

WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS, FIRST AMENDMENT

AN EXPANDABLE CONDOMINIUM PROJECT
AMENDMENT OF PARCEL 5A
WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS
LOCATED IN NORTH HALF OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 EAST, S&B M
MORGAN COUNTY, UTAH
NOVEMBER 14, 2024

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 5A, WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS, AN EXPANDABLE CONDOMINIUM PROJECT FIRST AMENDMENT OF PARCEL 5A, PLAT BY WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, AS RECORDED ON FEBRUARY 19, 2024, AS ENTRY NO. 18522 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NORTH VILLAGE LANE AS SHOWN ON WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, AS RECORDED ON MAY 1, 2023, AS ENTRY NO. 18522 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, SAID POINT ALSO BEING 2426.70 FEET NORTH 82°27'27" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, AND 1059.26 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 02°35'37" EAST 115.0 FEET, THENCE SOUTH 87°08'13" WEST 235.75 FEET TO THE AFORE SAID RIGHT-OF-WAY LINE OF NORTH VILLAGE LANE, THENCE ALONG SAID RIGHT-OF-WAY LINE OF NORTH VILLAGE LANE, THE FOLLOWING THENCE (1) NORTH 07°11'32" WEST 85.58 FEET, (2) NORTHEASTERLY 40.71 FEET ALONG THE ARC OF A 25.20 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°17'44", CHORD BEARS NORTH 47°18'17" EAST 36.36 FEET, (3) NORTH 07°18'10" EAST 215.94 FEET TO THE POINT OF BEGINNING.

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 UNITS, LIMITED COMMON AREAS, COMMON AREAS, AND EASEMENTS AS FURTHER DEPICTED HEREON AND DESCRIBED IN THE DEVELOPMENT AGREEMENT AND DECLARATIONS.
- BASIS OF BEARINGS IS NORTH 22°24' E BETWEEN THE NORTHEAST CORNER OF SECTION 11 AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
- SEE SHEET TWO FOR NOTARY SIGNATURES OF ALL SIGNATORIES EXCEPT OWNER.
- A 2-FOOT 58" SDR 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. 1031.

NOTES:

- DEFINED TERMS: TERMS DEFINED IN THE OWNER'S DECLARATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD CARRY THE SAME MEANING WHEN USED IN THESE PLAT UNDETERMINED TERMS USED HEREIN THAT ARE DEFINED IN THE MASTER DECLARATION CARRY THE MEANING GIVEN IN THE MASTER DECLARATION. UNDETERMINED TERMS USED HEREIN THAT ARE NOT DEFINED IN THE MASTER DECLARATION CARRY THE MEANING GIVEN IN THE MOUNTAIN VILLAS DECLARATION.
- DEVELOPMENT AGREEMENT: THE PROJECT IS SUBJECT TO ALL THE TERMS AND PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED OCTOBER 30, 2018, BETWEEN MORGAN COUNTY, UTAH (COUNTY) AND WPR, RECORDED IN THE OFFICIAL RECORDS ON NOVEMBER 7, 2019, AS ENTRY NO. 18493, AS AMENDED BY THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT, DATED NOVEMBER 8, 2021, AND RECORDED IN THE OFFICIAL RECORDS AS ENTRY NO. 18911, AS THE SAME MAY BE AMENDED FROM TIME TO TIME COLLECTIVELY, "DEVELOPMENT AGREEMENT".
- CONCEPTUAL PLAN: THE PROJECT WILL COMPLY WITH THE WASATCH PEAKS RANCH CONCEPTUAL LAND USE PLAN APPROVED AS EXHIBIT 5.2 TO THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND RECORDED AS PART OF THE SAME, AS SUCH CONCEPTUAL PLAN MAY BE AMENDED FROM TIME TO TIME.
- ZONING: THE PROPERTY RESIDES WITHIN THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE AND MUST COMPLY WITH THE SAME.
- ASSOCIATIONS: 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.

EXECUTED THIS 28th DAY OF January 2025

BY: *[Signature]*
NAME: *[Name]*
TITLE: *[Title]*
S: AUTHORIZED OFFICER

EXECUTED THIS 28th DAY OF January 2025

BY: *[Signature]*
NAME: *[Name]*
TITLE: *[Title]*
S: AUTHORIZED OFFICER

(SEE SHEET TWO FOR ACKNOWLEDGEMENTS)

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION

BY SIGNING THIS PLAT, THE ASSOCIATION ACCEPTS THE DECLARATION AND CONVEYANCE TO THE ASSOCIATION OF ASSOCIATED PROPERTY FOR THE PURPOSES SET FORTH IN THE DECLARATION, AS SUCH CONVEYANCE IS MORE PARTICULARLY DESCRIBED IN THE "OWNER'S DECLARATION" HEREIN.

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION
NAME: *[Signature]*
TITLE: *[Title]*
S: AUTHORIZED OFFICER

36 SOUTH STATE STREET, SUITE 300
SALT LAKE CITY, UTAH 84111

WPR UTILITY DISTRICT

WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT

WPR ROAD AND FIRE DISTRICT

MORGAN COUNTY COMMISSION

MORGAN COUNTY SURVEYOR

RECORDED # 108/123

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

DATE: 4th 13 2025 TIME: 4:40 PM BOOK: 416 PAGE: 13010

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DATE: 4th 13 2025 TIME: 4:40 PM BOOK: 416 PAGE: 13010

NOTES (CONT.):

GOVERNING DOCUMENTS: THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL GOVERNING DOCUMENTS WHICH INCLUDE (A) IN THE MASTER DECLARATION, (B) IN THE DEVELOPMENT AGREEMENT, (C) IN THE MASTER DECLARATION, (D) IN THE MASTER DECLARATION, (E) IN THE MASTER DECLARATION, (F) IN THE MASTER DECLARATION, (G) IN THE MASTER DECLARATION, (H) IN THE MASTER DECLARATION, (I) IN THE MASTER DECLARATION, (J) IN THE MASTER DECLARATION, (K) IN THE MASTER DECLARATION, (L) IN THE MASTER DECLARATION, (M) IN THE MASTER DECLARATION, (N) IN THE MASTER DECLARATION, (O) IN THE MASTER DECLARATION, (P) IN THE MASTER DECLARATION, (Q) IN THE MASTER DECLARATION, (R) IN THE MASTER DECLARATION, (S) IN THE MASTER DECLARATION, (T) IN THE MASTER DECLARATION, (U) IN THE MASTER DECLARATION, (V) IN THE MASTER DECLARATION, (W) IN THE MASTER DECLARATION, (X) IN THE MASTER DECLARATION, (Y) IN THE MASTER DECLARATION, (Z) IN THE MASTER DECLARATION, (AA) IN THE MASTER DECLARATION, (AB) IN THE MASTER DECLARATION, (AC) IN 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SEWER AND WATER UTILITIES: ALL SEWER AND WATER UTILITY FACILITIES (NET UTILITY FACILITIES) WITHIN THE PROPERTY HAVE BEEN OR WILL BE CONSTRUCTED BY WPR. THE CONSTRUCTION AND INSTALLATION OF SUCH NET UTILITY FACILITIES IS SECURED BY A CASH ESCROW OR LETTER OF CREDIT GUARANTEE AGREEMENT BETWEEN DEVELOPER AND THE COUNTY (GUARANTEE AGREEMENT), ONCE COMPLETED, WPR PLANS TO CONVEY THE NET UTILITY FACILITIES TO THE UTILITY DISTRICT, WHICH SHALL HAVE FULL RESPONSIBILITY FOR THE REPAIR, REPLACEMENT, REMOVAL, OPERATION, AND ONGOING MAINTENANCE OF THE NET UTILITY FACILITIES ADDITIONALLY, WPR PLANS TO CONVEY CERTAIN EASEMENTS AND RIGHTS OF WAY OVER PORTIONS OF THE PROPERTY TO THE UTILITY DISTRICT FOR THE PURPOSES OF ACCESS TO AND MAINTENANCE OF THE NET UTILITY FACILITIES AT NO TIME SHALL ANY PERMANENT STRUCTURES, LANDSCAPE OR LANDSCAPE BE PLACED WITHIN THE UTILITY EASEMENTS WHICH INTERFERES WITH THE UTILITY DISTRICT'S USE OF THE UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY DISTRICT. UNIT OWNERS MAY NOT IN ANY MANNER USE OR ALLOW ANY OTHER PARTY TO USE ANY UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY DISTRICT. UNIT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS CHARGES AND FEES ASSOCIATED WITH SUCH NET UTILITY FACILITIES, INCLUDING ALL KICK-UP AND MAINTENANCE FEES AS APPROVED AND ASSIGNED TO THE UTILITY DISTRICT, EXCEPT AS CALLED IN THE GUARANTEE AGREEMENT. COUNTY HAS NO OBLIGATION TO CONSTRUCT, INSTALL, REPAIR, REPLACE, REMOVE, OPERATE OR SERVICE ANY NET UTILITY FACILITIES ON THE PROPERTY.

ROCKY MOUNTAIN POWER EASEMENT: NO ENCROACHMENT: THERE IS A GRANT OF EASEMENT FROM WPR TO ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP AN OREGON CORPORATION (PMPP) DATED APRIL 6, 2022 AND RECORDED IN THE OFFICIAL RECORDS ON MAY 3, 2022 AS ENTRY NO. 18981 IN BOOK 391 AT PAGE 458 (PMPP EASEMENT) GIVING PMPP A BLANKET EASEMENT OVER, ON, AND UNDER THE ENTIRE PROPERTY (PMPP EASEMENT AREA) FOR THE LIMITED PURPOSES OF CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, ENLARGING AND REMOVING ELECTRIC FACILITIES SERVING THE PROPERTY (ELECTRIC FACILITIES). THE EASEMENT ALLOWS WPR TO REPLACE THE EASEMENT AREA DESCRIBED HEREIN WITH UTILITY EASEMENTS AS SPECIFIED AND DESCRIBED ON PLATS RECORDED IN THE OFFICIAL RECORDS. FURTHER, THE EASEMENT PROVIDES THAT REGARDSLESS OF THE ACTUAL PORTION OF UTILITY EASEMENTS ON THE PLAT, THE EASEMENT AREA SHALL BE CONSIDERED TO CONSIST ONLY OF THOSE PORTIONS OF THE PROPERTY IN WHICH AS-BUILT ELECTRIC FACILITIES ARE LOCATED, EVEN IF SUCH ELECTRIC FACILITIES RESIDE OUTSIDE THE BOUNDARIES OF THE DEPICTED UTILITY EASEMENTS BECAUSE OF THE UNIQUE GEOGRAPHICAL NATURE OF THE PROPERTY, ELECTRICAL FACILITIES MAY INFRINGE ON, CROSS, CLIMB, OR OVERLAP, AND OTHER EASEMENTS AS SPECIFIED ON THIS PLAT BEING ON AN ACTUAL NOTICE. THE UNIT OWNER HAS NOTHING TO CLAIM OR ENFORCE AGAINST SUCH ELECTRIC FACILITIES. REQUEST COMPENSATION FOR SUCH ENCROACHMENT, REQUEST THAT SUCH ELECTRIC FACILITIES BE RELOCATED, OR OTHERWISE INTERFERE WITH SUCH ELECTRIC FACILITIES.

ROCKY MOUNTAIN POWER EASEMENT: NOT A PUBLIC DEED: REGARDLESS OF PMPP STATUS AS A PUBLIC UTILITY PURSUANT TO UTAH LAWS, NOTHING IN THIS PLAT OR THE EASEMENT SHALL BE CONSTRUED AS A GRANT OR DEED OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA OR AS ANY DEED OF ANY PORTION OF THE PROPERTY FOR THE USE AND BENEFIT OF THE PUBLIC. THE PROPERTY IS BEING DEVELOPED STRICTLY AS PART OF THE PROJECT, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS.

GAS LINES: THERE WILL BE GAS LINES LOCATED WITHIN THE PROJECT. RUPTURE OF GAS LINES MAY BE EXTREMELY DANGEROUS TO HEALTH AND SAFETY. PRIOR TO ANY DIGGING OR GRADING, OWNERS SHALL CALL THE APPROPRIATE LOCATION SERVICES.

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 SUCCESSORS AND ASSIGNS, WITHOUT FURTHER CONSENT OF THE UNIT OWNERS OR UNIT OWNERS, THE RIGHTS TO UNILATERALLY AMEND OR MODIFY (A) THE PROPERTY'S ZONING ENTITLEMENTS, DEVELOPMENT AGREEMENT AND CONCEPTUAL PLANS, (B) THIS PLAT, (C) LONG AS SUCH AMENDMENT IS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LAWS, AND (D) EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS.

CERTIFICATES OF OCCUPANCY: THE COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITH DEVELOPMENTS AS OUTLINED IN THE ADAPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THE PROJECT UNTIL THE FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY (MORGAN COUNTY LAND USE MANAGEMENT CODE §155.0256).

CONSENT: ANY CONSENT, AUTHORIZATION OF APPROVAL, REQUISITION 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 DETAILED IN THE GOVERNING DOCUMENTS.

NO COUNTY MAINTENANCE: THE COUNTY IS NOT RESPONSIBLE FOR ANY MAINTENANCE WITHIN THE PROPERTY.

AGRICULTURAL LAND: LAND IN THE GENERAL VICINITY OF THE PROJECT MAY BE SUBJECT TO CERTAIN PROTECTIONS FOR FARMING, RANCHING AND AGRICULTURAL USES ("PROTECTED USES"). SUCH PROTECTIONS MAY INCLUDE OPERATIONS DURING ANY OF THE WEEK CONDUCTED EARLY IN THE MORNING AND LATE IN THE EVENING THAT MAY GENERATE NOISE, ODORS AND VIBRATIONS OR OTHER EFFECTS THAT COULD OTHERWISE BE DEEMED A LIABILITIES PURSUANT TO STATE AND LOCAL LAWS. OWNERS OF ANY PORTION OF THE PROPERTY ARE NOTED THAT UNLAWFUL ON THEIR ABILITY TO CHALLENGE SUCH PROTECTED USE OR INITIATE AN ACTION CLAIMING VIOLATION OR OTHER INTERFERENCE WITH OR OBSTRUCTION TO THE FREE USE AND ENJOYMENT OF THE PROPERTY BASED ON THE PROTECTED USE.

COMMON AREA UTILITY EASEMENTS: ALL COMMON AREAS, LIMITED COMMON AREAS, AND RELATED FACILITIES ARE DEDICATED AS A NON-EXCLUSIVE UTILITY TO THE DISTRICTS AND THE ASSOCIATIONS FOR THE PURPOSE OF PROVIDING ACCESS TO UTILITY AND DRAINAGE INSTALLATION, USE, AND MAINTENANCE, AND EVENTUAL REPLACEMENT.

FORCE AND EFFECT OF RECORDED DOCUMENTS: EXCEPT AS EXPRESSLY AMENDED BY THIS PLAT, THE WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS, REMAINS IN FULL FORCE AND EFFECT AND ARE NOT CANCELED, SUSPENDED, OR OTHERWISE ABROGATED BY RECORDING OF THIS PLAT.

FURTHER AMENDMENT: WPR HEREBY RESERVES THE RIGHT TO UNILATERALLY RECORD FURTHER AMENDMENTS TO THIS PLAT TO ESTABLISH THE "AS-BUILT" BOUNDARIES OF THE UNITS.

VERTICAL EXTENT OF UNITS: THE UNITS SHOWN ON THIS PLAT ARE NOT DIVIDED ALONG HORIZONTAL PLANES, AND THERE ARE NO LIMITS TO THE VERTICAL EXTENT OF THE UNITS AS DETERMINED BY APPLICABLE LAW, AND SUBJECT TO ANY RIGHTS PREVIOUSLY GRANTED TO OR OWNED BY ANY FEDERAL, STATE, COUNTY, MUNICIPAL, OR PRIVATE ENTITY. EACH UNIT OWNERS PROPERTY INTEREST EXTENDS TO ALL AIRSPACE ABOVE AND ALL SUBTERRANEAN SPACE BELOW THE AREA LABELED AS THE APPLICABLE UNIT ON THIS PLAT.

EASEMENT NOTES:

RESERVED EASEMENT NOTES:

PURSUANT TO THE DECLARATIONS AND THE OWNER'S DECLARATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD, WPR HAS RESERVED UNITS ITSELF:

(A) CERTAIN PERPETUAL, NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY, INCLUDING, WITHOUT LIMITATION, THE EASEMENTS DESCRIBED IN ITEMS 1 - 4 BELOW (RESERVED EASEMENTS), ON, OVER, UNDER AND ACROSS VARIOUS EASEMENTS WITHIN THE PROPERTY AND ALSO DESCRIBED IN ITEMS 14 BELOW (RESERVED EASEMENT AREAS) FOR THE BENEFIT OF WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS.

(B) THE RIGHT TO CONVEY, LICENSE, TRANSFER, OR OTHERWISE ALIENATE THE RESERVED EASEMENTS IN WHOLE OR IN PART;

(C) THE RIGHT TO CONVEY ADDITIONAL, NON-EXCLUSIVE EASEMENTS, SUBEASEMENTS, AND LICENSES IN, OVER, ON, OR THROUGH THE RESERVED EASEMENT AREAS, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO FULLY AID OR ALL OBLIGATIONS OF WPR, THE ASSOCIATION, THE CLUB, OR THE DISTRICTS PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, OR THE GOVERNING DOCUMENTS; AND

WASATCH PEAKS RANCH NORTH VILLAGE
MOUNTAIN VILLAS, FIRST AMENDMENT
AN EXPANDABLE CONDOMINIUM PROJECT
AMENDMENT OF PARCEL 5A
WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS
LOCATED IN NORTH HALF OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB 1M
MORGAN COUNTY, UTAH

SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF JANUARY, 2025 BY SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 874048.

NOTARY
NAME Nichelle Thackeray
RESIDING AT Morgan
MY COMMISSION EXPIRES 04/29/2025
COMMISSION NUMBER 73446
COMMISSIONED IN SALT LAKE



MORGAN COUNTY ENGINEER ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF Feb, 2025 BY Mark Miller IN HIS/HER/ITHEIR CAPACITY AS MORGAN COUNTY ENGINEER.

NOTARY
NAME CayAnna Kilmer
RESIDING AT Morgan, Utah
MY COMMISSION EXPIRES Dec 13, 2026
COMMISSION NUMBER 728006
COMMISSIONED IN State of Utah



WPR UTILITY DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF JANUARY, 2025 BY GARY S. DEBECK IN HIS/HER/ITHEIR CAPACITY AS A REPRESENTATIVE OF WPR UTILITY DISTRICT.

NOTARY
NAME Laceyann Kisko
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 21 DAY OF JANUARY, 2025 BY BRIAN NESTOROFF IN HIS/HER/ITHEIR CAPACITY AS VICE PRESIDENT OF WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION.

NOTARY
NAME LACEYANN KISKO
RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 721223
COMMISSIONED IN STATE OF UTAH



WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS
OWNERS ASSOCIATION, INC.

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF JANUARY, 2025 BY BRIAN NESTOROFF IN HIS/HER/ITHEIR CAPACITY AS COMMITTEE MEMBER 3 OF WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS OWNERS ASSOCIATION, INC.

NOTARY
NAME LACEYANN KISKO
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 24 DAY OF February, 2025 BY Matt Murdoch IN HIS/HER/ITHEIR CAPACITY AS MORGAN COUNTY SURVEYOR.

NOTARY
NAME Nichelle Thackeray
RESIDING AT Morgan, Utah
MY COMMISSION EXPIRES 12-1-2027
COMMISSION NUMBER 73446
COMMISSIONED IN Morgan, Utah



MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF February, 2025 BY Debbie Sessions IN HIS/HER/ITHEIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY PLANNING COMMISSION.

NOTARY
NAME Nichelle Thackeray
RESIDING AT Morgan
MY COMMISSION EXPIRES 12-1-2027
COMMISSION NUMBER 73446
COMMISSIONED IN 12-1-2027



MORGAN COUNTY COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF Feb, 2025 BY Matt Murdoch IN HIS/HER/ITHEIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY COMMISSION.

NOTARY
NAME Nichelle Thackeray
RESIDING AT Morgan
MY COMMISSION EXPIRES 12-1-2027
COMMISSION NUMBER 73446
COMMISSIONED IN Morgan, Utah



MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF February, 2025 BY Garrett T. Smith MORGAN COUNTY ATTORNEY.

NOTARY
NAME Nichelle Thackeray
RESIDING AT Morgan
MY COMMISSION EXPIRES 12-1-2027
COMMISSION NUMBER 73446
COMMISSIONED IN Morgan, Utah



WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT
ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF JANUARY, 2025 BY GARY S. DEBECK IN HIS/HER/ITHEIR CAPACITY AS A REPRESENTATIVE OF WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT.

NOTARY
NAME LACEYANN KISKO
RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 721223
COMMISSIONED IN STATE OF UTAH

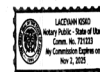


WPR ROAD AND FIRE DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF JANUARY, 2025 BY GARY S. DEBECK IN HIS/HER/ITHEIR CAPACITY AS A REPRESENTATIVE OF WPR ROAD AND FIRE DISTRICT.

NOTARY
NAME LACEYANN KISKO
RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 721223
COMMISSIONED IN STATE OF UTAH



NVRMVI, LLC, A DELAWARE LIMITED LIABILITY COMPANY
OWNERS ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF JANUARY, 2025 BY ED SCHULTZ IN HIS/HER/ITHEIR CAPACITY AS AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF NVRMVI, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY
NAME LACEYANN KISKO
RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 721223
COMMISSIONED IN STATE OF UTAH



WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
OWNERS ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF JANUARY, 2025 BY ED SCHULTZ IN HIS/HER/ITHEIR CAPACITY AS AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY
NAME LACEYANN KISKO
RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 721223
COMMISSIONED IN STATE OF UTAH



DATE
11/14/2024

FILED DATE
NA

SHEET
2 OF 3

PROJECT NUMBER
8SPG020100

PSOMAS

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

DECODED
SRV

DECODED
SRV

DECODED
SRV

DECODED
CEA

DECODED
FEE

RECORDED # 108123

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

Wasatch Peaks Ranch

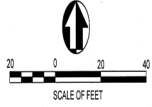
DATE March 13, 2025 TIME 4:40 PM BOOK 416 PAGE 1307

\$ 100.00

Shayla

MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH NORTH VILLAGE
MOUNTAIN VILLAS, FIRST AMENDMENT
AN EXPANDABLE CONDOMINIUM PROJECT
AMENDMENT OF PARCEL 5A
WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS
LOCATED IN NORTH HALF OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 EAST, S1/2 & 1/4
MORGAN COUNTY, UTAH



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

NORTH QUARTER CORNER SECTION 11,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND 2" PEGS ALUM CAP)

NORTHEAST CORNER SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND 1952 BLU BRASS CAP)

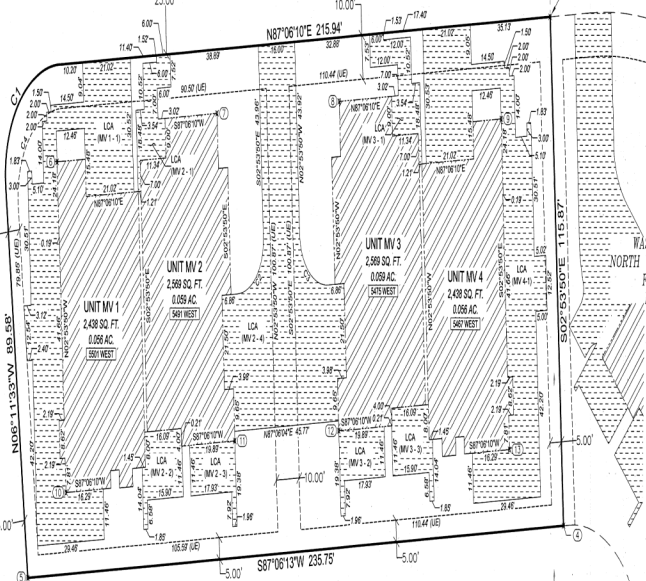
NORTHEAST CORNER SECTION 11,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND 2021 MORGAN CO ALUM CAP)

BASE OF BEARING
N00°27'24"E 54'14.78" (M)

LOT D1 A LOT D2 A LOT D3 A LOT D4 A

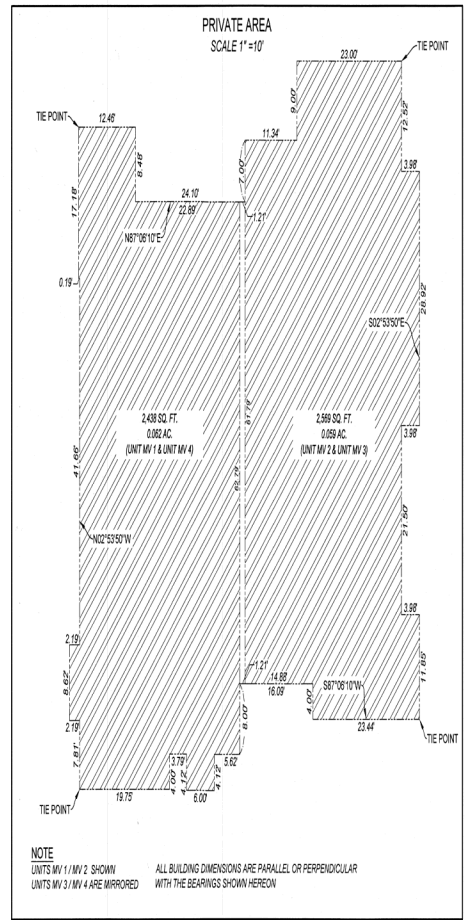
NORTH VILLAGE LANE
(3525 NORTH)
(PRIVATE, 50' ROW)

NORTH VILLAGE LANE
(5500 WEST)
(PRIVATE, 50' ROW)



PARCEL 6
FINAL PLAT
WASATCH PEAKS RANCH PLAT 1,
FIRST AMENDMENT
MAY 1, 2023
ENTRY NO. 163347

AREA CALCULATIONS					
Totals			Units		
Name	Sq Ft	Ac	Lot No.	Address	Sq Ft
Boundary	22,550	0.622	100%		
Units	10,014	0.230	36%		
Common	9,150	0.210	33%		
Limited Common	8,386	0.193	33%		
Roads	-	0.000	0		
Total					10,014



ABBREVIATIONS

ALUM ALUMINUM
PED PEDESTRIAN
PC POINT OF CURVATURE
ROW RIGHT OF WAY
UE UTILITY EASEMENT

LEGEND

--- BOUNDARY LINE
--- SECTION LINE
--- UTILITY EASEMENT
--- ADJONER LINE
--- LOT LINE
--- UNIT LINE
--- CENTERLINE OF ROAD
--- TIE LINE
--- SECTION CORNER (FOUND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH BRG.	CH DIST.
C1	40.71	25.00	93°17'44"	N40°27'18"E	36.38'
C2	18.85	12.00	90°00'00"	S42°06'10"W	16.87'
C3	18.89	12.00	90°11'59"	N47°43'32"W	17.00'
C4	32.28	20.00	92°27'24"	N40°02'22"E	28.89'

COORDINATE NOTE:

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

POINT TABLE	
POINT #	NORTHING EASTING
1	597143.93 595956.40
2	597129.31 595952.24
3	596997.98 596115.69
4	596982.26 596121.54
5	596970.35 595986.10
6	596964.94 595986.10
7	596976.34 595989.31
8	596978.75 596022.97
9	596974.92 596094.15
10	596989.78 595992.87
11	596981.54 595977.06
12	596983.95 596022.77
13	596989.63 596097.77

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 ON SQUARE FEET CALCULATIONS.

LIMITED COMMON AREA	
LCA MV 1-1	2,100 SQ. FT. (0.048 AC)
LCA MV 2-1	263 SQ. FT. (0.006 AC)
LCA MV 2-2	274 SQ. FT. (0.006 AC)
LCA MV 2-3	243 SQ. FT. (0.006 AC)
LCA MV 2-4	2,554 SQ. FT. (0.059 AC)
LCA MV 3-1	289 SQ. FT. (0.007 AC)
LCA MV 3-2	243 SQ. FT. (0.006 AC)
LCA MV 3-3	274 SQ. FT. (0.006 AC)
LCA MV 4-1	2,129 SQ. FT. (0.049 AC)
TOTAL	8,386 SQ. FT. (0.193 AC)

COMMON AREA	
TOTAL	9,178 SQ. FT. (0.210 AC)

DATE: 11/14/2024
PLAT DATE:
SCALE: 1"=20'
SHEET: 3 OF 3
PROJECT NUMBER: 8SPG020100

DESIGNED: SRV
DRAWN: SRV
CHECKED: CEA
FEE: \$100.00

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

RECORDED # 11481233
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
Wasatch Peaks Ranch
DATE: March 13, 2025 TIME: 4:40 PM BOOK: 418 PAGE: 1308
MORGAN COUNTY RECORDER