

VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- APPROXIMATE LIMITS OF SNOW STORAGE EASEMENTS

- ### NOTES
- #5 X 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF THE CROSSINGS, DESIGN GUIDELINES, AND THE ARCHITECTURAL CONTROL COMMITTEE
 - PARCEL P IS A PUBLIC EASEMENT AND IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION AS PRIVATE OPEN SPACE WITH AN OPEN SPACE PRESERVATION EASEMENT GRANTED TO WASATCH COUNTY PER THE DEVELOPMENT AGREEMENT
 - BUILDING SETBACKS - ALL HOMES BUILT ON LOTS BETWEEN 6,000-9,999 SQUARE FEET WILL HAVE A MINIMUM COMBINED DEPTH IN FRONT AND BACK YARDS OF THIRTY LINEAR FEET. ALL HOMES BUILT ON 10,000 SQUARE FEET OR LARGER LOTS WILL HAVE A COMBINED DEPTH IN FRONT AND BACK YARDS OF FORTY LINEAR FEET. THE MINIMUM FRONT YARD OR BACK YARD SETBACK WILL BE TEN FEET. BACK YARD MEASUREMENTS WILL BE MADE FROM THE BACK PLANE OF THE HOME AND WILL EXCLUDE THE GARAGE IF THE ZERO LOT LINE PLACEMENT IS BEING UTILIZED. THERE WILL ALWAYS BE TWENTY FEET BETWEEN THE STRUCTURES REGARDLESS OF THE SETBACK. CORNER LOT SETBACKS ON OLD FARM ROAD WILL BE FIFTEEN FEET. CORNER SIDE SETBACKS ON ALL OTHER LOTS WILL BE A MINIMUM OF TEN FEET. TO ENSURE VARIOUS SETBACKS, NO MORE THAN TWO HOUSES IN A ROW MAY HAVE THE SAME FRONT SETBACK EXCEPTING THOSE LOTS THAT FRONT OLD FARM ROAD. ALL UNITS MUST HAVE A MINIMUM OF TWENTY FEET OF PARKABLE SPACE BETWEEN THE GARAGE AND THE SIDEWALK. IF REAR YARD FENCING IS NOT USED THEN IN NO CASE SHALL TWO UNITS WITH TEN FOOT REAR SETBACKS BE ALLOWED TO BACK EACH OTHER.
 - SNOW STORAGE EASEMENT LOCATIONS SHOWN ARE APPROXIMATE. EASEMENTS ARE TO BE 8.5' WIDE AND CONTAINED WITHIN PARK STRIP. SEE NOTE TO PURCHASER ON PAGE 2
 - ALL TRAILS LOCATED IN PARCEL P ARE DEDICATED TO PUBLIC USE SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT.

DATE: 12/21/2021 PAGE 1 OF 2

OWNER/DEVELOPER
THE CROSSINGS 2B, LLC
124 SOUTH 600 EAST #300
SALT LAKE CITY, UTAH 84102
(801)-363-2999
CONTACT: TRACEY CANNON

PREPARED BY

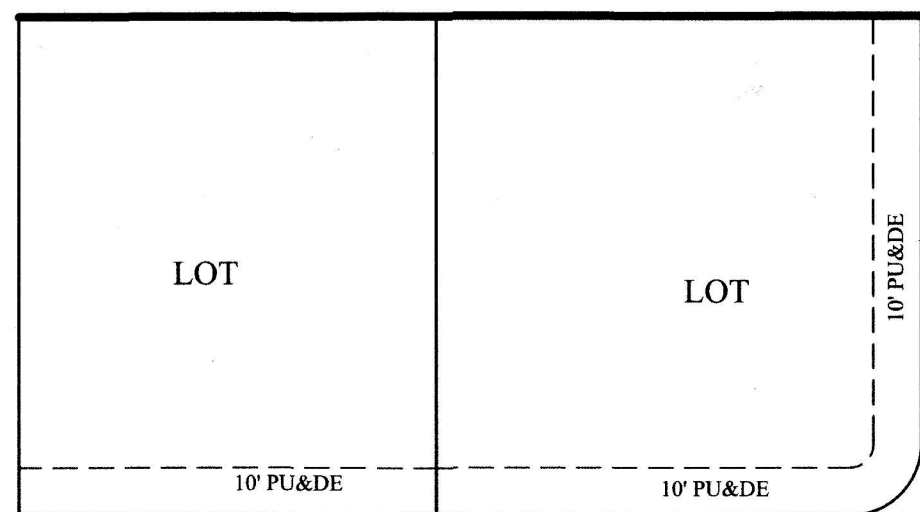
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

WASATCH COUNTY WATER BOARD

APPROVED THIS 8 DAY OF March
A.D., 20 22
Steve Farrell
WASATCH COUNTY WATER BOARD

RECREATION DISTRICT

APPROVED THIS 18 DAY OF Feb
A.D., 20 22
[Signature]
RECREATION DISTRICT



PUBLIC UTILITY AND DRAINAGE EASEMENT DETAIL

N.T.S.

THE CROSSINGS AT LAKE CREEK

PHASE 2B

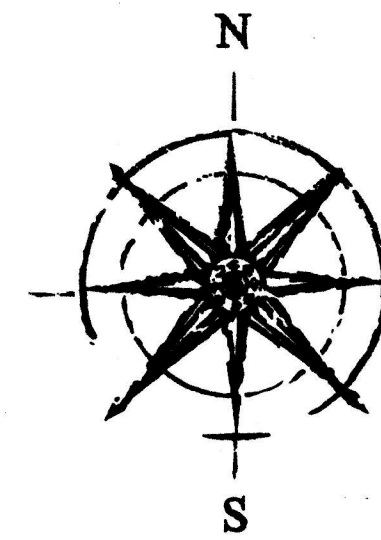
LOCATED IN THE SW1/4 OF SECTION 3, T4S, R5E,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH

NORTHWEST CORNER OF
SECTION 3, T4S, R5E, SLB&M
WASATCH COUNTY MONUMENT

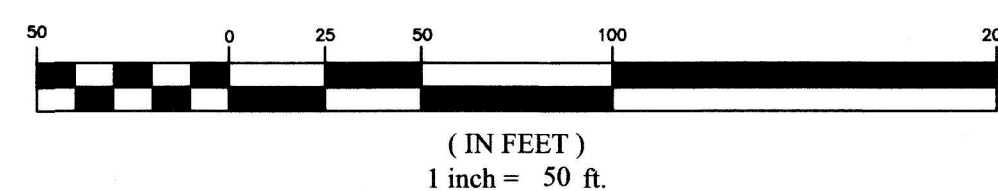
BASIS OF BEARING: S89°48'35"W (SECTION LINE) MEASURED: 2,660.72
1,816.81'

NORTH 1/4 CORNER OF
SECTION 3, T4S, R5E, SLB&M
WASATCH COUNTY MONUMENT

S89°48'35"W
843.91'



GRAPHIC SCALE



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	25.00	90°59'43"	39.70	S08°39'14"W
C2	470.00	1°57'58"	16.13	S37°49'36"E
C3	470.00	11°29'17"	94.24	S44°33'14"E
C4	470.00	2°26'22"	20.01	S51°31'04"E
C5	470.00	10°34'24"	86.73	S58°01'27"E
C6	500.00	31°11'06"	272.14	S52°26'11"E
C7	370.00	1°57'58"	12.70	N37°49'36"W
C8	110.00	41°04'58"	78.87	S24°18'04"W
C9	370.00	10°39'47"	68.86	N44°08'29"W
C10	325.00	1°05'00"	6.15	S03°12'24"W
C11	500.00	10°48'21"	94.30	N62°37'33"W
C12	500.00	20°22'45"	177.84	N47°02'00"W
C13	370.00	3°06'00"	20.02	N51°01'22"W
C14	530.00	6°10'06"	57.06	N64°56'41"W
C15	25.00	73°17'50"	31.98	S81°29'28"W
C16	80.00	41°04'41"	57.36	S41°18'12"W
C17	295.00	1°05'01"	5.58	S03°12'24"W
C18	25.00	95°07'32"	41.51	N02°43'12"W
C19	370.00	10°44'17"	69.34	N57°56'31"W
C20	140.00	18°35'31"	45.43	N35°32'47"E
C21	301.43	0°53'26"	46.85	S39°23'46"E
C22	320.00	5°10'18"	47.84	N47°41'23"W
C23	530.00	6°52'31"	63.60	N41°39'59"W
C24	530.00	1°23'06"	12.81	N37°32'10"W
C25	25.00	89°00'17"	38.84	N81°20'46"W
C26	301.43	0°36'42"	32.19	S37°21'52"E
C27	301.43	1°16'50"	67.37	S38°18'38"E

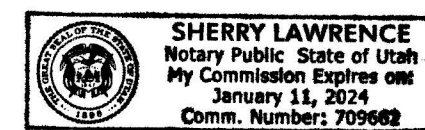
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Wasatch

ON THE 26 DAY OF January A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Wasatch, IN SAID STATE OF UTAH, Tracey Cannon, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF The Crossings 2B, L.L.C., A UTAH L.L.C., AND THAT HE/SHE SIGNED THE DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: Jan 11, 2024

MY COMMISSION No. 709662



RECORD OF SURVEY

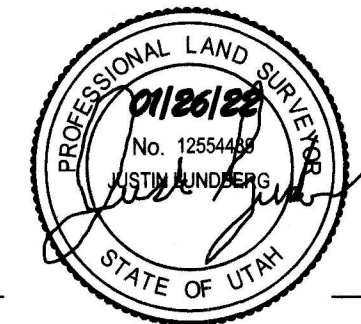
1. #3776

SURVEYOR'S CERTIFICATE
I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12554439, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCEL AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS

THE CROSSINGS AT LAKE CREEK PHASE 2B

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

Justin Lundberg
Justin Lundberg
Professional Land Surveyor
Certificate No. 12554439



01/26/22

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 3, Township 4 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°48'35"W along the Section line 843.91 feet and South 4,232.06 feet from the North 1/4 Corner of Section 3, T4S, R5E, SLB&M; thence S26°41'21"W 100.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 470.00 feet (radius bears: N26°41'21"E) a distance of 38.70 feet through a central angle of 04°43'05" Chord: S65°40'12"E 38.69 feet; thence S21°58'16"W 138.65 feet to the CROSSINGS AT LAKE CREEK PHASES 7A AND 8A, according to the Official Plat thereof recorded March 23, 2007 as Entry No. 317573 of the Official Records of Wasatch County; thence N87°20'00"W along said plat 166.12 feet to the Northeastly line of that Real Property described in Deed Entry No. 395906 of the Official Records of Wasatch County; thence along said deed Northerly along the arc of a non-tangent curve to the right having a radius of 355.00 feet a distance of 6.71 feet through a central angle of 01°05'00" Chord: N03°12'24"E 6.71 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 140.00 feet distance of 54.96 feet through a central angle of 22°29'35" Chord: N15°00'14"E 54.61 feet; thence to and along the Northeastly line of that Real Property described in Deed Entry No. 395906 of the Official Records of Wasatch County the following five (5) courses: (1) N51°20'53"W 112.10 feet; (2) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 3,014.43 feet (radius bears: N50°09'31"E) a distance of 146.40 feet through a central angle of 02°46'58" Chord: N38°27'00"W 146.39 feet; (3) thence N35°50'54"W 172.02 feet; (4) thence N54°09'06"E 3.09 feet; (5) thence N36°11'16"W 2.50 feet; thence N54°09'05"E 257.72 feet; thence S36°50'38"E 254.21 feet; thence along the arc of a curve to the left with a radius of 370.00 feet a distance of 170.92 feet through a central angle of 26°28'02" Chord: S50°04'38"E 169.40 feet to the point of beginning.

Contains: 3.14 acres +/-

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCEL AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

THE CROSSINGS AT LAKE CREEK - PHASE 2B

WITH THE LOTS OF THIS PLAT SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CROSSINGS AT LAKE CREEK AND THE ASSOCIATED DESIGN GUIDELINES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE ANY OPEN SPACE AND/OR COMMON AREA TO THE CROSSINGS AT LAKE CREEK HOMEOWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 W MAPLE LOOP DR STE 102, PO BOX 179 LEHI, UT 84043. ALL OPEN SPACE INCLUDE AN OPEN SPACE PRESERVATION EASEMENT GRANTED TO WASATCH COUNTY, RESTRICTING ANY DEVELOPMENT ON SAID OPEN SPACE EXCEPT AS APPROVED BY THE WASATCH COUNTY LEGISLATIVE BODY.

IN WITNESS WHEREOF HAVE HEREUNTO SET
HAND THIS 26 DAY OF Jan A.D. 20 22

Tracey Cannon
The Crossings 2B, LLC

BY: Tracey Cannon

ITS: Manager

THE CROSSINGS AT LAKE CREEK PHASE 2B

LOCATED IN THE SW1/4 OF SECTION 3, T4S, R5E,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH

ACCEPTANCE BY ADMINISTRATIVE BODY

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 15 DAY OF March, A.D. 2022

APPROVED *[Signature]*
WASATCH COUNTY EXECUTIVE

ATTEST *[Signature]*
COUNTY CLERK

RECORDED # 516738

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:

THE CROSSINGS 2B LLC

DATE: 3-17-22 TIME: 4:24 PM BOOK: 1401 PAGE: 1584-1585

s 126.00
FEE

MARLY M. MURRAY
WASATCH COUNTY RECORDER

SOLID WASTE

APPROVED THIS 25 DAY OF February
A.D., 20 22

[Signature]
SOLID WASTE SUPERVISOR

TWIN CREEKS SPECIAL SERVICE DISTRICT

APPROVED THIS 15 DAY OF February
A.D., 20 22

[Signature]
MANAGER, SPECIAL SERVICE DISTRICT

WASATCH COUNTY FIRE CHIEF

APPROVED THIS 16 DAY OF FEB
A.D., 20 22

[Signature]
WASATCH COUNTY FIRE CHIEF

WASATCH COUNTY SHERIFF'S OFFICE

APPROVED THIS 4th DAY OF March
A.D., 20 22

[Signature]
WASATCH COUNTY SHERIFF

PUBLIC WORKS DEPARTMENT

APPROVED THIS 11th DAY OF Feb
A.D., 20 22

[Signature]
DIRECTOR, PUBLIC WORKS DEPARTMENT

HEALTH DEPARTMENT

APPROVED THIS 9th DAY OF March
A.D., 20 22

[Signature]
DIRECTOR, HEALTH DEPARTMENT

WASATCH COUNTY WEED BOARD

APPROVED THIS 11 DAY OF February
A.D., 20 22

[Signature]
WEED DEPARTMENT SUPERVISOR

COUNTY PLANNING OFFICE

APPROVED THIS 10th DAY OF March
A.D., 20 22

[Signature]
DIRECTOR, PLANNING & ZONING DEPARTMENT

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7th DAY
OF February A.D., 20 22

[Signature]
WASATCH COUNTY ATTORNEY

COUNTY ENGINEER DEPARTMENT

APPROVED THIS 10 DAY OF March
A.D., 20 22

[Signature]
DIRECTOR, ENGINEERING DEPARTMENT

COUNTY PLANNING COMMISSION

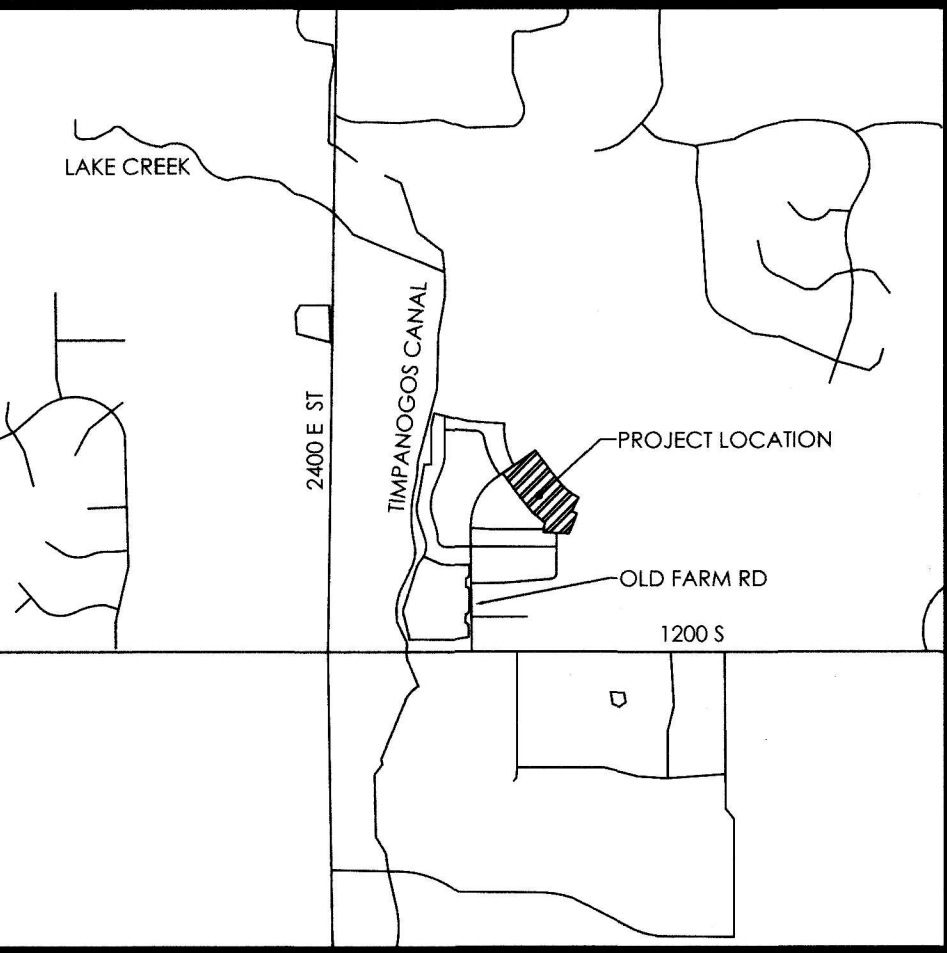
APPROVED THIS 16 DAY OF FEBRUARY
A.D., 20 22

[Signature]
CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR

APPROVED THIS 30 DAY OF FEBRUARY
A.D., 20 22

[Signature]
WASATCH COUNTY SURVEYOR



VICINITY MAP
N.T.S

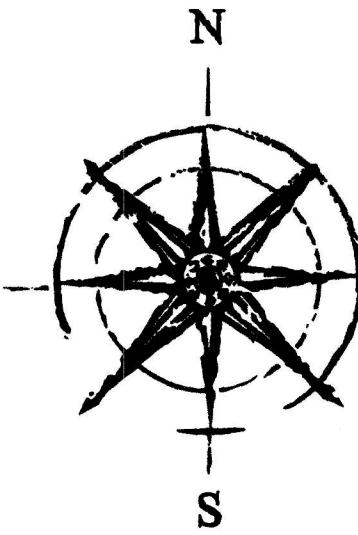
GENERAL NOTES

- SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF THE CROSSINGS, DESIGN GUIDELINES, AND THE ARCHITECTURAL CONTROL COMMITTEE
- PARCEL P IS A PUBLIC EASEMENT AND IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION AS PRIVATE OPEN SPACE WITH AN OPEN SPACE PRESERVATION EASEMENT GRANTED TO WASATCH COUNTY PER THE DEVELOPMENT AGREEMENT
- SEE NOTES TO PURCHASER.

THE CROSSINGS AT LAKE CREEK

PHASE 2B

LOCATED IN THE SW1/4 OF SECTION 3, T4S, R5E,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH



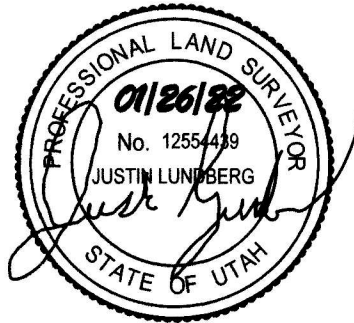
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PHASE 2B NOTES TO PURCHASERS

- GEOTECHNICAL REPORT- NOTICE IS HEREBY GIVEN TO LOT OWNERS THAT THE FOLLOWING GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PLANNED RESIDENTIAL DEVELOPMENT AND HAS BEEN FILED WITH THE WASATCH COUNTY PLANNING OFFICE: GEOTECHNICAL INVESTIGATION. DATED AUGUST 11, 2000 HAS BEEN PREPARED BY KLEINFELDER, INC ENTITLED "GEOTECHNICAL INVESTIGATION CROSSINGS AT LAKE CREEK DEVELOPMENT EAST OF HEBER CITY, UTAH". FILE #35-839001.001. THIS REPORT INCLUDES ALL OF THE CROSSINGS AT LAKE CREEK EXCEPT PHASES 7, 8 AND 10. THIS REPORT OUTLINES EXISTING SOILS AND GEOLOGIC CONDITIONS PRESENT FOR THE AREA COVERED BY THE SUBDIVISION PLAT. SPECIFIC RECOMMENDATIONS AS TO SITE PREPARATION AND GRADING, BUILDING FOUNDATIONS AND SUBSURFACE WATER CONDITIONS ARE STATED THEREIN AND SHOULD BE ADHERED TO FOR ALL BUILDING AND UTILITY CONSTRUCTION. THERE ARE SOME AREAS THAT HAVE SHOWN HIGHER WATER TABLES AS DEFINED IN SUCH REPORT AND DURING CONSTRUCTION OF THE INFRASTRUCTURE. IT IS RECOMMENDED TO ALL BUYERS THAT THEY TAKE THE NECESSARY PRECAUTIONS INCLUDING BUT NOT LIMITED TO THE DETERMINATION FOR BASEMENTS, ADEQUATE SUB-DRAIN SYSTEMS AND ELEVATION OF THE BUILDING FLOOR ABOVE THE NATURAL GRADE ELEVATION.
- BUILDING SETBACKS- ALL HOMES BUILT ON LOTS BETWEEN 6000 AND 9999 SQUARE FEET WILL HAVE A MINIMUM COMBINED DEPTH FRONT AND BACK YARDS OF THIRTY (30) LINEAR FEET. ALL HOMES BUILT ON 10,000 SQUARE FEET OR LARGER LOTS WILL HAVE A COMBINED DEPTH FRONT AND BACK YARDS OF FORTY (40') LINEAR FEET. THE MINIMUM FRONT YARD OR BACK YARD SETBACK WILL BE TEN FEET. BACK YARD MEASUREMENTS WILL BE MADE FROM THE BACK PLANE OF THE HOME AND WILL EXCLUDE THE GARAGE IF THE ZERO LOT LINE PLACEMENT IS BEING UTILIZED. THERE WILL ALWAYS BE TWENTY FEET BETWEEN THE RESIDENTIAL STRUCTURES REGARDLESS OF THE SETBACK. CORNER LOT SETBACKS ON OLD FARM ROAD WILL BE FIFTEEN FEET. THERE WILL BE A MINIMUM NUMBER OF GARAGES LOCATED ON OLD FARM ROAD AND WASATCH COUNTY WILL NOT REQUIRE SETBACKS TO BE VARIED ON LOTS THAT FRONT OLD FARM ROAD. CORNER SIDE SETBACKS ON ALL OTHER LOTS WILL BE A MINIMUM OF TEN FEET. TO ENSURE VARIED SETBACKS, NO MORE THAN TWO HOUSES IN A ROW MAY HAVE THE SAME FRONT SETBACK WITHOUT PRIOR APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE EXCEPTING THOSE LOTS THAT FRONT OLD FARM ROAD. ALL UNITS MUST HAVE A MINIMUM OF TWENTY FEET OF PARKABLE SPACE BETWEEN THE GARAGE AND THE SIDEWALK.
- LOT WATER SYSTEM EASEMENTS - THE DEVELOPMENT CONTAINS DOMESTIC AND IRRIGATION PIPES AND RELATED SYSTEMS FACILITIES. THESE FACILITIES ARE OR WILL BE CONSTRUCTED WITHIN EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THE FINAL PLAT AND DEDICATED TO TWIN CREEKS WATER DISTRICT FOR CULINARY WATER AND SEWER, AND THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION FOR SECONDARY IRRIGATION WATER.
- STORM WATER QUALITY - STORM DRAIN AND WATER QUALITY REPORTS HAVE BEEN PREPARED AND ARE AVAILABLE FOR REVIEW IN THE COUNTY ENGINEER'S OFFICE.
- SEWER LATERALS - CONTRACTORS SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERALS. FOUNDATIONS MAY NEED TO BE RAISED TO ACCOMMODATE SEWER LATERAL DEPTH.
- FINISH FLOOR - THE FINISH FLOOR ELEVATION WILL BE A MINIMUM OF (1) FOOT ABOVE THE AVERAGE TOP BACK OF CURB ELEVATION IN THE FRONT OF THE LOT. SURPLUS SOIL CANNOT IMPACT ADJACENT PROPERTIES IN ANY WAY. IF OWNER CHANGES THE GRADE OF LANDSCAPING, IT CANNOT ENCROACH ON ADJACENT PROPERTY. IT IS THE RESPONSIBILITY OF THE HIGHER LOT TO RETAIN ANY DRAINAGE OF WATER OR SLUFFING OF SOIL ONTO ADJACENT LOTS.
- TRAILS - POSITION OF TRAILS WITHIN THE OPEN SPACE SHOWN ON THE SUBMITTED COUNTY TRAIL PLAN IS SUGGESTIVE AND APPROXIMATE ONLY. CONSTRUCTION CONSIDERATIONS WILL GOVERN THE ACTUAL LOCATION OF THE CONSTRUCTED TRAILS. IF WASATCH COUNTY ADOPTS A COUNTY WIDE TRAIL SYSTEM, THE TRAILS WITHIN THIS PROJECT MAY BE CONNECTED TO SUCH TRAIL SYSTEM. TRAILS WILL BE LIMITED TO NON-MOTORIZED TRAVEL WITH THE EXCEPTION OF GOLF CARTS OR SIMILAR LOW SPEED VEHICLES AND SERVICE VEHICLES. THE SPEED LIMIT FOR ALL MOTORIZED VEHICLES WILL NOT EXCEED 15 MPH ON THE TRAILS UNLESS AMENDED BY THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION. MOTORIZED VEHICLES MAY NOT BE ALLOWED ON ALL TRAILS WITH THE CROSSINGS AT LAKE CREEK, POSTED SIGNAGE WILL IDENTIFY WHERE MOTORIZED VEHICLES ARE ALLOWED. TRAILS WITH DESIGNATED PEDESTRIAN PATHS WILL BE DEDICATED FOR PUBLIC USE ACCORDING TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE REPAIR, OPERATION AND MAINTENANCE OF THE FOLLOWING FACILITIES WITHIN THE SUBDIVISION: OPEN SPACE AND/OR COMMON AREA BUILDINGS AND STRUCTURES, TRAIL SYSTEMS, AND OPEN SPACE AND/OR COMMON AREA RECREATION FACILITIES, IRRIGATION INFRASTRUCTURE, STREET LIGHT POLE AND BULBS, DETENTION PONDS (AS PER THE DEVELOPMENT AGREEMENT), TREE MAINTENANCE AND REPLACEMENT ALONG OLD FARM RD. AND COTTAGE LAKE RD., AND INDIVIDUAL LOT LANDSCAPING MAINTENANCE PER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF THE CROSSINGS FOR THIS PHASE.
- NOXIOUS WEEDS - IN ADDITION TO THE EROSION CONTROL AND LANDSCAPING INSTALLED BY THE DEVELOPER AND/OR THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION, THE OWNER OF RECORD SHALL BE RESPONSIBLE FOR THE CONTROL AND ERADICATION OF NOXIOUS WEEDS ON ALL AREAS OF THE PROPERTY.
- FIRE SPRINKLERS MAY BE REQUIRED BASED ON THE AREA OF THE HOME OR STRUCTURE.
- SPECIFIC WATER PRESSURE, VOLUME OR AVAILABILITY IS NOT GUARANTEED NOR REPRESENTED.



DATE: 12/21/2021 PAGE: 2 OF 2

OWNER/DEVELOPER
THE CROSSINGS 2B, LLC
124 SOUTH 600 EAST #300
SALT LAKE CITY, UTAH 84102
(801)-363-2999
CONTACT: TRACEY CANNON

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

THE CROSSINGS AT LAKE CREEK

PHASE 2B

LOCATED IN THE SW1/4 OF SECTION 3, T4S, R5E,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH

RECORDED # **516738**

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: **1401** PAGE: **1585**

\$ _____
FEE WASATCH COUNTY RECORDER