

### 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: [Signature]

### ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES SS.

On 9/24 2012, before me, Susan Milano

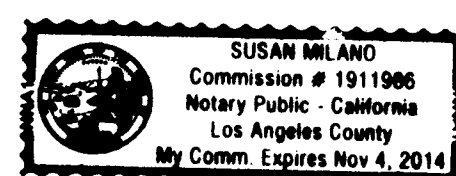
personally appeared James J. Fallis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

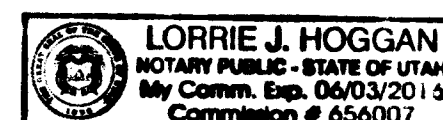
Executed this 4 day of October, 2012.

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

By: [Signature]  
David J. Smith, Authorized Signing Officer

### ACKNOWLEDGMENT

State of Utah  
County of Utah



On the 4 day of October, 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.

[Signature]  
NOTARY PUBLIC in and for the State of Utah

Residing in skay, Utah

My Commission expires: 6-3-16

### OWNER'S DEDICATION AND CONSENT TO RECORD

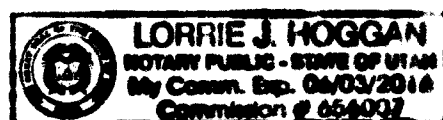
Known all men by these presents: that, TUHAYE LLC, the undersigned, is the owner of hereon described tracts of land and has obtained the consent of all other parties who own hereon described tracts of land, and hereby causes the same to be divided into lots and streets, together with easements as set 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 hereon 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 October, 2012

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

By: [Signature]  
David J. Smith, Authorized Signing Officer



### ACKNOWLEDGMENT

State of Utah  
County of Utah

On the 4 day of October, 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 skay, Utah

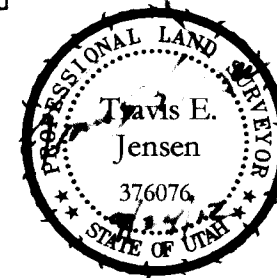
My Commission expires: 6-3-16

### SURVEYOR'S CERTIFICATE:

I, Travis E. Jensen, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 376076 as prescribed under the laws of the State of Utah. I further certify, on behalf of Epic Engineering PC, that a survey has been made of the land shown on this plat and described hereon, and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

[Signature]  
Travis E. Jensen

Date



## TUHAYE TWIN PEAKS SUBDIVISION PHASE "A"

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

	DRAWN: _____	PROJECT # _____
	DESIGNER: _____	DATE: _____
	REVIEWED: _____	09-24-12
SALT LAKE CITY - (801)955-5605 HEBER CITY - (435)654-6600 VERNAL - (435)781-2113 web - www.epicengineeringpc.com		SCALES 0 1" = 100' BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

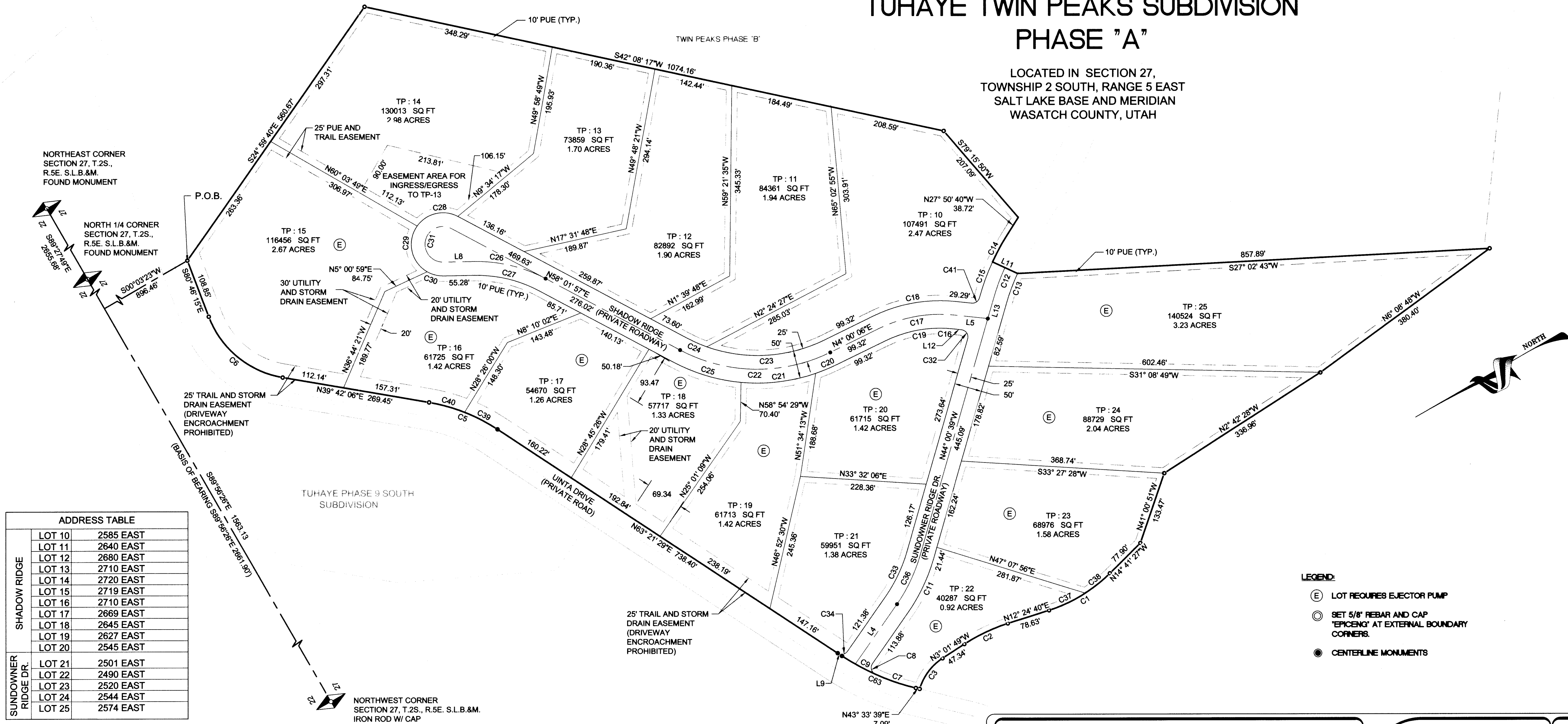
WASATCH COUNTY RECORDER	
585894	DATE 11-14-13 TIME 2:00 P.M.
76.00	BY 1072 PL 359-373 TUP TUHAYE
JP	

<b>WASATCH COUNTY HEALTH DEPARTMENT:</b> APPROVED THIS <u>1<sup>st</sup></u> DAY OF <u>December</u> , 2012. BY THE WASATCH COUNTY HEALTH DEPARTMENT. <u>[Signature]</u> DIRECTOR, HEALTH DEPARTMENT	<b>WASATCH COUNTY FIRE CHIEF:</b> APPROVED THIS <u>3</u> DAY OF <u>Dec</u> , 2012. BY THE WASATCH COUNTY FIRE CHIEF. <u>[Signature]</u> FIRE CHIEF	<b>WASATCH COUNTY WEED BOARD:</b> APPROVED THIS <u>4</u> DAY OF <u>Dec</u> , 2012. BY THE WASATCH COUNTY WEED BOARD. <u>[Signature]</u> DIRECTOR, WEED BOARD	<b>WASATCH COUNTY PUBLIC WORKS:</b> APPROVED THIS <u>4</u> DAY OF <u>Dec</u> , 2012. BY THE WASATCH COUNTY PUBLIC WORKS DIRECTOR. <u>[Signature]</u> DIRECTOR, PUBLIC WORKS	<b>WASATCH COUNTY SHERIFFS OFFICE:</b> APPROVED THIS <u>4</u> DAY OF <u>Dec</u> , 2012. BY THE WASATCH COUNTY SHERIFFS OFFICE. <u>[Signature]</u> WASATCH COUNTY SHERIFF	<b>JORDANELLE SPECIAL IMPROVEMENT AND SERVICE DISTRICT:</b> APPROVED THIS <u>30</u> DAY OF <u>November</u> , 2012. BY <u>[Signature]</u> SPECIAL SERVICE DISTRICT. <u>[Signature]</u> DIRECTOR, SPECIAL SERVICE DISTRICT
<b>WASATCH COUNTY PLANNING OFFICE:</b> APPROVED THIS <u>14<sup>th</sup></u> DAY OF <u>Dec</u> , 2012. BY THE WASATCH COUNTY PLANNING DIRECTOR. <u>[Signature]</u> PLANNING DIRECTOR	<b>WASATCH COUNTY ENGINEERING DEPARTMENT:</b> APPROVED THIS <u>20</u> DAY OF <u>DEC</u> , 2012. SUBJECT TO THE FOLLOWING CONDITIONS: <u>[Signature]</u> DIRECTOR, ENGINEERING DEPARTMENT	<b>ADMINISTRATIVE BODY:</b> 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 <u>20</u> DAY OF <u>DEC</u> , 2012. ATTEST: <u>[Signature]</u> COUNTY CLERK	<b>APPROVAL AS TO FORM:</b> APPROVED AS TO FORM THIS <u>16<sup>th</sup></u> DAY OF <u>November</u> , AD. 2012. <u>[Signature]</u> WASATCH COUNTY ATTORNEY	<b>WASATCH COUNTY SURVEYOR:</b> APPROVED THIS <u>21<sup>st</sup></u> DAY OF <u>Nov</u> , 2012. BY THE WASATCH COUNTY SURVEYORS OFFICE. <u>ROS 12560</u> <u>[Signature]</u> WASATCH COUNTY SURVEYOR	<b>WASATCH COUNTY PLANNING COMMISSION:</b> APPROVED THIS <u>3</u> DAY OF <u>DEC</u> , 2012. <u>[Signature]</u> PLANNING COMMISSION CHAIR

PROJECT NAME: <b>TUHAYE TWIN PEAKS SUBDIVISION PHASE "A"</b>	
PROJECT LOCATION: <b>WASATCH COUNTY</b>	
SHEET TITLE: <b>COVER</b>	SHEET: <b>1 OF 2</b>

# TUHAYE TWIN PEAKS SUBDIVISION PHASE "A"

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



ADDRESS TABLE		
SHADOW RIDGE	LOT 10	2585 EAST
	LOT 11	2640 EAST
	LOT 12	2680 EAST
	LOT 13	2710 EAST
	LOT 14	2720 EAST
	LOT 15	2719 EAST
	LOT 16	2710 EAST
	LOT 17	2669 EAST
	LOT 18	2645 EAST
	LOT 19	2627 EAST
SUNDOWNER RIDGE DR.	LOT 20	2545 EAST
	LOT 21	2501 EAST
	LOT 22	2490 EAST
	LOT 23	2520 EAST
	LOT 24	2544 EAST
	LOT 25	2574 EAST

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"	N61° 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' 39"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
OPENSACE	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 UTAH 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°31'28" WEST 54.55 FEET); THENCE SOUTH 54°47'47" WEST 50.00 FEET; THENCE SOUTH 27°02'43" WEST 857.89 FEET; THENCE NORTH 06°08'48" WEST 380.40 FEET; THENCE NORTH 02°42'28" WEST 336.96 FEET; THENCE NORTH 41°00'51" WEST 133.47 FEET; THENCE NORTH 14°41'27" WEST 77.90 FEET TO A POINT ON A 275.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 130.08 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 27°06'06" (CHORD BEARS NORTH 01°08'24" WEST 128.87 FEET); THENCE NORTH 12°24'40" EAST 78.63 FEET TO A POINT ON A 325.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 87.58 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°27'57" (CHORD BEARS NORTH 23°15'48" WEST 89.17 FEET) TO A POINT ON THE SOUTH LINE OF TUHAYE PHASE NINE SOUTH SUBDIVISION FILED IN THE WASATCH COUNTY RECORDERS OFFICE AS ENTRY NUMBER 303815; THENCE NORTHEASTERLY 181.82 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 59°31'39" (CHORD BEARS NORTH 43°33'39" EAST 7.09 FEET) TO A POINT ON A 425.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE NORTHEASTERLY 146.85 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 19°48'08" (CHORD BEARS NORTH 53°27'34" EAST 146.12 FEET); (3) THENCE NORTH 63°21'29" EAST 747.60 FEET TO A POINT ON A 325.00 FOOT RADIUS CURVE TO THE LEFT; (4) THENCE NORTHEASTERLY 134.19 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°39'25" (CHORD BEARS NORTH 51°31'48" EAST 133.24 FEET); (5) THENCE NORTH 39°42'08" EAST 289.45 FEET TO A POINT ON A 175.00 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 173.75 FEET); (7) THENCE SOUTH 80°46'15" EAST 108.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.09 ACRES MORE OR LESS

Salt Lake City - (801)955-5605  
Heber City - (435)654-6600  
Vernal - (435)781-2113  
web - www.epicengineeringpc.com

DRAWN: JJD PROJECT #  
DESIGNER: AP 111TU  
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:**

CURT # 395894 DATE 1.14.13 TIME 1:00 PM.  
FILE 76.00 BK 1072 PG 354-373 FOR TUHAYE  
BY JP WASATCH COUNTY RECORDER ELIZABETH M. PALMER

**PROJECT NAME:**

TUHAYE TWIN PEAKS SUBDIVISION  
PHASE "A"

**PROJECT LOCATION:**

WASATCH COUNTY UTAH

**SHEET TITLE:**

PRELIMINARY PLAT

**SHEET**

2 OF 2