



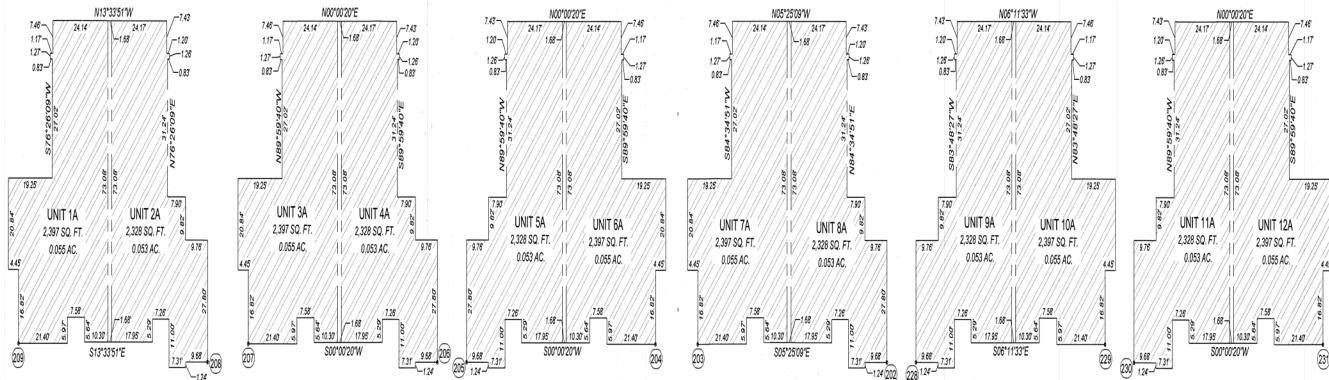


**WASATCH PEAKS RANCH**  
**NORTH VILLAGE LOFT TOWNHOMES, PLAT A, FIRST AMENDMENT**

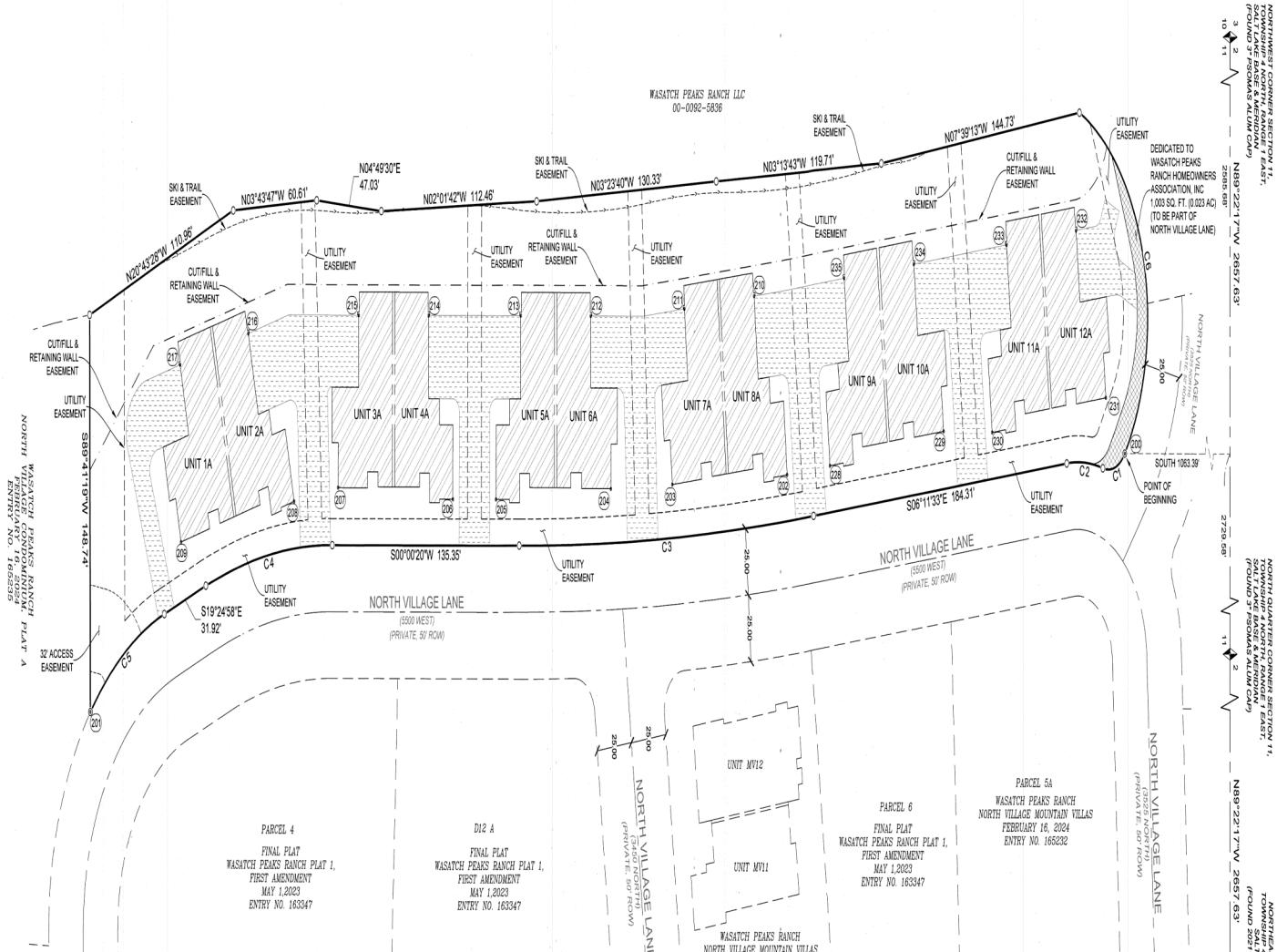
AN EXPANDABLE CONDOMINIUM PROJECT  
FIRST AMENDMENT OF WASATCH PEAKS RANCH  
NORTH VILLAGE LOFT TOWNHOMES, PLAT A  
LOCATED IN THE NORTH HALF OF SECTION 11  
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M  
MORGAN COUNTY, UTAH

BUILDING FOOTPRINT DETAIL

SCALE 1" = 20'  
ALL BUILDING DIMENSIONS ARE PARALLEL OR PERPENDICULAR  
WITH THE BEARINGS SHOWN FOR EACH INDIVIDUAL BUILDING SHOWN HERE

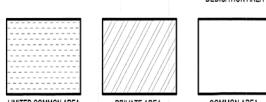


WASATCH PEAKS RANCH LLC  
00-0092-5836



LEGEND

- BOUNDARY LINE
- SECTION LINE
- UTILITY EASEMENT
- ADJOINER LINE
- BUILDING FOOTPRINT
- LOT LINE
- CENTERLINE OF ROAD
- CUTFILL & RETAINING WALL EASEMENT
- SKI & TRAIL EASEMENT
- SECTION CORNER (FOUND)
- BOUNDARY CORNER
- DEDICATION AREA



DATE: 2/13/2025

PLOT DATE:

SCALE:

1"=30'

PROJECT NUMBER:

096300005

SHEET:

3 OF 5

**Kimley»Horn**

111 East Broadway, Suite 600  
Salt Lake City, UT 84111  
(385) 212-1776

RECORDED # 160252

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

Shayna MORGAN COUNTY RECORDER

DATE: 4/9 TIME: 10:00 AM BOOK: 419 PAGE: 453

FEES: \$ 100.00

NORTHEAST CORNER SECTION 2, 30° 30' 30"

(ROUND 1802 BRASS CAP)

30° 30' 30"

30° 30' 30"

30° 30' 30"

30° 30' 30"

30° 30' 30"

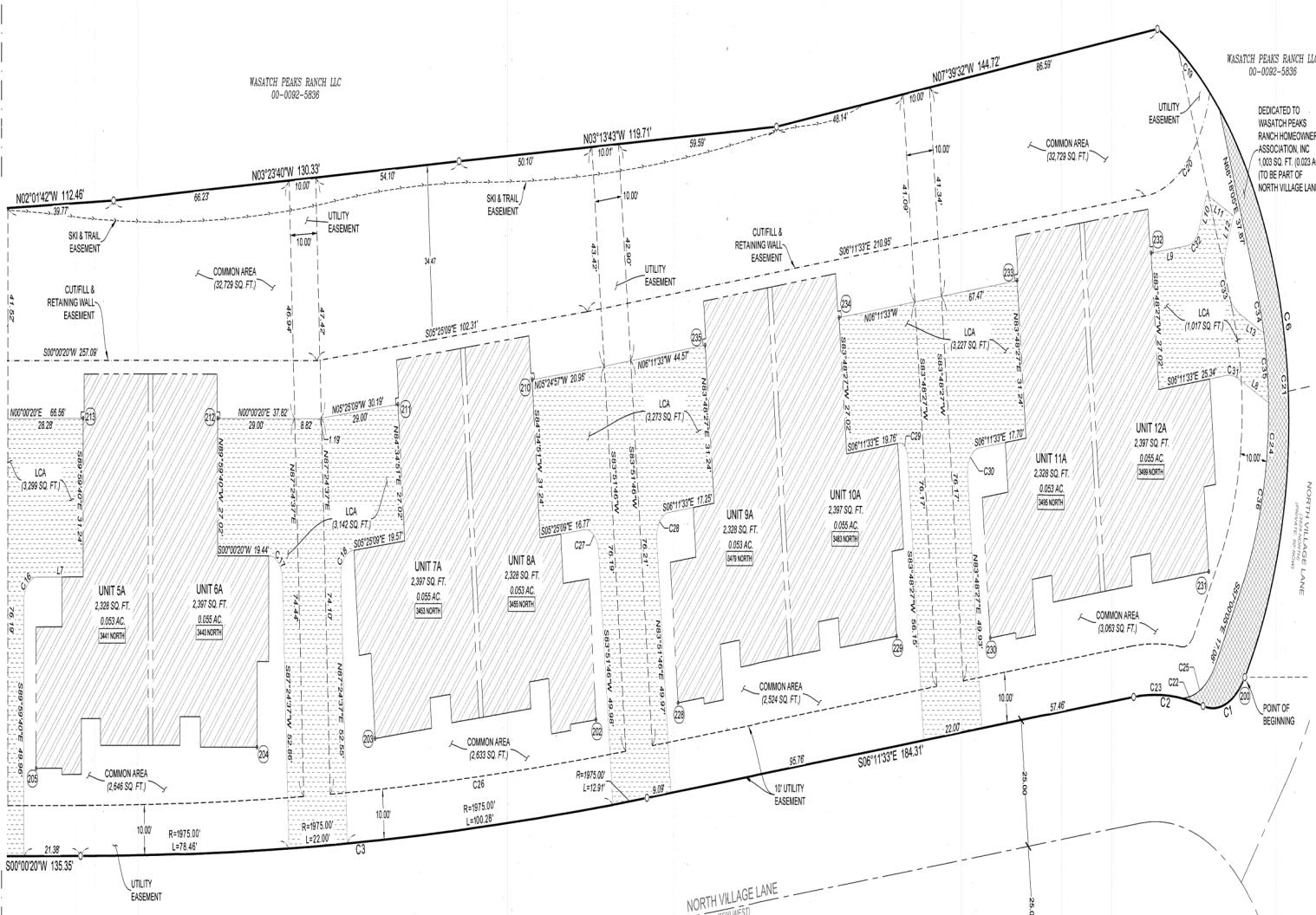
30° 30' 30"

30° 30' 30"

**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

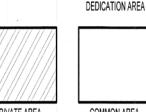
**MATCHLINE SHEET 5**



**MATCHLINE SHEET 5**

**LEGEND**

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



**NORTH VILLAGE LANE**  
(PRIVATE 50' ROW)

WASATCH PEAKS RANCH  
NORTH VILLAGE MOUNTAIN VILLAS  
FEBRUARY 16, 2024  
ENTRY NO. 16532

UNIT MV12

UNIT MV11

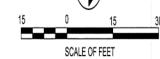
PARCEL 6  
FINAL PLAT  
WASATCH PEAKS RANCH PLAT A,  
FIRST AMENDMENT  
MAY 1, 2023  
ENTRY NO. 165347

2/13/2025	1"=15'
FILE DATE	
SCALE	
SHEET	
4 OF 5	
PROJECT NUMBER	
008380005	

**Kimley Horn**

111 East Broadway, Suite 600  
Salt Lake City, UT 84111  
(385) 212-3776

PARCEL 5A  
WASATCH PEAKS RANCH  
NORTH VILLAGE MOUNTAIN VILLAS  
FEBRUARY 16, 2024  
ENTRY NO. 16532



SCALE OF FEET

UNITED COMMON AREA (LCA)

PRIVATE AREA

COMMON AREA

RECORDED # 165252

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

*Shawn*  
MORGAN COUNTY RECORDER

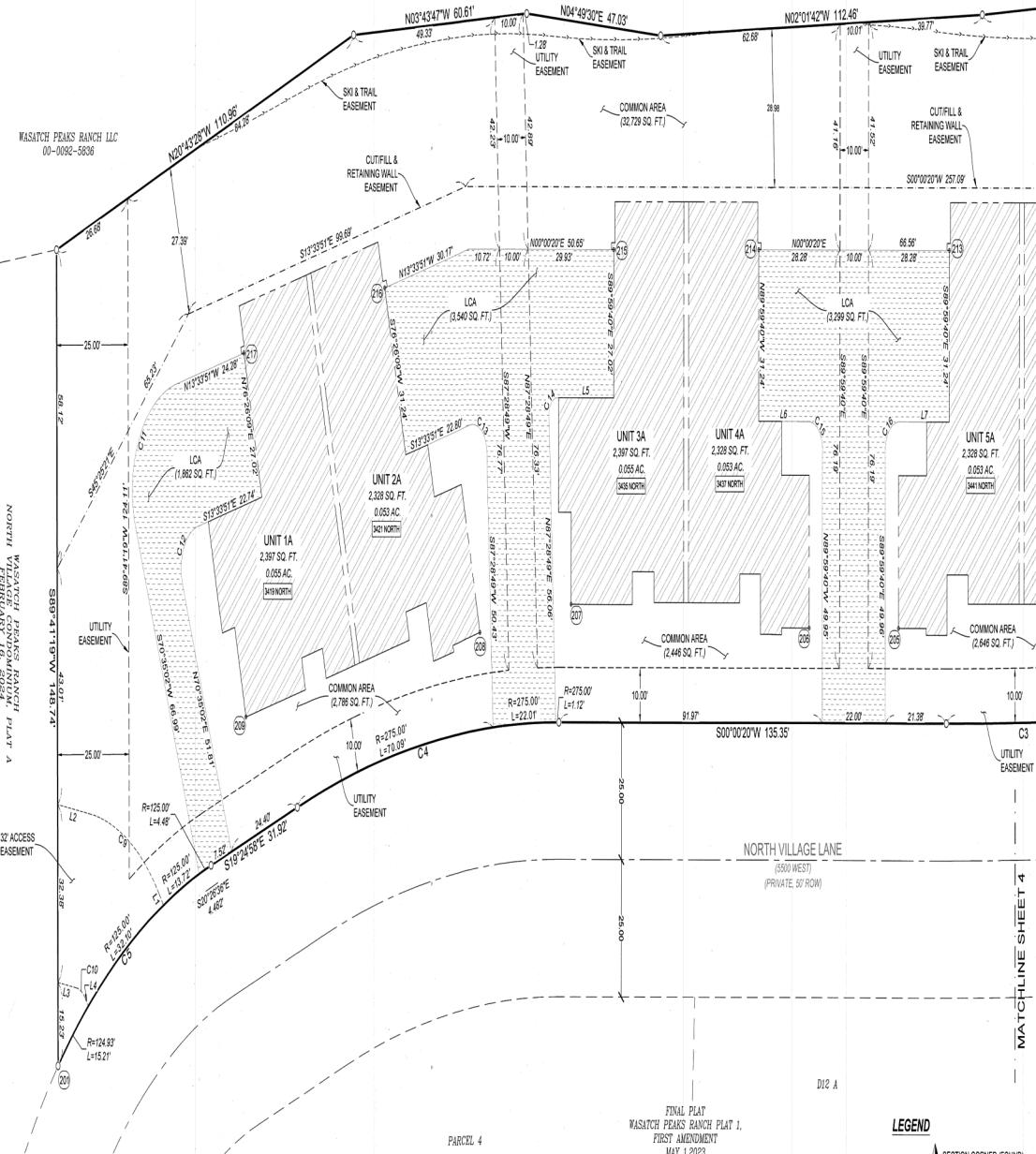
## WASATCH PEAKS RANCH

## 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 2 NORTH, RANGE 1 EAST, SLB & M  
MORGAN COUNTY, UTAH

WASATCH PEAKS RANCH LLC  
00-0092-5836

WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES, PLAT A, AMENDMENT AREA CALCULATIONS			
TOTALS		UNITS	
NAME	SQ FT	AC	%
BOUNDARY	98,279	2.256	100%
UNITS	28,353	0.051	28%
DEDICATION AREA	1,003	0.023	1%
COMMON AREA	49,555	1.130	50%
LIMITED COMMON AREA	19,389	0.444	20%
ROADS	0	0	0%
<b>TOTAL</b>	<b>28,353</b>	<b>0.651</b>	



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELT.A
C1	17.70	15.00'	67°39'22" S08°51'32" E
C2	26.35	75.00'	27°07'52" S03°52'22" W
C3	213.85	197.00'	6°11'53" S03°03'57" E
C4	93.22	275.00'	19°25'18" S09°42'39" E
C5	65.62	125.00'	30°01'53" S04°25'57" E
C6	150.89	85.00'	101°34'41" N07°32'38" E
C7	1.91'	197.00'	0°03'02" S08°19'54" E
C8	211.74	197.00'	8°08'33" S03°03'57" W
C9	28.33	37.00'	44°48'02" S03°52'37" W
C10	3.91	5.00'	44°48'02" S03°52'37" W
C11	33.46	20.00'	95°51'25" N08°29'37" W
C12	13.39	8.00'	95°52'45" N08°30'15" E
C13	8.82	5.00'	101°08'53" S08°29'37" W
C14	4.84	3.00'	92°31'31" S08°19'54" E
C15	7.65	5.00'	90°00'00" S04°30'20" W
C16	7.65	5.00'	90°00'00" S04°30'45" E
C17	7.63	5.00'	87°24'17" S04°42'29" W
C18	7.81	5.00'	87°12'48" S04°01'37" E
C19	26.26	85.00'	19°02'45" N04°16'39" E
C20	33.96	27.63	70°24'58" S09°28'42" E
C21	122.44	85.00'	82°31'55" N05°03'56" E
C22	9.59	75.00'	7°19'40" S10°16'25" W
C23	16.78	75.00'	12°48'12" S00°12'35" W
C24	62.05	65.00'	54°41'50" S04°10'07" E
C25	16.65	15.00'	63°38'44" S01°11'45" E
C26	111.66	196.00'	3°15'21" S09°42'48" E
C27	7.73	5.00'	89°16'55" S09°31'39" W
C28	7.85	5.00'	89°16'40" S01°09'54" E
C29	4.71	3.00'	90°00'00" S03°48'27" W
C30	7.85	5.00'	90°00'00" S01'11'37" E
C31	5.00	10.00'	28°38'25" S08°07'40" W
C32	5.35	5.00'	61°21'34" S08°32'20" W
C33	15.71	10.00'	90°00'00" N07°26'55" E
C34	9.27	6.00'	8°10'16" N07°23'19" E
C35	13.86	6.00'	12°13'14" N08°34'58" E
C36	39.82	65.00'	34°19'20" S04°09'57" E

## POINT TABLE

POINT # NORTHING EASTING

1	567143.927	556895.402
2	567129.312	556852.236
3	560695.666	555822.804
200	560697.221	555820.992
201	560547.221	555820.992
202	560545.591	555831.187
203	560388.412	555834.919
204	560323.956	555836.660
205	560240.591	555840.712
206	560209.581	555840.794
207	560126.402	555838.646
208	560094.539	555841.638
209	560127.728	555857.317
210	560427.507	555784.303
211	560377.037	555789.131

## POINT TABLE

POINT # NORTHING EASTING

212	560309.163	555771.078
213	560359.483	555771.933
214	560191.908	555771.933
215	560141.208	555771.988
216	560091.222	555779.040
217	560011.945	555790.970
218	560492.552	555827.880
219	560594.780	555814.793
220	560600.033	555815.173
221	560592.281	555802.088
222	560593.571	555798.380
223	560180.162	555744.810
224	560543.098	555752.087
225	560492.681	555757.517

## COORDINATE NOTE:

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

PARCEL 4

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

DATE: 2/13/2025

PLAT DATE:

SCALE:

1'-15'

RECORDED # 104252

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

Kimley Horn

111 East Broadway, Suite 600  
Salt Lake City, UT 84111  
(385) 212-3176

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: 419 PAGE: 455

DESIGNED BY: \_\_\_\_\_

SERIALIZED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

SWORN TO: \_\_\_\_\_

SHARON J. HORN  
MORGAN COUNTY RECORDER

5 OF 5 SHEET NUMBER: 096560005

SCALE OF FEET: 15 0 15 30

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