

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

SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF FEBRUARY 2025 BY SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 874084.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 721223
COMMISSIONED IN STATE OF UTAH



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/THIR CAPACITY AS MORGAN COUNTY ENGINEER.

NOTARY Gay Ann Kilmer
NAME Gay Ann 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 18 DAY OF FEBRUARY 2025 BY GARY S. DEBEK IN HIS/HER/THIR CAPACITY AS A REPRESENTATIVE OF WPR UTILITY DISTRICT.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
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 MORGAN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF FEBRUARY 2025 BY BRIAN NESTOROFF IN HIS/HER/THIR CAPACITY AS VICE PRESIDENT OF WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
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 LOFT TOWNHOMES OWNERS ASSOCIATION, INC.

STATE OF UTAH }
COUNTY OF MORGAN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF FEBRUARY 2025 BY BRIAN NESTOROFF IN HIS/HER/THIR CAPACITY AS COMMITTEE MEMBER 3 OF WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES OWNERS ASSOCIATION, INC.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
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 26 DAY OF FEBRUARY 2025 BY JOHN W. WILSON IN HIS/HER/THIR CAPACITY AS MORGAN COUNTY SURVEYOR.

NOTARY Michelle Thackeray
NAME Michelle Thackeray
RESIDING AT Morgan, UT
MY COMMISSION EXPIRES 12-1-2027
COMMISSION NUMBER 734456
COMMISSIONED IN Morgan, Utah



MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Utah Morgan County

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF FEBRUARY 2025 BY Debbie Sessions IN HIS/HER/THIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY PLANNING COMMISSION.

NOTARY Michelle Thackeray
NAME Michelle Thackeray
RESIDING AT Morgan, Utah
MY COMMISSION EXPIRES 12-1-2027
COMMISSION NUMBER 734456
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 18 DAY OF FEBRUARY 2025 BY GARY S. DEBEK IN HIS/HER/THIR CAPACITY AS A REPRESENTATIVE OF WPR ROAD AND FIRE DISTRICT.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 721223
COMMISSIONED IN STATE OF UTAH



NVRTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF FEBRUARY 2025 BY EDWARD SCHULTZ IN HIS/HER/THIR CAPACITY AS AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF NVRTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
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 14 DAY OF FEBRUARY 2025 BY EDWARD SCHULTZ IN HIS/HER/THIR CAPACITY AS AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
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 27 DAY OF FEBRUARY 2025 BY JOHN W. WILSON IN HIS/HER/THIR CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY COMMISSION.

NOTARY Michelle Thackeray
NAME Michelle Thackeray
RESIDING AT Morgan, Utah
MY COMMISSION EXPIRES 12-1-2027
COMMISSION NUMBER 734456
COMMISSIONED IN Morgan, Utah



MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF March 2025 BY Garrett T. Smith MORGAN COUNTY ATTORNEY.

NOTARY Janet H. Kiser
NAME Janet H. Kiser
RESIDING AT Morgan, Utah
MY COMMISSION EXPIRES March 11, 2027
COMMISSION NUMBER 730108
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 18 DAY OF FEBRUARY 2025 BY GARY S. DEBEK IN HIS/HER/THIR CAPACITY AS A REPRESENTATIVE OF WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES NOV 2, 2025
COMMISSION NUMBER 721223
COMMISSIONED IN STATE OF UTAH



NVRTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF FEBRUARY 2025 BY EDWARD SCHULTZ IN HIS/HER/THIR CAPACITY AS AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF NVRTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY Janet H. Kiser
NAME LACEYANN KESKO
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 LOFT TOWNHOMES OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION OWNERS ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF MARCH 2025 BY BRIAN NESTOROFF IN HIS/HER/THIR CAPACITY AS AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH NORTH VILLAGE LOFTS TOWNHOMES OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION. MY COMMISSION EXPIRES 12-1-2027 COMMISSION NUMBER 743359

NOTARY Michelle Thackeray
RESIDING AT Morgan, Utah COMMISSIONED IN Utah



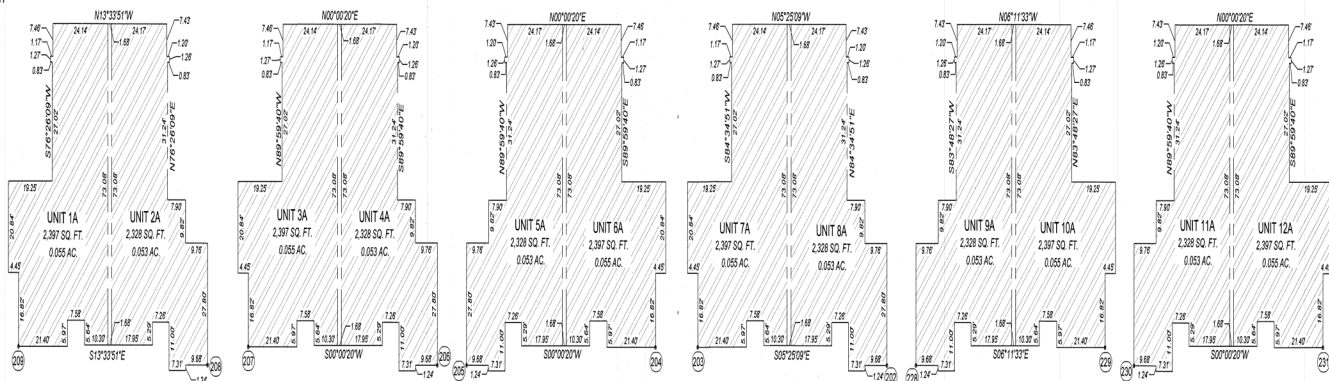
DATE 2/13/2025	Kimley»Horn 111 East Broadway, Suite 600 Salt Lake City, UT 84111 (385) 212-3176	RECORDED # <u>168252</u>
FILED DATE		STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE NA		DATE _____ TIME _____ BOOK <u>419</u> PAGE <u>452</u>
SHEET 2 OF 5		PROJECT 09030005
		FEE \$ _____
		RECORDED BY <u>Shirley</u> MORGAN COUNTY RECORDER

A 160000 51 419 Pg 453

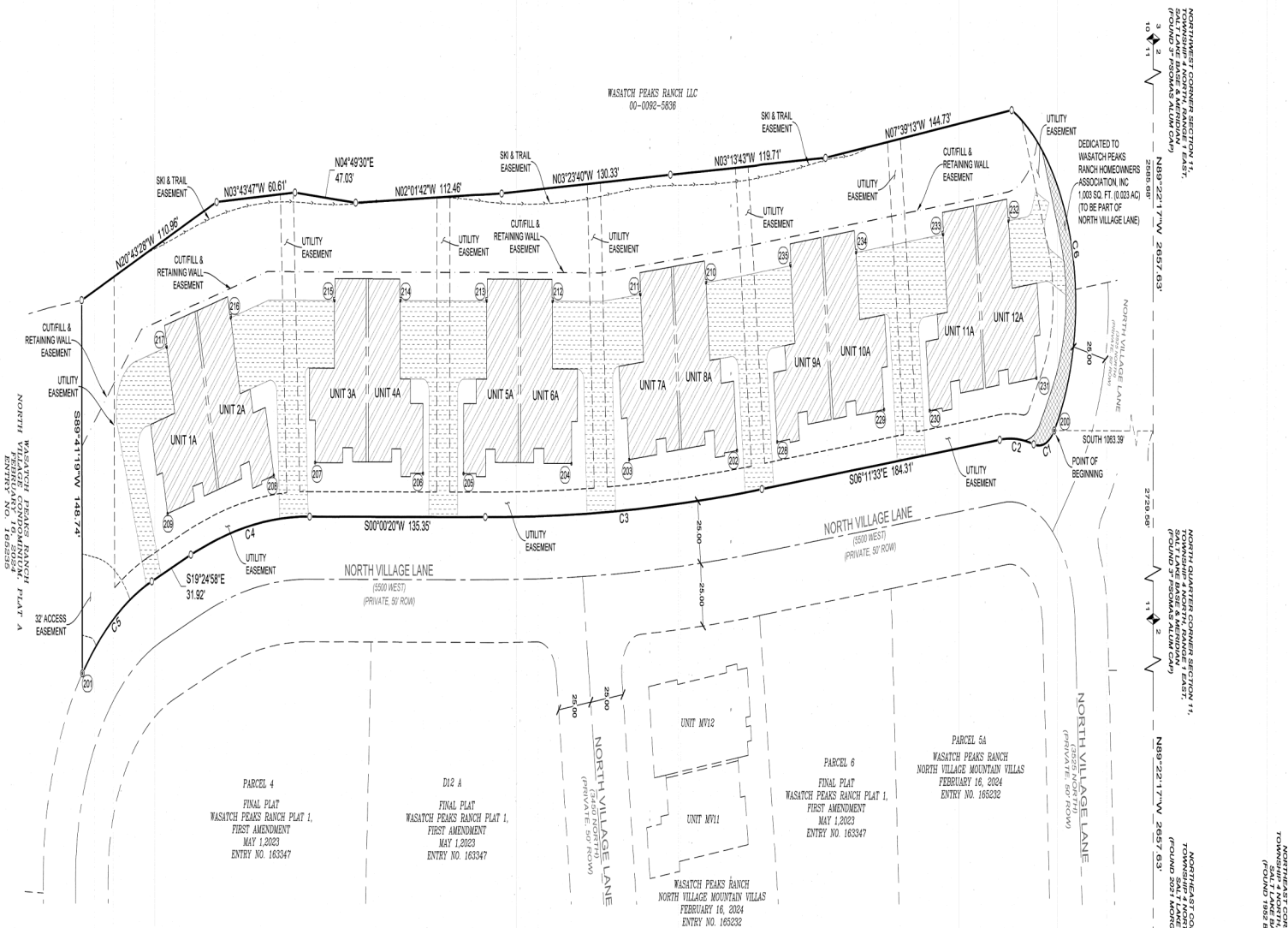
AN EXPANDABLE CONDOMINIUM PROJECT
FIRST AMENDMENT OF WASATCH PEAKS RANCH
NORTH VILLAGE LOFTS TOWNHOMES, PLAT A
LOCATED IN THE NORTH HALF OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
MORGAN COUNTY, UTAH

SCALE 1st: 201










ALL BUILDING DIMENSIONS ARE PARALLEL OR PERPENDICULAR
WITH THE BEARINGS SHOWN FOR EACH INDIVIDUAL BUILDING SHOWN HERE



WASATCH PEAKS RANCH LLC
00-0092-5836



LEGEND

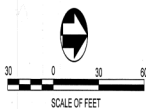
-  BOUNDARY LINE
 SECTION LINE
 UTILITY EASEMENT
 ADJOINER LINE
 BUILDING FOOTPRINT
 LOT LINE
 CENTERLINE OF ROAD
 CUT/FILL & RETAINING WALL EASEMENT
 SKI & TRAIL EASEMENT
-  SECTION CORNER (FOUND)
 BOUNDARY CORNER
- 



PRIVATE AREA



COMMON AREA



DATE: 2/13/2025	KEYWORD: BS	RECORDED # 16052
PLAT DATE:	DATED:	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE:	SRV:	
1"=30'		DATE: TIME: BOOK 419 PAGE 453
PROJECT NUMBER: 095360005	DRAWN: SVR:	<i>Shapiro</i>
		\$ FEE: MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH
NORTH VILLAGE LOFT TOWNHOMES, PLAT A, FIRST AMENDMENT
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 MORGAN COUNTY, UTAH

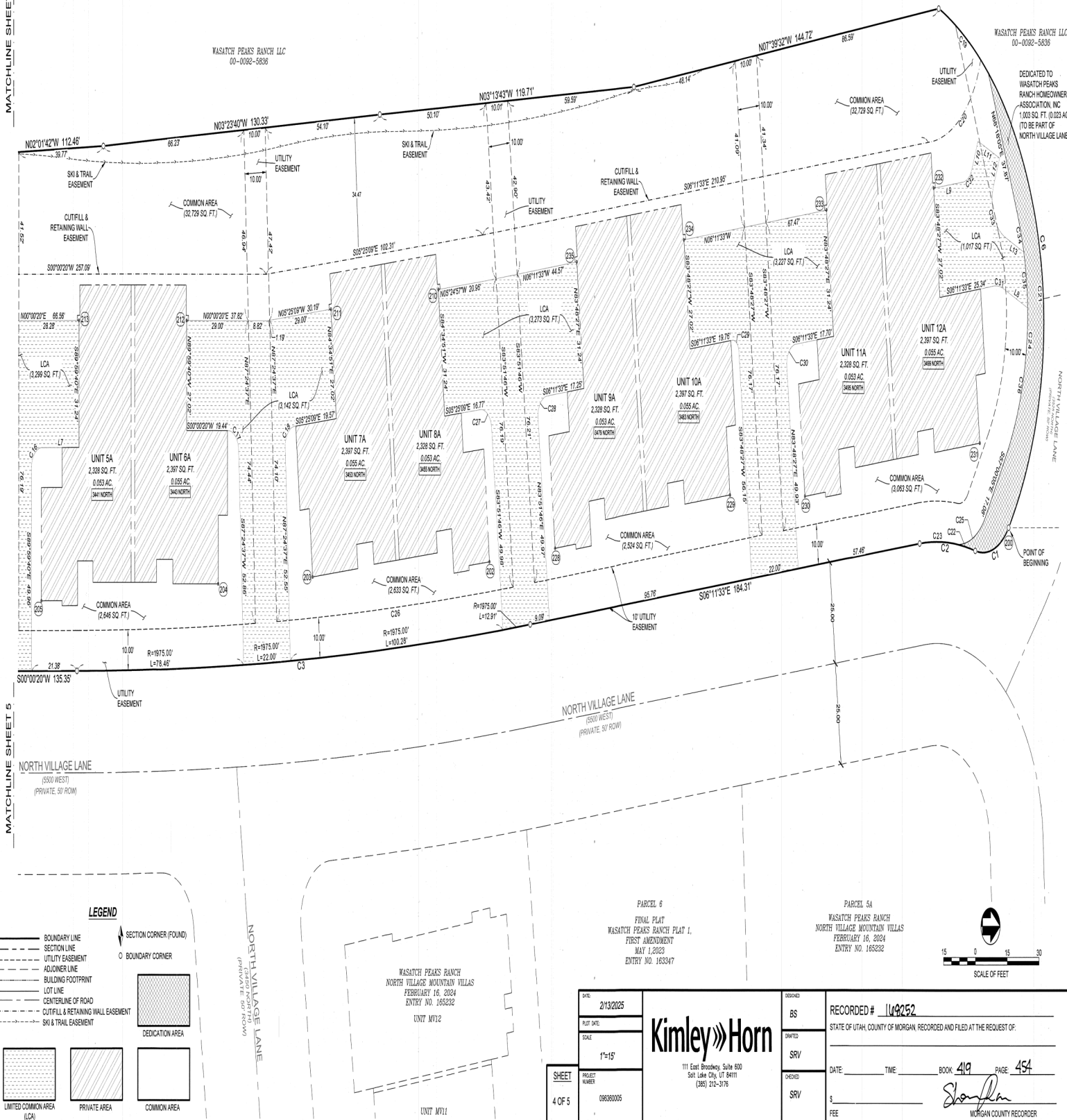
MATCHLINE SHEET 5

MATCHLINE SHEET 5

WASATCH PEAKS RANCH LLC
 00-0092-5836

WASATCH PEAKS RANCH LLC
 00-0092-5836

DEDICATED TO
 WASATCH PEAKS
 RANCH HOMEOWNERS
 ASSOCIATION, INC.
 1,000 SQ. FT. (0.023 AC)
 (TO BE PART OF
 NORTH VILLAGE LANE)



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

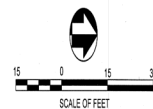
TOTALS				UNITS			
NAME	SQ. FT.	AC.	%	UNIT NO.	ADDRESS	SQ. FT.	AC.
BOUNDARY	98,279	2.256	100%	1A	3419 N NORTH VILLAGE LANE	2,397	0.055
UNITS	28,350	0.651	29%	2A	3421 N NORTH VILLAGE LANE	2,328	0.053
DEDICATION AREA	1,003	0.023	1%	3A	3425 N NORTH VILLAGE LANE	2,397	0.055
COMMON AREA	49,566	1.138	50%	4A	3437 N NORTH VILLAGE LANE	2,328	0.053
LIMITED COMMON AREA	18,360	0.444	20%	5A	3441 N NORTH VILLAGE LANE	2,328	0.053
ROADS	0	0	0%	6A	3443 N NORTH VILLAGE LANE	2,397	0.055
				7A	3453 N NORTH VILLAGE LANE	2,397	0.055
				8A	3455 N NORTH VILLAGE LANE	2,328	0.053
				9A	3479 N NORTH VILLAGE LANE	2,328	0.053
				10A	3483 N NORTH VILLAGE LANE	2,397	0.055
				11A	3485 N NORTH VILLAGE LANE	2,328	0.053
				12A	3489 N NORTH VILLAGE LANE	2,397	0.055
				TOTAL		28,350	0.651

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEG.	CH. END
C1	17.70	15.00	67°38'22"	S19°51'52"E	16.88
C2	26.35	75.00	32°07'52"	S30°52'23"W	26.32
C3	213.85	1975.00	6°11'53"	S30°53'37"E	213.54
C4	93.22	275.00	19°25'18"	S39°42'19"E	92.77
C5	65.52	125.00	30°01'53"	S34°25'35"E	64.77
C6	150.89	65.00	101°34'41"	N75°32'38"E	131.72
C7	1.91	1975.00	0°03'20"	S30°53'37"E	1.91
C8	211.74	1975.00	6°08'53"	S30°53'37"E	211.84
C9	26.83	37.00	44°48'00"	S30°53'37"W	26.20
C10	3.91	5.00	44°48'00"	N30°53'37"E	3.81
C11	32.46	20.00	85°51'25"	N61°29'33"W	29.89
C12	13.39	8.00	85°24'45"	S61°30'13"E	11.88
C13	8.82	5.00	101°06'53"	S36°59'36"W	7.72
C14	4.84	3.00	92°31'31"	S48°15'29"E	4.34
C15	7.82	5.00	90°00'00"	S49°00'20"W	7.07
C16	7.82	5.00	90°00'00"	S44°59'45"E	7.07
C17	7.82	5.00	87°24'17"	S43°42'29"W	6.91
C18	7.81	5.00	87°12'48"	S49°01'33"E	6.90
C19	28.26	85.00	19°02'45"	N54°16'38"E	28.13
C20	33.96	27.63	70°24'36"	S39°28'42"E	31.88
C21	122.44	65.00	82°31'59"	N63°02'59"E	112.12
C22	9.58	75.00	7°19'40"	S10°18'29"W	9.59
C23	16.76	75.00	12°48'12"	S30°13'23"W	16.72
C24	82.05	65.00	54°14'51"	S54°21'00"E	59.72
C25	16.65	15.00	63°38'44"	S25°11'43"E	15.81
C26	111.58	1965.00	3°15'21"	S34°21'48"E	111.55
C27	7.79	5.00	88°16'55"	S39°13'19"W	7.02
C28	7.82	5.00	88°56'40"	S31°09'54"E	7.07
C29	4.71	3.00	90°00'00"	S39°48'27"W	4.24
C30	7.82	5.00	90°00'00"	S31°11'33"E	7.07
C31	5.00	10.00	28°38'26"	S38°07'40"W	4.55
C32	5.32	5.00	61°21'34"	N39°52'20"W	5.10
C33	15.71	10.00	90°00'00"	N67°28'53"E	14.14
C34	9.27	65.00	8°10'18"	N72°22'13"E	9.29
C35	13.86	65.00	12°13'14"	N82°34'58"E	13.94
C36	38.52	65.00	34°18'00"	S74°09'19"E	38.34

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S53°14'31"W	2.67
L2	S38°28'31"W	11.32
L3	N69°26'51"E	6.40
L4	N53°14'31"E	1.76
L5	S00°00'20"W	19.59
L6	S00°00'20"W	17.27
L7	S00°00'20"W	17.28
L8	S22°28'53"W	12.16
L9	N65°11'33"W	13.92
L10	N67°33'07"W	7.60
L11	N22°28'53"E	11.00
L12	S67°33'07"E	7.00
L13	N22°28'53"E	9.43

POINT TABLE			POINT TABLE		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	567143.927	558695.402	212	560309.193	555771.978
2	561729.312	558592.239	213	560258.463	555771.933
200	560695.866	558822.824	214	560191.598	555771.933
201	559947.221	555820.862	215	560141.208	555771.968
202	560451.591	555831.187	216	560081.222	555779.040
203	560398.412	555834.919	217	560011.945	555776.970
204	560323.656	555836.660	228	560482.552	555827.880
205	560240.796	555840.792	229	560594.760	555814.793
206	560209.591	555840.794	230	560600.033	555815.173
207	560126.402	555838.646	231	560582.261	555802.086
208	560094.559	555841.838	232	560560.571	555799.380
209	560012.728	555857.317	233	560510.182	555744.810
210	560042.507	555764.303	234	560543.089	555752.087
211	560077.037	555769.131	235	560492.861	555757.517

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



DATE 2/13/2025	DESIGNED BS	RECORDED # 109252
PLOT DATE	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
SCALE 1"=15'	CHECKED SRV	DATE: TIME: BOOK: 419 PAGE: 455
SHEET 5 OF 5	PROJECT NUMBER 096300005	DATE: TIME: BOOK: 419 PAGE: 455
		MOORE COUNTY RECORDER