION LINE
- - - UTILITY EASEMENT
- - - ALUMINUM LINE
- - - LOT LINE
- - - UNIT LINE
- - - CENTERLINE OF ROAD
- - - TIE LINE
- ▲ SECTION CORNER (FOUND)
- [Hatched Box] PEDESTRIAN PATH EASEMENT AND COMMON AREA
- [Diagonal Lines Box] PRIVATE AREA
- [Dotted Box] LIMITED COMMON AREA
- [White Box] COMMON AREA (EXCLUDING PARCEL 5A)

**ABBREVIATIONS**

- ALUM ALUMINUM
- PED PEDESTRIAN
- PC POINT OF CURVATURE
- ROW RIGHT OF WAY
- UTIL UTILITY



PARCEL 7  
FINAL PLAT  
WASATCH PEAKS RANCH PLAT 1,  
FIRST AMENDMENT  
MAY 1, 2023  
ENTRY NO. 163347

DATE:	11/27/2023
PLAT DATE:	
SCALE:	1"=20'
SHEET:	4 OF 4
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				
RECORDED #	165222				
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:					
DATE:	TIME:	BOOK:	406	PAGE:	1469
\$					
MORGAN COUNTY RECORDER					