

OVERLOOK ESTATES

AMENDING LOT 17B OF THE MIDA MASTER DEVELOPMENT PLAT AMENDED 2022

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, THE SOUTH HALF OF SECTION 24 AND
THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
MIDA JURISDICTION, WASATCH COUNTY, UTAH

SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described hereon, together with easements, hereafter to be known as OVERLOOK ESTATES and that the same has been surveyed and will be monumented on the ground as shown on this plat.

OVERALL BOUNDARY LEGAL DESCRIPTION

ALL OF LOT 17B AS SHOWN ON THE MIDA MASTER DEVELOPMENT PLAT AMENDED 2022 recorded July 27, 2022 as Entry No. 522596 on file and of record in the office of the Wasatch County Recorder.

SURVEYOR NOTES

All Bearings and Distances recited in Line Tables, or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~8700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both convergence and scale variation within the Project Area. Refer to Records of Survey Nos. 2647, 3058 and 3759 in the Wasatch County Surveyor's office.

Easements shown hereon outside of LOT 17B will be created by separate document(s).

SHEET INDEX

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SHEET 13	LOT DETAILS
SHEET 14	LOT DETAILS

LEGEND

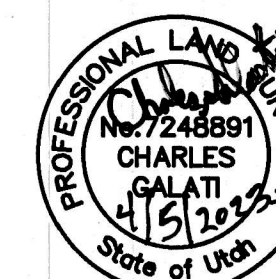
- Set rebar & cap stamped "ALLTERRA UTAH"
- Found Section monument (As-Noted)
- Street Monument
- LOTS THAT MAY REQUIRE AN EJECTOR PUMP
- LOT NUMBER (TYP.)
- RECREATIONAL EASEMENT
- ROADWAY EASEMENT
- DRIVEWAY EASEMENT & PUBLIC UTILITY EASEMENT
- SHARED ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
- STORM WATER DETENTION EASEMENT
- PUBLIC UTILITY, BRIDGE ABUTMENT, RETAINING WALL & AIR SPACE EASEMENT
- PRIVATE TRAIL EASEMENT
- EMERGENCY VEHICLE ACCESS AND TRAIL EASEMENT
- TRAIL EASEMENT (Trail may vary from exact location shown for terrain and other field adjustments)

LINE TYPE LEGEND

- BASIS OF BEARING
- BUILDING ENVELOPE
- EASEMENT (AS-NOTED)
- PROPERTY LINE-OVERALL
- LOT LINE
- TRAIL LINE
- RECREATIONAL EASEMENT
- CENTERLINE ROAD

LINE NOTES

- ① BUILDING ENVELOPE LINE IS COINCIDENT WITH GRANTEE FACILITIES EASEMENT AREA LINE
- ② BUILDING ENVELOPE LINE IS COINCIDENT WITH PUBLIC UTILITY EASEMENT LINE
- ③ PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT

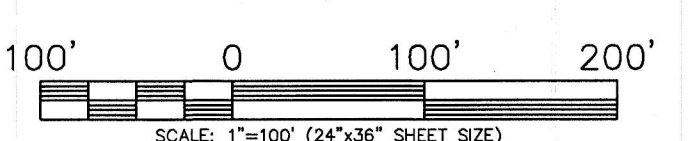


SK HART ENGINEERING, LLC
RECORDED: DECEMBER 11, 1998
ENTRY NO.: 522596

LOT 17A
MIDA MASTER DEVELOPMENT PLAT AMENDED 2022
RECORDED: JULY 27, 2022
ENTRY NO.: 522596

NORTH QUARTER CORNER
SECTION 25, T2S, R4E, S1B&M
FOUND BRASS CAP

LOT 18
MIDA MASTER DEVELOPMENT PLAT
RECORDED: JUNE 30, 2020
ENTRY NO.: 480155



4/4/23 SHEET 1 OF 14

JOB NO.: 22095 FILE: E:\extel\plat sub\mchenry-overlook\22095-overlook estates.dwg

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

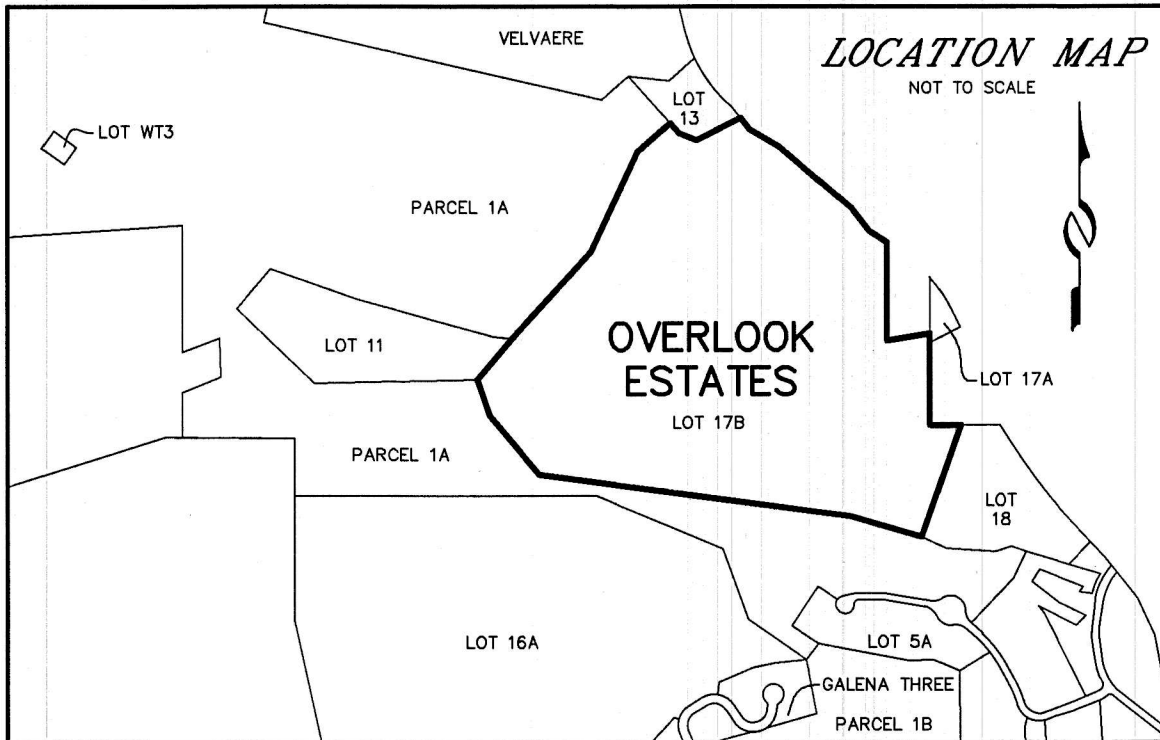
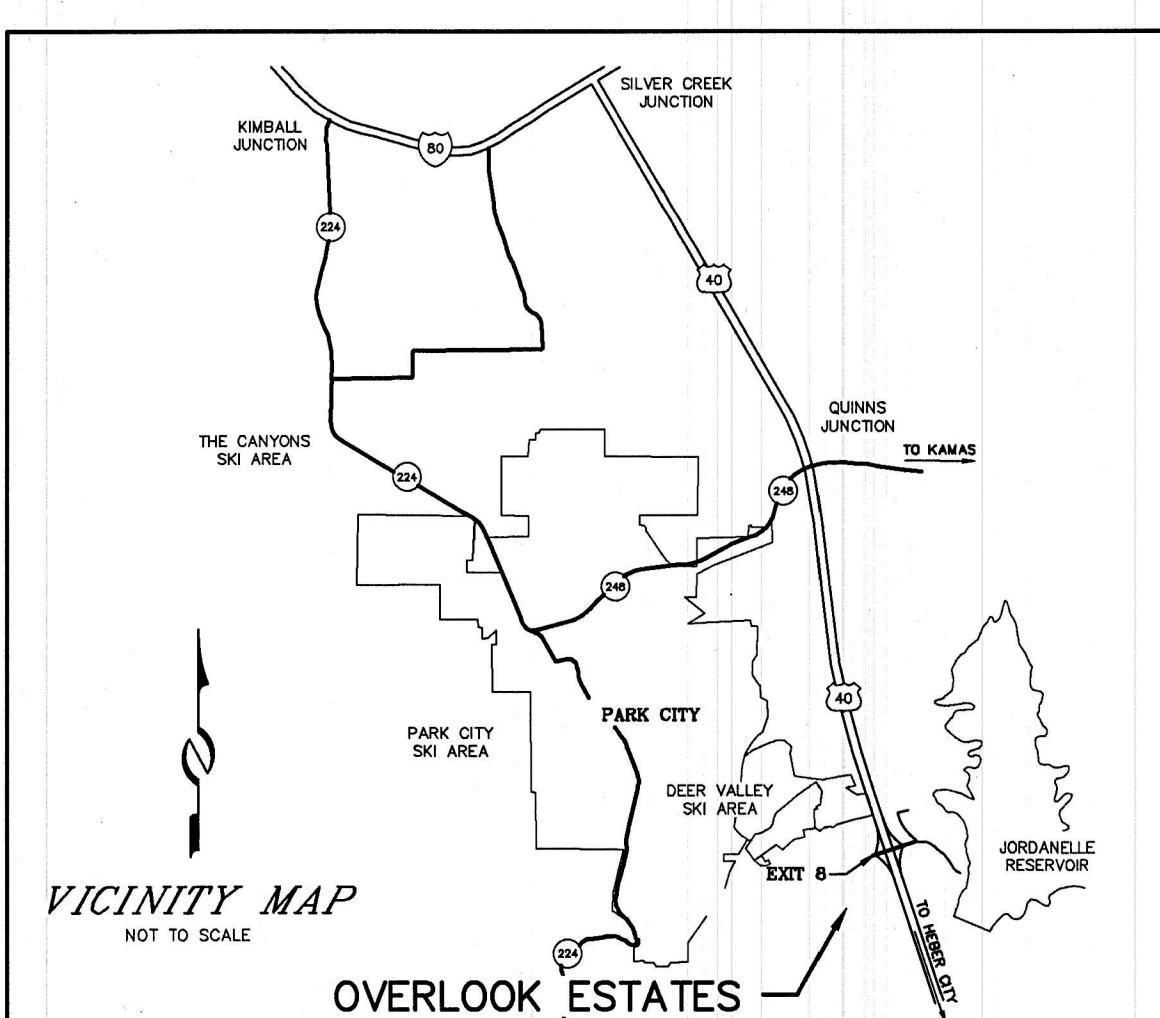
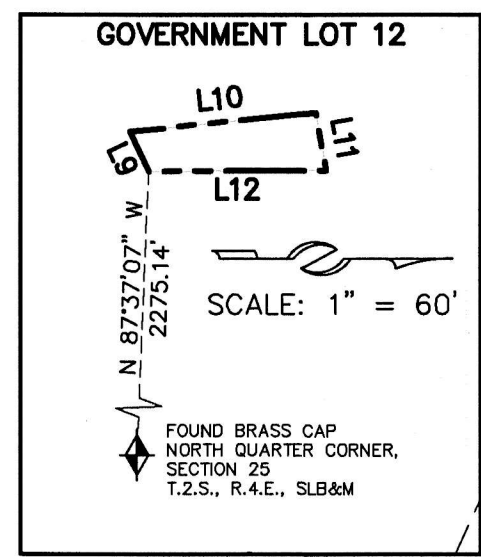
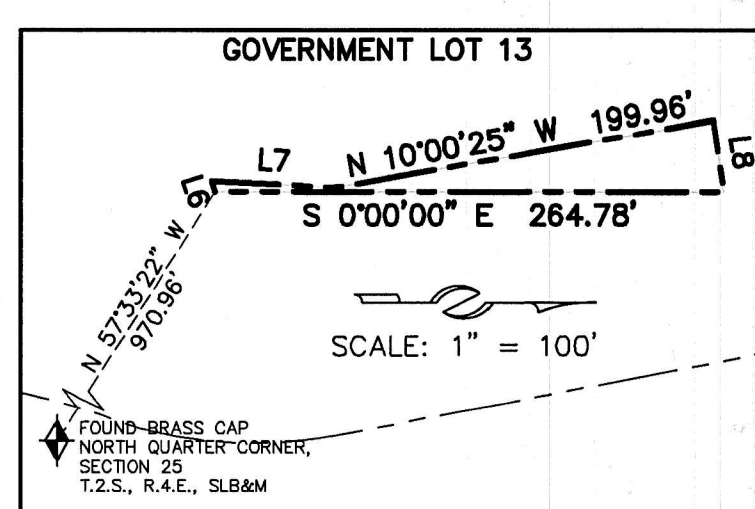
AT THE REQUEST OF EX UTAH DEVELOPMENT LLC

FEE \$206.00 MARCH 14, 2023 1371-1340

WASATCH COUNTY RECORDER BOOK PAGE

TIME 3:21:08 PM DATE 20 APR 2023 ENTRY NO. 531693

MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS	
PROJECTION	= TRANSVERSE MERCATOR
DATUM	= NAD83(2011)
REALIZATION/EPOCH	= 2010.0000
FALSE NORTHING	= 200,000.0000
FALSE EASTING	= 50,000.0000
ORIGIN LATITUDE	= 40°37'30.0000" N
SCALE REDUCTION	= 1.000317000
CENTRAL MERIDIAN	= 111°27'30.0000" W
PROJECT ELEVATION	= 6,700.00 (NAVD88)
ZONE UNIT (N/E/U)	= U.S. SURVEY FOOT



DOMINION ENERGY
APPROVED THIS 5th DAY OF April, 2023
BY: *[Signature]*
TITLE: *Pre Construction*
MIDA ATTORNEY
APPROVED AS TO FORM THIS 12th DAY OF April, 2023.
[Signature]
MIDA ATTORNEY

WASATCH COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS 10th DAY OF April, 2023.
RECORD OF SURVEY # 3759
[Signature]
WASATCH COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84056

MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)
APPROVED AND ACCEPTED ON THIS 5th DAY OF April, 2023
[Signature]
MRF PROJECT AREA MANAGER

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT
APPROVED THIS 5th DAY OF April, 2023
[Signature]
EXECUTIVE DIRECTOR

JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT
APPROVED THIS 10th DAY OF April, 2023
[Signature]
GENERAL MANAGER

WASATCH COUNTY FIRE DISTRICT
APPROVED THIS 10 DAY OF April, 2023
[Signature]
FIRE CHIEF

ROCKY MOUNTAIN POWER
APPROVED THIS 5th DAY OF April, 2023
[Signature]
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP, AUTHORIZED AGENT

PLAT NOTES:

1. **Flood Zone Classification:** The site is in Zone X, area outside the 0.2% annual chance floodplain, per FEMA panel 49051C0025E, effective March 15, 2012.
2. **Property Corner Monuments:** Property corner monuments will be set upon completion of infrastructure improvements.
3. **Consistency with Project Declaration and Development Guidelines:** This plat of subdivision (i.e. the "Overlook Plat" (this "Plat")) is being recorded pursuant to that certain instrument named "Amended and Restated Declaration of Covenants, Conditions Restrictions and Easements for Marcella" recorded in the office of the Wasatch County Recorder on February 28, 2022 as Entry No. 515783 in Book 1399 at Pages 418 through 550 (as such declaration may be modified or amended at any time and from time to time, the "Project Declaration"). Terms used on this Plat which are defined in the Project Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Project Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown on this Plat (the "Project") are governed by the Project Declaration and such persons are referred to the Project Declaration for a description thereof. Without limiting the generality of the foregoing, the Project Declaration describes the status of title and certain reservations and rights in favor of the Declarant (the Owner shown on this Plat) and this Plat is made subject to such status, such reservations and rights, and all other terms and provisions of the Project Declaration. All development within the Project shall be governed by and shall conform to the terms and provisions of the Project Declaration and the Mayflower Residential Design Guidelines for Marcella (the "Design Guidelines"), as the same may be promulgated and amended from time to time pursuant to the terms set forth in the Project Declaration.
4. **Consistency with Master Declaration:** The Project is also subject to the terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountinside Village and Resort (the "Master Declaration"), which Master Declaration is dated August 20, 2020, and was recorded in the Official Records of the Wasatch County Recorder on August 21, 2020, as Entry No. 483149, in Book 1308, at Page 27, as such Master Declaration has been or may be modified or amended at any time and from time to time. Without limiting the generality of the foregoing, under the terms and conditions of such Master Declaration, a Lot Owner in the Project shall also be subject to the applicable requirements of the Master Declaration and shall become personally liable for assessments made in accordance with the terms of such Master Declaration.
5. **Consistency with Development Agreement:** Development within the Project is subject to and shall be consistent with and shall conform to the terms and provisions of that certain Mountinside Resort Master Development Agreement (the "Master Development Agreement"), which Master Development Agreement is dated August 19, 2020 and was recorded in the Official Records of the Wasatch County Recorder on August 20, 2020 as Entry No. 483120 in Book 1307 at Page 1743, as such Master Development Agreement has been or may be modified or amended at any time and from time to time.
6. **Improvements:** No improvements may be made to any Lot without the review and approval of the Declarant, or if delegated by the Declarant, the Design Review Committee in accordance with the Project Declaration and the Design Guidelines, which incorporate or include site and landscape requirements, architectural guidelines, as well as construction regulations. The Design Guidelines require the establishment of strict limits of disturbance for any construction activity. The Declarant or Design Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."
7. **Building Envelopes:** All Lots shown on this Plat must have a designated "Building Envelope." The Building Envelope designates the area within the boundaries of the applicable Lot or Parcel within which all improvements on the Lot or Parcel shall be placed. The Building Envelope is designed to protect and preserve the natural landscape features of the Lot or Parcel and preserve views to and from adjacent home sites. Designated Building Envelopes for the residential Lots are shown on this Plat. Development on any Lot or Parcel must conform to and be improved in accordance with the requirements within the Master Declaration, Project Declaration, Design Guidelines, Site Notebook (as defined within the Project Declaration and Design Guidelines), Master Development Agreement and the MIDA Design Standards and Guidelines. Final Building Envelopes for residential Lots shall not exceed 15,000 square feet, and the building pad shall not exceed 8,500 square feet within the Building Envelope. The side yard setback measured from the applicable side of the final Building Envelope shall be a minimum of 10 feet from the property line. All Lots or Parcels requiring a Building Envelope and with respect to which no Building Envelope is shown on this Plat require a MIDA approved site plan or plat amendment designating the applicable Building Envelope, which site plan or plat amendment shall be approved prior to submission of an application for any building or other construction related permit pertaining to the Lot or Parcel, including, without limitation, permits required from either MIDA or Wasatch County, as applicable.
8. **Shared Access:** Shared Access Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the Lots served by such easements (and their respective guests, and invitees) on a non-exclusive basis. Parking on any Shared Access is prohibited at all times. Design of a "Shared Access" shall meet all requirements of the applicable MIDA Design Standards and Guidelines as well as the applicable Fire Code, and shall be reviewed and approved by the Wasatch County Fire District ("WCDF"). No use may be made of any such Shared Access that would preclude or unreasonably restrict access to any Lots served by such Shared Access. The respective obligations of the applicable Lot owners to construct, maintain, repair and replace the Shared Access shall be set forth in a declaration, agreement or other writings recorded against the applicable Lots served by such Shared Access. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any Shared Access Easement as necessary or desirable in providing utility services including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the Shared Access Easement.
9. **Driveway Easement:** Driveway Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the Lot or served by such easements (and their respective guests, and invitees), on a non-exclusive basis. Design of a "Driveway" shall meet all requirements of the applicable MIDA Design Standards and Guidelines as well as the applicable Fire Code. Parking on any portion of a Driveway that is not located on the Lot served by such Driveway is prohibited at all times. No use may be made of any such Driveway that would preclude or unreasonably restrict access to any Lot served by such Driveway. The obligation to construct, maintain, repair and replace the Driveway serving a Lot shall be the sole responsibility of the Owner of the Lot served thereby. The maximum grade for a Driveway shall be 14%, and locations that exceed 12% shall be heated. Maximum final driveway grade shall be set forth in the Site Notebook and the driveway must be installed as described in the Site Notebook at the Lot owners' sole cost and expense. All driveways cut and fill slopes shall not extend beyond the boundary of the recorded easement or otherwise negatively impact other Lots. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any Driveway Easement as necessary or desirable in providing utility services, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the Driveway Easement.

10. **Lot Coverage and Floor Area:** The minimum and maximum floor area permitted on each Lot as well as Lot coverage and Building coverage are governed by the size of the Lot and the Site Notebook for such Lot, as defined in the Project Declaration and Design Guidelines.
11. **Building Height:** The maximum height of any structure constructed upon a Lot is governed by the Design Guidelines and Site Notebook. A copy of the approval letter from the Design Reviewer for each Lot, which will include a designation of the maximum building height for such Lot, shall be included with each building permit application.
12. **Lot Combination:** The combination of two adjacent Lots into a single Lot may be permitted in certain areas as determined by the Declarant, in the exercise of the Declarant's sole discretion and pursuant to the Project Declaration, the Design Guidelines and the MIDA Design Standards and Guidelines.
13. **Landscaping:** The Design Guidelines contain specific requirements regarding the amount and nature of landscaping and irrigation that may be permitted or required on each Lot. All landscape plans and any modifications thereto must be approved by the Design Reviewer.
14. **Construction Mitigation Plan:** All construction activity upon a Lot must comply with a Construction Mitigation Plan prepared in accordance with the requirements of the Design Guidelines and approved by the Design Reviewer.
15. **Ski Related Easements:** The Master Developer, Declarant or one or more of their respective affiliates, pursuant to the Project Declaration and/or that certain Easement Agreement recorded in the office of the Wasatch County Recorder as Entry No. 511414 (the "Recreation Easement") have established easements for year-round public ski trail access on, over and across those areas labeled "Recreational Easement Area" and shown on this Plat. Said easements are for the use, benefit, and enjoyment of the public as provided in the Recreation Easement. In addition, pursuant to the Project Declaration and/or the Recreation Easement, certain easements are established for public ski lift access on, over and across those areas labeled "Grantee Facilities Easement Area" and shown on this Plat. Said easements are for the use, benefit, and enjoyment of the operator of the ski lifts and their guests and invitees as provided in the Recreation Easement for the construction, operation, and maintenance of ski equipment as described in the Recreation Easement. Construction within any portion of a Building Envelope that overlaps a Recreational Easement Area or Grantee Facilities Easement Area as shown on this Plat shall require specific Design Reviewer approval. Such construction may also require special engineering and construction techniques if any improvements are planned within the Recreational Easement Area or Grantee Facilities Easement Area and shall be reviewed and approved by the Design Reviewer, Declarant and Ski Operator (the entity operating the ski lands at the time of the request). In addition, Owners of Lots are hereby advised that the Recreation Easement includes the following provision and that construction within the designated areas on any such Owner's Lot must, if allowed at all, be undertaken in strict compliance with such provision: "No building or other above ground improvements shall be constructed by Grantor or its successors or assigns within the Recreational Easement Area or within twenty feet (20') from any Grantee Facility, and no disturbance of any building site shall occur within twenty feet (20') from the edge of any ski run or the edge of any Grantee Facilities Easement, except as may be approved in writing by Grantee, which approval may be withheld in Grantee's sole and absolute discretion."
16. **Private Trail Easements:** The Master Developer, Declarant or one or more of their respective affiliates, pursuant to the Project Declaration or another instrument of record, may reserve or grant non-exclusive easements for private ski trail access to specific Lots on, over and across those areas labeled "Private Trail Easement" and shown on this Plat. Said non-exclusive easements are for the use, benefit, and enjoyment of the designated Lot owners and/or members of the Association as provided in the Project Declaration and these easements are noted on this Plat.
17. **Right of Access:** The location of the roads intended to provide a legal right of access to and from the Project to other publicly dedicated streets are defined on this Plat and are collectively referred to as the "Marcella Roads". The legal descriptions of the Marcella Roads may be modified by a subsequently recorded plat or instrument reflecting approval of MIDA and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this Plat and shall not require the consent of existing Lot owners or mortgage holders. The Marcella Roads are public, and access thereon may be regulated, in the discretion of the MIDA Mountain Village PID, but not restricted. Apart from assessments collected from the MIDA Mountain Village PID, public access to the Marcella Roads is anticipated to be without charge. It is also anticipated that the Marcella Roads will be signed for "No Parking" due to snow removal requirements and other safety practices.
18. **Slope Easements:** Declarant hereby reserves permanent easements across the portions of Lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the applicable roads in accordance with the plans and specifications therefore approved by MIDA. Access to Lots on this Plat may be affected by cut and fill slopes required by such roads. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. Declarant reserves permanent easements across the portions of the Lots along ski related easements and private trail easements for the finishing of cut and fill slopes required to complete the ski runs and trails. Access to Lots on this Plat may be affected by cut and fill slopes required by the ski runs and trails.
19. **Snow Storage Easements:** A 10.5-foot snow storage easement is hereby created along each Mountain Road, beginning at the edge of the applicable right-of-way line and extending away from the road a distance of 10.5 feet. No persons shall cause snow to be removed from a Lot or other private property and placed into the Mountain Roads. Each Lot owner shall designate a private snow storage area within their Lot to accommodate snow removed from plowed surfaces within their Lot.
20. **Declarant Rights:** Subject to applicable State law and the MIDA Design Standards and Guidelines, the Project is subject to any special rights granted to the Declarant as described in the Project Declaration, and Declarant shall have the right to exercise any applicable Declarant rights provided for in the Project Declaration, including, without limitation, the right to reserve and grant certain easements, adjust parcel boundary lines, amend Building Envelopes, reduce or relocate improvements within the Project, add additional recreational and service facilities and make such other development decisions and changes as Declarant shall determine in its sole and exclusive discretion.
21. **Notice of Disclosures Regarding Potential Conditions in Ski Resort Areas:** Declarant hereby notifies the buyers of Lots that they are buying property in a ski resort area (the "Ski Resort"). Certain areas within the Ski Resort (including, without limitation, those areas designated as Recreational Easement Areas and Grantee Facilities Easement Areas (collectively, the "Ski Terrain") are subject to snow making, grooming and overall operation and management by the operator of the Ski Resort as determined by such operator. Owners of Lots within the Project further are advised that the operator of the Ski Resort periodically engages in avalanche control procedures for the health and safety of all those who utilize the Ski Terrain. Such control procedures may involve the use of explosive charges. Owners are further advised that the Ski Resort operations such as snowmaking, snow grooming, resort maintenance, and lift operations may be heard and seen from the Lots and homes within the Project 24 hours a day 7 days a week.

22. **Utility Easements:** All Lots within this Plat are subject to a 10-foot wide non-exclusive Public Utility Easement ("P.U.E.") along the front, sides, and rear of all Lots and as shown on the face of this Plat. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utility providers with facilities in the applicable easements. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any P.U.E. as may be necessary or desirable in providing utility services within and without the Lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the P.U.E. The utility may require the Lot owner to remove all structures and/or obstructions within the P.U.E. at the Lot owner's expense, or the utility may remove such structures at the Lot owner's expense. Declarant retains the right to grant additional utility easements within the Project.
23. **General Public Utility Easement Designations:** Pursuant to Utah Code Ann. § 54-3-27, this Plat conveys to the owner(s) or operators of utility facilities a public utility easement within the designated public utility easement areas along with all the rights and duties described therein.
24. **Rocky Mountain Power Easements:** Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the P.U.E. as described in this Plat and approves this Plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the P.U.E. but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this Project. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.
25. **Service Providers:** At the date of recordation, the Project is served by the Jordanelle Special Service District ("JSSD"), Wasatch County Fire District ("WCDF"), and Wasatch County Solid Waste Disposal District ("WCSWDD"). All Lots are subject to assessments and fees levied by the foregoing districts. All Owners of Lots within this Plat agree to abide by all the Rules, Regulations, and other Construction related Standards and Specifications of the specified Districts.
26. **Jordanelle Special Service District Facilities:**
a. Water and Sewer infrastructure will be owned and operated by JSSD. Water and Sewer infrastructure will be located within P.U.E. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without prior written approval of JSSD.
b. Sewer mainline and manholes are included in the JSSD owned Water and Sewer infrastructure. Water mainline valves and fire hydrants are included in the JSSD owned Water and Sewer infrastructure. Sewer service laterals and water services laterals after the water meters are not the responsibility of JSSD.
c. Lot Owners recognize that the JSSD's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems.
d. JSSD shall be required to maintain the sanitary sewer collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual Lots, which lines and pumps are the responsibility of the individual Lot Owner. Several lots, including, but not limited to, the lots identified with an "EP" symbol on the face of this Plat are likely to require sewer ejector pumps that utilize a series of grinder pumps. These sewer ejector pumps shall be the sole financial responsibility of the Lot Owner(s).
e. Lot 4 may require a low-pressure ejector pump for sewer service pending building permit and an "EP" symbol is shown thereon, but may not be necessary.
f. Each single family lot on this plat is limited to a maximum of 0.10 acres of irrigated area. The Jordanelle Special Service District, or any successor water provider, will be entitled to enforce this restriction.
27. **Additional Land:** The Project shown on this Plat may be expanded to include certain Additional Land as described in the Project Declaration. The rights of the Declarant to add such Additional Land and to designate such land and any structures to be located thereon as Lots or Common Elements are set forth more fully in the Project Declaration. Nothing set forth herein or in the Project Declaration shall obligate the Declarant to add all or any portion of the Additional Land to the Project.
28. **Plat Modifications:** Subject to applicable State law and the MIDA Design Standards and Guidelines, this Plat is subject to change by Declarant as provided in the Project Declaration, with any such change reflected in an amendment to be recorded with the Wasatch County Recorder.
29. **Lot Acreage & Square Footage:** The acreage shown on this Plat is FINAL and the square footage is an estimate.
30. **Access and Utility Easements:** Declarant hereby notifies the buyers of Lots that the roadways and other locations within the Project are subject to various instruments of record creating pedestrian and vehicular ingress and egress easements and utility easements that run to the benefit of properties located outside of the Project, which properties may be developed for a variety of residential, multi-family residential or resort commercial and hospitality uses. Owners of Lots should anticipate the use of the roadways and other areas by the beneficiaries of such easements, including for purposes of construction access, prior to the effective date of their acceptance by and dedication to the MIDA Mountain Village PID.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that RS21 MAYFLOWER LLC, a Delaware limited liability, is the owner of this certain tract of land known as LOT 17B MIDA MASTER DEVELOPMENT PLAT AMENDED 2022 Tax serial No. QIX-117B-A-024-024 and hereby causes the same to be divided into lots and streets together with easements as set forth to be hereafter known as Overlook Estates.
The undersigned owner dedicates the roads to the MIDA Mountain Village Public Infrastructure District ("MIDA PID"), such dedication to become effective when they are constructed and after the roads are accepted by the MIDA PID, and hereby dedicates to any and all public and government utility companies a perpetual, non-exclusive 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.

In witness whereof, the undersigned set his hand this 10 day of April, 2023.

RS21 MAYFLOWER LLC, a Delaware limited liability company

By: J. Bryn Boren Its authorized signer

ACKNOWLEDGEMENT

State of Utah

County of Wasatch

On this 10 day of April, 2023, J. Bryn Boren personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for RS21 MAYFLOWER LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

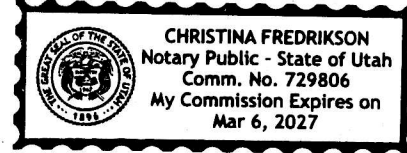
Christina Fredriksson
Notary Public

Printed Name

Residing in: Park City

My commission expires: March 6, 2027

Commission No. 729806



OVERLOOK ESTATES

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
461 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

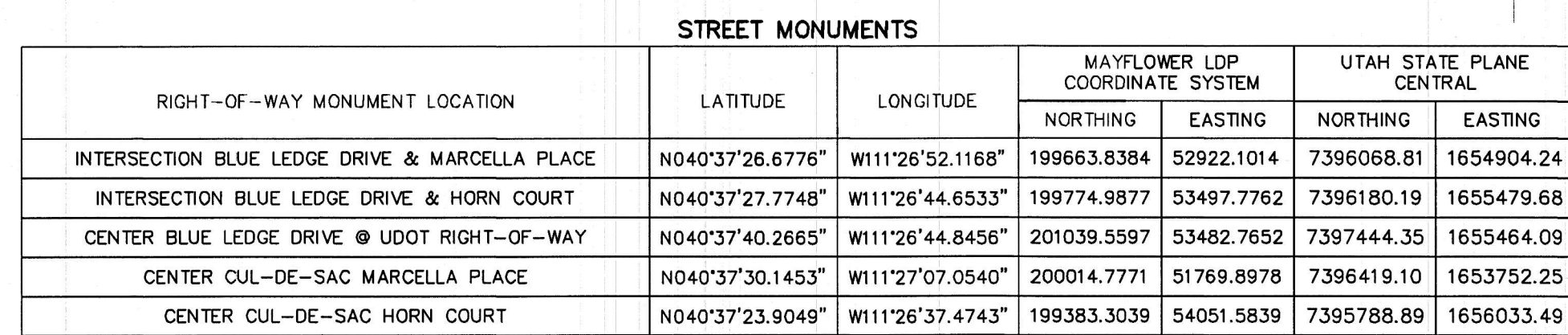
RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER _____ BOOK 1439 PAGE 1378

TIME _____ DATE _____ ENTRY NO. 531683

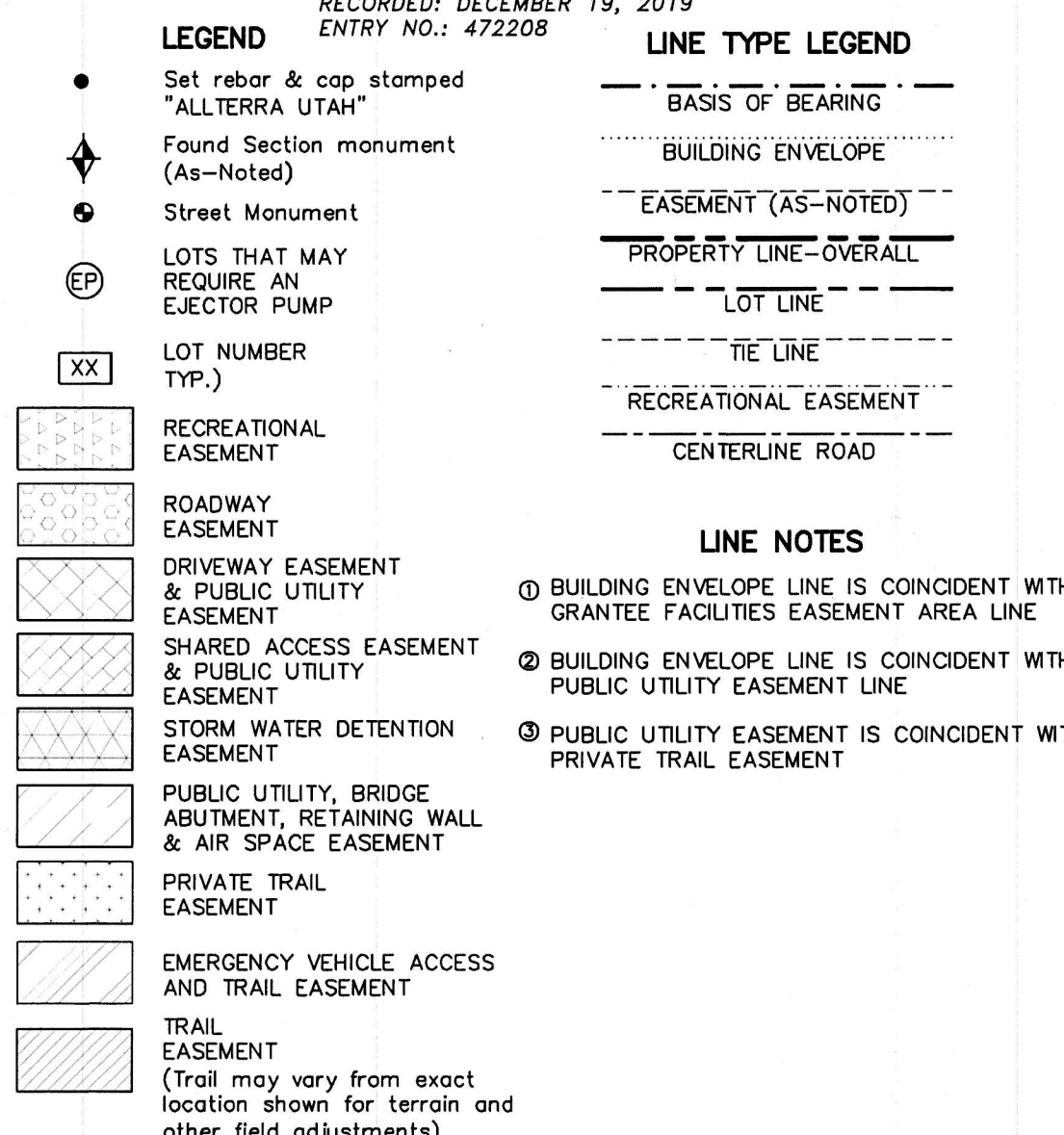


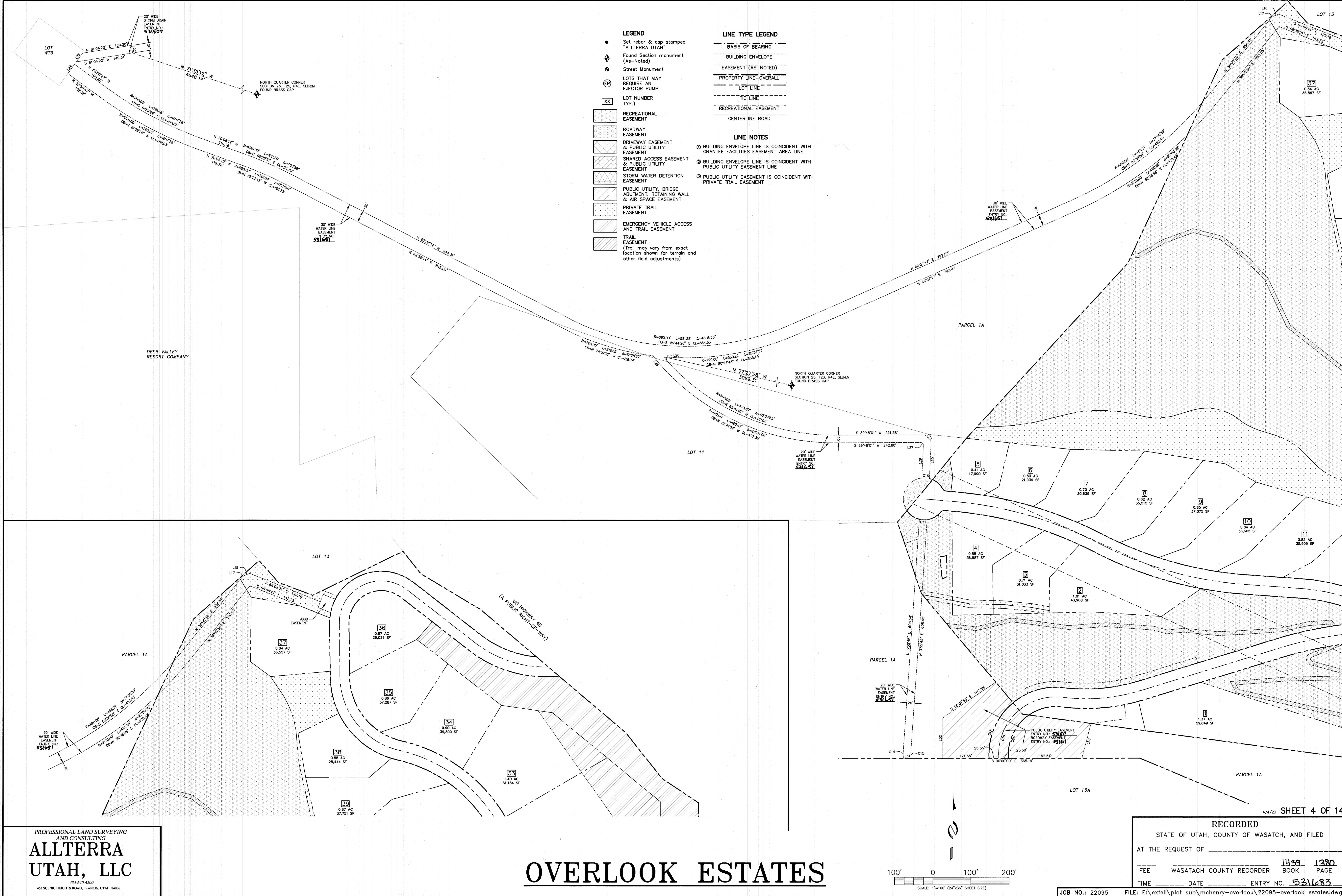
PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
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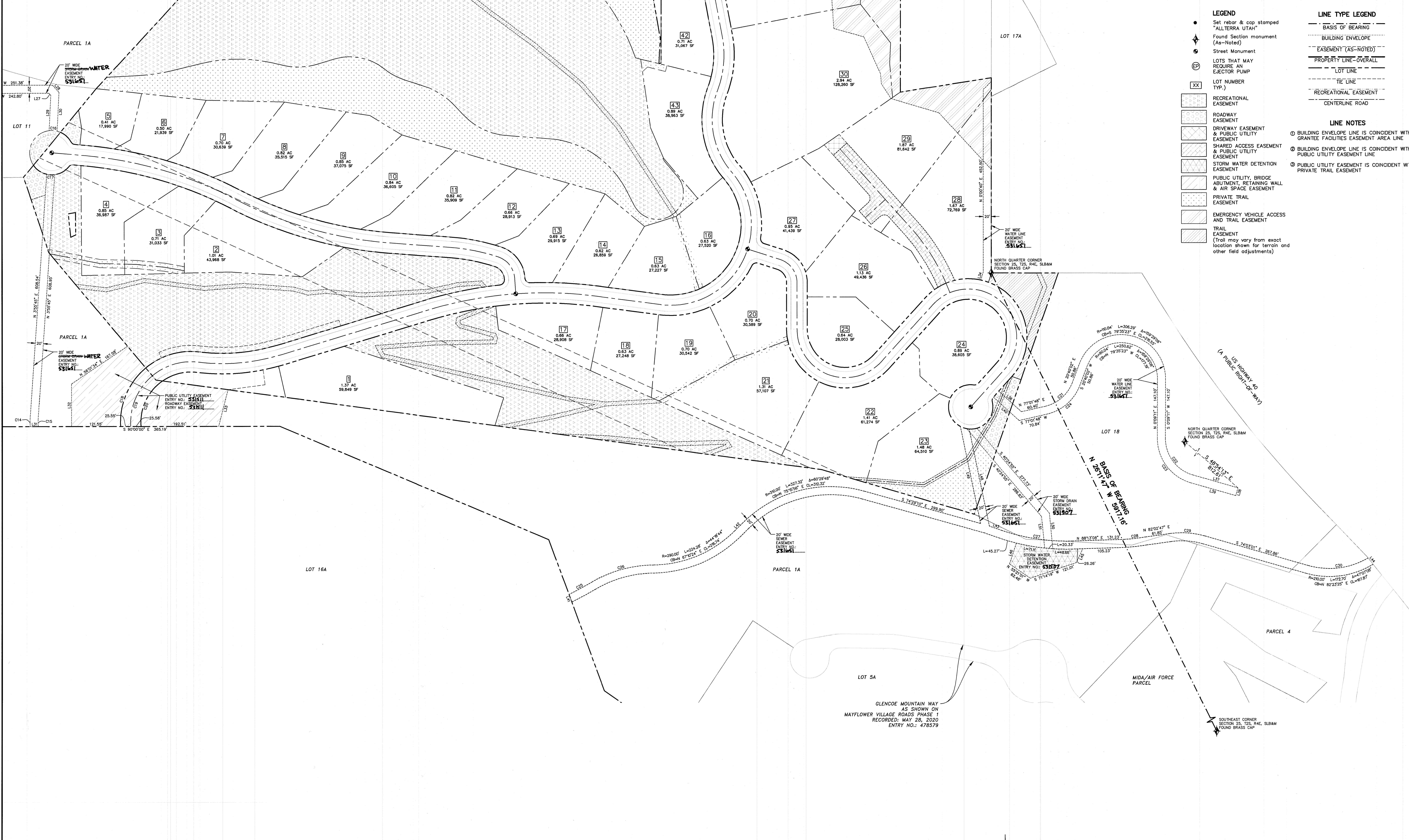
LINE TABLE		
LINE	DIRECTION	LENGTH
L4	N 4°03'28" W	1.87'
L5	N 4°03'28" W	1.87'
L13	S 16°06'00" W	24.08'
L14	N 70°47'36" W	23.90'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.50'	19.18'	87°54'07"	N 39°53'35" E	17.35'
C2	34.50'	40.86'	67°51'21"	N 37°59'09" W	38.51'
C3	12.50'	12.16'	55°44'21"	S 67°15'11" W	11.69'
C4	12.50'	12.16'	55°44'21"	S 57°00'28" E	11.69'
C5	12.50'	19.18'	87°54'07"	S 48°00'32" E	17.35'
C6	12.50'	17.63'	80°48'45"	N 67°12'53" E	16.21'
C7	34.50'	43.58'	72°22'45"	S 36°11'22" E	40.74'
C8	12.50'	12.16'	55°44'21"	S 69°58'18" W	11.69'
C9	12.50'	12.16'	55°44'21"	N 14°14'58" E	11.69'
C10	12.50'	17.63'	80°48'45"	N 35°18'22" W	16.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C11	15.50	24.35	90°00'00"	S 86°54'22" E	21.92
C12	15.50	24.35	90°00'00"	S 305°38'5" W	21.92
C13	485.15	19.31	216°52'	N 08°02'06" E	19.31
C14	110.00	19.31	170°03'37"	N 106°03'0" W	19.31
C15	90.00	17.95	152°05'47"	N 147°08'7" W	17.95
C16	55.00	20.12	205°71'18"	N 88°18'23" W	20.12
C17	55.00	20.12	205°71'21"	S 87°14'13" E	20.12
C18	175.50	164.22	53°36'42"	S 23°22'38" W	158.46
C19	150.00	140.91	54°16'01"	S 23°06'21" W	136.75
C20	124.50	130.49	56°01'28"	S 23°05'15" W	124.85
C21	95.03	84.48	96°54'36"	N 46°50'50" E	84.73
C22	95.03	84.48	96°54'36"	N 46°50'50" E	84.73
C23	116.63	148.94	74°17'28"	N 36°36'32" W	136.75
C24	116.63	113.15	92°31'48"	S 45°50'56" W	108.65
C25	90.00	74.80	80°27'48"	N 61°37'44" E	64.79
C26	130.00	160.81	29°45'00"	N 74°27'16" E	159.16
C27	490.00	178.96	294°35'00"	S 82°27'07" E	177.13
C28	457.56	58.45	618°54"	S 83°32'36" S	50.41
C29	120.00	87.45	235°33'00"	S 80°01'24" E	88.32
C30	190.00	153.67	46°20'32"	N 82°46'46" E	146.50
C31	235.00	25.57	51°00'00"	N 37°35'38" E	25.57







LEGEND

- Set rebar & cap stamped "ALLTERRA UTAH"
- Found Section monument (As-Noted)
- Street Monument
- LOTS THAT MAY REQUIRE AN EJECTOR PUMP
- LOT NUMBER TYP.
- RECREATIONAL EASEMENT
- ROADWAY EASEMENT
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- PRIVATE TRAIL EASEMENT
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LINE TYPE LEGEND

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- EASEMENT (AS-NOTED)
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- LOT LINE
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- RECREATIONAL EASEMENT
- CENTERLINE ROAD

LINE NOTES

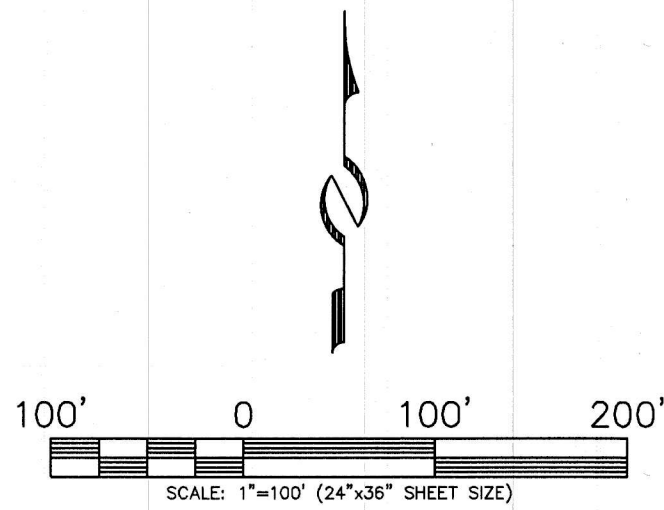
- ① BUILDING ENVELOPE LINE IS COINCIDENT WITH GRANTEE FACILITIES EASEMENT AREA LINE
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OVERLOOK ESTATES



4/4/23 SHEET 5 OF 14

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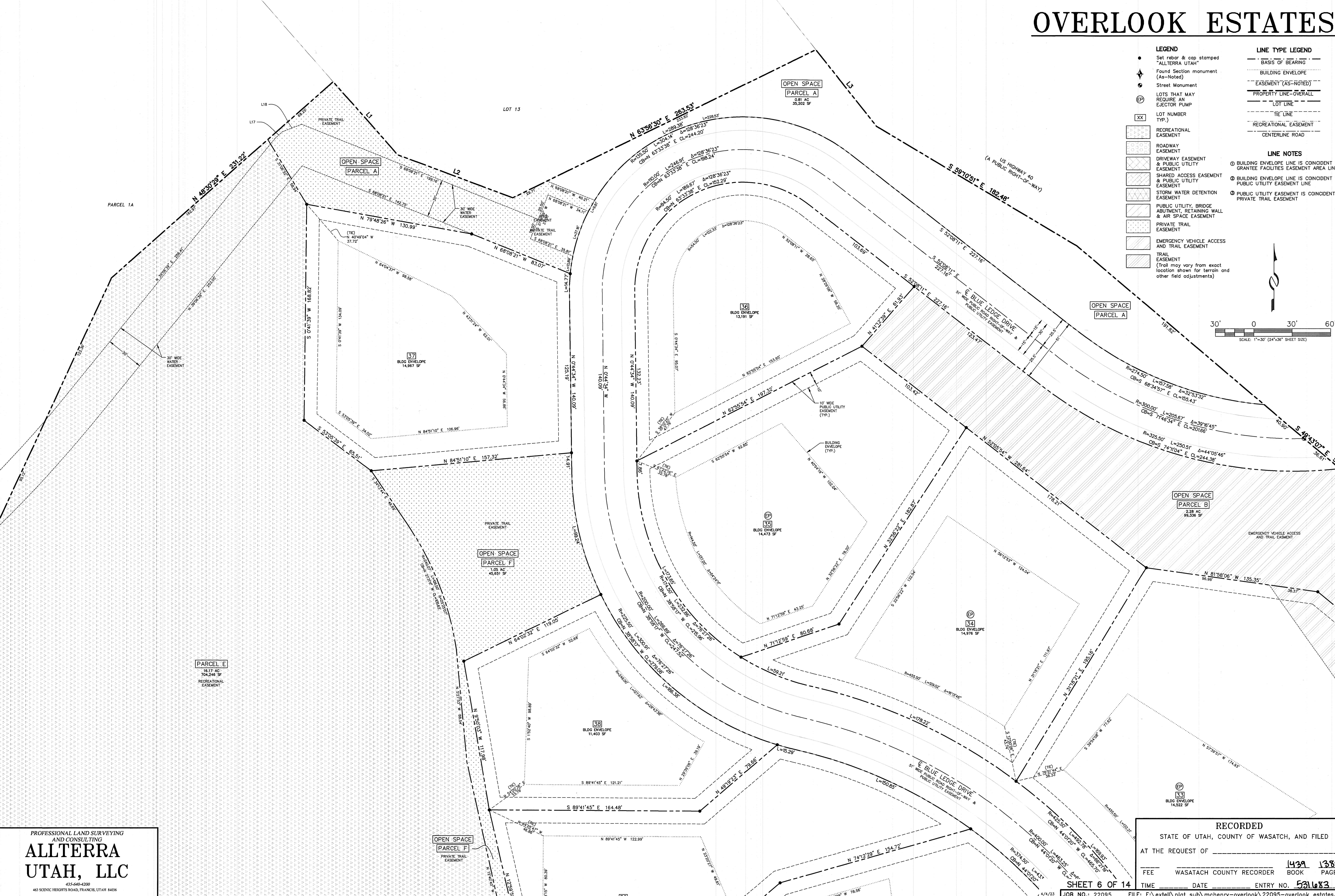
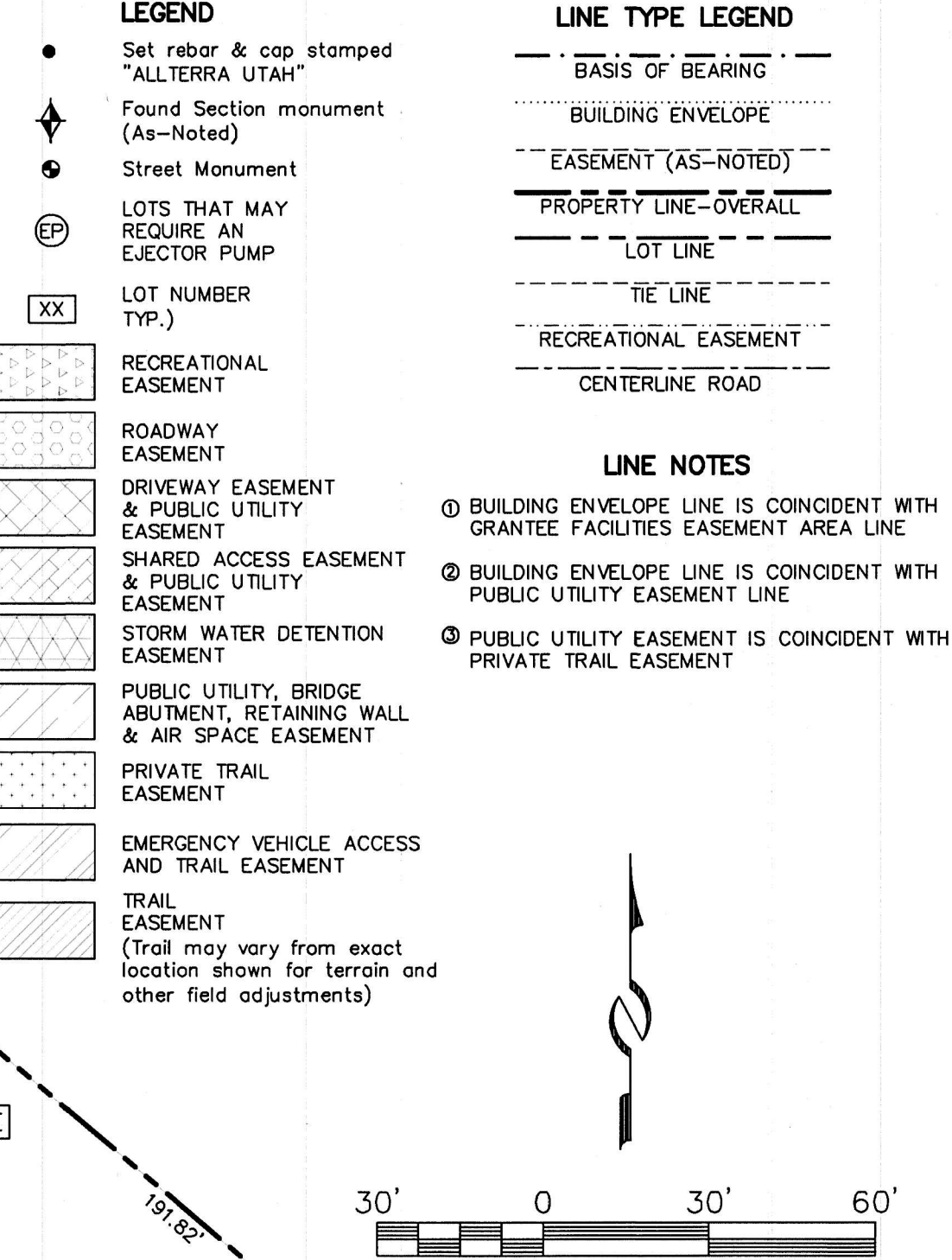
STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE	WASATCH COUNTY RECORDER	BOOK	1439	PAGE	1381
TIME	DATE	ENTRY NO.	531683		

JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-overlook estates.dwg

OVERLOOK ESTATES



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<u> </u>	<u>1439</u>	<u>1382</u>
FEE	WASATCH COUNTY RECORDER	BOOK PAGE
TIME <u> </u>	DATE <u> </u>	ENTRY NO. <u>531683</u>

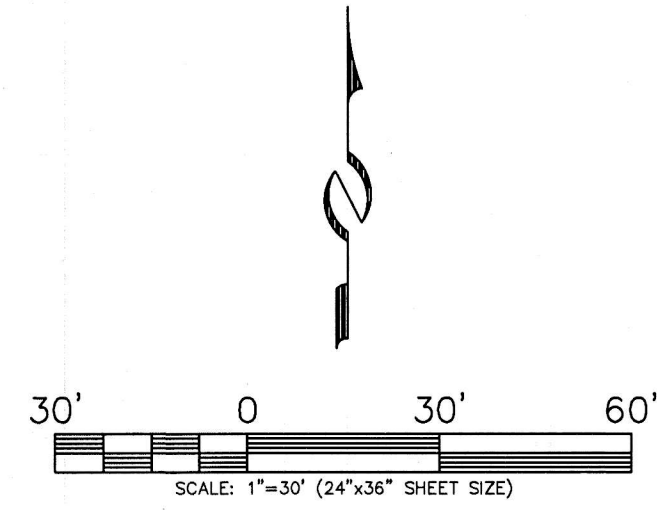
OVERLOOK ESTATES

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LINE NOTES

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PARCEL 1A

PARCEL E
16.17 AC
704,246 SF
RECREATIONAL EASEMENT

APPROXIMATE LOCATION OF TRAIL

OPEN SPACE
PARCEL F
PRIVATE TRAIL EASEMENT

38
BLDG ENVELOPE
11,403 SF

39
BLDG ENVELOPE
12,228 SF

40
BLDG ENVELOPE
14,635 SF

41
BLDG ENVELOPE
13,306 SF

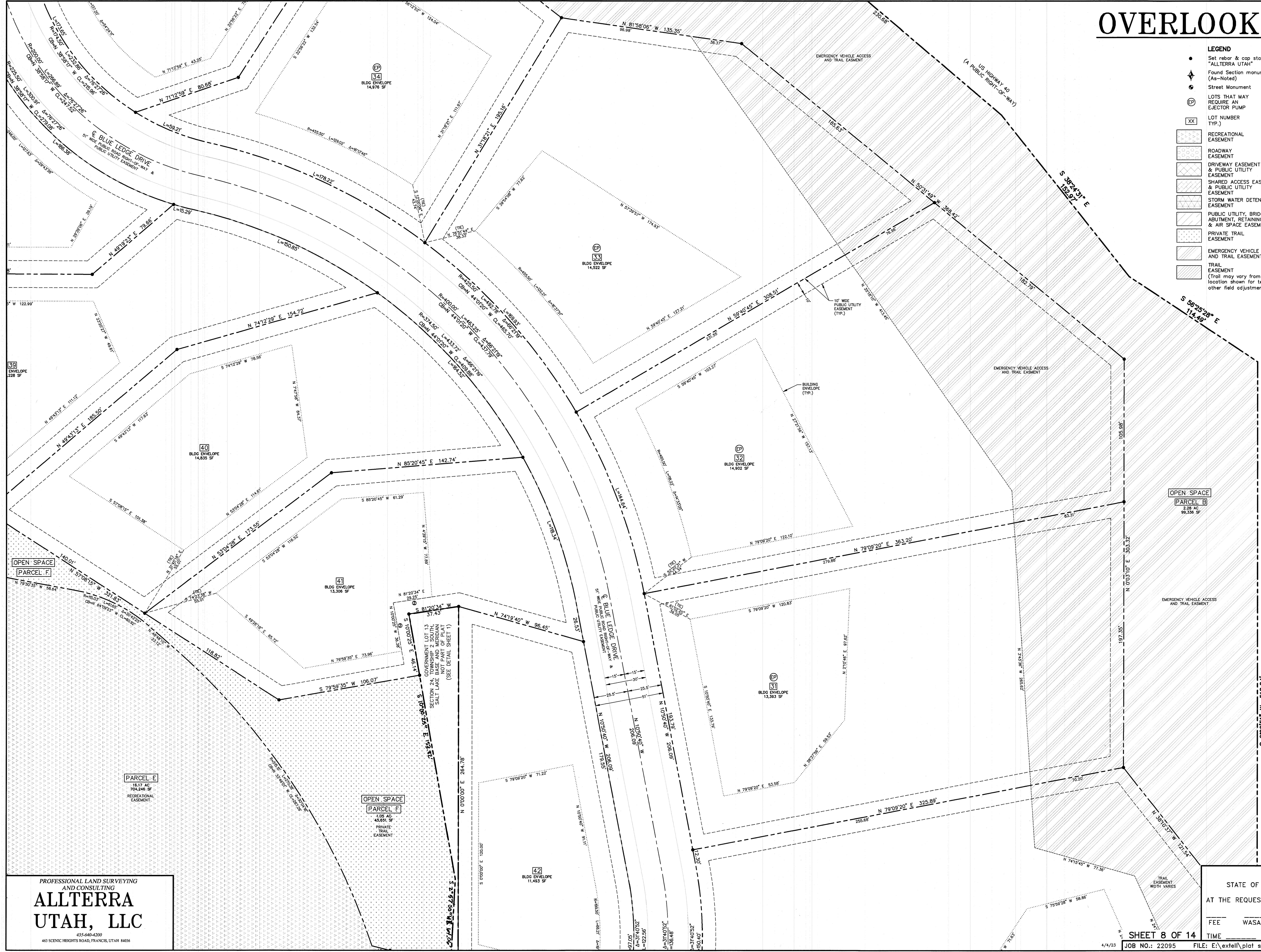
OPEN SPACE
PARCEL F
PRIVATE TRAIL EASEMENT

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STATE OF UTAH, COUNTY OF WASATCH, AND FILED			
AT THE REQUEST OF _____			
FEE	WASATCH COUNTY RECORDER	BOOK	PAGE
		1439	1385
SHEET 7 OF 14		DATE	ENTRY NO. 531623
JOB NO.: 22095		FILE: E:\extell\plat sub\mchenry-overlook\22095-overlook estates.dwg	

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SHEET 8 OF 14 TIME DATE ENTRY NO. 531683
4/4/23 JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-overlook estates.dwg

OVERLOOK ESTATES

LEGEND

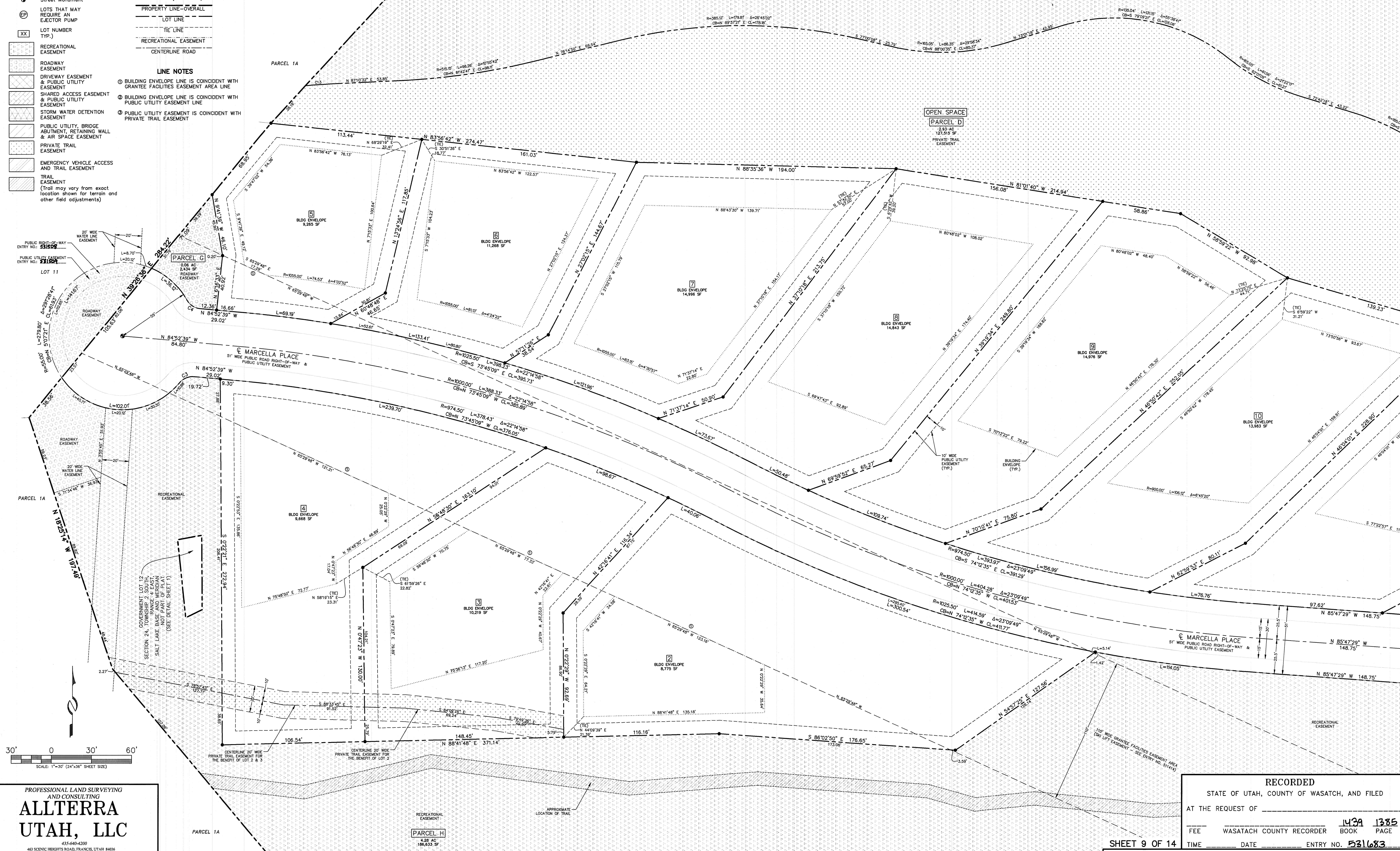
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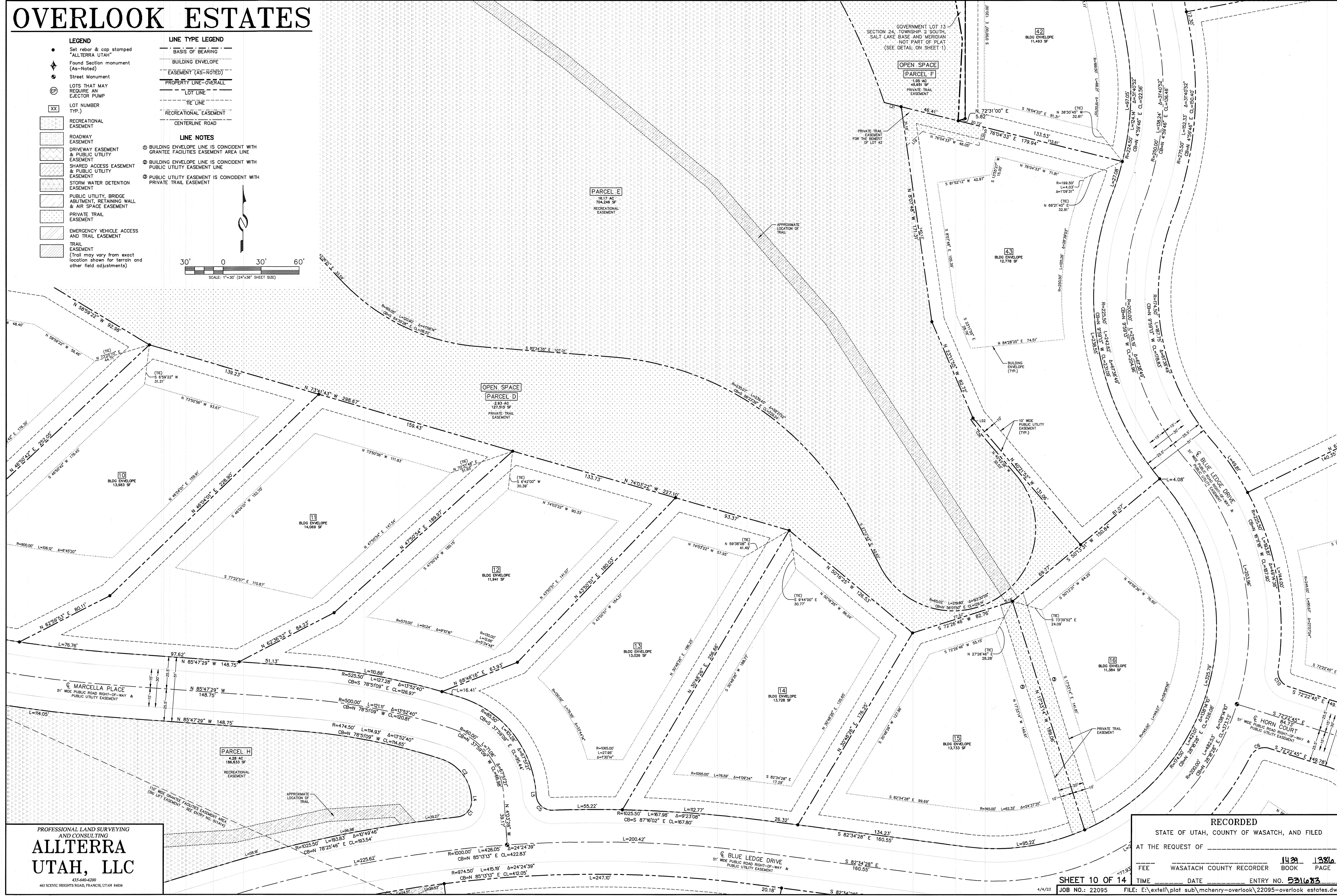
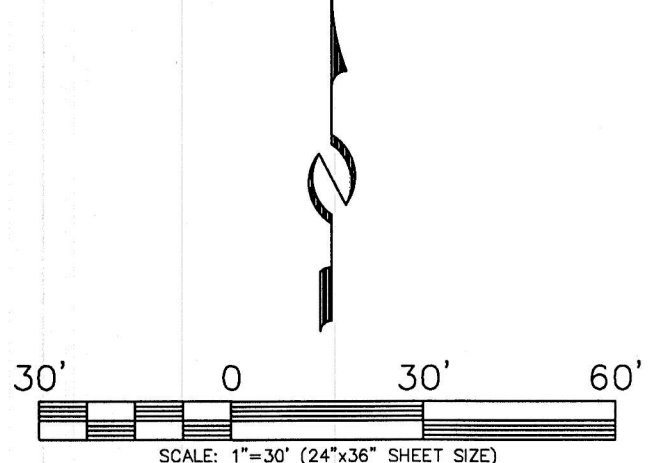
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STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE WASATCH COUNTY RECORDER 1439 1385
BOOK PAGE
SHEET 9 OF 14 TIME DATE ENTRY NO. 531683
JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-overlook_estates.dwg

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DATE _____ ENTRY NO. **531683**

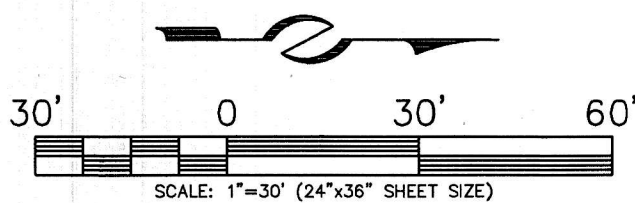
BOOK **142A** PAGE **1381a**

SHEET 10 OF 14

4/4/23 JOB NO.: 22095

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OVERLOOK ESTATES



LEGEND

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LOTS THAT MAY REQUIRE AN EJECTOR PUMP
- XX
LOT NUMBER (TYP.)
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STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE _____ WASATCH COUNTY RECORDER
SHEET 11 OF 14
DATE _____ ENTRY NO. 531083
JOB NO.: 22095
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PARCEL 1A

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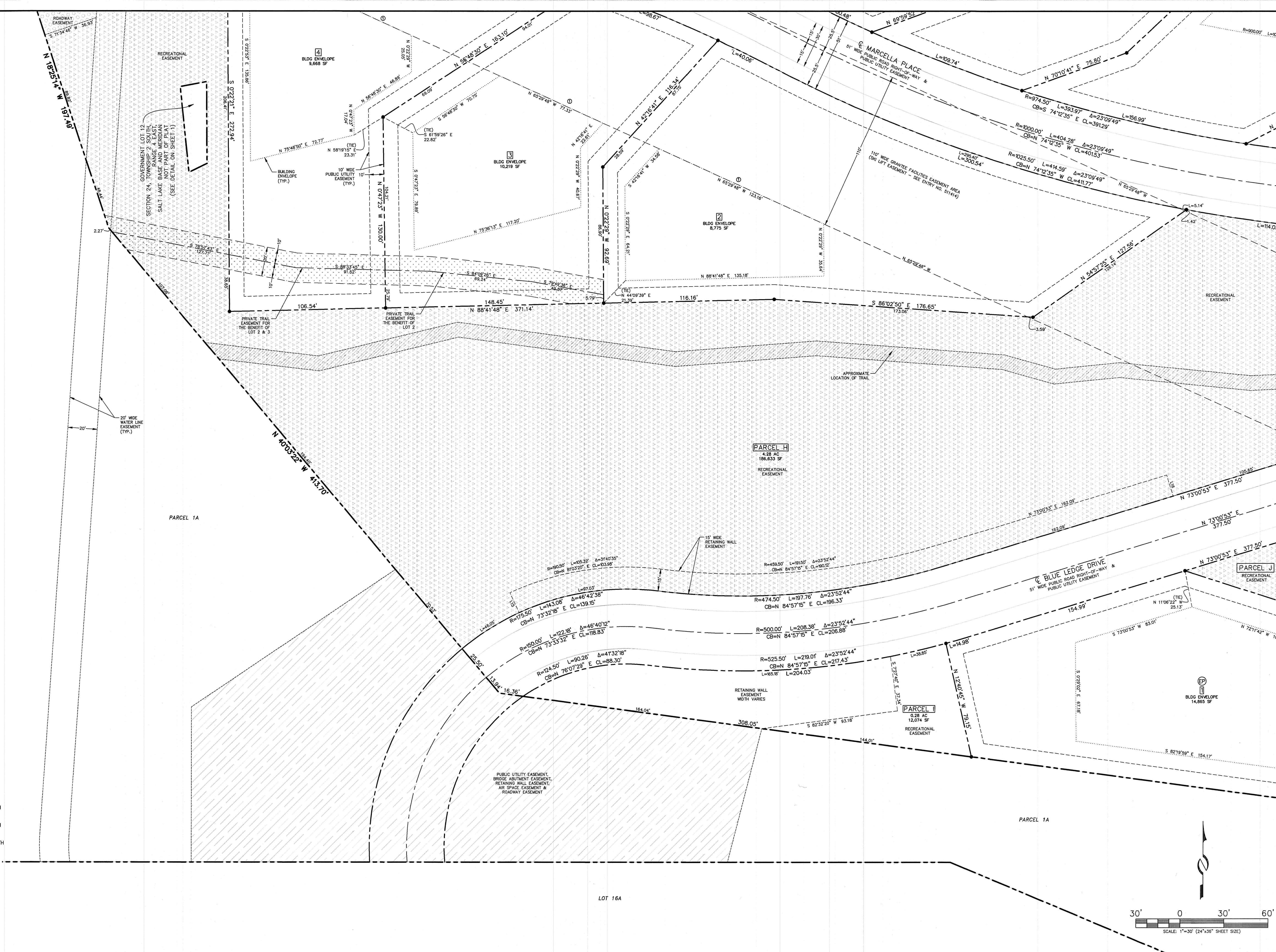
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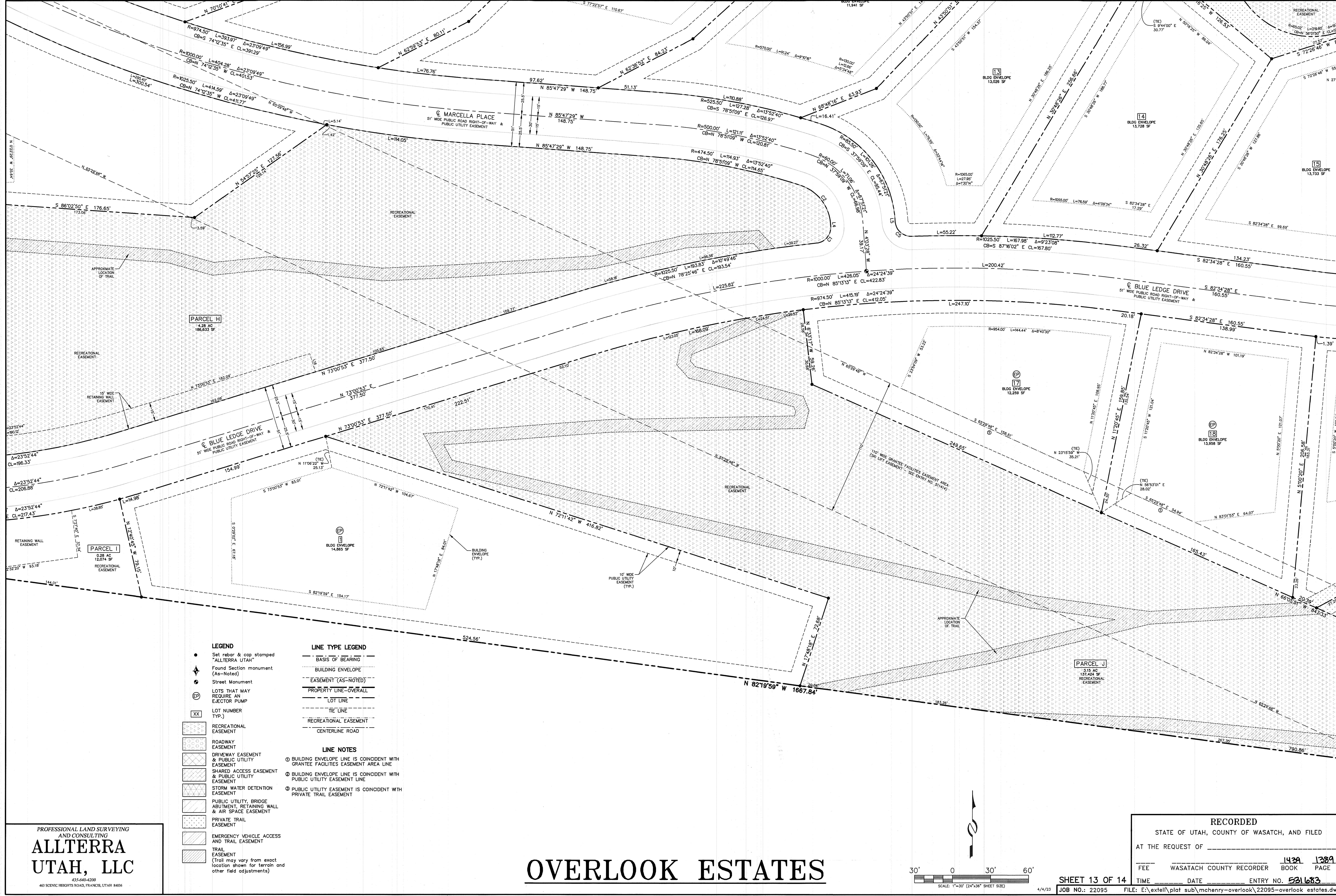
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OVERLOOK ESTATES

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1439 1388

SHEET 12 OF 14 TIME DATE ENTRY NO. 521683
JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-overlook_estates.dwg





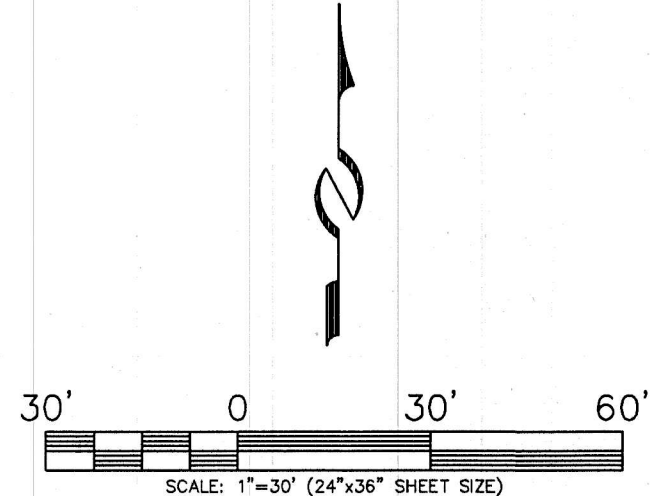
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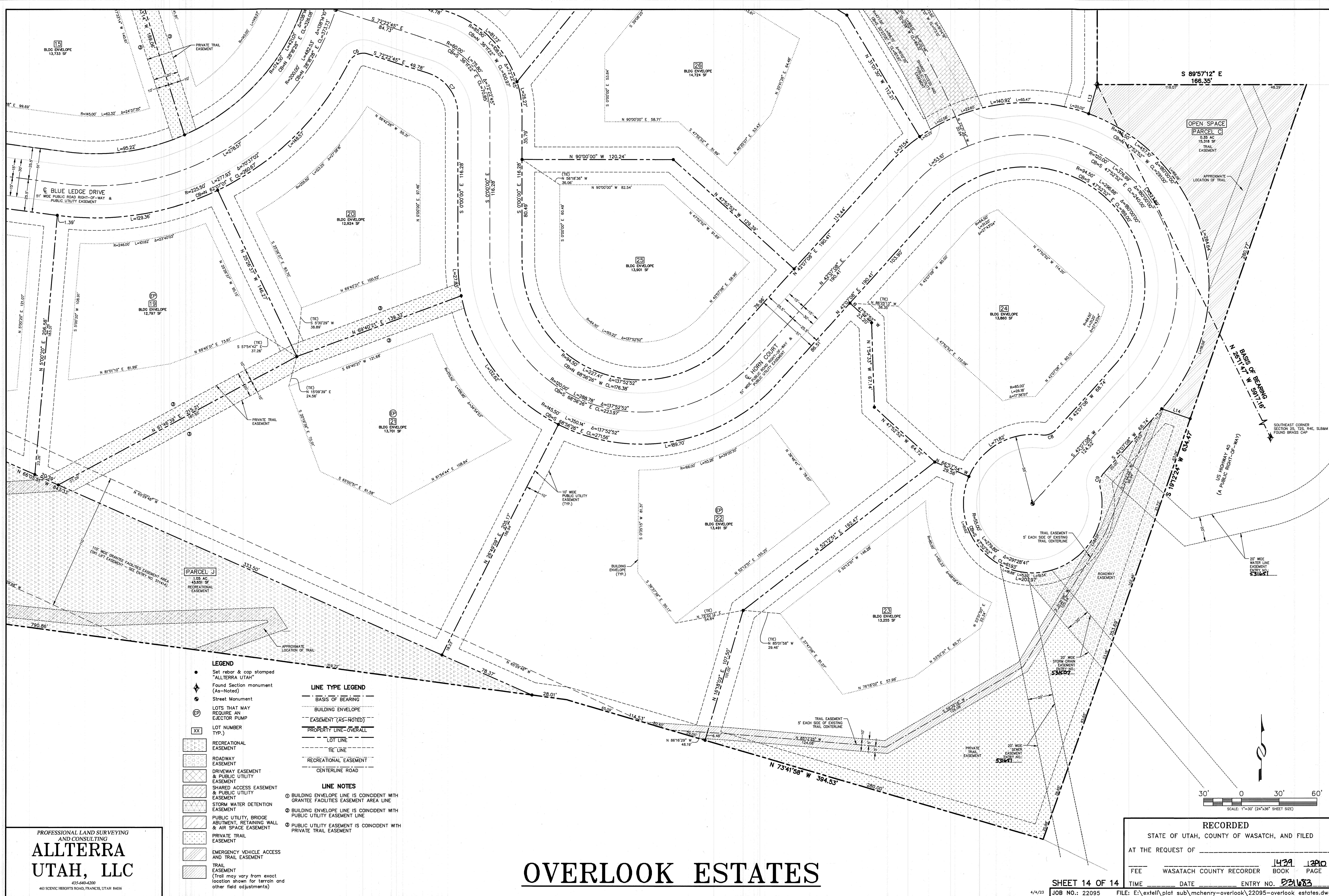
OVERLOOK ESTATES



SHEET 13 OF 14

JOB NO.: 22095

RECORDED			
STATE OF UTAH, COUNTY OF WASATCH, AND FILED			
AT THE REQUEST OF _____			
FEE	WASATCH COUNTY RECORDER	BOOK	PAGE
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TIME	DATE	ENTRY NO.	531683
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		1439	1390

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TIME _____ DATE _____ ENTRY NO. 531683

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