

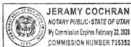
WASATCH PEAKS RANCH PLAT 5
 LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
 MORGAN COUNTY, UTAH

SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF Salt Lake }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF April 2024 BY SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 8746084.

NOTARY [Signature]
 NAME Jerry M. Cochran
 RESIDING AT Salt Lake County
 MY COMMISSION EXPIRES 04/22/2027
 COMMISSION NUMBER 733352
 COMMISSIONED IN State of Utah



MORGAN COUNTY ENGINEER ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF Utah }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April 2024 BY John Biergaard IN HIS/HER/their CAPACITY AS MORGAN COUNTY ENGINEER.

NOTARY [Signature]
 NAME Allison Bell
 RESIDING AT Utah
 MY COMMISSION EXPIRES 03/30/2027
 COMMISSION NUMBER 720344
 COMMISSIONED IN Utah

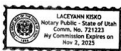


WPR UTILITY DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April 2024 BY GARY S. DEECK IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF WPR UTILITY DISTRICT.

NOTARY [Signature]
 NAME LACEYANN KESKO
 RESIDING AT SALT LAKE CITY, UT
 MY COMMISSION EXPIRES July 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 Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF April 2024 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 Janel H. Walker
 RESIDING AT Morgan Utah State of Utah
 MY COMMISSION EXPIRES March 21, 2027
 COMMISSION NUMBER 750208
 COMMISSIONED IN Morgan Utah State of Utah



MORGAN COUNTY SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF Utah }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF April 2024 BY Jeremiah Cunningham IN HIS/HER/their CAPACITY AS MORGAN COUNTY SURVEYOR.

NOTARY [Signature]
 NAME Janel H. Walker
 RESIDING AT Morgan County State of Utah
 MY COMMISSION EXPIRES March 21, 2027
 COMMISSION NUMBER 750208
 COMMISSIONED IN Morgan Utah State of Utah

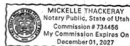


MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April 2024 BY Debbie Seagons IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY PLANNING COMMISSION.

NOTARY [Signature]
 NAME Mickelle Thackeray
 RESIDING AT Morgan Utah
 MY COMMISSION EXPIRES March 21, 2027
 COMMISSION NUMBER 734456
 COMMISSIONED IN Morgan County

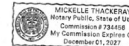


MORGAN COUNTY COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF April 2024 BY Mike Newton IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY COMMISSION.

NOTARY [Signature]
 NAME Mickelle Thackeray
 RESIDING AT Morgan Utah
 MY COMMISSION EXPIRES March 21, 2027
 COMMISSION NUMBER 734456
 COMMISSIONED IN Morgan County



MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF Morgan }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May 2024 BY Garret Smith MORGAN COUNTY ATTORNEY.

NOTARY [Signature]
 NAME Janel H. Walker
 RESIDING AT Morgan Utah
 MY COMMISSION EXPIRES March 21, 2027
 COMMISSION NUMBER 750208
 COMMISSIONED IN Morgan County Utah

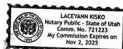


WPR ROAD & FIRE DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April 2024 BY GARY S. DEECK IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF WPR ROAD & FIRE DISTRICT.

NOTARY [Signature]
 NAME LACEYANN KESKO
 RESIDING AT SALT LAKE CITY, UT
 MY COMMISSION EXPIRES July 2, 2025
 COMMISSION NUMBER 721223
 COMMISSIONED IN STATE OF UTAH

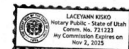


WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April 2024 BY Jenny Robinson IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT.

NOTARY [Signature]
 NAME LACEYANN KESKO
 RESIDING AT SALT LAKE CITY, UT
 MY COMMISSION EXPIRES July 2, 2025
 COMMISSION NUMBER 721223
 COMMISSIONED IN STATE OF UTAH



SHEET 2 OF 12	DATE: 4/15/2024	DESIGNED SRV	RECORDED # 165816
	PLAT DATE:		
PROJECT NUMBER 8SPG020100	SCALE: NA	DRAFTED SRV	DATE: _____ TIME: _____ BOOK: 409 PAGE: 1360
	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	PSOMAS	ORDERED CEA
FEE			MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 5
 LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
 MORGAN COUNTY, UTAH

WASATCH PEAKS RANCH LLC
 00-0091-9814

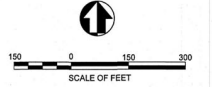
WASATCH PEAKS RANCH LLC
 00-0091-9814

WASATCH PEAKS RANCH LLC
 00-0091-9814

FINAL PLAT
 WASATCH PEAKS RANCH PLAT 1
 MAY 3, 2022
 ENTRY NO. 160852

FINAL PLAT
 WASATCH PEAKS RANCH PLAT 1
 MAY 3, 2022
 ENTRY NO. 160852

- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - - - ADJONER LINE
 - BUILDING ACTIVITY ENVELOPE
 - LOT LINE
 - ROAD ROW
- ▲ SECTION CORNER (FOUND)



NORTHEAST CORNER SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 1 EAST,
 SALT LAKE BASE & MERIDIAN
 (FOUND 1992 BLM BRASS CAP)

35
2
1

1277.98'

11
12

SOUTHEAST CORNER SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 1 EAST,
 SALT LAKE BASE & MERIDIAN
 (FOUND 2021 MORGAN CO ALUM CAP)

DATE: 4/15/2024	PSOMAS	RECORDED # 165816
PLAT DATE:		STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: 1"=150'		DATE: _____ TIME: _____ BOOK: 409 PAGE: 1362
SHEET 4 OF 12	PROJECT NUMBER: 8SPG020100	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)
	DESIGNED: SRV	
	DRAWN: SRV	
	CHECKED: CEA	
		MORGAN COUNTY RECORDER

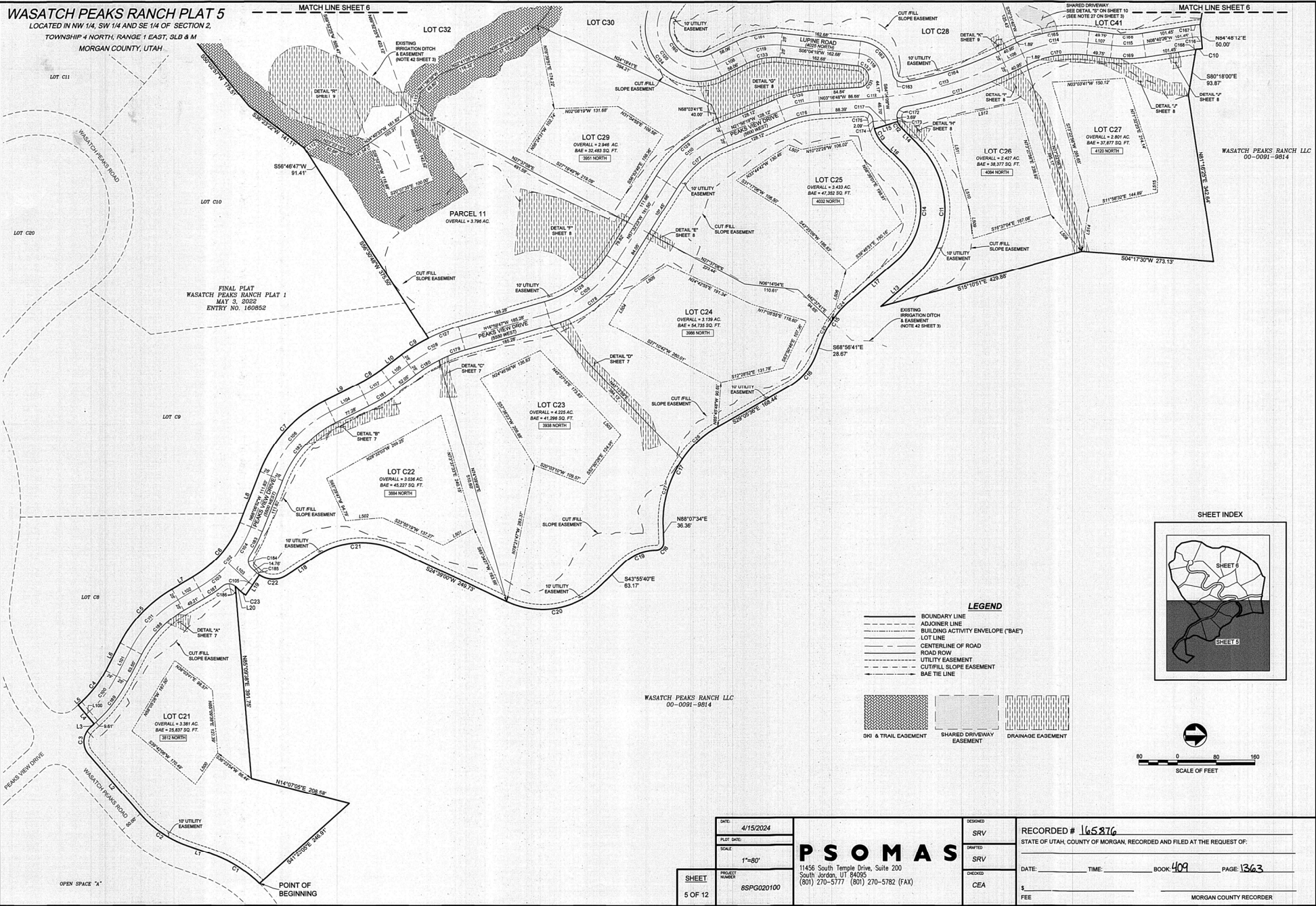
EN 1458976 8 487 P 1362

WASATCH PEAKS RANCH PLAT 5

LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 EAST, S1B & M
MORGAN COUNTY, UTAH

MATCH LINE SHEET 6

MATCH LINE SHEET 6



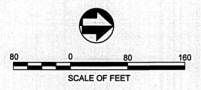
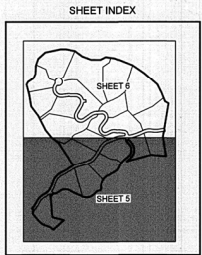
FINAL PLAT
WASATCH PEAKS RANCH PLAT 1
MAY 3, 2022
ENTRY NO. 160852

WASATCH PEAKS RANCH LLC
00-0091-9814

LEGEND

- BOUNDARY LINE
- - - ADJOINER LINE
- ▨ BUILDING ACTIVITY ENVELOPE (BAE)
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- - - UTILITY EASEMENT
- - - CUT/FILL SLOPE EASEMENT
- - - BAE TIE LINE

- DW & TRAIL EASEMENT
- SHARED DRIVEWAY EASEMENT
- DRAINAGE EASEMENT



WASATCH PEAKS RANCH LLC
00-0091-9814

DATE: 4/15/2024	PSOMAS	DESIGNED: SRV	RECORDED # 165876
PLAT DATE:		DRAWN: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: 1"=80'		CHECKED: CEA	DATE: TIME: BOOK: 409 PAGE: 1363
SHEET 5 OF 12	PROJECT NUMBER: 8SPG020100	11456 South Temple Drive, Suite 200 South Jordan, UT 84025 (801) 270-5777 (801) 270-5782 (FAX)	\$ FEE: _____ MORGAN COUNTY RECORDER

DT 1608526 BL 009 P. 1363

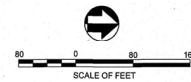
WASATCH PEAKS RANCH PLAT 5

LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH

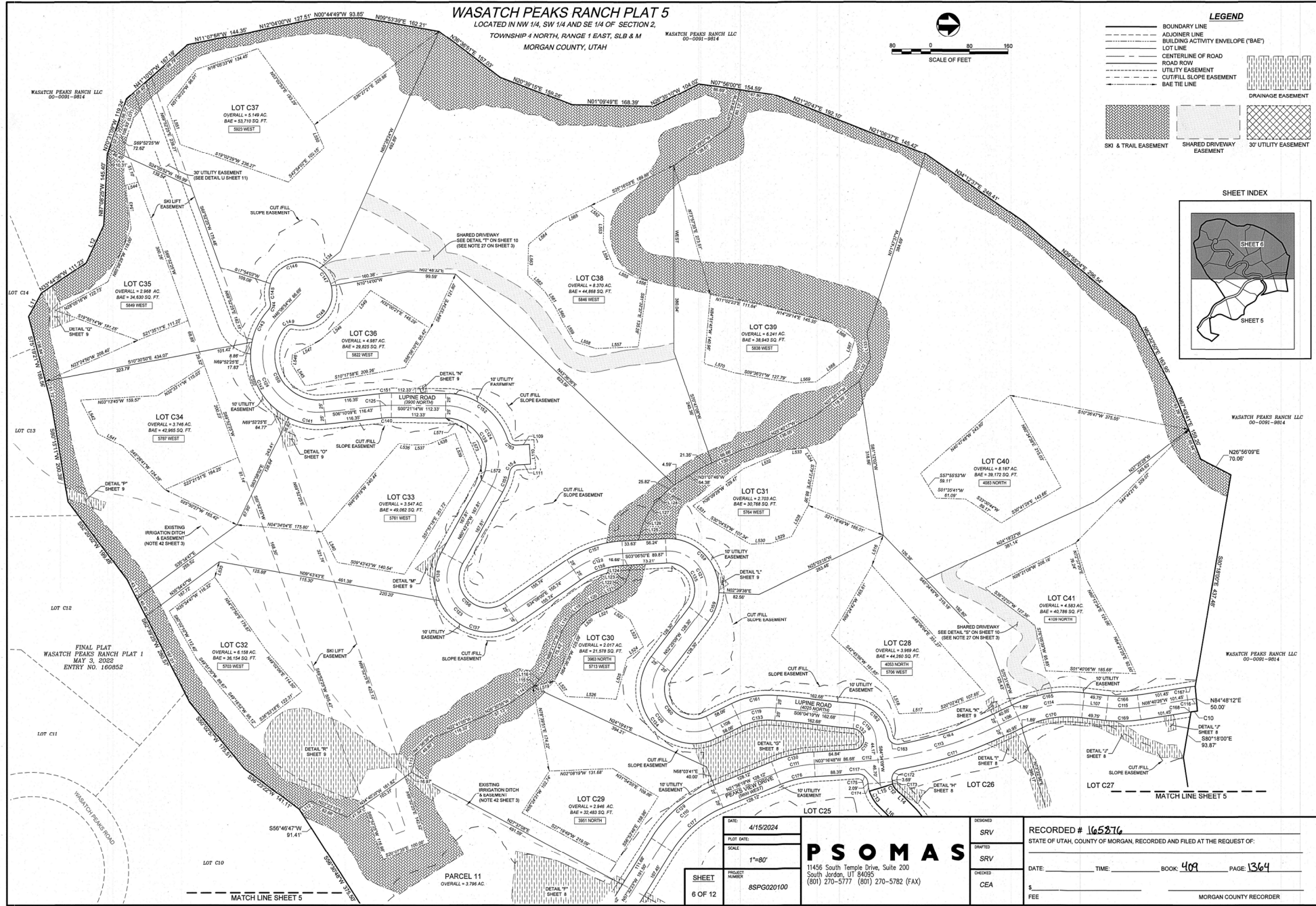
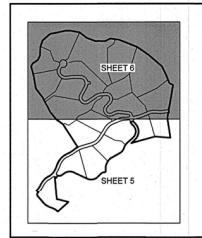
WASATCH PEAKS RANCH LLC
00-0091-0814



LEGEND

- BOUNDARY LINE
- - - - ADJOINER LINE
- ▨ BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- - - - UTILITY EASEMENT
- - - - CUT/FILL SLOPE EASEMENT
- - - - BAE TIE LINE
- ▨ DRAINAGE EASEMENT
- ▨ SKI & TRAIL EASEMENT
- ▨ SHARED DRIVEWAY EASEMENT
- ▨ 30' UTILITY EASEMENT

SHEET INDEX



DATE	4/15/2024	DRAWN	SRV
PLAT DATE		SRV	SRV
SCALE	1"=80'	CHECKED	CEA
SHEET	6 OF 12	PROJECT NUMBER	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)
RECORDED # 165376		STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
DATE:	TIME:	BOOK: 409	PAGE: 1364
\$			MORGAN COUNTY RECORDER

BY 145876 B. 407 1364

WASATCH PEAKS RANCH PLAT 5

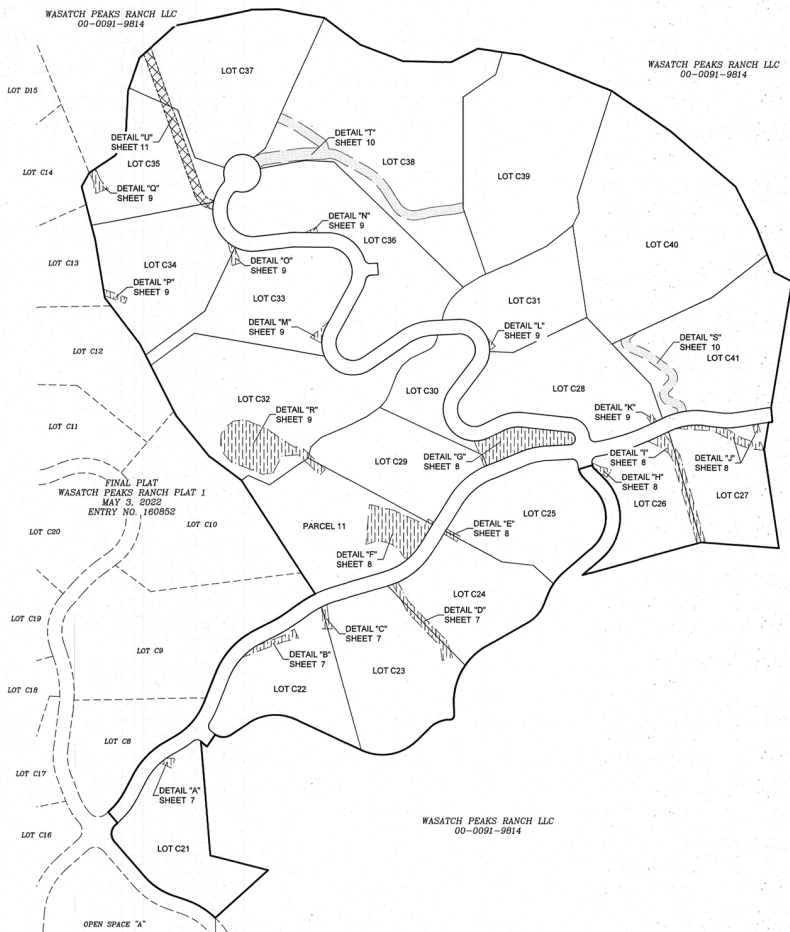
LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

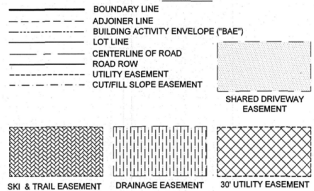
MORGAN COUNTY, UTAH

DRAINAGE EASEMENT DETAIL MAP

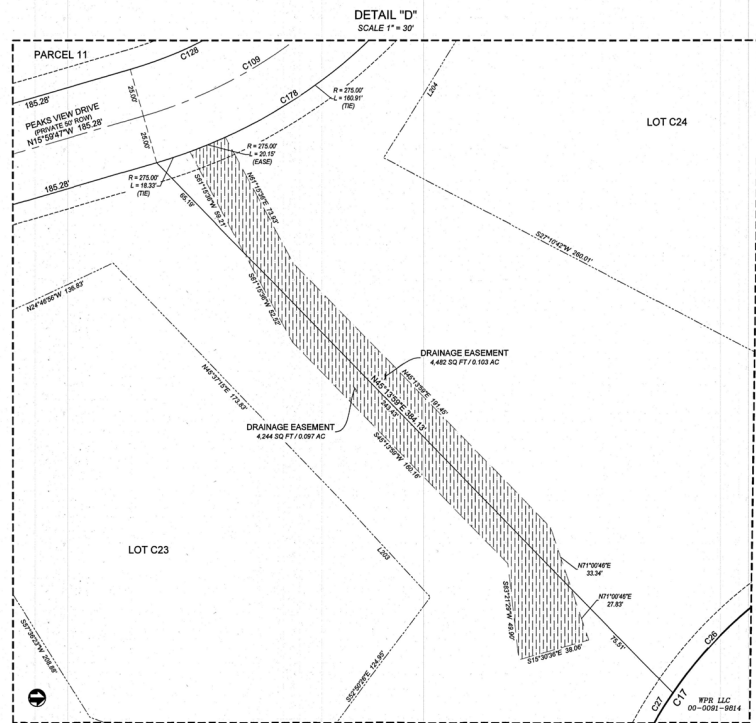
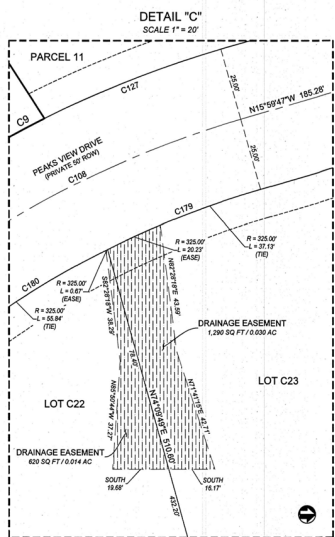
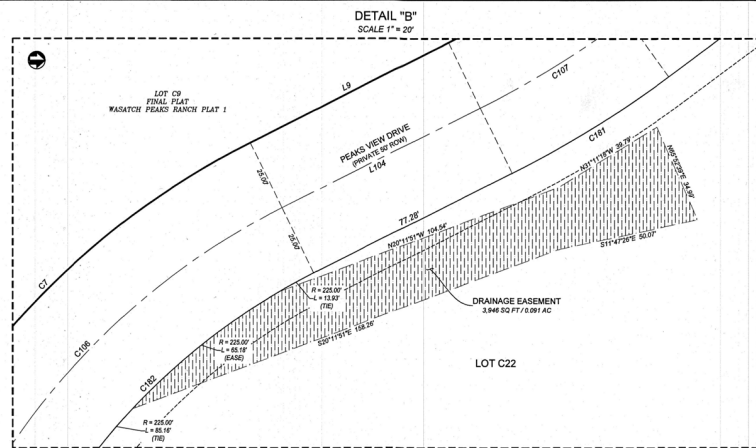
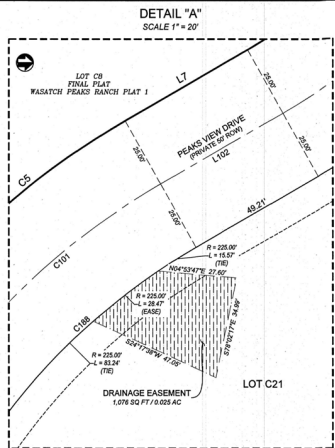
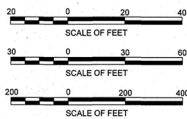
SCALE 1" = 200'



LEGEND



WHERE THERE IS OVERLAP WITH A DRAINAGE EASEMENT AND EITHER A SKI & TRAIL EASEMENT OR A 30' UTILITY EASEMENT THE DRAINAGE EASEMENT HATCHING IS SHOWN.



DATE	4/15/2024
PLAT DATE	
SCALE	VARIABLE
PROJECT NUMBER	8SPG020100
SHEET	7 OF 12

PSOMAS

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

DESIGNED	SRV	RECORDED #	165876
DRAWN	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
CHECKED	CEA	DATE:	TIME:
		BOOK:	409
		PAGE:	1365
		MORGAN COUNTY RECORDER	

WASATCH PEAKS RANCH PLAT 5

LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,

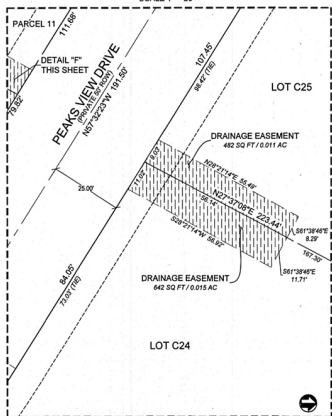
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH

WHERE THERE IS OVERLAP WITH A DRAINAGE EASEMENT AND EITHER A SLO & TRAIL EASEMENT THE DRAINAGE EASEMENT HATCHING IS SHOWN.

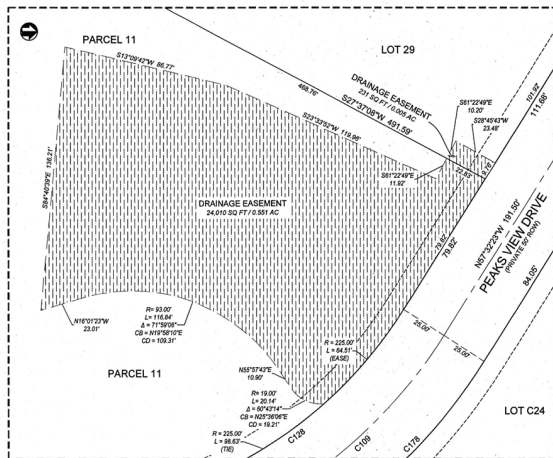
DETAIL "E"

SCALE 1" = 20'



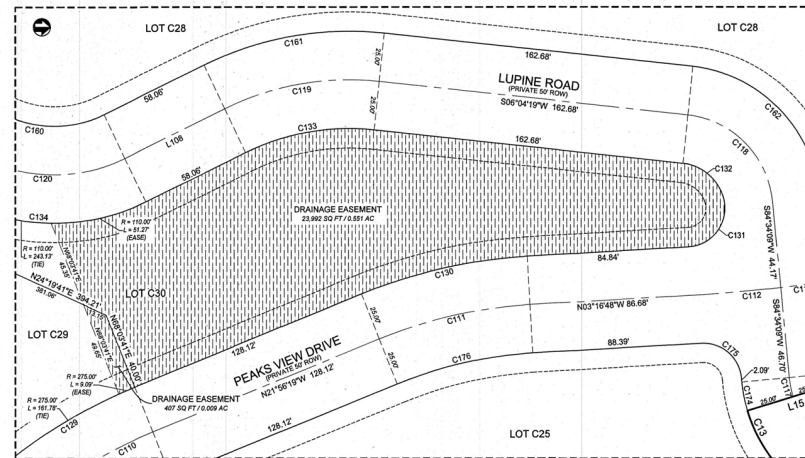
DETAIL "F"

SCALE 1" = 30'



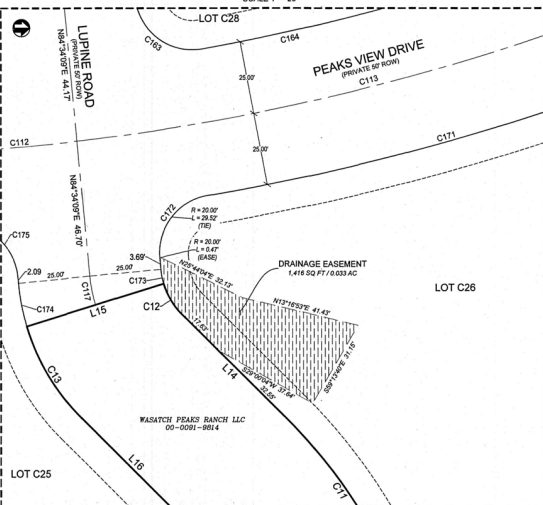
DETAIL "G"

SCALE 1" = 30'



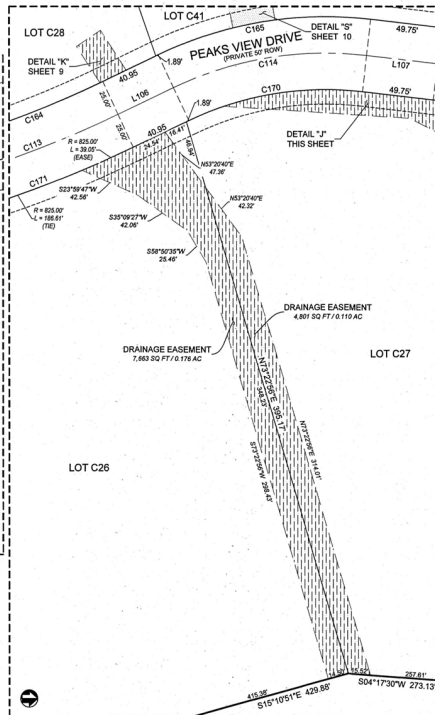
DETAIL "H"

SCALE 1" = 20'



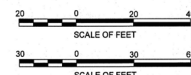
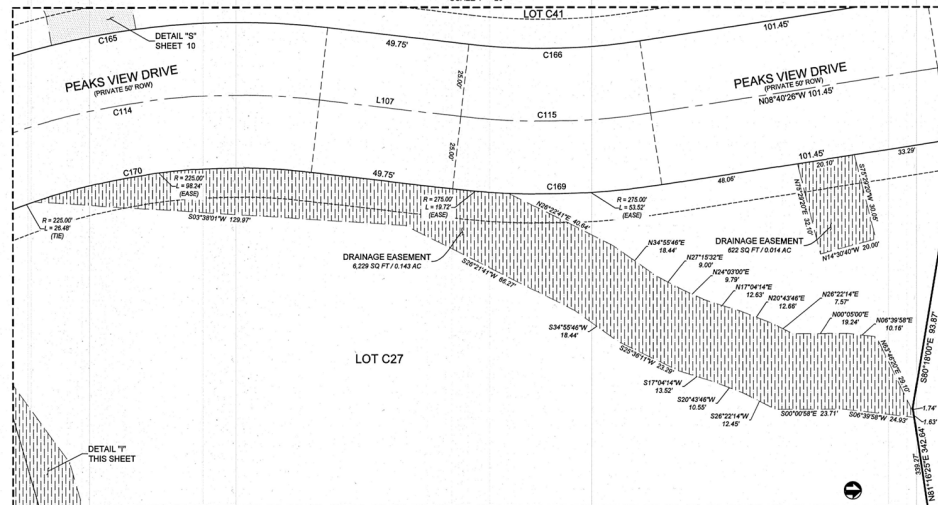
DETAIL "I"

SCALE 1" = 40'



DETAIL "J"

SCALE 1" = 20'



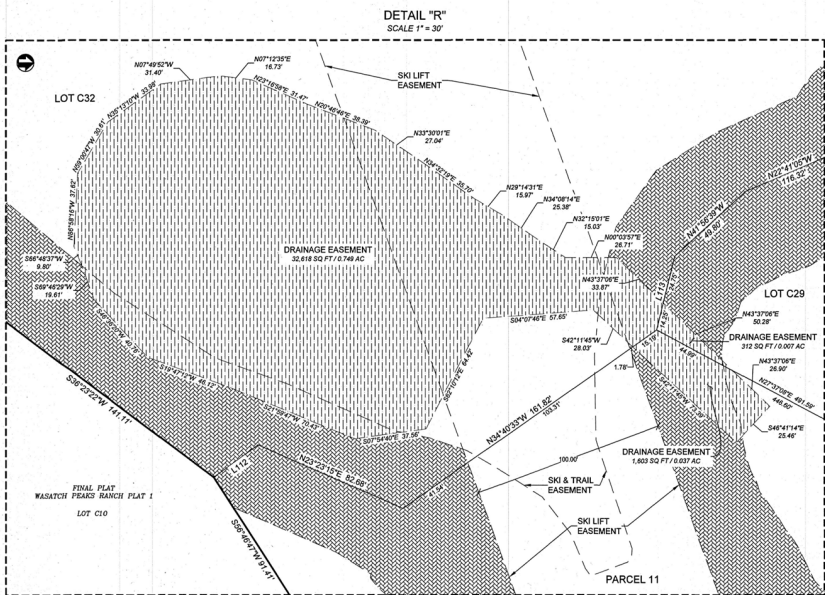
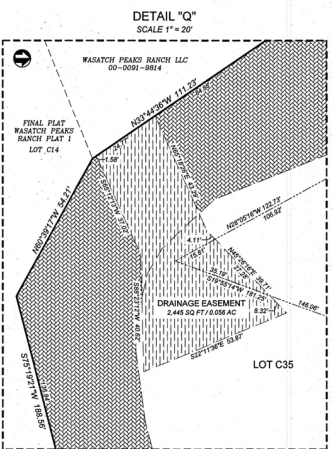
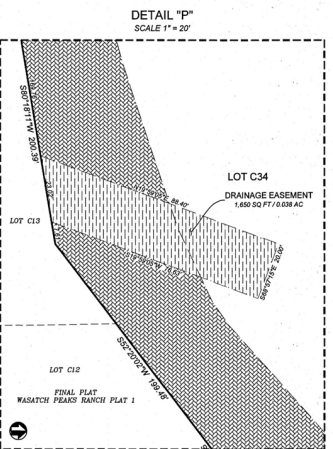
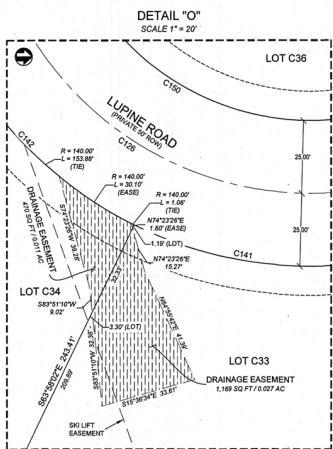
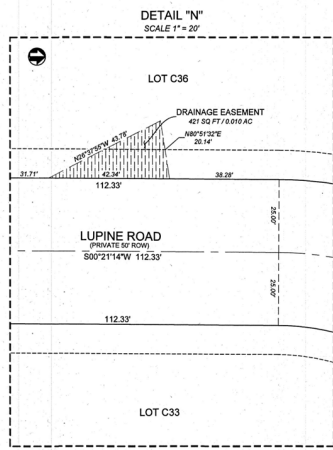
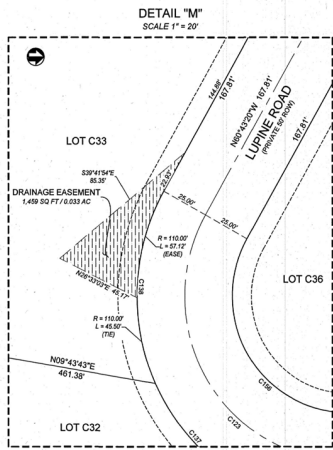
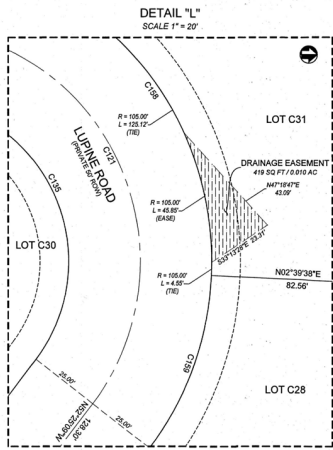
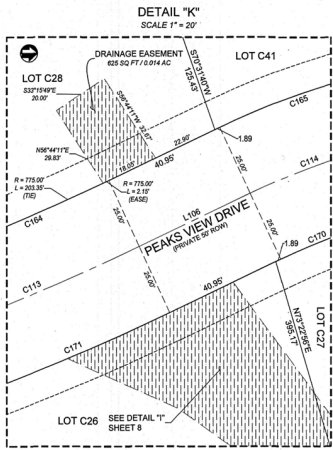
LEGEND

- BOUNDARY LINE
- - - ADJOINER LINE
- · - · BUILDING ACTIVITY ENVELOPE ("BAE")
- · - · LOT LINE
- · - · CENTERLINE OF ROAD
- · - · ROAD ROW
- · - · UTILITY EASEMENT
- · - · OUTFILL SLOPE EASEMENT
- [Hatched Box] DRAINAGE EASEMENT
- [Cross-hatched Box] SKI & TRAIL EASEMENT
- [Dotted Box] SHARED DRIVEWAY EASEMENT

DATE	4/15/2024	DESIGNED	SRV		
PLAT DATE			DRAWN	SRV	
SCALE	VARIABLES	CHECKED	CEA		
SHEET	PROJECT NUMBER		8 OF 12	8SPG020100	
<p>PSOMAS</p> <p>11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)</p>		RECORDED #	165876		
		STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:			
		DATE:	TIME:	BOOK: 409	PAGE: 1366
		MORGAN COUNTY RECORDER			

WASATCH PEAKS RANCH PLAT 5
 LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
 MORGAN COUNTY, UTAH

DL 1458974 SL 409 Pg 1367



LEGEND

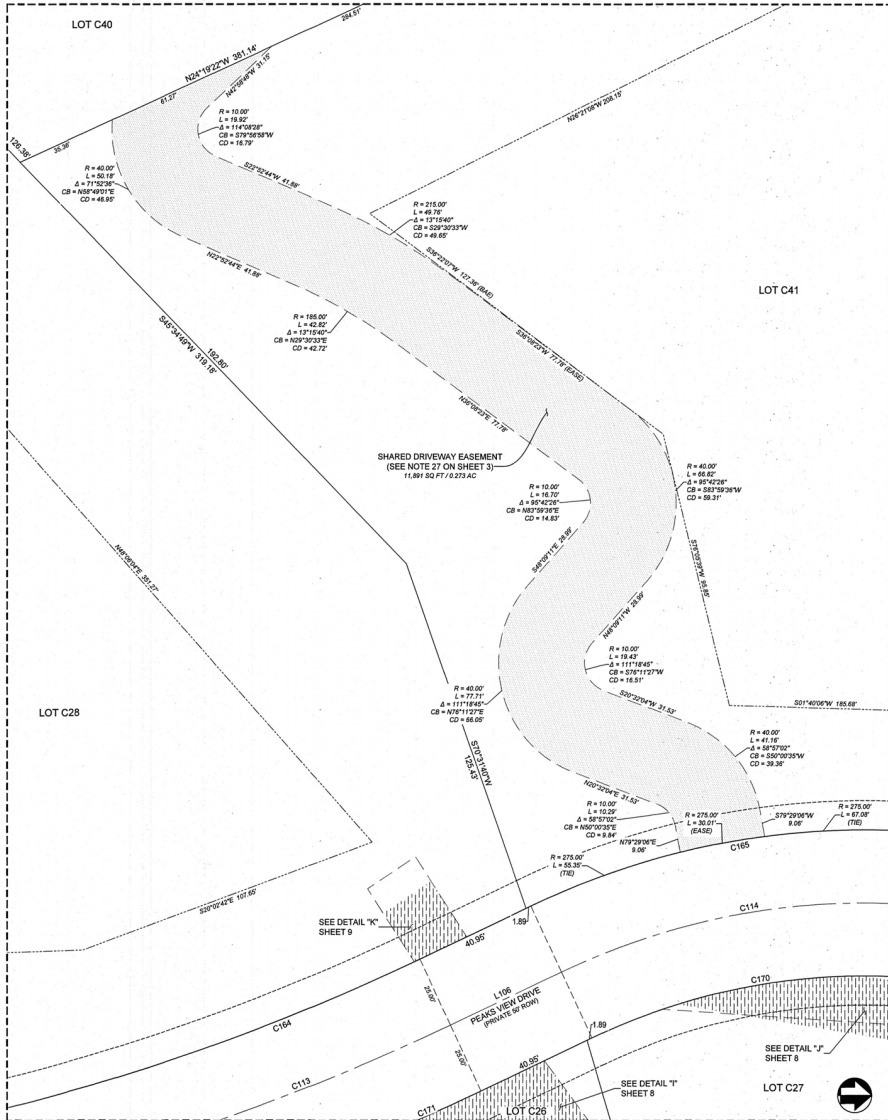
	BOUNDARY LINE
	ADJOINER LINE
	BUILDING ACTIVITY ENVELOPE (BAE)
	LOT LINE
	CENTERLINE OF ROAD
	ROAD ROW
	UTILITY EASEMENT
	CUT/FILL SLOPE EASEMENT
	DRAINAGE EASEMENT
	SKI & TRAIL EASEMENT

WHERE THERE IS OVERLAP WITH A DRAINAGE EASEMENT AND EITHER A SKI & TRAIL EASEMENT THE DRAINAGE EASEMENT HATCHING IS SHOWN.

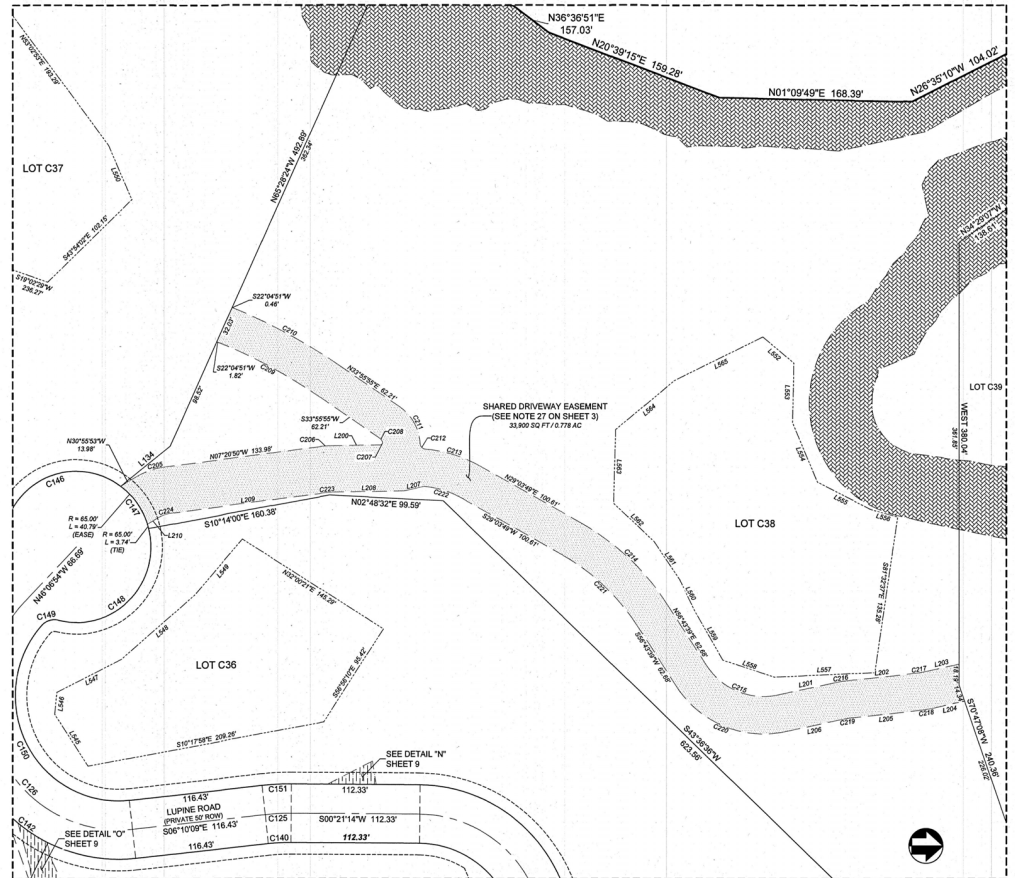
DATE: 4/15/2024	PSOMAS	DESIGNED: SRV	RECORDED # 165876
PLAT DATE:		DRAWN: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: VARIES		CHECKED: CEA	DATE: _____ TIME: _____ BOOK: 409 PAGE: 1367
SHEET: 9 OF 12	PROJECT NUMBER: 8SPG020100	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 5
 LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB 8 M
 MORGAN COUNTY, UTAH

DETAIL "S"
 SCALE 1" = 20'



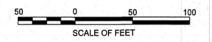
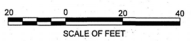
DETAIL "T"
 SCALE 1" = 50'



LEGEND

- BOUNDARY LINE
- - - ADJOINER LINE
- · - · BUILDING ACTIVITY ENVELOPE (BAE)
- · - · LOT LINE
- · - · CENTERLINE OF ROAD
- · - · ROAD ROW
- · - · UTILITY EASEMENT
- · - · CUT/FILL SLOPE EASEMENT
- ▨ DRAINAGE EASEMENT
- ▩ SKI & TRAIL EASEMENT
- ▧ SHARED DRIVEWAY EASEMENT

WHERE THERE IS OVERLAP WITH A DRAINAGE EASEMENT OR DRIVEWAY EASEMENT AND EITHER A SKI & TRAIL EASEMENT OR DRIVEWAY EASEMENT HATCHING IS SHOWN.



DATE: 4/15/2024	PSOMAS	DESIGNED: SRV	RECORDED # 165876
PROJECT DATE:		DRAWN: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: VARIES	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	CHECKED: CEA	DATE: _____ TIME: _____ BOOK: 409 PAGE: 1368
SHEET: 10 OF 12		PROJECT NUMBER: BSPG020100	FEE: _____
		MORGAN COUNTY RECORDER	

04-14-2024 09:40:09 1369

DETAIL "U"
SCALE 1" = 30'

WASATCH PEAKS RANCH PLAT 5
LOCATED IN NW 1/4, SW 1/4 AND SE 1/4 OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
MORGAN COUNTY, UTAH

WASATCH PEAKS RANCH LLC
00-0091-0014

LOT C37

LOT C38

LOT C35

LOT C36

LOT C34

LEGEND

- BOUNDARY LINE
 - ADJOINER LINE
 - BUILDING ACTIVITY ENVELOPE ("BAE")
 - LOT LINE
 - CENTERLINE OF ROAD
 - ROAD ROW
 - UTILITY EASEMENT
- DRAINAGE EASEMENT
 - SKI & TRAIL EASEMENT
 - 30' UTILITY EASEMENT (AS NOTED)
 - SHARED DRIVEWAY EASEMENT



WHERE THERE IS OVERLAP WITH A DRAINAGE EASEMENT OR DRIVEWAY EASEMENT AND EITHER A SKI & TRAIL EASEMENT THE DRAINAGE EASEMENT OR DRIVEWAY EASEMENT HATCHING IS SHOWN.

DATE: 4/15/2024
 PLOT DATE:
 SCALE: 1"=30'

SHEET 11 OF 12
 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 # 165876
 STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____ BOOK: 409 PAGE: 1369
 \$ _____
 FEE _____ MORGAN COUNTY RECORDER

