

TRUST DEED BENEFICIARY'S CONSENT TO RECORD

WELLS FARGO BANK, NATIONAL ASSOCIATION, as a Trust Deed Beneficiary, in its capacity as Administrative Agent on behalf of and for the benefit of all current and future Lender(s) under an existing loan agreement hereby consents to the recordation of this plat.

Executed this 26 day of September, 2012.

WELLS FARGO BANK, NATIONAL ASSOCIATION,
Real Estate Group

By:

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

On 9/24 2012, before me, Susan Milano,

personally appeared James J. Follis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

My commission expires Nov. 4, 2014

TRUST DEED BENEFICIARY'S CONSENT TO RECORD

TALISKER FINANCE, LLC, a Utah limited liability company, as a Trust Deed Beneficiary, hereby consents to the recordation of this plat.

Executed this 4 day of September, 2012.

TALISKER FINANCE, LLC, a Utah limited liability company
By: Talisker Mountain, Inc., a Delaware corporation,
Its Sole Manager

By: David J. Smith, Authorized Signing Officer

ACKNOWLEDGMENT

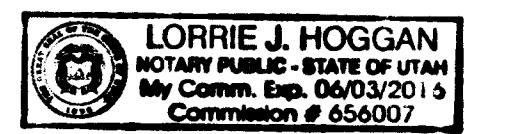
State of Utah
County of Summit

On the 4 day of September, 2012, personally appeared before me, David J. Smith, who being by me duly sworn, did say that he is the Authorized Signing Officer of Talisker Mountain, Inc., a Delaware corporation, Sole Manager of TALISKER FINANCE, LLC, a Utah limited liability company, and that the within and foregoing Trust Deed Beneficiary's Consent to Record was signed on behalf of said company and did acknowledge to me that said company executed the same.

NOTARY PUBLIC in and for the State of Utah

Residing in Heber, Utah

My Commission expires: 6-3-16



OWNER'S DEDICATION AND CONSENT TO RECORD

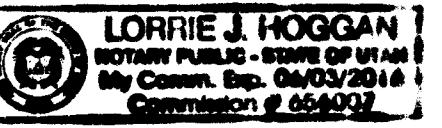
Known all men by these presents: that, TUHAYE LLC, the undersigned, is the owner of herein described tracts of land and has obtained the consent of all other parties who own herein described tracts of land, and hereby causes the same to be divided into lots and streets, together with easements as set forth on this plat, hereafter to be known as TUHAYE TWIN PEAKS SUBDIVISION PHASE "A".

Also, the owner hereby dedicates to Wasatch County, a non-exclusive easement over the access and utility easements and roadways shown herein for the purpose of providing access and for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision.

Executed this 4 day of September, 2012

TUHAYE LLC, a Utah limited liability company
By: Talisker Investment (U.S.) Inc., a Utah corporation,
Its Manager

By: David J. Smith, Authorized Signing Officer



ACKNOWLEDGMENT

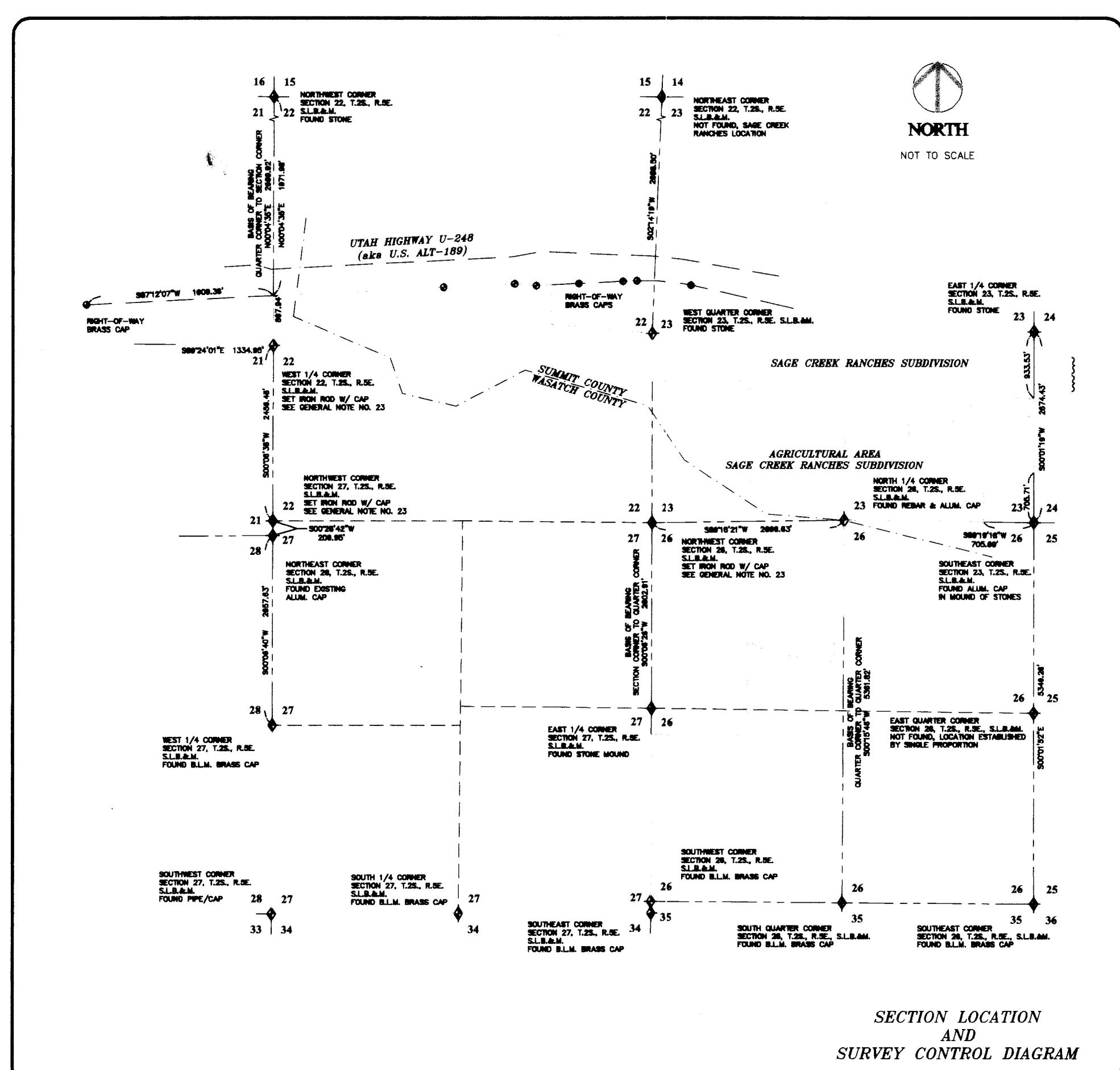
State of Utah
County of Summit

On the 4 day of September, 2012, personally appeared before me, David J. Smith, who being by me duly sworn, did say that he is the Authorized Signing Officer of Talisker Investment (U.S.) Inc., a Utah corporation, Sole Manager of TUHAYE LLC, a Utah limited liability company, Owner, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said company and did acknowledge to me that said company executed the same.

NOTARY PUBLIC in and for the State of Utah

Residing in Heber, Utah

My Commission expires: 6-3-16

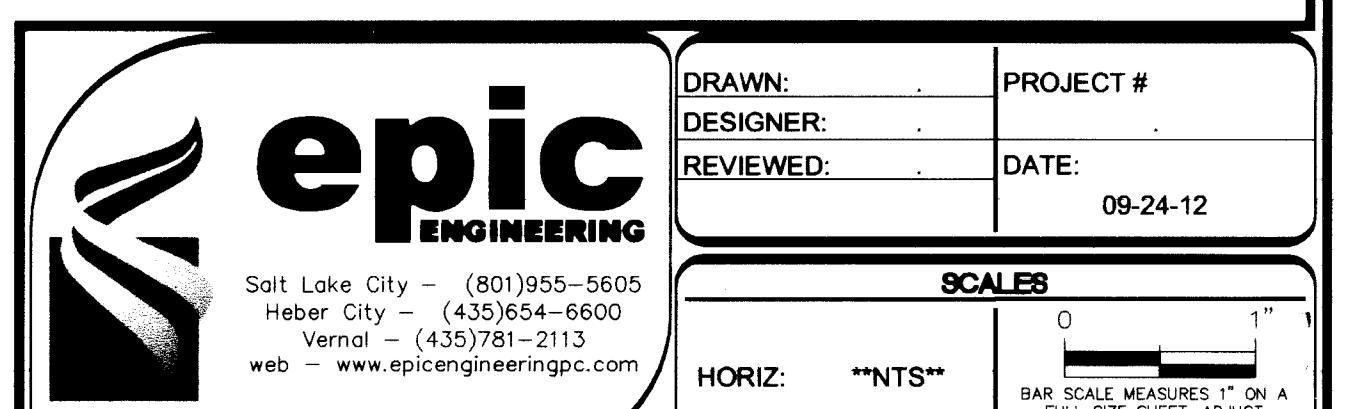


GENERAL PLAT NOTES:

- All of the property on this plat is subject to a Declaration of Covenants, Conditions and Restrictions for Tuahye, a Planned Community, and any supplements and amendments thereto from time to time (the "Master Declaration") now or hereafter recorded in the records of the Wasatch County Recorder. Each Lot owner will be a Member of the Tuahye Home Owners Association, a Utah nonprofit corporation (the "Master Association"), and subject to the terms of its Articles of Incorporation, its Bylaws and the rules and regulations that may be established by the Master Association from time to time. Construction of structures and landscaping on each Lot shall be subject to the terms and processes of the Architectural Review Committee Rules ("Design Guidelines") as established and amended from time to time by the Master Association. The siting and design of each structure must be approved by the Tuahye Architectural Review Committee (the "Design Review Committee") prior to commencement of construction following the process established by the Design Guidelines. Following approval by the Design Review Committee, construction on a Lot is also subject to the approval of, and the issuance of a building permit from, Wasatch County.
- All Open Space shown on the plat (except any portions of the Golf Course Property that may be shown on the plat) shall be Common Area within the meaning of the Master Declaration. All Common Area and Lots are subject to easements created by or pursuant to the Master Declaration.
- All roads within the Subdivision are private and part of the Common Area. All road maintenance, including snow removal, shall be arranged and paid for by the Master Association.
- The Master Declaration and the Design Guidelines contain restrictions on the modification of natural drainage channels on Lots and requirements for on-lot drainage control structures.
- Lots are subject to a non-exclusive public and private utility and drainage easement along lot lines, as shown on this plat.
- The limits of disturbance on each residential Lot shall be minimized and shall not exceed an area that is 15 feet from the outside face at grade of any structure to be constructed on any Lot. In addition, significant clusters of vegetation and large tree specimens shall be preserved where possible or where required by the Design Review Committee. Such clusters of vegetation and large trees shall be identified on a preliminary landscape plan that shall be submitted to the Design Review Committee with the first submittal of proposed improvement plans.
- The maximum area on each Lot which can be irrigated is 5,000 sq. ft. Any proposed irrigated landscape area on ground having over 25% slope will require a geotechnical report indicating that the proposed irrigation will not destabilize those soils.
- Any variance from the limits of disturbance or maximum irrigated area requirements described above shall require the approval of the Design Review Committee.
- Some or all of the lots depicted on this Plat, and the ability to build thereon, may be affected by hydrogeologic conditions including shallow groundwater and/or moisture sensitive soils. Such conditions should be fully evaluated by the lot owner prior to the construction of any improvements thereon.

TUHAYE TWIN PEAKS SUBDIVISION PHASE "A"

LOCATED IN SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



WASATCH COUNTY RECORDER

885894 DATE 1-14-13 TIME 2:00 P.M.
76.00 SF 1072 PL 554-373 JP TUHAYE

WASATCH COUNTY HEALTH DEPARTMENT:

APPROVED THIS 10 DAY OF December, 2012.
BY THE WASATCH COUNTY HEALTH DEPARTMENT.

DIRECTOR, HEALTH DEPARTMENT

WASATCH COUNTY FIRE CHIEF:

APPROVED THIS 3 DAY OF Dec, 2012.
BY THE WASATCH COUNTY FIRE CHIEF.

ENNIS J. MILES
FIRE CHIEF

WASATCH COUNTY WEED BOARD:

APPROVED THIS 4 DAY OF Dec, 2012.
BY THE WASATCH COUNTY WEED BOARD.

QUINTON L. LEWIS
DIRECTOR, WEED BOARD

WASATCH COUNTY PUBLIC WORKS:

APPROVED THIS 4 DAY OF Dec, 2012.
BY THE WASATCH COUNTY PUBLIC WORKS DIRECTOR.

SCOTT T. PERRY
DIRECTOR, PUBLIC WORKS

WASATCH COUNTY SHERIFF'S OFFICE:

APPROVED THIS 4 DAY OF Dec, 2012.
BY THE WASATCH COUNTY SHERIFFS OFFICE.

WASATCH COUNTY SHERIFF

JORDANELLE SPECIAL IMPROVEMENT AND SERVICE DISTRICT:

APPROVED THIS 30 DAY OF November, 2012.
BY
JORDANELLE SPECIAL SERVICE DISTRICT.

DIRECTOR, SPECIAL SERVICE DISTRICT

WASATCH COUNTY PLANNING OFFICE:

APPROVED THIS 14 DAY OF Dec, 2012.
BY THE WASATCH COUNTY PLANNING DIRECTOR.

DOUG SMITH
PLANNING DIRECTOR

WASATCH COUNTY ENGINEERING DEPARTMENT:

APPROVED THIS 20 DAY OF DEC, 2012.
SUBJECT TO THE FOLLOWING CONDITIONS:

DIRECTOR, ENGINEERING DEPARTMENT

ADMINISTRATIVE BODY:

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION,
AS SHOWN HEREON, SUBJECT TO THE DEVELOPER
COMPLETING ALL IMPROVEMENTS ACCORDING TO
WASATCH COUNTY DEVELOPMENT STANDARDS.
APPROVED THIS 20 DAY OF DEC, 2012.

COUNTY EXECUTIVE
ATTEST:
COUNTY CLERK

APPROVAL AS TO FORM:

APPROVED AS TO FORM THIS 16 DAY
OF NOVEMBER, 2012.

N. T. L.
WASATCH COUNTY ATTORNEY

WASATCH COUNTY SURVEYOR:

APPROVED THIS 21 DAY OF Nov, 2012.
BY THE WASATCH COUNTY SURVEYORS OFFICE.

ROS 1256D
JACKIE L.
WASATCH COUNTY SURVEYOR

WASATCH COUNTY PLANNING COMMISSION:

APPROVED THIS 3 DAY OF DEC, 2012.

ROBERT COPPINGER
PLANNING COMMISSION CHAIR

PROJECT NAME:

**TUHAYE TWIN PEAKS
SUBDIVISION PHASE "A"**

PROJECT LOCATION:

WASATCH COUNTY

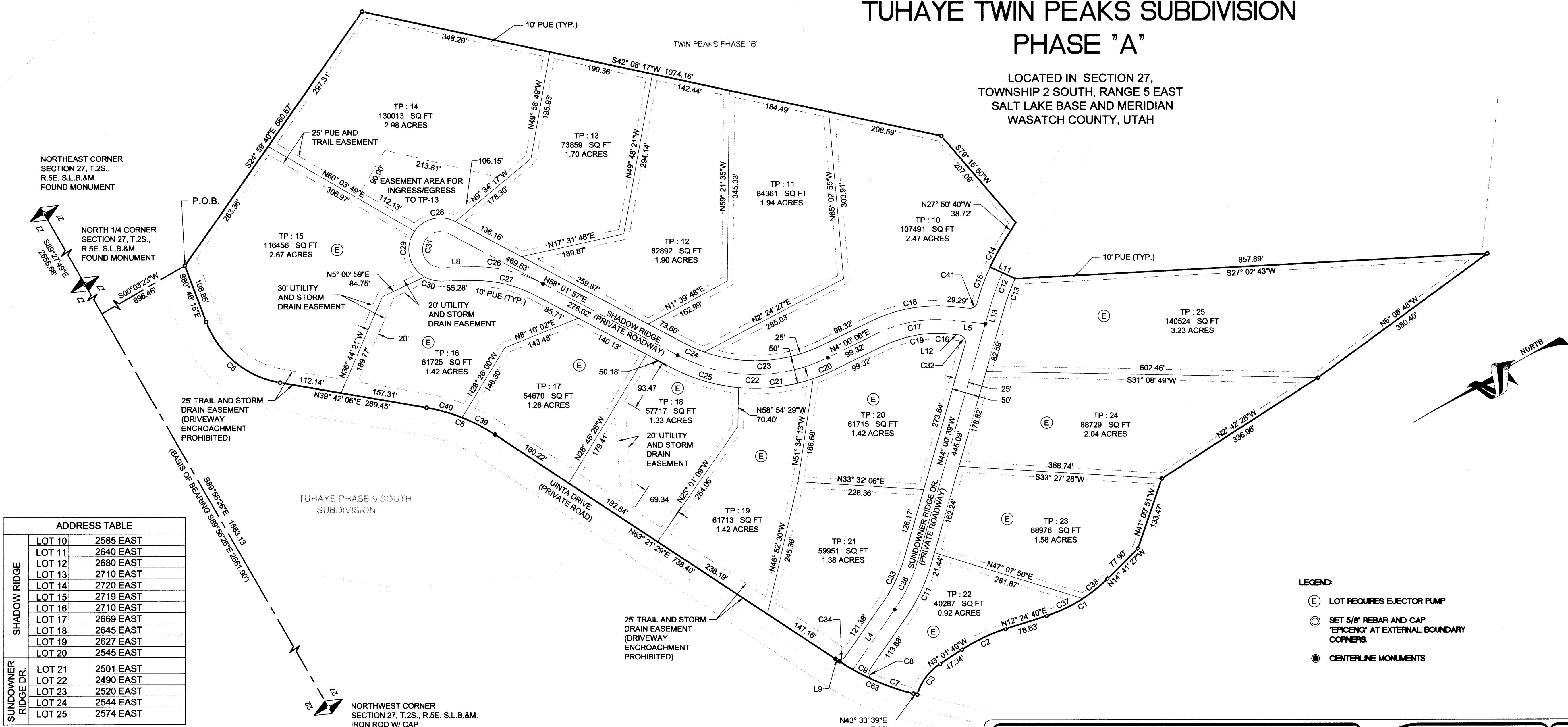
SHEET TITLE:

COVER

1 OF 2

TUHAYE TWIN PEAKS SUBDIVISION PHASE "A"

LOCATED IN SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	130.08	275.00	27°06'06"	N1° 08' 24"W
C2	87.58	324.98	15°26'30"	N4° 41' 25"E
C3	70.63	100.00	40°27'57"	N23° 15' 48"W
C4	146.84	424.88	19°48'08"	N53° 27' 34"E
C5	134.19	325.00	23°39'25"	N51° 31' 46"E
C6	181.82	175.00	59°31'39"	N69° 27' 56"E
C7	77.45	424.79	10°26'45"	N48° 46' 53"E
C8	22.89	13.00	100°52'17"	S75° 33' 36"E
C9	69.29	424.15	9°21'37"	N58° 41' 19"E
C11	107.14	325.00	18°53'20"	S34° 33' 59"E
C12	61.49	400.00	8°48'26"	N39° 36' 26"W
C13	57.64	375.00	8°48'26"	N39° 36' 26"W
C14	54.59	425.00	7°21'33"	N31° 31' 26"W
C15	69.44	425.00	9°21'40"	N39° 53' 03"W
C16	125.62	225.00	31°59'15"	N19° 59' 43"E
C17	139.57	250.00	31°59'15"	N19° 59' 43"E
C18	153.53	275.00	31°59'15"	N19° 59' 43"E
C19	125.62	225.00	31°59'15"	N19° 59' 43"E
C20	40.43	325.00	7°07'42"	N7° 33' 57"E
C21	137.29	325.00	24°12'15"	N23° 13' 55"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C22	282.91	300.00	54°01'52"	N31° 01' 01"E
C23	219.01	275.00	45°37'51"	N26° 49' 01"E
C24	40.32	275.00	8°24'01"	N53° 49' 57"E
C25	128.75	325.00	22°41'54"	N46° 41' 00"E
C26	134.62	265.04	29°06'05"	N43° 28' 55"E
C27	121.92	240.04	29°06'05"	N43° 28' 55"E
C28	82.94	57.40	82°47'03"	N16° 38' 26"E
C29	95.55	57.40	95°22'34"	N72° 26' 23"W
C30	31.75	57.40	31°41'24"	S44° 01' 38"W
C31	118.81	32.40	210°05'54"	N47° 01' 00"W
C32	22.69	13.00	100°00'00"	N85° 59' 21"E
C33	90.66	275.00	18°53'20"	N34° 33' 59"W
C34	20.13	12.86	89°39'48"	N19° 07' 13"E
C36	98.90	300.00	18°53'20"	N34° 33' 59"W
C37	72.82	275.00	15°10'16"	N4° 49' 31"E
C38	57.26	275.00	11°55'50"	N8° 43' 32"W
C39	67.10	325.00	11°49'43"	N57° 26' 37"E
C40	67.09	325.00	11°49'42"	N45° 36' 55"E
C41	18.28	13.00	80°33'13"	N4° 17' 16"W

Parcel Line Table		
Line #	Length	Direction
L4	132.42	N25° 07' 19"W
L5	61.16	N35° 59' 21"E
L8	55.46	N28° 55' 52"E
L9	9.20	N63° 21' 29"E
L11	50.00	S54° 47' 47"W
L12	15.87	S35° 59' 21"W
L13	36.12	N44° 00' 35"W

NOTE:
NATURAL SLOPES OVER THIRTY PERCENT (30%) ARE NOT CONSIDERED BUILDABLE. ANY STRUCTURE BEING PROPOSED TO BE BUILT IN AREAS HAVING NATURAL GRADES OF 25% TO 30% NEED A CERTIFIED TOPOGRAPHIC SURVEY COMPLETED ALONG WITH A SPECIAL STUDY FOR STABILITY AS PART OF THE BUILDING PERMIT PROCESS.

LANDUSE SUMMARY		
LANDUSE TYPE:	SIZE(A.C.)	% OF SITE
OPENSPACE	0	0
RESIDENTIAL LOTS	34.70	93.5
ROADWAY	2.41	6.5
TOTAL SITE	37.11	100.0

LEGAL DESCRIPTION

TWIN PEAKS PHASE A BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°56'26" EAST 1563.13 FEET AND SOUTH 00°03'23" WEST 896.46 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN SAID POINT ALSO BEING ON THE SOUTH LINE OF UNTIA DRIVE PLATED ON THE TUHAYE 9TH SOUTH SUBDIVISION RECORDED AS ENTRY NUMBER 303815 IN THE OFFICE OF THE WASATCH COUNTY RECORDER, THENCE SOUTH 24°59'40" EAST 560.67 FEET; THENCE SOUTH 42°08'17" WEST 1074.16 FEET; THENCE SOUTH 79°15'50" WEST 207.09 FEET; THENCE NORTH 27°50'40" WEST 38.72 FEET TO A POINT ON A 425.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 54.59 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 07°21'33" (CHORD BEARS NORTH 31°31'26" WEST 54.59 FEET); THENCE SOUTH 54°44'09" WEST 380.40 FEET; THENCE SOUTH 27°02'43" WEST 336.96 FEET; THENCE NORTH 41°00'51" WEST 133.80 FEET; THENCE NORTH 14°41'27" WEST 39.00 FEET TO A POINT ON A 275.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 03°39'48" FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 12°24'40" (CHORD BEARS NORTH 23°15'48" WEST 68.17 FEET) TO A POINT ON THE SOUTH LINE OF TUHAYE PHASE NINE SOUTH; THENCE ALONG 12°24'40" EAST 78.43 FEET TO A POINT ON A 325.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 87.86 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 15°26'33" (CHORD BEARS NORTH 04°41'28" EAST 87.33 FEET); THENCE NORTH 03°01'49" WEST 47.94 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 70.63 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°27'57" (CHORD BEARS NORTH 23°15'48" WEST 68.17 FEET) TO A POINT ON THE SOUTH LINE OF TUHAYE PHASE NINE SOUTH; THENCE ALONG 12°24'40" EAST 78.43 FEET TO A POINT ON A 325.00 FOOT RADIUS CURVE TO THE RIGHT; (6) THENCE NORTHEASTERLY 181.82 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 59°31'39" (CHORD BEARS NORTH 69°27'58" EAST 173.73 FEET); (7) THENCE SOUTH 80°46'15" EAST 108.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.09 ACRES MORE OR LESS

DRAWN: JJD		PROJECT #
DESIGNER: AP		11TU
REVIEWED: TJ		DATE: 09-19-12
SCALES		
HORIZ: 1"=100'		BAR SCALE MEASURES 1" ON A FULL SIZE SHEET ADJUST FOR A HALF SIZE SHEET.
WASATCH COUNTY RECORDER		
ENTRY # 385894 DATE 11-14-13 TIME 12:00 PM. FEE 76.00 BK 1072 PG 354-373 FOR TUHAYE BY JP WASATCH COUNTY RECORDER ELIZABETH M PALMIER		
PROJECT NAME: TUHAYE TWIN PEAKS SUBDIVISION PHASE "A"		
PROJECT LOCATION: WASATCH COUNTY UTAH		
SHEET TITLE: PRELIMINARY PLAT		
SHEET 2 OF 2		