

**RECORDING REQUESTED BY:**

Commerce Land Title Incorporated  
Attn: Shawn Parker  
428 East 6400 South; Suite 110  
Salt Lake City, Utah 84107  
Fax: (801) 265-2599

ENT 24933:2005 PG 1 of 29  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 Mar 09 3:26 pm FEE 67.00 BY SS  
RECORDED FOR COMMERCE LAND TITLE

**WHEN RECORDED, MAIL TO:**

MOUNTAIN HOME DEVELOPMENT CORPORATION  
3940 N. Traverse Mountain Blvd.; Suite 200  
Lehi, Utah 84043

*(Space Above for Recorder's Use)*

**Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision**

**Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
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Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision**

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This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("Supplemental Declaration") is made by **RICHMOND AMERICAN HOMES OF UTAH, INC.**, a Colorado corporation ("Neighborhood Builder"), and **MOUNTAIN HOME DEVELOPMENT, CORPORATION**, a Utah corporation ("Declarant"). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Master Declaration defined in the Preamble of this Supplemental Declaration. This Supplemental Declaration shall be interpreted according to the rules established in Section 1.69 of the Master Declaration except that references in this Supplemental Declaration to Sections and Exhibits are to Sections of and Exhibits to this Supplemental Declaration.

**P R E A M B L E:**

A. On August 29, 2001, Declarant executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain which was Recorded on August 31, 2001, as Entry No. 88405:2001, and amended by a First Amendment thereto, Recorded on August 12, 2002, as Entry No. 92301:2002, both in the Official Records of Utah County, Utah ("Official Records"), which may be further amended and restated (collectively, the "Master Declaration"). The Master Declaration is binding upon all Owners of Lots and Condominiums in the master planned development known as Traverse Mountain ("Properties").

B. Neighborhood Builder is the record owner of certain real property ("Residential Property") in Lehi City, Utah County, Utah, described on *Exhibit "RA."*

C. Neighborhood Builder is the record owner of certain real property ("Annexed Master Association Property") in the Lehi City, Utah County, Utah, described on *Exhibit "MP."* The Annexed Master Association Property and the Residential Property are collectively referred to in this Supplemental Declaration as "Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision".

D. Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision is part of the Annexable Territory defined in Section 1.2 of the Master Declaration.

E. Declarant is the Declarant defined in Section 1.21 of the Master Declaration. Neighborhood Builder is a Neighborhood Builder as defined in Section 1.49 of the Master Declaration. Neighborhood Builder wishes to add Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision to the Properties in accordance with Article XVI of the Master Declaration and

impose the restrictions contained in the Master Declaration and this Supplemental Declaration on Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER DECLARE AS FOLLOWS:

1. **Designation of Neighborhood Builder.** Declarant designates Neighborhood Builder as a "Neighborhood Builder" defined in Section 1.49 of the Master Declaration. Declarant and Neighborhood Builder agree that Neighborhood Builder (i) may exercise all of the powers and exemptions of a Neighborhood Builder under the Master Declaration, and (ii) is responsible for performing all duties of a Neighborhood Builder under the Master Declaration.

2. **Annexation.** Neighborhood Builder and Declarant declare that Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision is added to and made a part of the real property subject to the Master Declaration, as a Phase of the Properties. This Supplemental Declaration is a "Supplemental Declaration" defined in Section 1.64 of the Master Declaration Recorded in compliance with Article XVI of the Master Declaration.

### 3. **Land Classifications.**

3.1 **Residential Area.** The Residential Property is designated as a portion of the Residential Area, defined in Section 1.62 of the Master Declaration. All Owners of Lots in Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision shall automatically become Members of the Master Association.

3.2 **Master Association Property.** Unless otherwise provided in this Supplemental Declaration, the Master Association shall commence maintaining all property in Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision that it is obligated to maintain concurrently with the commencement of Common Assessments in Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision.

3.2.1 **Annexed Master Association Property.** The Annexed Master Association Property is designated as a portion of the Master Association Property defined in Section 1.40 of the Master Declaration. The Annexed Master Association Property shall be conveyed to the Master Association prior to the first Close of Escrow for the sale of a Lot in Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision, as provided in the Master Declaration.

4. **Common Area.** The portion of the Residential Property identified on *Exhibit RA* as Open Space/Common Area is designated as Common Area as defined in Section 1.15 of the Master Declaration.

5. **Special Benefit Area.** Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision is not part of a Special Benefit Area.

6. **Neighborhood.** The Residential Property shall be a portion of the Chapel Ridge District, Wood Haven Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. The Chapel Bend Neighborhood shall be composed of all of Lot No. 12 of Traverse Mountain Plat "B" that is annexed to the Properties. The Neighborhood Representative and alternate shall be selected as provided in Section 4.5.1 of the Master Association Bylaws and shall serve the terms in accordance with Section 4.5.2 of the Bylaws.

7. **Assessment Obligations.** The rights and obligations of all Owners of Lots located in Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision with respect to assessments are as set forth in the Master Declaration and this Supplemental Declaration. All assessments provided for in the Master Declaration shall commence as to Lots in Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision on the day of the first Close of Escrow for the sale of a Lot in Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision.

8. **Amendment and Duration.** This Supplemental Declaration may be amended in accordance with Sections 16.4.1 and 16.4.2 of the Master Declaration. The Board may also amend this Supplemental Declaration to (i) conform to applicable law, (ii) correct typographical errors, and (iii) change any exhibit or portion of an exhibit to conform to as-built conditions. So long as Declarant or a Neighborhood Builder owns any portion of the Properties or the Annexable Area, any amendment adopted by the Board must also be approved by the Declarant. After the first Close of Escrow in Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision, all other amendments to this Supplemental Declaration must be made by complying with the requirements of Section 14.2 of the Master Declaration. Unless amended or terminated, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Master Declaration remains in effect.

9. **Equitable Servitudes and Covenants Appurtenant.** This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision and each Lot therein, as a servient tenement, for the benefit of each and every other Lot and Condominium within the Properties and the Master Association Property, as the dominant tenements. The covenants, conditions and restrictions of this Supplemental Declaration and the Master Declaration shall run with, and shall inure to the benefit of and shall be binding upon all of Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision, and shall be binding upon and inure to the benefit of all Persons having, or hereafter acquiring, any right, title or interest in all or any portion of Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision, and their successive owners and assigns.

10. **Governing Documents.** This Supplemental Declaration is Recorded pursuant to Article XVI of the Master Declaration, is a part of the Governing Documents, and may be enforced as provided in the Master Declaration.

11. **No Representations or Warranties.** No representations or warranties, express or implied, have been given or made by Declarant, the Neighborhood Builder, Master Association or their agents in connection with the Properties, its physical condition, zoning, compliance with laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a master planned community, except as provided in this Supplemental Declaration or the Master Declaration, provided by Neighborhood Builder to the first Owner of a Lot.

*[Signatures on following page]*

*Signature Page to Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision*

This Supplemental Declaration has been executed on March 8, 2005, to be effective as of the date of its Recordation.

MOUNTAIN HOME DEVELOPMENT,  
CORPORATION, a Utah corporation

By: Stephen B. Greenlaw

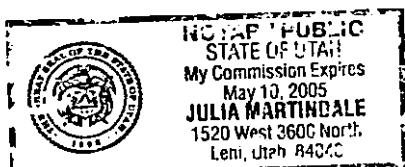
Print Name: Stephen L. Christensen

Title: President

### “Declarant”

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of March, 2005, by **STEPHEN L. CHRISTENSEN**, an individual residing in the State of Utah, as the authorized representative of LAND COM FINANCIAL GROUP, LLC, a Utah limited liability company, as the Operating Manager of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation. Said **STEPHEN L. CHRISTENSEN** acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation.



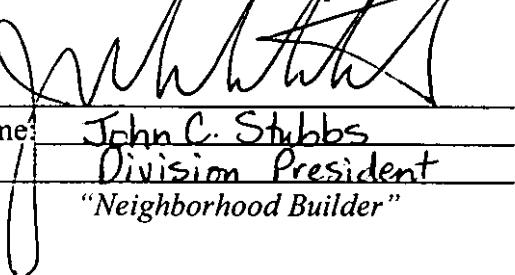
Jessie Farquhar  
Notary Public

Residing at: Lehi, Utah

My Commission Expires: May 10, 2005

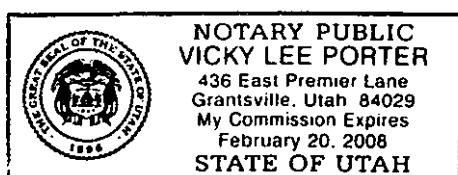
*Signature Page Continued to Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Pod II-3, Phase 1, and Pod II-4, Phase 1, Wood Haven Subdivision*

RICHMOND AMERICAN HOMES OF  
UTAH, INC., a Colorado corporation

By:   
 Name: John C. Stubbs  
 Its: Division President  
 "Neighborhood Builder"

STATE OF UTAH )  
 COUNTY OF Tooele ) ss.

The foregoing instrument was acknowledged before me this 9 day of March, 2005, by John C. Stubbs, an individual residing in the State of Utah, as the authorized representative of RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation. Said person acknowledged before me that he executed the foregoing on behalf of RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation.



Vicky Lee Porter  
Notary Public

Residing at: Tooele County

My Commission Expires: 2-20-08

**DEVELOPMENT DECLARATION**  
**EXHIBIT "1"**  
**LEGAL DESCRIPTION OF THE BURDENED PROPERTY**

All that certain real property located in the City of Lehi, Utah County, Utah, described as follows:

**EXHIBIT "A"**

File No. 040110

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**proposed plat WOOD HAVEN SUBDIVISION PHASE 1**

A parcel of land lying and situate in the Northwest Quarter of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah County, Utah. Comprising portions of Lots 15, 16, and 17, Traverse Mountain Plat "B" according to the official plat thereof. Basis of Bearing for subject parcel being North 00°17'58" West 2648.83 feet (measured) between the Utah County brass cap monuments monumentalizing the East line of the Southeast Quarter of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian. Subject parcel being more particularly described as follows:

COMMENCING at the Utah County brass cap monument monumentalizing the Southeast corner of said Section 30; Thence running WEST 3594.73 feet and NORTH 3430.95 feet to a common corner on the Southerly perimeter of Lots 14 and 15, Traverse Mountain Plat "B" and the POINT OF BEGINNING; Thence coincident with the North right-of-way line of Chapel Ridge Road the following two (2) courses (1) North 67°08'34" West 1294.51 feet to a point of curvature (2) Westerly 489.57 feet along the arc of a 1247.00 foot radius curve to the left (center bears South 22°51'26" West) through a central angle of 22°29'39"; thence North 07°10'46" East 99.71 feet to a point of curvature Northerly 90.58 feet along the arc of a 1148.00 foot radius curve to the right (center bears South 82°49'14" East) through a central angle of 04°31'15"; thence North 11°42'01" East 340.40 feet; thence North 25°26'31" East 126.37 feet; thence South 56°23'46" East 120.24 feet to a point on a non-tangent curve Northerly 5.48 feet along the arc of a 448.00 foot radius curve to the right (center bears South 60°26'43" East) through a central angle of 00°42'03"; thence South 61°05'27" East 202.18 feet; thence North 29°03'51" East 54.78 feet; thence North 43°35'37" East 115.23 feet; thence North 67°21'06" East 34.63 feet; thence North 83°04'53" East 77.18 feet; thence South 81°11'20" East 77.18 feet; thence South 51°22'19" East 77.05 feet; thence South 52°21'00" East 502.27 feet; thence North 37°39'00" East 30.00 feet; thence South 52°21'00" East 166.00 feet; thence South 37°39'00" West 27.39 feet; thence South 31°44'37" West 48.78 feet; thence South 16°46'08" West 74.71 feet; thence South 02°07'34" East 80.90 feet; thence South 04°12'54" East 56.00 feet to a point on a non-tangent curve Easterly 44.05 feet along the arc of a 247.00 foot radius curve to the right (center bears South 04°12'54" East) through a central angle of 10°13'03"; thence South 83°59'51" East 7.45 feet to a point of curvature Easterly 14.67 feet along the arc of a 15.00 foot radius curve to the right (center bears South 06°00'09" West) through a central angle of 56°03'07" to a point of reverse curvature Easterly 36.21 feet along a 62.00 radius curve to the left (center bears North 62°03'16" East) through a central angle of 33°27'56"; thence South 41°54'46" West 39.86 feet; thence South 58°54'05" East 79.58 feet; thence South 67°08'34" East 205.95 feet; thence North 22°51'26" East 4.74 feet; thence South 67°08'10" East 191.95 feet; thence South 21°17'04" West 278.39 feet to the POINT OF BEGINNING.

Tax ID No.'s 53 284 0015 and 53 284 0016 and 53 284 0017

**DEVELOPMENT DECLARATION**  
**EXHIBIT "2"**  
**LEGAL DESCRIPTION OF BENEFITED PROPERTY**

All that certain real property located in the City of Lehi, Utah County, Utah, described as follows:

## Woodhaven Phase 1 Legal Description

A parcel of land lying and situate in the Northwest Quarter of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah County, Utah. Comprising all of Lots 15, 16, 17 and 18, Traverse Mountain Plat "B" according to the official plat thereof. Basis of Bearing for subject parcel being North 00°17'58" West 2648.83 feet (measured) between the Utah County brass cap monuments monumentalizing the East line of the Southeast Quarter of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian. Subject parcel being more particularly described as follows:

COMMENCING at the Utah County brass cap monument monumentalizing the Southeast corner of said Section 30; Thence running WEST 3594.73 feet and NORTH 3430.95 feet to a common corner on the Southerly perimeter of Lots 14 and 15, Traverse Mountain Plat "B" and the POINT OF BEGINNING; Thence coincident with the North right-of-way line of Chapel Ridge Road the following three (3) courses (1) North 67°08'34" West 1294.51 feet to a point of curvature (2) Westerly 1195.26 feet along the arc of a 1247.00 foot radius curve to the left (center bears South 22°51'26" West) through a central angle of 54°55'07" (3) South 57°56'19" West 359.03 feet to a point of curvature; Thence coincident with the perimeter of said Lots 17 and 18 the following nine (9) courses (1) Westerly 15.71 feet along the arc of a 10.00 foot radius curve to the right (center bears North 32°03'41" West) through a central angle of 90°00'00" (2) North 32°03'41" West 385.30 feet (3) North 55°12'44" East 110.57 feet (4) North 77°28'48" East 192.17 feet (5) North 85°14'23" East 167.34 feet (6) North 53°06'49" East 280.89 feet (7) North 50°05'42" East 296.04 feet (8) North 55°17'25" East 199.73 feet (9) North 56°00'28" East 276.79 feet to a common corner of Lots 17 and 16; Thence coincident with the perimeter of Lot 16 the following eleven (11) courses (1) North 40°05'08" East 568.81 feet (2) North 40°56'43" East 320.41 feet (3) North 86°02'19" East 88.29 feet (4) South 44°56'04" East 251.70 feet (5) South 32°44'07" East 246.26 feet (6) South 38°40'55" East 231.28 feet (7) South 52°21'00" East 216.32 feet (8) North 34°36'13" East 299.97 feet (9) South 43°51'06" East 78.67 feet (10) South 42°46'29" East 118.33 feet (11) South 74°34'20" East 104.27 feet to a common corner of Lots 16 and 15; Thence coincident with the perimeter of Lot 15 the following twenty-four (24) courses (1) South 74°34'20" East 188.08 feet (2) South 72°59'04" East 33.98 feet (3) South 15°25'29" East 166.84 feet (4) South 21°19'55" East 115.16 feet (5) South 50°32'52" East 115.28 feet (6) South 52°01'17" East 106.29 feet (7) South 55°39'58" East 158.85 feet (8) South 14°18'38" West 162.78 feet (9) South 08°44'24" West 49.17 feet to a point of on a non-tangent curve (10) Easterly 225.75 feet along the arc of a 448.00 foot radius curve to the right (center bears South 15°18'11" West) through a central angle of 28°52'19" (11) South 45°49'30" East 398.20 feet (12) South 44°10'30" West 329.50 feet to a point of curvature (13) Southerly 84.76 feet along the arc of a 247.00 foot radius curve to the left (center bears South 45°49'30" East) through a central angle of 19°39'41" (14) South 24°30'49" West 71.58 feet (15) North 65°29'11" West 28.00 feet (16) South 24°30'49" West 1.04 feet (17) North 65°29'11" West 28.00 feet to a point on a non-tangent curve (18) Southwesterly 26.20 feet along the arc of a 25.00 foot radius curve to the right (center bears North 65°29'11" West) through a central angle of 60°02'54" to a point of reverse curvature (19) Southwesterly 54.80 feet along the arc of a 83.00 foot radius curve to the left (center bears South 05°26'18" East) through a central angle of 37°49'49" to a point of reverse curvature (20) Southwesterly 22.24 feet along the arc of a 25.00 foot radius curve to the right (center bears North 43°16'06" West) through a central angle of 50°58'38" (21) North 82°17'28" West 130.19 feet (22) North 06°01'41" East 298.13 feet (23) North 67°35'25" West 527.64 feet (24) South 21°17'04" West 352.28 feet to the POINT OF BEGINNING.

Contains 78.975 acres, 65 Lots.

**EXHIBIT "RA"**

QUESTAR GAS COMPANY - RIGHT-OF-WAY REQUIREMENTS

1. Above ground structures and buildings that interfere with the construction, maintenance or repair of the pipeline are prohibited within the Questar Gas right-of-way. This includes brick, concrete or block fences.
2. Wooden and/or chain link fences are not permitted on the right-of-way unless:  
A. They cross the right-of-way at an angle that is not less than 30° to the pipeline and they follow the property line.
3. A 4 foot 45° gate is installed in each fence crossing for patrol and maintenance access.
4. Landscaped areas are permitted within the right-of-way and over the pipeline as long as Questar Gas is notified of development plans and approves all proposed work prior to construction. Trees are not permitted within the right-of-way. Placement of trees within the right-of-way does not require approval.
5. Other utilities may be installed within the right-of-way with permission from Questar Gas. Such utilities must maintain a minimum of 3 feet parallel clearance (3 feet preferred.) These clearances must conform to existing state and Federal regulations.
6. A minimum of 3 feet, but not more than 8 feet for high-pressure and 4 feet from intermediate-high pressure pipelines, of cover must be maintained over the pipeline at all times, unless the easement, state or Federal regulations require more cover. The ground contour cannot be changed within the right-of-way or anywhere near the right-of-way if these depths are violated.
7. Notification must be sent to Questar Gas in the event of construction or excavation within the right-of-way or near the pipeline. 48 hour notification must be given. Please call or write:

General Foreman, Construction and Maintenance  
Questar Gas Company  
P.O. Box 43360  
Salt Lake City UT 84145-0360 (801)324-5555

8. Any questions regarding the use of the right-of-way or requests for exceptions must be directed to:  
Right-of-Way and Property Department  
Questar Pipeline Services  
P.O. Box 43360  
Salt Lake City UT 84145-0360 (801)324-5555

NOTES:

1. ALL FRONT LOT CORNERS TO HAVE A RISET SET ON TOP OF CURB ON THE PROJECTION OF EXCEDEANT LINE.
2. OPEN SPACES ARE MAINTAINED TO AND MAINTAINED BY THE TRAVERSE MOUNTAIN MULTIFAMILY OWNERSHIP ASSOCIATION.
3. DRAWDRAPE FROM THIS PROJECT WILL BE REMAINED IN THE TRAVERSE MOUNTAIN MAIN DREDGE POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 1.57 ACRE- FEET OF DREDGE. THE POND HAS A CURRENT CAPACITY OF 4.25 ACRE- FEET OF WHICH 1.66 ACRE- FEET HAS ALREADY BEEN COMPUTED (0.45 ACRE- FEET BY THE CHAPEL BEND PHASE 3 PLAT AND 1.01 ACRE FEET BY THE VISTA RIDGE PHASE 1 PLAT).
4. LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
5. THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
6. NO ACCESS TO LOTS 1, 33-35, 50, AND 61 FROM CHAPEL RIDGE ROAD.
7. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORES, SIGHTS, FACADES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
8. ON LOTS 1, 4, 7, 8, 11, 31, 35, 36, 42, 43, 48, 50, AND 61 THE FRONT SIDEHOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LADERS EXIST THE LOT.

# WOODHAVEN PHASE

## A SUBDIVISION OF LOTS 15, 16, TRAVERSE MOUNTAIN PLA

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN LEHI CITY, UTAH COUNTY, SITUATE IN SECTION 30 AND 19, TOWNSHIP 4 SOUTH, RANGE 1 SALT LAKE BASE AND MERIDIAN.

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SEE SHEET 3 OF 4

207 WATER

### WOODHAVEN PHASE 1

SEE SHEET 2 OF 4

CHAPEL RIDGE ROAD

CHAPEL BEND  
PHASE 3  
PARKED COMMUNITY

QUESTAR GAS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2005  
BY QUESTAR.

QUESTAR GAS

**PSOMAS**  
2825 East Cottonwood Parkway, Suite 120  
Salt Lake City, Utah 84121  
(801) 270-5777 (801) 270-5782 (FAX)

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2005  
BY THE LEHI CITY PLANNING COMMISSION.

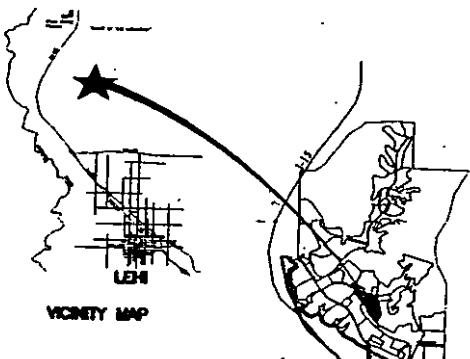
PLANNING DIRECTOR

CHAIRMAN, PLANNING COMMISSION

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH  
PARCELS OF LAND INTENDED FOR PUBLIC PL

Sheet 1 of 4

AND 18  
"B"



VICINITY MAP

LEHI  
TOWNSHIP

115

116

117

100 0 100 200  
SCALE OF FEET

EASEMENT

30 GASLINE EASEMENT

SEE SHEET 3 OF 4

NOTARY PUBLIC FOR EASEMENTS

The owner deeded his property to the City, Lehi, Utah, on a specific date, subject to and not deeded out of his property, by the general public but not for the use of public roads, alleys, and other improvements, provided, however, by not otherwise, for successors and assigns, pursuant to a written agreement.

East Section Center  
Section 30, Township 4  
South, Range 1, East, Utah  
City, Lehi, Utah  
PLAT OF SUBDIVISION

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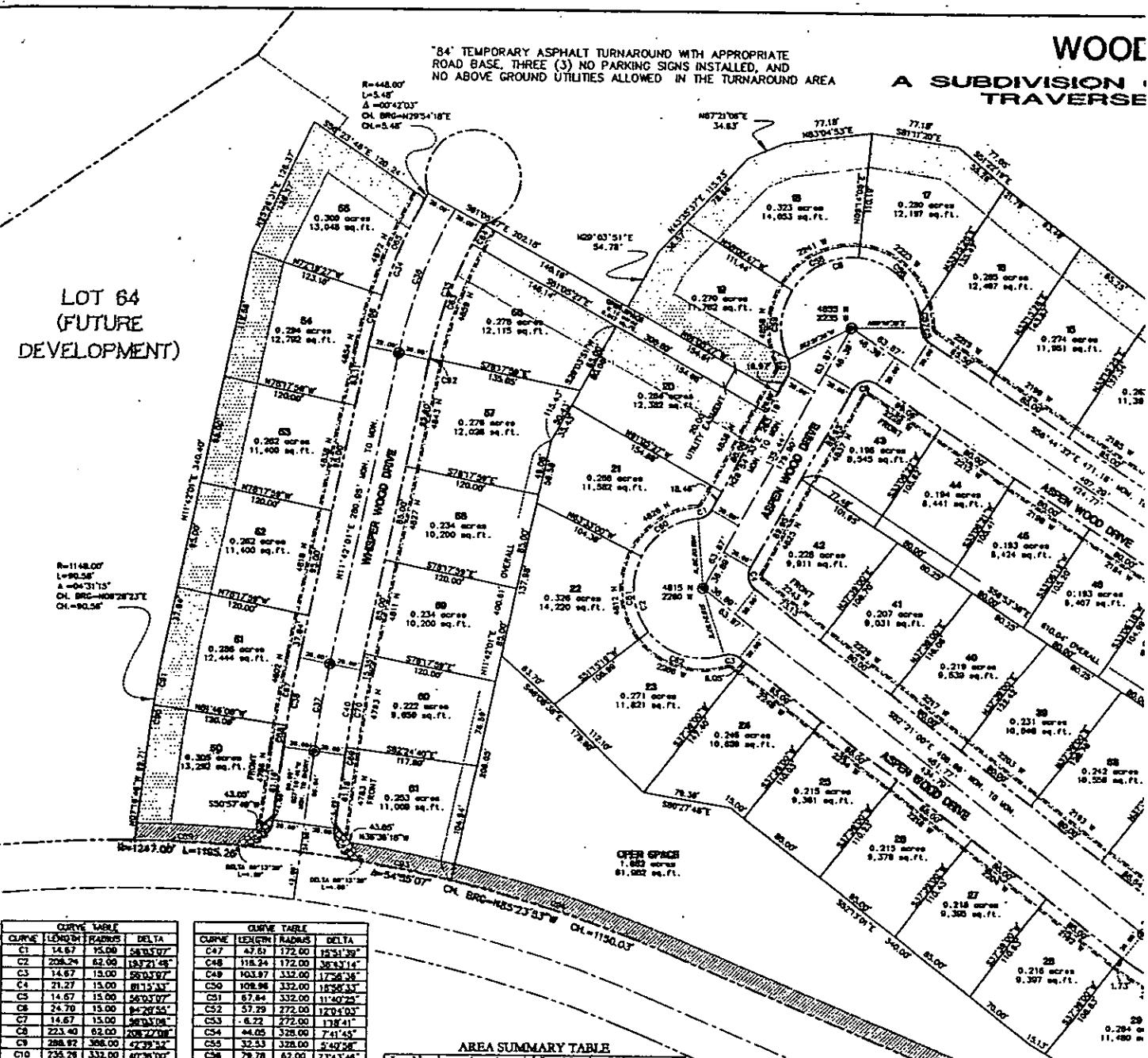
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A SUBDIVISION  
TRAVERSELOT 64  
(FUTURE  
DEVELOPMENT)

"84' TEMPORARY ASPHALT TURNAROUND WITH APPROPRIATE  
ROAD BASE, THREE (3) NO PARKING SIGNS INSTALLED, AND  
NO ABOVE GROUND UTILITIES ALLOWED IN THE TURNAROUND AREA

R=1148.00'  
L=90.56'  
A=043115'  
CH. BRO=H085233.03'  
CL=90.56'

R=448.00'  
L=5.46'  
A=004203'  
CH. BRO=H295418'E  
CL=5.46'



CURVE TABLE		
Curve	Length	Radii & Delta
C1	14.67	75.00 5813107
C2	220.24	62.00 1372158
C3	14.67	13.00 5813107
C4	21.27	13.00 6115137
C5	14.67	13.00 5813107
C6	24.70	13.00 6115137
C7	14.67	13.00 5813107
C8	223.40	62.00 2082208
C9	288.92	356.00 4232334
C10	233.20	332.00 4030307
C11	217.20	300.00 4030307
C12	217.20	22.00 5413137
C13	40.84	28.00 9070007
C14	23.54	15.00 9070007
C15	133.83	172.00 5413137
C16	190.53	200.00 5413137
C17	70.03	300.00 1372243
C18	76.58	328.00 1372243
C19	86.87	247.00 2256107
C20	79.64	368.00 1145327
C21	21.58	15.00 8913137
C22	21.83	15.00 8913137
C23	22.33	15.00 8913137
C24	26.08	15.00 8736417
C25	25.13	15.00 8913137
C26	175.14	388.00 2513147
C27	21.99	15.00 8913137
C28	281.57	332.00 4635337
C29	87.25	303.00 1247359
C30	61.03	275.00 1247359
C31	63.51	272.00 1372243
C32	49.84	28.00 8070007
C33	23.56	15.00 8070007
C34	145.08	448.00 1833197
C35	178.26	392.00 1844317
C36	136.67	420.00 1833197
C37	78.90	1000.00 4131157
C38	81.11	1028.00 4711157
C39	39.74	26.00 8734087
C40	78.69	972.00 1371157
C41	39.74	26.00 8734087
C42	106.31	332.00 9720307
C43	128.94	332.00 2433137
C44	30.77	228.00 4733137
C45	62.12	228.00 2038107
C46	54.31	23.00 2131117

## AREA SUMMARY TABLE

Lot Number	Area (acres)	Lot Number	Area (acres)
1	0.343	32	0.376
2	0.272	33	0.309
3	0.268	34	0.246
4	0.251	35	0.339
5	0.225	36	0.318
6	0.222	37	0.308
7	0.327	38	0.242
8	0.250	39	0.231
9	0.238	40	0.219
10	0.223	41	0.207
11	0.232	42	0.228
12	0.247	43	0.196
13	0.249	44	0.194
14	0.262	45	0.193
15	0.274	46	0.193
16	0.285	47	0.193
17	0.280	48	0.193
18	0.323	49	0.256
19	0.270	50	0.205
20	0.284	51	0.236
21	0.265	52	0.262
22	0.326	53	0.262
23	0.271	54	0.294
24	0.245	55	0.300
25	0.215	56	0.278
26	0.215	57	0.276
27	0.216	58	0.234
28	0.216	59	0.234
29	0.264	60	0.222
30	0.332	61	0.233
31	0.274	62	0.2169
32	0.209	63	0.2128
33	0.148	64	0.10252
34	0.148	65	1.196
Lot Total	72.252		
Open Space	2.048		
Roads	4.675		
Total	78.975		
Units per Acre	1.21		

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## LEGEND

- MONUMENT TO BE SET
- (R) RADIAL
- - - ADJOINING BOUNDARY LINE
- - - BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - LOT LINE
- - - CENTER LINE ROAD
- - - PUBLIC UTILITY EASEMENT
- - - BUILDING ENVELOPE
- - - STREET LIGHTS
- FOUND SECTION CORNER
- OPEN SPACE
- NO STREET ACCESS
- NEW 6' PRIVACY FENCE

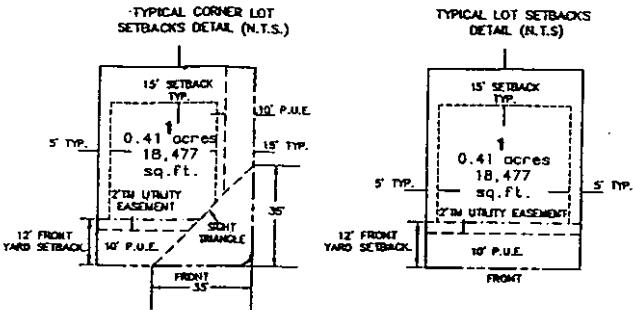
## AVEN PHASE 1

**LOTS 15, 16, 17 AND 18  
MOUNTAIN PLAT "B"**

LOT 63  
(FUTURE  
DEVELOPMENT)

TYPICAL INTERNAL LOT EASEMENTS:

The areas designated hereon as T.M. Utility are private utility easements and are not dedicated for use by the general public but are for use of those private utilities and telecommunications providers authorized by subdivider, its successors and assigns, pursuant to a written agreement.



MOTESK

1. ALL FRONT LOT CORNERS TO HAVE A PIKEET SET ON TOP OF CURBS ON THE PROLONGATION OF EACH LOT LINE.
2. OPEN SPACE AREAS DEDICATED TO AND MAINTAINED BY THE FRANCIS MOUNTAIN MASTERS HOME OWNERS ASSOCIATION.
3. DREDGING FROM THIS PROJECT WILL BE DETERMINED IN THE FRANCIS MOUNTAIN MAIN DREDGING POINT LOCATED AT THE BIGHTWEST CORNERS OF THE TRADEWIND MOUNTAIN PHASE 1 PLAT. THE PROJECT IS REQUIRED 1.57-ACRE- FEET OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.25 ACRE- FEET OF WHICH 1.49 ACRE- FEET HAS ALREADY BEEN COMMITTED (0.43 ACRE- FEET BY THE CHAPEL, BEND PHASE 3 PLAT AND 1.01 ACRE FEET BY THE WOODCHUCK PHASE 1 PLAT).
4. LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
5. THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
6. NO ACCESS TO LOTS 1, 33-35, 50, AND 61 FROM CHAPEL RIDGE ROAD.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
8. ON LOTS 1, 4, 7, 8, 11, 31, 33, 36, 42, 43, 49, 50, AND 61 THE FRONT OF HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.

WOODHAVEN PHASE 1  
LEHI, UTAH

LEHI, UTAH

2825 Ecal Coltonwood Parkway Suite 120

28225 East Coltonwood Parkway, Suite 120  
Salt Lake City, Utah 84121  
(801) 270-5777 (801) 270-5782 (FAX)

ENT 24933:2005 PG 16 of 29

LOT 62  
(FUTURE  
DEVELOPMENT)

**NOTES:**

- ALL FRONT LOT CORNERS TO HAVE A PIKE SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
- OPEN SPACE AREAS RESERVED TO AND MAINTAINED BY THE TRAVERSE MOUNTAIN MASTER HOME OWNERS ASSOCIATION.
- DRAINAGE FROM THIS PROJECT WILL BE RETAINED IN THE TRAVERSE MOUNTAIN MAIN DRAINAGE POND LOCATED AT THE NORTHEAST CORNER OF THE TRAVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 1.57 ACRE- FEET OF DRAINAGE. THE POND HAS A CURRENT CAPACITY OF 4.23 ACRE- FEET OF WHICH 1.48 ACRE- FEET HAS ALREADY BEEN COMMITTED (0.45 ACRE- FEET BY THE CHAPEL RIDGE PHASE 3 PLAT AND 1.03 ACRE FEET BY THE WOODBERRY DRIVE PHASE 1 PLAT).
- LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
- THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
- NO ACCESS TO LOTS 1, 33-35, 50, AND 61 FROM CHAPEL RIDGE ROAD.
- THE AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODOORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- ON LOTS 1, 4, 7, 8, 11, 31, 35, 36, 42, 43, 49, 50, AND 61 THE FRONT OF HOUSE MUST FACE TO STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.

**LOT 62  
(FUTURE  
DEVELOPMENT)**

**ENT 249**

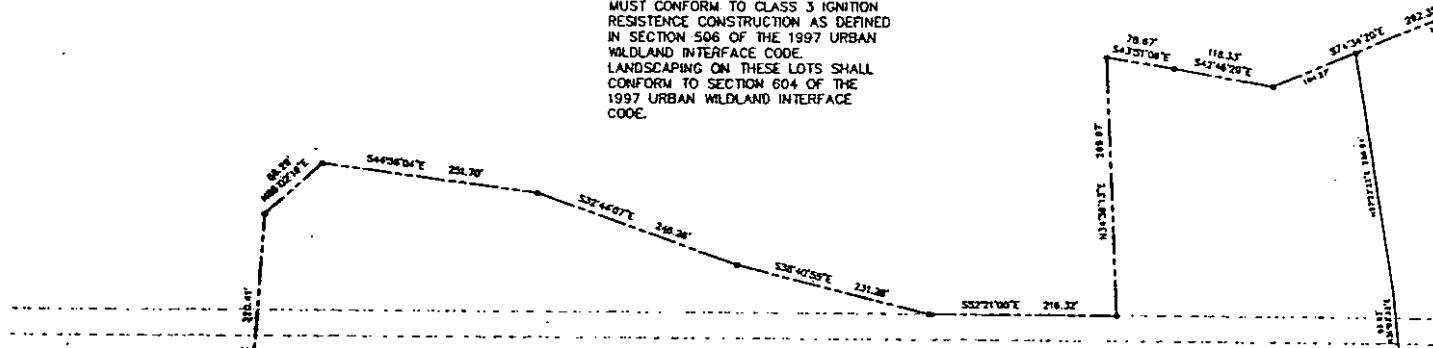
**SCALE 1" = 60 FEET**

**P.O.B.**

**INSTRUCTION IN THIS AREA  
CONFORM TO CLASS 3 IGNITION  
ZONE CONSTRUCTION AS DEFINED  
IN SECTION 506 OF THE 1997 URBAN  
WILDLAND INTERFACE CODE.  
AMPING ON THESE LOTS SHALL  
NOT BE ALLOWED.**

WOODHAV  
A SUBDIVISION OF L  
TRAVERSE MC

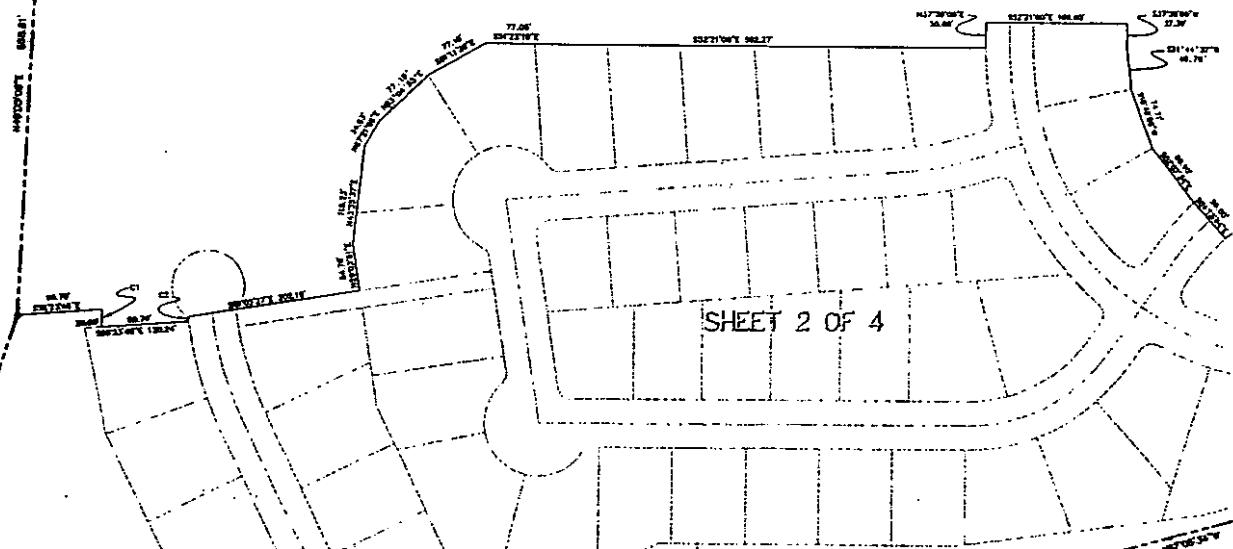
ANY CONSTRUCTION IN THIS AREA  
MUST CONFORM TO CLASS 3 IGNITION  
RESISTANCE CONSTRUCTION AS DEFINED  
IN SECTION 506 OF THE 1997 URBAN  
WILDLAND INTERFACE CODE.  
LANDSCAPING ON THESE LOTS SHALL  
CONFORM TO SECTION 604 OF THE  
1997 URBAN WILDLAND INTERFACE  
CODE.



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63

21.625 acres  
850,636 sq. ft.  
(REMAINDER OF LOT IS PLAT "B")



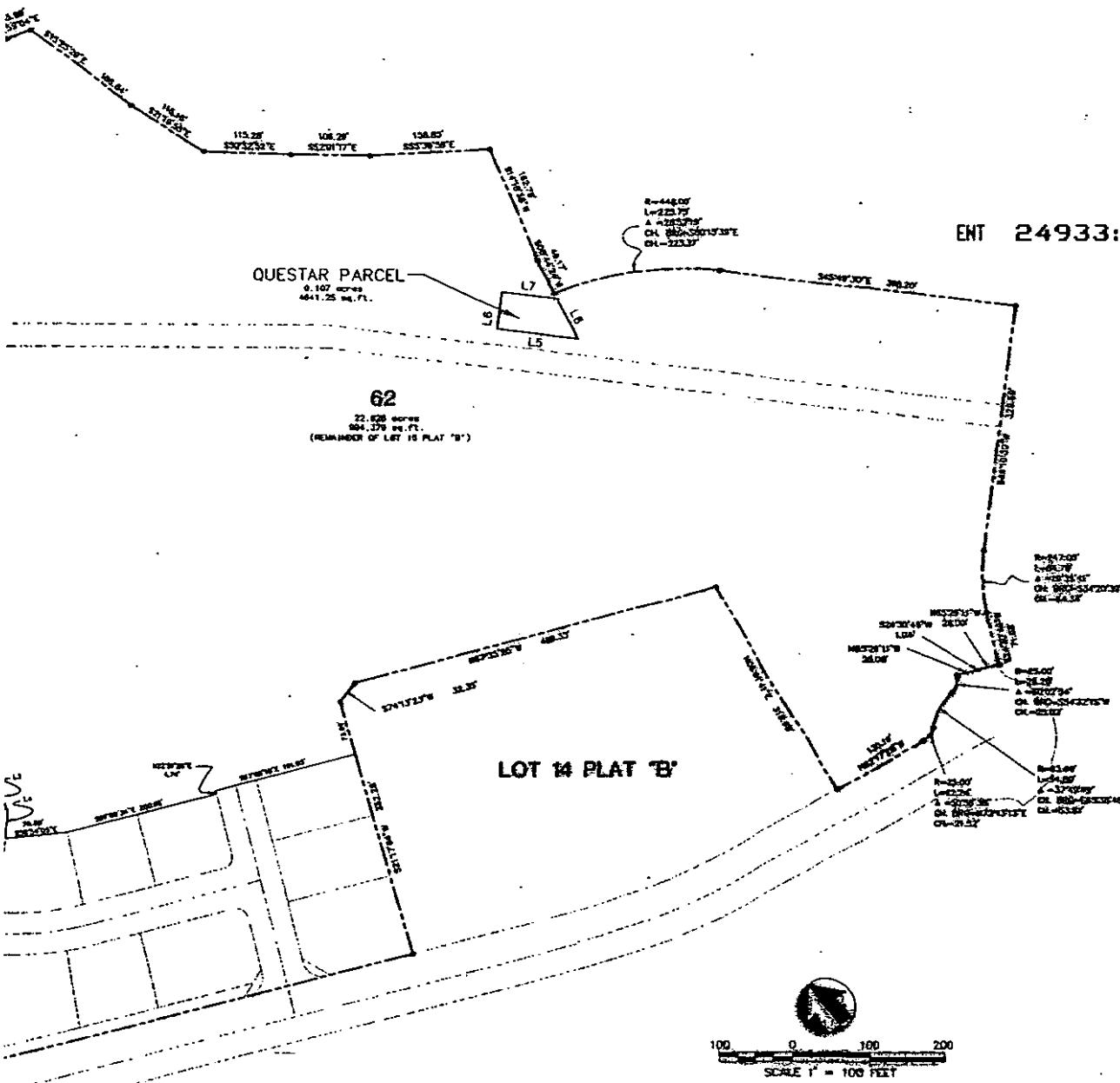
SHEET 4 OF 4

R-1247.00'  
L-1181.30'  
A-1423507  
CL-880-5252333W  
CL-1150.63'

LEGEND	
●	MORNING
●	RADIAL
—	ADJOINING
—	BOUNDARY
—	RIGHT OF 1
—	LOT LINE
—	CENTER LINE
—	PUBLIC UT
—	BUILDING E
○	STREET LIG
○	FOUND SEC
18/18	
19/19	
■	COMMON AF
■	NO STREET
—	NEW 6' PRY

# PHASE 1

S 15, 16, 17, AND 18  
TAIN PLAT "B"



WOODHAVEN PHASE 1  
LEHI, UTAH

POSONMAS

1000 Foot Subdivision Platbook, Section 120  
SALT LAKE CITY, UTAH 84111  
(801) 270-5782 (FAX)

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.45	N87°59'51" W
L2	21.45	N57°35'41" W
L3	20.29	N82°21'26" E
L4	39.06	N44°34'46" E
L5	110.65	N45°40'06" W
L6	50.00	N44°37'56" E
L7	75.00	S45°40'06" E
L8	61.41	S08°30'34" W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	29.09	476.48
C2	5.48	448.00
C3	44.05	247.00
C4	14.67	15.67
C5	38.21	62.00
C6	40.34	300.00
C7	19.95	62.00
C8	18.28	157.12

DATE	02-28-05
PLAT SIZE	
SCALE	1" = 100'
PLAT NUMBER	BLCF011600

ENT 24933:2005 PG 18 of 29

EDA	J.A.J.
PLAT	CONTRACTOR

3

4

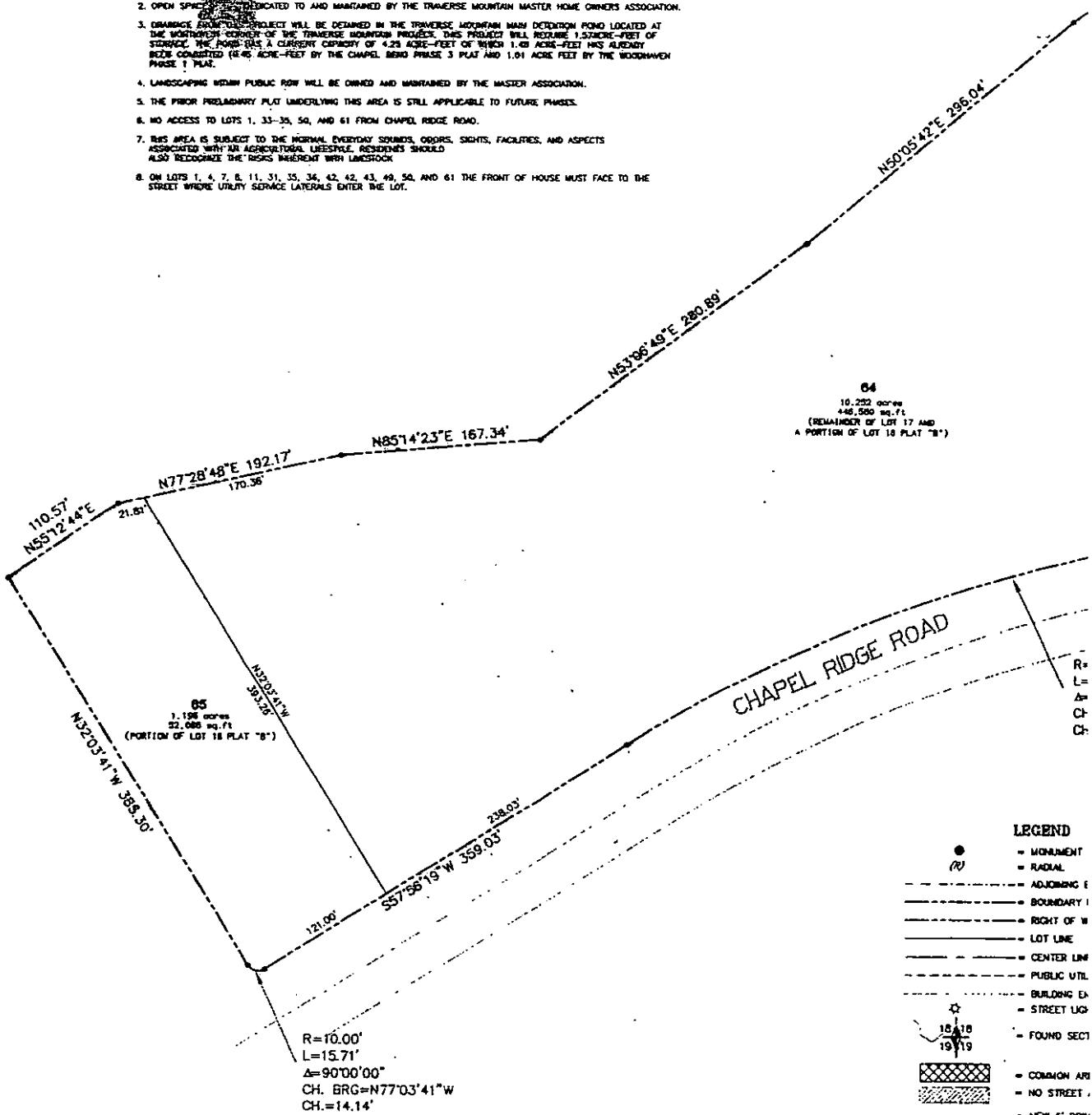
**WOODHAV**  
**A SUBDIVISION OF L**  
**TRAVERSE MO**

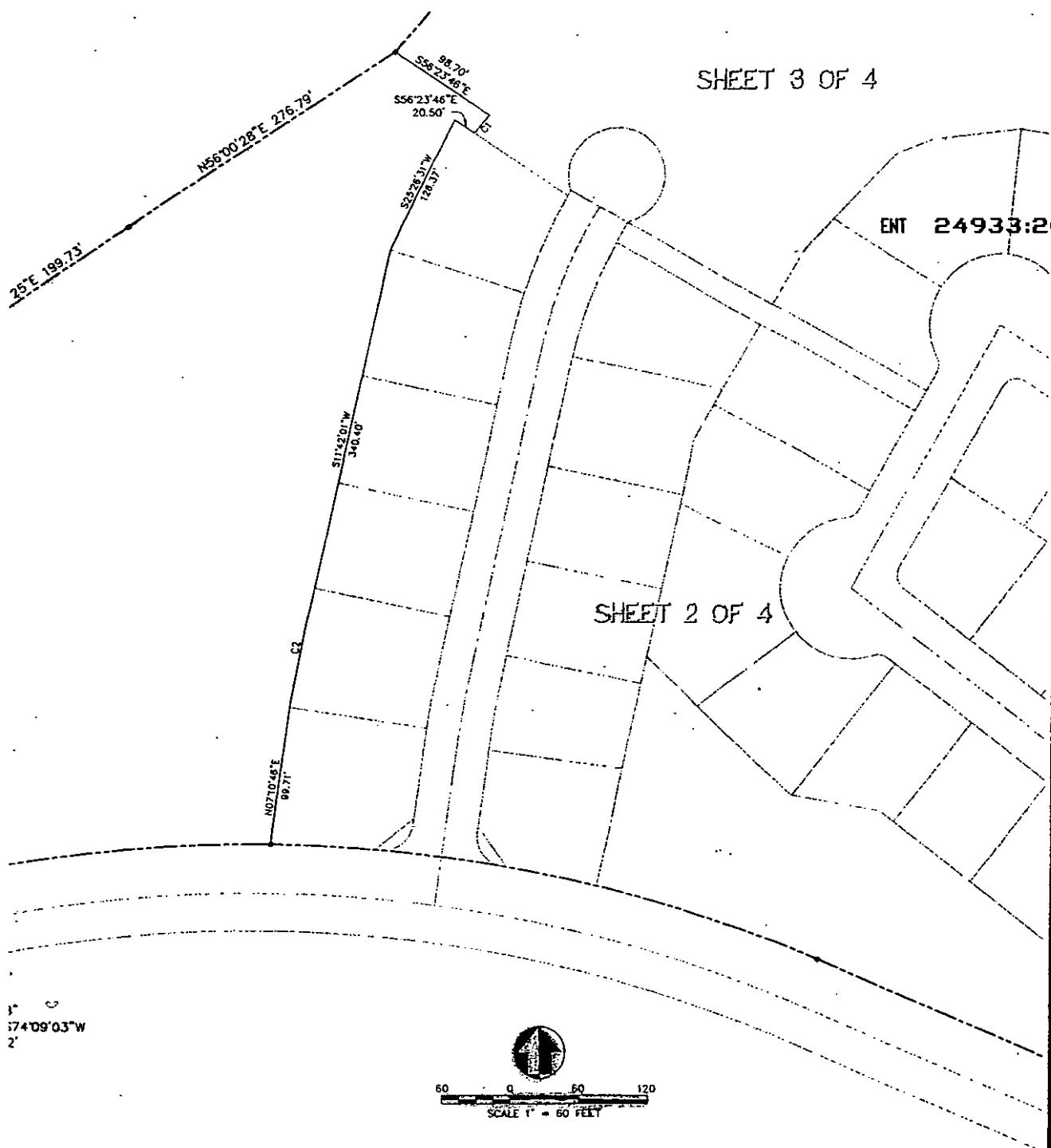
ANY CONSTRUCTION IN THIS AREA  
MUST CONFORM TO CLASS 3 IGNITION  
RESISTANCE CONSTRUCTION AS DEFINED  
IN SECTION 506 OF THE 1997 URBAN  
WILDLAND INTERFACE CODE.  
LANDSCAPING ON THESE LOTS SHALL  
CONFORM TO SECTION 604 OF THE  
1997 URBAN WILDLAND INTERFACE  
CODE.

ENT 24933:2005 PG 19 of 29

**NOTES:**

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. OPEN SPACES ARE DEDICATED TO AND MAINTAINED BY THE THOMAS MOUNTAIN MASTERS HOME OWNERS ASSOCIATION.
3. DRAINAGE SYSTEMS FOR PROJECT WILL BE MAINTAINED BY THE THOMAS MOUNTAIN MASTERS HOME OWNERS ASSOCIATION. THE WOODSTOCK CORNER OF THE THOMAS MOUNTAIN PROJECT, THIS PROJECT WILL REQUIRE 1.575-ACRE-FOOT OF STORAGE. THE PHASE HAS A CURRENT CAPACITY OF 4.25 ACRE-FOOT OF WHICH 1.43 ACRE-FOOT HAS ALREADY BEEN CONSIDERED (4.65 ACRE-FOOT BY THE CHAPEL RIDGE PHASE 3 PLAT AND 1.01 ACRE-FOOT BY THE WOODSTOCK PHASE 1 PLAT).
4. LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
5. THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
6. NO ACCESS TO LOTS 1, 33-35, 50, AND 61 FROM CHAPEL RIDGE ROAD.
7. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
8. ON LOTS 1, 4, 7, 8, 11, 31, 35, 36, 42, 42, 43, 49, 50, AND 61 THE FRONT OF HOUSE MUST FACE TO THE STREET WHERE URGENT SERVICE LATERALS ENTER THE LOT.



**PHASE 1****LOTS 15, 16, 17, AND 18  
MAIN PLAT "B"****WOODHAVEN PHASE 1****LEHI, UTAH****PSOMMAS**2825 East Coltonwood Parkway, Suite 120  
Salt Lake City, Utah 84121  
(801) 270-3777 (800) 270-3782 (FAX)

02-28-05  
1" = 60'  
BLCF011600

ENT 24933:2005 PG 20 of 29

RECEIVED	BDA
SURVEY	JAJ
RECORDED	JLS

4
4

JNE

N1

PAGE

**EXHIBIT "MP"**

ENT 24933:2005 PG 21 of 29

QUESTAR GAS COMPANY - RIGHT-OF-WAY REQUIREMENTS

1. Above ground structures and buildings that interfere with the construction, maintenance or repair of the pipeline are prohibited within the Questar Gas right-of-way. This includes brick, concrete or block fences.
2. Wooden and/or chain link fences are not permitted on the right-of-way unless: They cross the right-of-way at an angle that is not less than 30° to the pipeline and they follow the property line.
3. Landscaped areas are permitted within the right-of-way and over the pipeline as long as Questar Gas is notified of development plans and approves all proposed work prior to construction. Trees are not permitted within the right-of-way. Placement of trees within the right-of-way does not require approval.
4. Concrete and/or asphalt are not permitted within the right-of-way without prior written consent of Questar Gas. Driveways are allowed for access.
5. Other utilities may be installed within the right-of-way with permission from Questar Gas. Such utilities must maintain a minimum of 3 feet parallel clearance (3 feet preferred). These clearances must conform to existing state and federal regulations.
6. A minimum of 3 feet, but not more than 6 feet for high-pressure and 4 feet from intermediate-high pressure pipelines, of cover must be maintained over the pipeline at all times, unless the easement, state or federal regulations require more cover. The ground surface cannot be changed within the right-of-way or anywhere near the right-of-way if these depths are violated.
7. Notification must be sent to Questar Gas in the event of construction or excavation within the right-of-way or near the pipeline. 48 hour notification must be given. Please call or write:

General Foreman, Construction and Maintenance  
Questar Gas Company  
P.O. Box 33360  
Salt Lake City, UT 84145-0360 (801)324-5555

9. Any questions regarding the use of the right-of-way or requests for exceptions must be directed to:

Right-of-way and Property Department  
Questar Regional Services  
P.O. Box 43360  
Salt Lake City, UT 84145-0360 (801)324-5555

NOTES:

1. ALL FRONT LOT CORNERS TO HAVE A RAET SET ON TOP OF CURB ON THE PROJECTION OF EACH LOT LINE.

2. OPEN SPACES ARE RESERVATED AND MAINTAINED BY THE TRAVERSE MOUNTAIN HOME OWNERS ASSOCIATION.

3. DRAINAGE FROM THIS PROJECT WILL BE DRAINED IN THE TRAVERSE MOUNTAIN MAIN DRAINTON POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 1.57 ACRE- FEET OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.25 ACRE- FEET OF WHICH 1.46 ACRE- FEET HAS ALREADY BEEN COMMITTED (0.45 ACRE- FEET BY THE CHAPEL BEND PHASE 3 PLAT AND 1.01 ACRE FEET BY THE VISTA RIDGE PHASE 1 PLAT).

4. LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.

5. THE PROB PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.

6. NO ACCESS TO LOTS 1, 33-35, 30, AND 61 FROM CHAPEL RIDGE ROAD.

7. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACADES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

8. ON LOTS 1, 4, 7, 8, 11, 31, 35, 36, 42, 43, 48, 50, AND 61 THE FRONT OF HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.

# WOODHAVEN PHASE

## A SUBDIVISION OF LOTS 15, 16, TRAVERSE MOUNTAIN PLAT

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN LEHI CITY, UTAH COUNTY SITuate IN SECTION 30 AND 19, TOWNSHIP 4 SOUTH, RANGE SALT LAKE BASE AND MERIDIAN.

SEE SHEET 3 OF 4

ENT 24933:2005 PG 22 of 29

20 WATER

### WOODHAVEN PHASE 1

SEE SHEET 2 OF 4

SEE SHEET 4 OF 4

CHAPEL RIDGE ROAD

CHAPEL BEND  
PHASE 3  
PLANNED COMMUNITY

QUESTAR GAS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2005  
BY QUESTAR.

QUESTAR GAS

**PSOMAS**  
2825 East Cottonwood Parkway, Suite 120  
Salt Lake City, Utah 84121  
(801) 270-5777 (801) 270-5782 (FAX)

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2005  
BY THE LEHI CITY PLANNING COMMISSION.

PLANNING DIRECTOR

CHAIRMAN, PLANNING COMMISSION

Sheet 1 of 4

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH  
PARCELS OF LAND INTENDED FOR PUBLIC PUR



WOOD

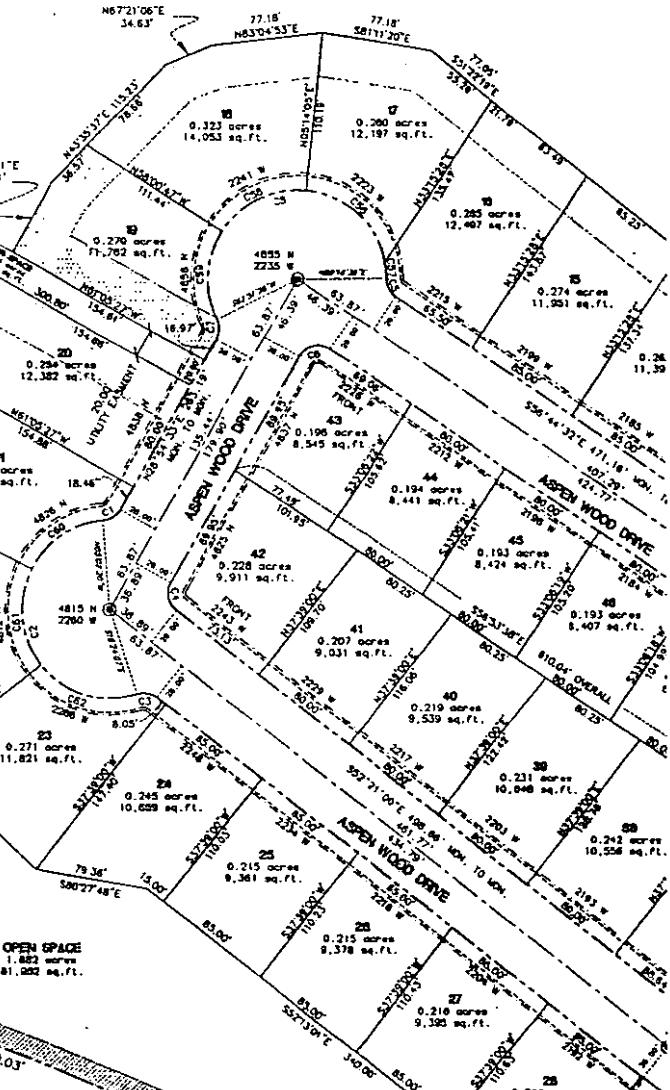
## A SUBDIVISION TRAVERSE

"8' TEMPORARY ASPHALT TURNAROUND WITH APPROPRIATE ROAD BASE, THREE (3) NO PARKING SIGNS INSTALLED, AND NO ABOVE GROUND UTILITIES ALLOWED IN THE TURNAROUND AREA

LOT 64  
(FUTURE  
DEVELOPMENT)

R=1148.00'  
L=90.58'  
A=043°15'  
CH. BRC=R0928.25'E  
CL=90.58'

R=448.00'  
L=6.45'  
A=004°20'  
CH. BRC=R293.18'E  
CL=5.45'



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	14.67	73.00
C2	208.24	62.00
C3	14.67	15.00
C4	21.27	15.00
C5	14.67	15.00
C6	24.70	15.00
C7	14.67	15.00
C8	22.13	40.00
C9	208.92	308.00
C10	235.28	332.00
C11	255.19	360.00
C12	217.20	228.00
C13	40.64	26.00
C14	23.54	15.00
C15	143.85	172.00
C16	190.52	200.00
C17	70.05	300.00
C18	78.58	157.22
C19	98.87	247.00
C20	79.64	368.00
C21	21.59	15.00
C22	21.59	15.00
C23	22.33	157.17
C24	26.00	15.00
C25	25.13	15.00
C26	175.14	380.00
C27	21.99	15.00
C28	281.57	332.00
C29	47.25	303.00
C30	61.03	275.00
C31	63.51	272.00
C32	40.64	26.00
C33	23.56	13.00
C34	145.06	448.00
C35	128.28	392.00
C36	138.67	420.00
C37	78.91	1000.00
C38	81.11	1028.00
C39	39.77	26.00
C40	76.69	972.00
C41	39.77	26.00
C42	106.31	332.00
C43	129.94	332.00
C44	50.77	228.00
C45	82.12	228.00
C46	54.31	228.00

CURVE TABLE		
CURVE	LENGTH	RADIUS
C47	47.61	172.00
C48	116.24	172.00
C49	103.97	132.00
C50	109.94	332.00
C51	67.64	332.00
C52	57.29	272.00
C53	8.22	272.00
C54	44.05	328.00
C55	32.53	326.00
C56	79.78	62.00
C57	11.19	62.00
C58	68.44	62.00
C59	63.98	62.00
C60	63.31	62.00
C61	70.55	62.00
C62	73.58	62.00
C63	106.64	382.00
C64	106.64	382.00
C65	48.72	448.00
C66	78.91	1028.00
C67	62.23	1028.00
C68	18.89	1028.00
C69	6.95	972.00
C70	69.75	972.00
C71	125.16	388.00
C72	49.98	388.00
C73	69.30	388.00
C74	45.74	388.00
C75	101.14	388.00
C76	32.74	388.00
C77	50.46	380.00
C78	37.49	380.00
C79	268.07	360.00
C80	39.51	360.00
C81	47.56	380.00
C82	162.50	360.00
C83	154.45	360.00
C84	38.40	1340.00
C85	38.57	380.00
C86	112.46	360.00
C87	73.90	360.00
C88	54.82	347.00
C89	90.54	1247.00
C90	21.09	1148.00
C91	89.49	1148.00
C92	1.52	392.00
C93	80.02	11247.00
C94	203.39	1247.00

Lot Number	Area (acres)	Lot Number	Area (acres)
1	0.343	32	0.376
2	0.272	33	0.309
3	0.268	34	0.246
4	0.251	35	0.339
5	0.225	36	0.318
6	0.222	37	0.308
7	0.377	38	0.242
8	0.250	39	0.231
9	0.238	40	0.219
10	0.223	41	0.207
11	0.232	42	0.228
12	0.247	43	0.196
13	0.249	44	0.194
14	0.262	45	0.193
15	0.274	46	0.193
16	0.285	47	0.193
17	0.280	48	0.193
18	0.323	49	0.258
19	0.270	50	0.305
20	0.284	51	0.286
21	0.266	52	0.262
22	0.326	53	0.262
23	0.271	54	0.294
24	0.245	55	0.300
25	0.215	56	0.279
26	0.215	57	0.276
27	0.216	58	0.234
28	0.216	59	0.234
29	0.264	60	0.222
30	0.332	61	0.253
31	0.274	62	23.169
		63	21.828
		64	10.252
		65	1.136
Lot Total		72.252	
Open Space		2.048	
Roads		4.675	
Total		78.975	
Units per Acre		1.21	

ENT 24933:2005 PG 24 of 29

## LEGEND

- (●) MONUMENT TO BE SET
- (R) RADIAL
- - - ADJOINING BOUNDARY LINE
- - - BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - LOT LINE
- - - CENTER LINE ROAD
- - - PUBLIC UTILITY EASEMENT
- - - BUILDING ENVELOPE
- - - STREET LIGHTS
- ★ FOUND SECTION CORNER
- OPEN SPACE
- NO STREET ACCESS
- NEW 6' PRIVACY FENCE

# VEN PHASE 1

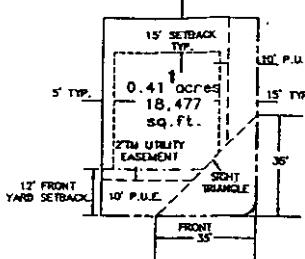
LOTS 15, 16, 17 AND 18  
OUNTAIN PLAT "B"

LOT 63  
(FUTURE  
DEVELOPMENT)

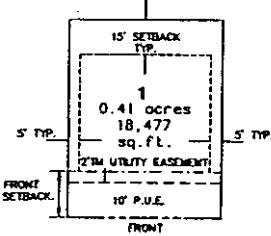
## TYPICAL INTERNAL LOT EASEMENTS:

The areas designated hereon as T.M. Utility are private utility easements and are not dedicated for use by the general public but are for use of those private utilities and telecommunications providers authorized by subdivider, its successors and assigns, pursuant to a written agreement.

### TYPICAL CORNER LOT SETBACKS DETAIL (N.T.S.)



### TYPICAL LOT SETBACKS DETAIL (N.T.S.)



DATE	02-26-05
ADP. CITY	
SCALE	1" = 60'
PLAT/CST	BLCF011600
OWNER	

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## WOODHAVEN PHASE 1

LEHI, UTAH

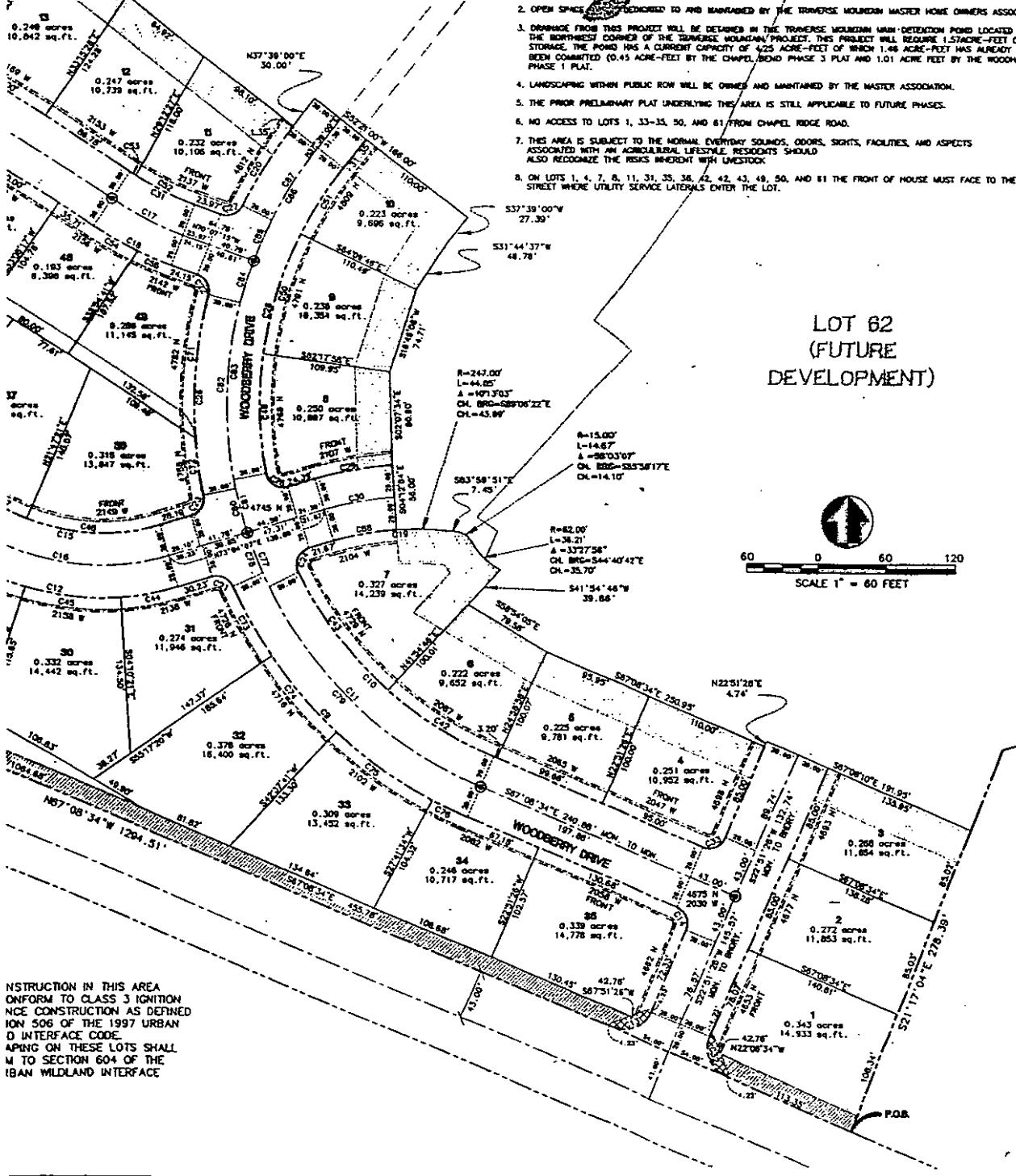
**P S O M A S**

2225 East Cottonwood Parkway, Suite 120  
Salt Lake City, Utah 84121  
(801) 270-5782 (FAX)

REMADE	EDA
REMOVED	JAJ
CHANGED	EDA

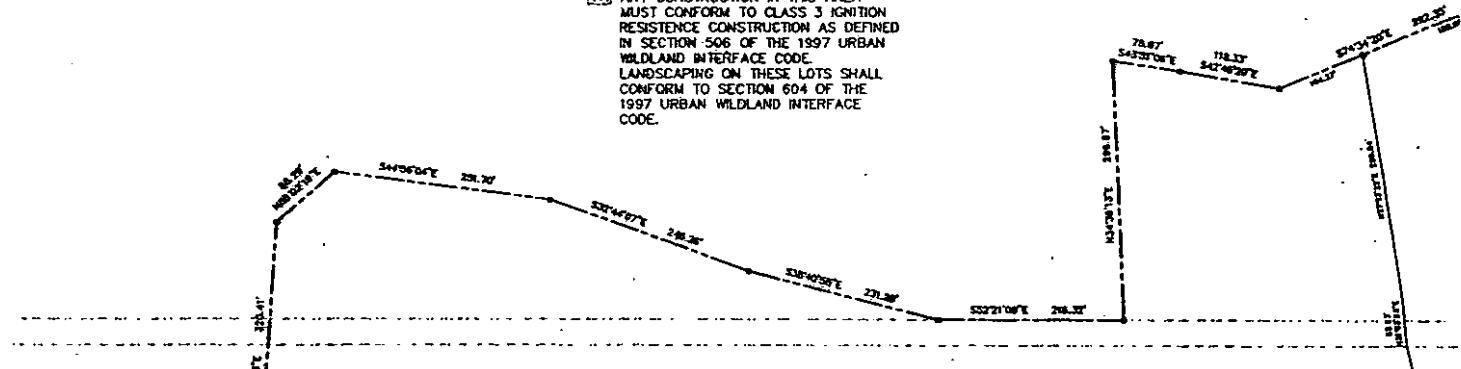
2  
4

LOT 62  
(FUTURE  
DEVELOPMENT)



WOODHAVE  
A SUBDIVISION OF LK  
TRAVERSE MGT

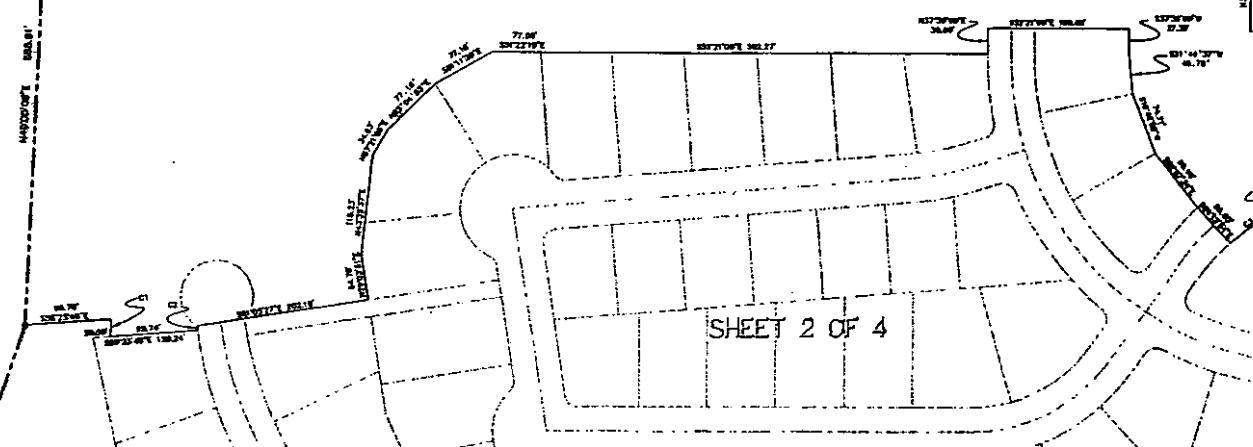
ANY CONSTRUCTION IN THIS AREA  
MUST CONFORM TO CLASS 3 IGNITION  
RESISTANCE CONSTRUCTION AS DEFINED  
IN SECTION 506 OF THE 1997 URBAN  
WILDLAND INTERFACE CODE.  
LANDSCAPING ON THESE LOTS SHALL  
CONFORM TO SECTION 604 OF THE  
1997 URBAN WILDLAND INTERFACE  
CODE.



63

21,658 SF  
50.00 AC. PL.  
(REMAINDER OF LOT IS PLAT 78)

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SHEET 4 OF 4

R-1247.00  
L-1160.00  
A-442.00  
CL-10058523537W  
CL-1150.00

CHAPEL RIDGE ROAD

LEGEND

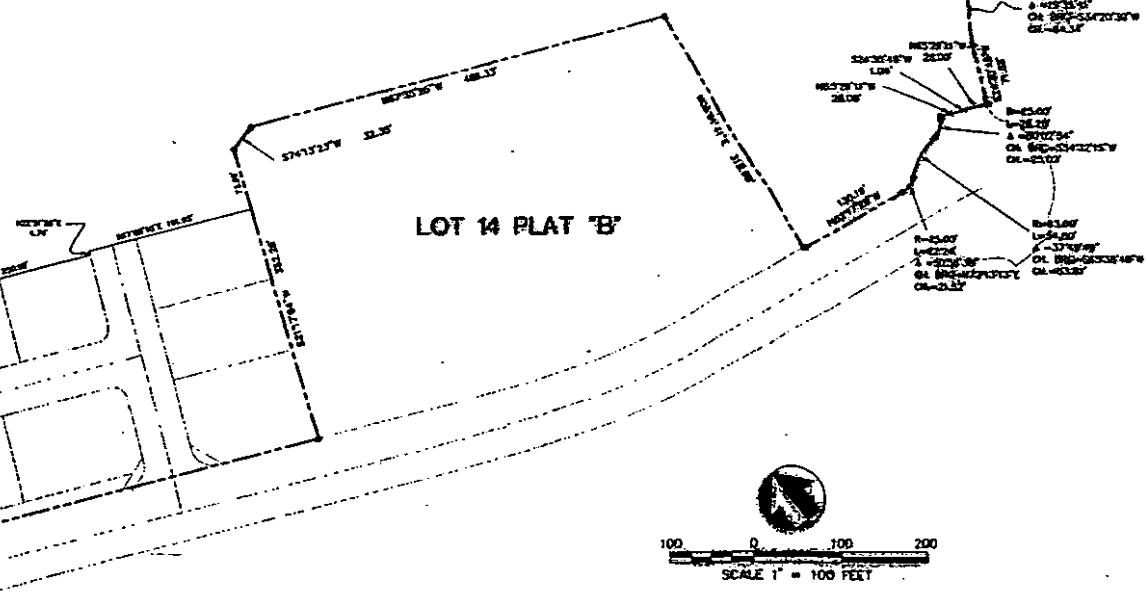
- (R) MONUMENT TI
- RADIAL
- ADJOINING BC
- BOUNDARY LI
- RIGHT OF WA
- LOT LINE
- CENTER LINE
- PUBLIC UTILITY
- BUILDING ENV
- STREET LIGHT
- 18-18 FOUND SECTION
- 19-19
- COMMON AREA
- NO STREET AC
- NEW 6' PRIVA

# PHASE 1

3, 15, 16, 17, AND 18  
MAIN PLAT "B"

QUESTAR PARCEL  
0.107 acres  
4641.25 sq. ft.

62  
22.525 acres  
894,379 sq. ft.  
(REMAINDER OF LOT 15 PLAT "B")



WOODHAVEN PHASE 1  
LEHI, UTAH

**PSOMAS**

2025 Lot Collected Parkway, Suite 120  
Salt Lake City, Utah 84121  
(801) 270-5777 (801) 270-5782 (FAX)

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.45	HS175°51'W
L2	21.45	HS175°41'W
L3	26.29	HS231°26'W
L4	38.86	HS134°48'T
L5	110.65	HS230°30'W
L6	50.00	HS45°33'45"E
L7	75.00	S42°30'05"E
L8	61.41	S07°30'34"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELT A
C1	29.09	476.48	022°45'
C2	5.48	448.00	054°23'
C3	44.05	247.00	101°50'
C4	14.67	15.00	580°105'
C5	36.21	62.00	337°755'
C6	40.54	300.00	017°439'
C7	19.85	62.00	152°627'
C8	18.24	62.00	150°126'

PLAT	02-29-05
PLAT DATE	
SCALE	1" = 100'
REMARKS	GLCP011600

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3  
4

WOODHAVI  
A SUBDIVISION OF L  
TRAVERSE MOI

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ANY CONSTRUCTION IN THIS AREA  
MUST CONFORM TO CLASS 3 IGNITION  
RESISTANCE CONSTRUCTION AS DEFINED  
IN SECTION 506 OF THE 1997 URBAN  
WILDLAND INTERFACE CODE.  
LANDSCAPING ON THESE LOTS SHALL  
CONFORM TO SECTION 604 OF THE  
1997 URBAN WILDLAND INTERFACE  
CODE.

NOTES:

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLIGATION OF EACH LOT LINE.
2. OPEN SPACES ARE DEDICATED TO AND MAINTAINED BY THE TRAVERSE MOUNTAIN MASTER HOME OWNERS ASSOCIATION.
3. DRAINSAGE FROM THESE LOTS WILL BE DRAINED IN THE TRAVERSE MOUNTAIN MAIN DETENTION POND LOCATED AT THE NORTH END OF THE TRAVERSE MOUNTAIN PROPERTY. THIS POND WILL REQUIRE 1-STOKE-FOOT OF SURFACE ELEVATION. THE CURRENT CAPACITY OF 4.25 ACRE-FOOT OF WHICH 1.68 ACRE-FOOT HAS ALREADY BEEN CONSUMED (0.45 ACRE-FOOT BY THE CHAPEL RIDGE PHASE 3 PLAT AND 1.01 ACRE-FOOT BY THE WOODHAVI PHASE 1 PLAT).
4. LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
5. THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
6. NO ACCESS TO LOTS 1, 33-35, 50, AND 61 FROM CHAPEL RIDGE ROAD.
7. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, OBSCURES, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
8. ON LOTS 1, 4, 7, 8, 11, 31, 35, 36, 42, 42, 43, 49, 50, AND 61 THE FRONT OF HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.

N50°05'42"E 296.04'

N51°06'49"E 280.89'

64  
10.222 acres  
445,560 sq. ft.  
(REMAINDER OF LOT 17 AND  
A PORTION OF LOT 18 PLAT "B")

