

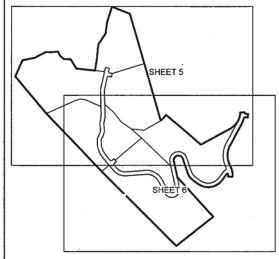
BOUNDARY DESCRIPTION:

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTH HALF OF SECTION 14 AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SHEET INDEX:

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SHEET INDEX



ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF APRIL, 2025 BY GARY S. DERCK, IN HIS CAPACITY AS AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY Gary S. Derck
RESIDENCE 1450 S. 100 E., BLDG 1, BLDG 1, CITY, UTAH
MY COMMISSION EXPIRED 12/12/2025
COMMISSION NUMBER 72-1223
COMMISSIONED STATE OF UTAH

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION
BY SIGNING THIS PLAT, THE ASSOCIATION ACCEPTS THE DEDICATION
CONVEYANCE TO THE ASSOCIATION OF AREAS DESIGNATED HEREON
"COMMON AREA" FOR THE PURPOSES SET FORTH IN THE DECLARATION
SUCH CONVEYANCE IS MORE PARTICULARLY DESCRIBED IN THE "OWNERS
DEDICATION" HEREON.

WASATCH PEAKS RANCH HOMEOWNERS
NONPROFIT CORPORATION
BY: *[Signature]*
NAME: BRIAN MESTOROFF
ITS: VICE PRESIDENT

ASSOCIATION, INC., A UTAH
36 SOUTH STATE STREET, SUITE 500
SALT LAKE CITY, UTAH 84111

OBLIGATIONS RUN TO
UNDER NO CIRCUMSTAN-
CE TO CREATE ANY PUBLIC
MORGAN COUNTY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT
IS RECOMMENDED FOR APPROVAL BY THE
MORGAN COUNTY PLANNING COMMISSION

PROPERTY ONLY AND NOT TO ANY OTHER PRIVATE OR PUBLIC LANDS.
MAY THE DISTRICT'S APPROVAL AND CONSENT HEREON BE CONSTRUED
TO MEAN THAT THE OWNER MAY NOT CONVEY, LEASE, SELL,
EREST WHATSOEVER IN THE PROPERTY


W.P.T. UTILITY DISTRICT

MORGAN COUNTY ENGINEER

APPROVED THIS 9 DAY OF APRIL, 2021

WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT

WPR ROAD AND FIRE DISTRICT
THE DISTRICT IS SIGNING THIS PLAT TO APPROVE THE PLAT AND
ORDINATION OF THE SAME. THE DISTRICT IS COMMITTED TO MAINTAIN
ACCORDANCE WITH STATE LAW AND THE DISTRICT'S OWN
SIGNATURALLY BOUND IS NOT AND SHALL NOT BE
HARMONY WITH THE PROPERTY. THE PROPERTY IS OF THE
NATURE OF THE DISTRICT, THE PROPERTY IS BEING
EXPANDABLE CONDOMINIUM PROJECT AND THE PROPERTY IS
FOR THE BENEFIT AND PROTECTION OF THE PROPERTY AND THE
BENEFIT AND PROTECTION OF THE PUBLIC. THE DISTRICT'S OBLIGATION
NOT TO ANY OTHER PRIVATE OR PUBLIC LANDS, UN-
DER THE PLAT, IS NOT TO BE DEEMED A RESTRICTION HERON BUT
INTEREST WHATSOEVER IN THE PROPERTY
Chris D. Park
WPR ROAD AND FIRE DISTRICT
MORGAN COUNTY SURVEYOR
I CERTIFY THAT THE MORGAN COUNTY SURVEYOR
HAS PLAT FOR MATHEMATICAL CORRECTNESS,
AND FOR HARMONY WITH LINES, AND MONU-

WASATCH PEAKS RANCH PLAT 3C
LOCATED IN THE SOUTH HALF OF SECTION 14 AND THE NORTH HALF OF SECTION 23
TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

RECORDED #	110416
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
<u>Brian Nestroff</u>	
DATE	April 15, 2005
TIME	4:31 PM
BOOK	119
PAGE	1282
\$ 400.00	
FEES	
MORGAN COUNTY RECORDER	

WASATCH PEAKS RANCH PLAT 3C

LOCATED IN SOUTH HALF OF SECTION 14 AND THE
NORTH HALF OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

NOTES:

1. DEFINED TERMS: TERMS DEFINED IN THE OWNERS DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD CARRY THE SAME MEANING WHEN USED IN THESE PLAT NOTES. UNDEFINED TERMS USED HEREIN THAT ARE DEFINED IN THE DECLARATION CARRY THE MEANING GIVEN IN THE DECLARATION.

2. DEVELOPMENT AGREEMENT: THE PROJECT IS SUBJECT TO ALL THE TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT.

3. ZONING: THE PROPERTY RESIDES WITHIN THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE AND MUST COMPLY WITH THE SAME.

4. CONCEPTUAL PLAN: THE PROJECT MUST COMPLY WITH THE WASATCH PEAKS RANCH CONCEPTUAL PLAN NO. 3 FOR WASATCH PEAKS RANCH DATED AND RECORDED CONCURRENTLY HERETO OR IMMEDIATELY HEREAFTER, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

5. GOVERNING DOCUMENTS: THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL GOVERNING DOCUMENTS WHICH INCLUDE THIS PLAT, THE GOVERNING DOCUMENTS FOR THE ASSOCIATION ("BYLAWS"), ARTICLES OF INCORPORATION FOR THE ASSOCIATION ("ARTICLES"), RULES AND REGULATIONS FOR THE ASSOCIATION, THE DEVELOPMENT AGREEMENT, THE CONCEPTUAL PLAN, AND THE PLAT NOTES. THESE DOCUMENTS ARE APPROVED AND AMENDED BY THE ASSOCIATION BOARD FROM TIME TO TIME ("RULES"), AND COLLECTIVELY WITH THIS PLAT, DECLARATION, BYLAWS, AND ARTICLES, "GOVERNING DOCUMENTS".

6. ASSOCIATION: ALL LOT OWNERS SHALL BE MEMBERS OF THE ASSOCIATION AND SHALL BE REQUIRED TO PAY ASSESSMENTS AS DETAILED IN THE DECLARATION, OR RISK PENALTIES AND FORECLOSURE.

7. CLUB: ALL LOT 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.

8. IMPROVEMENTS: NO LOT OWNER MAY CONSTRUCT A RESIDENCE, INSTALL IMPROVEMENTS, INSTALL OR MODIFY ANY PERMANENT WORK THAT IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR STRUCTURE WITHIN THE PROPERTY THAT DOES NOT CONFORM TO ALL STATE AND LOCAL CODE REQUIREMENTS AS WELL AS ALL REQUIREMENTS IN THE GOVERNING DOCUMENTS. THE GOVERNING DOCUMENTS REQUIRE THE CREATION OF A DESIGN REVIEW BOARD AND DETAIL A PROCESS BY WHICH LOT OWNERS MAY APPROVE OR DISAPPROVE ANY IMPROVEMENTS. THE DESIGN REVIEW BOARD IS NOT REQUIRED FOR APPROVAL PRIOR TO INITIATING ANY WORK ON SUCH IMPROVEMENTS. LOT OWNERS WHO FAIL TO OBTAIN SUCH APPROVAL ARE SUBJECT TO FINES AND REMOVAL OF UNAPPROVED IMPROVEMENTS.

9. SINGLE-FAMILY DWELLINGS: EACH LOT MAY CONTAIN UP TO ONE (1) SINGLE-FAMILY DWELLING AS WELL AS APPURTENANT ACCESSORY BUILDINGS APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS, AND STATE AND LOCAL LAW UNLESS WPR APPROVES THE ADDITION OF AN ADDITIONAL DWELLING. NO LOT OWNERS MAY CONSTRUCT AN ADDITIONAL DWELLING, AND SUCH ADDITIONAL DWELLING, IF SO AUTHORIZED, IS IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS, AND STATE AND LOCAL LAW.

10. SQUARE FOOTAGE: PURSUANT TO THE DEVELOPMENT AGREEMENT, THERE IS NO LIMITATION ON THE MAXIMUM SQUARE FOOTAGE OF THE FLOOR AREA OF A SINGLE-FAMILY DWELLING CONSTRUCTED ON A LOT. WPR MAY, IN ITS SOLE AND ABSOLUTE DISCRETION, LIMIT THE MAXIMUM SQUARE FOOTAGE OF THE FLOOR AREA OF ANY ADDITIONAL DWELLINGS.

11. ACCESSORY BUILDINGS: PURSUANT TO THE DEVELOPMENT AGREEMENT, DETACHED GARAGES, SHEDS, BARNs, AND OTHER STRUCTURES ("ACCESSORY BUILDINGS") ARE PERMITTED WITHIN THE BAE OF A RESPECTIVE LOT AND MUST BE SITUATED ON THE SAME LOT AS THE MAIN RESIDENCE OR SINGLE-FAMILY DWELLING TO WHICH THE ACCESSORY BUILDING IS APPURTENANT.

12. ACCESSORY RESIDENCES: ACCESSORY BUILDINGS INCLUDING LIVING SPACE AND KITCHEN ACCESSORIES, BATHROOMS, AND OTHER APPURTENANCES TO THE MAIN RESIDENCE OR DWELLING ON THE IMPROVED FLOOR AREA OF SUCH ACCESSORY RESIDENCES ON A LOT DO NOT EXCEED 20% OF THE SQUARE FOOTAGE OF THE IMPROVED LIVING AREA OF THE SINGLE-FAMILY DWELLING ON THE RESPECTIVE LOT. SUCH ACCESSORY RESIDENCES MAY NOT BE USED AS A FULLTIME PRIMARY RESIDENCE BY A LOT OWNER, OR BY A FAMILY MEMBER OF THE LOT OWNER, OR BY AN INDIVIDUAL WHO IS NOT A MEMBER OF THE LOT OWNER'S FAMILY, AND MAY NOT BE CLAIMED AS A SEPARATE PRIMARY RESIDENCE FOR COUNTY TAXATION PURPOSES. ACCESSORY RESIDENCES MAY NOT BE (A) SOLD SEPARATELY FROM THE SINGLE-FAMILY DWELLING TO WHICH THEY ARE APPURTENANT, (B) OWNED BY ANY INDIVIDUAL ON ENTITY THAT IS NOT THE LOT OWNER, OR (C) LEASED AS A PRIMARY RESIDENCE SEPARATE FROM THE SINGLE-FAMILY DWELLING.

13. BOUNDARY ENTRANCES: BOUNDARY ENTRANCES, WHETHER APPROVED OR UNAPPROVED, MUST REMAIN DEDICATED TO THE LOT OWNER'S USE, EXCEPT FOR DRIVEWAYS AND APPURTENANT DRIVeways AND DRIVEWAY RELATED IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. (B) GRADING INTO THE BAE FOR DRIVEWAYS, THE ASSOCIATION, THE DISTRICTS, OR THE COUNTY AND (C) PRIVATE ABOVE-GRADE IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND THE DEVELOPMENT AGREEMENT, MUST BE LOCATED ON THE LOT OWNERS PROPERTY AND ACCORDING TO THE AGREEMENT BETWEEN SUCH OWNER'S RESPECTIVE RESIDENCE AND ADJOINING SKI AND TRAIL EASEMENTS.

14. MODIFICATION OF ESTABLISHED BASES: BASES SHALL NOT BE MODIFIED IN ANY WAY UNLESS EXPRESSLY AUTHORIZED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND STATE AND LOCAL LAW. ANY PARTY REQUESTING SUCH MODIFICATION SHALL BEAR THE FULL COST OF APPLICATION FOR AND PROCESS TO OBTAIN REQUIRED APPROVALS. AS WELL AS ALL COSTS RELATED TO THE PLAT AMENDMENT OR PARTIAL PLAT APPROVAL, WHICH SHALL NOT INCLUDE, WITHOUT LIMITATION, APPLICATION FEES, PROFESSIONAL ENGINEERING AND SURVEYING FEES, FEES RELATED TO THE REVIEW OF PROPOSED MODIFICATION, LEGAL FEES, AND RECORDING FEES.

15. STREAM CORRIDORS: CERTAIN LOTS MAY REQUIRE ONE OR MORE BRIDGES, OR OTHER CROSSINGS OVER CULVERTS, STREAMS, IRRIGATION DITCHES, OR ANY COMBINATION OF THE SAME ("STREAM CORRIDORS") AFFECTING THE RESPECTIVE LOT DRIVEWAY ACCESS. NO ALTERATION OF ANY EXISTING STREAM CORRIDOR IS PERMITTED. THE LOT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREAM CORRIDOR AS REQUIRED PURSUANT TO FEDERAL, STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS. LOT OWNERS HAVE THE FULL AND SOLE RESPONSIBILITY TO IMPLEMENT CONTROLS DURING CONSTRUCTION, REMODELING, LANDSCAPING AND OTHERWISE TO PREVENT DISCHARGE OF ANY POLLUTANTS INTO ANY AND ALL STREAM CORRIDORS.

16. WATER AND DRAINAGE: CERTAIN STREAMS, DRAINAGE COURSES, IRRIGATION DITCHES, SWALES, SEEPS, GROUNDSWATER, ("WATER FACILITIES") EXIST ON THE PROPERTY. OWNERS OF THE PROPERTY HAVE THE RESPONSIBILITY FOR STORMWATER, RIVER, AND ARROYO DRAINAGE AND ARE RESTRICTED TO HOW DRAINAGE SYSTEMS, LOT OWNERS MAY NOT IMPEDE OR OTHERWISE ALTER ANY DRAINAGE SYSTEM UNLESS EXPRESSLY APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND FEDERAL AND STATE AND LOCAL LAW, REMODELING, LANDSCAPING AND OTHERWISE TO PREVENT DISCHARGE OF ANY POLLUTANTS INTO ANY AND ALL DRAINAGE SYSTEMS.

17. EXISTING RIGHTS: AS DESIGNATED ON THIS PLAT, CERTAIN LOTS ARE ENCUMBERED WITH EXISTING DRAINAGE EASEMENTS, IRRIGATION DITCHES, OR BOTH AND RELATED DRAINAGE AND IRRIGATION IMPROVEMENTS ("WATER FACILITIES"). OWNERS OF THESE WATER FACILITIES ("EXISTING OWNERS") HAVE THE SOLE RESPONSIBILITY FOR MAINTAINING THE WATER FACILITIES ("EXISTING RIGHTS"). LOT OWNERS MAY NOT ENTRAP OR SUBDIVIDE EASEMENTS OR OTHER WATER FACILITIES, OR ANY OTHER RIGHTS THAT INTERFERES WITH THE EXISTING OWNERS' EXISTING RIGHTS OR WATER FACILITIES, OR ANY OTHER RIGHTS RELATED TO THE FOREGOING.

18. PRIVATE ROADS: ALL ROADS WITHIN THE PROPERTY ARE PRIVATE ROADS AND HAVE BEEN OR WILL BE CONSTRUCTED BY WPR TO CONVEY CERTAIN EASEMENTS AND RIGHTS OF WAY OVER THE PRIVATE ROADS TO THE PROPERTY OWNER. THE R&T DISTRICT SHALL BE RESPONSIBLE FOR ALL ONGOING MAINTENANCE, REPAIR AND OPERATIONS OF PRIVATE ROADS AND CUT/ILL SLOPE EASEMENTS AS APPROVED AND ASSESSED BY THE ASSOCIATION FROM TIME TO TIME, AND AS MAY BE ASSESSED BY THE R&T DISTRICT DIRECTLY. THE OWNER MAY NOT CUT INTO, ALTER, OR AFFECT PRIVATE ROADS OR CUT/ILL SLOPE EASEMENTS IN ANY WAY UNLESS APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. PRIVATE ROADS ARE PROVIDED FOR THE USE AND ENJOYMENT OF WPR, ASSOCIATION, LOT OWNERS, AND CLUB MEMBERS AND THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS TO THE GENERAL PUBLIC TO USE THE PROJECT'S PRIVATE ROADS OR TO CREATE ANY OBLIGATIONS ON THE PART OF MORGAN COUNTY TO MAINTAIN OR REPAIR THE PRIVATE ROADS WITHIN THE PROJECT.

NOTES:

19. SEWER AND WATER UTILITIES: ALL SEWER AND WATER UTILITY FACILITIES ("WET UTILITY FACILITIES") WITHIN THE PROPERTY HAVE BEEN OR WILL BE CONSTRUCTED BY WPR. THE CONSTRUCTION AND INSTALLATION OF SUCH WET UTILITY FACILITIES IS SECURED BY A CASH ESCROW OR LETTER OF CREDIT GUARANTEE AGREEMENT, WHICH SHALL BE APPROVED BY THE ASSOCIATION. ONCE APPROVED, WPR PLANS TO CONVEY THE WET UTILITY FACILITIES TO THE UTILITY DISTRICT, WHICH SHALL HAVE FULL RESPONSIBILITY FOR THE REPAIR, REPLACEMENT, REMOVAL, OPERATION, AND ONGOING MAINTENANCE OF THE WET UTILITY FACILITIES. THE UTILITY DISTRICT SHALL OWN THE WET UTILITY FACILITIES AND RIGHTS OF WAY OVER PORTIONS OF THE PROPERTY TO THE PROPERTY DISTRICT FOR THE PURPOSES OF ACCESS TO AND MAINTENANCE OF THE WET UTILITY FACILITIES. AT NO TIME SHALL ANY PERMANENT STRUCTURES, LANDSCAPE OR LANDSCAPE BE PLACED OVER THE PRIVATE ROADS OR UTILITY EASEMENTS WHICH INTERFERE WITH THE SERVICE OF THE UTILITY FACILITIES. THE UTILITY DISTRICT SHALL OBTAIN PRIOR WRITTEN APPROVAL OF THE UTILITY DISTRICT LOT OWNERS MAY NOT INHIBIT ACCESS TO OR USE OF ANY WET UTILITY FACILITIES IN ANY WAY. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ASSESSMENTS, FEES, AND EXPENSES RELATED TO THE WET UTILITY FACILITIES, INCLUDING THE INITIAL HOOK-UP AND SERVICE FEES, AS APPROVED AND ASSESSED BY THE UTILITY DISTRICT. EXCEPT AS DETAILED IN THE GUARANTEE AGREEMENT, COUNTY HAS NO OBLIGATION TO CONSTRUCT, INSTALL, REPAIR, REPLACE, REMOVE, OPERATE OR MAINTAIN ANY WET UTILITY FACILITIES ON THE PROPERTY.

20. ROCKY MOUNTAIN POWER EASEMENT: NO ENROACHMENT, THERE IS A GRANT OF EASEMENT FROM WPR TO ROCKY MOUNTAIN POWER, AN INCORPORATED DIVISION OF PACIFICORP, AN UTAH CORPORATION ("RMP") FOR THE PERIOD OF 2000 YEARS. THE PLAT NUMBER IS 160507 IN BOOK 381 AT PAGE 559 ("RMP EASEMENT"). GIVING RMP A BLANKET EASEMENT ON OVER, AND UNDER THE ENTIRE PROPERTY, EXCEPTING ALL BAES ("RMP EASEMENT AREA") FOR THE LIMITED PURPOSES OF CONSTRUCTION, REPAIR, RELOCATING, OPERATING, MAINTAINING, REPAIRING, REPLACING, ENLARGING, AND MODIFYING ELECTRIC FACILITIES LOCATED ON THE PROPERTY ("RMP FACILITIES"). THE RMP EASEMENT ALLOWS RMP TO REPLACE THE RMP EASEMENT AREA DESCRIBED THEREIN WITH UTILITY EASEMENTS AS DEPICTED AND DESCRIBED ON PLATS LOCATED IN THE OFFICIAL RECORDS. FURTHER, THE RMP EASEMENT ALLOWS RMP TO REMOVE, REPLACE, RELOCATE, AND REPAIR THE RMP FACILITIES. THE RMP EASEMENT AREA SHALL BE CONSTRUED TO CONSIST ONLY OF THOSE PORTIONS OF THE PROPERTY IN WHICH AS-BUILT ELECTRIC FACILITIES ARE LOCATED, EVEN IF SUCH ELECTRIC FACILITIES RESIDE ON OTHER PORTIONS OF THE PROPERTY. THE RMP EASEMENT AREA IS NOT LIMITED TO THE GEOGRAPHICAL NATURE OF THE PROPERTY. ELECTRICAL FACILITIES MAY INFRINGE ON LOTS, OPEN SPACE, COMMON ELEMENTS, PRIVATE ROADS, SHARED DRIVEWAYS, PRIVATE LANES, AND OTHER EASEMENTS AS DEPICTED ON THE PLAT. BEING ON ACTUAL NOTICE, NO LOT OWNER HAS STANDING TO CLAIM ENROACHMENT OF THE ELECTRIC FACILITIES. REQUEST FOR RELOCATION FOR SUCH ENROACHMENT, REQUEST THAT SUCH ELECTRIC FACILITIES BE RELOCATED, OR OTHERWISE INTERFERE WITH SUCH ELECTRIC FACILITIES.

21. ROCKY MOUNTAIN POWER EASEMENT: NOT A PUBLIC DEDICATION, REGARDLESS OF RMP STATUS AS A "PUBLIC UTILITY" PURSUANT TO UTAH LAW, NOTHING IN THIS PLAT OR IN THE RMP EASEMENT SHALL BE CONSTRUED AS A GRANT OR DEEDITION OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA, PUBLIC ROAD, OR AS A PUBLIC EASEMENT. THE RMP EASEMENT IS FOR THE PURPOSES OF PROVIDING SERVICE TO THE PUBLIC. THE PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS.

22. LOT-SPECIFIC UTILITY FACILITIES: THE FULL COST AND EXPENSE OF THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND ONGOING MAINTENANCE RELATED TO OR ARISING FROM THE UTILITY AND UTILITIES SERVICES (INCLUDING SEWER, WATER, GAS, ELECTRIC AND TELECOM) THAT ARE PROVIDED BY THE ASSOCIATION TO THE LOT OWNERS, WHETHER THE LOT OWNERS RESIDE OR OTHER IMPROVEMENTS REQUIRING SUCH CONNECTION SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER RELATED TO THAT OWNER'S LOT.

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

24. FIRE PREVENTION AND PROTECTION: LOT OWNERS SHALL COMPLY WITH THE FIRE PREVENTION AND MANAGEMENT STANDARDS CONTAINED IN THE MORGAN COUNTY LAND USE MANAGEMENT CODE, DEVELOPMENT AGREEMENT, AND GOVERNING DOCUMENTS, WHICH REQUIREMENTS INCLUDE, WITHOUT LIMITATION, THAT THE LOT OWNERS SHALL NOT USE OR STORE ANY HAZARDOUS MATERIALS, USE OR STORE ANY NON-COMBUSTIBLE ROOFING MATERIALS AND FIRE-RESISTANT BUILDING MATERIALS, PROVIDE FOR ALL-WEATHER FIRE PROTECTION, PROVIDE ADEQUATE FIRE PROTECTION WATER SUPPLIES, FOLLOW DEFENSIBLE SPACE GUIDELINES, AND PLANT FIRE-RESISTANT VEGETATION. THE FULL COST AND EXPENSE RELATED TO COMPLY WITH SUCH REQUIREMENTS SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER RESPECTIVELY.

25. DRIVEWAY PLANS AND APPROVALS: DRIVEWAY GRADES SHALL NOT EXCEED 10% AND ALL DRIVEWAY LOCATIONS AND GRADING SHALL BE CONSISTENT WITH THE DRIVEWAY LOCATIONS PROVIDED IN PRELIMINARY PLANS APPROVED BY THE COUNTY. ANY MODIFICATION OF DRIVEWAY GRADES OR LOCATIONS REQUIRE PRIOR APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF THE DEVELOPMENT AGREEMENT, GOVERNING DOCUMENTS, AND STATE AND LOCAL LAW. DRIVEWAY PLANS AND APPROVALS, INTERSECTION LOCATION AND DESIGN REQUIREMENTS WRITTEN APPROVAL IN ACCORDANCE WITH THE GOVERNING DOCUMENTS. THE FULL COST AND EXPENSE TO DESIGN AND PROCESS DRIVEWAY CHANGES AND ADJUSTMENTS, RELOCATE OR MODIFY LATERALS, PAVING ADJUSTMENTS, RELOCATION OR MASTER UTILITY EQUIPMENT, GUARD RAILS, LANDSCAPE, SIGNAGE, AND STREETLIGHTS SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER, RESPECTIVELY.

26. DRIVEWAY IMPROVEMENTS: WITH THE EXCEPTION OF PRIVATE LANES, ALL COSTS AND EXPENSES RELATED TO OR ARISING FROM THE DESIGN, INSTALLATION, CONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, OPERATION AND ONGOING MAINTENANCE OF ALL DRIVEWAY IMPROVEMENTS OF ANY KIND WHATSOEVER SHALL BE BORNE EXCLUSIVELY BY EACH LOT OWNER FOR THAT OWNER'S LOT. WHETHER THE LOT OWNERS HAVE PROVIDED FOR THE PROVISION OF A DRIVEWAY OR NOT, THE LOT OWNERS ABSOLUTE DEDICATION OF THE R&T DISTRICT, POSE A SAFETY RISK SHALL, AT SUCH OWNER'S EXPENSE, BE REQUIRED TO INSTALL A GUARDRAIL ADJACENT TO THE DRIVEWAY INTERSECTION IN CONFORMANCE WITH THE STANDARDS ESTABLISHED IN THE GOVERNING DOCUMENTS.

27. DRIVEWAY BRIDGES: CERTAIN LOTS MAY REQUIRE ONE OR MORE BRIDGES OR OTHER IMPROVEMENTS OVER CULVERTS, STREAMS, OR IRRIGATION DITCHES CROSSING OR OTHERWISE ENTRAPPING ON THE RESPECTIVE LOT. THE COSTS OF THE BRIDGE AND THE BRIDGE AND OTHER REQUIRED IMPROVEMENTS IS THE RESPECTIVE LOT OWNER'S SOLE AND FULL RESPONSIBILITY.

28. DRIVEWAY APRON: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AND FOR DRIVEWAYS ACCESSED FROM PRIVATE ROADS AND RIGHTS OF WAY, THE RESPECTIVE LOT OWNER SHALL PAY THE LOT OWNER'S SOLE EXPENSE, DESIGN, CONSTRUCT, AND INSTALL A PAVED DRIVEWAY APRON, THE DESIGN AND INSTALLATION OF WHICH SHALL COMPLY WITH ALL STATE AND LOCAL LAWS AND SHALL BE APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.

29. SNOW REMOVAL AND STORAGE: STORING OR PLOWING SNOW ON OR INTO WETLANDS, WETLAND BUFFER AREAS, AND ABOVE-GROUND SKI OR UTILITY EQUIPMENT, INCLUDING WITHOUT LIMITATION, LIFT STATIONS, SWIVELS, AND METERS, METERS, METERS, AND JUNCTION BOXES IS PROHIBITED. THE FULL COST OF MITIGATION, REPAIRS, AND RELOCATION OF ANY AREA OR EQUIPMENT RELATED TO SNOW STORAGE OR FLOWING SNOW SHALL BE BORNE ENTITLED BY THE LOT OWNER ENGAGING IN OR AUTHORIZING OTHERS TO ENGAGE IN THE PLOWING AND STORAGE ACTIVITIES RESULTING IN SUCH DAMAGE OR LOSS.

30. LOT SNOW STORAGE AREA: AS PART OF THE SUBMITTAL OF PLANS FOR APPROVAL PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS, EACH LOT OWNER SHALL PAY THE LOT OWNER'S SOLE EXPENSE, DESIGN, CONSTRUCT, AND INSTALL A PAVED SNOW STORAGE AREA ("LOT SNOW STORAGE AREA"). THE SNOW STORAGE AREA SHALL BE EQUAL TO TWENTY-FIVE PERCENT (25%) OF THOSE PORTIONS OF THE LOT THAT WILL BE PLOWED. THE SUFFICIENCY OF SUCH SNOW STORAGE AREA SHALL BE DETERMINED AS DETAILED IN THE GOVERNING DOCUMENTS.

31. RESPONSIBILITY FOR CERTAIN OTHER IMPROVEMENTS: INASMUCH AS THEY ARE NOT INCONSISTENT WITH THE GOVERNING DOCUMENTS, GATEHOUSES AND ASSOCIATED GATES, MONUMENT ENTRY FEATURES, SIGNPOSTS AND FEETSTONES, FENCE POSTS, STANCHION WELLS, LANDSCAPING, AND OTHER ABOVE-GRADE IMPROVEMENTS CONSTRICTED OR LOCATED BY THE ASSOCIATION, THE CLUB, AND OTHER COMMON ELEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. MAINTENANCE OF ANY PRIVATE DRIVEWAY IMPROVEMENTS, FEATURES, LANDSCAPING, OR SIGNAGE CONSTRUCTED UNDER THE SUPERVISION AND AT THE DIRECTION OF A LOT OWNER ON THE LOT OWNER'S LOT RESPECTIVELY, SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

NOTES:

32. GEOTECHNICAL: EACH LOT OWNER IS REQUIRED TO OBTAIN A GEOTECHNICAL REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER FAMILIAR WITH THE PROPERTY'S GEOLOGY AND SPECIFIC TO THEIR PROPERTY. THE REPORT SHALL BE SUBMITTED TO THE ASSOCIATION FOR REVIEW AND APPROVAL, PURSUANT TO AND IN ACCORDANCE WITH STATE AND LOCAL LAW, COUNTY REQUIREMENTS, THE DEVELOPMENT AGREEMENT, AND THE GOVERNING DOCUMENTS.

33. NOTICE TO ALL CONTRACTORS DURING EARTHWORK: IF PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW (DEFINED AS A CONTINUOUS SUBSURFACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR FOUR-EIGHT (48) HOURS OR MORE) OCCURS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT WPR AND THE ASSOCIATION, AND CLUE BLASTING SHALL BE PERFORMED SUCH THAT THERE IS NO IMPACT TO ADJOINING PROPERTY OWNERS. THE CONTRACTOR SHALL PREPARE A GROUNDWATER PROTECTION PLAN. THE GROUNDWATER PROTECTION PLAN SHOULD EXCAVATION REQUIRE ANY BLASTING FOR DRIVEWAYS FOUNDATIONS AND/OR UTILITIES, THE CONTRACTOR SHALL OBTAIN A RELEASE FROM BLASTING PERMIT, FOLLOW ALL REQUIRED AND APPROPRIATE PROCEDURES FOR APPROPRIATE BLASTING TIME AND DISTANCE FROM APPROPRIATE WPR, ASSOCIATION, AND CLUB BLASTING. THE CONTRACTOR SHALL PREPARE A GROUNDWATER HYDROLOGY EVALUATIONS OF GROUNDWATER/INTERMITTENT HYDROLOGY AND PREPARE A WETLAND HYDROLOGY PROTECTION PLAN.

34. FURTHER SUBDIVISION: FURTHER SUBDIVISION OF INDIVIDUAL LOTS IS NOT PERMITTED UNLESS SPECIFICALLY PROVIDED FOR AND APPROVED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS AND STATE AND LOCAL LAW.

35. 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 LOT OWNERS OR UNIT OWNERS, THE RIGHTS TO UNILATERALLY AMEND OR MODIFY: (A) THE PROPERTY'S ZONING ENTITLEMENTS, DEVELOPMENT AGREEMENT AND CONCEPTUAL PLANS, (B) THE PLAT, SO LONG AS SUCH AMENDMENT IS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LAW, AND (C) EXISTING UTILITY EASEMENTS AND OTHER EASEMENTS.

36. CERTIFICATE OF OCCUPANCY: THE COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED PLAT AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THE PROJECT WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY. (MORGAN COUNTY CODE #155.025).

37. CONSENT: ANY CONSENT, AUTHORIZATION OR APPROVAL REQUIRED 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.

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

39. ADJACENT AGRICULTURAL LAND: CERTAIN LAND ADJACENT AND CONTIGUOUS TO THE PROPERTY MAY BE SUBJECT TO CERTAIN PROTECTIONS FOR FARMING, RANCHING AND AGRICULTURAL USES ("PROTECTED USE"). SUCH PROTECTED USE MAY INCLUDE OPERATIONS EVERY DAY OF THE WEEK CONDUCTED EARLY IN THE MORNING, AND THE USE OF TRAILERS, TRAILERS, AND OTHER EQUIPMENT FOR THE CONDUCT OF THE PROTECTED USE. THE PROPERTY OWNER IS NOT RESPONSIBLE FOR ANY MAINTENANCE OR OTHER EFFECTS THAT COULD OTHERWISE BE DEEMED A NUISANCE PURSUANT TO STATE AND LOCAL LAW. OWNERS OF ANY PORTION OF THE PROPERTY ARE SUBJECT TO LIMITATIONS ON THEIR ABILITY TO CHALLENGE SUCH PROTECTED USE OR INITIATE AN ACTION CLAIMING NUISANCE OR OTHER INTERFERENCE WITH THE PROTECTED USE.

40. MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT:

ALL LOTS ARE DESIGNED AS LOW-PRESSURE SEWER SYSTEM LOTS. THESE LOTS ARE HEREBY NOTIFIED THAT WASTEWATER SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOW-PRESSURE SEWER SYSTEM. THE PRIVATE LOW-PRESSURE SEWER LATERAL TO THE PROPERTY OWNER'S PROPERTY AND THE PRIVATE LOW-PRESSURE SEWER LATERAL AND LOW-PRESSURE DISCHARGE LINE APPURTENANCES TO THE PROPERTY OWNER'S PROPERTY WILL BE PROVIDED BY THE PRIVATE LOW-PRESSURE SEWER SYSTEM PURCHASER. THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM WILL BE PROVIDED BY THE PRIVATE LOW-PRESSURE SEWER SYSTEM PURCHASER. THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATED TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM OR RELATED TO THE PRIVATE LOW-PRESSURE SEWER SYSTEM.

41. DISTRICT EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("DISTRICT EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED FOR THE PROVISION OF EMERGENCY SERVICES. THE DISTRICT EASEMENT AREA IS FOR THE USE AND BENEFIT OF THE ASSOCIATION, THE CLUB, AND THE DISTRICTS TO FULFILL THEIR RESPONSITIES AS OUTLINED IN THE DEVELOPMENT AGREEMENT, THE GOVERNING DOCUMENTS, AND ANY AND ALL OTHER AGREEMENTS CREATING SUCH DUTIES AND OBLIGATIONS IN THE DISTRICTS.

42. BAES EASEMENTS: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE BAES ("BAES EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED TO (A) ADDRESS EMERGENCY SITUATIONS, AND (B) ALLOW ACCESS FOR WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS TO FULFILL THEIR RESPONSITIES AS OUTLINED IN THE DEVELOPMENT AGREEMENT, THE GOVERNING DOCUMENTS, AND ANY AND ALL OTHER AGREEMENTS CREATING SUCH DUTIES AND OBLIGATIONS IN THE DISTRICTS.

43. AT THE END OF THE SURFACE OF WASATCH PEAKS ROAD OR ALONG THE ROAD, WPR AND FIRE DISTRICT SHALL BE RESPONSIBLE TO ADJUST WASTEWATER FACILITIES TO GRADE ACCORDING TO MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT (MGSID) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY MGSID IS REQUIRED.

44. LOT 512 AND LOT 513 MUST PLACE AN EONE GRINDER PUMP WITH A SET MINIMUM WASTEWATER DISCHARGE ELEVATION OF 8025 FEET BEFORE DISCHARGING INTO THE SEWER.

45. SHEET 2 OF 9 00636005 Kimley Horn 111 East Broadway, Suite 600 Salt Lake City, UT 84111 (800) 312-3778

EASEMENT NOTES:

PURSUANT TO THE DECLARATION AND THE OWNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD, WPR HAS RESERVED ITSELF.

(A) CERTAIN PERPETUAL NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY, INCLUDING, WITHOUT LIMITATION, THE EASEMENTS DESCRIBED IN ITEMS 1-6 BELOW ("RESERVED EASEMENTS") ON, OVER, UNDER AND ACROSS VARIOUS EASEMENT AREAS WITHIN THE PROPERTY AND ALSO DESCRIBED IN ITEMS 1-6 BELOW ("PRESERVED EASEMENT AREA") 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, OR ON THROUGH THE RESERVED EASEMENT AREAS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, OR THE GOVERNING DOCUMENTS.

(D) THE RIGHT TO FURTHER LIMIT, DEFINE, AND DESCRIBE THE RESERVED EASEMENT AREAS, AND TO RECORD SUCH DESCRIPTIONS IN THE OFFICIAL RECORDS.

THE RESERVED EASEMENTS INCLUDE EACH AND ALL OF THE FOLLOWING:

1. SKI AND TRAIL EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES (SKI AND TRAIL EASEMENT AREA) FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF HIKING AND BIKING TRAILS, SKI TRAILS, AND TRAIL IMPROVEMENTS, AND FOR THE USE AND BENEFIT OF THE ASSOCIATION, THE CLUB, AND THE DISTRICTS OVER THE RESERVED EASEMENT AREAS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, OR THE GOVERNING DOCUMENTS.

2. SKI FACILITY EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES (SKI FACILITY EASEMENT AREA) FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPLACEMENT, OPERATION, AND MAINTENANCE OF TUNNELS, BRIDGES, SKI LIFTS, AND ANY AND ALL OTHER SKI FACILITIES THAT MAY BE CONSTRUCTED AND INSTALLED AT THE DISCRETION OF WPR, OR AFTER THE EXPIRATION OF THE PERIOD OF ADMINISTRATIVE CONTROL, AT THE DISCRETION OF THE CLUB.

3. SNOW STORAGE EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES (SNOW STORAGE EASEMENT AREA) FOR THE LOCATION, RELOCATION, MOVEMENT, AND STORAGE OF SNOW FROM PRIVATE ROADWAYS AND PRIVATE LANES WITHIN THE PROPERTY. WPR ALSO RESERVES THE RIGHT TO CONVEY ADDITIONAL EASEMENTS, SUBEASEMENTS, AND LICENSES IN OVER, UNDER AND ACROSS THE RESERVED EASEMENT AREA FOR THE BENEFIT OF WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS.

4. DISTRICT EASEMENT: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("DISTRICT EASEMENT AREA") FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED FOR THE PROVISION OF EMERGENCY SERVICES. THE DISTRICT EASEMENT AREA IS FOR THE USE AND BENEFIT OF THE ASSOCIATION, THE CLUB, AND THE DISTRICTS TO FULFILL THEIR RESPONSITIES AS OUTLINED IN THE DEVELOPMENT AGREEMENT, THE GOVERNING DOCUMENTS, AND ANY AND ALL OTHER AGREEMENTS CREATING SUCH DUTIES AND OBLIGATIONS IN THE DISTRICTS.

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6. LOT SNOW STORAGE AREA: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("LOT SNOW STORAGE AREA") FOR THE DESIGN, CONSTRUCTION, AND INSTALLATION OF SNOW STORAGE AREAS.

7. DRIVEWAY APRON: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("DRIVEWAY APRON") FOR THE DESIGN, CONSTRUCTION, AND INSTALLATION OF DRIVEWAY APRONS.

8. SNOW REMOVAL AND STORAGE: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("SNOW REMOVAL AND STORAGE") FOR THE DESIGN, CONSTRUCTION, AND INSTALLATION OF SNOW REMOVAL AND STORAGE EQUIPMENT.

9. DRIVEWAY BRIDGES: A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE BAES ("DRIVEWAY BRIDGES") FOR THE DESIGN, CONSTRUCTION, AND INSTALLATION OF DRIVEWAY BRIDGES.

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WASATCH PEAKS RANCH PLAT 3C

LOCATED IN SOUTH HALF OF SECTION 14 AND THE

NORTH HALF OF SECTION 23,

TOWNSHIP 4 NORTH, RANGE 1 EAST,

SALT LAKE BASE & MERIDIAN

MORGAN COUNTY, UTAH

NORTHEAST CORNER SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND 1932 BLM BRASS CAP)35 36
2 1
1 12
BASIS OF BEARING
NAD 27 24° 34' 44.75" (M)WEST QUARTER CORNER SECTION 14,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(3" PSOMAS ALUM CAP)
(SEE RECORD OF SURVEY S001087)WASATCH PEAKS RANCH LLC
PARCEL NO. 00-0092-5917

S89°32'34"E 1537.40'

N88°22'17"W 33759.12'

N00°01'30"E 2655.46'

N40°03'37"W 3513.35'

N23°58'56"E 200.27'

N77°53'41"E 141.52'

N82°47'17"E 138.86'

S88°36'06"E 69.38'

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WASATCH PEAKS RANCH PLAT 3C

CATED IN SOUTH HALF OF SECTION 14 AND THE
NORTH HALF OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

The diagram illustrates two sheet metal components. The top component, labeled 'SHEET 5', is a thin, light-colored sheet with a jagged, irregular shape. It features a small rectangular cutout in its upper center. The bottom component, labeled 'SHEET 6', is a thicker, dark gray sheet with a more rounded, irregular shape. It has a larger, irregular cutout in its center. The two sheets overlap significantly, with the top sheet resting on the bottom sheet. The overall shape of the assembly is roughly triangular.

30 0 30 60

SCALE OF FEET

DETAIL "A"
1"=30'

RCREL 12

LC 17

ALPINE LANE
(GRASS/COCOPAL)
(Private)

L29 L30 L31
25.00' 25.00' 25.00'

L28 L27 L26 L25
25.00' 22.50' 25.00' 20.00'

L19 L18 L17 L16
25.00' 22.50' 25.00' 25.00'

L15 L14 L13 L12
25.00' 20.00' 25.00' 25.00'

L11 L10 L9 L8
25.00' 25.00' 25.00' 25.00'

L7 L6 L5 L4
25.00' 25.00' 25.00' 25.00'

L3 L2 L1 L0
25.00' 25.00' 25.00' 25.00'

C1 C2 C3 C4 C5
20.00' 25.00' 20.00' 25.00' 25.00'

C6 C7 C8 C9 C10
25.00' 25.00' 25.00' 25.00' 25.00'

2116 NORTH
5448 WEST

DETAIL "B"
1"=30'

WASTON TRANS ROAD
(GRASS/COCOPAL)
(Private)

L3 L4 L5
25.00' 25.00' 25.00'

L2 L1 L0
25.00' 25.00' 25.00'

C13 C12 C11 C10
25.00' 25.00' 25.00' 25.00'

C9 C8 C7 C6
25.00' 25.00' 25.00' 25.00'

C5 C4 C3 C2
25.00' 25.00' 25.00' 25.00'

L27 L26 L25 L24
25.00' 25.00' 25.00' 25.00'

L23 L22 L21 L20
25.00' 25.00' 25.00' 25.00'

L19 L18 L17 L16
25.00' 25.00' 25.00' 25.00'

L15 L14 L13 L12
25.00' 25.00' 25.00' 25.00'

L11 L10 L9 L8
25.00' 25.00' 25.00' 25.00'

L1 C1 C2 C3
25.00' 25.00' 25.00' 25.00'

DETAIL "F"
SHEET 6

PARCEL 12
4,083.50 SF
(0.902 AC.)

LEGEND

LEGEND

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



AREA'S WHERE THE SKI EASEMENT OVERLAPS WITH OTHER EASEMENTS
THE SKI EASEMENT HATCHING IS NOT SHOWN

DATE:	3/11/2022
PLOT DATE:	
SCALE:	1"=80'
PROJECT NUMBER	0963600

Kimley » Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111

DESIGNED			
BS	RECORDED # <u>168416</u>		
DRAFTED	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:		
SRV			
CHECKED			
SRV	DATE: <u></u>	TIME: <u></u>	BOOK: <u>419</u> PAGE: <u>12816</u>
	\$ <u></u>	MORGAN COUNTY RECORDER	
	FEES <u></u>		

WASATCH PEAKS RANCH PLAT 3C

LOCATED IN SOUTH HALF OF SECTION 14 AND THE

NORTH HALF OF SECTION 23,

TOWNSHIP 4 NORTH, RANGE 1 EAST,

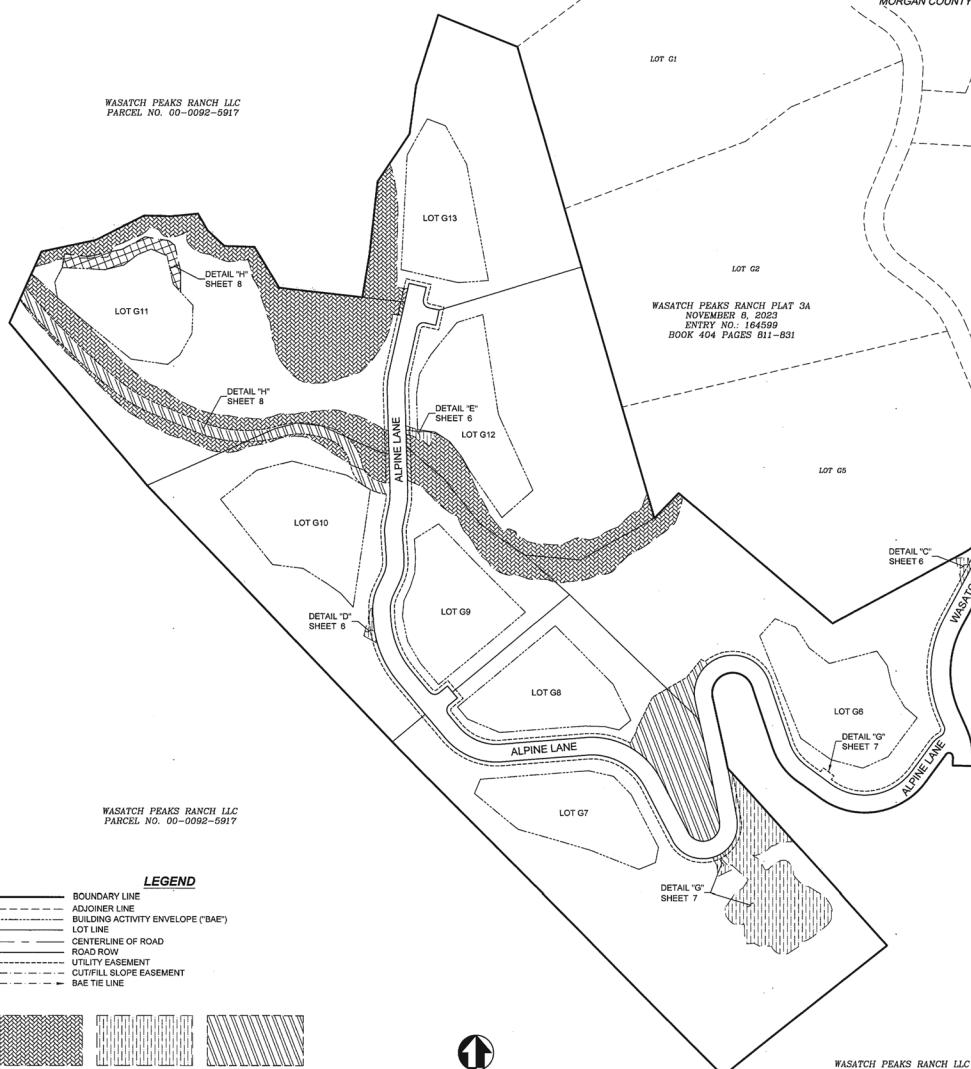
SALT LAKE BASE & MERIDIAN

MORGAN COUNTY, UTAH

EASEMENT DETAIL MAP

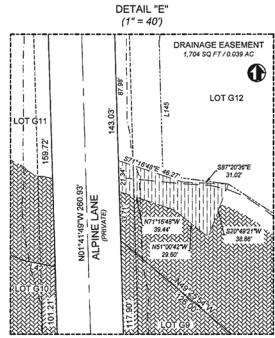
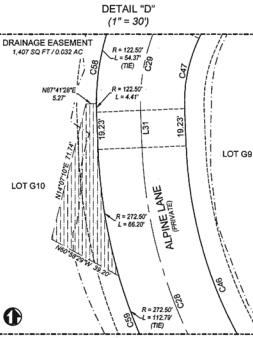
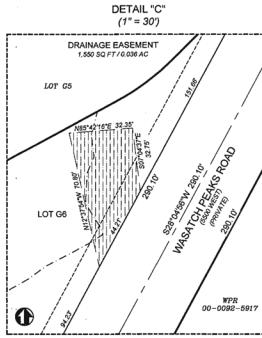
SCALE 1" = 100'

WASATCH PEAKS RANCH LLC
PARCEL NO. 00-0092-5917



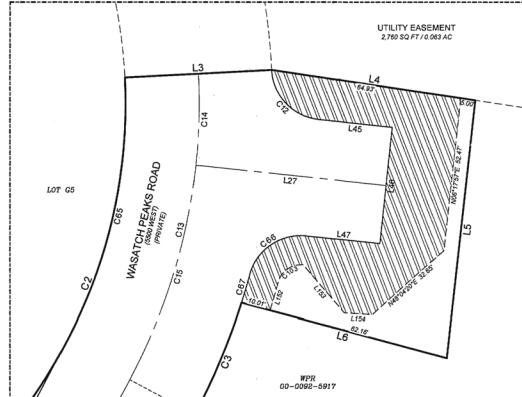
DETAIL "C"

(1" = 30')



DETAIL "F"

(1" = 20')



DATE:

3/11/2025

PLAT DATE:

SCALE:

VARIES

DESIGNED:

BS

GRANTED:

SRV

CHECKED:

SRV

RECORDED #:

108410

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
(800) 212-3178

DATE:

TIME:

BOOK:

419

PAGE:

1287

[Signature]

MORGAN COUNTY RECORDER

AREA'S WHERE THE SKI EASEMENT OVERLAPS WITH OTHER EASEMENTS,
THE SKI EASEMENT HATCHING IS NOT SHOWN.

SHEET

6 OF 9

WASATCH PEAKS RANCH PLAT 3C

LOCATED IN SOUTH HALF OF SECTION 14 AND THE

NORTH HALF OF SECTION 23,

TOWNSHIP 4 NORTH, RANGE 1 EAST,

SALT LAKE BASE & MERIDIAN

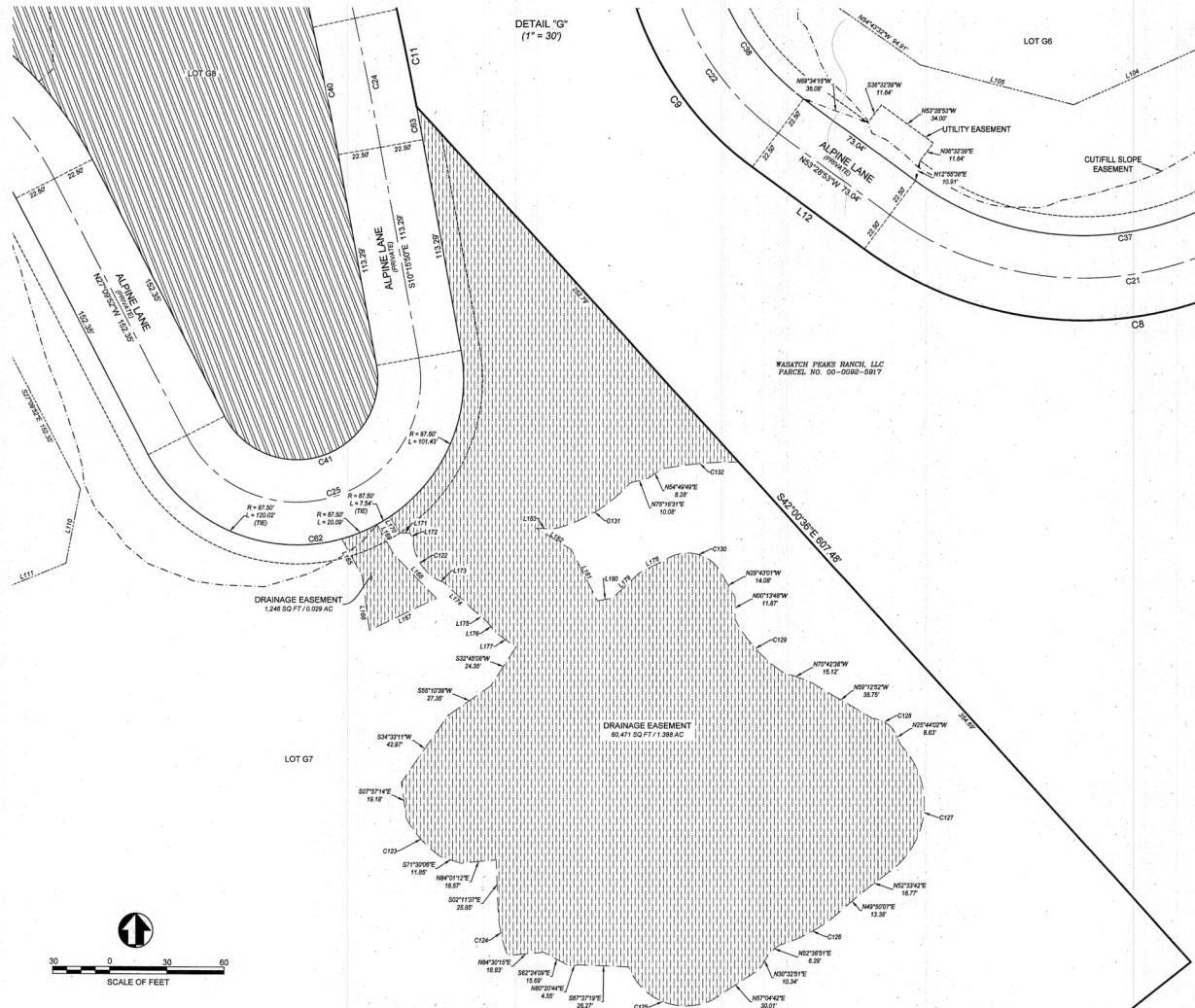
MORGAN COUNTY, UTAH

LEGEND

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



AREA'S WHERE THE SKI EASEMENT OVERLAPS WITH OTHER EASEMENTS,
THE SKI EASEMENT HATCHING IS NOT SHOWN.



DATE: 3/11/2025	DESIGNED BY: BS
PLOT DATE:	DRAWN BY:
SCALE:	RECORDED # 1109410
VARIES	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SHEET: 7 OF 9	111 East Broadway, Suite 600 Salt Lake City, UT 84111 (800) 212-3176
PROJECT NUMBER: 006360005	SRV
DATE: TIME: BOOK: 419 PAGE: 1208	
FEE: \$	

Kimley»Horn
MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 3C

LOCATED IN SOUTH HALF OF SECTION 14 AND THE

NORTH HALF OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

DETAIL "H"
(1" = 40')

A scale bar and a north arrow are positioned at the bottom of the map. The scale bar is a horizontal line with tick marks at 40, 0, 40, and 8, representing feet. Above the scale bar is a black circle containing a white outline of the number '1' with an upward-pointing arrow.

LEGEND

AREA'S WHERE THE SKI EASEMENT OVERLAPS WITH OTHER EASEMENTS,
THE SKI EASEMENT HATCHING IS NOT SHOWN.

MAP OF MOUNTAIN HOME RESORT PROPERTY PLAN

LOCATED IN SOUTH HALF OF SECTION 14 AND THE
NORTH HALF OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

DETAIL "H"
(1" = 40')

40 0 40 80
SCALE OF FEET

BOUNDS
BUILDING
LOT
CUT
ROUTE
CUT
BASE

SKI & TRAIL EASEMENT

GRADING LIMIT EASEMENT

AREA WHERE THE
SKI EASEMENT

LOT G11

GRADING LIMIT EASEMENT
1249.92 FT / 0.287 AC

UTILITY EASEMENT
21.541 SQ FT / 0.0004 AC
(LOT G11)

LOT G10

ALPINE LANE
(PRIVATE)
NS141495W 200.03

LOT G12

DETAIL "E"
SHEET 6

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

DESIGNED
BS
DRAWN
SRV
CHECKED
SRV
RECORDED # **1U9411a**
STATE OF UTAH, COUNTY OF MORGAN, REC'D.

DATE: 3/11/2025
PLOT DATE:
SCALE:
1"=40'
SHEET
PROJECT NUMBER
8 OF 9
096360005

DATE:
PLOT DA
SCALE
HEET
OF 9
PROJECT NUMBER

Kimley-Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(785) 212-7476

RECORDED #	108416				
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:					
DATE:	TIME:	BOOK:	419	PAGE:	1289
\$:		<i>Signature</i>			
Fee:	MORGAN COUNTY RECORDER				

WASATCH PEAKS RANCH PLAT 3C

LOCATED IN SOUTH HALF OF SECTION 14 AND THE

NORTH HALF OF SECTION 23,

TOWNSHIP 4 NORTH, RANGE 1 EAST,

SALT LAKE BASE & MERIDIAN

MORGAN COUNTY, UTAH

WASATCH PEAKS RANCH PLAT 3C AREA CALCULATIONS			
TOTALS			
NAME	SQ FT	AC	%
BOUNDARY	2,642,265	60.658	100%
LOTS	2,440,972	56.037	92.4%
PARCELS	4,053	0.093	0.1%
ROADS	197,240	4.528	7.5%
ROADS			
WASATCH PEAKS ROAD	40,753	0.938	
ALPINE LANE	156,487	3.592	
TOTAL	197,240	4.528	
PARCELS			
PARCEL 12	4,053	0.093	
TOTAL	4,053	0.093	

**TOTAL ACRES OF 56.037 (SHOWN FOR LOTS IS BASED ON THE TOTAL SQUARE FEET (2,440,972) DIVIDED BY 43,560. THE ACRES ADDED UP IN THE LOT COLUMNS EQUALS 56.035 WHICH IS DIFFERENT DUE TO ROUNDING.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	36.85'	125.00'	16°53'35"	N63°02'42"E	36.72'
C2	145.18'	175.00'	47°31'55"	N20°49'57"E	141.05'
C3	41.14'	225.00'	10°28'30"	S22°50'41"W	41.08'
C4	222.75'	245.00'	52°05'37"	S02°02'08"W	215.16'
C5	77.60'	175.00'	25°24'28"	S11°18'27"E	76.97'
C6	1.87'	125.00'	0°51'26"	N00°58'06"E	1.87'
C7	25.19'	10.00'	144°19'59"	N71°23'37"W	19.04'
C8	303.43'	192.50'	0°01'43"	S61°12'45"W	272.98'
C9	104.97'	172.50'	34°51'53"	N36°02'57"W	103.35'
C10	159.11'	52.50'	173°38'30"	S74°33'44"W	104.84'
C11	52.62'	202.97'	129'29"	S11°30'07"E	52.62'
C12	25.45'	18.00'	81°00'12"	S43°26'07"E	23.38'
C13	108.27'	200.00'	31°00'57"	S12°34'27"W	106.95'
C14	31.40'	200.00'	8°59'46"	S01°33'53"W	31.37'
C15	76.66'	200.00'	22°01'09"	S17°04'22"W	76.39'
C16	245.48'	270.00'	52°05'37"	S02°02'08"W	237.12'
C17	66.52'	150.00'	25°24'28"	S11°18'27"E	65.97'
C18	16.08'	150.00'	6°08'30"	S20°56'25"E	16.07'
C19	50.44'	150.00'	19°19'56"	S08°14'12"E	50.20'
C20	31.35'	50.00'	35°55'26"	S54°10'09"W	30.84'
C21	267.95'	170.00'	0°01'43"	S81°12'45"W	241.07'
C22	91.28'	150.00'	34°51'53"	N36°02'57"W	89.87'
C23	227.30'	75.00'	173°38'30"	S74°33'44"W	149.77'
C24	69.63'	200.00'	1°56'41"	S11°18'27"E	69.62'
C25	185.03'	65.00'	163°05'09"	S11°17'09"W	128.59'
C26	205.73'	175.00'	67°21'23"	N60°50'34"W	194.08'
C27	142.88'	150.00'	54°34'37"	N07°13'57"W	137.54'
C28	164.21'	250.00'	37°38'07"	N21°07'35"W	161.28'
C29	47.99'	100.00'	27°29'40"	N11°26'18"E	47.53'
C30	50.74'	100.00'	29°04'25"	N10°38'56"E	50.20'
C31	27.00'	100.00'	15°28'04"	N03°50'45"E	26.91'
C32	34.76'	150.00'	13°16'37"	N04°56'29"E	34.68'
C33	50.30'	200.00'	14°24'39"	N05°30'05"E	50.17'
C34	266.22'	295.00'	52°05'37"	S02°02'08"W	269.07'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C35	29.45'	20.00'	84°24'17"	S18°11'28"W	26.87'
C36	30.61'	72.50'	24°11'35"	S48°16'09"W	30.38'
C37	232.50'	147.50'	90°18'43"	S81°12'45"W	209.16'
C38	77.58'	127.50'	34°51'53"	N36°02'57"W	76.39'
C39	295.49'	97.50'	173°38'30"	S74°33'44"W	194.70'
C40	68.84'	197.50'	1°56'41"	S11°18'27"E	68.84'
C41	120.98'	42.50'	163°05'09"	S71°17'09"W	84.08'
C42	232.18'	197.50'	67°21'23"	N60°50'34"W	219.04'
C43	121.45'	127.50'	54°34'37"	N87°13'57"W	116.91'
C44	28.27'	18.00'	90°00'00"	N05°02'11"E	25.46'
C45	28.27'	18.00'	90°00'00"	N84°58'39"W	25.46'
C46	149.44'	227.50'	37°38'07"	N21°07'35"W	146.76'
C47	37.19'	77.50'	27°29'40"	N11°26'18"E	36.83'
C48	62.16'	122.50'	29°04'28"	N10°38'56"E	61.50'
C49	20.92'	77.50'	15°28'04"	N03°50'45"E	20.86'
C50	39.97'	172.50'	13°18'37"	N04°58'29"E	39.88'
C51	44.64'	177.50'	14°24'39"	N03°30'06"E	44.53'
C52	28.27'	18.00'	90°00'00"	N57°42'50"E	25.46'
C53	28.27'	18.00'	90°00'00"	N32°17'01"W	25.46'
C54	55.96'	222.50'	14°24'39"	S03°30'03"W	55.82'
C55	29.65'	127.50'	13°18'37"	S04°58'29"W	29.48'
C56	33.07'	122.50'	15°28'04"	S03°50'45"E	32.97'
C57	39.33'	77.50'	29°04'25"	S10°38'56"W	38.91'
C58	58.76'	122.50'	27°29'40"	S11°26'18"W	58.22'
C59	178.99'	272.50'	37°38'07"	S21°07'35"E	175.79'
C60	164.31'	172.50'	54°34'37"	S67°19'57"E	158.17'
C61	179.26'	132.50'	67°21'23"	S60°50'34"W	169.13'
C62	249.08'	87.50'	163°05'08"	N11°17'09"E	173.10'
C63	17.79'	202.50'	0°03'04"	N10°39'57"W	17.79'
C64	50.45'	175.00'	16°30'58"	N08°41'22"E	37.83'
C65	94.73'	175.00'	31°00'57"	N12°34'27"E	93.58'
C66	25.45'	18.00'	81°00'11"	S55°33'41"W	23.38'
C67	10.00'	225.00'	2°32'50"	S16°20'01"W	10.00'
C68	210.48'	107.50'	112°11'03"	N74°42'32"W	178.44'

DATE:	3/11/2025	RECORDED #:	110411
PLAT DATE:		STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
SCALE:			
PROJECT NUMBER:	096360005	BOOK:	419
SHEET:	9 of 9	PAGE:	1290
FEE: \$ _____			

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[Signature]