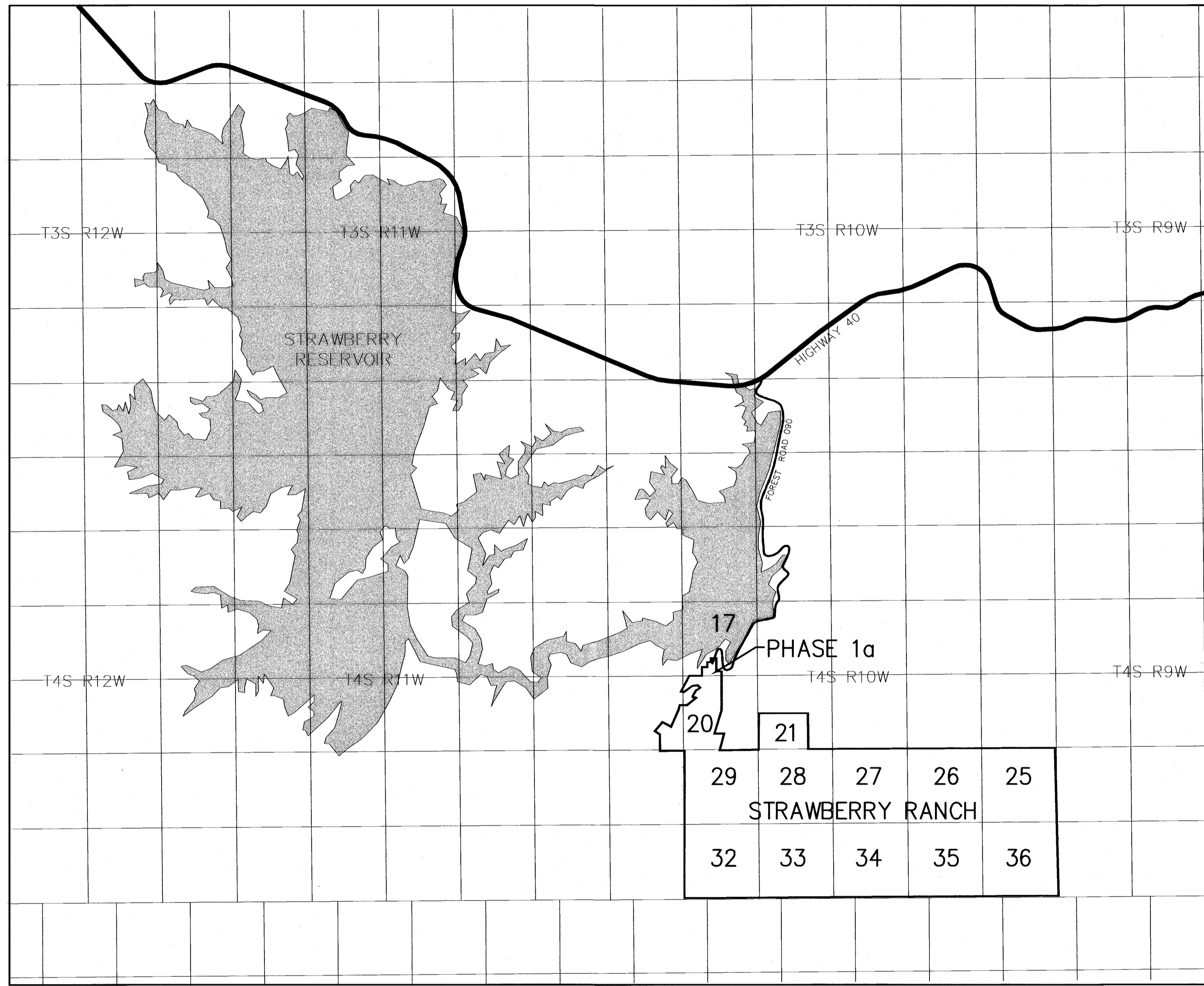


STRAWBERRY RANCH - PHASE 1A
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH BASE AND MERIDIAN



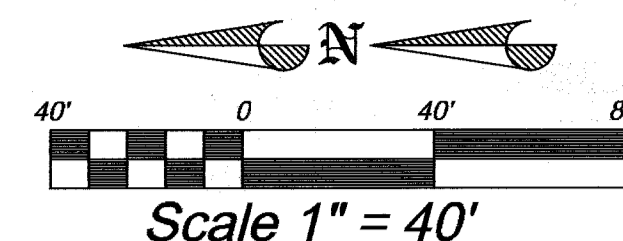
VICINITY MAP

SHEET 1 OF 2

<p>OWNER'S DEDICATION</p> <p>KNOW ALL ME BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, UNITS, COMMON AREA, EASEMENTS, AND STREET RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS THE STRAWBERRY RANCH PHASE 1A, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, TRAILS AND STREET RIGHTS OF WAY SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND EASEMENTS FOR THE PERPETUAL USE OF THE BENEFICIARIES OF THE EASEMENT AS SHOWN ON THIS PLAT.</p> <p>IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS <u>3</u> DAY OF <u>August</u>, 20<u>18</u>.</p> <p><i>[Signature]</i> FRAGOLA ENTERPRISES LLC BY: BURKE L. RONEY ITS: MANAGER</p>	<p>BOUNDARY DESCRIPTION</p> <p>BEGINNING AT A POINT ON THE UINTA NATIONAL FOREST BOUNDARY WHICH IS WEST 332.59 FEET AND NORTH 406.20 FEET FROM THE BUREAU OF RECLAMATION MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH BASE AND MERIDIAN,</p> <p>THENCE NORTH 89°47'35" WEST 132.59 FEET; THENCE SOUTH 24°45'05" WEST 60.00 FEET; THENCE SOUTH 60°54'33" WEST 15.36 FEET; THENCE NORTH 70°32'45" WEST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 530.00 FEET AND RADIAL LINE OF SOUTH 70°26'18" EAST; THENCE ALONG THE ARC OF SAID CURVE 17.99 FEET THROUGH A CENTRAL ANGLE OF 01°56'42" (CHORD BEARING IS NORTH 20°32'03" EAST 17.99 FEET); THENCE NORTH 65°14'55" WEST 31.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 230.00 FEET; THENCE ALONG SAID CURVE 73.97 FEET THROUGH A CENTRAL ANGLE OF 18°25'39" (CHORD BEARING IS NORTH 56°02'05" WEST 73.65 FEET); THENCE NORTH 46°49'16" WEST 32.55 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 220.00 FEET; THENCE ALONG SAID CURVE 218.28 FEET THROUGH A CENTRAL ANGLE OF 56°50'54" (CHORD BEARING IS NORTH 75°14'43" WEST 209.44 FEET); THENCE SOUTH 76°19'50" WEST 24.76 FEET; THENCE NORTH 12°18'10" WEST 99.39 FEET; THENCE NORTH 70°52'30" WEST 82.61 FEET TO THE FOREST BOUNDARY; THENCE ALONG THE FOREST BOUNDARY THE FOLLOWING FIVE COURSES: 1) NORTH 00°13'38" WEST 324.03 FEET, 2) NORTH 89°07'01" EAST 329.65 FEET, 3) NORTH 00°16'20" WEST 323.71 FEET, 4) NORTH 89°10'24" EAST 329.58 FEET, 5) SOUTH 00°17'24" EAST 881.28 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING: 9.94 ACRES</p>			
<p>ACKNOWLEDGMENT</p> <p>STATE OF UTAH)) S.S. COUNTY OF WASATCH)</p> <p>ON THE <u>3</u> DAY OF <u>Aug</u>, 20<u>18</u>, PERSONALLY APPEARED BEFORE ME <u>BURKE L. RONEY</u> SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY, AND FOR THE USES AND PURPOSES THEREIN MENTIONED.</p> <p><i>[Signature]</i> NOTARY PUBLIC RESIDING IN <u>WASATCH</u> COUNTY, MY COMMISSION EXPIRES: <u>11/2/2019</u></p> <p><i>[Notary Seal]</i></p>	<p>BASIS OF BEARINGS</p> <p>BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 01°19'00" EAST 8150.30 FEET BETWEEN FOUND NGS TRIANGULATION STATION "SPRING", AND THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH SPECIAL BASE AND MERIDIAN; IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.</p>			
<p>WASATCH COUNTY SOLID WASTE</p> <p>APPROVED THIS <u>7</u> DAY OF <u>November</u>, 20<u>18</u>.</p> <p><i>[Signature]</i> DIRECTOR</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.</p> <p>I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.</p> <p><i>[Signature]</i> BING CHRISTENSEN No. 145796 State of Utah 2-12-18 PROFESSIONAL LAND SURVEYOR</p>			
<p>WASATCH COUNTY WEED BOARD</p> <p>APPROVED THIS <u>8</u> DAY OF <u>Feb</u>, 20<u>19</u>.</p> <p><i>[Signature]</i> DIRECTOR</p>	<p>COUNTY SURVEYOR</p> <p>APPROVED AS TO FORM ON THIS <u>7th</u> DAY OF <u>August</u>, 20<u>18</u>.</p> <p>ROS # <u>2357</u></p> <p><i>[Signature]</i> JAMES C. HARRIS COUNTY SURVEYOR</p>			
<p>COUNTY ENGINEER DEPARTMENT</p> <p>APPROVED THIS <u>23rd</u> DAY OF <u>MAY</u>, 20<u>19</u>, SUBJECT TO THE FOLLOWING CONDITIONS: _____</p> <p><i>[Signature]</i> DIRECTOR, ENGINEERING DEPARTMENT</p>	<p>COUNTY EXECUTIVE</p> <p>THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS <u>23rd</u> DAY OF <u>MAY</u> 20<u>19</u>, SUBJECT TO THE FOLLOWING CONDITIONS: _____</p> <p><i>[Signature]</i> COUNTY EXECUTIVE</p> <p>ATTEST: <i>[Signature]</i> COUNTY CLERK</p> <p><i>[Seal]</i> STATE OF UTAH COUNTY CLERK WASATCH COUNTY</p>			
<p>WASATCH COUNTY FIRE CHIEF</p> <p>APPROVED THIS <u>9</u> DAY OF <u>AUG</u>, 20<u>18</u>, WITH THE FOLLOWING CONDITIONS: _____</p> <p><i>[Signature]</i> FIRE CHIEF</p>	<p>WASATCH COUNTY WATER RESOURCES</p> <p>APPROVED THIS <u>7</u> DAY OF <u>Nov</u>, 20<u>18</u>.</p> <p><i>[Signature]</i> DIRECTOR</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>8th</u> DAY OF <u>August</u>, 20<u>18</u>.</p> <p><i>[Signature]</i> COUNTY ATTORNEY</p>	<p>PUBLIC WORKS DEPARTMENT</p> <p>APPROVED THIS <u>2nd</u> DAY OF <u>Aug</u>, 20<u>18</u>, SUBJECT TO THE FOLLOWING CONDITIONS: _____</p> <p><i>[Signature]</i> DIRECTOR, PUBLIC WORKS</p>	<p>COUNTY PLANNING OFFICE</p> <p>APPROVED THIS <u>23rd</u> DAY OF <u>MAY</u>, 20<u>19</u> BY THE WASATCH COUNTY PLANNING DIRECTOR.</p> <p><i>[Signature]</i> PLANNING DIRECTOR</p>
<p>STRAWBERRY RANCH SPECIAL SERVICE DISTRICT</p> <p>APPROVED THIS <u>5th</u> DAY OF <u>February</u>, 20<u>19</u>.</p> <p><i>[Signature]</i> DIRECTOR</p>	<p>WASATCH COUNTY PLANNING COMMISSION</p> <p>APPROVED THIS <u>21st</u> DAY OF <u>November</u>, 20<u>18</u>.</p> <p><i>[Signature]</i> CHAIRMAN, WASATCH COUNTY PLANNING COMMISSION</p>	<p>WASATCH COUNTY SHERIFF'S OFFICE</p> <p>APPROVED THIS <u>2nd</u> DAY OF <u>Nov</u>, 20<u>18</u>, SUBJECT TO THE FOLLOWING CONDITIONS: _____</p> <p><i>[Signature]</i> WASATCH COUNTY SHERIFF</p>	<p>HEALTH DEPARTMENT</p> <p>APPROVED THIS <u>5th</u> DAY OF <u>Feb</u>, 20<u>19</u>, SUBJECT TO THE FOLLOWING CONDITIONS: _____</p> <p><i>[Signature]</i> DIRECTOR, COUNTY HEALTH DEPARTMENT</p>	<p>WASATCH COUNTY RECORDER FEE: \$114</p> <p>ENTRY NO. <u>46400</u> BOOK <u>1253</u> PAGE <u>558-577</u></p> <p>STATE OF UTAH, COUNTY OF WASATCH DATE <u>05-29-19</u> TIME <u>10:11AM</u></p> <p>RECORDED AND FILED AT THE REQUEST OF: FRAGOLA ENTERPRISES LLC</p>

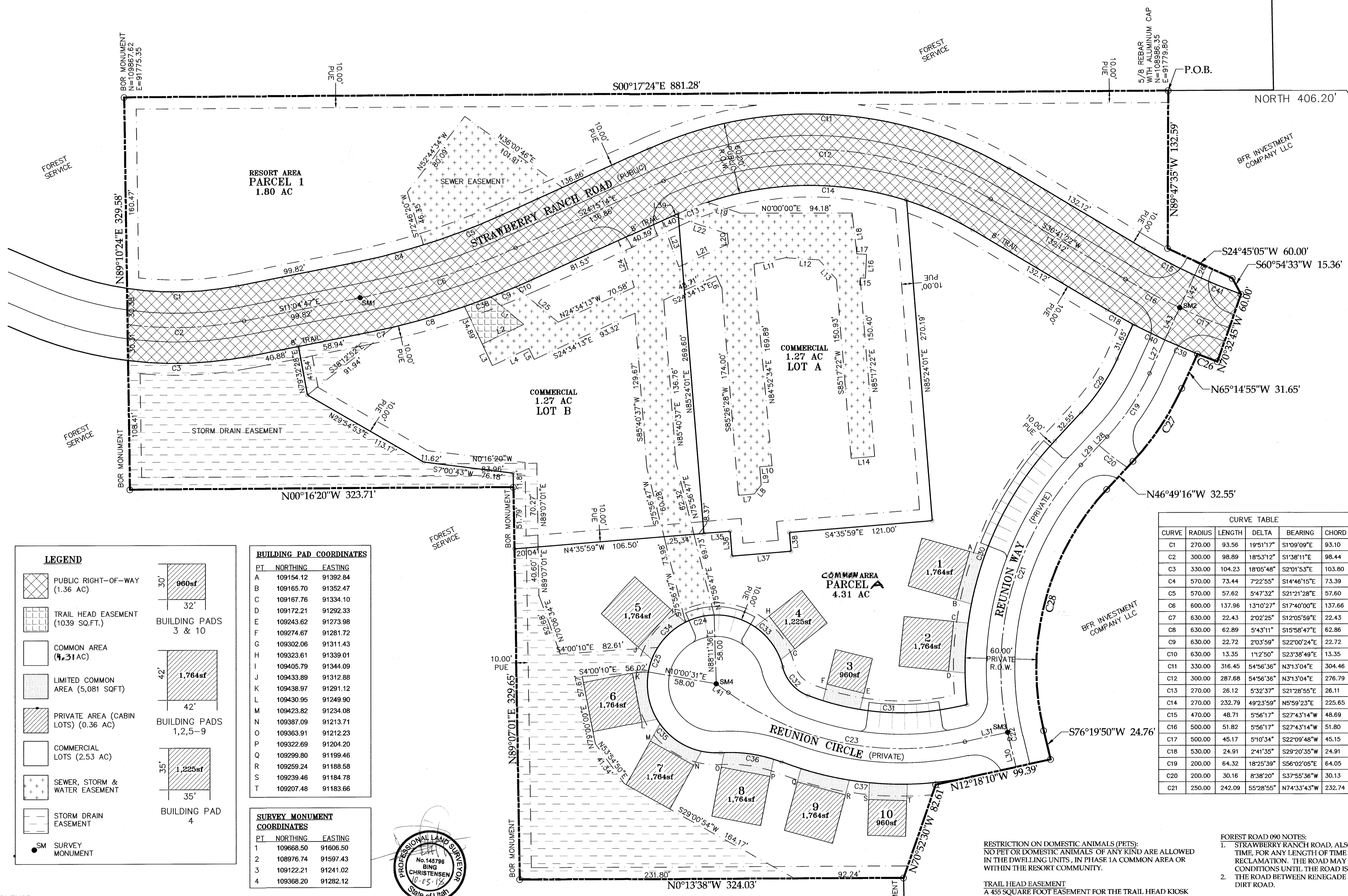
STRAWBERRY RANCH - PHASE 1A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 10 WEST, UTAH BASE AND MERIDIAN



FOUND BUREAU OF RECLAMATION
MONUMENT AT THE SOUTH 1/4 CORNER
SECTION 17, TOWNSHIP 4 SOUTH RANGE
10 WEST, UTAH BASE AND MERIDIAN.
N=1408580.15
E=92112.40

UNIT / LOT	ADDRESS
1	8825 EAST REUNION WAY
2	8815 EAST REUNION WAY
3	9421 SOUTH REUNION CIRCLE
4	9411 SOUTH REUNION CIRCLE
5	9403 SOUTH REUNION CIRCLE
6	9402 SOUTH REUNION CIRCLE
7	9406 SOUTH REUNION CIRCLE
8	9412 SOUTH REUNION CIRCLE
9	9422 SOUTH REUNION CIRCLE
10	9432 SOUTH REUNION CIRCLE
A	9412 S. STRAWBERRY RANCH ROAD
B	9514 S. STRAWBERRY RANCH ROAD



LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	36.13'	S39°40'13"W	L21	45.87'	N24°34'13"W
L2	38.70'	N25°13'07"W	L22	48.53'	S18°17'18"W
L3	20.00'	S64°46'53"W	L23	41.14'	N69°40'08"E
L4	34.08'	S25°13'07"E	L24	41.46'	S7°10'53"W
L5	10.35'	S63°20'46"W	L25	46.55'	N39°40'13"E
L6	12.03'	S66°15'37"W	L26	10.98'	N65°14'55"W
L7	13.52'	S4°35'59"E	L27	30.80'	S65°14'55"E
L8	9.51'	S51°40'32"E	L28	9.98'	S46°49'16"E
L9	15.53'	N85°26'43"E	L29	22.57'	S46°49'16"E
L10	10.27'	S4°33'17"E	L30	24.04'	N78°19'50"E
L11	27.14'	S11°35'40"E	L31	36.97'	N12°18'10"W
L12	28.26'	S3°39'38"W	L35	22.15'	S4°35'59"E
L13	22.04'	S47°40'14"W	L36	21.00'	S47°40'14"W
L14	20.00'	S44°38'38"E	L37	50.00'	S4°35'59"E
L15	4.53'	S2°40'14"W	L38	16.00'	N85°24'01"E
L16	20.00'	S87°19'46"E	L39	4.87'	S24°15'14"E
L17	8.14'	N2°40'14"E	L40	10.07'	S24°15'14"E
L18	34.57'	N83°07'43"E	L41	12.66'	N35°49'41"E
L19	29.83'	N18°17'18"E	L42	30.00'	N65°14'55"W
L20	8.45'	S84°52'34"W	L43	30.00'	S65°14'55"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	270.00	93.56	19°51'17"	S1°09'09"E	93.10
C2	300.00	98.89	18°53'12"	S1°38'11"E	98.44
C3	330.00	104.23	18°05'48"	S2°01'53"E	103.80
C4	570.00	73.44	7°22'55"	S14°46'15"E	73.39
C5	570.00	57.62	5°47'32"	S21°21'28"E	57.60
C6	600.00	137.96	13°10'27"	S17°40'00"E	137.66
C7	630.00	22.43	2°02'25"	S12°05'59"E	22.43
C8	630.00	62.89	5°43'11"	S15°58'47"E	62.86
C9	630.00	22.72	2°03'59"	S22°00'24"E	22.72
C10	630.00	13.35	1°12'50"	S23°38'49"E	13.35
C11	330.00	316.45	54°56'36"	N3°13'04"E	304.46
C12	300.00	287.68	54°56'36"	N3°13'04"E	278.79
C13	270.00	26.12	5°32'37"	S21°28'55"E	26.11
C14	270.00	232.79	49°23'59"	N5°59'23"E	225.65
C15	470.00	48.71	5°56'17"	S27°43'14"W	48.69
C16	500.00	51.82	5°56'17"	S27°43'14"W	51.80
C17	500.00	45.17	5°10'34"	S22°09'48"W	45.15
C18	530.00	24.91	2°41'35"	S29°20'35"W	24.91
C19	200.00	64.32	18°25'39"	S56°02'05"E	64.05
C20	200.00	30.16	8°38'20"	S37°55'36"W	30.13
C21	250.00	242.09	55°28'55"	N74°33'43"W	232.74

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	250.00	5.96	1°22'00"	S77°00'50"W	5.96
C23	250.00	210.01	48°07'51"	S11°45'45"W	203.89
C24	58.00	25.20	24°53'31"	S14°15'09"E	25.00
C25	58.00	22.20	21°55'44"	S89°01'37"E	22.06
C26	530.00	17.99	1°56'42"	N20°32'03"E	17.99
C27	230.00	73.97	18°25'39"	N56°02'05"W	73.65
C28	220.00	218.28	56°50'54"	N75°14'43"W	209.44
C29	170.00	54.68	18°25'39"	S56°02'05"E	54.44
C30	280.00	241.08	49°19'52"	N71°29'12"W	233.70
C31	220.00	128.00	33°20'06"	S4°21'53"W	126.20
C32	35.00	33.54	54°53'57"	S48°28'54"W	32.27
C33	58.00	78.69	77°44'17"	N37°03'45"E	72.79
C34	58.00	31.75	31°21'51"	N42°22'50"W	31.35
C35	58.00	105.10	103°49'29"	S48°05'46"W	91.30
C36	120.00	52.43	25°01'58"	N84°20'1"E	52.01
C37	280.00	163.81	33°31'11"	S4°27'25"W	161.48
C38	630.00	23.47	2°08'03"	S19°54'24"E	23.46
C39	530.00	30.02	3°14'42"	S23°07'44"W	30.01
C40	530.00	30.02	3°14'42"	S26°22'26"W	30.01
C41	470.00	42.46	5°10'34"	S22°09'48"W	42.45

LEGEND

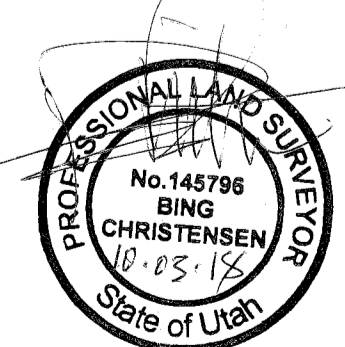
- PUBLIC RIGHT-OF-WAY (1.36 AC)
- TRAIL HEAD EASEMENT (1039 SQ.FT.)
- COMMON AREA (4.31 AC)
- LIMITED COMMON AREA (5,081 SQFT)
- PRIVATE AREA (CABIN LOTS) (0.36 AC)
- COMMERCIAL LOTS (2.53 AC)
- SEWER, STORM & WATER EASEMENT
- STORM DRAIN EASEMENT
- SM SURVEY MONUMENT

BUILDING PAD COORDINATES

PT	NORTHING	EASTING
A	109154.12	91392.84
B	109165.70	91352.47
C	109167.76	91334.10
D	109172.21	91292.33
E	109243.62	91273.98
F	109274.67	91281.72
G	109302.06	91311.43
H	109323.61	91339.01
I	109405.79	91344.09
J	109433.89	91312.88
K	109438.97	91291.12
L	109430.95	91249.90
M	109423.82	91234.08
N	109387.09	91213.71
O	109363.91	91212.23
P	109322.69	91204.20
Q	109299.80	91199.46
R	109259.24	91188.58
S	109239.46	91184.78
T	109207.48	91183.66

SURVEY MONUMENT COORDINATES

PT	NORTHING	EASTING
1	109668.50	91606.50
2	108976.74	91597.43
3	109122.21	91241.02
4	109368.20	91282.12



SURVEYOR
SUMMIT ENGINEERING GRP., INC.
BING CHRISTENSEN, P.L.S.
P.O. BOX 176
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229

RESTRICTION ON DOMESTIC ANIMALS (PETS):
NO PET OR DOMESTIC ANIMALS OF ANY KIND ARE ALLOWED IN THE DWELLING UNITS, IN PHASE 1A COMMON AREA OR WITHIN THE RESORT COMMUNITY.

TRAIL HEAD EASEMENT
A 455 SQUARE FOOT EASEMENT FOR THE TRAIL HEAD KIOSK WILL BE PLACED IN PARCEL B.

CC&R NOTES:
1. COMMON AREA IS SUBJECT TO THE CC&RS OF THE RESORT ASSOCIATION.
2. PRIVATE STREETS ARE COMMON AREA.

FOREST ROAD 090 NOTES:
1. STRAWBERRY RANCH ROAD, ALSO KNOWN AS FOREST ROAD 090, MAY BE CLOSED AT ANY TIME, FOR ANY LENGTH OF TIME ACROSS THE SOLDIER CREEK DAM BY THE BUREAU OF RECLAMATION. THE ROAD MAY ALSO BE CLOSED BY WASATCH COUNTY FOR WINTER CONDITIONS UNTIL THE ROAD IS SAFE.
2. THE ROAD BETWEEN RENEGADE CAMPGROUND AND STRAWBERRY RANCH IS A SEASONAL DIRT ROAD.

PUBLIC UTILITY NOTES:
1. ALL PRIVATE STREETS ARE A PUBLIC UTILITY EASEMENT.
2. ALL COMMON AREA IS A PUBLIC UTILITY EASEMENT.
3. ALL PRIVATE STREETS CONTAIN AN ACCESS EASEMENT FOR THE USE OF EMERGENCY SERVICES AND MAINTENANCE OF PUBLIC UTILITIES.

ENTRY # 464010 BOOK 1253 PAGE 558-577
DATE 05-29-19 TIME 10:11AM FEE \$ 114
FOR FRAGOLA ENTERPRISES LLC
BY TC WASATCH COUNTY RECORDER PEGGY FOY SULTSER